

**Project Number A-02002 (6724)**

**Refurbishment and Demolition  
Asbestos Survey Report**

**Visitor Centre  
Lanwades Park  
Newmarket  
CN8 7UA**



Working in Partnership with Shield Services Group



Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	1

## Contents

<b>Section</b>	
<b>1</b>	<b>Contacts &amp; Authorisation</b>
<b>2</b>	<b>Executive Summary</b>
<b>3</b>	<b>Site Description &amp; Survey Information</b>
<b>4</b>	<b>Positive and Presumed Photos Sheets</b>
<b>5</b>	<b>Negative Photos Sheets</b>
<b>6</b>	<b>Survey Objectives</b>
<b>7</b>	<b>Survey Techniques</b>
<b>8</b>	<b>Survey Caveat</b>
<b>9</b>	<b>Survey Notes</b>
<b>10</b>	<b>Material Assessment Algorithm</b>
<b>11</b>	<b>Certificates of Bulk Analysis</b>
<b>12</b>	<b>Site Plan</b>

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	2



## Section 1: Contact Details

<b>Client Details:</b>		<b>Instructing Party:</b>	
<p><b>Lochailort Investments Ltd</b> (Company Number: 05605197) Eagle House 108-110 Jermyn Street London SW1Y 6EE; and</p> <p>Such associated company of Locailhort Investments Ltd as is notified in writing to the consultant, and;</p> <p><b>Animal Health Trust (in Liquidation)</b> (Royal Charter Company Number: RC000011 and Registered Charity Number: 209642) acting by the Receivers; and</p> <p><b>Andrew Burton Hughes and Julian Paul Smith</b> of Alder King LLP (Company Number: OC306796) whose registered office is at, Pembroke House, Clifton, Bristol BS8 3BA acting in their capacity as joint receivers of the Premises (the "Receivers")</p>		<p>Lochailort Investments Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE</p>	
<b>Contact Name:</b>	Hugo Haig	<b>Contact Name:</b>	Hugo Haig
<b>Tel:</b> 0203 468 4933	<b>Fax:</b> N/A	<b>Tel:</b> 0203 468 4933	<b>Fax:</b> N/A

<b>Site Address:</b>		<b>Report Author:</b>	
<p>Visitor Centre Lanwades Park Newmarket CN8 7UA</p>		<p>Armour Analytical Services Unit 6 Guardian Street Industrial Estate Warrington WA5 1SJ</p>	
<b>Contact Name:</b>	Hugo Haig	<b>Contact Name:</b>	Andrea Bansee
<b>Tel:</b> 0203 468 4933	<b>Fax:</b> N/A	<b>Mobile:</b> 07468 535 836	

<b>Lead Surveyor's Name:</b>	<b>Lead Surveyor's Authorising Signature:</b>
David Kelly	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	3



## Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
DK/01	Hessian Pipework Insulation - Woven Product	First Floor Workshop 001	N.A.D.I.S
DK/02	Felt to Underside of Roof - Bituminous Product	First Floor Workshop 002	N.A.D.I.S
DK/03	Sink Pad - Bituminous Product	First Floor Kitchen 003	N.A.D.I.S
DK/04	Panel above Boiler - Insulating Board	First Floor Boiler Room 004	N.A.D.I.S
DK/05	Putty to Windows - PVC / Reinforced Plastics	First Floor Offices x 3 005	N.A.D.I.S
DK/06	Cistern - PVC / Reinforced Plastics	Ground Floor Male WC 019	N.A.D.I.S
DK/07	Ceiling and Wall - Insulating Board	Ground Floor Understairs Cupboard 022	N.A.D.I.S
DK/08	Ceiling - Insulating Board	Ground Floor Lift Motor Room 026	N.A.D.I.S
DK/09	Soffit - Insulating Board	External Porch 028	N.A.D.I.S
DK/10	Undercloaking - Cement Product	External Roof 029	Chrysotile

N.A.D.I.S – No Asbestos Detected in Sample

A.D – Asbestos Detected

In addition to the above sampled items, the following items have been either been “Previously Sampled”, “Strongly Presumed” To Contain Asbestos or “Presumed” to Contain Asbestos as they were either visually identified in being so, labelled after previously being sampled on prior surveys or not accessible at the time of the survey:

Status	Sample Type	Location
Presumed	All - No Access Gained	First Floor Lift Shaft 014

The presence of asbestos in these areas cannot be ascertained at this time. If any works are to be carried out in these areas in the future, then these works should be approached cautiously.

In accordance with current legislation, any suspect materials encountered in these areas are to be assumed to contain asbestos until proven otherwise. This will normally involve cessation of works in the affected area.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	4



## **Section 3: Site Description & Survey Information**

### **Brief description on the general building construction**

Brick construction with a pitched tiled roof

### **Caveat for no access areas**

Limited damage possible as the building is listed.

### **EXTERNAL MATERIALS**

Roof Type	Pitched
Roof Materials	Non-asbestos Tiles
Soffits	Insulation Board, Timber
Fascia	Timber
Walls	Brick
Verge Under cloaking	Tile
Guttering	Metal
Downpipes	Metal
Window/Door frames	Timber
Other Materials	N/A

### **INTERNAL MATERIALS**

Loft Insulation	Fiberglass
Roof Underlining	Kingspan Panels, Felt
Ceilings	Plasterboard, Timber, Lath and Plaster
Walls <i>Internal</i>	Plasterboard, Timber, Lath and Plaster, Insulation Board
Floors	Carpet, Timber
Doors/Frames	Timber
Pipework/Insulation	Hessian, Foam
Boxings	Plasterboard, Timber
Boiler Make	Non-asbestos Boiler
Flue Pipes	Metal
Storage Heaters	Radiators
Electrical Boxes/Machinery	Non-asbestos Boxes
Ducting/Risers	Metal
Stairs	Timber
Lift Shafts	No Access
Other Materials	N/A

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	5

## Section 4: Positive and Presumed Photos Sheets

<b>Item No:</b>	<b>14</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Lift Shaft 014		



<b>Material Description:</b>	All - No Access Gained	
<b>Identification:</b>	Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	1 no	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Presumed	3
<b>Extent of Damage:</b>	Major damage	3
<b>Surface Treatment:</b>	Unsealed Insulation	3
<b>Asbestos type:</b>	Amosite, Chrysotile, Crocidolite	3
<b>Material Assessment Score:</b>		12
<b>Risk Assessment Score:</b>		High
<b>Action:</b>	Further Investigation Needed	
<b>Comments:</b>	No access within lift shaft as no lift engineer on site.	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	6

<b>Item No:</b>	<b>29</b>	<b>Sample No:</b>	<b>DK/10</b>
<b>Location:</b>	External - Roof 029		



<b>Material Description:</b>	Undercloaking - Cement Product	
<b>Identification:</b>	Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	38 LM	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Non-friable	0
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		3
<b>Risk Assessment Score:</b>		Negligible
<b>Action:</b>	Remove	
<b>Comments:</b>	Non-asbestos roof tiles	

## Section 5: Negative Photos Sheets

<b>Item No:</b>	<b>1</b>	<b>Sample No:</b>	<b>DK/01</b>
<b>Location:</b>	First Floor - Workshop 001		



<b>Material Description:</b>	Hessian Pipework Insulation - Woven Product	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Located to pipework within eaves and likely found throughout building	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	8

<b>Item No:</b>	<b>2</b>	<b>Sample No:</b>	<b>DK/02</b>
<b>Location:</b>	First Floor - Workshop 002		



<b>Material Description:</b>	Felt to Underside of Roof - Bituminous Product	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Visible within plasterboard eave boxing. Plasterboard walls/ceilings. Rubber stair nosing	

<b>Item No:</b>	<b>3</b>	<b>Sample No:</b>	<b>DK/03</b>
<b>Location:</b>	First Floor - Kitchen 003		



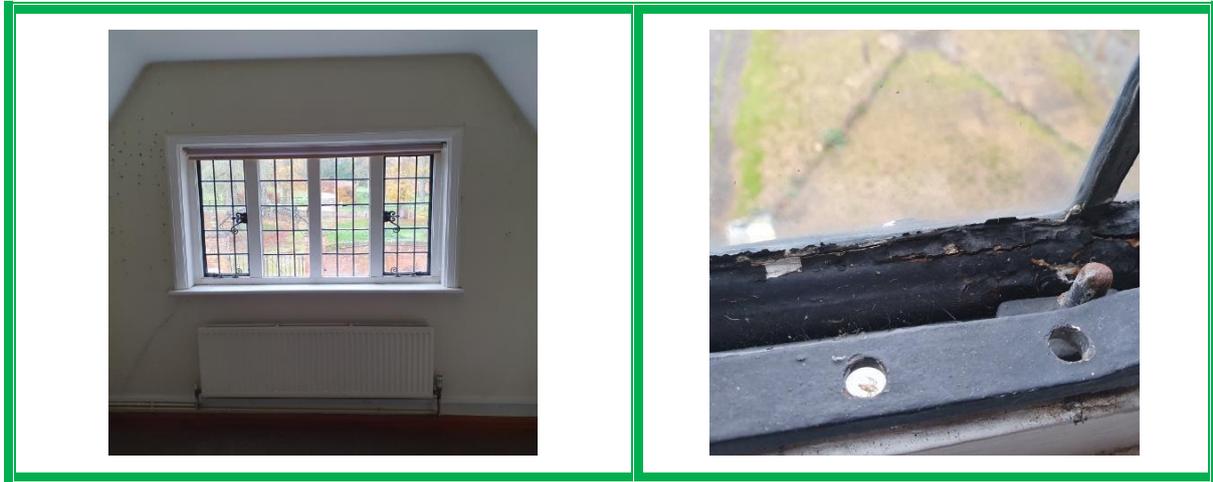
<b>Material Description:</b>	Sink Pad - Bituminous Product	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard and solid walls, modern lino flooring, plasterboard ceiling	

<b>Item No:</b>	<b>4</b>	<b>Sample No:</b>	<b>DK/04</b>
<b>Location:</b>	First Floor - Boiler Room 004		



<b>Material Description:</b>	Panel above Boiler - Insulating Board	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls and ceiling. Non-asbestos Thermocon boiler	

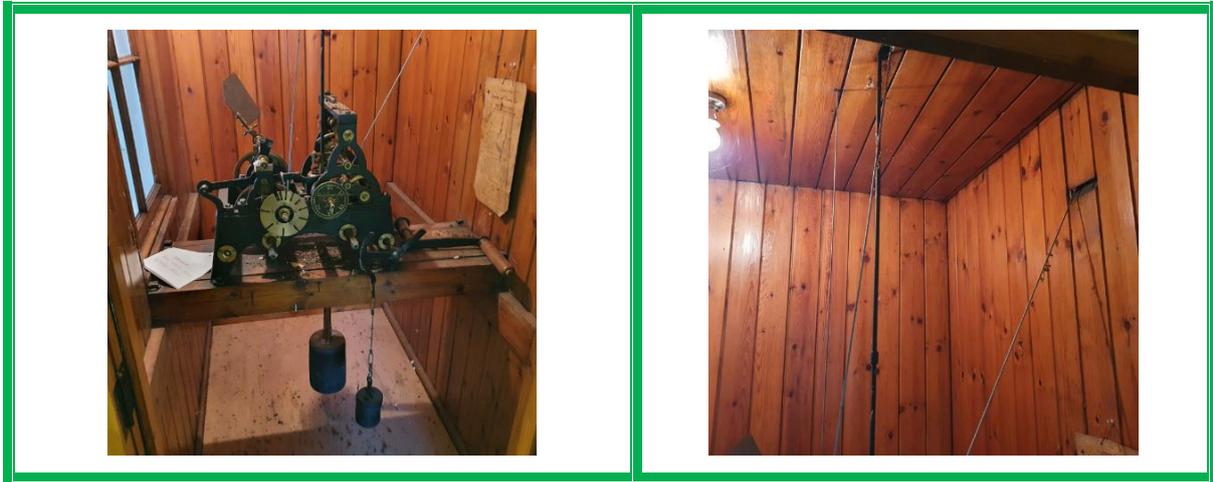
<b>Item No:</b>	<b>5</b>	<b>Sample No:</b>	<b>DK/05</b>
<b>Location:</b>	First Floor - Offices x 3 005		



<b>Material Description:</b>	Putty to Windows - PVC / Reinforced Plastics	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Treat as uniform to windows throughout building. Solid panel to fireplace. Plasterboard and solid walls.	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	12

<b>Item No:</b>	<b>6</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Winding Clock Room 006		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Timber walls and ceiling	

<b>Item No:</b>	<b>7</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Winding Clock Room 007		



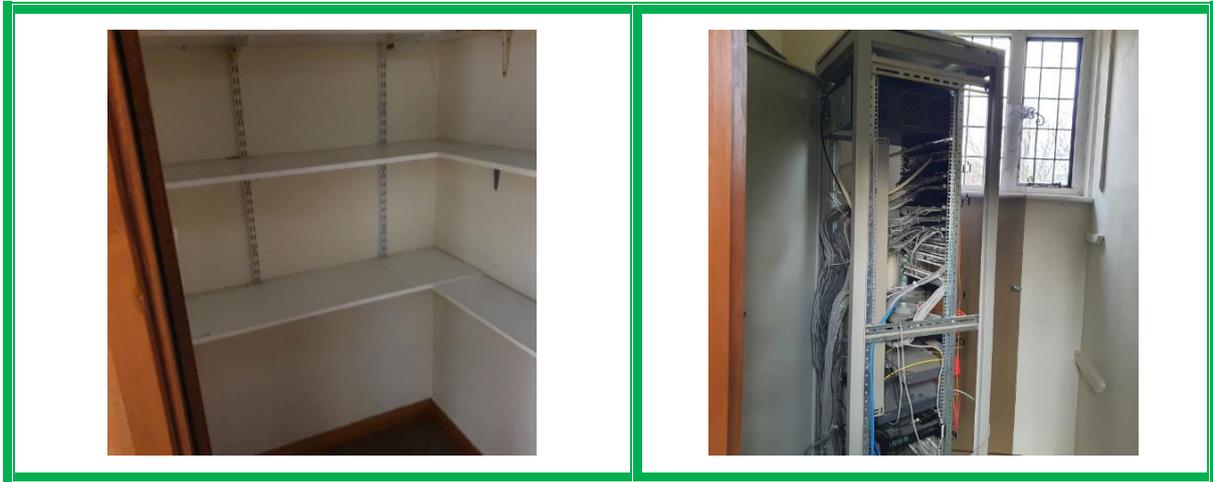
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard and solid walls. Solid panel fireplace. Plasterboard ceiling with loft space above	

<b>Item No:</b>	<b>8</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Loft Space 008		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Timber to underside of roof, metal water tank, limited access to clock tower but no suspect materials visible. Fiberglass insulation	

<b>Item No:</b>	<b>9</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Store, Stairwell and Server Room 009		



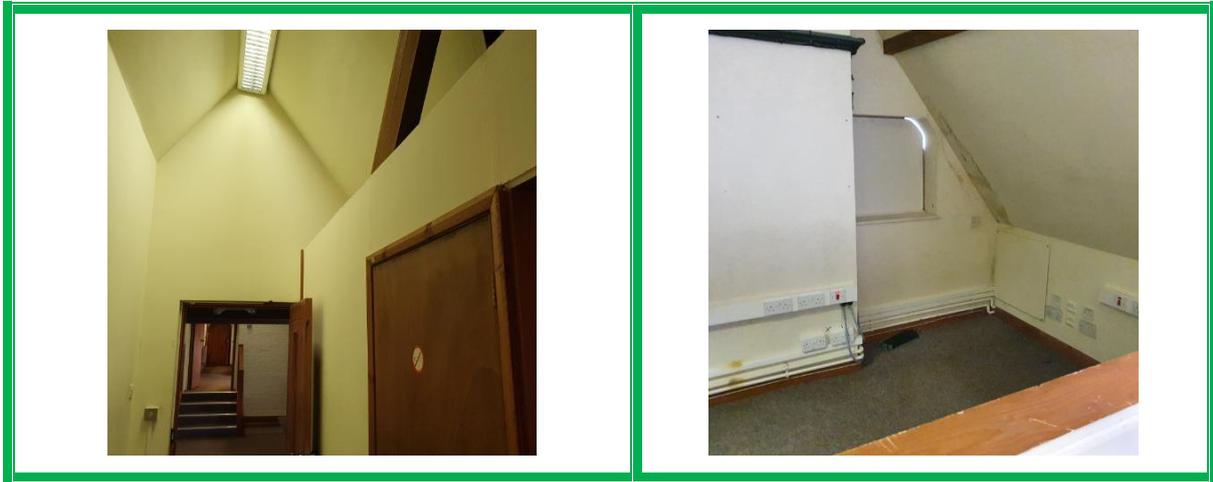
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard and lath and plaster walls, plasterboard ceiling, timber floor, rubber stair nosing	

<b>Item No:</b>	<b>10</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Store, Stairwell and Server Room 010		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls, timber floor	

<b>Item No:</b>	<b>11</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Server Room 011		



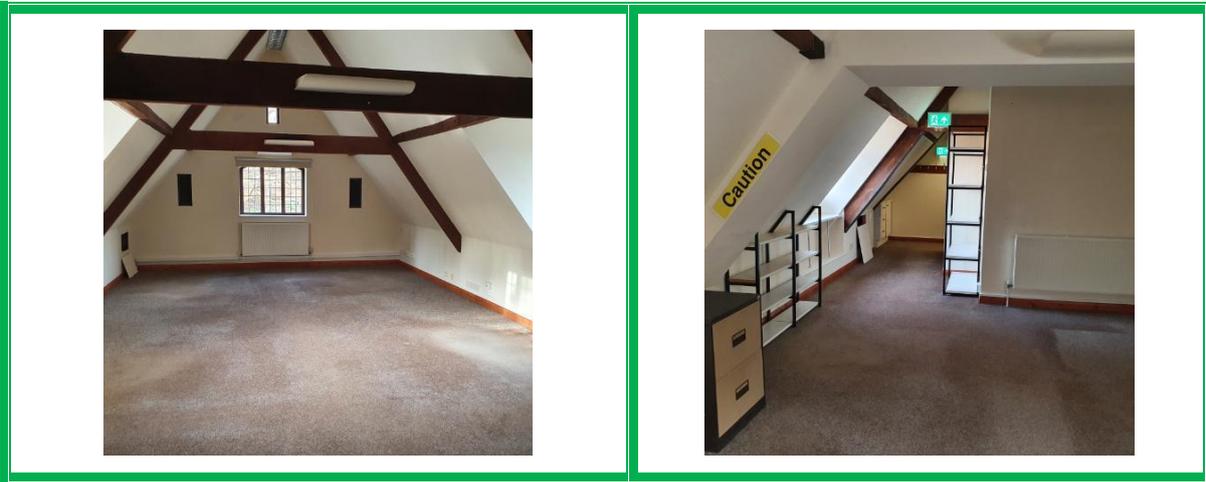
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls, timber floor	

<b>Item No:</b>	<b>12</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Landing and Stairwell 012		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls, timber floor, rubber stair nosing	

<b>Item No:</b>	<b>13</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Office 013		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls, timber floor	

<b>Item No:</b>	<b>15</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Lecture Theatre 015		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Modern foam wall panels and plaster ceiling. Rubber stair nosing. Modern electrics	

<b>Item No:</b>	<b>16</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Breakout Area 016		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceiling with lath and plaster ceiling above	

<b>Item No:</b>	<b>17</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Stables 017		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceiling with lath and plaster ceiling above	

<b>Item No:</b>	<b>18</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Reception 018		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceiling with lath and plaster ceiling above	

<b>Item No:</b>	<b>19</b>	<b>Sample No:</b>	<b>DK/06</b>
<b>Location:</b>	Ground Floor - Mens WC 019		



<b>Material Description:</b>	Cistern - PVC / Reinforced Plastics	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls and ceilings. Modern lino flooring	

<b>Item No:</b>	<b>20</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Ladies WC and Cupboard 020		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Toilets built in 1994. Plasterboard walls and ceiling.	

<b>Item No:</b>	<b>21</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Cupboards x 2, Lobby 021		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	N/A	

<b>Item No:</b>	<b>22</b>	<b>Sample No:</b>	<b>DK/07</b>
<b>Location:</b>	Ground Floor - Understairs Cupboard 022		



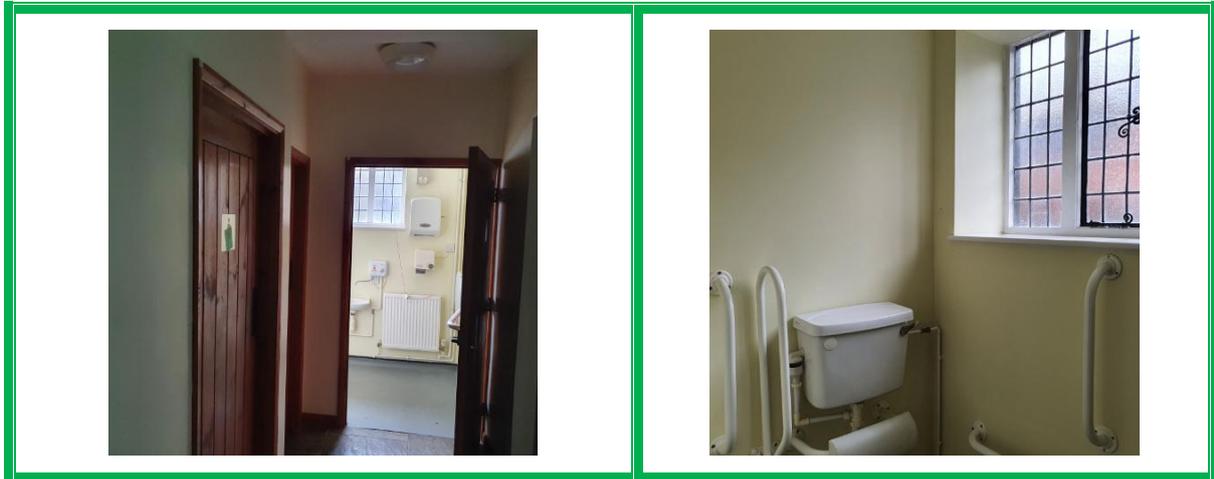
<b>Material Description:</b>	Ceiling and Wall - Insulating Board	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	N/A	

<b>Item No:</b>	<b>23</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Stables 023		



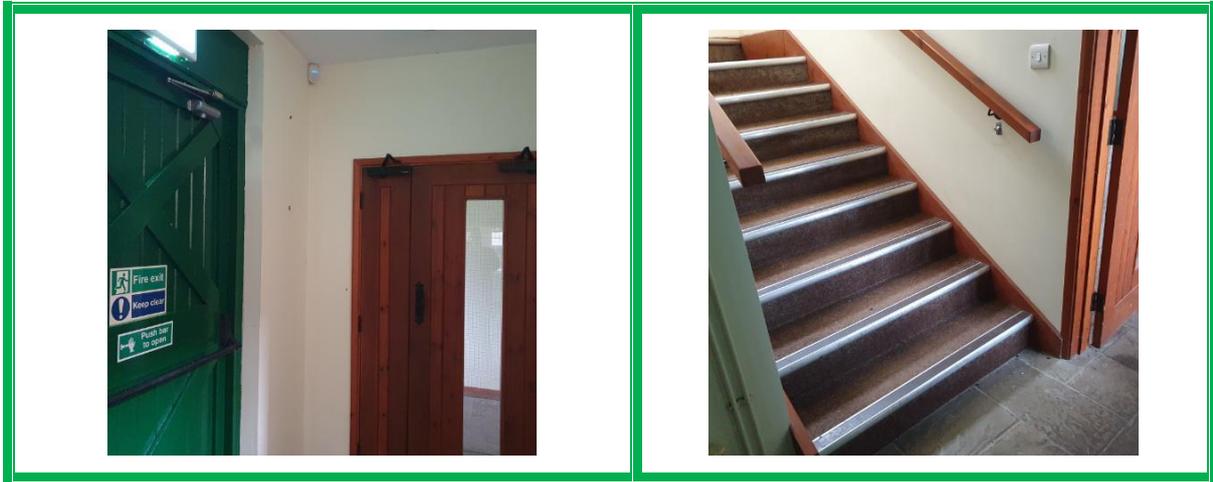
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceiling with lath and plaster ceiling above. Timber cladding to walls	

<b>Item No:</b>	<b>24</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - WC's x 3 and Lobby 024		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceilings, solid and plasterboard walls	

<b>Item No:</b>	<b>25</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Lobby 025		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceilings, solid and plasterboard walls	

<b>Item No:</b>	<b>26</b>	<b>Sample No:</b>	<b>DK/08</b>
<b>Location:</b>	Ground Floor - Lift Motor Room 026		



<b>Material Description:</b>	Ceiling - Insulating Board	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Modern electrics and lift motor	

<b>Item No:</b>	<b>27</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Dining Room/Kitchen 027		



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceilings, solid and plasterboard walls. Modern sink pads. Modern electrics	

<b>Item No:</b>	<b>28</b>	<b>Sample No:</b>	<b>DK/09</b>
<b>Location:</b>	External - Porch 028		



<b>Material Description:</b>	Soffit - Insulating Board	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Timber high level soffits	



## **Section 6: Survey Objectives**

Instructions were received from Hugo Haig of Lochailort Investments Ltd to carry out a Refurbishment and Demolition asbestos survey at Visitor Centre, Lanwades Park, Newmarket, CN8 7UA in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 24 November 2022 by David Kelly with the objective of facilitating Refurbishment or Demolition works.

This Refurbishment & Demolition survey is characterised as a 'Full Access Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as are reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported. A Refurbishment survey should be undertaken in an unoccupied building.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the fabric of the building, prior to said buildings major refurbishment or demolition.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	35



## **Section 7: Survey Techniques**

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	36



## **Section 8: Survey Caveat**

This report is based upon a destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building which are subject to future refurbishment or demolition works.

This report will be restricted to the areas that fall within the scope of works for project and will not take into account any area's that do not fall within the scope. Any asbestos that is identified within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Refurbishment survey; however where plant and/or electrical installations are live or appear to be live then these will not be accessed.

Inspection under floor slab is not included unless core hole sampling has been specifically requested.

This survey report is not a bill of quantities.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	37



## **Section 9: Survey Notes**

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material.

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

The drawings in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others could require amendments based on local knowledge, change in legislation, change in use or indeed other conditions or criteria.

Samples taken from floor tiles (or similar material) may include a bitumen adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

**Due to the artex being non-homogenous, it is recommended to treat all areas as containing asbestos if you have a positive sample of artex.**

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	38



## **Section 10: Material Assessment Algorithm**

Variable	Score	Examples
Product type	1	Vinyl, 'Bakelite', Cement, Textured Coating, Non-Friable Debris, Floor Tiles, Bitumen, Reinforced Plastics, Mastic (putty), Windowsills
	2	Asbestos Insulating Board, Paper, Rope, Burned Cement Debris, Flashguards, Gaskets
	3	Pipe Insulation, Spray Coating, Friable Debris, Loose Fill Asbestos
Condition / Damage	0	Good
	1	Slight / Minor Damage
	2	Moderate Damage – Breakage to Surface Treatment
	3	Major Damage – Smashed or Exposed Material
Surface Treatment	0	Non-Friable E.G. Vinyl
	1	Enclosed Insulation, Encapsulated AIB, Unsealed Cement, Woven Material, Paper
	2	Unsealed AIB, Encapsulated Insulation, Encapsulated Pipe Lagging
	3	Unsealed Insulation, Spray Coating, Unsealed Pipe Lagging
Asbestos Type	1	Chrysotile
	2	Amosite & Other Amphiboles
	3	Crocidolite

The scores from each of the four sections are added together to produce a risk score:

Risk score	Risk assessment
<b>10 or more</b>	High risk
<b>7 – 9</b>	Medium risk
<b>5 – 6</b>	Low risk
<b>4 &amp; below</b>	Negligible risk

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	39

## Section 11: Certificates of Bulk Analysis



Our Ref: J250177 FI: 10  
Your Ref: 6724  
Date: 05/12/2022

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Analytical Laboratories Ltd.  
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Broadcut, Fareham  
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www.envirochem.co.uk  
office@envirochem.co.uk

### Asbestos Fibre Identification Report

**Client:** Armour Analytical Services Ltd  
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR

**Site Address:** Visitor Centre, Lanwades Park, Newmarket, CB8 7UA

**Sampled By:** Armour Analytical Services Ltd

**Date sampled/received:** 2nd December 2022

**Date analysed:** 5th December 2022

**Analyst/s:** Raphael Mirzalans

**Analysts Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

#### ANALYTICAL PROCEDURE

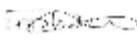
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

#### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/01	BS821636	1st Floor. Workshop. Hessian pipework.	No	
DK/02	BS821637	1st Floor. Workshop. Felt to underside of roof.	No	
DK/03	BS821638	1st Floor. Kitchen. Sink pad.	No	
DK/04	BS821639	1st Floor. Boiler room. Panel above boiler.	No	

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE: 

Authorised signatory PRINT NAME: Frances Scott

DATE AUTHORISED:  
05/12/2022

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2022	David Kelly	Armour AS	0	08/12/2022	40



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office@envirochem.co.uk

## Asbestos Fibre Identification Report

Client: Armour Analytical Services Ltd  
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR  
Site Address: Visitor Centre, Lanwades Park, Newmarket, CB8 7UA  
Sampled By: Armour Analytical Services Ltd  
Date sampled/received: 2nd December 2022  
Date analysed: 5th December 2022  
Analyst/s: Raphael Mirzatians  
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE

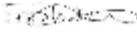
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/05	BS821640	1st Floor. Officer x 3. Putty to windows.	No	
DK/06	BS821641	Ground floor. Men's WC. Cistern.	No	
DK/07	BS821642	Ground floor. Understairs cupboard. Ceiling & wall panel.	No	
DK/08	BS821643	Ground floor. Lift motor room.	No	

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
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5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

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Page 2 of 3

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	41



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## Asbestos Fibre Identification Report

Client: Armour Analytical Services Ltd  
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR  
Site Address: Visitor Centre, Lanwades Park, Newmarket, CB8 7UA  
Sampled By: Armour Analytical Services Ltd  
Date sampled/received: 2nd December 2022  
Date analysed: 5th December 2022  
Analyst/s: Raphael Mirzatans  
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE

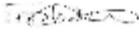
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/09	BS821644	External. Porch. Soffit.	No	
DK/010	BS821645	External. Roof. Under cloaking.	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
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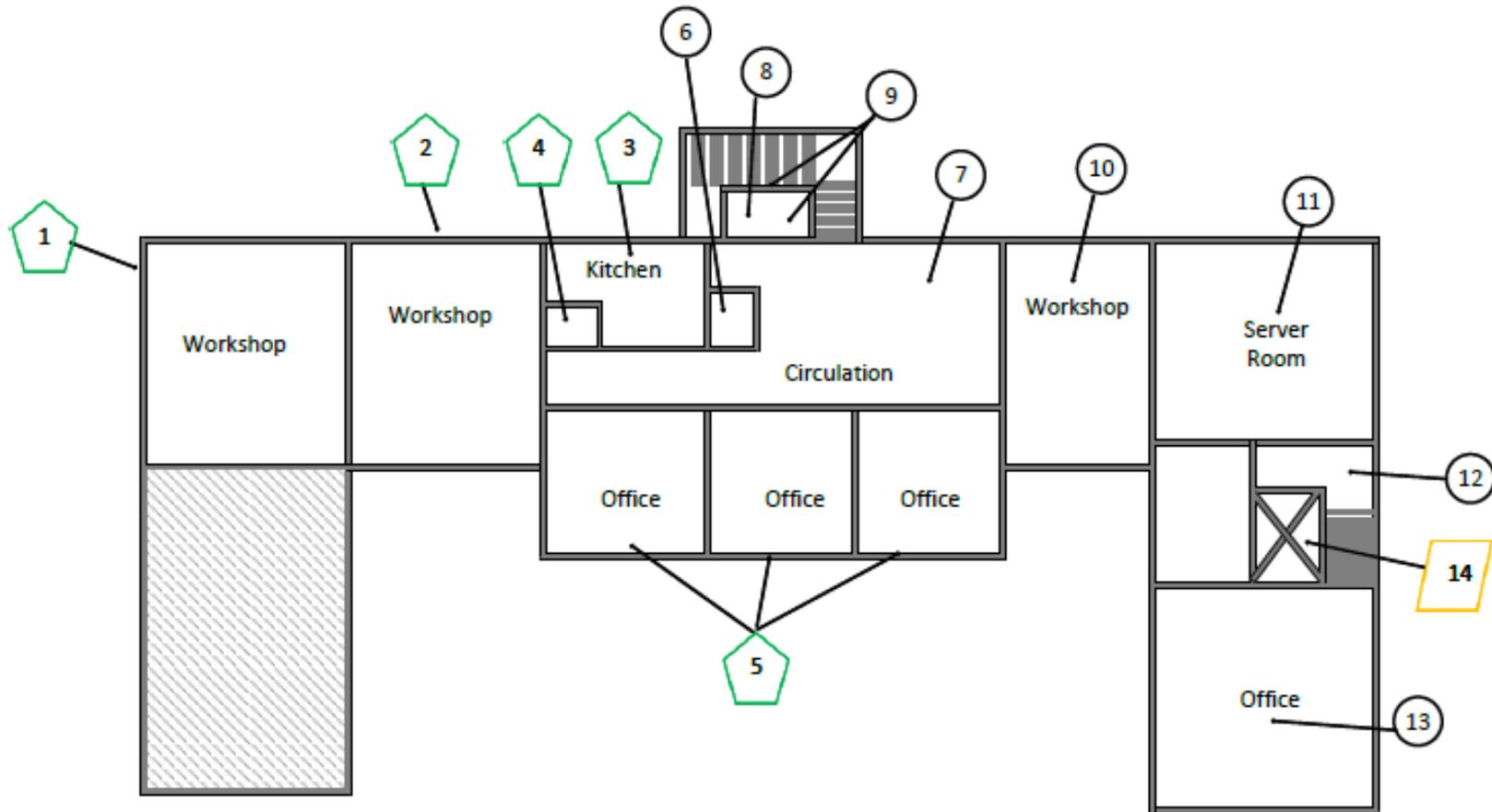
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Page 3 of 3

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	42

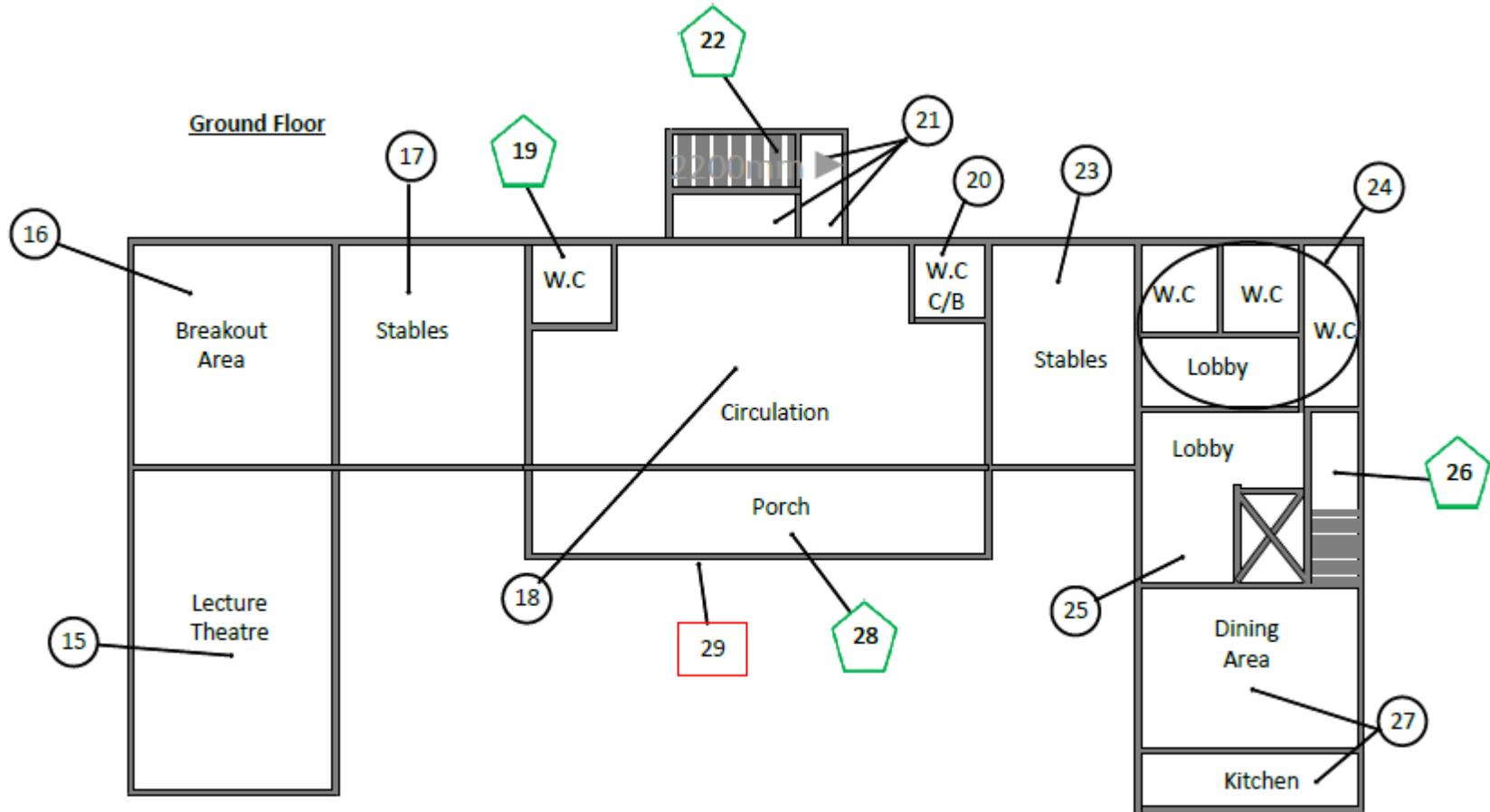
# Section 12: Site Plan

First Floor



Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	43



Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2022	David Kelly	Armour AS	0	08/12/2022	44



**I the surveyor can confirm that this report is accurate to my findings onsite and this survey has been Content checked by myself.**

**Checked by: Will Fyles**

**Date: 08/12/2022**

**I the Admin Manager can confirm that this report is accurate to the paperwork received and this survey has been quality checked by myself.**

**Checked by: Andrea Bansee**

**Date: 08/12/2022**

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**Report Compiled By**

**Armour Analytical Services Ltd, Unit 6, Guardian Street Industrial Estate,  
Warrington, WA5 1SJ**

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2022	David Kelly	Armour AS	0	08/12/2022	45