

# *The Tootal Buildings*

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## **DISCHARGE & VARIATION OF CONDITIONS**

ATTACHED TO LISTED BUILDING DECISION NOTICE

127697/LO/2020

FOR BASEMENT SHOWER & CYCLE STORE REFURBISHMENT

56 OXFORD ST,  
MANCHESTER,  
M1 6EU

ISSUE 01

## CONDITIONS

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Response: Noted. Works to begin April 2021.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed typical shower area ceiling detail AD01/B

Proposed new door details AD02

Proposed Cycle store general arrangement plan AL 1.02/C

Proposed Shower Room Demolitions and Alterations Plan AL2.01

Proposed Cycle Store Demolition and Alterations Plan AL2.02

Proposed Shower Facilities Wall Finishes Plan AL401/A

Proposed Cycle Store Finishes Plan AL402/C

Shower Facilities Scope of Works Plan AS401

Cycle Store Scope of Works Plan AS402

Proposed Cycle Store Sections 1-3 AX1.03

Proposed sub basement sections 1-3 AX3.01/A

Basement Cycle store small power B-62-201

Basement Level VRF and Mechanical Ventilation BL-M-571-1

Proposed Cycle Store Sections 4-6 AX 1.04

Sub Basement Shower Facility Domestic Water Services SB-53-301

Sub Basement Shower Facility Heating Installation SB-56-601

Sub Basement Shower Facility Mechanical ventilation SB-57-701

Sub Basement Shower Facility Small power SB62-201

Sub Basement Shower Facility Lighting and Alarm SB-63-301

Design and Access Statement

Location Plan AP01

Sub Basement Shower Facility Above and below ground drainage SB-52-201

Heritage Statement received by Manchester City Council as Local Planning Authority  
10th August 2020

Email from The Friday Project at 12:39 on 5th October 2020 confirming any fixings  
will be into mortar received via email 5th October 2020

Email from The Friday Project at 14:35 on 8th October 2020 confirming ductwork  
connections and cable locations received via email 8th October 2020

Proposed Shower Facilities General Arrangement Plan AL101/E

Proposed sub basement sections 46 AX1.02/B received via email 12th October  
2020

Proposed Typical Shower Area Column Cladding Details AD03/B received via email  
13th October 2020

## CONDITIONS

Condition 2) continued:

Response: We would like to vary this condition in relation to the following information which is to replace the equivalent drawings above. The revised drawings reflect the latest applied finishes.

AL1.01 / F Proposed Shower Facilities General Arrangement Plan

AL1.02 / D Proposed Cycle Store General Arrangement Plan

AL4.01 / D Proposed Shower Wall Finishes Plan

AL5.01 / B Proposed Shower Floor Finishes Plan

AV01 / A Proposed Typical Female Elevations

AV02 / A Proposed Typical Male Elevations

AX1.01 / B Proposed Sections 1-3

AX1.02 / C Proposed Sections 4-6

AD04 / A Female Vanity Unit Details

AD05 / B Male Vanity Unit Details

AD06 / A Male Vanity and Bench Seat Details

AD07 / B Typical Shower Cubicle Details

Heritage Statement Issue 03

Design & Access Statement Issue 03

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) Final finish to original steel door - Details and sample of the proposed decoration to the original steel door(s), including specification, colour and justification for choice of decoration

Response: Please refer to appendix A.

- b) Glazed brickwork cleaning/repair/redecoration - the cleaning, repairs and treatment of the glazed brickwork of the internal walls. This shall include the following:

- detailed method statement for the cleaning and repair of original fabric
- the provision of samples of cleaned brick and mortar
- samples of repaired/replacement brick and tiles and mortar where required
- details and samples of proposed redecoration where relevant.

Response: Please refer to appendix B

- c) Tile cleaning/repair/redecoration - the cleaning, repairs and treatment of the original tiles. This shall include detailed method statement for the cleaning and repair of original fabric, and the provision of samples of cleaned tiles and mortar and proposed redecoration where relevant.

Response: Please refer to appendix C.

## APPENDIX A

### PROPOSED PAINT COLOUR FOR STEEL DOORS



RAL8022 BLACK BROWN

### JUSTIFICATION FOR DECORATION

The steel doors are currently painted out to match the white walls and the detail gets lost because of this. It is thought that the original steel doors would have been dark in colour. Painting them a dark colour will make them stand out as a feature. The proposed colour was selected to tie in with the tone of the blue engineering brickwork which sits adjacent to the doors. The metal paint will have a satin finish.

## APPENDIX B

### HOT WATER DOFF CLEANING

Before entering site ALL operatives MUST have full Hi-vis Clothing, safety glasses ,hard hat ,gloves and these must be worn at all times on site.

All operatives report to Site Manager to receive full site safety induction.

All CSCS and certificates are to be handed in to site manager in induction meeting.

All samples are to be carried out in the presence of the Conservation Architect advise to be taken from them to what extent of clean and pressure is required. Cleaning samples should always work from a cold low pressure up to a hot high pressure under the guidance of the Architect.

Fully read method statement and risk assessment's then sign and leave signed copy with site manager.

Position into place fuel spill kits under and around and the area where the Doff cleaning system and the petrol generator will be based.

Within the hoarding there is a fire Hydrant, connect the water hoses and distribute to the doff system ensuring the hoses are covered with hose protectors to prevent trips or falls.

All plant is to be distributed by use of trolleys.

No plant to be moved over finished decking surfaces.

Carefully erect and fix in position all 'Caution Signs' and 'Bunting Tape' to cone off a restricted work area as indicated on drawing.

Using ramps and a winch slowly lower the Doff system from the work van to eliminate any manual lifting then push into position by a two wheeled bogey.

No cleaning or wetting of the masonry is to be carried out in temperatures of 4 degrees celcius or lower.

Position into place the Hot Water Doff cleaning system, then set up water supply from pump to cleaning lance and distribute hose and position on at work area using hose protectors ( ensure the hoses are at a maximum of 20 meters length so the pressure can be maintained throughout for recording purposes).

## **APPENDIX B cont.**

The Pump is to be placed in a suitable position outside the proposed line of construction to prevent waste water pooling around the operative whilst at work.

When all plant is in place and the works are ready to proceed a banksman is to stand on the pavement area in view of approaching general public. All works must cease until any person has walked by the resume.

When works are ready to proceed clean the masonry in the following manner.

Install hessian sacking around the base of the area to be cleaned to act as a filter for the deposits that are to be washed from the building and prevent going into street drains.

All debris collected from the cleaning to be bagged up and removed to Bullen Conservation licence waste yard ( Holroyds of Oldham).

All Waste certificates to be handed in to client for record purposes.

BCL are licenced waste carriers (Certificates to be handed in prior to works commencing).

Initially thoroughly and carefully wet down the masonry by initially well wetting with clean cold water to gently soften any carbon crustations and bring algae to the surface.

Leave the water to soak into the masonry then agitate with a masons soft conservation bronze bristle brush, if required use wooden spatulas taking care not to damage or scratch the face of the Masonry.

After a 10 minute dwell time re- wet the face of the brickwork and gently agitate again the masonry with a soft bronze conservation masons brush, this should be just enough to loosen the carbon and moss build up and rotated in a circular motion.

After a further dwell period of 10 mins prepare the Doff cleaning system ready to rinse the area to remove all deposits.

Before rinsing the masonry run water through the doff cleaning system for at least 1 minute to allow to reach the correct pressure and temperature ( this can be ran free within the compound area).

Under the guidance of the Conservation Architect wash clean the first sample area using low pressure (1 bar) and relatively hot water (80-100°C) at a distance of 300mm to 400mm away from the masonry face.

## **APPENDIX B cont.**

This process should be fully recorded until the desired clean is achieved, this shall be carried out and issued on a BCL cleaning chart showing all the details of areas ,methods, times,pressures etc so that can be replicated during the main works.

The cleaning process can be raised up to 150° C and between 1-3 BAR if required by the Conservation Architect.

This cleaning samples should remove moss and alga but may act stubborn to areas which have salts efflorescence or heavily built up carbon.

On completion of cleaning process remove all waste and 'Caution Signs' etc., and remove from site.

## APPENDIX C

### 1. SEQUENCE OF WORKS

#### PAINT REMOVAL WORKS

Fully read and understand the method statement, sign copy and leave site foreman.  
Before any paint removal is carried out an assessment is to be made by B.C.L Manager/Supervisor for any environment issues which may come to light.  
Any use of paint stripping agents shall be applied and spent material to be washed away with clean water using the airless spray unit .  
All chemicals ( peelaway 7 ) to be left in van when not in use..

Proceed to work area.

Identify water supply and connect standpipe and hosepipe for washing down.

If standpipe required this shall be cordoned off using cones, signage and bunting tape.  
All hoses leading from standpipe to work area are to be protected to prevent trips or falls.

All plant is to be distributed by use of trolleys and bogeys and NO lifting at anytime.  
All operatives involved in this task are to be fully trained in the use of Manual handling.  
Carefully erect and fix in position all 'Caution Signs' and 'Bunting Tape' and cordon off restricted area with barriers.

Position airless spray pump and distribute delivery hose and position on at work area .

The Pump to be placed in a suitable position outside the proposed line of construction to prevent waste water pooling around the operative whilst at work.

A water vacuum to be at hand to clean up any waste water.

Proceed to trowel apply the peelaway 7 evenly to the paint covered walls and cover over with a protective sheeting a leave for a dwell time of 12 hours .

Completely cordone area off overnight .

Return to area the next morning and remove the peelaway 7

Rinse away peelaway 7 using the airless spray .

On completion of cleaning process, take down 'Caution Signs' etc., and remove from site.

All PPE ( Chemical rubber protection suits) must be worn as instructed before applying and Chemical paint Stripper ensuring that there are no areas of skin that can come in contact with the paint stripper.

Protective gloves are to be worn in the correct manner overlapping the nirile rubber wet suit to prevent Chemicals creeping inside the wet suit.

All operatives to use a full face mask whilst in the working area.



## SAFETY DATA SHEET

### Peel Away 7

#### 1 IDENTIFICATION OF THE SUBSTANCE/PREPARATION AND OF THE COMPANY/UNDERTAKING

PRODUCT NAME Peel Away 7  
 PRODUCT NO. PEWA7  
 APPLICATION Paint remover.  
 SUPPLIER Barrettine  
 Barrettine Works  
 St Ivel Way  
 Warmley  
 Bristol  
 BS30 8TY  
 0117 960 0060  
 0117 935 2437  
 sales@barrettine.co.uk  
 EMERGENCY TELEPHONE 0870 190 6777

#### 2 HAZARDS IDENTIFICATION

Harmful by inhalation and if swallowed.

CLASSIFICATION Xn;R20/22.

#### 3 COMPOSITION/INFORMATION ON INGREDIENTS

| Name           | EC No.    | CAS-No.   | Content | Classification |
|----------------|-----------|-----------|---------|----------------|
| water          | 231-791-2 | 7732-18-5 | 30-60%  | -              |
| BENZYL ALCOHOL | 202-859-9 | 100-51-6  | 30-60%  | Xn;R20/22      |
| kaolin         |           | 1332-58-7 | 10-30%  | -              |

The Full Text for all R-Phrases are Displayed in Section 16

#### 4 FIRST-AID MEASURES

##### INHALATION

Move the exposed person to fresh air at once. Rinse nose and mouth with water. Get medical attention if any discomfort continues.

##### INGESTION

NEVER MAKE AN UNCONSCIOUS PERSON VOMIT OR DRINK FLUIDS! Rinse mouth thoroughly. Get medical attention if any discomfort continues.

##### SKIN CONTACT

Remove affected person from source of contamination. Remove contaminated clothing. Wash the skin immediately with soap and water. Get medical attention if any discomfort continues.

##### EYE CONTACT

Check for contact lenses which must be removed from the eyes before rinsing.  
 Promptly rinse eyes with plenty of clean water while lifting the eyelids.  
 Continue to rinse for at least 15 minutes. Continue until the eyes are free of all particles.  
 Get medical attention if any discomfort or irritation persists.

#### 5 FIRE-FIGHTING MEASURES

##### EXTINGUISHING MEDIA

This product is not flammable. Extinguish with foam, carbon dioxide or dry powder. Do not use high pressure water jet as this may spread burning material. Cool containers exposed to fire with water spray.

##### SPECIFIC HAZARDS

Fire emits clouds of smoke which may contain toxic vapours, gases and fumes.

## Peel Away 7

### PROTECTIVE MEASURES IN FIRE

Wear self-contained breathing apparatus and full protective clothing. Keep all unnecessary people away. Fire water run-off must not be allowed to contaminate ground or enter drains, sewers or water courses. Provide bunding against fire water run-off.

### 6 ACCIDENTAL RELEASE MEASURES

#### PERSONAL PRECAUTIONS

Wear protective clothing (see Section 8).

#### SPILL CLEAN UP METHODS

Absorb in vermiculite, sand or other absorbent inert material. Place into clearly labelled container for recovery or disposal (see section 13). Rinse site with copious amounts of water, which should not be allowed into drains, sewers or water courses.

### 7 HANDLING AND STORAGE

#### USAGE PRECAUTIONS

Avoid spilling, skin and eye contact. Wash thoroughly after handling. Use only in well ventilated areas. Avoid spilling, skin and eye contact. Do not breathe vapour or fumes.

Keep away from heat and sources of ignition such as sparks or flames. Take precautions against static discharge.

Wash thoroughly after handling.

#### STORAGE PRECAUTIONS

Store in tightly closed original container in a dry, cool and well-ventilated place. Keep away from food, drink and animal feeding stuffs.

### 8 EXPOSURE CONTROLS/PERSONAL PROTECTION

| Name   | Std | LT - ppm | LT - mg/m3           | ST - ppm | ST - mg/m3 |
|--------|-----|----------|----------------------|----------|------------|
| kaolin | WEL |          | 2 mg/m3<br>resp.dust |          |            |

#### INGREDIENT COMMENTS

WEL = Workplace Exposure Limits

#### ENGINEERING MEASURES

Provide adequate general and local exhaust ventilation.

#### RESPIRATORY EQUIPMENT

If ventilation is insufficient suitable respiratory protection must be provided.

Seek recommendations and advice from manufacturer or supplier.

#### HAND PROTECTION

Use suitable protective gloves if risk of skin contact. Wear suitable protective gloves. Seek recommendations from manufacturer or supplier. After using gloves the hands should be washed and dried thoroughly and a suitable moisturiser applied.

#### EYE PROTECTION

Wear tight-fitting goggles or face shield.

#### OTHER PROTECTION

Wear appropriate clothing to prevent any possibility of skin contact.

#### HYGIENE MEASURES

DO NOT SMOKE IN WORK AREA! Wash at the end of each work shift and before eating, smoking and using the toilet. Wash promptly if skin becomes wet or contaminated. Promptly remove any clothing that becomes contaminated. Use appropriate skin cream to prevent drying of skin. When using do not eat, drink or smoke.

### 9 PHYSICAL AND CHEMICAL PROPERTIES

|                                |                                            |
|--------------------------------|--------------------------------------------|
| APPEARANCE                     | Thick, cloudy fluid                        |
| COLOUR                         | Grey                                       |
| SOLUBILITY                     | Miscible with water. Miscible with alcohol |
| AUTO IGNITION TEMPERATURE (°C) | >400                                       |

### 10 STABILITY AND REACTIVITY

#### STABILITY

Stable under normal conditions of storage and use. See section 7.

## Peel Away 7

### CONDITIONS TO AVOID

Avoid heat, flames and other sources of ignition. Take precautionary measures against static discharges.

### MATERIALS TO AVOID

Strong oxidising agents, acids and bases.

### HAZARDOUS DECOMPOSITION PRODUCTS

Decomposition can lead to the formation of toxic gases or fumes, including carbon monoxide (CO) and carbon dioxide (CO<sub>2</sub>)

## 11 TOXICOLOGICAL INFORMATION

### INHALATION

Vapours may irritate throat and respiratory system and cause coughing.

### INGESTION

Irritating. May cause nausea, stomach pain and vomiting.

### SKIN CONTACT

Liquid may irritate skin.

### EYE CONTACT

Irritating to eyes.

## 12 ECOLOGICAL INFORMATION

### ECOTOXICITY

Not regarded as dangerous for the environment.

## 13 DISPOSAL CONSIDERATIONS

### GENERAL INFORMATION

Product is hazardous waste. Do not allow into drains, sewers or water courses. Disposal must be by means of a licensed waste contractor.

### DISPOSAL METHODS

Dispose of waste and residues in accordance with local authority requirements.

## 14 TRANSPORT INFORMATION

|                      |                                               |
|----------------------|-----------------------------------------------|
| GENERAL              | This product is Not Classified for transport. |
| ROAD TRANSPORT NOTES | Not Classified                                |
| RAIL TRANSPORT NOTES | Not Classified.                               |
| SEA TRANSPORT NOTES  | Not Classified.                               |
| AIR TRANSPORT NOTES  | Not Classified.                               |

## 15 REGULATORY INFORMATION

### LABELLING



Harmful

CONTAINS BENZYL ALCOHOL

### RISK PHRASES

R20/22 Harmful by inhalation and if swallowed.

### SAFETY PHRASES

S51 Use only in well-ventilated areas.

S60 This material and its container must be disposed of as hazardous waste.

### EU DIRECTIVES

Aerosols Directive 75/324/EEC as amended by 94/1/EC.

Dangerous Substance Directive 67/548/EEC.

## Peel Away 7

Dangerous Preparations Directive 1999/45/EC.

### STATUTORY INSTRUMENTS

Chemicals (Hazard Information and Packaging for Supply) Regulations 2002 No. 1689. (CHIP3)

Control of Substances Hazardous to Health Regulations (as amended). (COSHH)

Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2007. (CDG 2007)

Management of Health & Safety at Work Regulations 1999.

### APPROVED CODE OF PRACTICE

Control of substances hazardous to health - Approved Code of Practice and Guidance L5 (2005) HSE Books.

### GUIDANCE NOTES

Workplace Exposure Limits EH40.

CHIP for everyone HSG(108).

COSHH essentials. 'Easy steps to control chemicals.' Only available on HSE's website and regularly updated at [www.hse.gov.uk/pubns/guidance/index.htm](http://www.hse.gov.uk/pubns/guidance/index.htm)

## 16 OTHER INFORMATION

### REVISION COMMENTS

First Issue.

|                    |           |
|--------------------|-----------|
| REV. NO./REPL. SDS | 1         |
| GENERATED          |           |
| DATE               | 17-Jul-08 |

### RISK PHRASES IN FULL

|        |                                         |
|--------|-----------------------------------------|
| NC     | Not classified.                         |
| R20/22 | Harmful by inhalation and if swallowed. |

### DISCLAIMER

This information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process. Such information is, to the best of the company's knowledge and belief, accurate and reliable as of the date indicated. However, no warranty guarantee or representation is made to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself as to the suitability of such information for his own particular use.