09-03-2026

Marlsbro House – Newton Street Manchester

Protection Measures, Methods and Controls

1. Scope and Purpose

This method sets out the measures to protect the retained fabric, historic features, and significance of the Grade II listed building while the proposed works are carried out. All works will be undertaken in accordance with best conservation practice and the principles of minimal intervention and reversibility.

2. Pre-Commencement Measures

- A detailed photographic and written record of all adjacent and affected historic fabric will be completed prior to commencement.
- Any particularly sensitive features (e.g. decorative plaster, joinery, historic finishes) will be identified and agreed with the Conservation Officer where required.
- Contractors will be briefed on the listed status of the building and the importance of protecting historic fabric.

3. Physical Protection, Hoarding, and Controlled Access

- All areas of the Grade II listed building not included within the approved scope of works will be designated as exclusion zones and clearly separated from the working area.
- These areas will be fenced off or enclosed with temporary hoarding or barriers, which will be freestanding and installed without fixings into historic fabric.
- Access to exclusion zones will be strictly controlled for the duration of the works to prevent accidental damage to historic fabric and finishes.
- The extent and location of all fenced-off areas will be agreed prior to commencement and maintained throughout the construction period.

- All retained historic elements adjacent to the works will be fully protected using breathable, non-abrasive materials (such as Correx sheeting, padded boards, or geotextile membranes).
- Floors, thresholds, stairs, and circulation routes within and adjacent to the working area will be protected using temporary coverings installed in a non-intrusive and fully reversible manner.

4. Structural Protection and Stability

- No historic structural elements will be altered or removed unless expressly approved.
- Temporary supports or propping will be installed where required to ensure the stability of retained fabric
- Vibration-generating activities will be minimised, and no heavy mechanical breaking will be undertaken adjacent to historic fabric.
- Once the external render has been carefully removed, a fully compatible, breathable, clear or translucent temporary protective paste will be applied to the exposed brickwork. This will provide short-term protection from weathering and frost while allowing clear visibility of the brickwork's appearance, including colour, texture, and condition. The paste will be fully reversible and will not cause harm to the historic masonry.

5. Services, Fixings, and Access

- No fixings will be made into historic fabric unless absolutely necessary and agreed in advance.
- Temporary services and lighting will be surface-mounted and routed to avoid damage to original materials.
- Access routes will be clearly defined to prevent accidental damage to sensitive areas.

6. Dust, Moisture, and Environmental Control

- Dust suppression measures will be employed, including localised extraction where appropriate.
- Open historic fabric will be protected from moisture ingress at all times.
- The internal environment will be monitored to avoid rapid changes in temperature or humidity that could harm historic materials.

7. Monitoring and Ongoing Review

- The condition of protected and fenced-off areas will be inspected regularly during the works.
- Any unforeseen issues or discoveries will result in an immediate halt to works in the affected area and consultation with the Conservation Officer.
- All protective and fencing measures will be removed carefully upon completion, leaving no permanent impact.

8. Asbestos Works 4th Floor

Our position and recommendation strongly reflect that the practical risks, level of intervention required, and health and safety implications significantly outweigh the benefit of retaining boards of such limited historic significance. The extent of intrusive cleaning, enclosure requirements, confined-space working, and prolonged handling within a contaminated environment make retention a disproportionate response.
The key point is not that retention is technically impossible, but that it is neither proportionate nor justifiable in practice, particularly when balanced against operative safety, regulatory compliance, programme impact, and the wider objective of safeguarding more significant historic fabric.
The practical constraints of the site, including restricted working space and the presence of existing contamination, make such an approach highly impractical. Based on our experience at Global Asbestos Solutions undertaking similar licensed asbestos works in constrained and historically sensitive environments, achieving compliance in accordance with HSE guidance would require the boards to remain within a fully controlled enclosure and be subject to detailed and intrusive cleaning. This would include post-drilling at each fixing location where AIB has penetrated the timber to ensure asbestos fibres are removed from within the boards. Such treatment would leave the boards perforated with numerous drill holes, materially affecting their integrity and appearance. The process would also involve prolonged handling, fine cleaning, visual inspection, and completion of the four-stage clearance procedure, significantly increasing programme duration and exposure risk to operatives within an already constrained and contaminated area.
When assessed in heritage terms, the degree of intervention, damage, and risk required to retain these low-significance boards is disproportionate to their contribution to the building's overall significance. In contrast, their removal enables the safe retention and environmental cleaning of the more historically significant structural timbers.
On balance, and in line with the principles of proportionality within national heritage policy, the limited harm arising from the removal of these secondary boards is clearly outweighed by the public benefit of ensuring regulatory compliance, protecting operative safety, and securing the long-term preservation of more significant historic fabric.
That said, once the floor area has been brought into a safer and controlled environment, and if conditions allow following the appropriate procedures, we would be open to reviewing whether a small number of boards could potentially be salvaged within a less contaminated area. At this stage, however, this cannot be guaranteed and would

depend entirely on the condition of the boards and the ability to undertake such work safely and in full compliance with the required asbestos procedures.

9. Completion

- On completion of the works, all protected areas will be inspected to confirm that no damage has occurred.
- Any minor defects resulting from the works will be made good using appropriate traditional materials and methods.