JP Chick & Partners Ltd
Consulting Civil & Structural Engineers

Buildings on the Corner of Station Road and Blyth Road, Southwold, Suffolk

Demolition Specification

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1.0 INTRODUCTION

1.01 Code of Practice - BS 6187:2011 Code of practice for full and partial demolition

BS 6187 came into force on the 1st of January 2011 replacing the 2000 edition. This document offers good practice recommendations for the demolition (both full and partial) of facilities, including buildings and structures. The standard also considers Health and Safety, and issues that affect the protection of the environment at large.

1.02 CDM Regulations

Demolition works involve many of the same hazards as construction works; however, demolition works also pose further and severe hazards such as explosives, asbestos, and dusts. Due to the increased risks demolition is the only industry specifically named in the Construction (Design and Management) Regulations 2015 [CDM2015] (*HSE Publication L153*) as requiring a written Plan of Works or Method Statement. This is laid out in Part Four, Regulation 20.

The Demolition Contractor is responsible for the design of temporary works/scaffolding works to facilitate the demolition of the structure and prevention of debris from falling from height.

Demolition plan, risk assessments and method statements are to be issued to the Principal Designer appointed by the Client for comments prior to works commencing.

1.03 Risk of asbestos

With any demolition contract there is almost always the risk of asbestos, and so compliance must be met also in accordance with the ACoP, Managing and working with asbestos: Control of Asbestos Regulations 2012. (*HSE Publication L143*).

A refurbishment & demolition asbestos survey is required for all demolition works as per the HSE Publication HSG264 - The survey guide. There is a specific requirement in Control of Asbestos Regulations 2012 [CAR 2012] covered within the HSE Publication L143 (2nd edition 2013) (Regulation 7, Paragraph 190) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. An asbestos survey is provided within the Appendix C of this document.

1.04 Waste Disposal and Site Waste Management Plan

Full details of the proposed waste disposal routes will be provided by the Principal Contractor prior to start on site.

All waste will be legally managed. Any waste operations that the Principal Contractor carries out on site needs to be authorised by the appropriate exemption letter, licence, or permit. A copy of a valid Environmental Permit, Waste Management Licence or Waste Exemption registration letter

(including a schedule of the waste categories and activities authorised as part of the licence/ exemption) will be recorded on site and available for inspection.

If hazardous waste is produced on site, the Principal Contractor will comply with the Hazardous Waste Regulations.

As the Site Waste Management Plan (SWMP) is implemented, the Principal Contractor will obtain evidence of actual waste management routes and provide Waste Transfer Notes as required.

Waste Transfer Notes (WTNs) and Hazardous Waste Consignment Notes (HWCNs) must be completed with full details of the waste being removed, in accordance with Duty of Care legislation and Hazardous Waste Regulations. A copy of all WTNs, HWCNs and any other supporting evidence must be recorded and available for inspection.

1.05 Recycling of Materials

All demolition materials are to be removed from site. No crushing of brick or concrete will be allowed on site.

1.06 Dust, Noise and Vibration Control

The Contractor shall adopt measures to ensure the least disturbance to and maintain relationships with local residents, businesses, and visitors to secure the protection of the environment both local to the site and further afield and to ensure the safe operation of the site.

The Contractor shall provide all necessary method statements to demonstrate compliance with Local Authority legislation.

The contractor is to comply with the provisions of: -

- The control of pollution Act 1974 Part IV
- The Health and Safety of Work Act 1974
- The Clean Air Act 1993
- The Environmental protection Act 1990
- East Suffolk District Council with regard dust, noise, and vibration.

All plant and equipment belonging to or hired to the contractor is to be well maintained, properly silenced and used in accordance with manufacturer's instructions and BS5228.

Noise limitation:	75dB - 1m from façade of nearest occupied building.
Vibration limits:	Measured on the ground floor rigid structure of adjacent occupied buildings shall not exceed a peak particle velocity of 10mm/s over the frequency range of 1Hz-80 Hz.

Should the Local Authority stop work due to exceedance of noise or vibration limits the Principal Contractor will be responsible to rectify and cover costs of any delays to the demolition program.

1.07 Hours of Operation

The demolition works shall not take place other than between the following times, subject to amendment by East Suffolk District Council:

07.30 – 1800 hours (Monday to Friday)
08.00 – 13.00 hours - Saturday

No Sunday or Bank Holiday working will be permitted.

1.08 Access and Parking

Access to the site is via Blyth Road (two-way traffic) this roadway is utilised for residents and vehicles accessing Southwold Railway Trust. The Southwold Sewage Treatment Works will require 24hr access. Opposite the site on Blyth Road is the police station which now only has one community officer in occupation. This area is utilised for parking and is always to remain accessible. The Principal Contractor shall be confined within the site boundaries for parking. The Principal Contractor's traffic management plan is to be agreed in writing with the Client prior to works commencing. The Principal Contractor should allow for any licences or permits required.

2.0 DEMOLITION PREAMBLE

2.01 Southwold Town Council are planning to redevelop the site for employment. This specification is to be read in conjunction with all Preliminaries, General Details and all other associated documents and conditions set out within the Contract documents. A formal demolition notice will need to be served on East Suffolk building control department by the Principal Contractor. The demolition contractor is to undertake a site visit/survey of the existing buildings and immediate environment as set out in the tender documents to assess the scope of works/restrictions before submitting a tender.

2.02 Scope of the project

2.03 The demolition plan is to provide:

- secure site hoarding with entrance gate
- isolation and protection of existing drainage services
- remove all asbestos containing materials and dispose of at a licenced tip
- demolish the existing structures
- grub up existing foundations and below ground features such as vehicle inspection pits
- the removal of designated below ground fuel tanks 1,3,4,6 and 7 within the courtyard also the investigation of residual contamination.
- Investigation of tanks 9a/b and 10 adjacent to Blyth Road prior to possible removal.

- Investigation of tanks 2,5 and 8 close to foundation line of retained buildings prior to their likely removal.
- backfilling voids with suitable granular material approved by the structural engineer, remove all arisings and contamination in accordance with method statement.
- make good all surfaces affected, ready to receive new foundations and structure (by others).

2.04 To check that all services have been terminated at the boundary and provide new temporary water and electrical connections to the site.

2.05 To maintain security of site where neighbouring properties have partial access.

2.06 To leave a clean and tidy site ready for the following construction project.

3.0 HISTORY OF THE SITE

3.01 Up until 1904, this parcel of land was lying between Southwold Railway Station and Southwold's Gas Works on Station Road. Blyth Road was not yet in existence, it was a track to the town's sewage works. By 1905 Hurren Terrace had been constructed on the site, these appeared to be domestic properties with a laundry and garage in the courtyard behind the houses.

Figure 1 - Photograph of Hurren Terrace approximately 1905-1916

Figure 3 - Photograph of Hurren Terrace approximately 1920 showing fuel pumps

Figure 2 - Photograph of Hurren Terrace 1930s - showing updated fuel pumps

3.02 During the 1920's and 1930's the owner of the site had expanded the garage operation and had installed petrol tanks and pumps as shown above. The tanks being in the yard area at the back. Garage operations continued until today. While the petrol pumps are no longer present, the underground tanks (1-8) still survive, some decommissioned with hard foam, others with water or waste oil.

3.03 Off Blyth Road, the currently unoccupied Clancy's shop was constructed in 1929 as Eastern Counties Omnibus Company's waiting room adjacent to their bus garage which was facing the closed railway station in 1930s. By 1937 the waiting room had become WH Smith newsagent until

1960s carrying on as a newsagent until 2000s. The bus garage structure remained, being split into 2 units which have been utilised by various businesses over the years, mainly bicycle repairs and garage operations. There are underground tanks associated with the bus garage on the Blyth Road frontage (9a/9b and 10).

4.0 SITE AND SURROUNDING LAND DESCRIPTION

4.01 The site is located on the corner of Station Road and Blyth Road. Station Road is a busy important arterial route through Southwold.

4.02 Blyth Road leads to the Southwold sewage plant, Sole Bay Car Spares and Southwold Railway Trust. Blyth Road terminates at Palmer's Lane public footway.

4.03 Immediately opposite the old bus station on Blyth Road is a single storey building with associated car parking, which was the local police station, but accommodates a local Police Community Officer.

4.04 There are domestic dwellings adjacent to the old police station and immediately adjacent to the site.

4.05 The boundaries are shown on the drawing extract below:

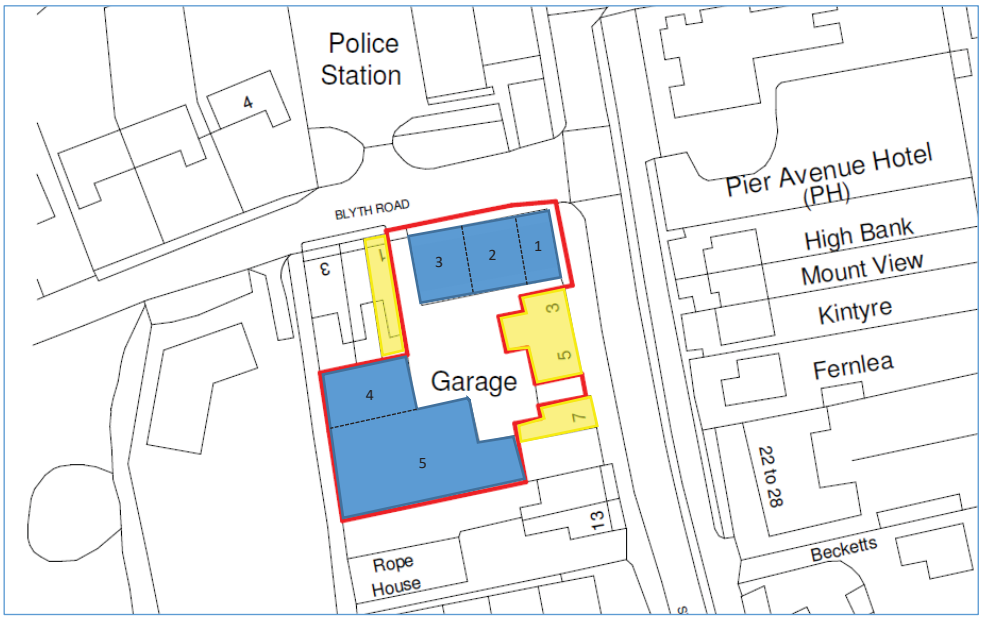


Figure 4 - Boundaries

Key:
- Unoccupied buildings – numbered units
- Adjacent occupied buildings with access within the site
- Boundary

Unit 1 – Clancy's

4.06 This unit is a structure believed to be of conventional load bearing masonry wall construction, supporting bitumen flat roof over. It is believed that the floor is of ground bearing concrete slab construction. Large plate glass shop windows fronting Station Road are incorporated within the

building. The floor construction is of timber over concrete. Constructed in 1929. The only asbestos found was the toilet cistern. (see asbestos report in the appendices of this document).

Unit 2 – Cycle Shop

4.07 This unit is part of the original bus garaging and is of a steel frame construction with an internal single storey timber-built office area creating a frontage to Blyth Road, within the original timber roller doors which remain at height. The main roof is clad in asbestos sheeting together with reinforced glazing roof panels, which have asbestos rope gaskets. The external walls are clad in tin sheeting. The floor construction is of concrete.

Unit 3 – Graham Finch Motors Garage Unit

4.08 This unit is part of the original bus garaging and is of a steel frame construction with timber roller sliding doors fronting Blyth Road. There is a single storey timber structure office unit built internally. The main roof is clad in corrugated asbestos cement sheeting together with reinforced glazing roof panels, which have asbestos rope gaskets. The external walls have a brick plinth and are clad in tin sheeting. The floor is of concrete construction and there are vehicle inspection pits within this garage floor.

Unit 4 – Open fronted structure

4.09 This unit is of later construction with blockwork walls to plate height with precast concrete roof frame with corrugated asbestos cement roof sheets. The floor construction is of concrete.

Unit 5 – Southwold Auto Services - Garage to rear of site

4.10 This unit is of steel frame construction on a brick and block wall approximately 2m height. This structure has a single storey timber office unit within. The main roof is clad in corrugated asbestos sheeting together with reinforced glazing roof lights, which have asbestos rope gaskets. The external walls are clad in tin sheeting.

4.11 There is an extension adjoining the garage unit and the brick structures of No 7 and No 9 Station Road. This structure is of steel frame and has a mezzanine floor constructed from Metsec. The roof is of corrugated asbestos cement roofing sheets with glazed roof lights, which have asbestos rope gaskets. The external walls are clad in tin sheeting, with corrugated asbestos sheeting to ground level internally. The mezzanine floor has scattered asbestos sheeting laying around.

4.12 There is a door opening at ground floor level into the brick structure of No.7 Station Road, which is utilised as a kitchen area.

4.13 The access roads to the front and side of the site are within the control of Suffolk County Council Highways.

5.0 GEOLOGY

5.01 With reference to the British Geological survey maps the site is shown to exist in an area comprising of Crag Group Bedrock with unknown superficial deposits.

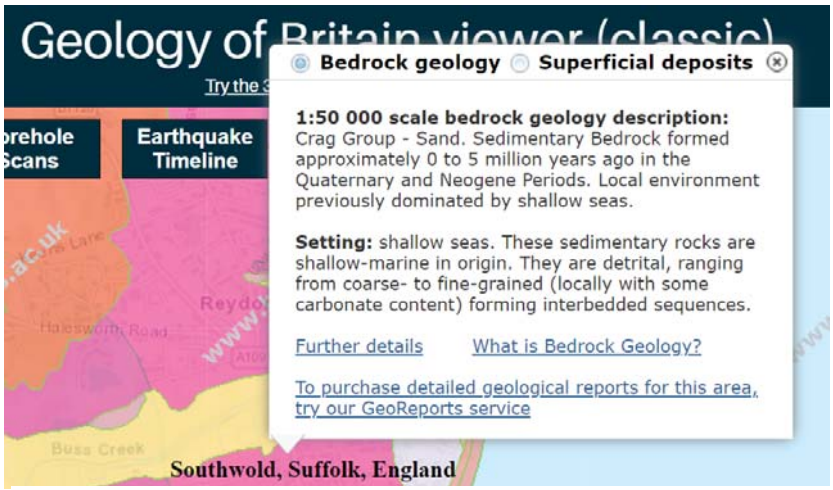


Figure 5 - British Geological Survey Mapping

6.0 SUMMARY OF EXISTING SITE RISKS

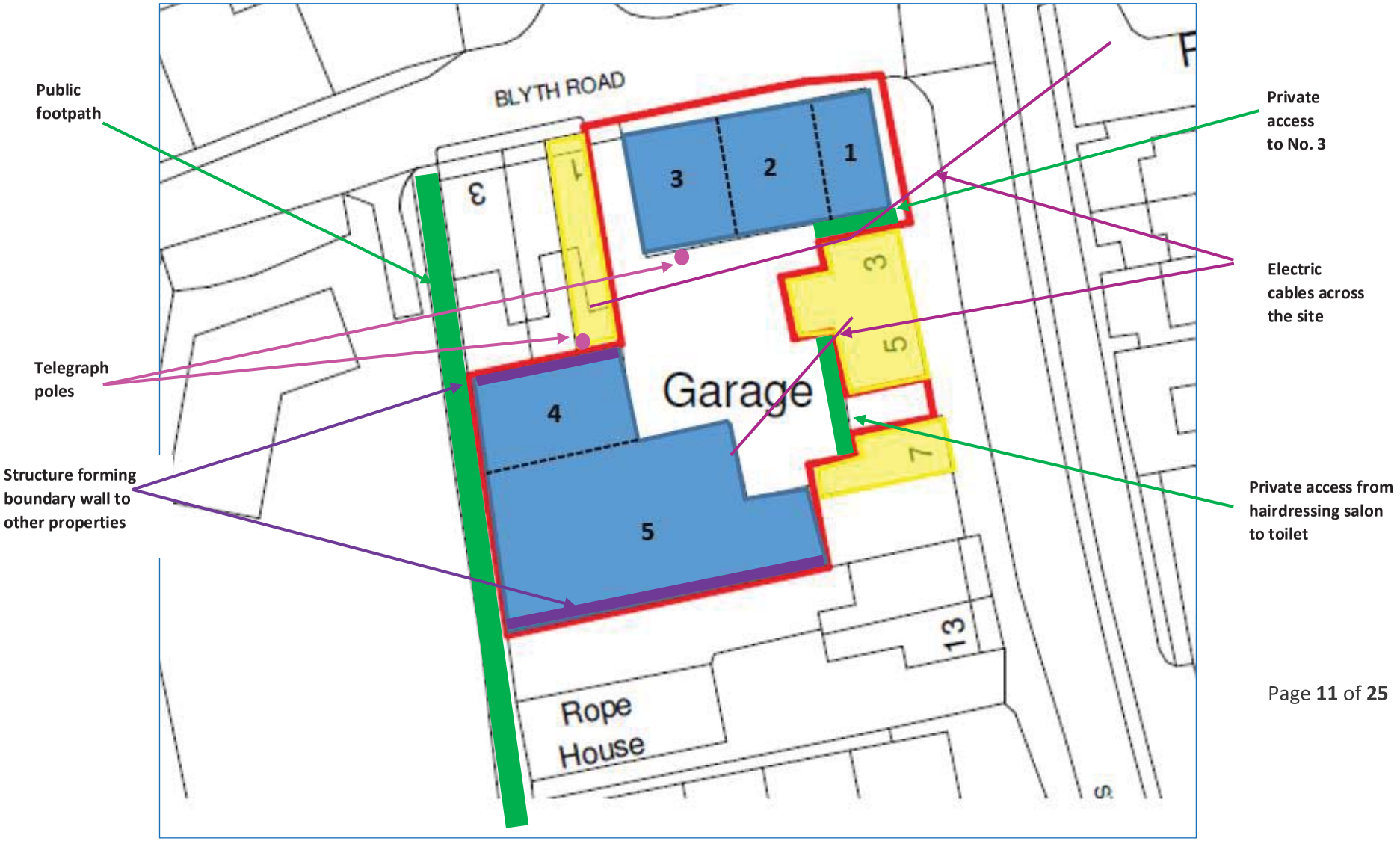


Figure 6 - Risks on Site

Adjacent Neighbours

6.01 Party Wall etc. Act 1996, the Client will serve the relevant notices as required under the Party Wall Act and provide copies of any agreement documentation.

6.02 The Principal Contractor must ensure the security of the entire site and adjoining properties during demolition. Party wall issues to be resolved regarding demolition of boundaries, in accordance with the Party Wall awards.

6.03 The private access paths shown in figure 6 above, which have "unimpeded rights of access" for adjacent tenants, must be kept clear and safe to use at all times.

Asbestos

6.04 There are several locations where asbestos containing materials have been identified within the site. A full Demolition and Refurbishment asbestos survey has been completed and has been made available within the Appendices of this document.

Below Ground Risks

6.05 There are foul and surface water drains on site. These will need to be isolated and protected during demolition to prevent them being damaged/blocked by demolition arisings.

6.06 Due to the historic use of the site, there are several vehicle inspection pits which must not be left open during the demolition process. Where excavations cannot be backfilled immediately, the Principal Contractor must ensure that all excavations are securely protected.

6.07 There are a number of disused underground petrol tanks within the yard area. We believe there may be further tanks in front of the unit 2 and 3 see figure 7 below.

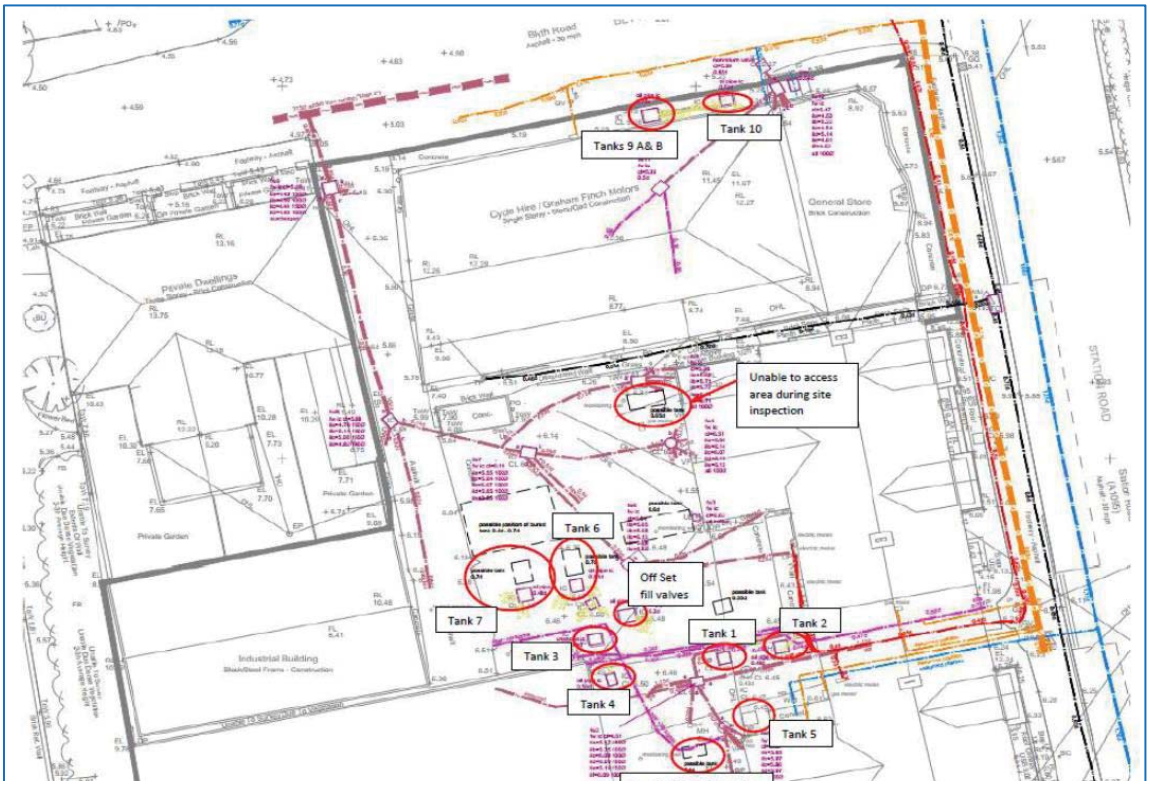


Figure 7 - Extract from JP Chick Structural Report

7.0 PRE-START PHOTOGRAPHIC RECORD

7.01 A photographic condition survey of the surroundings is to be undertaken by the Principal Contractor before the work commences and agreed with the Client. The Principal Contractor is to provide and maintain all measures necessary to protect the existing and adjoining buildings, highways, and footpaths from damage.

8.0 ACCESS TO THE SITE

8.01 Local residents have rights of access to the immediate environs of the site; therefore, no footways shall be obstructed without explicit agreement of the affected parties, if necessary. A temporary footpath closure/diversion notice will be required and shall be fully allowed for as part of the Principal Contractor's tender.

9.0 SITE SETUP AND SECURITY

9.01 The Principal Contractor is to establish site facilities with welfare arrangements which will comply with CDM 2015 and HSE requirements.

9.02 The Principal Contractor will establish all boundaries and secure with agreed boundary fencing and heras style fencing with locked access gates, in accordance with agreed Party Wall Agreements, together with the Client and the Principal Designer.

9.03 A demolition notice will have to be submitted to the East Suffolk building Control department by the Principal Contractor. Any further licences and permits are to be put in place by the Principal Contractor. All necessary permits are to be agreed with Suffolk County Council Highways and secured prior to the works starting.

9.04 The Principal Contractor is to comply with any wheel washing and road cleaning systems required by SCC Highways Department together with the appropriate disposal of resultant fluid waste.

9.05 To prevent statutory nuisance to adjoining properties the Principal Contractor shall utilise dust suppression techniques to be clearly outlined in the risk assessment and method statement, within the demolition plan.

9.06 The public footway on Blythe Road is to be temporarily diverted/closed by the Principal Contractor in consultation with Suffolk County Council Highways.

9.07 A suitable traffic management plan is to be issued by the Principal contractor, and agreed with the Client and the Principal Designer, prior to any works taking place.

10.0 EXISTING SERVICES

10.01 The existing electrical services appear to be over-head, the Principal Contractor should ensure that all electrical services are traced and isolated prior to any works taking place. Overhead power cables present a risk to the plant operators, the Principal Contractor is to arrange for all power overheads to be shielded prior to any works taking place. This is to be detailed in the method statement provided to the Principal Designer and Client.

10.02 The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any ordnance extracts and/or marked up drawings provided by each utility must only be used as a guide and the actual location of service should be verified by open dialogue between the contractor and the utility companies, CAT scan or trial holes before works commence on site to ascertain further information.

10.03 The Principal Contractor is to supply a temporary water and electricity head for the demolition works and these are to be left securely on site for the use of the following building works.

10.04 All disconnected services are to be protected and marked on site. The positions are also to be marked up on drawings, which are to be issued to the Client and the Principal Designer.

10.05 The Principal Contractor is responsible for locating and disconnecting all disused foul/surface water drain connections and providing concrete plugs at site boundaries to prevent demolition contamination.

11.0 ASBESTOS

11.01 The nature and condition of the site & buildings cannot be fully ascertained before it is disturbed, should the Contractor encounter any materials, which may be hazardous within the structure or ground these must be investigated and reported to the Client and the Principal Designer.

11.02 An Asbestos demolition and refurbishment survey of the buildings has been undertaken and can be seen in Appendices of this document.

11.03 Whilst grubbing up the existing foundations and hardstanding areas is included within this scope of works; this should be done in conjunction with an environmental consultant (employed by the Client) undertaking a watching brief. This is to ensure that the correct procedures are undertaken to leave a clean and usable site.

11.04 The Principal Contractor is responsible for, and will ensure that, all contaminated materials discovered on site are removed and disposed of in accordance with current waste/environmental legislation.

11.05 The site is to be left free from contamination including any asbestos contaminated soils and certified as suitable for commercial use.

12.0 UNEXPLODED ORDNANCE (UXO)

12.01 Southwold and the site are located within a High-risk area for UXO. The Client has undertaken a Preliminary UXO Risk Assessment, which recommends a further detailed risk assessment is undertaken. The preliminary report is within the Appendices of this document

12.02 The client will undertake a detailed UXO desk study and risk assessment, a copy of which will be provided to you. If the risk is found to be high the following must be followed:

- The Principal Contractor must have an operational UXO Emergency Response Plan held on site with planned actions in the event of a UXO discovery.
- The Principal Contractor must give UXO safety briefings and awareness training on the identification of an UXO/UXB and following procedures to all site workers.
- During excavations, trial pitting and trenching into the site, UXO survey equipment should be utilised prior to breaking ground.

13.0 ANTICIPATED SEQUENCE OF OPERATIONS

13.01 The Principal Contractor is to set up the site welfare facilities, temporary services, and site security (hoarding/fencing), including:

- Closure/diversion of public footpath West of the site.
- Protection of access way in the rear yard area to toilet facility from existing businesses.
- Protection of access way from Station Road into the rear yard area adjacent to rear of Unit 1,2 &3.

13.02 The Principal Contractor is to ensure that all neighbouring properties are protected and unimpeded for continued access.

13.03 Check / isolate all services as set out above.

13.04 The Principal Contractor is to allow for all temporary works designs necessary for the safe execution of the works covered under this contract, including any designed scaffolding and temporary supports etc.

13.05 After review of asbestos demolition surveys, removal of all reported asbestos elements together with any other discovered asbestos are to be removed by licensed contractor.

13.06 After completion of the asbestos removal, soft strip internal elements of the properties including plasterboard, woodwork, wiring and pipework.

13.07 Whilst carrying out soft strip (removal of all glazing and windows and doors/frames/ timber elements, that are not structural) review the stability of the structure consulting a structural engineer (employed by the Principal Contractor if necessary.

13.08 Steel beams should be removed by mechanical means. (If hot works are required for the removal of steelwork all appropriate hot works permits are to be utilised).

13.09 Ground floor walls then to be demolished down to ground floor slab. All superstructure demolition arisings are to be removed from site before a meeting is convened on-site to agree the process for demolition of the building sub-structure/foundations and tanks.

13.10 As the existing site has numerous underground tanks etc., a soil investigation/validation works will be undertaken in conjunction with their removal. This work will be completed by an Environmental Consultant working for the Client.

13.11 It is anticipated that the ground floor construction consists of a ground bearing concrete slab. Before grubbing up the slabs, tanks and foundations can progress, the project team are to agree how the slab and foundations are to be removed, such that the UXO risk is adequately addressed. Once agreed, the concrete foundations across the site should be grubbed out.

13.12 The Environmental Consultant in conjunction with the structural engineer (employed by the Client) should agree the process for decommissioning and/or excavation of existing petrol tanks and all associated fuel lines and their removal from site. This should be in accordance with "The Design, construction, modification, maintenance and decommissioning of filling stations - fourth edition" also known as the Blue Book; and "Rudland, Thomas. et al. (2020) Before You Dig, Garages & Petrol Stations, Guidance for Developers, EPUK".

13.13 Once each tank is removed the Environmental Consultant under their watching brief will collect soil samples from the base and sides of the excavation to establish whether there has been an escape of fuel. Where hydrocarbon impacted soils are identified these will need to be removed. After successful validation the tank excavation can be backfilled.

13.14 Due to their proximity to existing foundations, it may not be possible to remove tanks 2 and 5 highlighted below these will require further investigation.

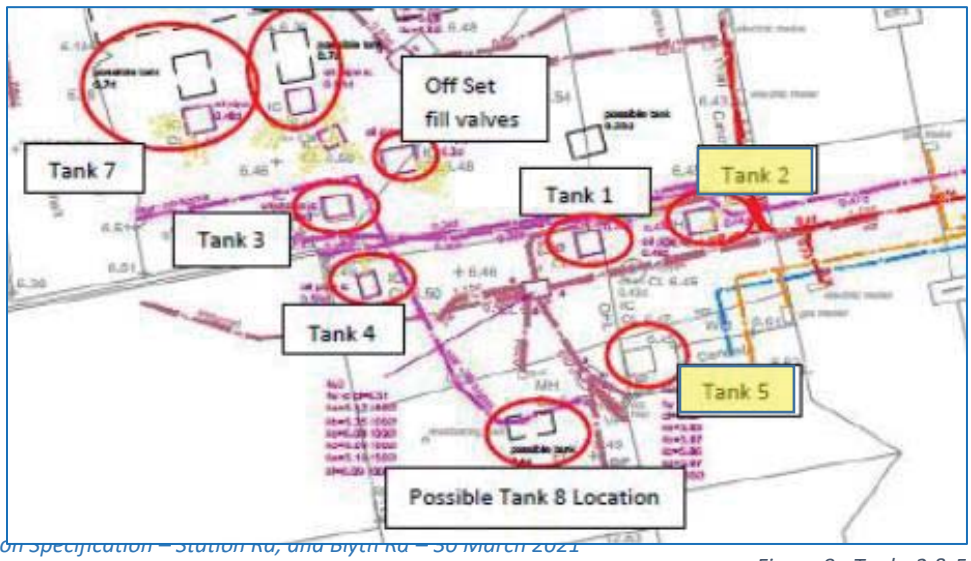


Figure 8 - Tanks 2 & 5

13.15 If after investigation it is possible to remove the tanks safety, this should be undertaken in consultation with a structural engineer appointed by the Client, to agree any required temporary works.

13.16 Further investigation will be required for tanks 9 A&B and 10 due to their proximity to the highway shown in figure below.

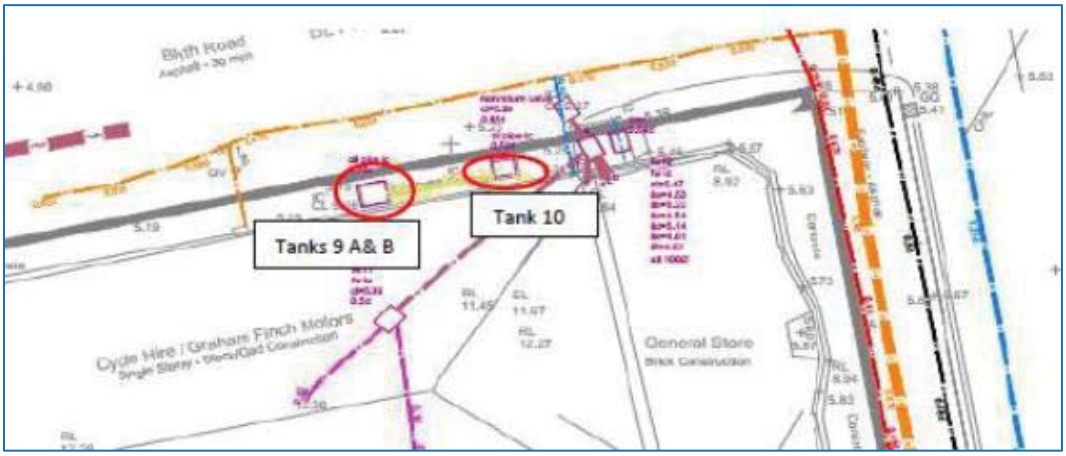


Figure 9 - Tanks 9 A&B and 10

13.17 All arisings to be removed off site by a registered waste carrier in accordance with current regulations and environmental protection (duty of care) Regulations. All waste transfer and tickets to be recorded on site. All skips and waste lorries to be covered to reduce dust.

13.18 All excavations should be back filled to adjacent ground level with Class 1A fill and compacted in accordance with the "Specification for Highway Works" to remove the risk of soft spots or any potential obstruction to the redevelopment of the site.

14.0 DEMOLITION CONTRACTOR'S DEMOLITION PLAN

14.01 The Demolition Contractor is to act as Principal contractor and develop this specification into a comprehensive but concise demolition plan to include all risk assessments and method statements for subsequent discussion with the Client and the Principal Designer.

14.02 Where the above sequence is to be altered please provide appropriate justification.

15.0 POST DEMOLITION SURVEY

15.01 The site shall be levelled and consolidated with agreed boundary levels prior to completion. The Principal Contractor will complete a Post Demolition Survey showing the new site topography with a grid of levels at spacing not exceeding 5m x 5m.

15.02 After the post demolition survey of site levels and compaction are completed a series of approximately 8-10 CBR test are to be undertaken by the Principal Contractor to verify the suitability of compaction works.

15.03 The Principal Contractor will provide a drawing to show locations of disconnected drains and mains services.

15.04 The Principal Contractor will provide a drawing to show the location of areas of deep relict foundation removal (over 1m in depth) and deep fill locations.

Appendix A – Record Photographs

- Unit 1 – Clancy's
- Unit 2 – Cycle shop
- Unit 3 – Garage
- Unit 4 – Open fronted garage area
- Unit 5 – Garage

Appendix B – Asbestos report:

- Ashbee Surveying Ltd Demolition and Refurbishment Report

Appendix C– Structural Report:

- JP Chick & Partners Structural Report dated 15/04/2020

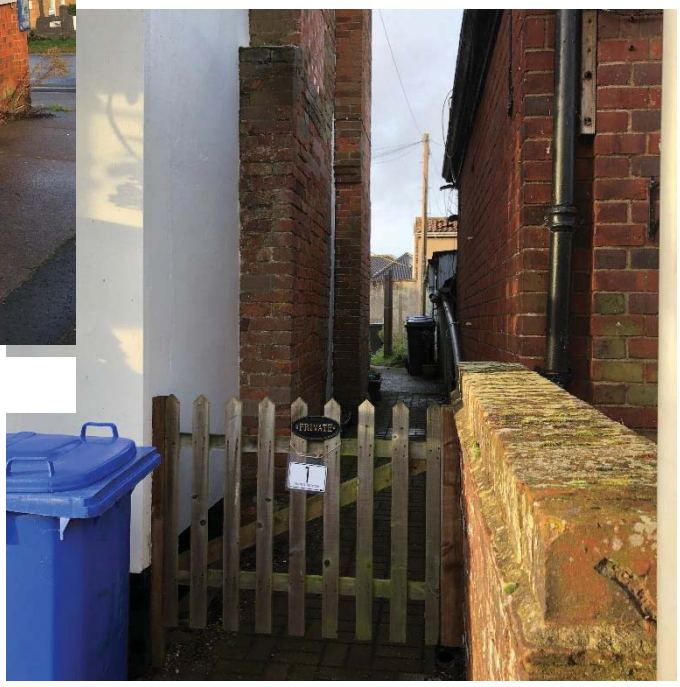
Appendix D – UXO report:

- Groundsure Bomb Risk – Preliminary UXO Risk Assessment

APPENDIX A – PHOTOGRAPHIC RECORD

Photograph 1 – Unit 1 Clancy's – Corner of Station Road and Blyth Road

Photograph 2 – Frontage of Clancy's



Photograph 3 - Access between Clancy's and No.3 Station Road .

Photograph 4 - Frontage of Unit 2 and Unit 3 on Blyth Road

Photograph 5 - Unit 2

Photograph 6 - Unit 2 at Mezzanine Level

Photograph 7 - Unit 2 Above Cycle Shop Area

Photograph 9 - Unit 3 - Roof Lights

Photograph 10 - Unit 3 Internal Office

Photograph 11 - Unit 3 Rear Wall and Inspection Pit

Photograph 12 - Unit 3 - Rolling Doors to Frontage

Photograph 8 - Unit 3 Inspection Pit

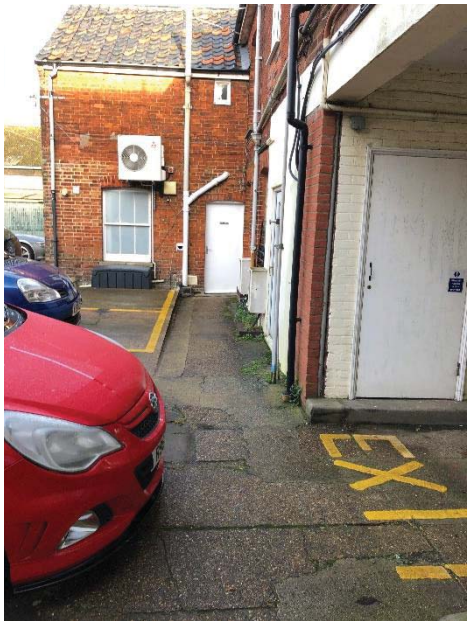
Photograph 13 - Access to Rear Yard and Adjacent Domestic Properties

Photograph 14 - Access to Rear Yard and Exterior Elevation of Unit 3

Photograph 15 - Access to Blyth Road from Rear Yard

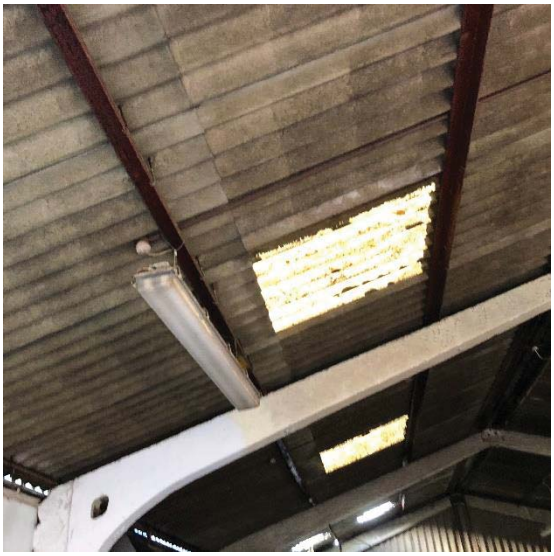
Photograph 16 – Access Gate to Rear Garden of No. 1 Blyth Road Adjacent to Unit 4.

Photograph 17 - Telegraph Pole at Rear of Unit 2 & 3



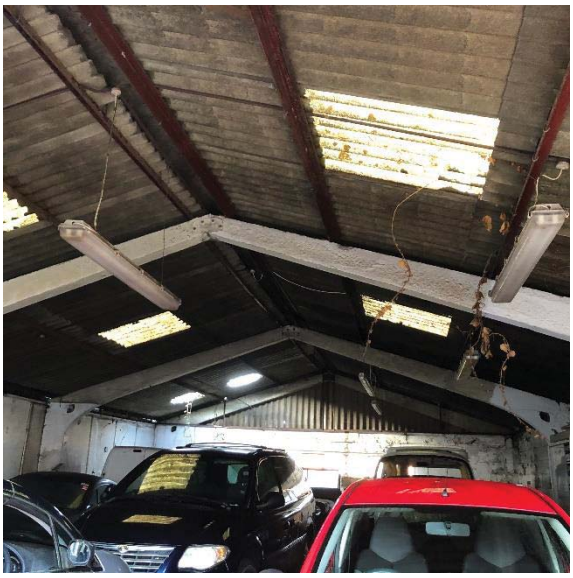
Photograph 18 - Access Required for Business Premises

Photograph 19 - Unit 4 Open Fronted



Photograph 20 - Unit 4 Asbestos Roofing

Photograph 21 - Unit 4 Blockwork to Roof Level



Photograph 22 - Unit 4 Precast Concrete Beams

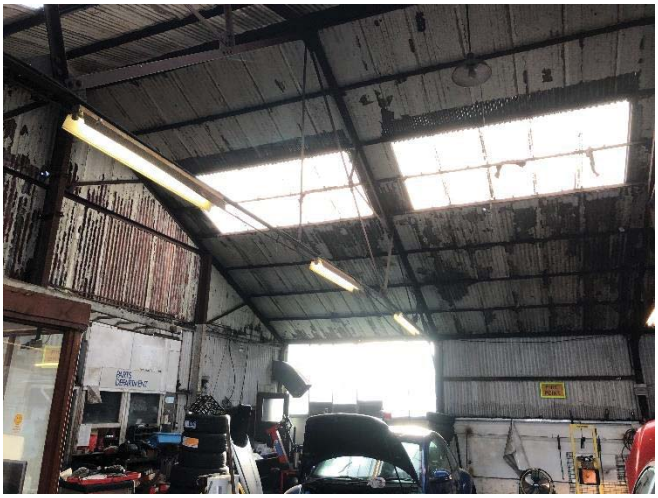
Photograph 23 - Rear Yard Area showing Unit 4 & 5

Photograph 24 - Unit 4 & 5

Photograph 25 - Unit 5 Office Area

Photograph 26 - Internal View of Unit 5

Photograph 27 - Internal View of Unit 5 Showing Office



Photograph 28 - Unit 5 Roof and Skylights

Photograph 29 - Unit 5 Extensive Vehicle Inspection Pit

Photograph 30 - Unit 5 Further Vehicle Inspection Pit

Photograph 31 - Extension to Unit 5 Adjoining Nos 7 and 9 Station Road

Photograph 32 - Unit 5 Extension Tyre Store

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ASHBEE SURVEYING LTD
NEWBRIDGE FARM, FOX STREET, ARDLEIGH,
COLCHESTER CO7 7PN

ASBESTOS REFURBISHMENT AND DEMOLITION SURVEY REPORT

SITE ADDRESS: Garages in Station Road, Southwold, IP18 6AX

Survey Date:	**11/12/2020**
Surveyor:	**Brian Toft**
Report Issue:	**Final**
Issuing Office	**Newbridge Farm, Fox Street, Ardleigh, CO7 7PN**
Checked & Approved by:	**Kelly Bracegirdle**
Date:	**15/12/2020**
This report is not to be used for contractual or engineering purposes. This Survey is not to be used as a bill of Quantities.	

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*The price quoted refers to the areas surveyed in this report only. We reserve the right to withdraw this offer at any time. VAT applicable as appropriate.

Do you require a price for removal of discovered asbestos materials?

We can provide quotations to remove and dispose of notifiable and non-notifiable asbestos materials. On completion, if your survey has been completed by us, we will also organise to update the material assessment with the dates of removal and re issue for your record keeping.

Call today on 01206 233360 or email help@ashbee.org.

SECTION 1: PURPOSE OF SURVEY

Ashbee Surveying Ltd was commissioned by **Jason Tilley** of **Terra Consult** to carry out a **ASBESTOS R&D SURVEY REPORT** to **Garages in Station Road Southwold as highlighted in the plan** for the presence of asbestos and report findings.

TYPE OF ASBESTOS SURVEY TO BE UNDERTAKEN

For the purposes of this project, we have undertaken a **Refurbishment / Demolition Survey**. We have not undertaken any re-instatement or made any damage to known non-asbestos materials that may have occurred in the pursuit of completing the survey.

ELEMENTS SURVEYED WITHIN THE BUILDING

In the absence of a specific brief from the client, the standard areas for inspection will be internal partitions, boiler flues, beam casings, soffits, thermal insulation, riser shafts, false ceilings, door panels, external roof & gutters, roof spaces, textured coatings, roof linings, ceiling tiles, ceiling return panels, fire cells, windowsills, heater units, bulkheads, seals and gaskets, drainpipes, floor spaces and voids, thermoplastic floor tiles.

Boiler flues, electrical intake boxes and heater units can only be inspected if isolated from electricity and gas, and an isolation certificate provided to the Surveyor at the time the survey is carried out.

AREAS AND STRUCTURES NOT INCLUDED IN SURVEY

Although care is taken by the Surveyor to investigate all potential asbestos the way in which asbestos containing materials have been used in concealed and composite structures during the construction of the building, asbestos may only be detected during the course of subsequent demolition. Care should be taken during the demolition of ceiling cavity walls and removal of floor slabs, in case concealed features, such as piped services and fire–resistant linings are present which were not detectable at survey stage.

To report on identified asbestos materials, indicating their asbestos content by representative laboratory analysis, appropriate comment and recommendations for management action are included within the results Register. Where the presence of asbestos was obvious, no samples were taken to minimise the risk of asbestos fibre releases. Where materials exist on site that were suspected of containing asbestos or likely to cause concern to persons working on site in the future, samples were taken to identify if asbestos exists or not.

It is the Clients responsibility to ensure that all access hatches i.e., doors and loft hatches are unlocked and the there are no restrictions to areas which require surveying. Failure to do so may require a repeat visit and additional costs will be incurred.

RESERVATIONS

Ashbee Surveying Ltd endeavour to inspect all normally accessible areas as found or indicated on site if possible. We do not assess or incorporate contaminated land risks within our surveys; as such we have carried out the survey on the basis that land is not contaminated.

Although care is taken by the Surveyor to investigate all potential asbestos, there is a possibility that asbestos containing materials may be present in other parts of the buildings, that are inaccessible and in parts of the structure, which will not be detected or accessible by the Surveyor. Ashbee Surveying Ltd cannot accept any responsibility for any damage to the fabric of the building arising from such inspections or for any asbestos materials found at a later date, which are not specifically detailed in this report.

During a Management Survey, only representative sub-surface examinations of wall, floor, and ceiling surfaces, are undertaken in the specified areas only. These were carried out in a manner to cause minimum disruption to the existing fabric of the building.

A Refurbishment & Demolition survey will require intrusive samples to be taken which are likely to leave damage to surfaces and access hatches in order to allow the Surveyor to fully investigate the building. Reinstatement is not included within the works – it is not recommended that an R&D Survey is completed to occupied premises. Where an R&D Survey is requested to occupies premises the Surveyor / Ashbee Surveying Ltd reserves the right to complete a Management Survey to these areas only.

Ashbee Surveying Ltd cannot accept any responsibility for any damage to the fabric of the building arising from such inspections or for any asbestos materials found at a later date, which are not specifically detailed in this report.

Restrictions relevant to the type of asbestos material sampled and the interpretation of analysis are detailed in section Survey Methodology.

This report does not constitute a Bill of Quantities and is not intended for use as a Specification of Works. All measurements and dimensions are approximate, and any drawings are for illustration purposes only (they are not to scale).

SECTION 2: SURVEY METHODOLOGY

To survey all areas for the presence of asbestos and report all findings. The Report Structure consists of:

- Summary of Findings
- Management of Asbestos
- Survey Results Register

SAMPLE PROCEDURE

Samples of suspected asbestos material were taken according to UKAS accredited techniques based on the HSE Publication HSG 264 the Survey Guide & HSG227 A Comprehensive Guide to Managing Asbestos. To each sample point an adhesive label or paint has been fixed which (if necessary) has sealed the sample point from any airborne asbestos fibre release. The sample is plotted on the diagrams with a number, which comprises of the number of the sample actually taken during the survey, which is sequential, then AR (Asbestos Register) followed by another number, which is the asbestos register reference number allowing the reader to cross refer between the sample number and the asbestos register number.

Where a sample is presumed, the letter P will prefix the sample number, for Strongly presumed the letters SP will be used.

Please note that the presence of a label does not necessarily indicate that asbestos has been identified.

Samples may not have been taken in the following situations:

- Where materials may have contained only trace amounts of asbestos. For example: high density concrete materials, vinyl floor tiles etc.
- Where items, by their nature, should be assumed to have an asbestos content. For example: fire doors, fuses within electric's boxes, gaskets, ropes associated with heating or power plant, etc.
- Where access was not available.

REPRESENTATIVE SAMPLING

When one type of material has appeared to be extensive within an area e.g., continuous such as floor tiles or roofing sheets, only a representative number of samples have been taken. Results of analysed samples have their reference number and mastered results show reference numbers followed by an (M) suffix.

SAMPLE ANALYSIS

Samples were returned to a laboratory selected by Ashbee Surveying Ltd for analysis by UKAS accredited techniques using Polarised Light and Dispersion Staining Techniques, based on the HSE Publications MDHS 100, MDHS77 & the Survey Guide HSE 264. Full results are detailed in Bulk report no. **Kova 6408** (See Section 7).

SECTION 3: REPORT STRUCTURE

The following Glossary applies to the Report Format:

LOCATION

The description found on supplied site plans. If no identification room number etc., was found, a suitable description has been used. Each location has been given a unique reference number which consists of the letters AR (Asbestos Register) and the individual number of the product or material located.

MATERIAL

This refers to the type of asbestos material found in situ, e.g., panels.

SAMPLE REF

The reference given to the sample when it was taken from the parent material on site. Suffix (M) on the asbestos survey register sheets indicates that the sample result is mastered from similar analysed material. Where a sample is presumed, the letter P will prefix the sample number, for Strongly presumed the letters SP will be used.

PRODUCT TYPE

Different ACM's have different propensities for releasing asbestos fibres. This parameter provides different scores related to how likely they are to release fibres.

TYPE 1 - Score 1 point	Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
TYPE 2 - Score 2 points	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
TYPE 3 - Score 3 points	Thermal insulation (e.g., pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

EXTENT OF DAMAGE

GOOD CONDITION – Score 0 points	No visible damage.
LOW DAMAGE - Score 1 point	A few scratches or surface marks; broken edges on boards, tiles etc.
MEDIUM DAMAGE - Score 2 points	Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
HIGH DAMAGE - Score 3 points	High damage or delaminating of materials, sprays, and thermal insulation. Visible asbestos debris.

SURFACE TREATMENT

If an ACM is sealed inside a non-asbestos layer its ability to release fibres is considerably, if not totally, inhibited. This parameter makes a judgement on the effectiveness of the seal which is often in the form of a thick paint-like layer.

Score 0 points	Composite materials containing asbestos e.g., reinforced plastics, resins, and vinyl tiles.
Score 1 point	Enclosed sprays and lagging, asbestos insulation board (with exposed face painted or encapsulated), asbestos cement sheets etc.
Score 2 points	Unsealed asbestos insulating board, or encapsulated laggings and sprays.
Score 3 points	Unsealed laggings and sprays.

ASBESTOS TYPE

This refers to the type of asbestos material found. The score for the highest-ranking asbestos type will be used i.e., where asbestos is a Chrysotile/Amosite mix the score of 2 will be given.

Score 0 points	No Asbestos Detected in Sample
Score 1 point	CHRYSOTILE (White asbestos)
Score 2 points	AMOSITE (Brown asbestos).
Score 3 points	CROCIDOLITE (Blue asbestos)

ACCESSIBILITY

Score 0 points	Usually Inaccessible / Unlikely to be disturbed
Score 1 point	Occasionally Disturbed
Score 2 points	Easily Disturbed
Score 3 points	Routinely Disturbed

RISK SCORE CATEGORY

Add together the four scores to produce a total:

Score 0	No asbestos detected
Score 1 – 4	Very low potential to release fibres
Score 5 – 6	Low potential to release fibres.
Score 7 – 9	Medium potential to release fibres.
Score 10 – 15	High potential to release fibres

CONSIDERED ACTION REQUIRED

An appropriate comment is provided for each occurrence, together with a minimum recommended course of asbestos management action including any remedial action, if immediate removal is not planned.

RECOMMENDATION	DESCRIPTION	NOTES
Access Restriction	Restriction of access to area / location only to personnel wearing appropriate PPE / RPE.	Suitability of RPE / PPE must be carefully assessed, and procedure invoked to ensure these control measures are adhered to.
Access Prohibition	Prohibition of access to area / location to all personnel.	Area should be marked clearly as being prohibited to all personnel, possibly in conjunction with asbestos warning stickers.
Environmental Clean	A clean-up of areas following disturbance of asbestos or discovery of loose asbestos dust/debris/material.	The work is not removal (i.e., requiring physical force) and consists of vacuuming, wiping, picking up and bagging of debris. The work can be either licensed or unlicensed depending on the product and whether exposure is likely to exceed the 4-hour control limit or sporadic and low intensity limit. For licensed work, a 4-stage clearance by a UKAS accredited laboratory is required, whilst for non-licensed work appropriate air tests are recommended.
Material Repair	Repair of the material in such a manner as to minimise the release of asbestos fibre.	Repair of materials is recommended by the Health and Safety Executive as an alternative to removal, where reasonably safe to so.
Material Encapsulation	Encapsulation of the material in a manner that ensures the complete enclosure of any remaining asbestos fibres.	Encapsulation of materials is a possible alternative to their removal, where reasonably safe to do so. Works should also be accompanied by appropriate air test performed by a UKAS accredited laboratory.
Material Removal	Removal of the material in instances where it is remaining in situ would lead to a high residual risk level. Or removal may be necessary to permit work within the	Removal works should be carried out in accordance with the relevant ACOP (approved code of practice), L143

	location. Removal of materials may also be carried out on a preventive basis.	
Reinspect Periodically	Reinspect materials and update management plan as appropriate.	Reinspect items every 6 or 12 months as per intercompany procedure and update asbestos management register as appropriate. This should be completed by a competent person and actions revised on subsequent findings.
Any recommendations made within this report are made on the basis of findings collated at the time of inspection. Recommendations should undergo careful client evaluation prior to a final management decision being made. *Ashbee Surveying Ltd does not accept any responsibility for any works carried out as a result of recommendations made within this report.*		

PRIORITY SCORE

This considers the likelihood of asbestos containing materials (ACM's) actually being disturbed and exposing your employees or others. For there to be a risk to health it is not enough for it to be damaged and friable, but it also needs to be disturbed and get into the air we breathe. The priority risk assessment takes into consideration the normal occupant activity in the area, the likelihood of disturbance, human exposure potential and maintenance activity.

Score 0	Non-Priority	No immediate action required
Score 1 – 6	Low Priority	An audit at least every 12months to be completed to ensure control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register. Asbestos removal should only be considered where maintenance or any other activity will pose a significant risk to occupants with regard to exposure to airborne asbestos fibres. Low risk ACM's will normally be considered for removal during major refurbishment or during demolition works, or at a time the product requires replacement or renewal.
Score 7 – 9	Medium Priority	Consider for programmed remediation, either removal or encapsulation/sealing. Where the risk score can be lowered then this can be considered as a management action. Actions to be documented in the management plan. Programmed remediation should consider other activities, such as pre planned maintenance, refurbishment etc. Additionally, it is usual to also factor in the cost of ongoing asbestos management, including any impact on revenue-raising activities where risk management actions restrict access to otherwise commercially useable areas. It may be possible to reduce the risk by changing an area use or encapsulating/sealing the ACM, however it is important to consider the cost of the action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low-risk action is normally the minimum objective.

		In all cases medium priorities require management action to be taken to initiate a safe system of work in the vicinity of the ACM. An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register. Any access to Medium Priority areas should be strictly controlled by the duty holder to ensure all persons in the site remain safe from the potential exposure to airborne asbestos from any on site activity.
Score 10 – 15	High Priority	High Priority ACM's should normally be considered for removal at the earliest opportunity, or as otherwise determined by the duty holder's management plan and/or policy. It may be possible to reduce the risk by changing and areas use or encapsulating /sealing the ACM, however it is important to consider the cost of the action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to low risk is normally the minimum objective. In all cases High Priorities should trigger an urgent management action which must be taken to initiate a safe system of work in the vicinity of the ACM. Where removal is not practical or economically viable in relation to the client's circumstances, the affected area should be strictly controlled in terms of access and in certain cases excluded from normal occupational or maintenance activity. An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register.

SECTION 4: SUMMARY OF ASBESTOS CONTAINING MATERIALS (ACM's)

MATERIAL	DESCRIPTION	PRESENT?
Asbestos Cement	Asbestos cement products generally contain 10-15% of asbestos fibre bound in a matrix. All three types of asbestos have been used in the manufacture of asbestos-cement in the past. Asbestos cement may be compressed into flat or corrugated sheets or moulded into a wide range of components. Uncoated sheets are light grey in colour, but fully compressed sheets are available with a factory applied surface coating. Fibres can be released if the material has deteriorated or decomposed, abraded, hand sawn, or worked on with power tools.	Instances of this asbestos product were found during the survey
Asbestos Insulation Board (AIB)	Amosite was the most commonly used type of asbestos in AIB asbestos insulating board is frequently encountered as wall and ceiling panelling. These insulating boards are semi compressed and are therefore likely to release fibres because of mechanical damage, abrasion, sawing or drilling. Amosite was the normal type of asbestos used, although one manufacturer used approximately one third Chrysotile to two-thirds Amosite. They are mainly used to provide structural fire protection and heat resistance, acoustic insulation, partitioning, as a non-combustible core or lining for other products and, because of their resistance to moisture movement, as a general building board.	None of the asbestos was found during the survey
Ropes, Yarns & Cloth	The asbestos content of woven and spun materials approaches 100% and all three types of asbestos have been used in their manufacture. Asbestos yarns, often reinforced with other yarns or filaments, were used in jointing and packing materials, gaskets and caulking for brickwork. Asbestos ropes have been widely used for thermal insulation of pipes and as a rot-proof fire- stop where pipes pass through walls. Plaited asbestos tubing was commonly used as flexible insulation for electric wire and cable. Asbestos cloth was used in fire protective clothing such as overalls, gloves and aprons and in fire blankets and curtains, and was sometimes aluminised to reflect radiant heat. The risk of fibre release depends on the structure of the material - a bonded gasket material is unlikely to release asbestos, but an unbounded woven material could release fibres in use, especially if it is damaged or frayed.	Instances of this asbestos product were found during the survey

Millboard, Paper & Paper Products	These materials have an asbestos content approaching 100% and all three types of asbestos have been used in their manufacture. They have been used for insulation of electrical equipment and for thermal insulation, and asbestos paper has been used as a fire-proof facing on wood fibre board. They are not highly bonded, they may be a hazard when handled.	None of the asbestos was found during the survey
Sprayed Coatings & Laggings	The sprayed material applied in the UK was a mixture of hydrated asbestos-cement containing up to 85% asbestos fibre. Sprayed asbestos in buildings mainly contained Amosite, but Crocidolite may have been used in some insulation. Amosite was used for anti-condensation and acoustic control in buildings and for fire protection of structural steel. Chrysotile was used to a limited extent. It is a friable material and likely to release fibres, especially if disturbed during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.	None of the asbestos was found during the survey
Lagging	Lagging is a term which covers a wide range of materials including pipe sections, slabs, rope, tape, corrugated asbestos paper, quilts, felts, blankets and plastered cement. Asbestos has also been used as a surface coating on felt and cork insulation. Asbestos lagging may have a protective covering of cloth, tape, paper or metal, or a surface coating of cement. The asbestos content of lagging depends on the type of material and can be high.	None of the asbestos was found during the survey
Flooring Materials	Asbestos has been added to the mix of certain PVC and thermoplastic floor tiles and sheet materials. Some types of PVC flooring have an asbestos paper backing, for example cushion flooring and a bitumen glue. Fibres bonded into flooring may be released as the material wears, but the rate of release is likely to be very low except under conditions of very heavy wear.	None of the asbestos was found during the survey
Textured Coating & Paints	Asbestos may still be found in some existing textured coating or paint to walls and ceilings throughout buildings commercial or domestic properties, e.g. 'Artex'. The coating will release fibres if sanded or scraped. It is also worth noting that the texture is only harmful when in a powder form, i.e., being sanded, and poses no risk while it is undisturbed (without drilling holes or more substantial	None of the asbestos was found during the survey

	practices) on ceilings or walls and covered with emulsion paint.	
Reinforced Plastics	Asbestos reinforced PVC containing Chrysotile / Amosite asbestos has been used to make cladding and panels. Asbestos reinforced plastics have also been used to make a variety of products including household items such as plastic handles battery cases and toilet systems. Plastics products are unlikely to release fibres during use but cutting with high-speed power tools should be avoided.	Instances of this asbestos product were found during the survey
Bitumen Felts & Coated Metals	Some roofing felts, flashing tapes, damp-proof courses and other products contain asbestos fibre, sometimes in the form of asbestos paper, in a bitumen matrix. These materials are not likely to present a hazard during normal installation work or in use. It is possible that they could become brittle or break up with age and they should then be removed carefully. Any adhering material should be removed manually (not by power grinding) and the waste material should be disposed of safely, not by burning. The material has been used as a roofing and cladding for buildings such as warehouses and factories. The asbestos is firmly bound into the coating but can be released and dispersed if the bitumen burns in a fire. The protective coating should not be burned off scrap sheet.	None of the asbestos was found during the survey
Asbestos Gaskets, Washers & Strings	A wide range of asbestos gaskets have been produced and used for sealing pipe and valve joints in industrial plant, but they may also be found in some older domestic boilers etc. Asbestos string was widely used in the past by plumbers for sealing various screw thread joints. These asbestos products can be integral within the above equipment and not detected until it is dismantled, care must be taken if dismantling suspect equipment and appropriate procedures adopted.	Instances of this asbestos product were found during the survey
Asbestos Mastics	A wide range of mastics products were used around windows, ducting joints, machinery and industrial plant. Care should be taken when dismantling suspect equipment and plant appropriate safety procedures adopted.	None of the asbestos was found during the survey

Fire doors were not positively identified as containing internal core panels of asbestos insulating board (AIB), or Asbestos cement (AC) at the time of site inspection. However, given the age of the building, it should be assumed that any original doors of solid composite construction may contain asbestos that would be exposed by cutting or drilling etc.

N.B. DOMESTIC APPLIANCES AND PRODUCTS

Many domestic appliances and products contain asbestos insulation materials for thermal or electrical insulation, including ironing boards, hairdryers, oven seals, simmering plates etc. Some older electric fires and storage radiators and old gas fires with catalytic elements or coal or log effect gas fires also contained asbestos containing materials.

N.B. INDUSTRIAL SITES, FACTORIES AND PLANTS

Higher performance asbestos containing materials were usually specified to cope with the higher temperatures and pressures prevalent at industrial sites. Some machinery may also incorporate asbestos gaskets and friction products e.g. clutches, brake pads, drive belts and conveyor belts). The higher power requirements of industry also saw increased use of asbestos cables and switchgear. Care should be taken when opening up or dismantling such equipment, the manufacturer or supplier may have records of asbestos products used within their equipment. If in doubt, please contact Ashbee Surveying Ltd.

SECTION 5: MATERIAL ASSESSMENT AND SAMPLE IDENTIFICATION REPORTS

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR3/1	
Sample Date	11/12/2020	
Building	Clancys	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	12 Square Meters	
Material	Texture Coating	
Position	Ceiling	
Description	Painted textured ceiling to part of the main shop ceiling	

ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent Of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
	RISK SCORE	
	PRIORITY SCORE	
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR5/2	
Sample Date	11/12/2020	
Building	Clancys	
Area Ref/Location	Toilet	
Level	Ground	
Approx. Measurement	Less than 1 Square Meters	
Material	Asbestos composite	
Position	Toilet System	
Description	Black toilet system on toilet wall	

ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Plastic	1
Extent Of Damage	0 - Good Condition	0
Surface Treatment	0 - Sealed (Composite Material)	0
Asbestos Type	2 - Amosite	2
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	4
	PRIORITY SCORE	Very low potential to release fibres
Action Required / Control Recommendation	Material Removal Remove by an asbestos contractor prior to demolition	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR6/3	
Sample Date	11/12/2020	
Building	Clancey	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	12 square meters	
Material	Bitumen glue	
Position	Under wooden floorboards	
Description	Bitumen glue under the wooden floorboards to main shop	

ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent Of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
	RISK SCORE	
	PRIORITY SCORE	
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR8/4	
Sample Date	11/12/2020	
Building	Cycle Shop	
Area Ref/Location	Main roof	
Level	Roof	
Approx. Measurement	56 square Meters	
Material	Asbestos Cement Sheets	
Position	Main roof sheets	
Description	Corrugated roof sheets throughout the unit roof	

ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Cement	1
Extent Of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	1 - Chrysotile	1
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	5
	PRIORITY SCORE	Low potential to realise fibres
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR9/5	
Sample Date	11/12/2020	
Building	Cycle Shop	
Area Ref/Location	Main roof	
Level	Roof	
Approx. Measurement	10 square Meters	
Material	Asbestos Cement Sheets	
Position	Small lean too ceiling back of shop	
Description	Corrugated roof sheets to the back of the shop mezz floor small lean too	

ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Cement	1
Extent Of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	1 - Chrysotile	1
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	5
	PRIORITY SCORE	Low potential to realise fibres
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

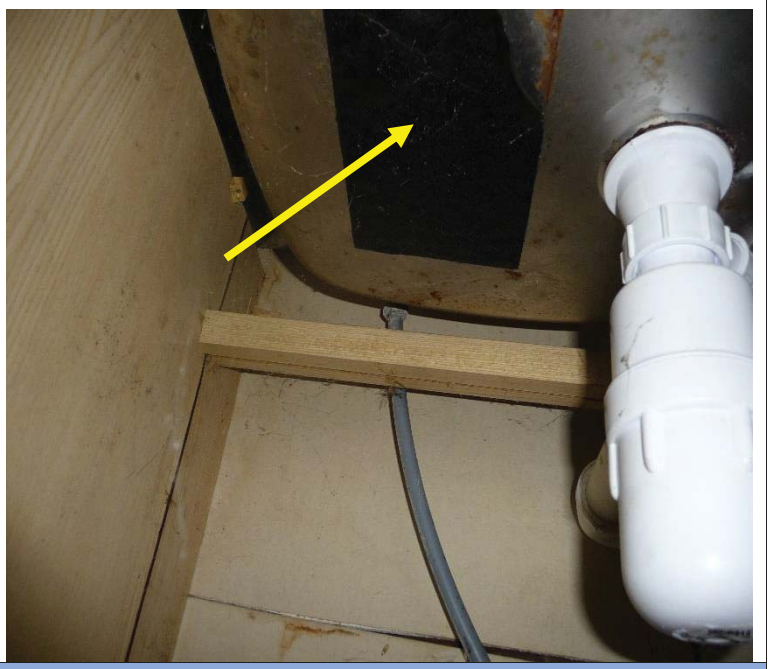
MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR10/6	
Sample Date	11/12/2020	
Building	Cycle Shop	
Area Ref/Location	Main roof	
Level	Roof Skylights	
Approx. Measurement	9 Liner Meters	
Material	Asbestos Rope Gasket	
Position	Main glass skylights to main roof	
Description	Rope gaskets under the alloy trimming to the glass skylights	

ASSESSMENT OF RISK		
Product Type	Type 2 - Asbestos Gaskets/Washers/Strings	2
Extent Of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	3 - Chrysotile/Amosite/Crocidolite	3
Accessibility	0 - Usually Inaccessible	1
	RISK SCORE	
	PRIORITY SCORE	Medium potential to release fibres.
Action Required / Control Recommendation	Material Removal Remove by an asbestos contractor prior to demolition	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT		
SAMPLE INFORMATION		**PHOTOGRAPH**
Sample Ref	AR11/7	
Sample Date	11/12/2020	
Building	Cycle Shop	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	Throughout	
Material	Mineral fibre boarding	
Position	Behind plaster boarding	
Description	Manmade fibre boarding behind plaster boarding to shop/Unit	
ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent Of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
RISK SCORE		
PRIORITY SCORE		
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR12/8	
Sample Date	11/12/2020	
Building	Cycle Shop	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	Less than 1 square meter	
Material	Bitumen	
Position	Under metal sink	
Description	Bitumen pad under the metal sink	

ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
	RISK SCORE	
	PRIORITY SCORE	
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR13 Mastered from sample AR8/4	
Sample Date	11/12/2020	
Building	Small garage Unit next to cycle shop	
Area Ref/Location	Main roof	
Level	Roof	
Approx. Measurement	140 square Meters	
Material	Asbestos Cement Sheets	
Position	Main roof sheets	
Description	Corrugated roof sheets throughout the unit roof	

ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Cement	1
Extent of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	1 - Chrysotile	1
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	5
	PRIORITY SCORE	Low potential to realise fibres
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR14 mastered from sample AR11/7	
Sample Date	11/12/2020	
Building	Small garage Unit next to cycle shop	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	Throughout	
Material	Mineral fibre boarding	
Position	Behind plaster boarding	
Description	Manmade fibre boarding behind plaster boarding to shop/Unit	

ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
	RISK SCORE	
	PRIORITY SCORE	
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

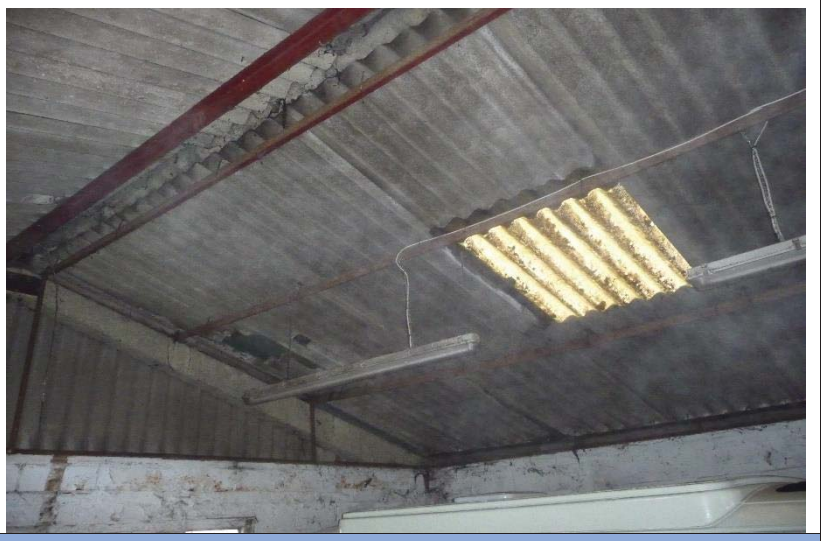
MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR15 mastered from sample AR10/6	
Sample Date	11/12/2020	
Building	Small Garage Unit next to cycle shop	
Area Ref/Location	Main roof	
Level	Roof Skylights	
Approx. Measurement	14 Liner Meters	
Material	Asbestos Rope Gasket	
Position	Main skylights to main roof	
Description	Rope gaskets under the alloy trimming to the glass skylights	

ASSESSMENT OF RISK		
Product Type	Type 2 - Asbestos Gaskets/Washers/Strings	2
Extent of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	3 - Chrysotile/Amosite/Crocidolite	3
Accessibility	0 - Usually Inaccessible	1
	RISK SCORE	8
	PRIORITY SCORE	Medium potential to release fibres.
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT		
SAMPLE INFORMATION		**PHOTOGRAPH**
Sample Ref	AR16/9	
Sample Date	11/12/2020	
Building	Cycle Shop	
Area Ref/Location	Main shop office	
Level	Ground	
Approx. Measurement	8 Square Meters	
Material	Paper & Lino	
Position	Office floor	
Description	Plastic lino and paper to the office floor	
ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
	RISK SCORE	
	PRIORITY SCORE	
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR17/10	
Sample Date	11/12/2020	
Building	Open garage to the back of the units	
Area Ref/Location	Main roof	
Level	Roof	
Approx. Measurement	120 square Meters	
Material	Asbestos Cement Sheets	
Position	Main roof sheets	
Description	Corrugated roof sheets throughout	

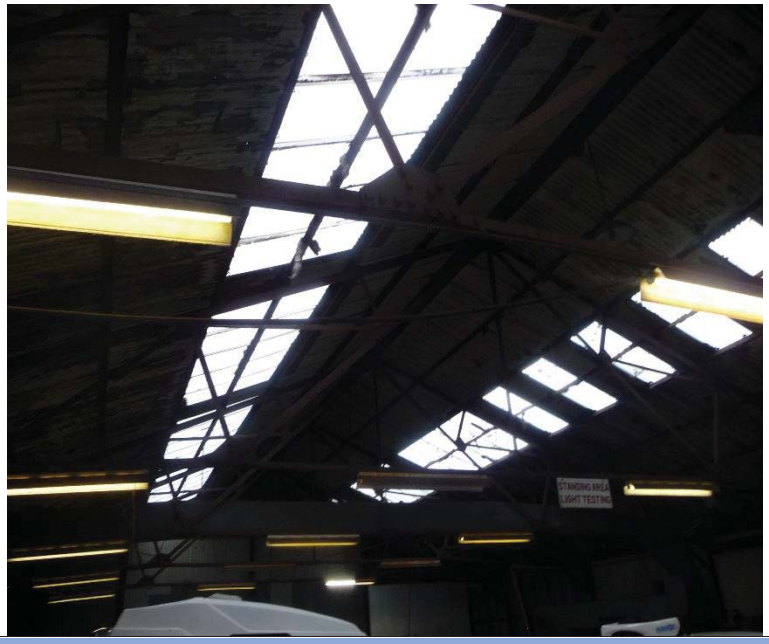
ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Cement	1
Extent of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	1 - Chrysotile	1
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	5
	PRIORITY SCORE	Low potential to realise fibres
Action Required / Control Recommendation	Material Removal Remove by an asbestos contractor prior to demolition	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR19/11	
Sample Date	11/12/2020	
Building	Open garage to the back of the units	
Area Ref/Location	Left hand side wall	
Level	Ground	
Approx. Measurement	1 X fuse box	
Material	Asbestos Flash Guards	
Position	Inside of fuse box on wall	
Description	Cloth fuse guards behind porcelain fuses	

ASSESSMENT OF RISK		
Product Type	Type 2 - Asbestos Gaskets/Washers/Strings	2
Extent of Damage	1 - Low Damage	1
Surface Treatment	2 - Unsealed (Raw AIB / Encapsulated Lagging or Spray)	2
Asbestos Type	1 - Chrysotile	1
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	7
	PRIORITY SCORE	Medium potential to release fibres.
Action Required / Control Recommendation	Material Removal Remove by an asbestos contractor prior to demolition	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR20/12	
Sample Date	11/12/2020	
Building	Main working garage	
Area Ref/Location	Main roof	
Level	Roof	
Approx. Measurement	640 square Meters	
Material	Asbestos Cement Sheets	
Position	Main roof sheets	
Description	Corrugated roof sheets throughout	

ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Cement	1
Extent of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	3 - Chrysotile/Crocidolite	3
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	5
	PRIORITY SCORE	Low potential to realise fibres
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR21/13	
Sample Date	11/12/2020	
Building	Main working garage	
Area Ref/Location	Main roof	
Level	Roof Skylights	
Approx. Measurement	20 Liner Meters	
Material	Asbestos Rope Gasket	
Position	Main skylights to main roof	
Description	Rope gaskets under the alloy trimming to the glass skylights	

ASSESSMENT OF RISK		
Product Type	Type 2 - Asbestos Gaskets/Washers/Strings	2
Extent of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	1 - Chrysotile	1
Accessibility	0 - Usually Inaccessible	1
	RISK SCORE	5
	PRIORITY SCORE	Low potential to realise fibres
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR22 mastered from AR20/12	
Sample Date	11/12/2020	
Building	Main working garage	
Area Ref/Location	Store area	
Level	Mezz floor	
Approx. Measurement	Approx. 17 sheets	
Material	Asbestos Cement Sheets	
Position	Laying around on the mezz floor	
Description	Corrugated roof sheets throughout the store area on the mezz floor lying around theses will need to be removed prior to demolition works	
		

ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Cement	1
Extent of Damage	2 - Medium Damage	2
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	3 - Chrysotile/Crocidolite	3
Accessibility	2 - Easily Disturbed	2
	RISK SCORE	9
	PRIORITY SCORE	Medium potential to release fibres.
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR23/14	
Sample Date	11/12/2020	
Building	Main working garage	
Area Ref/Location	Kitchen	
Level	Ground	
Approx. Measurement	Less than 1 square meter	
Material	Bitumen	
Position	Under metal sink	
Description	Bitumen pad under the metal sink	

ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
	RISK SCORE	
	PRIORITY SCORE	
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR24 Mastered from AR20/12	
Sample Date	11/12/2020	
Building	Main working garage	
Area Ref/Location	Back wall to mezz & ground floor	
Level	Mezz & Ground floors	
Approx. Measurement	20 square Meters	
Material	Asbestos Cement Sheets	
Position	Wall	
Description	Corrugated wall sheets from mezz floor down to ground floor behind the metal corrugated wall sheets	

ASSESSMENT OF RISK		
Product Type	Type 1 - Asbestos Reinforced Cement	1
Extent of Damage	1 - Low Damage	1
Surface Treatment	1 - Sealed (Encapsulated or Painted AIB, cement, Enclosed lagging or spray)	1
Asbestos Type	3 - Chrysotile/Crocidolite	3
Accessibility	1 - Occasionally Disturbed	1
	RISK SCORE	7
	PRIORITY SCORE	Medium potential to release fibres.
Action Required / Control Recommendation	Material Removal	Remove by an asbestos contractor prior to demolition
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT

SAMPLE INFORMATION		PHOTOGRAPH
Sample Ref	AR26/15	
Sample Date	11/12/2020	
Building	Main working garage	
Area Ref/Location	Side wall at back	
Level	Ground	
Approx. Measurement	8 Square meters	
Material	Painted boarding	
Position	Wall boarding	
Description	Manmade boarding painted white	

ASSESSMENT OF RISK		
Product Type	Non Asbestos Textured Coating	0
Extent of Damage	0 - Not Applicable	0
Surface Treatment	0 - Not Applicable	0
Asbestos Type	0 - No Asbestos Detected in Sample	0
Accessibility	0 - Not Applicable	0
RISK SCORE		
PRIORITY SCORE		
Action Required / Control Recommendation	None Required	
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)		

SECTION 6: OTHER FINDINGS / OBSERVATIONS

INFORMATION		PHOTOGRAPH
Area Ref	AR1	
Inspection Date	11/12/20	
Building	Clancys	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	Throughout	
Material	Wood & Concrete	
Position	Floor	
Description	Wooden flooring on top of concrete floor	
Action Required / Control Recommendation	None	

INFORMATION		PHOTOGRAPH
Area Ref	AR2	
Inspection Date	11/12/20	
Building	Clancys	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	Throughout	
Material	Lath & Plaster	
Position	Ceilings	
Description	Painted lath & Plaster ceilings	
Action Required / Control Recommendation	None	

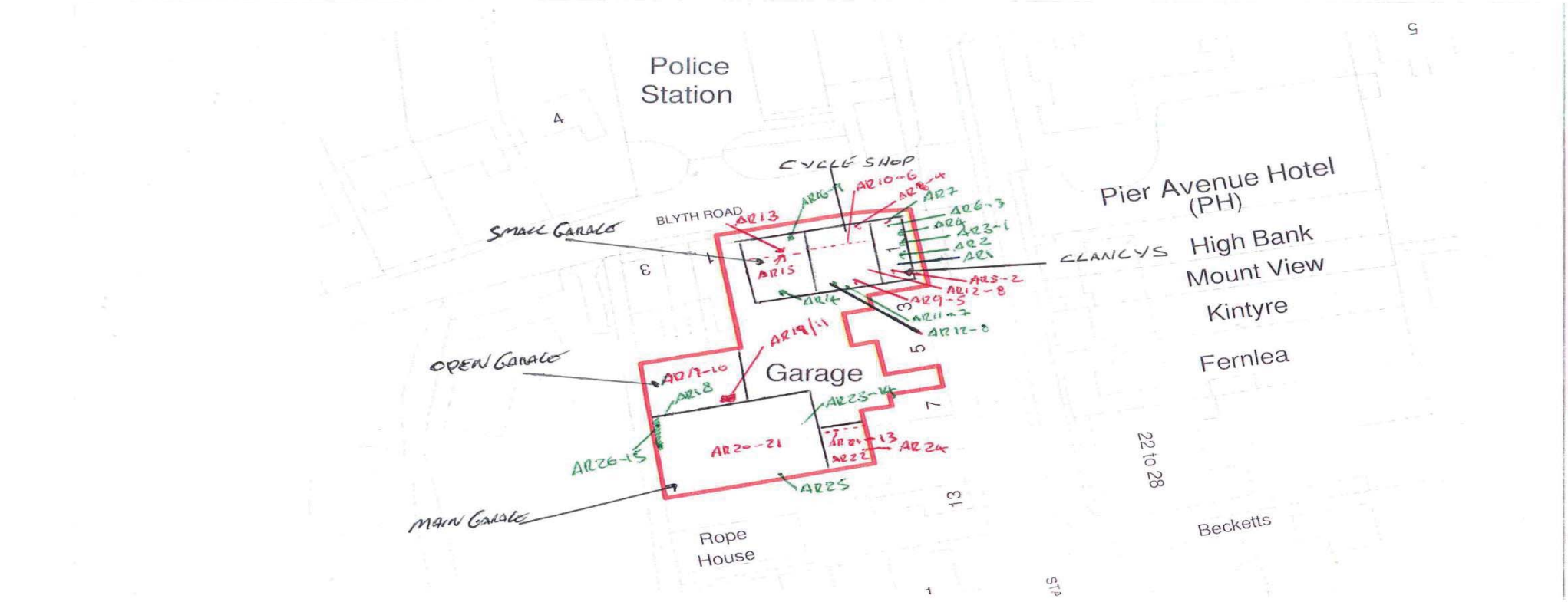
INFORMATION		PHOTOGRAPH
Area Ref	AR4	
Inspection Date	11/12/20	
Building	Clancys	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	Throughout	
Material	Plaster Boarding	
Position	Walls	
Description	Painted plaster boarding covering brickwork main walls	
Action Required / Control Recommendation	None	

INFORMATION		PHOTOGRAPH
Area Ref	AR6	
Inspection Date	11/12/20	
Building	Clancys	
Area Ref/Location	Main shop	
Level	Ground	
Approx. Measurement	Throughout	
Material	Plywood	
Position	Walls & Boxing	
Description	Plywood walls and wood boxing	
Action Required / Control Recommendation	None	

INFORMATION		PHOTOGRAPH
Area Ref	AR6	
Inspection Date	11/12/20	
Building	Open garage at back	
Area Ref/Location	Throughout	
Level	Ground	
Approx. Measurement	Throughout	
Material	Blockwork Tin concrete	
Position	Walls & Floor	
Description	Walls are blockwork and corrugated tin concreate floors	
Action Required / Control Recommendation	None	

INFORMATION		PHOTOGRAPH
Area Ref	AR25	
Inspection Date	11/12/20	
Building	Main Working Garage	
Area Ref/Location	Throughout	
Level	Ground	
Approx. Measurement	Throughout	
Material	Blockwork Tin concrete	
Position	Walls & Floor	
Description	Blockwork corrugated tin & concrete	
Action Required / Control Recommendation	None	

SECTION 7: SITE PLANS AND SAMPLE LOCATIONS



SECTION 8: BULK SAMPLE REPORTS

KOVA
Asbestos Consultants

Kova Asbestos Consultants Ltd
Heath House, 141 Heath Drive
Chelmsford, Essex CM2 9HQ
Tel: 01245 929029
Email: enquiries@kovaasbestos.co.uk

UKAS TESTING 7736

CLIENT DETAILS

FAO: Kelly Bracegirdle
Ashbee Surveying Ltd
Newbridge Farm,
Fox Street, Ardleigh,
Colchester,
CO7 7PN

BULK ANALYSIS REPORT

Report No: - BK 6408
Date Sample Received: 14-Dec-20. Confirmation Date: 14-Dec-20
Job No: - 36389. Survey No (if applicable): -
Order No: -ABS3686
Client Reference: - N/A
Sample Source: - Brought in by Client

Report For : - Station Road (Garages & Units), Southwold, IP18 6AY

Samples analysed on 14 December 2020

Sample No	Client Ref	Sample Location/Description	Material Type (See # Note)	Asbestos Fibre Type
6408-1	AR3/1	Small ceiling to front of shop	Textured Coating	No Asbestos Detected
6408-2	AR5/2	Toilet cistern	Cistern	Amosite
6408-3	AR6/3	Glue under wooden floor boards	Bitumen Composite	No Asbestos Detected
6408-4	AR8/4	Main roof sheets to bike shop	Cement Based	Chrysotile
6408-5	AR9/5	1st Floor - Back of shop - Small roof sheets to ceiling	Cement Based	Chrysotile
6408-6	AR10/6	Rope gaskets to skylights in roof	Textile	Amosite, Chrysotile & Crocidolite
6408-7	AR11/7	Boarding behind false wall boards	Board	No Asbestos Detected
6408-8	AR12/8	Ground Floor - Sink pad	Bitumen Pad	No Asbestos Detected
6408-9	AR16/9	Lino & paper to main office floor	Lino With Paper Backing	No Asbestos Detected
6408-10	AR17/10	Roof sheets	Cement Based	Chrysotile
6408-11	AR19/11	Fuse bands in fuse box on wall	Textile	Chrysotile
6408-12	AR20/12	Main roof sheets	Cement Based	Chrysotile & Crocidolite
6408-13	AR21/13	Skylights - Rope gaskets	Textile	Chrysotile
6408-14	AR23/14	Sink pad from kitchen	Bitumen Pad	No Asbestos Detected
6408-15	AR26/15	Side wall - Boarding panels	Board	No Asbestos Detected

Sample(s) of material referenced above, have been examined with a stereo microscope, polarised light microscopy and dispersion staining technique as described in the Company's SAS 04 Document that incorporates methods set out in the HSG 248. Opinions/Interpretations are not covered by UKAS Accreditation.

This Company cannot guarantee the quality or the accuracy of the sample details where supplied by a third party. The referenced sample(s) have been tested/examined and certified in accordance with the terms of the contract/order applicable and unless otherwise stated, conform fully to the standards/specifications quoted. This does not however guarantee the balance of production from which the test sample(s) have been taken from, to be of an equal quality.

Note: The Material type associated to each sample is purely a subjective opinion of the analyst based on asbestos content and visual appearance of the sample at the time of analysis. This company cannot be held responsible for inaccuracies based on this subjective opinion which falls out side the scope of our UKAS accreditation.

Analysed and Authorised by:
Jana Stefanicekova (Analyst/ Bulk Analyst)

Analysed and Authorised by:
Nicola Brader (Analyst/ Bulk Analyst)

BKC v2 - 09/09/2020

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Registered in England No. 09222072

SECTION 9: MANAGEMENT OF ASBESTOS MATERIALS / ASBESTOS REGISTER

Once asbestos materials have been identified it is important that if removal is not envisaged, appropriate management and remedial measures are introduced. In general, asbestos materials, which are sound, undamaged, and not releasing dust, should not be disturbed. Their location should be recorded, and their existence made known to contractors and occupants who may be affected. Labelling of the material may be appropriate together with periodic condition inspections. For materials, which are in poor condition, remedial works including encapsulation or removal may be required. Access to areas of poor condition asbestos may need to be restricted until remedial measures have been completed.

LEGISLATION

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

- The Health and Safety at Work etc. Act (1974)
- The Control of Asbestos at Work Regulations (CAR) 2012
- The Management of Health and Safety at Work Regulations (1992)
- The Survey Guide HSG 264 & The surveyors Guide HSG 227

Further advice is available from the HSE and your local Environmental Health Office or by visiting the official HSE website at hse.gov.uk/asbestos.

Ashbee Surveying Ltd would be pleased to give advice or assistance at any time.

SAMPLE NO.	AREA REF/ LOCATION	BUILDING	LEVEL	MATERIAL / DESCRIPTION	MEASURE	PRODUCT TYPE	ASBESTOS TYPE	RISK SCORE	ACTION	PRIORITY
AR3/1	Main Shop Ceiling	Clancys Southwold	Ground	Texture Coating to ceiling	12 square Meters	Non Asbestos Textured Coating	0 - No Asbestos Detected in Sample	0: No Asbestos Detected	None Required	None
AR5/2	Main shop	Clancys Southwold	Ground	Toilet System	Less than 1 square	Type 1 - Asbestos Reinforced Plastic	2 - Amosite	5 - 6: Low potential to release fibres	Material Removal	LOW
AR6/3	Main Shop	Clancys Southwold	Ground	Bitumen on floor	60 Square Meters	Non-Asbestos Bitumen	0 - No Asbestos Detected in Sample	0: No Asbestos Detected	None Required	None
AR8/4	Main Roof	Cycle Shop Southwold	Roof	Asbestos cement roof sheets	60 Square Meters	Type 1 - Asbestos Reinforced Cement	1 - Chrysotile	1 - 4: Very Low potential to release fibres	Material Removal	Low
AR9/5	Internal roof	Cycle Shop Southwold	First	Asbestos roof sheets	10 Square Meters	Type 1 - Asbestos Reinforced Cement	1 - Chrysotile	1 - 4: Very Low potential to release fibres	Material Removal	LOW
AR10/6	Skylights	Cycle Shop Southwold	First	Rope gaskets	9 Liner Meters	Type 2 - Asbestos Gaskets/Washers/Strings	3 - Chrysotile/Amosite/Crocidolite	7 - 9: Medium potential to release fibres	Material Removal	MEDIUM

SAMPLE NO.	AREA REF/ LOCATION	BUILDING	LEVEL	MATERIAL / DESCRIPTION	MEASURE	PRODUCT TYPE	ASBESTOS TYPE	RISK SCORE	ACTION	PRIORITY
AR11/7	**Wall boards**	**Cycle Shop Southwold**	Ground	**Manmade Boarding**	Throughout	Non Asbestos Boarding	0 - No Asbestos Detected in Sample	0: No Asbestos Detected	None Required	None
AR12/8	**Sink Pad**	**Cycle Shop Southwold**	Ground	**Bitumen Pad**	N/A	Non Asbestos Resin	0 - No Asbestos Detected in Sample	0: No Asbestos Detected	None Required	None
AR13 (M) from AR8	**Main roof**	**Small garage Southwold**	Roof	**Asbestos corrugated roof sheets**	140 square Meters	Type 1 - Asbestos Reinforced Cement	1 - Chrysotile	1 - 4: Very Low potential to release fibres	Material Removal	LOW
AR14 (M) from AR11	**Walls**	**Small Garage Southwold**	Ground	**Manmade Boarding**	Throughout	**N/A**	**N/A**	**N/A**	**N/A**	N/A
AR15 (M) from AR10	**Skylights**	**Small Garage Southwold**	Roof	**Asbestos rope gaskets**	14 Liner Meters	Type 2 - Asbestos Gaskets/Washers/Strings	3 - Chrysotile/Amosite/Crocidolite	7 - 9: Medium potential to release fibres	Material Removal	MEDIUM
AR16/9	**Office**	**Small Garage Southwold**	Ground	**Lino & Paper**	8 Square Meters	Non Asbestos Plastic	0 - No Asbestos Detected in Sample	**N/A**	**N/A**	N/A

SAMPLE NO.	AREA REF/ LOCATION	BUILDING	LEVEL	MATERIAL / DESCRIPTION	MEASURE	PRODUCT TYPE	ASBESTOS TYPE	RISK SCORE	ACTION	PRIORITY
AR17/10	**Main Roof**	**Garages Southwold**	Roof	**Asbestos roof sheets**	140 Square Meters	Type 1 - Asbestos Reinforced Cement	1 - Chrysotile	1 - 4: Very Low potential to release fibres	Material Removal	LOW
AR19/11	**Fuse Box**	**Garages Southwold**	Ground	**Flash guards in fuse box**	1 X Box	Type 2 - Asbestos Rope / Textile	1 - Chrysotile	5 - 6: Low potential to release fibres	Material Removal	LOW
AR20/12	**Main Garage**	**Main Garage Southwold**	Roof	**Asbestos cement roof sheets**	640 square Meters	Type 1 - Asbestos Reinforced Cement	3 - Chrysotile/Crocidolite	5 - 6: Low potential to release fibres	Material Removal	MEDIUM
AR21/13	**Skylights main roof**	**Main Garage Southwold**	Roof	**Rope gaskets to the main roof skylights**	20 Liner Meters	Type 2 - Asbestos Rope / Textile	1 - Chrysotile	1 - 4: Very Low potential to release fibres	Material Removal	LOW
AR22 (M) from AR20	**Mezz Floor**	**Main Garage Southwold**	First	**Lose asbestos cement roof sheets on mezz floor**	17 no lose sheets	Type 1 - Asbestos Reinforced Cement	3 - Chrysotile/Crocidolite	7 - 9: Medium potential to release fibres	Material Removal	MEDIUM
AR23/14	**Kitchen**	**Main Garages Southwold**	Ground	**Sink Pad**	N/A	Non Asbestos Other	0 - No Asbestos Detected in Sample	**N/A**	**N/A**	N/A

SAMPLE NO.	AREA REF/ LOCATION	BUILDING	LEVEL	MATERIAL / DESCRIPTION	MEASURE	PRODUCT TYPE	ASBESTOS TYPE	RISK SCORE	ACTION	PRIORITY
AR24 (M0 from AR20	**Wall to store areas**	**Main Garages Southwold**	Mezz & Ground floor	**Asbestos wall sheets**	16 Square Meters	Type 1 - Asbestos Reinforced Cement	3 - Chrysotile/Crocidolite	5 - 6: Low potential to release fibres	Material Removal	LOW
AR26/15	**Side wall**	**Main Garage Southwold**	Ground	**Manmade Boarding**	8 square Meters	Non Asbestos Boarding	0 - No Asbestos Detected in Sample	0: No Asbestos Detected	None Required	None

JP Chick & Partners Ltd

Consulting Civil & Structural Engineers

Site at Junction of Station Road & Blyth Road,

Southwold

IP18 6AX

Structural Appraisal of Units 1-13

SUFFOLK: Registered Office: 7 Museum Street Ipswich Suffolk IP1 1HQ **T** 01473 280699 **F** 01473 280701 **E** ipswich@chick.co.uk (Registered No: 4806356)
ESSEX: 8 Atlantic Square Station Road Witham Essex CM8 2TL **T** 01376 503020 **E** witham@chick.co.uk
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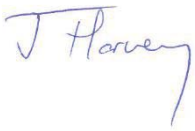
DOCUMENT CONTROL

Report prepared by:	*Report reviewed by:*
 ***Gavin Brundell - BEng (Hons) CEng MIStructE*** On behalf of J P Chick & Partners Limited	 ***Justin Harvey - ACIOB*** On behalf of J P Chick & Partners Limited

JPC ISSUING OFFICE ***7 Museum Street, Ipswich, IP1 1HQ***

ISSUE AND REVISIONS RECORD

Document No:	Issue Date:	Issued to:			Format Issued			
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1.0 BRIEF

1.1 J P Chick & Partners Limited were appointed by Southwold Town Council to undertake a structural condition survey of the external fabric of the existing dwellings and retail units referred to as 'Hurren Terrace' numbers 1- 13 Station Road, Southwold.

1.2 The purpose of our inspection was to review the condition of the existing structures and to report on any requirement for temporary stabilisation works to enable numerous below ground tanks within the curtilage of the site to be excavated and removed.

1.3 Our inspection was undertaken in conjunction with JPC Environmental Services.

2.0 DATE OF INSPECTION

2.1 Our inspection was undertaken on the 17th March 2020. The weather was dry and bright.

3.0 SITE DESCRIPTION

3.1 The site is located to the South West of the junction of Blyth Road and Station Road, Southwold and comprises of shops, garaging and residential dwellings to the southern periphery of the site, with a central concrete courtyard area to the centre.

3.2 The structures pertinent to this survey are as follows:-

- No 1 – Clancy's General Store
- No 3 – Gallery Thea
- No 3A – Chapps
- No 5 – Five Clothing and Accessories
- No 7 – Noir Hairdressing
- No 9A - The Fisherman and Friends
- No 11 – Residential Dwelling
- No 13 – Residential Dwelling

3.3 The row of shops and dwellings are orientated in a North South direction to the West of Station Road, Southwold. The retail units No3 – No 9A are formed from a terrace of identical, handed construction with a covered vehicular access passage between units 5 and 7.

3.4 The site is predominantly level with the structures generally bounded by concrete or asphalt external hardstand areas and paving.

3.5 The general site is bounded to the North by Blyth Road which spans in an East West Direction, and to the East with Station road which spans in a North South direction.

3.6 To the West of the site the access way is abutted by a row of three terraced structures which are residential properties, these are not within the scope of investigation of this report. Beyond this further to the west generally soft landscaping as part of Southwold Golf Club. To the south there are commercial premises and vehicular access to them, which abut no.13 Station Road.

3.7 To the North of the site and immediately adjacent Unit 1 are the premises of Graham Finch Motors/Cycle Hire. This appears to be a framed building of modest construction which we understand is to be demolished as part of the works.

3.8 The South West of the site is predominantly covered by the garage units which utilise the central courtyard for storage purposes. These are also to be demolished as part of the works.

4.0 ANTICIPATED GEOLOGY

4.1 With reference to the British Geological survey the site is shown to exist in an area comprising of Crag Group Bedrock with unknown superficial deposits.

4.2 A nearby borehole at Longmarsh close, Southwold revealed sandy silty clay subsoils extending to a depth of 8.9m below which, Dense Orange brown silty fine to coarse sand was encountered which continued to the limit of the borehole at 15m.

5.0 UNIT DESCRIPTION

5.1 **No. 1 – Clancy's General Store**

5.1.1 Clancy's General Store is a single storey load bearing masonry structure with a flat roof over. The property is immediately adjacent to the adjacent Garage/Cycle Hire premises, which is of 1½ storey height and considered to be a steel framed structure, however no access was available and this unit was not within the scope of the survey.

5.1.2 The structure has exposed front and side elevations which comprise of red facing brickwork with considerable glazing to the front elevation. The masonry appears to be of solid 215 mm construction and has externally projecting piers.

5.1.3 There was no evidence of any significant structural movement or distortion to any of the external elevations.

5.1.4 A defective rain water pipe was noted to the corner of the front elevation which requires attention and repair.

5.2 **Nos. 3 – Gallery Thea and 3A - Chapps**

5.2.1 These two units are of identical construction and typically 'handed' they generally comprise of two storey solid, load bearing masonry with a second floor within the roof space, with a front dormer window projection to each unit.

5.2.2 The structures have two storey rear projections, in conventional fashion with duo pitched roofs over, clad in clay pantiles.

5.2.3 Both units have identical single storey square bay projections to the front, of modern cavity construction incorporating air bricks to service a sub floor void. The infill masonry to the periphery of the doors also appears to be of the same construction.

5.2.4 The North facing gable wall of Unit 3 is rendered with two externally projecting chimney stacks which are finished in face brickwork.

5.2.5 Gallery Thea had a scaffold to the front, side and rear elevation erected at the time of our inspection and was undergoing cosmetic repair and redecoration. However it was possible to assess the general condition.

5.2.6 The rear, west facing external gable walls are rendered and painted. The render is in poor condition and numerous cracks and spalling above windows can be observed. The window frames are also in a poor condition and require repair or replacement. The patterning on the render face suggest that there may have been a previous single storey pitched roof extension which has subsequently been removed.

5.2.7 The south and west facing elevations to the rear of Unit 3A are of face brickwork and incorporate brick arches to the window and door openings. There has been some minor cracking and repointing works have been undertaken above the toilet door to this section.

5.2.8 There has been some deterioration to the low level masonry on the west elevation which is considered to be attributable to water action due defective rain water goods. This has caused erosion of the bed joints to a localised section of brickwork.

5.2.9 Generally however, although the render is in a poor condition there is no evidence of any significant structural movement to Units 3 and 3A.

5.2.10 There is a later flat roof extension constructed to the North side of the rear projection to Unit 3. This is finished in painted brickwork and appears in a good condition with no evidence of any issues.

5.3 **No. 5 – Five Clothing and Accessories**

5.3.1 This unit is of two storey load bearing masonry construction, as per the adjacent units, but without the front dormer. A small dormer window is evident to the roof pitch to the rear elevation.

5.3.2 The principal roof is duo pitched and clad in clay pantiles, with the walls below considered to be of solid 215 mm masonry.

5.3.3 This unit appears to have the original shop frontage and does not have the same extended front projection as is observed to the other units and has a smaller footprint by comparison.

5.3.4 A chimney stack projects at the ridge location to the party wall with Chapps.

5.3.5 To the South of the shop is a covered access way leading to the rear courtyard, with the first floor above. The structure above is supported by a number of timber beams which have been augmented in places with steel flitch plates, with the beams spanning the width of the access way onto the flank walls of Units 5 and 7.

5.3.6 The rear west facing elevation comprises of face brickwork with brick arches to the window openings. There is a small section of rendered masonry around the rear door, adjacent to the access passageway.

5.3.7 There is no evidence of any significant structural issues to any of the exposed elevations to this unit.

5.4 **No. 7 – Noir Hairdressing and No. 9 A – The Fisherman and Friends**

5.4.1 These two units are of identical construction to units 3 and 3A and comprise of 2 storey load bearing masonry constructions with a second floor within the roof space and front facing dormer windows.

5.4.2 There are projecting chimney stacks on the ridge line at the intersection of Unit 7 and the access way, and Unit 9a and the adjacent residential dwelling unit 11.

5.4.3 Both units have identical single storey front projections of modern cavity construction incorporating air bricks to service a sub floor void. The infill masonry to the periphery of the doors also appears to be of the same construction.

5.4.4 The rear projection of the units comprises of a two storey construction with a duo pitched roof. The rear gable adjoins the neighbouring garaging which largely obscures the gable wall panel.

5.4.5 The south and north facing elevations to the rear of Unit 7 are of face brickwork and incorporate brick arches to the window and door openings. The brickwork is painted below cill level to the North elevation.

5.4.6 The gable end is rendered and painted pink where visible. The render is in poor condition with cracking evident above and to the sides of the first floor window.

5.4.7 Generally however, although the render is in a poor condition there is no evidence of any significant structural movement to Units 7 and 9A.

5.5 **Nos. 11 and 13 – Residential Dwellings**

5.5.1 These residential properties are of 2 storey load bearing masonry construction with duo pitched roofs over clad in clay pantiles. A chimney stack is located to the ridge location of the gable walls to both the south gable wall and to the party wall between units 11 and 9.

5.5.2 Access was very limited to the rear of the dwellings with the inspection being undertaken remotely when conditions dictated.

5.5.3 The dwellings are of solid 215 masonry construction with feature lintels to the front elevation and brick arches to the rear elevations.

5.5.4 There is evidence of historic foundation movement to the front elevation with distortions to the masonry panels between the ground and first floor windows and door. There is some minor cracking around the lintel locations which is thought to be long standing.

5.5.5 There are minor masonry issues to rear of the dwellings to the principal structure and the ancillary constructions.

5.5.6 The dwellings are a considerable distance remote from the garage courtyard and so excavations will not adversely affect these structures, assuming excavated depths do not exceed 2.0m.

6.0 LIMITATIONS

6.1 This report shall be for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of J P Chick and Partners Limited.

6.2 Unless stated otherwise in the report, we have not disturbed any fixtures and therefore no fitted carpets, floorboards or linings have been removed. Coupled with this, we have not exposed the

foundations or tested the drains to the property. We are therefore unable to report that such part of the property is free from defect.

6.3 We have not inspected woodwork or other parts of the structure, which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

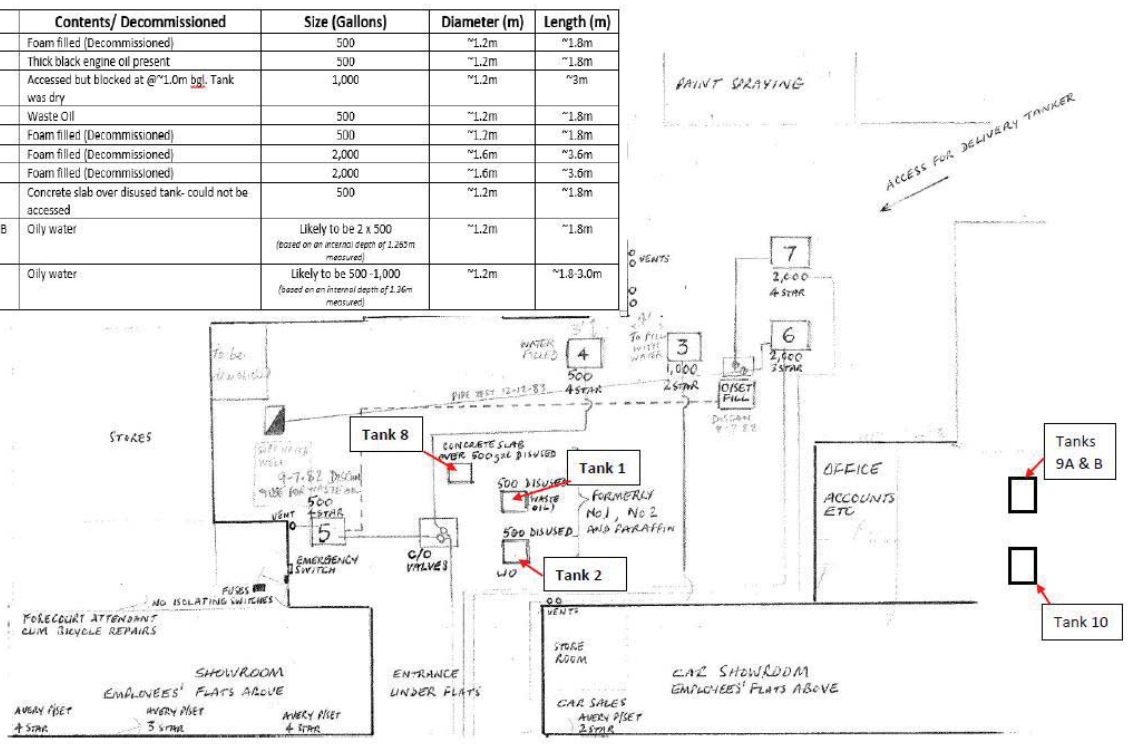
6.4 The condition of the finishes, waterproofing, damp penetration and structural timbers, unless specifically referred to, are not the subject of this report. We would recommend the services of a specialist to cover these areas.

7.0 DISCUSSION

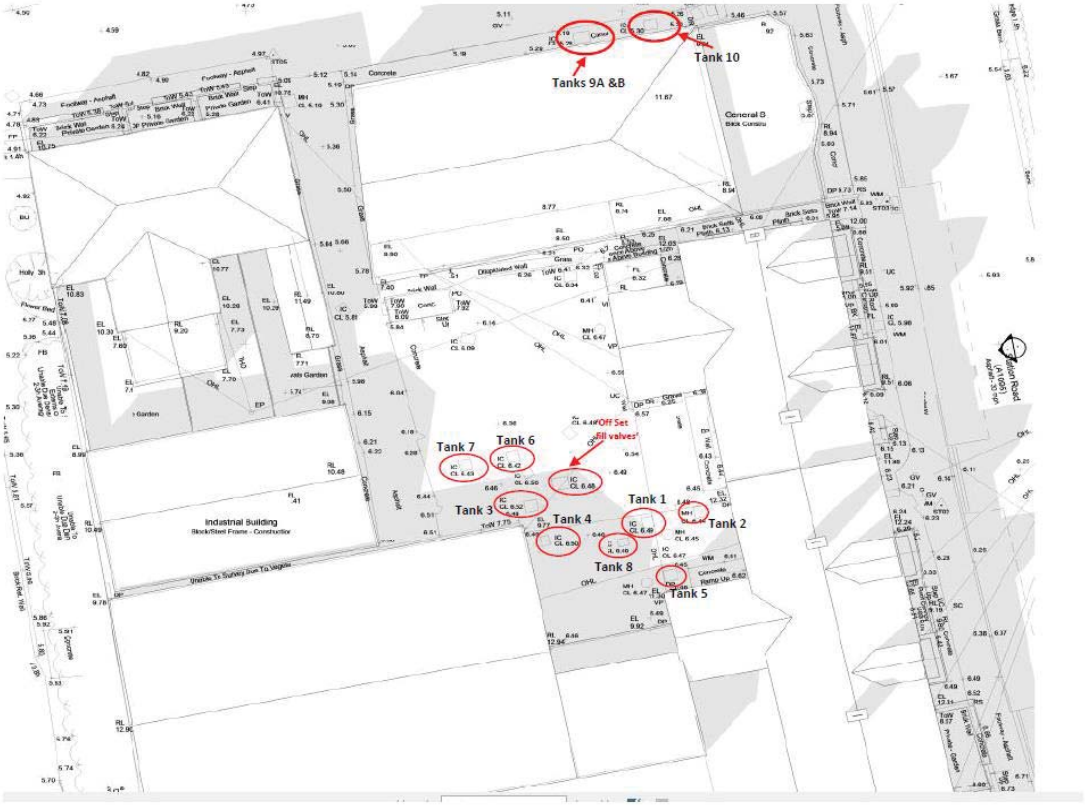
7.1 A total of 11 below ground tanks were identified by JPC Environmental services, with a further potential tank located to the rear of Unit 3, which could not be investigated during the inspection.

7.2 The tank locations and associated sizes are noted with report reference IE20/016/CSJ but for completeness are as follows:

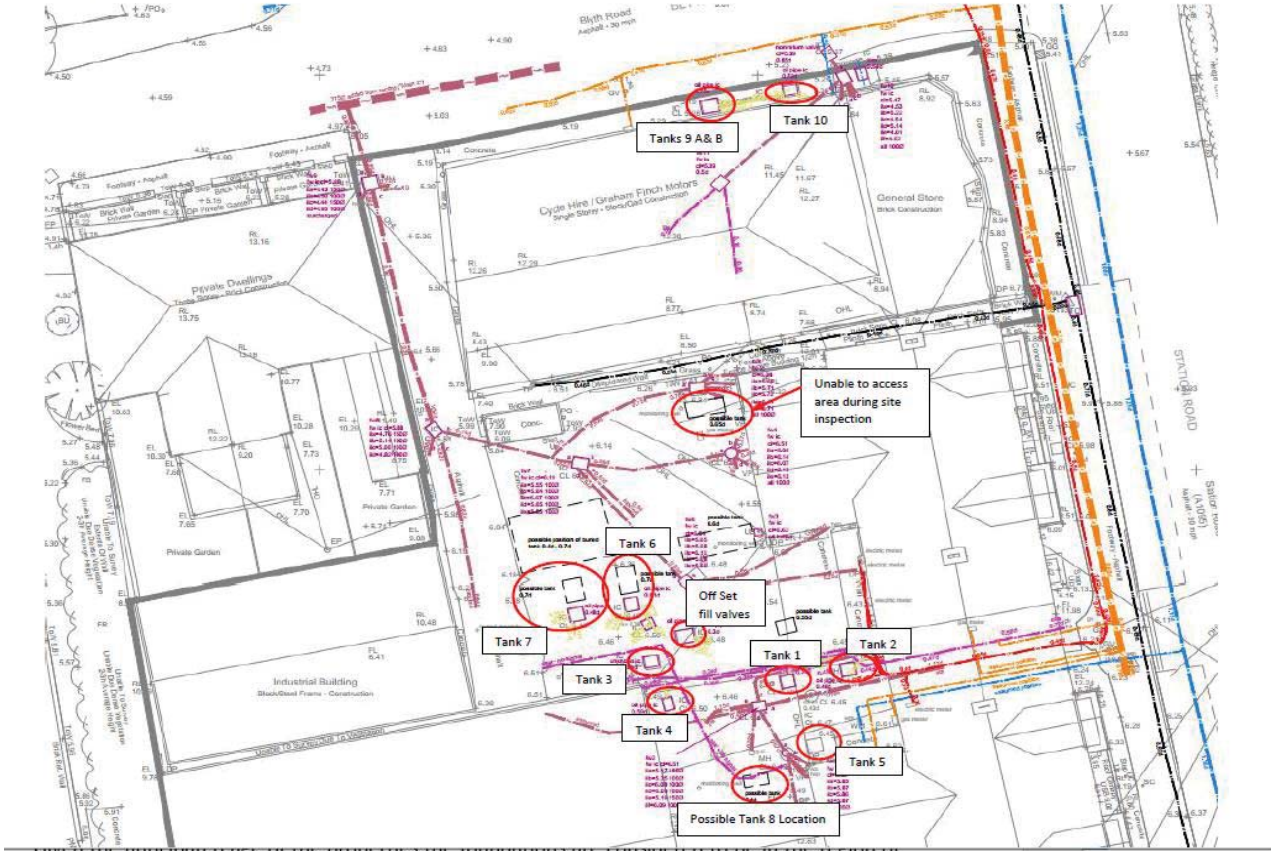
Tank	Contents/ Decommissioned	Size (Gallons)	Diameter (m)	Length (m)
Tank 1	Foam filled (Decommissioned)	500	~1.2m	~1.8m
Tank 2	Thick black engine oil present	500	~1.2m	~1.8m
Tank 3	Accessed but blocked at @~1.0m bgl. Tank was dry	1,000	~1.2m	~3m
Tank 4	Waste Oil	500	~1.2m	~1.8m
Tank 5	Foam filled (Decommissioned)	500	~1.2m	~1.8m
Tank 6	Foam filled (Decommissioned)	2,000	~1.6m	~3.6m
Tank 7	Foam filled (Decommissioned)	2,000	~1.6m	~3.6m
Tank 8	Concrete slab over disused tank- could not be accessed	500	~1.2m	~1.8m
Tanks 9A & B	Oily water	Likely to be 2 x 500 (based on an internal depth of 1.265m measured)	~1.2m	~1.8m
Tank 10	Oily water	Likely to be 500 -1,000 (based on an internal depth of 1.36m measured)	~1.2m	~1.8-3.0m



Existing Site Plan



GPR, CCTV, Utility Survey



7.3 Given the anticipated age of the properties the foundations are considered to be in the region of 0.5 m deep, however this will need to be confirmed by the contractor prior to undertaking any excavation works. The underlying geology is not known with certainty at this time.

7.4 The tanks are generally noted as being approximately 1.2 m in diameter so an overall excavation depth of 1.8 – 2.0 m is assumed to be required for the removal of tanks of this size to allow for concrete surrounds etc.

7.5 Tank 1 is located approximately 4 m remote from Unit 5 and therefore it is considered that this may be simply excavated without any special precautions, subject to the existing foundation provision being of suitable depth.

7.6 Tank 2 however is only approximately 1.0 m remote from the rear of Unit 5. It is therefore recommended that the tank be carefully exposed and precisely located. The existing foundation will need to be exposed to confirm its depth and construction. Following this an appropriate temporary works design and method statement will need to be established to safely remove the tank and provide a suitable backfill material. This will likely be temporary shoring with sheet piling.

7.7 Tanks 3 and 4 are sufficiently remote from Units 1- 13 not to be of concern. However they are in close proximity to the corner of the garage structure. We understand that this structure is to be demolished and clearly this will need to be undertaken prior to the removal of the tanks.

7.8 Tank 5 appears to be within 1.0 m of the foundation to the rear of Unit 7. This will need to addressed as per the recommendations for Tank 2 above.

7.9 Tanks 6 and 7 are larger than the general tanks and noted as being 1.6 m in diameter. However these are located toward the centre of the courtyard and sufficiently remote from any structures such that their removal will not adversely affect any existing foundations.

7.10 Tank 8 appears to be within 2.0 m of the foundation to the rear of Unit 7, however it was not possible to ascertain the tanks size and depth. This will need to be confirmed and if the excavation will result in undermining of the adjacent foundations the recommendations will be as for Tank 2 above.

7.11 Tanks 9A/B and 10 are sufficiently remote from Units 1 not to be of concern. However, they are in close proximity to the flank wall of the cycle shop. We understand that this structure is to be demolished and clearly this will need to be undertaken prior to the removal of the tanks.

7.12 A further tank may exist adjacent to the rear of Unit 3 however this could not be investigated at the time of our inspection.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 In summary the foundations to the rear projections of Units 3, 5 and 7 will require exposing and assessment by J P Chick and Partners Ltd. Once foundations and supporting strata have been established, this can be reviewed against the required excavation depths for tanks 2, 5 and 8. The potential tank to the rear of Unit 3 will also need to be investigated for its depth and location etc.

8.2 Temporary shoring will be required where the excavations undermine existing foundations. This will need to be designed by a suitably qualified and experienced temporary works designer.

8.3 A suitable backfill material and method statement will need to be specified for the tank excavations by J P Chick and Partners Ltd. This may require a lean mix concrete where excavations are below the angle of repose for the existing foundations.

8.4 The Garage and Cycle hire structures will require demolition prior to the removal of any tanks.

8.5 Any further tanks or below ground apparatus not identified will require review in the manner outlined above.

6.0 APPENDICES

Appendix A – Photographic Schedule

Photograph No. 1 – Front Elevation to Unit 1

Photograph No. 2 – Typical front Elevation

Photograph No. 3 – Modern Front Bay Structure

Photograph No. 4 – Front Elevation of Unit 3A

Photograph No. 5 – Rear elevation of Units 3 and 3A

Photograph No. 6 – Flank wall of Unit 5 within access way

Photograph No. 7 – Flank wall of Unit 7 within access way

Photograph No. 8 – Rear elevation of Unit 5

Photograph No. 9 - Rear elevation of Unit 3A & 5

Photograph No. 10 – Rear elevation of Unit 3a

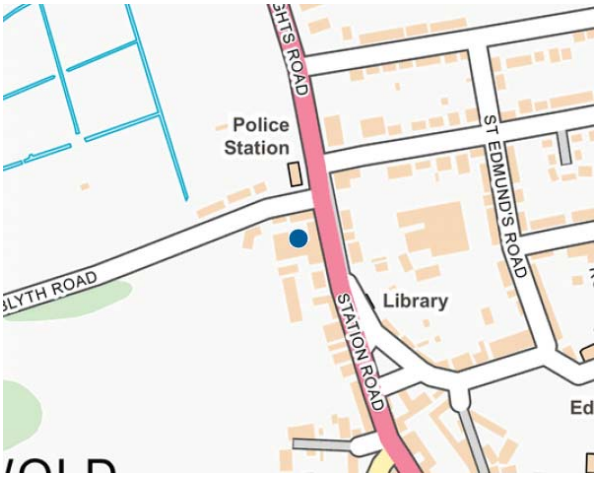
Photograph No. 11 – Rear corner of Unit 7

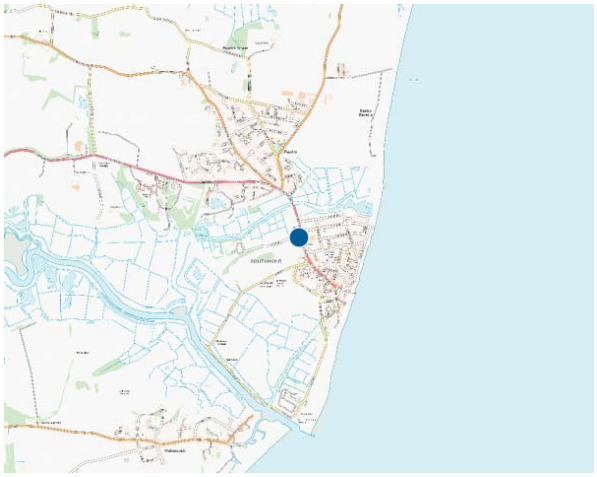
Photograph No. 12 – Elevation to south of courtyard

Groundsure
LOCATION INTELLIGENCE

BombRisk.com

Preliminary Unexploded Ordnance Risk Assessment





Project: SITE AT JUNCTION OF STATION ROAD AND BLYTH ROAD, SOUTHWOLD, IP18 6AX

Groundsure Ref: GS-6585895

Report prepared by Dynasafe BACTEC Limited and FIND Mapping Limited

Report reference: 503844

DYNASAFE Area Clearance

Dynasafe BACTEC Limited

FIND PROFESSIONAL MAPPING INTELLIGENCE

Preliminary Unexploded Ordnance Threat Assessment

SITE AT JUNCTION OF STATION ROAD AND BLYTH ROAD, SOUTHWOLD, IP18 6AX

Contents *Page*

1 Executive Summary

1 Has a potential unexploded ordnance (UXO) risk been identified at the site in question?

YES

Indicative British / Allied UXO Risk	**HIGH**
Indicative German UXO Risk	**MEDIUM**

2 Does the site in question require further research to clarify the unexploded ordnance (UXO) risk to future ground works?

YES

3 Dynasafe BACTEC's recommendation:

A Stage 2 Detailed Unexploded Ordnance Desktop Threat Assessment of the site is carried out.

To request a quotation please call Dynasafe BACTEC Limited on 01322 284 550

If you order the recommended Stage 2 Detailed Desktop Threat Assessment, you will be refunded the fee for this BombRisk Preliminary Threat Assessment.

2 Introduction

About Dynasafe BACTEC Limited

Since 1991, Dynasafe BACTEC Limited has supported the UK construction industry by assessing the risk of encountering items of unexploded ordnance (UXO) during intrusive works. Dynasafe BACTEC's specialist advice provides essential information for threat assessments, improving safety and enhancing reputations, helping contractors avoid costly delays.

Dynasafe BACTEC holds the following accreditations: Occupational Health & Safety Management Systems (OHAS 18001:2007), Environmental Management Systems (ISO 14001:2004) and Quality Management Systems (ISO 9001:2008).

The risk of encountering UXO on most sites in the UK is low. However, where a site is at increased risk it is necessary to take measures to mitigate that risk. The factors affecting UXO threat assessment are based upon the history and previous usage of a site and its surroundings.

In 2009, the Construction Industry Research and Information Association (CIRIA) established a set of guidelines to assist industry professionals.

CIRIA recommends a four stage risk management process:

- **Preliminary threat assessment**
- **Detailed threat assessment**
- **Risk mitigation**
- **Implementation**

The preliminary threat assessment enables a non-UXO specialist to place a site in context and to identify whether a more detailed assessment is necessary. The assessment is based upon data obtained from desktop reviews of the site's history and its proximity to potential indicators of UXO contamination.

There are two principal groups of onshore UXO in the UK:

- **British / Allied Army, Air Force and Navy activities – domestic military activity**
- **Enemy bombing during WWI and WWII – aerial bombing and naval bombardment**

These two groups comprise many potential UXO risk contributing sources within the UK, the most significant of which are listed below. Georeferenced databases containing this information are used by BombRisk.com to identify areas of potentially elevated UXO risk.

- **Historic army, navy and air-force facilities**
- **Explosives / ammunition factories**
- **Munitions storage depots**
- **Historic military training areas and firing ranges**

- **British army explosive ordnance clearance tasks / recces**
- **WWII heavy anti-aircraft batteries**
- **WWII anti-invasion defensive fortifications**
- **Miscellaneous WWII pipe mined locations**
- **WWII prisoner of war camps**
- **WWII German bombing density statistics**
- **WWII bombing decoy sites**
- **Press articles regarding UXO finds**
- **Locations of Dynasafe BACTEC UXO finds**
- **Locations of Dynasafe BACTEC desktop threat assessments**
- **Locations of Dynasafe BACTEC on-site support services**

About FIND Mapping Limited

Established in 2006, FIND Mapping Limited is a pioneering web mapping and spatial data technology company offering online mapping and consultancy services. FIND technology powers the generation of this report.

www.findmaps.co.uk provides detailed mapping and a wealth of data sets to hundreds of the UK's top property, environmental and design/build companies.

FIND's consultancy services provide bespoke internet mapping solutions to a range of businesses enabling them to manage their spatial data more effectively.

While working closely with a wide range of reputable data providers including Ordnance Survey and the Environment Agency, FIND works independently of these organisations. A similar arm's-length relationship is maintained in terms of software and hardware providers. This enables the team at FIND to offer truly independent advice.

3 Methodology

Dynasafe BACTEC Limited and FIND have compiled a geo-referenced database of potential sources of UXO risk within the UK. From this information a range of risk zones have been defined.

The weighting of these zones is based upon the influence of all relevant factors. A WWII-era RAF airfield, for example, has a far greater zone of influence than a single WWII-era Anti-Aircraft Battery, as it would have covered a larger area, housed a much greater quantity / variety of munitions, seen more domestic troop training activities and would have been a more likely target for enemy bombers.

An online Preliminary Automated UXO Threat Assessment will determine an indicative level of UXO risk relating to a site. Note that these risk levels could be subject to change following the completion of any Detailed Desktop Threat Assessment for the same site.

The assessment will list all factors contributing to this weighting and will also give appropriate recommendations for further action, if considered necessary.

4 Search Results

Dynasafe BACTEC Limited's UXO Source Database

Within 10km of the site the following potential sources of explosive ordnance have been recorded:

Source	*Number within 10km*
Military Airfield Sites	1
Bombing Decoy Sites	1
Press Articles regarding UXO Finds	3
WWII Defence Related Positions & Pillboxes	173
Historic Army Camps	1
Heavy Anti-Aircraft Batteries	19
Army Explosive Ordnance Clearance Tasks/Recces	12
Abandoned Bombs	None recorded
Prisoner of War Camps	None recorded
Military Training Areas and Firing Ranges	None recorded
Pipe Mined WWII Airfields	None recorded
Miscellaneous WWII Pipe Mined Locations	None recorded
Sites Related to the Manufacture of Explosives and Explosive Ordnance	None recorded
Dynasafe BACTEC Unexploded Ordnance Finds	None recorded
Dynasafe BACTEC Desk-top Threat Assessments	None recorded
Dynasafe BACTEC On-Site Support Services	None recorded

Of these sources, the following are deemed the most significant:

Army Explosive Ordnance Clearance Tasks/Reccess

Location	**Approximate distance (km) from site**
Marshes Between North Road & Buss Creek, Southwold	0.6
Southwold Sea Defences, Southwold	0.7

The site lies within or close to an area where a military clearance operation has been recorded. A clearance operation can describe anything from the recovery of a single item of ordnance found by a member of the public to large scale tasks involving detailed surveys.

Specific research is recommended in order to ascertain the scale of the clearance operation. This would include the type and quantity of ordnance recovered.

Records of a clearance task may indicate a history of military presence in an area. This history increases the risk that further munitions may be present.

Historic Army Camps

Camp Name	Approximate distance (km) from site
Southwold Camp	0.6

During WWI and WWII numerous British and Allied training and assembly camps were set up across the UK. Some of these camps were temporary, but many survived late into the 20th century before being converted to other uses.

Army camps generally hold stores of small arms and munitions for use in training exercises, both on site and in surrounding areas.

The proximity of the site to the recorded location of an historic camp/barrack increases the risk that there may be unexploded ordnance in the area. This should be more fully investigated.

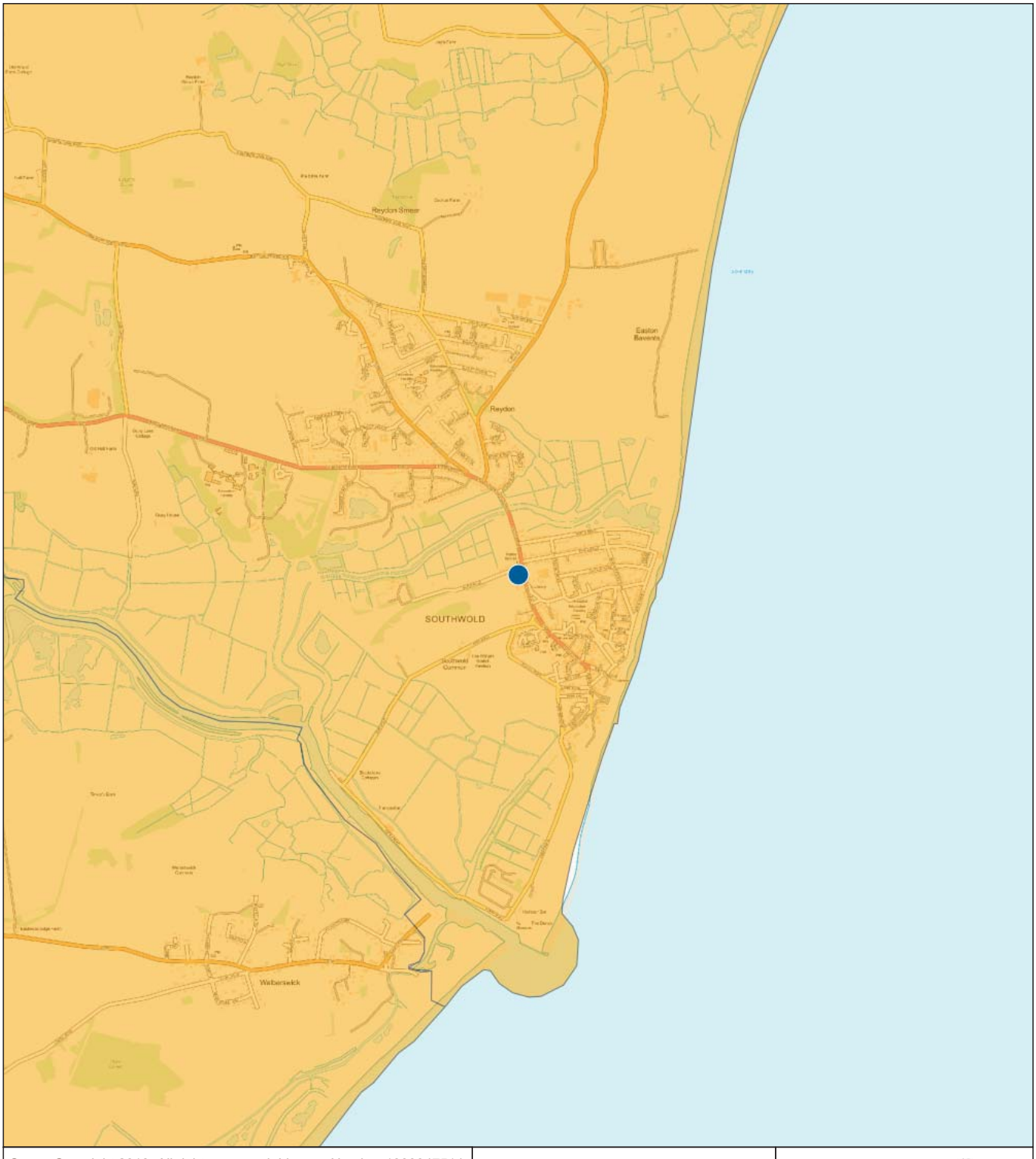
Press Articles regarding UXO Finds

Description	Article Id	Approximate distance from site	Article Appendix
Poss UXB, Southwold, Suffolk	PA156	0.6	Click here to view article
Two shells washed up on Walberswick Beach, Suffolk	PA287	1	Click here to view article

Dynasafe BACTEC has compiled a database of press articles relating to unexploded ordnance finds in the UK. The site is close to an incident where an item of unexploded ordnance was discovered.

Quite often items of unexploded ordnance do not exist in isolation. The discovery of one or a cache of items often indicates the presence of additional items. It is recommended that further details about the incident be obtained.

5 Risk of UXO based on WWII German bombing density



BombRisk.com

Dynasafe BACTEC Limited

DYNASAFE Area Clearance

FIND PROFESSIONAL MAPPING INTELLIGENCE

Map data

NEGLIGIBLE
LOW
MEDIUM
HIGH

1:20000

N W E S

0 400 800

Metres

6 Conclusions

Risk Levels and Recommendation

Indicative British / Allied UXO Risk

HIGH

There are significant potential sources of British / Allied UXO recorded in Dynasafe BACTEC's historical database in proximity to the site. It is recommended that further research is undertaken to determine more about these sources and to what degree they may have affected the site. Given the proximity and significance of these sources, the risk on site from UXO is considered to be High.

Indicative German UXO Risk

MEDIUM

Historical records indicate a medium level of bombing density across the borough in which the site was situated during WWII.

More research should be undertaken to identify whether the site itself was bombed or damaged during WWII.

This preliminary assessment has identified a Medium risk from German unexploded bombs at this site.

Conclusion

This preliminary assessment has resulted in an overall High risk from UXO. Dynasafe BACTEC would recommend that a Detailed UXO Threat Assessment Desk Top Study is undertaken for this site.

Detailed assessments are conducted offline by Dynasafe BACTEC's researchers and use information such as historical mapping, WWII-era aerial photography, written air-raid precaution records and where necessary local archive research to fully qualify the risk on site. Land use, changes to building layout during WWII and post war redevelopment will also have an impact on any remaining level of risk from UXO. It is often possible to 'zone' sites into different risk categories. The lead time for a detailed assessment will vary between 3-10 working days dependent upon the complexity of the site and the additional site specific information required.

For a quotation, or more information, please contact Dynasafe BACTEC on 01322 284 550.

www.bombrisk.com

DYNASAFE
Area Clearance

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