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**HSG 264
DEMOLITION ASBESTOS SURVEY REPORT**

CLIENT
*Network Rail
Waterloo General Office
London
SE1 8SW*

SURVEY SITE
*Lynn Road Gatehouse
Ely
Cambs
DN39 6TX*



Authorised by:



Paul McAllister

Project No. ABP/14062/P-22338/03/23/ELY025AA
Report 1 (Revision 0)
Report Issue Date: 05/04/2023

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THIS REPORT MAY ONLY BE REPRODUCED, OR INTERPRETED IN ITS ENTIRETY.

ABP Associates Ltd is a UKAS Accredited Inspection Body for the Surveying of Asbestos in Premises
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CONTENTS

1.0 EXECUTIVE SUMMARY

- 1.1 Asbestos materials Summary**
- 1.2 Non-Accessed Locations and Items**

2.0 INTRODUCTION

- 2.1 Scope of Works**
 - 2.1.1 Areas Included in the Survey**
 - 2.1.2 Areas Excluded from the Survey**
 - 2.1.3 Pre-Agreed Exclusions**
 - 2.1.4 Variations from Scope of Work**
- 2.2 General Building Description**
- 2.3 Objectives**
- 2.4 ABP Contact Points**

APPENDICES:

- APPENDIX A ASBESTOS IN BUILDINGS – SURVEY REGISTER**
- APPENDIX B CERTIFICATES OF ANALYSIS**
- APPENDIX C PHOTOGRAPHS**
- APPENDIX D SITE DRAWINGS**

1.0 EXECUTIVE SUMMARY

ABP Associates Limited was instructed by Gary Keane of Network Rail, to undertake a Demolition survey of Lyn Road Gatehouse, Ely, Cambs, DN39 6TX. This survey work was undertaken on 24th March 2023 to 26th March 2023 by Paul McAllister and Chris Morris, and was carried out in accordance with the requirements of the Control of Asbestos Regulations 2012, HSG 264 and ABP's internal procedures.

1.1 Asbestos Materials Summary

Asbestos containing materials (ACMs) were found in the following locations:

Location	Description of Material	Extent	Recommendation
G001 - Lounge	Damp Proof Course under windowsill - Bitumen	4lin m	Remove
G002 - Kitchen	Damp Proof Course under windowsill - Bitumen	4lin m	Remove
G002 - Kitchen	Sink pad - Bitumen	2no	Remove
G006 - WC	Damp Proof Course under windowsill - Bitumen	1lin m	Remove
G006 - WC	Cistern - Resin	1no	Remove
G007 - Store Room	Damp Proof Course under windowsill - Bitumen	2lin m	Remove
1001 - Bedroom 1	Damp Proof Course under windowsill - Bitumen	2lin m	Remove
1002 - Bathroom	Damp Proof Course under windowsill - Bitumen	2lin m	Remove
1004 - WC	Cistern - Resin	1no	Remove
1004 - WC	Damp Proof Course under windowsill - Bitumen	1lin m	Remove
1006 - Bedroom 3	Damp Proof Course under windowsill - Bitumen	2lin m	Remove
1008 - Bedroom 3	Damp Proof Course under windowsill - Bitumen	2lin m	Remove
EX001 - External	Damp Proof Course - Bitumen	45lin m	Remove
EX001 - External	Flat Roof - Bitumen	10m ²	Remove
EX001 - External	Undercloak - Asbestos Cement	20lin m	Remove
EX002 - External Shed	Roof - Asbestos Cement	10m ²	Remove

1.2 Non-Accessed Locations and Items

The areas listed below were not accessed during the survey:

Location	Non-accessed area/item	Reason
EX001 External	Garden	Limited visual access to rear garden due to heavy vegetation.
EX002 External Shed	Interior	No access to building due to heavy vegetation at rear of property.
G001 Lounge	Fireplace/chimney	Limited visual access to Fireplace/Chimney stack as services presumed 'live'.

2.0 INTRODUCTION

The survey was to ascertain if asbestos containing materials (ACMs) were present prior to planned demolition of Lynn Road Gatehouse.

This survey was carried out in 2 phases.

Phase 1

ABP Associates Ltd conducted a fully intrusive survey to slab level and is only limited by the constraints of the site until demolition starts. This survey report details the finding of this phase of the survey. All ACMs are clearly marked up on site.

Phase 2

For the final stage of the survey the lead surveyor may need to return to site once demolition has commenced to ensure that items previously hidden are surveyed and recorded in a subsequent revision of this report. The project manager will review this stage with the lead surveyor to ensure the building has been surveyed to the highest standard.

It should be assumed that any areas not referred to specifically in this report, have **not** been inspected and therefore any users of this report must presume such areas as containing asbestos. Furthermore, any such areas should be surveyed prior to work of any description, taking place. Survey works were carried out with due diligence and every endeavour was made to obtain access and determine asbestos (or presumed asbestos) materials, so far as is reasonably practicable.

Any relevant parties, prior to building works of any description commencing, should consult this report.

It is also absolutely essential that any users of this report appreciate that this report **cannot** serve as an exhaustive account of asbestos containing materials throughout the site. Moreover, given the way in which asbestos containing materials (ACM) were used in building constructions, certain ACM may only be detected during the course of demolition works.

ABP Associates Ltd is a Type C Inspection Body accredited by UKAS (United Kingdom Accreditation Service) to BS EN ISO/IEC 17020:2012 for the *Surveying of Asbestos in Premises*.

It is now mandatory for all persons carrying out work, or organising such work, on buildings constructed prior to 2000 to have asbestos awareness training provided by a competent person / organisation.

2.1 Scope of works

A Demolition survey was carried out in accordance with HSG 264 and the ABP internal procedure. This survey report details all areas that were accessed and also lists all known areas where access was not possible at the time of the survey.

2.1.1 Areas included in the survey

All accessible areas of the Gatehouse and the building to the rear of the land, both to slab level.

2.1.2 Areas excluded in the survey

All other areas of the property.

2.1.3 Pre-agreed exclusions

None.

2.1.4 Variations to the Scope of Work

None.

2.2 General Building Description

The site inspected was a two-storey residential property located in Queens Adelaide, Cambridgeshire. The building was primarily constructed from brick onto a combination of concrete/timber floors, solid walls and plasterboard ceilings. Various modern floor coverings were present throughout the property. It was estimated that the building was originally constructed circa mid-20th century.

2.3 Objectives

The objectives of the survey were to:

- i. Locate and record the extent and product type of any presumed or known asbestos containing materials, as far as reasonably practicable.
- ii. Determine and record the asbestos type by collecting a reasonable number of representative bulk samples, or by making a presumption based on the product type, general appearance, age of building etc.

Asbestos containing materials, whether confirmed by analysis, presumed or strongly presumed are recorded in Appendix A.

Where an area has been previously stripped of asbestos i.e. plant rooms, ducts, etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2012 laying down certain enforceable guidelines. Asbestos removal prior to this Regulation (first dated 2006) would not be of today's standard and therefore debris may be present below new coverings. Every effort will be made to discover if asbestos debris is present.

2.4 ABP Contact Points

In the event of any queries regarding this report please contact the report author at:

T 02380 528571
info@abp.uk.com

APPENDIX A

ASBESTOS IN BUILDINGS – SURVEY SUMMARY

ID level (Level of Identification)	ID P SP A NAD PS	Identified by Laboratory analysis Presumed Strongly presumed Analysed No Asbestos Detected Previously sampled
Other definitions	NAF	No asbestos found
Extent	LM M2 M3 NO	Linear Metres Metres Squared Meters Cubed Number of items

RECOMMENDATIONS

Recommendation	Code	Direction
Remove – Licensed	R1	Removal of this material must be conducted under controlled conditions by Licensed Asbestos Removal Contractor. Waste will be disposed of in accordance with the Hazardous Waste Regulations.
Remove – Notifiable non-licensable work	R2	A suitable and sufficient risk assessment should be conducted to determine if the removal is notifiable non-licensable work (NNLW) or can be carried out as non-licensed task work.
Remove – Non licensable work	R3	Removal of this material must be conducted under controlled conditions by suitably trained operatives. Waste will be disposed of in accordance with the Hazardous Waste Regulations.

APPENDIX A
ASBESTOS IN BUILDINGS SURVEY – SURVEY REGISTER

Project Number:	ABP/14062/P-22338/ELY025AA	Site:	Lynn Road Gatehouse, Ely, Cambs, DN39 6TX	Lead Surveyor	Paul McAllister and Chris
Survey Type:	Demolition Survey	Sampling Strategy:	HSG 264	2ND Surveyor:	Morris
				Date:	24 March 2023 to 26 March 2023

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	Extent m ² , m ³ , LM or NO	Asbestos Type	Recommendation R1-3
G001 Lounge			Floor: Timber Walls: Solid Ceiling: Plasterboard Doors: Timber Windows: Timber Windowsill: Timber Rope seal: Modern DPC under windowsills			
G001 Lounge			Limited visual access to Fireplace/Chimney stack as gas services presumed 'live'.			
G001 Lounge	SP001	43417	Damp Proof Course under windowsill - Bitumen	4lin m	Chrysotile	R3
G002 Kitchen			Floor: Modern vinyl flooring Floor: Timber Ceiling: Plasterboard Walls: Solid Windows: Timber Windowsill: Timber Doors: Timber DPC under windowsills			
G002 Kitchen	ID003	43419	Sink pad - Bitumen	2no	Chrysotile	R3
G002 Kitchen	SP001	43417	Damp Proof Course under windowsill - Bitumen	4lin m	Chrysotile	R3
G003 Pantry			Floor: Modern vinyl flooring Floor: Timber Walls: Solid Ceiling: Plasterboard Windows: Timber Boxing: Timber Door: Timber			

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Survey Type:	Demolition Survey	Sampling Strategy:	HSG 264	Date:	24 March 2023 to 26 March 2023

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	Extent m ² , m ³ , LM or NO	Asbestos Type	Recommendation R1-3
G003 Pantry			Floor: Modern vinyl flooring Floor: Timber Walls: Solid Ceiling: Plasterboard Windows: Timber Boxing: Timber Door: Timber			
G004 Understairs Cupboard			Floor: Modern vinyl flooring Floor: Timber Walls: Solid Ceiling: Timber Door: Timber			
G005 Rear Entrance			Floor: Solid Walls: Brick Ceiling: Plasterboard Doors: Timber			
G006 WC			Floor: Solid Walls: Solid Ceiling: Plasterboard Windows: Timber Windowsill: Timber Doors: Timber			
G006 WC	SP001	43417	Damp Proof Course under windowsill - Bitumen	1lin m	Chrysotile	R3
G006 WC	SP002	43418	Cistern - Resin	1no	Amosite	R3

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Survey Type:	Demolition Survey	Sampling Strategy:	HSG 264	Date:	24 March 2023 to 26 March 2023

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	Extent m ² , m ³ , LM or NO	Asbestos Type	Recommendation R1-3
G007 Storeroom			Floor: Modern vinyl flooring Floor: Solid Walls: Solid Ceiling: Plasterboard Windows: Timber Windowsill: Timber Door: Timber			
G007 Storeroom	SP001	43417	Damp Proof Course under windowsill - Bitumen	2lin m	Chrysotile	R3
1001 Bedroom 1			Floor: Timber Walls: Solid Ceiling: Plasterboard Doors: Timber Windows: Timber Windowsill: Timber Including cupboard. DPC under windowsills			
1001 Bedroom 1	SP001	43417	Damp Proof Course under windowsill - Bitumen	2lin m	Chrysotile	R3
1002 Bathroom			Floor: Timber Walls: Solid Ceiling: Plasterboard Door: Timber Windows: Timber Windowsill: Timber Boxing: Timber Bath panel: Timber DPC under windowsills			
1002 Bathroom	SP001	43417	Damp Proof Course under windowsill - Bitumen	2lin m	Chrysotile	R3

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				Date:	24 March 2023 to 26 March 2023

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	Extent m ² , m ³ , LM or NO	Asbestos Type	Recommendation R1-3
1003 Landing			Floor: Timber Walls: Solid Ceiling: Plasterboard Doors: Timber Loft Hatch: Timber			
1004 WC			Floor: Timber Walls: Solid Ceiling: Plasterboard Door: Timber Windows: Timber Windowsill: Timber			
1004 WC	ID001	43417	Damp Proof Course under windowsill - Bitumen	1lin m	Chrysotile	R3
1004 WC	ID002	43418	Cistern - Resin	1no	Amosite	R3
1005 Boiler Cupboard			Floor: Timber Walls: Solid Ceiling: Plasterboard Door: Timber Pipework: Metal			
1006 Bedroom 3			Floor: Timber Walls: Solid Ceiling: Plasterboard Doors: Timber Windows: Timber Windowsill: Timber DPC under windowsills			
1006 Bedroom 3	SP001	43417	Damp Proof Course under windowsill - Bitumen	2lin m	Chrysotile	R3

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				Date:	24 March 2023 to 26 March 2023

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	Extent m ² , m ³ , LM or NO	Asbestos Type	Recommendation R1-3
1007 Bedroom Cupboard			Floor: Timber Walls: Solid Ceiling: Plasterboard Door: Timber Panel: Timber			
1008 Bedroom 3			Floor: Timber Walls: Solid Ceiling: Plasterboard Doors: Timber Windows: Timber Windowsill: Timber Including cupboard DPC under windowsills			
1008 Bedroom 3	SP001	43417	Damp Proof Course under windowsill - Bitumen	2lin m	Chrysotile	R3
2001 Loft			Roof Lining: Modern Walls: Solid Water tank: Plastic Insulation: Foam Framework: Timber			
EX001 External			Floor: Solid Walls: Brick Roof Tiles: Clay Rainwater Goods: Plastic Windows: Modern Windows: Timber Soffit: Timber			
EX001 External			Limited visual access to rear garden due to heavy vegetation.			
EX001 External	ID004	43420	Damp Proof Course - Bitumen	45lin m	Chrysotile	R3

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Survey Type:	Demolition Survey	Sampling Strategy:	HSG 264	2ND Surveyor:	Morris
				Date:	24 March 2023 to 26 March 2023

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	Extent m ² , m ³ , LM or NO	Asbestos Type	Recommendation R1-3
EX001 External	ID005	43421	Expansion Joints to floor slab - Putty	35lin m	NAD	None
EX001 External	ID006	43422	Flat Roof - Bitumen	10m ²	Chrysotile	R3
EX001 External	ID007	43423	Window - To all windows x9 - Putty	9no	NAD	None
EX001 External	SP Vis ID		Undercloak - Asbestos Cement - Unable to sample due to height.	20lin m	Crocidolite	
EX002 External Shed	SP Vis ID		Roof - Asbestos Cement	10m ²	Chrysotile	

APPENDIX B

CERTIFICATES OF BULK ANALYSIS

Bulk Sampling and Identification

Bulk samples, where taken, were labelled, double bagged and analysed by a laboratory accredited by UKAS to BS EN ISO/IEC 17025 using plane and polarised light microscopy and dispersion staining techniques, as outlined in accordance with the HSE's Asbestos: Analysts' guide for sampling, analysis and clearance procedures. (HSG248)



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4494

IDENTIFICATION OF ASBESTOS IN BULK MATERIALS (PLM) TEST REPORT

Analytical Technique:

Analysis and identification of the six regulated asbestos fibres was conducted by Polarised Light Microscopy using the ABP procedures and the HSE Guidance note HSG248.

Client:	Network Rail Waterloo General Office, London, SE1 8SW	Site Address:	ELY - LYNN ROAD GATEHOUSE., ELY., CAMBS, DN39 6TX
Client Ref:	ELY025AA	ABP Project Number:	ABP14062/P-22338
Date Sampled:	24/03/2023	Sampled By:	Paul McAllister
Date Issued:	04/04/2023	Date Analysed:	04/04/2023
		Certificate Reference:	P-22338/21622

Sample Number	Lab Reference	Sample Location and Material	Asbestos Detected	Asbestos Type(s)
1	43417	1.004 - WC - Damp Proof Course under window sill Bitumen	Yes	Chrysotile
2	43418	1.004 - WC - Cistern Resin	Yes	Amosite
3	43419	G.002 - Kitchen - Sink pad Bitumen	Yes	Chrysotile
4	43420	EX.001 - External - Damp Proof Course Bitumen	Yes	Chrysotile
5	43421	EX.001 - External - Expansion Joints to floor slab Putty	No	NAD
6	43422	EX.001 - External - Flat Roof Bitumen	Yes	Chrysotile
7	43423	EX.001 - External - Window Putty	No	NAD

Analysed By: Catriona Maciver

Authorised By: Catriona Maciver

Signature:



Disclaimer:

NAD - No Asbestos Detected

This analysis report was prepared using the samples and information provided by the client. ABP Associates Ltd does not take responsibility for samples incorrectly collected or dispatched. Any comments, opinions or interpretations expressed in this report, including material descriptions, are outside the scope of our UKAS accreditation. However, in accordance with HSG248, if 1 or 2 asbestos fibres are identified then the description "trace" is permitted. The analytical method used does not quantify the amount of asbestos present in line with HSG248 requirements: any quantification is also outside the scope of our UKAS accreditation. ABP's policy is to retain test samples for 1 year and all test records for 6 years.


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Page 1 of 1

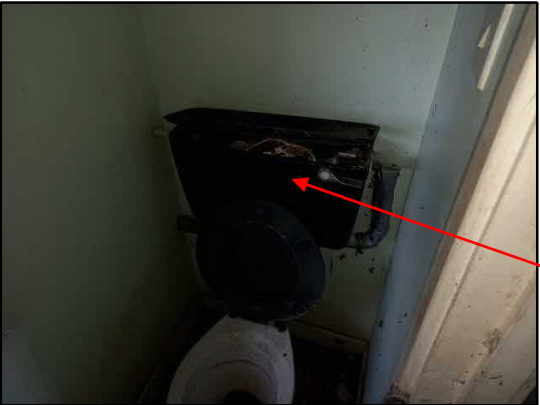
APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	SP as 001
	Location:	G001 Lounge
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


	ID level & Sample No.	ID003
	Location:	G002 Kitchen
	Item Description:	Sink pad - Bitumen
	Asbestos Type:	Chrysotile


APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	SP as 001
	Location:	G002 Kitchen
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


	ID level & Sample No.	SP as 002
	Location:	G006 WC
	Item Description:	Cistern - Resin
	Asbestos Type:	Amosite


APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	SP as 001
	Location:	G006 WC
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


	ID level & Sample No.	SP as 001
	Location:	G007 Storeroom
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	SP as 001
	Location:	1001 Bedroom 1
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


	ID level & Sample No.	SP as 001
	Location:	1002 Bathroom
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	ID002
	Location:	1004 WC
	Item Description:	Cistern - Resin
	Asbestos Type:	Amosite


	ID level & Sample No.	ID001
	Location:	1004 WC
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	SP as 001
	Location:	1006 Bedroom 3
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


	ID level & Sample No.	SP as 001
	Location:	1008 Bedroom 3
	Item Description:	Damp Proof Course under windowsill - Bitumen
	Asbestos Type:	Chrysotile


APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	SP Vis ID
	Location:	EX001 External
	Item Description:	Undercloak - Asbestos Cement
	Asbestos Type:	Crocidolite

	ID level & Sample No.	ID006
	Location:	EX001 External
	Item Description:	Flat Roof - Bitumen
	Asbestos Type:	Chrysotile


APPENDIX C
PHOTOGRAPHS

	ID level & Sample No.	ID005
	Location:	EX001 External
	Item Description:	Expansion Joints to floor slab - Putty
	Asbestos Type:	No asbestos detected

	ID level & Sample No.	ID004
	Location:	EX001 External
	Item Description:	Damp Proof Course - Bitumen
	Asbestos Type:	Chrysotile

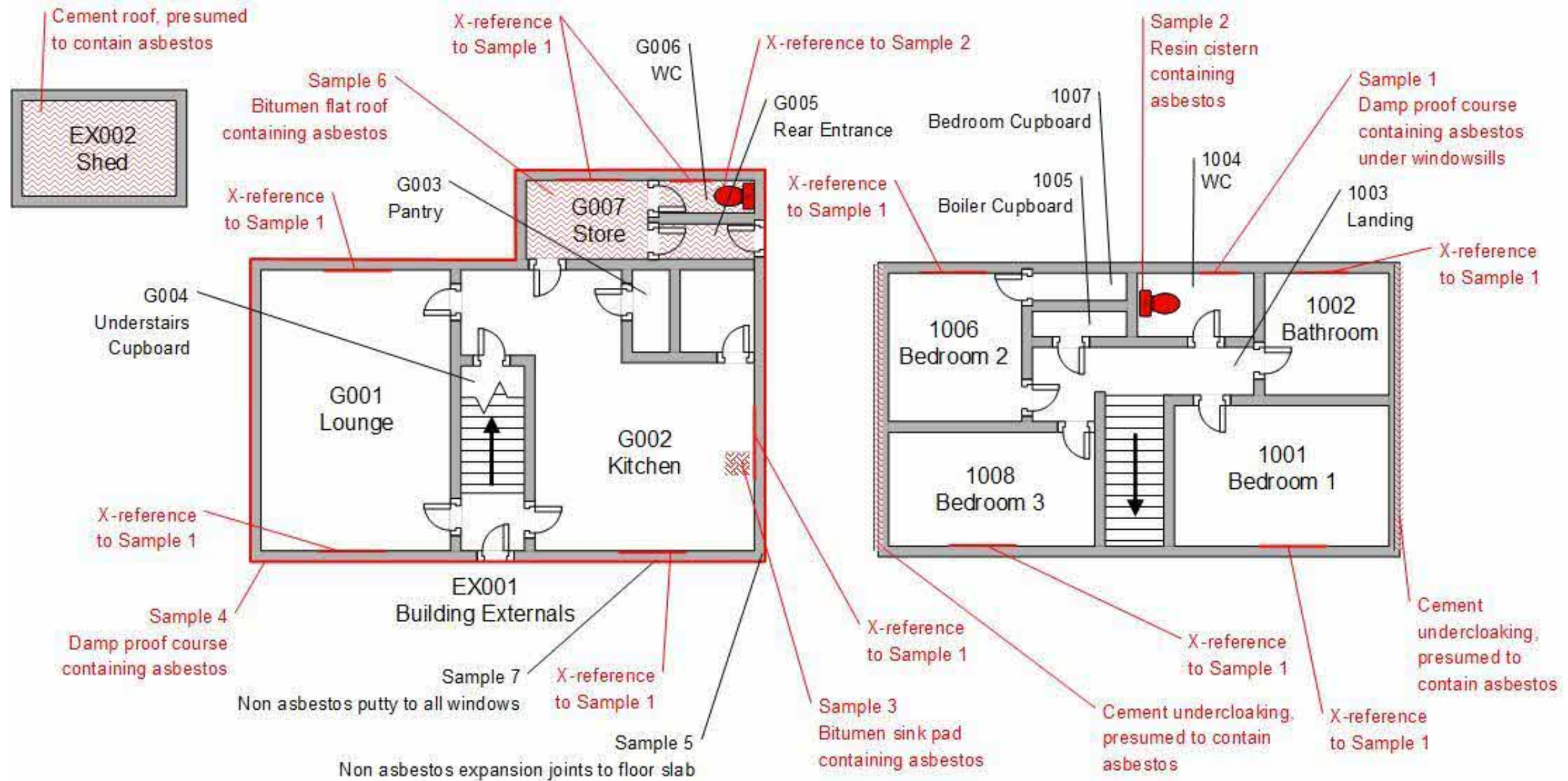
APPENDIX C
PHOTOGRAPHS

No Photo Available	ID level & Sample No.	ID007
	Location:	EX001 External
	Item Description:	Window - Putty
	Asbestos Type:	No asbestos detected

	ID level & Sample No.	SP Vis ID
	Location:	EX002 External Shed
	Item Description:	Roof - Asbestos Cement
	Asbestos Type:	Chrysotile

APPENDIX D – SITE DRAWING – NOT TO SCALE

Demolition Survey of Lynn Road Gatehouse, Ely, Cambs, DN39 6TX



KEY			ABP14062 P-22338
<ul style="list-style-type: none"> No access AIB horizontal AC horizontal AC pipe AIB vertical 	<ul style="list-style-type: none"> Adhesive/bitumen Gasket Out of scope ACMs electrics Residue 	<ul style="list-style-type: none"> Loft hatch Putty (windows) Sink pad Cistern DPC 	<p>Important</p> <p>For full extent of areas not surveyed please refer to the survey report</p>
			Asset ID: ELY025AA
			Lynn Road Gatehouse
			Site plan: 1 of 1