



Demolition Survey

Former Buxton Rail Shed
Station Road
Buxton
Derbyshire
SK17 6AQ



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Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction and scope of works
4. Agreed survey exclusions and caveats
5. Survey methodology, risk assessments and recommendations

Appendix A General Building Comments

Appendix B Survey Results

Appendix C Bulk Analysis Results

Appendix D Plans

1. Executive Summary/Conclusions

Asbestos containing materials have been identified during the Demolition Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Environmental Essentials.

ACMs requiring removal

Building	Floor	Item	Location	Sample Ref	Recommendations
Former Buxton Rail Shed	0	Door to electrical unit	019 - Engine shed	014	Remove – NLW
Former Buxton Rail Shed	0	Gaskets	022 - Fuel store	026	Remove – NLW
Former Buxton Rail Shed	0	Guttering	019 - Engine shed	015	Remove – NLW
Former Buxton Rail Shed	0	Panel within electrics	019 - Engine shed	013	Remove – NLW
Former Buxton Rail Shed	0	Paper debris to floor	018 - Boiler room	010	Remove – LARC
Former Buxton Rail Shed	0	Roof panels	019 - Engine shed	P001	Remove – LARC
Former Buxton Rail Shed	0	Woven flash guards	019 - Engine shed	012	Remove – NLW
Former Buxton Rail Shed	0	Woven seals to roof glazing	019 - Engine shed	P002	Remove – LARC
Former Buxton Rail Shed	External	Downpipes	024 - External to fuel store	027	Remove – NLW
Former Buxton Rail Shed	External	Gaskets	024 - External to fuel store	029	Remove – NLW
Former Buxton Rail Shed	External	Gaskets to fuel pumps	021 - External	025	Remove – NLW
Former Buxton Rail Shed	External	High level wall cladding	021 - External	020	Remove – NLW
Former Buxton Rail Shed	External	High level wall cladding	021 - External	021	Remove – NLW
Former Buxton Rail Shed	External	High level wall cladding	021 - External	022	Remove – NLW

1. Executive Summary/Conclusions

Building	Floor	Item	Location	Sample Ref	Recommendations
Former Buxton Rail Shed	External	High level wall cladding	021 - External	023	Remove – NLW
Former Buxton Rail Shed	External	Hoppers and downpipes	021 - External	019	Remove – NLW

It is recommended that access within the above areas is restricted until the safe removal of ACMs is complete. All works, whether licensed or non-licensed, must be undertaken in accordance with the most current Control of Asbestos Regulations and supporting ACOPs and guidance notes. For further advice please contact your specific Project Manager at Environmental Essentials Ltd.

ACMs requiring remedial attention

No material in this category

ACMs requiring ongoing management

No material in this category

1. Executive Summary/Conclusions


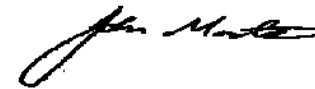
Inaccessible areas

During the survey the following rooms/areas were inaccessible despite every effort being made by the survey team to gain access. For Management purposes these rooms should be presumed to contain Asbestos until arrangements can be made for access and assessment.

The Client should be aware that this section only contains a list of rooms/areas that were inaccessible. Elements or items within a room/area that were inaccessible (e.g. within timber boxings) will be recorded by the Surveyor and these will be detailed within either Appendix A – General Building Comments, or Appendix B – Survey Results.

Building	Location Name/Number	Comments
Former Buxton Rail Shed	Ground floor 023 Fuel store	No access was possible as unable to remove boarding from doorway.

2. Contract Review

Name and address of site:	Former Buxton Rail Shed, Station Road, Buxton, Derbyshire, SK17 6AQ		
Name and address of client:	DB Schenker, Crewe IEMD, Wistaston Road, Crewe, Cheshire, CW2 7RL		
Client contact/representative:	Jason Desnica		
Type of survey:	Demolition Survey		
Date of survey:	11 November 2013		
Environmental Essentials Project No.	P-109746		
Project Manager:	Matt Farr		
Lead Surveyor[s]:	Paul Hitchen	Signature	
Report Technically reviewed by:	John Master	Signature	
Report issue date:	26 November 2013		

3. Introduction and scope of works

3.1 DB Schenker commissioned Environmental Essentials Ltd to undertake a Demolition Survey of:

Former Buxton Rail Shed, Station Road, Buxton, Derbyshire, SK17 6AQ

3.2 Initial site observations:

The former engine shed is a large brick and steel structure. The fuel depot consists of two small brick buildings and steel tanks.

3.3 The purpose of the survey is to enable those responsible for the management of the site to compile the necessary risk assessments, ascertain any necessary restrictions on the operation of the site and make due provision for the management of asbestos containing materials [ACMs] identified as part of the duty holders ongoing obligations under Regulation 4 of the most current Control of Asbestos Regulations.

3.4 The scope of the survey was defined by Matt Farr and Jason Desnica as:

Full demolition survey prior of former engine shed and fuel depot prior to demolition. All areas to be left as secure as reasonably practicable following survey.

3. Introduction and scope of works

- 3.5 The following areas will be included within the scope of work and will be accessed and inspected as part of the survey, if deemed necessary by the Client and Environmental Essentials, with consideration to any maintenance activity or proposed works. This will be particularly relevant to Refurbishment or Demolition Surveys although particular building use may mean that some may be required during a Management Survey.

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Solid wall cavities	Removal of vent covers/window sills.	Yes	Limited inspections undertaken via removing air/ventilation bricks.
Partition wall cavities	Inspection hole created with appropriate tools.	Yes	Representative intrusive inspections undertaken throughout.
Above fixed suspended ceilings	Inspection hole created with appropriate tools. May also be possible via the removal of flooring within areas above.	Yes	Intrusively inspected where identified throughout.
Within boxings or risers (not formed with panelling of a suspect nature).	Removal of covering panels.	Yes	All boxings/riser to be intrusively inspected throughout.
Floor voids	Removal of flooring. Use of existing access points.	Yes	Inspected from where access is possible.
Beneath window sills	Removal of window sills or inspection hole created with appropriate tools.	Yes	
Within fire doors	Removal of door furniture. Inspection hole created with appropriate tools.	Yes	
Beneath fixed flooring materials (e.g. laminate / ceramic tiles)	Removal of flooring.	Yes	Intrusive inspections to be undertaken beneath fixed flooring in representative locations.
Beneath carpet or non-asbestos flooring	Removal of flooring	Yes	
Behind fixed wall cladding / coverings / tiles	Removal of cladding / coverings / tiles.	Yes	Representative intrusive inspections to be undertaken to the rear of fixed wall cladding/coverings throughout.

3. Introduction and scope of works

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Behind skirting and door frames	Removal of skirting and door frames.	Yes	Inspected throughout.
Beneath or behind furniture – e.g. bath panels / kitchen units	Removal of cladding panels / units. Inspection hole created with appropriate tools.	Yes	Inspections undertaken as far as is reasonably practicable.
Beneath non asbestos insulation to pipe work / calorifiers etc	Removal of insulation materials.	Yes	Representative intrusive inspections made beneath non asbestos pipe insulation throughout.
Behind non asbestos external soffits / fascias	Removal of soffit / fascia. Inspection hole created with appropriate tools.	Yes	Intrusive inspections made via MEWP access.
Roof voids	Inspection from the access hatch if no flooring available	No	
Inaccessible or locked rooms to which there are no keys available	Access gained using intrusive methods.	Yes	All areas to be accessed during survey. Areas not accessible.
Work at height where access equipment would be required	Inspection via MEWP or scaffold as appropriate.	Yes	All MEWP operators to hold full valid IPAF license.
All areas found within site boundaries	Inspection of all areas within the site boundaries	Yes	

3.6 Site specific inclusions - None

4. Agreed exclusions and caveats

- 4.1 The following are standard exclusions which will be applied to the survey undertaken at the property. These will be discussed and pre-agreed with the Client prior to commencement of the survey, and will serve as specific caveats within the property Survey Report. **All areas excluded from the survey must be presumed to contain Asbestos.**

Other exclusions may become apparent during the course of the survey which will be communicated to the Client before being applied to the survey report.

Item to be excluded from the survey	Excluded?	Comments
Within electric switchgear, fuse boxes, plant and other associated services.	No	Requires isolation/certification prior to survey.
Within operational plant and machinery including boilers / calorifiers / lift machinery etc.	No	Requires isolation/certification prior to survey.
Access behind / above existing ACM's which would require the use of a LARC and enclosure.	Yes	Would require LARC at additional cost.
Intrusion through solid ceiling slab or solid walls requiring additional specialist support services.	Yes	Would require specialist equipment.
Below external ground level	Yes	Excavation works excluded from the scope of survey.

- 4.2 Site Specific Exclusions - None

5. Survey methodology, risk assessments and recommendations

5.1 Survey Methodology, Risk Assessment and Recommendation

Environmental Essentials Ltd are UKAS Accredited as an Inspection Body under BS EN ISO 17020 which covers all types of Asbestos survey.

Environmental Essentials Ltd are also UKAS Accredited as a Testing Laboratory under BS EN ISO 17025 which covers both the Sampling and Analysis of bulk materials thought to contain Asbestos.

Survey types as defined within HSG264 Asbestos: The Survey Guide are as follows:

Management Survey

A Management survey is "The Standard Survey" and will identify and assess the risks from Asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Refurbishment or Demolition Survey

These types of survey serve to identify all Asbestos materials as far as reasonably practicable within the fabric of a building prior to any such works.

This Demolition Survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The Survey Guide, HSG248 Asbestos: The Analysts Guide and Environmental Essentials' in-house procedures. **Further information with regard to methods is available within the Project specific "Survey Plan".**

During the course of the survey, Environmental Essentials will have risk assessed each material identified and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems – The Material Risk Assessment and the Priority Risk Assessment.

The Material Risk Assessment considers the type and condition of ACM's and their ability to release fibres into the air. It comprises of four separate elements as follows:

- Product Type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or Strongly Presumed ACM's will be scored as containing Crocidolite asbestos [3], unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a Material Risk assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

All Management surveys will include a Material Risk Assessment for Asbestos Containing Materials identified. Unless requested by the Client or advised, materials identified within a Demolition survey will not include a Material Risk Assessment as it is anticipated that all materials will be removed from site.

The Material Risk Assessment highlights immediately the materials of high risk. The priority for Asbestos Management is determined by carrying out a further assessment called the Priority Risk Assessment.

5. Survey methodology, risk assessments and recommendations

This Assessment is described in detail within HSE Guidance document HSG 227, is the responsibility of the Duty holder and should be carried out by a person with a detailed knowledge of the site and the activities performed within.

Environmental Essentials' can assist in this process by undertaking a Priority Risk Assessment during the course of a survey, however it is ultimately the responsibility of the Duty holder to consider this Assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The Priority Risk Assessment addresses the likelihood of the asbestos material being disturbed. It is important to remember that even asbestos materials in the poorest condition only represent a risk to health if the fibres are disturbed into the air we breathe. The Priority Risk Assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the Material and Priority Risk Assessments form the "Total Risk Score" for each particular material, which is used as the basis of an Asbestos Management/Action Plan. If a Client has not requested a Priority Risk Assessment then the Total Risk Assessment stated within the Survey Results will be reflective of the Material Risk Assessment only.

The undertaking of Priority Risk Assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Examples of the algorithms used when compiling Material and Priority Risk Assessments can be seen within Table 1 and Table 2 of this survey Report.

5.2 Recommendations

The survey team will make a recommendation for each ACM identified and this will be based upon the initial Material Risk Assessment. Further Priority Risk Assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made by the survey team at that point in time based upon their knowledge of asbestos materials and management only. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5.3 Bulk Identification

The analysis of bulk samples has been undertaken by Environmental Essentials' approved analytical laboratory, which holds Accreditation by UKAS as a Testing Laboratory. Certification, for the analysis of samples taken during this survey, is detailed within Appendix C.

Certificates/Schedules of the Laboratory's UKAS Accreditation can be provided at any time upon request.

Analysis of bulk samples was carried out in accordance with HSE Guidance HSG248 – The Analysts Guide.

Terminology

"Chrysotile" = White Asbestos

"Amosite", "Grunerite" = Brown Asbestos

"Crocidolite", = Blue Asbestos

"Asbestos Actinolite", "Asbestos Anthophyllite", "Asbestos Tremolite"

"No asbestos detected" – is attributed to the sample analysis as a result of organic, man-made mineral fibre or no fibres being detected within the sample mass.

5. Survey methodology, risk assessments and recommendations

Table 1 Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos Paper
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

5. Survey methodology, risk assessments and recommendations

Table 2 Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
		0 1 2	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed
	Accessibility	3 0 1 2	Routinely disturbed Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run
		3 0 1 2 3	>50m ² or >50m pipe run
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
		0 1 2 3	None 1 to 3 4 to 10 >10
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
		0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month



Appendix A - General Building Comments

Appendix A - General Building Comments


This section contains general survey comments which have been applied by the surveyor. The Client should be aware that comments and observations relevant to the survey and any material samples taken or presumed may also be contained within Appendix B – Survey Results.


Building	Location Name/Number	Comments
Former Buxton Rail Shed	General comments (000)	The internal inspection revealed concrete ceilings, brick walls and concrete floors. Intrusive inspections beneath tiled sills, behind timber architraves and behind tiled and timber skirtings revealed the brick walls. Limited inspections were conducted throughout due to large amount of waste, stored items and debris present throughout the building. The electrical switchgear was inspected as far as reasonably practicable as no isolation certificate was present.





Appendix B - Survey Results


Service Type	Demolition Survey		
Project number	P-109746	Surveyors	Paul Hitchen
Client	DB Schenker	Survey date	11 November 2013
Site Address	Former Buxton Rail Shed Station Road Buxton Derbyshire SK17 6AQ	Analyst	Andrew Cook Diane Thomas
		Analysis date	14 November 2013


	Sample No	Building	Floor	Analysis
	P-109746/001	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	001 - Male WC - Paint to walls	Textured coatings	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed ceramic cisterns and plastic soil pipes.			


	Sample No	Building	Floor	Analysis
	P-109746/002	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	002 - Female WC - Paint to walls	Textured coatings	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed ceramic cisterns and plastic soil pipes.			


	Sample No	Building	Floor	Analysis
	P-109746/003	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	003 - Changing room - Floor tiles	Thermoplastic floor tiles	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/004	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	004 - Changing room - Floor tiles	Thermoplastic floor tiles	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/005	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	006 - Battery store - Board panel within fire doors	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled material is present to both doors within this area.			


	Sample No	Building	Floor	Analysis
	P-109746/006	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	009 - Store - Floor tiles	Thermoplastic floor tiles	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/007	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	010 - Office - Floor tiles	Thermoplastic floor tiles	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/008	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	011 - Store - Gasket	Gasket	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/009	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	012 - Store - Floor tiles	Thermoplastic floor tiles	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/010	Former Buxton Rail Shed	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	018 - Boiler room - Paper debris to floor	Paper	1 m ²	Asbestos paper
	Product type	Condition	Surface Treatment	Asbestos type
	2	2	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	6	-	6	2 - Easily disturbed
Recommended action	Remove – LARC			
Recommendation comments	-			
Surveyor comments	The sampled material is present throughout the area where long strand MMMF insulation is present to the floor.			


	Sample No	Building	Floor	Analysis
	P-109746/011	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	018 - Boiler room - Bitumen within wall cavity	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	A limited inspection was conducted to the walls within this area due to their poor condition. No inspection was possible to the ceiling or water tanks due to height and access restrictions.			


	Sample No	Building	Floor	Analysis
	P-109746/012	Former Buxton Rail Shed	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Engine shed - Woven flash guards	Woven product	11 Number	Asbestos woven material
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	5	-	5	1 - Occasional disturbance
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/013	Former Buxton Rail Shed	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Engine shed - Panel within electrics	Cement product	1 Number	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/014	Former Buxton Rail Shed	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Engine shed - Door to electrical unit	Reinforced plastic material	1 m ²	Asbestos reinforced plastic
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	1 - Occasional disturbance
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/015	Former Buxton Rail Shed	Ground Floor	Crocidolite, Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Engine shed - Guttering	Cement product	200 m linear	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	3
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	6	-	6	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	The guttering could only be sampled from the mezzanine level due to height restrictions but is identical throughout the entire area. The downpipes from the guttering could only be sampled externally put are of an identical material internally. The high level wall panels were also sampled externally due to height and access restrictions internally.			


	Sample No	Building	Floor	Analysis
	P-109746/016	Former Buxton Rail Shed	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Engine shed - Paper debris to floor	Paper	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled material is present throughout the area where long strand MMMF insulation is present to the floor. No inspection was conducted within the pits due to them being flooded.			


	Sample No	Building	Floor	Analysis
	P-109746/017	Former Buxton Rail Shed	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	020 - Mezzanine level - Vinyl flooring	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	A limited inspection was conducted due to the timber floor being water damaged and holes being visible.			


	Sample No	Building	Floor	Analysis
	P-109746/018	Former Buxton Rail Shed	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Insulation within cavity of high level wall cladding	Insulation	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled material was identified where damage has occurred to the wall cladding to the gable end.			


	Sample No	Building	Floor	Analysis
	P-109746/019	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Hoppers and downpipes	Cement product	25 m linear	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	All hoppers and downpipes are of an identical material. Downpipes are also visible from within the building at high level.			


	Sample No	Building	Floor	Analysis
	P-109746/020	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - High level wall cladding	Cement product	100 m ²	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/021	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - High level wall cladding	Cement product	100 m²	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/022	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - High level wall cladding	Cement product	100 m²	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/023	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - High level wall cladding	Cement product	100 m ²	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	3	-	3	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/024	Former Buxton Rail Shed	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Felt to main roof	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/025	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Gaskets to fuel pumps	Gasket	1 m ²	Asbestos gasket
	Product type	Condition	Surface Treatment	Asbestos type
	2	0	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	A composite sample was taken of all gaskets to fuel pumps.			


	Sample No	Building	Floor	Analysis
	P-109746/026	Former Buxton Rail Shed	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	022 - Fuel store - Gaskets	Gasket	1 m ²	Asbestos gasket
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	5	-	5	1 - Occasional disturbance
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	An extremely limited inspection was conducted due to the large amount of stored items within this area.			


	Sample No	Building	Floor	Analysis
	P-109746/027	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External to fuel store - Downpipes	Cement product	4 m linear	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	1 - Occasional disturbance
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	All downpipes are of an identical material.			


	Sample No	Building	Floor	Analysis
	P-109746/028	Former Buxton Rail Shed	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External to fuel store - Bitumen covering to guttering	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	P-109746/029	Former Buxton Rail Shed	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External to fuel store - Gaskets	Gasket	1 m ²	Asbestos gasket
	Product type	Condition	Surface Treatment	Asbestos type
	2	0	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	0 - Usually inaccessible
Recommended action	Remove – NLW			
Recommendation comments	-			
Surveyor comments	A composite sample was taken of the external gaskets.			

	Sample No	Building	Floor	Analysis
	P-109746/030	Former Buxton Rail Shed	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External to fuel store - Damp proof course	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The external inspection of the fuel stores revealed modern roofing felt. No inspection was conducted to the top of the fuel tanks due to safety reasons.			

	Sample No	Building	Floor	Analysis
	P-109746/031	Former Buxton Rail Shed	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Damp proof course	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The external inspection was conducted from ladders only. Plastic downpipes and concrete soffits were identified. Inspection beneath the felt above the concrete soffits revealed timber of which inspection beneath revealed the concrete guttering/soffit. The pitched roof was only visually inspected due to height and safety restrictions. Beneath the felt a metal roof was revealed which was visible internally. No inspection was possible to the flat roof of the boiler room due to height restrictions.			

	Sample No	Building	Floor	Analysis
	P-109746/As 005	Former Buxton Rail Shed	Ground Floor	Strongly presumed; No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	007 - Chemical store - Board panel within fire doors	Insulating board	N/A	Strongly presumed; Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled material is present to both doors within this area.			

	Sample No	Building	Floor	Analysis
	P-109746/P001	Former Buxton Rail Shed	Ground Floor	Presumed to contain asbestos
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Engine shed - Roof panels	Insulating board	8 m ²	N/A
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	2	3
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	8	-	8	0 - Usually inaccessible
Recommended action	Remove – LARC			
Recommendation comments	-			
Surveyor comments	The identified material has been presumed due to height and access restrictions.			

	Sample No	Building	Floor	Analysis
	P-109746/P002	Former Buxton Rail Shed	Ground Floor	Presumed to contain asbestos
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Engine shed - Woven seals to roof glazing	Woven product	100 m linear	N/A
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	1	3
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	7	-	7	0 - Usually inaccessible
Recommended action	Remove – LARC			
Recommendation comments	-			
Surveyor comments	The identified material has been presumed due to height and access restrictions.			



Appendix C - Bulk Analysis Results



2719

CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate Ref No: P-109746
Page: 1 of 4

Issue Date: 26 November 2013
Samples Taken: 11 November 2013
Sampled by: Paul Hitchen
Date Analysed: 14 November 2013
Analysed By: Andrew Cook
 Diane Thomas
 Lab L1
 Former Buxton Rail
 Shed
 Station Road
 Buxton
 Derbyshire
 SK17 6AQ

Client Order Ref: 4500457993
Client: DB Schenker

Address: Wistaston Road
 Crewe
 Cheshire
 Wistaston Road

Laboratory:
Site:

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
001	Former Buxton Rail Shed - 0 - 001 Male WC - Paint to walls	No asbestos detected	Non-asbestos material
002	Former Buxton Rail Shed - 0 - 002 Female WC - Paint to walls	No asbestos detected	Non-asbestos material
003	Former Buxton Rail Shed - 0 - 003 Changing room - Floor tiles	No asbestos detected	Non-asbestos material
004	Former Buxton Rail Shed - 0 - 004 Changing room - Floor tiles	No asbestos detected	Non-asbestos material
005	Former Buxton Rail Shed - 0 - 006 Battery store - Board panel within fire doors	No asbestos detected	Non-asbestos material
006	Former Buxton Rail Shed - 0 - 009 Store - Floor tiles	No asbestos detected	Non-asbestos material
007	Former Buxton Rail Shed - 0 - 010 Office - Floor tiles	No asbestos detected	Non-asbestos material
008	Former Buxton Rail Shed - 0 - 011 Store - Gasket	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

The analysis detailed in this certificate was undertaken by Polarised Light Microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive Guidance Note HSG248 'The Analysts' Guide for sampling, analysis and clearance procedures'.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot validate the accuracy of the sample in relation to the sampling procedures and as such cannot guarantee the accuracy of the results and information relating to those samples.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the product types detailed on this certificate.

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

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Authorised By: John Master

Position: Asbestos Consultant

Signed:

Midland Office (Lab L1) - Unit 3 Arlington Court, Silverdale Enterprise Park, Newcastle under Lyme, Staffordshire, ST5 6SS. Tel: 0845 456 9953.

E-mail: laboratory@environmentalessentials.co.uk

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E-mail: northwales@environmentalessentials.co.uk

Yorkshire Office (Lab L5) - Office S6 Evans Business Centre, Monckton Road, Wakefield, WF2 7AS. Tel: 01924 888195.

E-mail: yorkshire@environmentalessentials.co.uk

NB - "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.



2719

CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate Ref No: P-109746
Page: 2 of 4

Issue Date: 26 November 2013
Samples Taken: 11 November 2013
Sampled by: Paul Hitchen
Date Analysed: 14 November 2013
Analysed By: Andrew Cook
 Diane Thomas
 Lab L1
 Former Buxton Rail
 Shed
 Station Road
 Buxton
 Derbyshire
 SK17 6AQ

Client Order Ref: 4500457993
Client: DB Schenker

Address: Wistaston Road
 Crewe
 Cheshire
 Wistaston Road

Laboratory:
Site:

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
009	Former Buxton Rail Shed - 0 - 012 Store - Floor tiles	No asbestos detected	Non-asbestos material
010	Former Buxton Rail Shed - 0 - 018 Boiler room - Paper debris to floor	Chrysotile	Asbestos paper
011	Former Buxton Rail Shed - 0 - 018 Boiler room - Bitumen within wall cavity	No asbestos detected	Non-asbestos material
012	Former Buxton Rail Shed - 0 - 019 Engine shed - Woven flash guards	Chrysotile	Asbestos woven material
013	Former Buxton Rail Shed - 0 - 019 Engine shed - Panel within electrics	Chrysotile	Asbestos cement
014	Former Buxton Rail Shed - 0 - 019 Engine shed - Door to electrical unit	Chrysotile	Asbestos reinforced plastic
015	Former Buxton Rail Shed - 0 - 019 Engine shed - Guttering	Crocidolite Chrysotile	Asbestos cement
016	Former Buxton Rail Shed - 0 - 019 Engine shed - Paper debris to floor	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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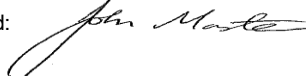
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Authorised By: John Master

Position: Asbestos Consultant

Signed: 

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E-mail: yorkshire@environmentalessentials.co.uk

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CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate Ref No: P-109746
Page: 3 of 4

Issue Date: 26 November 2013
Samples Taken: 11 November 2013
Sampled by: Paul Hitchen
Date Analysed: 14 November 2013
Analysed By: Andrew Cook
 Diane Thomas
 Lab L1
 Former Buxton Rail
 Shed
 Station Road
 Buxton
 Derbyshire
 SK17 6AQ

Client Order Ref: 4500457993
Client: DB Schenker

Address: Wistaston Road
 Crewe
 Cheshire
 Wistaston Road

Laboratory:
Site:

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
017	Former Buxton Rail Shed - 1 - 020 Mezzanine level - Vinyl flooring	No asbestos detected	Non-asbestos material
018	Former Buxton Rail Shed - External - 021 External - Insulation within cavity of high level wall cladding	No asbestos detected	Non-asbestos material
019	Former Buxton Rail Shed – External - 021 External - Hoppers and downpipes	Chrysotile	Asbestos cement
020	Former Buxton Rail Shed - External - 021 External - High level wall cladding	Chrysotile	Asbestos cement
021	Former Buxton Rail Shed - External - 021 External - High level wall cladding	Chrysotile	Asbestos cement
022	Former Buxton Rail Shed - External - 021 External - High level wall cladding	Chrysotile	Asbestos cement
023	Former Buxton Rail Shed - External - 021 External - High level wall cladding	Chrysotile	Asbestos cement
024	Former Buxton Rail Shed - External - 021 External - Felt to main roof	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Page: 4 of 4

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 Diane Thomas
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 Former Buxton Rail
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 Station Road
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 Derbyshire
 SK17 6AQ

Client Order Ref: 4500457993
Client: DB Schenker

Address: Wistaston Road
 Crewe
 Cheshire
 Wistaston Road

Laboratory:
Site:

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
025	Former Buxton Rail Shed - External - 021 External - Gaskets to fuel pumps	Chrysotile	Asbestos gasket
026	Former Buxton Rail Shed - 0 - 022 Fuel store - Gaskets	Chrysotile	Asbestos gasket
027	Former Buxton Rail Shed - External - 024 External to fuel store - Downpipes	Chrysotile	Asbestos cement
028	Former Buxton Rail Shed - External - 024 External to fuel store - Bitumen covering to guttering	No asbestos detected	Non-asbestos material
029	Former Buxton Rail Shed - External - 024 External to fuel store - Gaskets	Chrysotile	Asbestos gasket
030	Former Buxton Rail Shed - External - 024 External to fuel store - Damp proof course	No asbestos detected	Non-asbestos material
031	Former Buxton Rail Shed - External - 021 External - Damp proof course	No asbestos detected	Non-asbestos material
End of report			

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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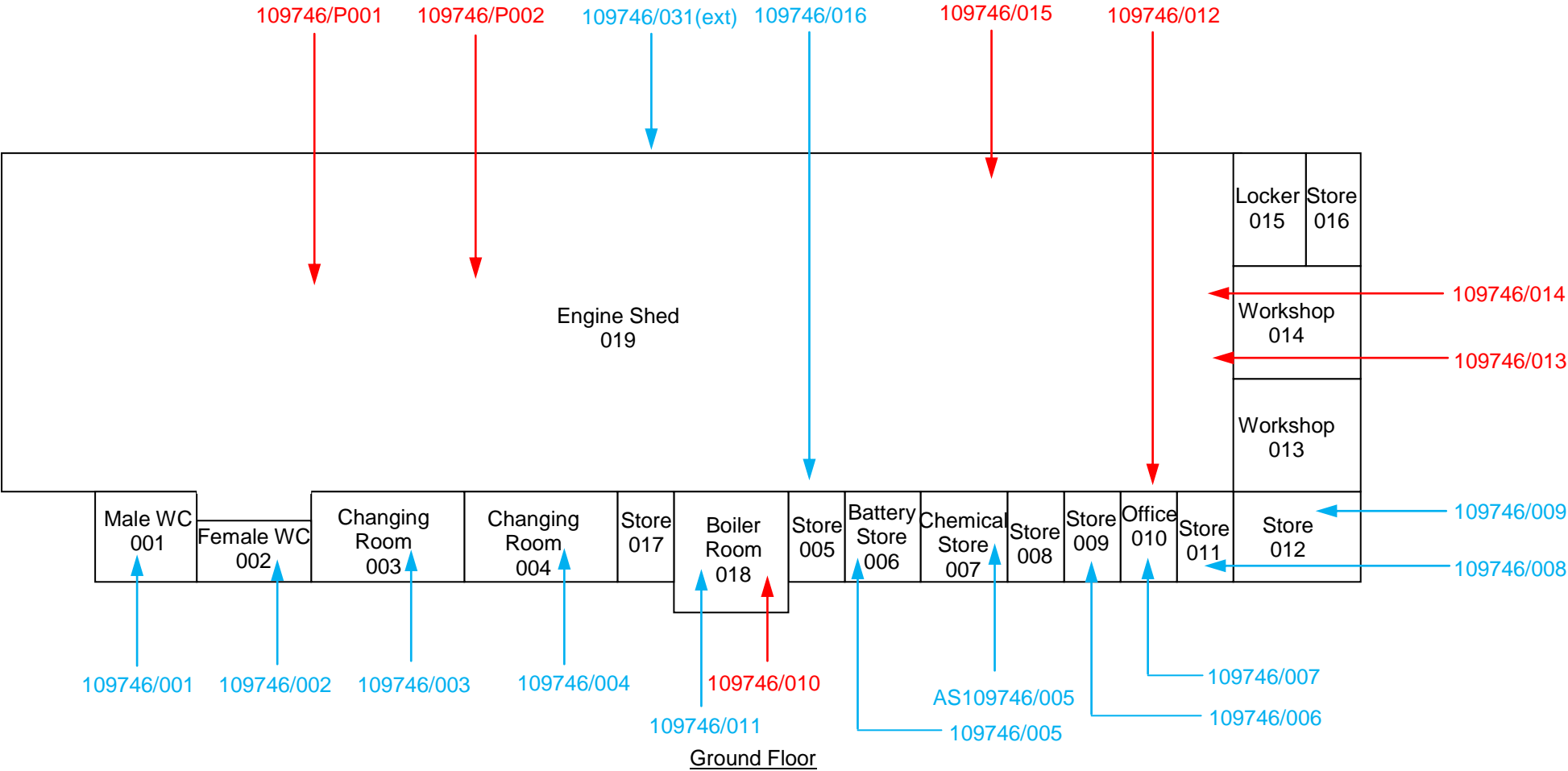
Yorkshire Office (Lab L5) - Office S6 Evans Business Centre, Monckton Road, Wakefield, WF2 7AS. Tel: 01924 888195.

E-mail: yorkshire@environmentalessentials.co.uk

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Appendix D - Plans



Exterior - 021

Engine Shed

Client:	Project:	Surveyors:
DB Shcenger	P-109746	PH/DS
Site:	Survey Date:	Drawn By:
Former Buxton Rail Shed	11/11/13	PH



Asbestos Sample LocationNon Asbestos Sample Location



Areas of No AccessSpecified Area

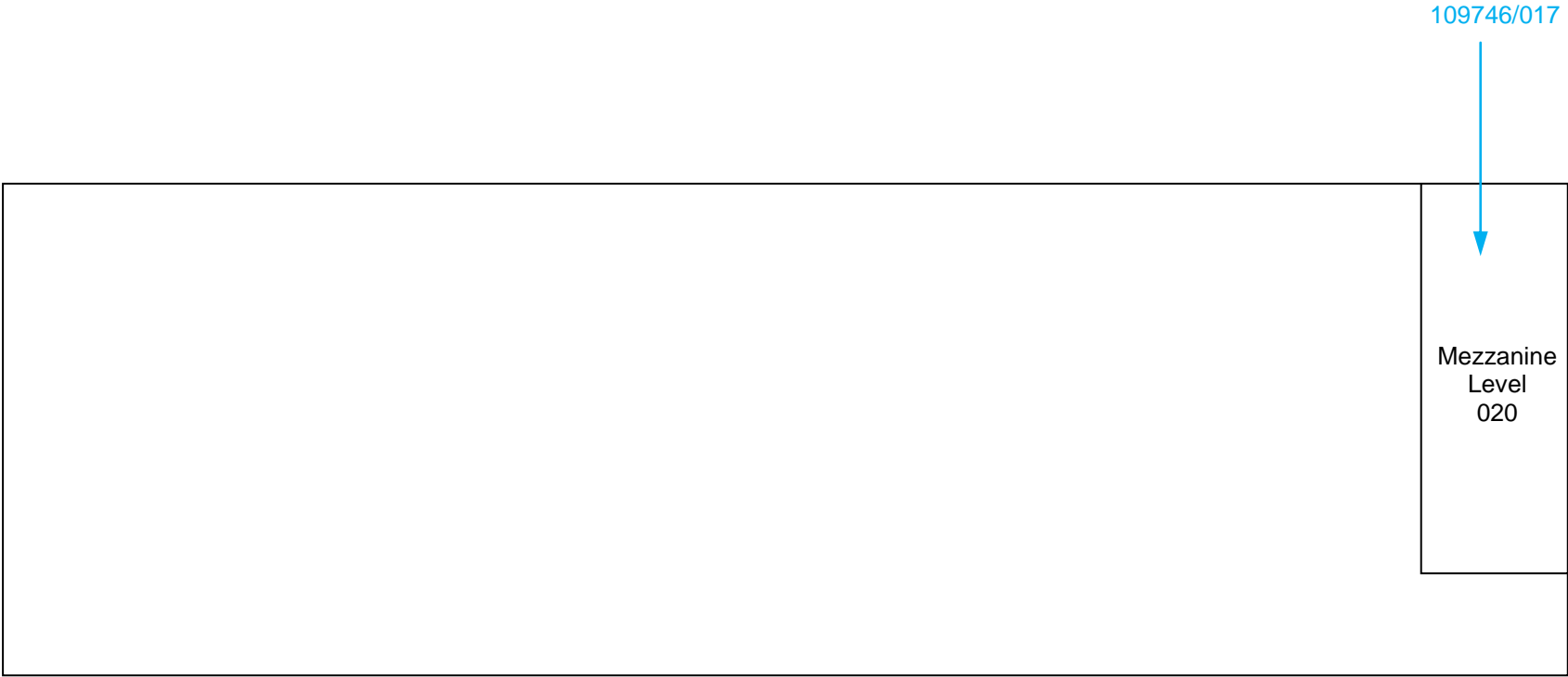


StairsDuct/Void access



Page 1 of 4

Not to Scale



Mezzanine Level

Engine Shed

Client:	Project:	Surveyors:
DB Shcenker	P-109746	PH/DS
Site:	Survey Date:	Drawn By:
Former Buxton Rail Shed	11/11/13	PH

 Asbestos Sample Location

 Non Asbestos Sample Location

 Areas of No Access

 Stairs

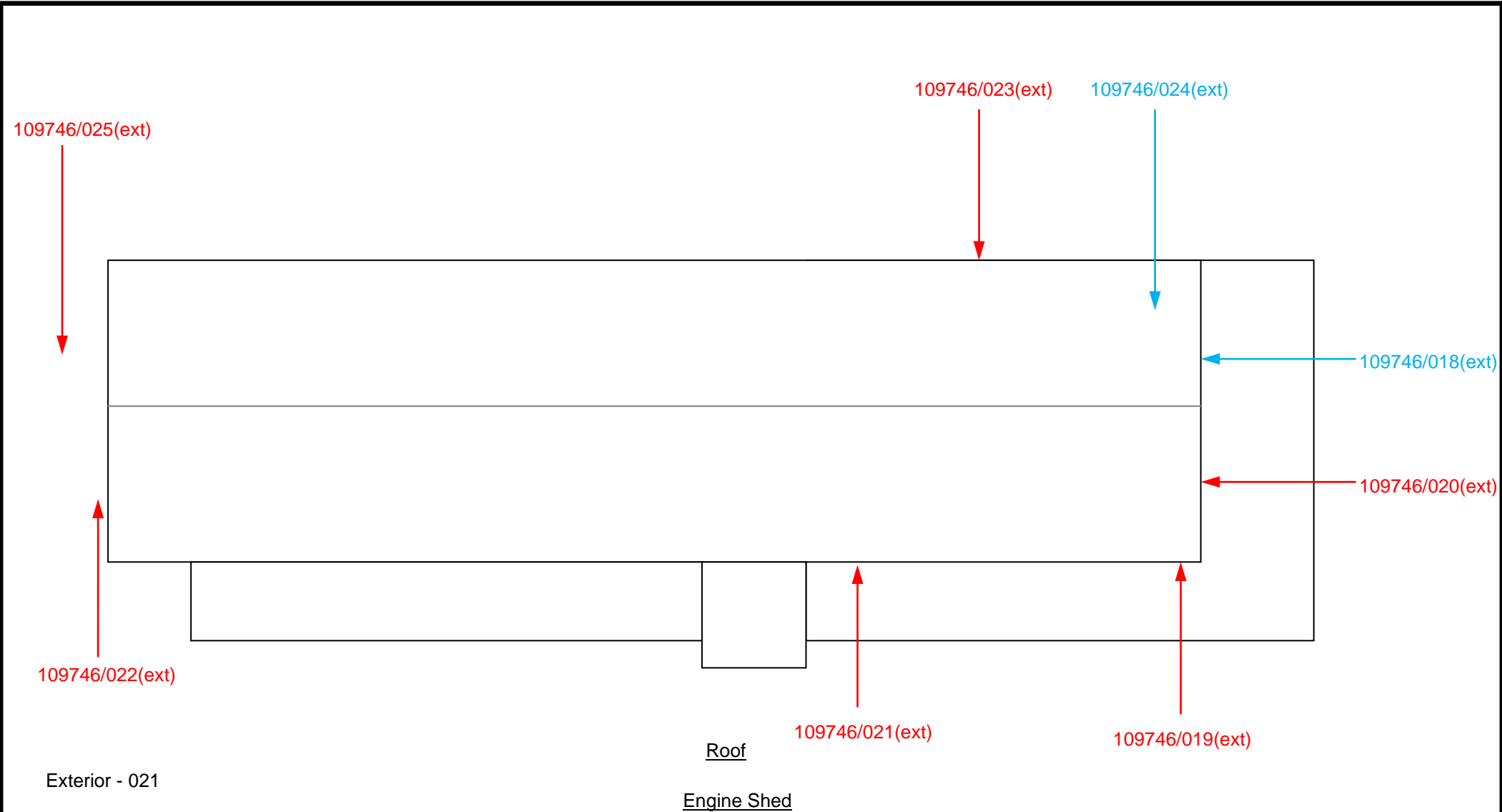
 Duct/Void access

 Specified Area



Page 2 of 4

Not to Scale



Exterior - 021

Roof

Engine Shed

Client:	Project:	Surveyors:
DB Shcencer	P-109746	PH/DS
Site:	Survey Date:	Drawn By:
Former Buxton Rail Shed	11/11/13	PH



Asbestos
Sample
Location



Non Asbestos
Sample
Location



Areas of
No Access



Stairs



Duct/Void
access

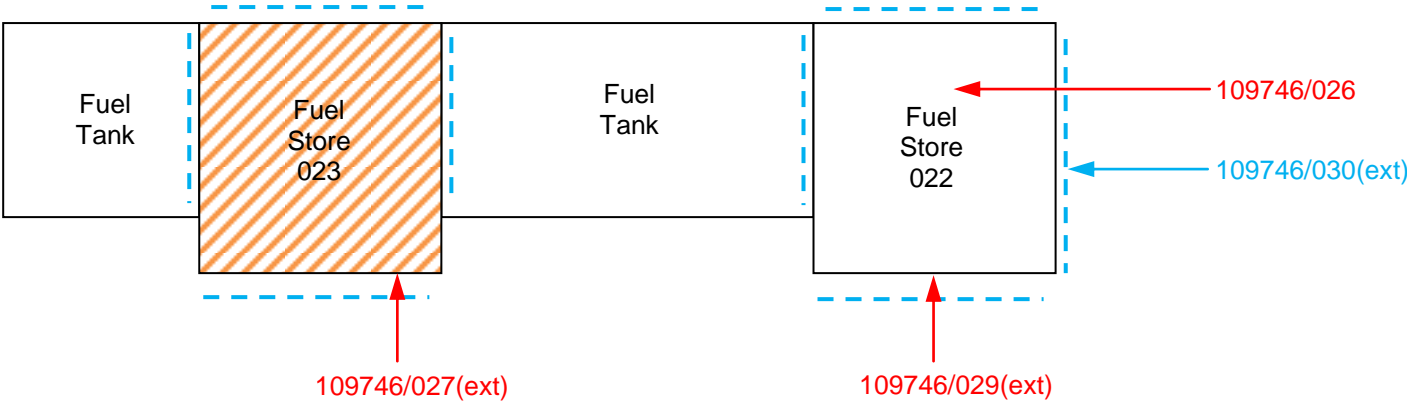


Specified
Area

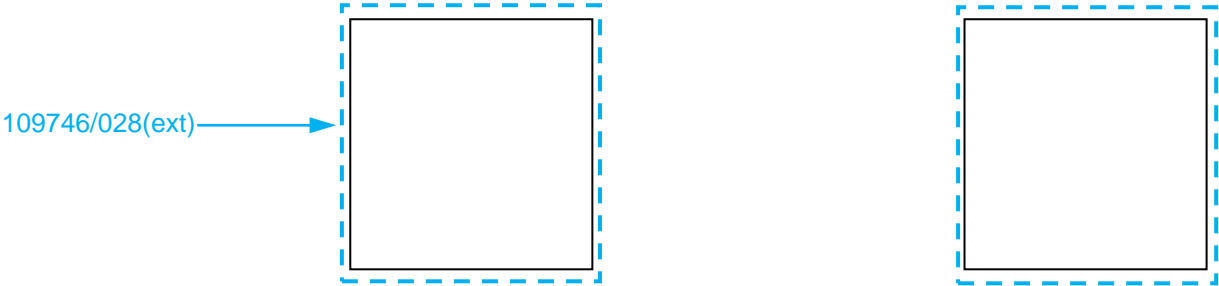


Page 3 of 4

Not to Scale



Ground Floor



Roof

Exterior - 024

Fuel Stores

Client:	Project:	Surveyors:
DB Shcenker	P-109746	PH/DS
Site:	Survey Date:	Drawn By:
Former Buxton Rail Shed	11/11/13	PH


Asbestos
Sample
Location


Non Asbestos
Sample
Location


Areas of
No Access


Stairs


Duct/Void
access


Specified
Area



Page 4 of 4

Not to Scale