DONALD INSALL ASSOCIATES

Marlsbro House

4th Floor Panels LBC
Heritage Impact Assessment - Appendices

Contact information

Kate Martyn
Practice Director
kate.martyn@dia.co.uk

Rory Chisholm
Associate Director
rory.chisholm@dia.co.uk

Manchester Office
2nd Floor Sligo House,
32-34 Laystall Street,
Manchester, M1 2JZ
www.dia.co.uk

Version Control

Rev	Date	Auth	Check	Notes
001	09/02.2026	KXM	KXM	Issue for LBC

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates Limited. Neither the whole nor any part of this report, nor any drawing, plan, photograph, other document or any information contained within it may be reproduced in any form, including online, without the prior written consent of Donald Insall Associates Limited. All material in which the intellectual property rights have been licensed to Donald Insall Associates Limited, and such rights belong to third parties, may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights concerned.

Appendix I - Statutory List Description

Marlsbro House

52-54 Newton Street, Manchester, M1 1ED

List Entry Number: 1466846

Date first listed: 18th November 2019

Summary

Factory, 1823, probably designed by millwrights and engineers Wren and Bennett as their own manufacturing shop, but possibly a re-purposed room-and-power cotton mill.

Reasons for Designation

Marlsbro House, a factory building of 1823, is listed at Grade II for the following principal reasons:

Architectural interest:

* as a rare early example of heavy-timber floor construction, a concept providing both robustness and fire-resistance which appears to have originated in Manchester and which strongly influenced the mid-C19 design of industrial buildings in the USA, in particular New England;

* for its unusual variation of a roof designed using both iron and timber elements, in this case including a cast-iron clerestory running the full length of both sides;

* unusually for its date also incorporating iron ring-beams in the walls, to which the timber cross-beams and the heavy floorboards are fixed;

* with little alteration to the technologically interesting structural fabric.

Historic interest:

* as an early-C19 factory in the centre of the world's first industrial city, outside the clusters of mills in the suburbs of Ancoats and Chorlton-on-Medlock.

History

The building shows similarity to cotton mills from the turn of the C19, with the four central bays on Newton Street projecting slightly. This might reflect the earliest known development of the site, with a square building in the centre of the block, which is shown on William Green's map of 1787 to 1794. This was probably the first phase of Samuel Barker's mill (the owner of the first phase building on this site). By approximately 1822, a gazetteer of Manchester mills depicted a cotton-spinning mill spanning between Faraday Street and Hilton Street, of seven storeys plus a loft, with a four-storey rear engine house and a five-storey rear extension over a gateway to the rear. Unfortunately this mill suffered a fire in February 1823, which reportedly left 'the whole building…reduced to a heap of ruins'. This strongly implies that the building was completely rebuilt after the fire.

The engineers Wren and Bennett occupied the building by 1831, when James Nasmyth rented space from them in the adjacent building, (then known as their 'old building', on the site of the present Newton Buildings). They described themselves in 1841 as millwrights, machine makers and engineers, and made components for iron-framed buildings, machinery for cotton mills and steam engines, among other items.

Although a drawing by Nasmyth does show a seven-storey structure in the 1830s, this was drawn from memory many years later and cannot be relied on. When the building was advertised for sale by Wren and Bennett in 1850, the details confirm that it was its present height, and its roof appears to be original to the fabric. Several Manchester mills of the period incorporate iron in their roof structure, and some incorporate iron beams, but no others are known with iron ring-beams embedded in the outer walls. The listed contemporary Manchester cotton mills are all between six and eight storeys tall, although shorter examples are known to have existed. It is possible that Marlsbro House was rebuilt as a cotton mill in 1823, and then sold prior to 1831. Fluctuations in cotton prices during the 1820s brought boom and bust conditions and could have forced a sale.

After the 1851 sale, some of the original 42-pane cast-iron windows were replaced with timber sash windows, and the main entrance was relocated to Hilton Street, surrounded by a stone façade. The 1888 Goad fire insurance plan shows that the rear outbuildings were cleared by then, except for the chimney, and the building was in use by J Critchley's umbrella factory and HG Forshaw's costume factory, as well as an unnamed shirt factory. The current fire escapes are not marked on that plan. Prior to an aerial photograph of 1932, the Hilton Street gable was built up to create a flat parapet which wrapped around the first bay of the rear wall. The 1931 and 1962 Goad plans confirm a variety of uses including offices, warehouses and clothing manufacture.

Around 1960, the building was altered to its present appearance, as a raincoat factory by the owners AG Garments. A new full-height reinforced-concrete stair and lift core was inserted in the south end and a new level-access entrance created at the south-west corner, sheltered by a wraparound canopy, now removed. Windows were replaced and the building was rendered front and back, with the large arched rear loading entrance filled in. What remained of the chimney was removed, and flat-roofed, rendered brick entrances were built for the rear fire escapes from the basement. The Hilton Street parapet was wrapped around the first bay of the front wall. More recently, internal partitions have created smaller spaces on all the floors except the loft, concealing much of the historic fabric from view.

Details

Factory, 1823, probably designed by millwrights and engineers Wren and Bennett.

MATERIALS: red brick with applied cement render, some iron framing, slate roofs.

EXTERIOR: prominently sited at the junction of Hilton Street and Newton Street, in Manchester's 'northern quarter'.

The building is of four storeys plus a basement and loft, and 16 bays long. The front faces north-west, the central four bays projecting by approximately 200mm. Render is applied in a checked pattern of light and dark grey, with grey paint at ground floor level. Windows have modern metal frames, with external roller shutters at the ground floor. Slim concrete sills are visible, but no lintels. At the left is a gable parapet with kneeler. A short parapet rises above the third-floor windows, partly concealing the loft. The right-hand bay has a square parapet which rises to the ridge height of the pitched roof, reading as a stair tower. This is the principal entrance bay, with a mid-C20 entrance surrounded by grey mosaic panels. Another entrance to the ground floor is in the third bay from the right,

with modern door and no surround. The pitched roof is slated with an applied coating. A clerestory is set back from the parapet, with cast-iron stays (actually principal rafters) running at a steeper pitch from the eaves above the glazing, out to the parapet.

Returning at the left, the north-east (Faraday Street) wall is four bays deep, with coped, kneelered gable, and matches the front in appearance.

Returning at the left again, the checked render continues only as far as the first windows. The rest of the rear wall is in plain grey-brown render. External metal fire escapes serve the second bay from the right and third from the left, accessed from altered window openings. A small chimney stack rises above the parapet between the fourth and fifth bays from the right, and another projects at the right-hand side of the left-hand bay, which is blind and check-rendered. Single-storey rendered-brick entrances project in bays (from the left) 7 and 11. The roof matches the front in appearance.

Returning at the left again, the south-west (Hilton Street) wall matches the front, with a matching entrance at the left, and a tall wooden door with applied moulded beads creating 18 panels, at the right.

INTERIOR: the main construction is of 'slow-burn' type which omits joists in favour of heavy floorboards (probably 7 inches deep) resting directly on the cross-beams, which are centrally supported by a single line of cast-iron columns. Unusually, this is supplemented by cast-iron ring beams built in to the brick walls at the head of each floor. These are formed of inverted T-beams, with iron quadrants across the internal angles of the building. On the third floor the quadrants have empty slots which probably accommodated vertical wrought-iron tie-rods. The beams also feature metal spigots which angle down into mortices in the ends of the timber cross-beams, with a bolt for securing the fixing. In the end walls the beam soffit exhibits bolts for fixing the ends of the heavy millboard flooring. The combination of these structural elements forms a diaphragm at each floor.

The roof structure is a composite of timber and iron, taking a mansard form. Iron I-section upper rafters are connected by an iron pin to the timber collar. A central wrought-iron tension rod runs from the ridge to the collar. Additional iron T-section rafters run at a steeper pitch down from the collar. The collar rests on cast-iron posts with a shoe for the purpose cast into their heads. A wrought-iron tension rod runs from the shoe to the timber tie-beam. The lower principal rafters are partly external as they rise through the lower-pitched roof below the clerestory, and are fixed to the external face of the shoe. The trusses are connected by cast-iron purlins with lugs to retain timber rafters in place, and which curve upwards at their ends where they are bolted to the principal rafter. Between the trusses, the loft wall is formed of a cast-iron framework which is pinned together, with a middle rail, posts forming three windows between trusses, and a top rail incorporating a gutter for the upper slate roof. The junctions of the middle rail display sockets which would accommodate vertical posts (now absent) supported off the tie-beam, thus supporting the clerestory. The structure now displays some distortion and cracking to the tie-rods and the rails. The wall below the clerestory is timber-boarded.

Much internal subdivision and lining out obscures the historic fabric, and no other features of interest were visible.

Sources

Books and journals

Williams, M, Farnie, D A, Cotton Mills in Greater Manchester, (1992), 58-65

Websites

Langenbach, Randolph, Better than Steel? (Part 2) Tall Wooden Factories and the Invention of “Slow-burning” Heavy Timber Construction, Conservationtech Consulting, 2010., accessed 19/10/2019 from https%3A%2F%2Fwww.conservationtech.com%2FRL's%2520resume%26%2520pub's%2FRL-publications%2FMilltowns%2F2013-ICSA-TimberMiniSymp-Keynote%2FLANGENBACHSlowBurningKEYNOTE.pdf&usg=AOvVaw2Mo4a4vaCnfa2-fiBHow3F

Greater Manchester Archaeological Advisory Service Monument Full Report

Marlsbro House

HER Number 13901.1.0

Listed Building

13/07/2021

Monument Type and Dates

COTTON MILL (AD 18th Century to AD 19th Century - 1780 AD? to 1823 AD)

Evidence DOCUMENTARY EVIDENCE

1780 AD - 1823 AD FACTORY (AD 19th Century to 21st Century - 1823 AD? to 2050 AD)

1823 AD - 2050 AD

IRON WORKS (AD 19th Century - 1831 AD? to 1870 AD?)

Evidence DOCUMENTARY EVIDENCE

(Former Type) COTTON MILL (AD 19th Century to 21st Century - 1823 AD to 2050 AD)

Use: 1823 AD - 1830 AD

1823 AD - 2050 AD

Description and Sources

Initial development of the study area may be traced to the early 1780s, when William Stevenson of Urmston purchased some 25 acres of fields that corresponded broadly to an area bounded by the present day Oldham Street, Piccadilly, Great Ancoats Street and Port Street. Stevenson laid out a grid of streets, centred on Stevenson Square, ready for development.

Late eighteenth-century maps of the study area show it to have contained two blocks of buildings, one fronting onto Newton Street, and the second on the south side of Faraday Street [then named Friday Street]. The character of these buildings is uncertain, although it is likely that those on Faraday Street comprised two properties that were used, at least in part, as dwellings. By 1819 the study area had been developed entirely, and was dominated by a large steam-powered cotton mill, erected along the Newton Street frontage to a height of seven storeys with an engine house to the rear. The building was extensively remodelled to become an iron works by the time of the 1850 OS map, listed as Newton Street Iron Works (OS map) (Wren and Bennett's Machine Works on Adshead 1851). The two properties on the Faraday Street frontage were occupied by small businesses. The machine works was remodelled during the later nineteenth century, and the former engine house to the rear of the building was demolished and replaced with a large yard area; the two properties on Faraday Street were also demolished. Further remodelling had occurred by the time of the 1891 and 1893 OS maps: the engineering works was reduced to four storeys and reduced in size to create a larger yard area. The building was in multiple occupancy by the late 1870s, and may have been vacant by 1909 as it is not listed in trade directories (Slater). Goad's Insurance plan of 1913 shows the building in use again and incorporating a hoist to each floor in the NW corner and a square-section

chimney to the rear elevation. A directory for 1963 lists the building as Marlsbro House, occupied by Marlsbro Ltd, wholesale clothiers.

The site has a high potential to contain buried remains of archaeological significance within the yard area to the rear of the extant building. In particular, any surviving buried remains of the early C19 steam power plant associated with the original cotton mill are considered to be of local/borough archaeological importance, and their damage or destruction as part of the proposed development will require an appropriate mitigation strategy. (1)

"I think the building was erected at some date between 1849 and 1888, and [was] given its present exterior in 1930." (2)

Site visited 21st February 2017. Some minor vegetation growth and damaged windows noted; some of the render is coming away also. Fair condition, partly occupied. Below-ground archaeological potential: low. (3)

The building had been erected as a cotton mill by 1819, but was rebuilt after a conflagration in 1823. The current structure comprises six floors, inclusive of basement and attic storey, and is of red brick construction with flat buff stone arches to each window. It was subject to remodelling in 1959–60, when a ground-floor entrance was inserted and the current grey render was applied over the original brickwork. The Hilton Street elevation is four bays wide, and the same 1950s chequerboard render decoration is repeated at every floor level. (4)

Following receipt of an application for a Certificate of Immunity from Listing, Historic England assessed the building in 2019, and in November of that year it was Listed at Grade II:

Summary

Factory, 1823, probably designed by millwrights and engineers Wren and Bennett as their own manufacturing shop, but possibly a re-purposed room-and-power cotton mill.

"Reasons for Designation

Marlsbro House, a factory building of 1823, is listed at Grade II for the following principal reasons:

Architectural interest:

* as a rare early example of heavy-timber floor construction, a concept providing both robustness and fire-resistance which appears to have originated in Manchester and which strongly influenced the mid-C19 design of industrial buildings in the USA, in particular New England;

* for its unusual variation of a roof designed using both iron and timber elements, in this case including a cast-iron clerestory running the full length of both sides;

* unusually for its date also incorporating iron ring-beams in the walls, to which the timber cross-beams and the heavy floorboards are fixed;

* with little alteration to the technologically interesting structural fabric.

Historic interest:

* as an early-C19 factory in the centre of the world's first industrial city, outside the clusters of mills in the suburbs of Ancoats and Chorlton-on-Medlock." (EXTRACT)(5)

Sources

(1) Unpublished document: Oxford Archaeology North. 2008. Newton Street, Manchester. Archaeological Desk-based Assessment. Ian Miller & Alan Lupton.

(2) Unpublished document: Mike Jenner. 2006. An architectural and historical assessment of Marlsbro House (52, 54 & 54a Newton Street, and 39 Hilton Street) Manchester. Mike Jenner. p2

(3) Digital archive: GMAAS. 2017. GM Textile Mill Survey Review. GMAAS.

(4) Unpublished document: Salford Archaeology. 2018. Archaeological Desk-based Assessment: Marlsbro House, 52, Newton Street, Manchester. Ian Miller. Gazetteer ref. 1; p123

(5) Website: Historic England. 2020. The National Heritage List for England:

https://historicengland.org.uk/listing/the-list/. Accessed 27/02/2020

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Section 16 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Policy - Manchester City Council: Core Strategy Development Plan

Manchester's **Core Strategy** was adopted on 11 July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

Policy CC 9: Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 3: Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The **Unitary Development Plan** for the City of Manchester (UDP) was adopted by the Council on 21 July 1995; the following relevant policies remain extant.

18. CONSERVATION AREAS

DC18.1

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. *The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*

   i) the relationship of new structures to neighbouring buildings and spaces;

   ii) the effect of major changes to the appearance of existing buildings;

   iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

   iv) the effect of signs and advertisements;

   v) any further guidance on specific areas which has been approved by the Council.

b. *The Council will not normally grant outline planning permission for development within Conservation Areas.]*

c. *Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.*

d. *Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.*

e. *Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.*

f.

19. LISTED BUILDINGS

DC19.1

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. *Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;*

b. *Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;*

c. *Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;*

d. *Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;*

e. *Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;*

f. *Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.*

Stevenson Square Conservation Area

The following information was taken from the 'Conservation Areas' page on Manchester City Council's website.

Introduction

Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three designated by us in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas, and was subsequently extended in December 1987 to include houses on Lever Street and Bradley Street.

The original area is bounded by Oldham Street (a common boundary with the Smithfield conservation area), Great Ancoats Street (a common boundary with the Ancoats conservation area), Spear street, faraday Street, brewer Street, China Lane, Hilton Street, the rear of Back China Lane, Dale Street, Lena Street and Piccadilly. The extension to the conservation area is bounded by Spear Street, Houldsworth Street, Lever Street and Faraday Street.

Stevenson Square and its building today

The Stevenson square conservation area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many are listed by the Department of the Environment as being of special architectural or historic interest. Very few buildings from the 18th century are still standing in the conservation area. The earliest include a few groups of houses and two public houses.

The majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. Towards the end of this period terracotta became popular and was extensively used either in conjunction with brick or on its own.

The most significant street redeveloped for textile uses during the Victorian and Edwardian periods is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.

The older streets would originally have been muddy tracks. The most important of these were later cobbled. With the increased transportation demands of commerce in the world's first industrial city, the Victorians paved the streets with durable gritstone setts. In some smaller streets these are still visible, together with cast-iron kerbs which were resistant to damage otherwise caused by the iron rims of cart wheels.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2024). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At **paragraph 8,** the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at **paragraph 10**:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. **Paragraph 210** of the NPPF identifies the following criteria in relation to this:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

With regard to potential 'harm' to the significance designated heritage asset, in **paragraph 212** the framework states the following:

… great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at **paragraph 213** that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset **paragraph 214** of the NPPF states that:

…local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

With regard to 'less than substantial harm' to the significance of a designated heritage asset, **paragraph 215** of the NPPF states the following;

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Concerning conservation areas and world heritage sites it states, in **paragraph 220**, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Consultation Draft NPPF (December 2025)

Conserving and enhancing the historic environment

HE4: Securing the conservation and enhancement of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved and enhanced in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness;

b. Avoid harm to the significance of heritage assets, and instead preserve and enhance this significance.

2. If harm to the significance of heritage assets cannot be minimised or avoided, there should be a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be consulted as a minimum, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on heritage assets and their setting should identify whether proposals would be likely to:

a. Have a positive effect, which is where a heritage asset would be enhanced, or its significance better revealed; or

b. Have no effect on the significance of the asset; or

c. Result in harm to the significance of the heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of the heritage asset.

3. In making this assessment it is the effect on an asset's significance rather than the scale of the development which should be considered.

4. Decision makers should be satisfied that this assessment accurately reflects the effects on heritage assets caused by the proposals.

5. Where a development proposal involves, or has the potential to involve, heritage assets with archaeological interest, an appropriate desk-based assessment should be employed and, where necessary, a field evaluation.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on a designated heritage asset, substantial weight74 should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on designated heritage assets should be approved.

3. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term re-use of a vacant or underused listed

building, and enabling energy efficiency and low carbon heating measures to be employed.

4. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site; and

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

5. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

a. Retain and restore buildings and other features which make a positive contribution to the character or appearance of a conservation area wherever possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to preserve or enhance, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals that preserve those elements of a conservation area that make a positive contribution to it (or which better reveal its significance) should be approved.

HE11: Loss or removal of heritage assets

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

a. The development should not be approved without all reasonable steps being taken to make sure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset;

b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by being deposited in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

2. Development proposals to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), should retain the feature in situ wherever possible (and, where appropriate, be supported by an explanation of their historic and social context).

Other Relevant Policy Documents

National Planning Policy Guidance

Historic England: Historic Environment Good Practice Advice in Planning (December 2017)

Historic England: Conservation Principles and Assessment (2008)

Appendix III & IV – Asbestos Survey and Methodology



Asbestos Refurbishment Survey

Marlsbro House Newton Street, Manchester, M1 1ED.

Surveyed On: 19 Dec 2025

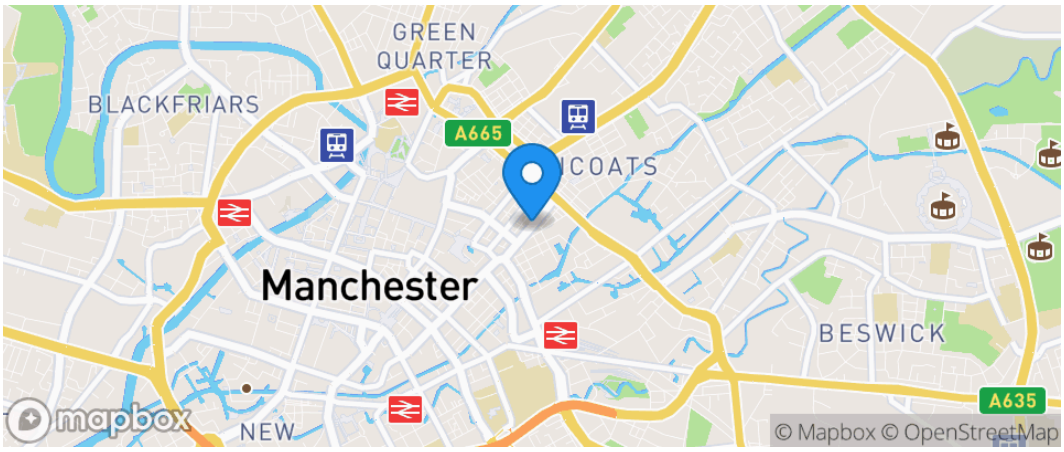
Our Ref: RS03842

Job Id: 154

Ranson Surveying
01422 410454
info@ransonsurveying.com

Ranson Surveying
Asbestos Consultancy

Report Details

Report By	Ranson Surveying
Client	Global Asbestos Solutions Ltd.
Project	RS03842
Site Address	Marlsbro House Newton Street, Manchester, M1 1ED.
Site Coordinates	53.4822522, -2.2323875
Site Location	
Scope of Work	This survey contains additional dust/debris sampling of the building's main loft area, to ascertain the extent of asbestos contamination. It is to be read in conjunction with the original survey report 333/002 by DR Environmental Ltd (dated 18-01-21).
Surveyors	Nigel Brown
Survey Dates	19 Dec 2025
QC Date	30 Dec 2025

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	1	7	10

Table of Contents

Sign Off 4

Introduction 4

Executive Summary 4

- Variations to Scope 4
- Summary of Asbestos-Containing Materials 5
- Summary of Non-Asbestos-Containing Materials 6
- Summary of Locations or Items of Limited Access 7

Register 8

Inspected Locations and Items 10

Inspection Photographs 12

Appendices 39

- undefined 39
- Bulk Sample Test Certificates 42
- Types of Asbestos Survey 44
- Conditions and exclusions 45
- Material Assessment Scores 47
- Asbestos Materials 48

Sign Off

Quality Control
D RANSON
30th Dec 2025

Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Ranson Surveying cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Ranson Surveying cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Ranson Surveying cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 3 / 3/ 001 - Open Plan Area	Ceiling adjacent central staircase	Insulating Board	6 Low	Removal by licensed contractor	13
Main Building / 4 / 4/ 001 - Lift Lobby	Ceiling	Insulating Board	8 Medium	Removal by licensed contractor	15
Main Building / 4 / 4/ 002 - Loft	Beam cladding and infill panels	Insulating Board	7 Medium	Removal by licensed contractor	21
Main Building / 4 / 4/ 002 - Loft	Cladding to fire door in fire escape	Insulating Board	10 High	Removal by licensed contractor	22
Main Building / 4 / 4/ 002 - Loft	Debris	Insulating Board	10 High	Removal by licensed contractor	23
Main Building / 4 / 4/ 002 - Loft	Debris	Insulating Board	10 High	Removal by licensed contractor	24
Main Building / 4 / 4/ 002 - Loft	Floor	Debris	10 High	Removal by licensed contractor	17
Main Building / 4 / 4/ 002 - Loft	Floor	Debris	10 High	Removal by licensed contractor	18
Main Building / 4 / 4/ 002 - Loft	Floor	Debris	10 High	Removal by licensed contractor	20
Main Building / 4 / 4/ 002 - Loft	Fuse box	Textile	7 Medium	Removal by licensed contractor	27
Main Building / 4 / 4/ 002 - Loft	Wall	Insulating Board	8 Medium	Removal by licensed contractor	25
Main Building / 4 / 4/ 002 - Loft	Wall panels and debris with toilet areas	Insulating Board	10 High	Removal by licensed contractor	26
Main Building / 4 / 4/ 003 - Loft	Ceiling	Insulating Board	9 Medium	Removal by licensed contractor	36
Main Building / 4 / 4/ 003 - Loft	Cladding to lift area	Insulating Board	9 Medium	Removal by licensed contractor	34
Main Building / 4 / 4/ 003 - Loft	Debris	Cement	7 Medium	Removal by licensed contractor	37
Main Building / 4 / 4/ 003 - Loft	Debris	Insulating Board	10 High	Removal by licensed contractor	35

table continued from previous page...

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 4 / 4/003 - Loft	Floor	Debris	10 High	Removal by licensed contractor	30
Main Building / 4 / 4/003 - Loft	Floor	Debris	10 High	Removal by licensed contractor	31

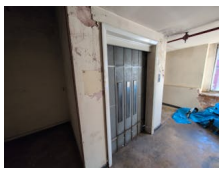
Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Main Building / 4 / 4/001 - Lift Lobby	Floor	Debris	14
Main Building / 4 / 4/002 - Loft	Floor	Debris	19
Main Building / 4 / 4/003 - Loft	Floor	Debris	29
Main Building / 4 / 4/003 - Loft	Floor	Debris	32
Main Building / 4 / 4/003 - Loft	Floor	Debris	33

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Main Building / 4 / 4/ 001 - Lift Lobby	Location	Limited Access / Beyond Client Defined Scope Of Survey to Access Within Lift			16
Main Building / 4 / 4/ 002 - Loft	Location	Limited Access / Suspect Asbestos Present			28
Main Building / 4 / 4/ 002 - Loft	Debris	Limited Access / Reasons Of Health And Safety			23
Main Building / 4 / 4/ 002 - Loft	Debris	Limited Access / Reasons Of Health And Safety			24
Main Building / 4 / 4/ 002 - Loft	Wall panels and debris with toilet areas	Limited Access / Physically Restricted Space			26
Main Building / 4 / 4/ 003 - Loft	Debris	Limited Access / Reasons Of Health And Safety			37
Main Building / 4 / 4/ 003 - Loft	Debris	Limited Access / Reasons Of Health And Safety			35

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 3 / 3/001 - Open Plan Area	Ceiling adjacent central staircase	Insulating Board	Sample S011	3m²	Amosite and Chrysotile	2	1	1	6 Low	Removal by licensed contractor	13
Main Building / 4 / 4/001 - Lift Lobby	Ceiling	Insulating Board	Cross Reference Sample 4	20m²	Chrysotile and Crocidolite	2	2	1	8 Medium	Removal by licensed contractor	15
Main Building / 4 / 4/002 - Loft	Beam cladding and infill panels	Insulating Board	Sample Sample 3	1m² each	Amosite, Chrysotile and Crocidolite	1	2	1	7 Medium	Removal by licensed contractor	21
Main Building / 4 / 4/002 - Loft	Cladding to fire door in fire escape	Insulating Board	Cross Reference Sample 3	2m²	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	22
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Cross Reference Sample 3	Throughout eaves	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	23
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Cross Reference Sample 3	Throughout eaves	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	24
Main Building / 4 / 4/002 - Loft	Floor	Debris	Sample S002	6m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	17
Main Building / 4 / 4/002 - Loft	Floor	Debris	Sample S003	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	18
Main Building / 4 / 4/002 - Loft	Floor	Debris	Sample S005	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	20
Main Building / 4 / 4/002 - Loft	Fuse box	Textile	Strongly Presume	Throughout	Chrysotile	2	2	2	7 Medium	Removal by licensed contractor	27

table continued from previous page...

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 4 / 4/002 - Loft	Wall	Insulating Board	Cross Reference Sample 3	20m-lin	Amosite, Chrysotile and Crocidolite	2	1	2	8 Medium	Removal by licensed contractor	25
Main Building / 4 / 4/002 - Loft	Wall panels and debris with toilet areas	Insulating Board	Cross Reference Sample 3	10m²	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	26
Main Building / 4 / 4/003 - Loft	Ceiling	Insulating Board	Sample Sample 4	20m²	Chrysotile and Crocidolite	2	2	2	9 Medium	Removal by licensed contractor	36
Main Building / 4 / 4/003 - Loft	Cladding to lift area	Insulating Board	Cross Reference Sample 3	20m²	Amosite, Chrysotile and Crocidolite	2	2	2	9 Medium	Removal by licensed contractor	34
Main Building / 4 / 4/003 - Loft	Debris	Cement	Sample Sample 11	Throughout eaves	Chrysotile	1	3	2	7 Medium	Removal by licensed contractor	37
Main Building / 4 / 4/003 - Loft	Debris	Insulating Board	Cross Reference Sample 3	Throughout eaves	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	35
Main Building / 4 / 4/003 - Loft	Floor	Debris	Sample S007	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	30
Main Building / 4 / 4/003 - Loft	Floor	Debris	Sample S008	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	31

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 3 / 3/001 - Open Plan Area	Ceiling adjacent central staircase	Insulating Board		6 Low	Removal by licensed contractor	13
Main Building / 4 / 4/001 - Lift Lobby	Concrete floor, brick and plasterboard walls and insulating board ceiling		Limited Access / Beyond Client Defined Scope Of Survey to Access Within Lift			16
Main Building / 4 / 4/001 - Lift Lobby	Ceiling	Insulating Board		8 Medium	Removal by licensed contractor	15
Main Building / 4 / 4/001 - Lift Lobby	Floor	Debris		0 None		14
Main Building / 4 / 4/002 - Loft	Timber floor, brick, timber walls and fibreboard and insulating board ceiling		Limited Access / Suspect Asbestos Present			28
Main Building / 4 / 4/002 - Loft	Beam cladding and infill panels	Insulating Board		7 Medium	Removal by licensed contractor	21
Main Building / 4 / 4/002 - Loft	Cladding to fire door in fire escape	Insulating Board		10 High	Removal by licensed contractor	22
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Limited Access / Reasons Of Health And Safety	10 High	Removal by licensed contractor	23
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Limited Access / Reasons Of Health And Safety	10 High	Removal by licensed contractor	24
Main Building / 4 / 4/002 - Loft	Floor	Debris		10 High	Removal by licensed contractor	17
Main Building / 4 / 4/002 - Loft	Floor	Debris		10 High	Removal by licensed contractor	18
Main Building / 4 / 4/002 - Loft	Floor	Debris		0 None		19

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 4 / 4/002 - Loft	Floor	Debris		10 High	Removal by licensed contractor	20
Main Building / 4 / 4/002 - Loft	Fuse box	Textile		7 Medium	Removal by licensed contractor	27
Main Building / 4 / 4/002 - Loft	Wall	Insulating Board		8 Medium	Removal by licensed contractor	25
Main Building / 4 / 4/002 - Loft	Wall panels and debris with toilet areas	Insulating Board	Limited Access / Physically Restricted Space	10 High	Removal by licensed contractor	26
Main Building / 4 / 4/003 - Loft	Timber floor, brick, timber walls and fibreboard and insulating board ceiling					38
Main Building / 4 / 4/003 - Loft	Ceiling	Insulating Board		9 Medium	Removal by licensed contractor	36
Main Building / 4 / 4/003 - Loft	Cladding to lift area	Insulating Board		9 Medium	Removal by licensed contractor	34
Main Building / 4 / 4/003 - Loft	Debris	Cement	Limited Access / Reasons Of Health And Safety	7 Medium	Removal by licensed contractor	37
Main Building / 4 / 4/003 - Loft	Debris	Insulating Board	Limited Access / Reasons Of Health And Safety	10 High	Removal by licensed contractor	35
Main Building / 4 / 4/003 - Loft	Floor	Debris		0 None		29
Main Building / 4 / 4/003 - Loft	Floor	Debris		10 High	Removal by licensed contractor	30
Main Building / 4 / 4/003 - Loft	Floor	Debris		10 High	Removal by licensed contractor	31
Main Building / 4 / 4/003 - Loft	Floor	Debris		0 None		32
Main Building / 4 / 4/003 - Loft	Floor	Debris		0 None		33

Inspection Photographs

See following pages for additional photographs,
notes and scores for inspected locations and items...

Main Building > 3 > 3/001 - Open Plan Area > Ceiling adjacent central staircase

Building	Main Building	**Level**	3
Location	3/001 - Open Plan Area	**Item**	Ceiling adjacent central staircase
Material	Insulating Board	**Extent**	3m²
			
Strategy / Sample Id	Sample / S011	**Fibre Type**	Amosite and Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	2
Material Score		6 / Low	

Main Building > 4 > 4/001 - Lift Lobby > Floor

Building	Main Building	**Level**	4
Location	4/001 - Lift Lobby	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S001	**Fibre Type**	NADIS

Main Building > 4 > 4/001 - Lift Lobby > Ceiling

Building	Main Building	**Level**	4
Location	4/001 - Lift Lobby	**Item**	Ceiling
Material	Insulating Board	**Extent**	20m²
			
Strategy / Sample Id	Cross Reference / Sample 4	**Fibre Type**	Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	3
Material Score		8 / Medium	

Main Building > 4 > 4/001 - Lift Lobby > Location Notes

Building	Main Building	**Level**	4
Location	4/001 - Lift Lobby	**Item**	





Location Notes	Concrete floor, brick and plasterboard walls and insulating board ceiling
Access / Notes	Limited Access / Beyond Client Defined Scope Of Survey to Access Within Lift

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	6m²
			
Strategy / Sample Id	Sample / S002	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S003	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S004	**Fibre Type**	NADIS

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S005	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Beam cladding and infill panels

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Beam cladding and infill panels
Material	Insulating Board	**Extent**	1m² each





Strategy / Sample Id	Sample / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	1	**Extent of Damage / Deterioration**	2
Surface Type / Treatment	1	**Asbestos Type**	3
Material Score		7 / Medium	

Main Building > 4 > 4/002 - Loft > Cladding to fire door in fire escape

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Cladding to fire door in fire escape
Material	Insulating Board	**Extent**	2m²
			
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21).		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Debris
Material	Insulating Board	**Extent**	Throughout eaves





Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21).		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Debris
Material	Insulating Board	**Extent**	Throughout eaves





Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	**Extent of Damage / Deterioration**	3
Surface Type / Treatment	2	**Asbestos Type**	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Wall

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Wall
Material	Insulating Board	**Extent**	20m-lin
			
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	3
Material Score		8 / Medium	

Main Building > 4 > 4/002 - Loft > Wall panels and debris with toilet areas

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Wall panels and debris with toilet areas
Material	Insulating Board	**Extent**	10m²





Access / Notes	Limited Access / Physically Restricted Space		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both toilet areas as wall panelling and debris.		

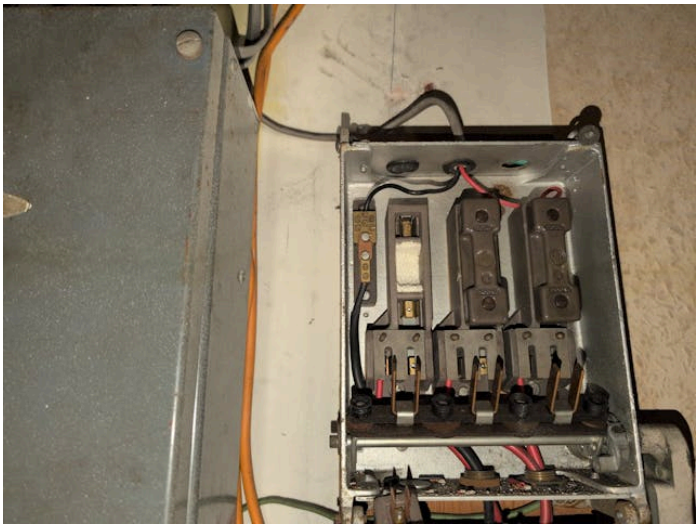
Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Fuse box

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Fuse box
Material	Textile	**Extent**	Throughout





Strategy / Sample Id	Strongly Presume	**Presumed Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		
General Comments	Assume all fuse boxes contain asbestos.		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	2
Surface Type / Treatment	2	Asbestos Type	1
Material Score		7 / Medium	

Main Building > 4 > 4/002 - Loft > Location Notes

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	
			
Location Notes	Timber floor, brick, timber walls and fibreboard and insulating board ceiling		
Access / Notes	Limited Access / Suspect Asbestos Present		
General Comments	No access within stores for to excessive stored items. Assume asbestos in these two areas.		

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S006	**Fibre Type**	NADIS

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S007	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S008	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S009	**Fibre Type**	NADIS

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S010	**Fibre Type**	NADIS

Main Building > 4 > 4/003 - Loft > Cladding to lift area

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Cladding to lift area
Material	Insulating Board	**Extent**	20m²
			
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	**Extent of Damage / Deterioration**	2
Surface Type / Treatment	2	**Asbestos Type**	3
Material Score		9 / Medium	

Main Building > 4 > 4/003 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Debris
Material	Insulating Board	**Extent**	Throughout eaves
			
Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21).		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/003 - Loft > Ceiling

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Ceiling
Material	Insulating Board	**Extent**	20m²





Strategy / Sample Id	Sample / Sample 4	**Fibre Type**	Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	**Extent of Damage / Deterioration**	2
Surface Type / Treatment	2	**Asbestos Type**	3
Material Score		9 / Medium	

Main Building > 4 > 4/003 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Debris
Material	Cement	**Extent**	Throughout eaves





Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Sample / Sample 11	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	1	**Extent of Damage / Deterioration**	3
Surface Type / Treatment	2	**Asbestos Type**	1
Material Score		7 / Medium	

Main Building > 4 > 4/003 - Loft > Location Notes

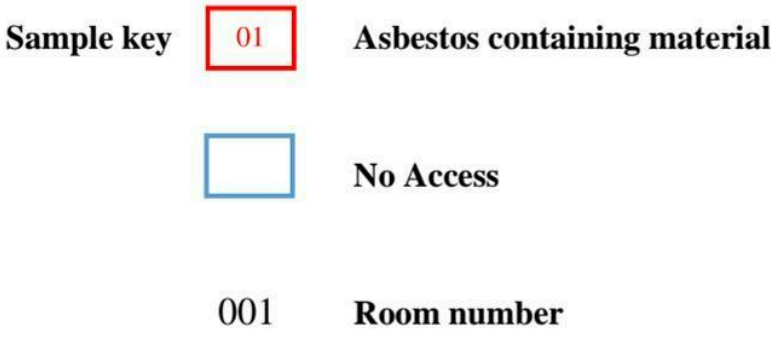
Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	
			
Location Notes	Timber floor, brick, timber walls and fibreboard and insulating board ceiling		

Appendices

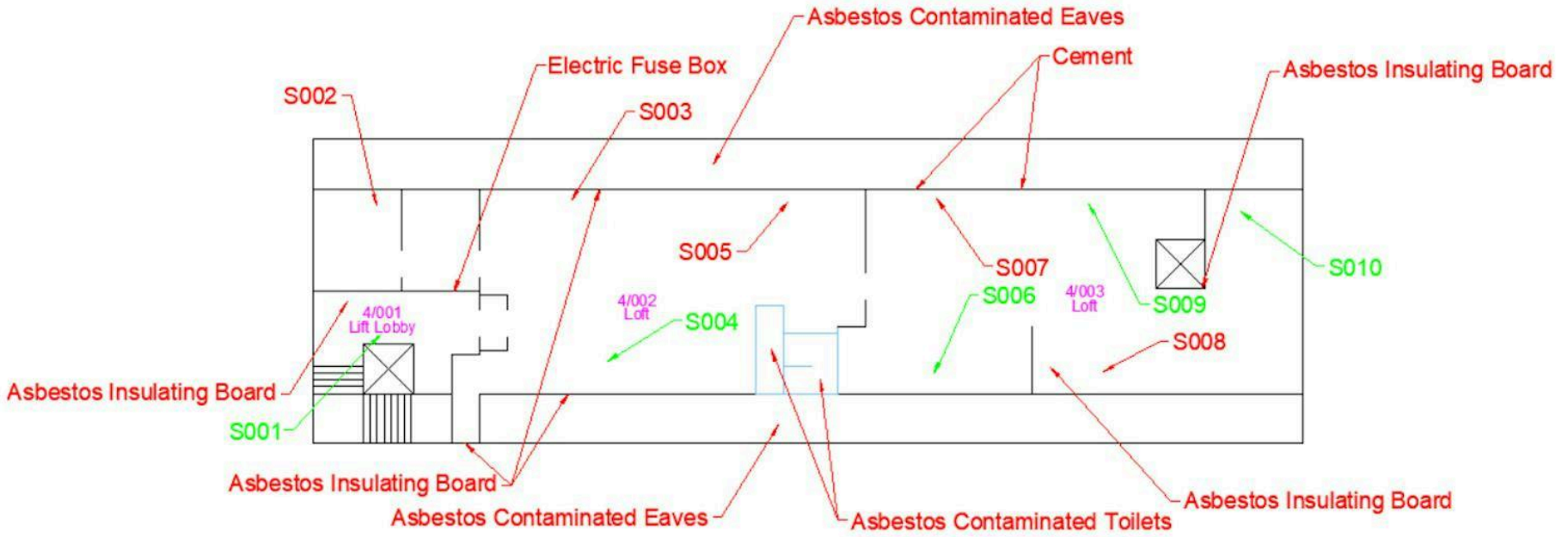
undefined

See following pages...

Site Plans KEY



Building: Marlsboro House	Floor level: Fourth



Bulk Sample Test Certificates

See following pages...

SCOPUS Asbestos Compliance

Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd

UKAS TESTING 10483

Certificate of Bulk Analysis

Customer: Ranson Surveying Limited
Customer Address: 4 Highfield Road, Luddenden, Halifax, West Yorkshire, HX2 6QB
Site Address: Marisbro House Newton Street, Manchester, M1 1ED
Client Reference: RS03842

Project Number: P-73200
Samples Received On: 22/12/2025
Samples Taken By: Client
No of Samples: 11
Date of Analysis: 29/12/2025

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	4/001 - Lift Lobby	Dust to Floor - Debris	NAD	Varsha Kamireddy
S002	002	4/002 - Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S003	003	4/002 - Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S004	004	4/002 - Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S005	005	4/002 - Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S006	006	4/003- Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S007	007	4/003- Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S008	008	4/003- Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S009	009	4/003- Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S010	010	4/003- Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S011	011	3/001- Open Plan	Ceiling Panel Adjacent Central Stairwell - Insulating Board	Amosite, Chrysotile	Varsha Kamireddy

Key: NAD = No Asbestos Detected

Authorised Signatory:	K. Varsha	Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	29/12/2025

Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The Analysts' Guide. The samples were analysed as received.
This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Sample description, material type, notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information (i.e., site address, actual sample location, sample description and material type) provided by the customer or whether samples(s)

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Conditions and exclusions

The following are excluded from this survey unless stated otherwise:

- Areas not included within the scope of works.
- Areas deemed to be unsafe, inaccessible or impracticable to enter.
- Areas or locations that would require the surveyor to work in a 'confined space'.
- Areas or items that would require specialist training to access.
- Any items of plant or equipment that would require the presence of a specialist engineer / equipment.
- Areas that would require the use of specialist personal protective equipment other than normally worn during asbestos surveys.
- Roof spaces where safe access is not available.
- Roof spaces where safe access is available, but the roof space does not have a floor (if walkways are in place the surveyor may use them but will not move from the walkways to take samples or inspect areas).
- Any area which the surveyor considers to be contaminated with asbestos to such an extent that entry could result in the spread of contamination to other areas. Areas which fall into this category may require the use of enclosures, hygiene units, etc. They will only be entered on specific instructions from the client. Prior to entry to such areas a specific method statement and risk assessment will be prepared.
- Floor ducts where the covers are not easily lifted. The client is expected to arrange access if deemed integral to the works.

To safely carry out this type of survey, localised inspection holes will be made into sealed areas, or existing holes will be used. In some locations it may not be possible to see the entirety of a void or cavity from an access point (this may require the complete removal or demolition of a wall, floor, ceiling etc.). This may result in the failure to identify non-uniform or localised installations of asbestos product. Ranson Surveying will not remove entire walls, ceilings, floors, etc as part of a survey or carry out significant disturbance of structural elements of a building. This lies outside our area of competence and will put our surveyors and others potentially at risk, as this is deemed demolition as opposed to surveying.

In refurbishment & demolition surveys, periodic access shall be made into any obvious non-asbestos insulation materials, but all insulation coverings shall not be removed. It is possible therefore that some localised areas of asbestos may not be identified beneath non-asbestos insulation coverings.

Where access is required behind previously identified asbestos materials e.g. AIB ceilings, then a licensed asbestos removal contractor will be employed, and following a 14-day notification to the relevant authority, the asbestos materials will be removed under fully controlled conditions, to inspect behind. A certificate of reoccupation will be required prior to dismantling the enclosure. This will only take place with prior agreement with the customer and a full discussion on the costs and programme involved.

During refurbishment & demolition surveys Ranson Surveying will not normally break through concrete slab floors unless specifically requested to do so by the customer. In such circumstances a specialist contractor will be required to undertake the breaking work and be paid for by the customer. It is common to find sub-slab pipe ducts in many types of property which often have asbestos lagging and shuttering boards present.

Structural elements of a building such as brick walls, cavity walls, chimney stacks etc. shall not be broken into where it is deemed that this may place the surveyor and others at risk of structural collapse i.e. in structurally unsafe buildings. Any asbestos products present in these areas may not be identified during the survey and therefore caution must be applied during the breakthrough / dismantling of structural elements of a building.

Where buildings have been boarded for security reasons, Ranson Surveying shall not be responsible for any asbestos containing materials present behind security fixtures unless these have been removed by the customer. This is likely to affect doorways and windows primarily.

Installations shall not be broken through where this could result in injury to other persons, e.g. high level windows/ walls on the exterior of a building where materials could fall onto public pavements etc.

It must be noted that areas of the property/structure which would cause structural or security problems to the property prior to refurbishment or demolition have not been inspected. Window casings, for example, will not be removed if the property must remain secure or is to be re-occupied. Breakthroughs of roof, particularly flat roofs which are known to have asbestos layers, will not be carried out if the building is to remain in-situ for a period of time, as this will affect the weather integrity, and as a result, safety of the property.

Ranson Surveying have not carried out any works considered to be demolition, to access parts of the property, such as removal of steel joists, stairwells, or concrete slabs / cavity closures, as this is not deemed reasonably practicable in an asbestos survey. Should access to these areas be specific to the work, then the survey may need to be completed at actual demolition. It is not deemed reasonably practicable for the asbestos survey team to grub-up concrete slabs, remove underground tanks, or concrete lintels etc. without the assistance of a demolition contractor and heavy plant and machinery. Furthermore, extensive sampling does not ensure common items such as shuttering beneath concrete, or packers used in construction are identified in their entirety, due to the random nature of their use.

All materials sampled and suspected to contain asbestos will not be removed by the survey team to look behind for further suspect materials, as removing asbestos materials may pose a risk to health and breach CAR 2012, such as licensing requirements.

The following further general conditions will also apply to this report.

- Where accurate plans have not been provided, the surveyor will draw plans whilst on site, however Ranson Surveying cannot be held responsible for any inaccuracies.
- The survey has been carried out utilising the surveyor's experience of similar buildings and the information provided to him prior to the survey. It is not possible to guarantee that all asbestos has been located within a specified site and we accept no financial or other responsibility for any asbestos subsequently found.
- The categorisation of materials (e.g. board, cement, coating etc.) is based purely on the surveyor's experience. The only definite way to separate materials such as board and cement is by a density test. Density tests have not been carried out unless the client has specifically instructed and they are referred to in the report.
- The areas being surveyed are visually examined for asbestos and samples are taken or assumptions made of any materials suspected of containing asbestos. This includes taking dust samples from any areas where asbestos contamination is suspected but does not include random dust sampling from areas where no suspected contamination is visible.
- Whilst every care shall be taken during the survey, superficial damage may be caused to decorations during the survey. No provision is made in our costs for any making good; however temporary repair will be carried out at the time of survey.
- We have made every effort to locate all known and suspected ACMs (Asbestos Containing Materials) using standard surveying methods, however, we cannot guarantee that all ACMs have been located. The fabric of the building may well conceal the location of some ACMs. Typically hidden ACMs may well be discovered during maintenance, refurbishment work or demolition, for example beneath the structure.
- Visual inspection and presumptions may be used in occupied areas, areas of excessive storage, areas where furniture/equipment remain in-situ and have not been protected by the client.
- Representative or consolidated sampling may be carried out in large areas of visually similar products.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: *Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.*

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

PROPOSED ASBESTOS REMOVAL PLAN

For the

SAFE REMOVAL *and* DISPOSAL OF ASBESTOS

(to be read in conjunction with Global Asbestos Solutions Ltd Standard Operating Procedures Revision 9)

Draft proposal to provide methods and requirements for the safe removal



Authors:	Steven Maude
Position:	SHEQ Manager / Contract Manager
Date:	21.01.2026
Signatures:	

Contract No

Site Address

Marlsbro House, Newton Street, Manchester, M1 1ED

Authorised:	Lee Ashworth
Position:	Director
Date:	22.01.2026
Signature:	

Review Record

No changes to the details in the assessment or plan of work are to be made without prior authorisation from a Contracts Manager, Company Safety Officer or Director. All departures / changes to this plan of work are to be recorded here and in the daily site log by the Supervisor authorised to do so.

IF THE TASK CANNOT BE CARRIED OUT IN ACCORDANCE WITH THIS PLAN OF WORK DUE TO WHATEVER REASON THEN WORK ON THE TASK MUST CEASE (UNLESS TO MAKE SAFE) UNTIL AUTHORISATION IS GIVEN

Date / Time	Section	Details	Revision	Authorised by

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

Contents

OVERVIEW OF ASBESTOS TO BE REMOVED .....
1. DETAILS OF CONTRACT .....
Client Details .....
CDM Appointed Roles .....
Enforcing Authority .....
Site Personnel .....
2. DETAILS OF PROJECT .....
Project Date & Working Times .....
UKAS Accredited Analytical Company (Who Will Carry Out The 4 Stage Clearance) .....
Details of Survey / Samples Taken .....
Site Specific Hazards .....
Site Rules .....
Site Security .....
Consultation .....
Site Facilities .....
Site Muster Points and Emergency Procedure .....
Accident and Emergency Hospital (A & E Dept) .....
Equipment and Materials to be Used on Site .....
4.0 CONTROL MEASURES .....
Respiratory Protective Equipment (RPE) .....
Task Specific Personnel Protective Equipment (Ppe) Requirements .....
3. Overview of Works .....
Site Drawings and Photographs .....
Overview .....
DRAWING KEY .....
4. RISK ASSESSMENT .....
Standard Procedures .....

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

INTRODUCTION

Global Asbestos Solutions Ltd, have been entrusted to carry out the safe removal and disposal of Asbestos materials throughout Marlsbro House, Newton Street, Manchester, M1 1ED.

The Property is a Grade 2 Listed Building circa 1960. The building is red brick with cement rendering, some iron framing, and slated roof. There are four storeys, a basement and a loft. Removal works will take place on the 4th floor. The property is unoccupied and the asbestos removal works are being carried out prior to refurbishment.

A building condition survey was carried out by Jenkins Design Services on 22nd July 2021 and an Asbestos Refurbishment Survey by DR Environmental Consultants completed on the 11th January 2021.

There is also an additional survey of the 4th floor area carried out by Ranson surveys dated 19th December 2025

The DCU and skip will be situated in the car park at the back of the building.

The Supervisor has visited site previously and the Contracts Manager and SHEQ Manager will be on site to provide a full induction to all the Site Team prior to any works commencing.

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

1. DETAILS OF CONTRACT

Client Details

Client Name & Address		Address (if different)
Telephone Number	**Contact**	**Email Address**

CDM Appointed Roles

CDM Client		CDM Principal Designer		CDM Principal Contractor	
Contact:		**Contact:**		**Contact:**	
Tel No:		**Tel No:**		**Tel No:**	
Email:		**Email:**		**Email:**	

Waste

Veolia UK, Whitemoss Rd, Skelmersdale, Lancs WN8 9TH		Waste Carrier	Global
		Waste storage on site	Van Waste Compartment
Contact:	Christine Oates	Anticipated waste amount	
Tel No:	01695 559948	Comments:	
Email:	Christine.oates@veolia.com		

Enforcing Authority

HEALTH & SAFETY EXECUTIVE Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS	
Telephone Number	**Email Address**
0300 0031747	*Asbestos-unit@hse.gov.uk*

Site Personnel

Contract Manager			
Name	Steven Maude	**Telephone Number:**	07879932966

Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

Site Supervisor – NOMINATED FIRST AIDER			
Name	Luke Woltenstone	Telephone Number:	07704768273
Site Operatives – FIRST AID TRAINED			
1	TBC		
2	TBC		
3	TBC		
Key Site Personnel – When will the following be on site			
Site Supervisor	Contracts Manager	SHEQ Manager	
At all times	One visits a week has been allocated	One visits a week has been allocated	

2. DETAILS OF PROJECT

Project Date & Working Times

Date ASB5 Submitted:	TBC		
Duration of Work:			
ENCLOSURE 1-			
Date Site Set UP will Commence:	TBC	Shift Start (Mon-Fri)	Shift End (Mon-Fri)
Date Removal Work Will Commence:		08:00	18:00
Date 4 stage clearance:		Shift Start (Sat-Sun)	Shift End (Sat-Sun)
Time of 4 Stage Clearance:	AM	N/A	N/A
ENCLOSURE 2 -			
Date Site Set UP will Commence:	TBC	Shift Start (Mon-Fri)	Shift End (Mon-Fri)
Date Removal Work Will Commence:		08:00	18:00
Date 4 stage clearance:		Shift Start (Sat-Sun)	Shift End (Sat-Sun)
Time of 4 Stage Clearance:	AM	N/A	N/A
ENCLOSURE 3 –			
Date Site Set UP will Commence:	TBC	Shift Start (Mon-Fri)	Shift End (Mon-Fri)
Date Removal Work Will Commence:		08:00	18:00
Date 4 stage clearance:		Shift Start (Sat-Sun)	Shift End (Sat-Sun)
Time of 4 Stage Clearance:	AM	N/A	N/A

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

ENCLOSURE 4 –			
Date Site Set UP will Commence:	**TBC**	**Shift Start (Mon-Fri)**	**Shift End (Mon-Fri)**
Date Removal Work Will Commence:		**08:00**	**18:00**
Date 4 stage clearance:		**Shift Start (Sat-Sun)**	**Shift End (Sat-Sun)**
Time of 4 Stage Clearance:	**AM**	**N/A**	**N/A**
ENCLOSURE 5 –			
Date Site Set UP will Commence:	**TBC**	**Shift Start (Mon-Fri)**	**Shift End (Mon-Fri)**
Date Removal Work Will Commence:		**08:00**	**18:00**
Date 4 stage clearance:		**Shift Start (Sat-Sun)**	**Shift End (Sat-Sun)**
Time of 4 Stage Clearance:	**AM**	**N/A**	**N/A**

UKAS Accredited Analytical Company (Who Will Carry Out The 4 Stage Clearance)

Company Name & Address		
Telephone Number	**Contact**	**Email Address**

Analytical Company Contracted To: -	**UKAS Accreditation Number**
Global	
Details of Analytical Attendance on Site	**Personal Monitoring**
On completion of each enclosure, Dirty End and shower of decontamination unit at every 4-stage clearance	During removal

Details of Survey / Samples Taken

Survey / Analytical Company	**Survey / Sample(s) Details**	**Date Survey carried out / Sample(s)**
Asbestos Refurbishment Survey / DR Environmental **Ranson Surveying**	**Paper lining under pipe insulation**	**11TH January 2021** **19th December 2026**
ACM to be Removed	**Condition**	**Quantity**
Chrysotile Paper lining under pipe insulation	**Medium damage**	

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

Site Specific Hazards

During the preliminary site assessment, the following hazards where identified:

- Electrical
- Enclosed space
- Working at height
- Protection of Heritage

COSHH

- Fibre Suppressant
- Expanding Foam
- Aerosol Smoke Fluid
- Spray fix Aerosol Adhesive
- Diesel

The above list IS NOT exhaustive and additional items should be covered in tool box talks. Any additional hazards that become apparent that are not detailed in the site risk assessment should be logged and relayed to the contract manager and a tool box talk given on the newly identified hazards. All detailed generic risk assessments referenced are kept on site with this plan of work.

Site Inductions to be given by the Contracts Manager / SHEQ Manager with all site team before any works commence. Supervisor to deliver site inductions with any other visitors during the works.

Toolbox Talks to be carried out for the below hazards;

- Areas of heritage to be protected from works
- Electrical
- Working from a Scaffold

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

Site Rules

- No access top site without receiving a site induction
- All operatives and Supervisors to be well presented and clean shaven
- No smoking on site
- Working hours to be adhered to
- Whilst entering or exiting the building be mindful to remain polite and courteous at all times.

Site Security

Site	The building will be secured by LEE ASHWORTH EXCAVATIONS LTD/ GLOBAL Global must ensure their working areas are suitably signed and secured to prohibit unauthorised entry
Enclosure	The enclosures shall be segregated with warning signs and warning tape

Consultation

Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

The Contract Manager and SHEQ Manager previously visited the site accompanied by the Supervisor. Contract Manager (where possible) will meet the workforce on site at project commencement to ensure that all instructions contained within this RAMS are fully communicated and understood.
Global Asbestos Solutions adopt procedures to enable employees to discuss and offer advice on matters connected with the contract that contribute towards the good management of health and safety.
This will be given effect via:

- Toolbox talks regarding specific and significant risks
- Encouraging personnel to raise any concerns immediately with the Contract Manager or other members of the team who will have authority to effect change.
- Enabling the views of personnel to be expressed by their representatives at the regular site safety & progress meetings.
- Monthly meetings are held where worker involvement is actively encouraged.

Site Facilities

Ensure facilities are always kept clean. If you have concerns report to the Contract Manager / SHEQ Manager

	Supplied by	Location
Water Supply	Client	External tap
Power Supply	Global	2 x 20 kva generators
WC	Client	Basement
Resting Facilities	Client	Basement

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

Site Muster Points and Emergency Procedure

In the event of a fire the following actions are required:

- **Priority is to ensure that in the event of an emergency situation, all personnel can be evacuated immediately to a safe area. The Site Supervisor or outside man will:**
  - **Sound the alarm**
  - **Notify the necessary authorities**
  - **Ensure the safe exit of all staff using the most appropriate means**
  - **Conduct a role call to ensure all staff have exited the danger zone safely**

- **On hearing the alarm, all operatives are to immediately evacuate the premises/area by using the fire exits furthest away from the fire**

- **If the decontamination unit is outside the building, they will muster at that location, prior to decontamination. In other circumstances they will muster at the CARPARK ACROSS THE ROAD OPPOSITE THE BACK OF THE BUILDING (PLEASE SEE SITE OVERVIEW)**

- **In an emergency continuous blasts of the horn will be given and all operatives on hearing this alarm are to down tools and remove themselves from the work area following transit decontamination procedure (unless instructed not to do so) and to muster at the assembly point**

- **The transit route will act as the emergency exit for all areas**

- **The site supervisor will initiate a test run at the initial stage of the project**

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

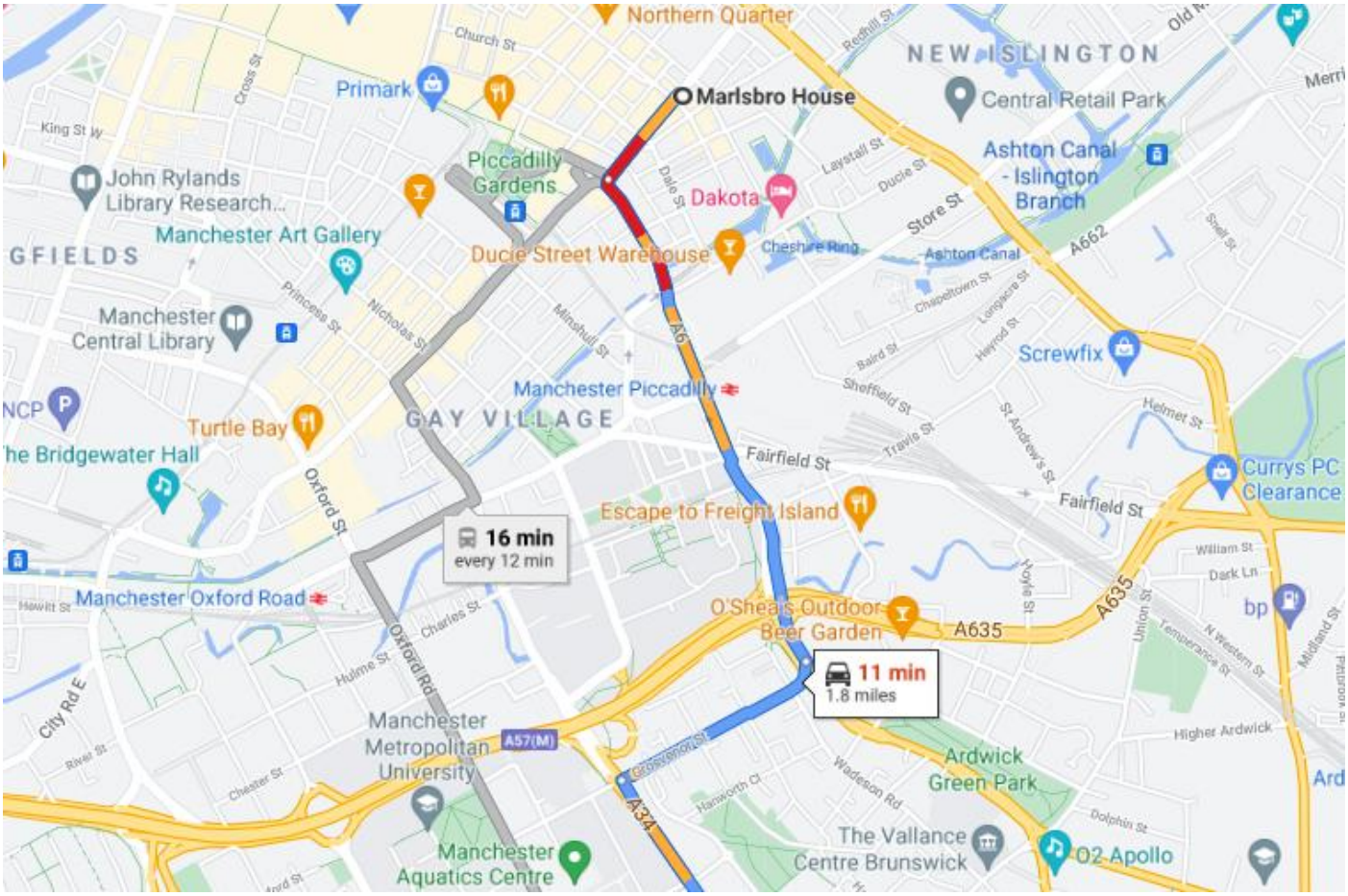
Accident and Emergency Hospital (A & E Dept)

ACCIDENT AND EMERGENCY HOSPITAL (A & E Dept)

MANCHESTER ROYAL INFIRMARY

Tel: 0161 276 1234

Oxford Road
Manchester
Greater Manchester
M13 9WL



NOMINATED FIRST AIDER ON SITE WILL BE:

Luke Woltenstone - 07704768273

FIRST AID KITS WILL BE HELD IN THE SITE OFFICE AND OUTSIDE OF THE WORKING AREA.

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

Equipment and Materials to be Used on Site

Negative Pressure Units (NPU) (complying with BS8520:2)			Type 'H Vacuums (complying with BS8520:3)		
Number of NPU's to be used	ENCLOSURE 1	2	Number of Vacuums to be used	ENCLOSURE 1	4
	ENCLOSURE 2	2		ENCLOSURE 2	4
	ENCLOSURE 3	2		ENCLOSURE 3	4
	ENCLOSURE 4	2		ENCLOSURE 4	4
	ENCLOSURE 5	2		ENCLOSURE 5	3
Roving heads to be used	Please See Drawings				
Length of ducting / bends	Please See Drawings				
Model numbers of NPU's	TBC				
Pre-filters to be changed within enclosure daily or when visibly over loaded. NPU's to be checked at the start and end of each shift and recorded on the daily checksheet.			All vaccum equipment to be checked at the start and end of each shift and recorded on the daily checksheet. The last vacuum hose left in situ to be bagged in clear asbestos waste bag and placed in lockable storage.		

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

Enclosure	
Number	ALL
Number & Location of Vision Panels	PLEASE SEE DRAWINGS

Fibre Suppressant Technique to Be Used;

Material Type / Matrix					
Hydrophobic (repels Water)	YES	NO	Hydrophilic (Affinity to Water)	YES	NO
	✓			✓	

Time Allocated for Penetration	1 Hour
Amount of Fibre suppressant	As required, minimum allocated 25ltrs

Surface coating equipment	
Low Pressure Garden Sprayer	✓
General Hose Pipe	
Airless Sprayer	
Shadow vacuum Technique	✓
Other (specify)	

Hand Tools		
List of Hand Tools to be Used	hammer, pry bar, screwdriver, and wire brush	Hand tools used within an enclosure to be wiped down with damp rags and placed into a clear waste bag and sealed at the neck with polycloth tape, the bag will then be passed through the baglock wiped down and placed into the company vehicle.
Power Tools to be Used (IF POWER TOOLS TO BE USED / USED THE HAVS CALCULATOR AND ADD TO RISK ASSESSMENT)	Reciprocating saw and cordless drill	Power tools (including any protective cases) used within the enclosure will be. ϖ Thoroughly vacuumed using a type 'H' vacuum ϖ Wiped with anti-static wipes to remove all visible dust ϖ Placed into a clear asbestos sack and sealed at the neck with polycloth tape, the bag will then be passed through the baglock wiped down and placed into the company vehicle.

Access Equipment		
Ladders	No	Pre-use check sheet to be completed
Hop Up	Yes	Pre-use check sheet to be completed
Scaffold	Yes	Pre-use check sheet to be completed
Mobile Access		Pre-use check sheet to be completed

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

Prior to any works commencing, the DCU will be set up in the location detailed below, tested and recorded in the site information file completed by the Site Supervisor

Location(s) on site	Carpark to the rear of the building	
Is the DCU a direct connection to the enclosure?	No insufficient space	
Is the DCU self-contained	Yes	
Water Supply	Connected to water supply via outdoor tap on carpark	
Power Supply	Various locations see drawings	
Location of drainage or disposal of wastewater instructions	Foul drain external to building on carpark	
Distance of Transit Route	ENCLOSURE 1	TBC
	ENCLOSURE 2	TBC
	ENCLOSURE 3	TBC
	ENCLOSURE 4	TBC
	ENCLOSURE 5	TBC
Will the transit route be covered?	YES	

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

4.0 CONTROL MEASURES

Respiratory Protective Equipment (RPE)

As our employees are involved in asbestos removal operations on a regular basis, we record all hours worked in the working area. Should personal on-site monitoring differ the results will be considered on future assessments.

Evidence of expected exposure levels with controls applied for specific removal works is detailed within the table below.

Maximum fibres within the work area are not to be exceed: 1.00 f/cm³
Maximum fibres outside the work area are not to be exceed: 0.10 f/cm³

Task	Anticipated f/cm³	RPE	Protection factor	Coveralls Type 5/6 Class 3
Pre-Clean	<0.10 f/cm³	Half Mask	20	Blue
Enclosure Construction	<0.10 f/cm³	N/A	N/A	Blue
Removal of AIB shuttering	<0.10 f/cm³	Full Face	40	Red within enclosure
Removal of insulation whilst enclosed in foam	<0.10 f/cm³	Full Face	40	Red within enclosure
Removal of insulation using the hand scrap method	0.0125 f/cm³	Full Face	40	Red within enclosure
Waste run AIB	<0.10 f/cm³	Half Mask	20	Blue
Waste run Insulation	0.015 f/cm³	Half Mask	20	Blue
Dismantling Enclosure	<0.10 f/cm³	Half Mask	20	Blue

TYPE		STANDARD	PROTECTION FACTOR	
FULL FACE MASK, POWERPACK P3 FILTERS		EN 136/143	40 (4.0 f/ml)	✓
ORINASAL HALF MASK P3 FILTERS (Sundstrom SR 100)		EN 140/143	20 (2.0 f/ml)	✓
Anticipated Maximum Fibre Levels			3.0 f/ml	



Anticipated Exposure

Anticipated exposure level based upon levels reported for removals of similar materials using 'Good Practice' as reported in HSG 247 Table 1.1 - Well-controlled work with ACMs

ALL WEARERS MUST BE FACE FIT TESTED AND CERTIFICATED

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

Task Specific Personnel Protective Equipment (Ppe) Requirements

Pre Clean, Enclosure Construction & Dismantling		Removal in enclosure		Transit Procedures	
Enclosure Construction	Cat 5 or 6 Blue Coveralls	Safety Black Wellingtons	Cat 5 or 6 Red Coveralls	Safety White Wellingtons	Cat 5 or 6 White Coveralls
					

								
Type 5 Disposable Coveralls	Steel Toe Capped Work Boots	Steel Toe Capped Wellington Boots	High Vis Vests	Hearing Protection	Eye Protection	Gloves	Safety Helmets	Safety Harnes

Type 5 Disposable Coveralls		Steel Toe Capped Work Boots		Steel Toe Capped Wellington Boots		High Vis Vests		Hearing Protection		Eye Protection		Gloves		Safety Helmets		Safety Harnes	
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
✓		✓		✓		✓			✓		✓	✓			✓		✓

Other: Specify

AMBIENT TEMPERATURES			
BELOW 0°C		20°C - 30°C	
0°C - 10°C		30°C - 35°C	
10°C - 20°C	✓	ABOVE 35°C	

WILL THE AREA BE SUBJECT TO SOLAR GAIN	YES		NO	✓

** Consider the time of year whether Solar Gain is perceived to be a significant risk or not

PROXIMITY OF THIRD PARTIES			
NEXT TO ENCLOSURE		VACANT BUILDING	
FLOOR ABOVE		FLOOR BELOW	
MORE THAN 10 METRES AWAY	✓	(Other Contractors)	✓

SMOKE TESTING

ALL ENCLOSURES ARE TO BE SMOKE TESTED BY THE SITE SUPERVISOR OR ASBESTOS CONTRACTS MANAGER AND WITNESSED BY ONE OF FOLLOWING IF AVAILABLE.

IF WITNESS NOT AVAILABLE RECORD IN DAILY SITE DIARY GIVING REASONS WHY AND MEASURES TAKEN TO TRY TO OBTAIN WITNESS

NB: SMOKE TEST MUST BE RECORDED ON THE SMOKE TEST FORM

CLIENT	SITE SUPERVISOR	ANALYST	CONTRACTS MANAGER

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH

01706 254 560

AIR MONITORING (BY INDEPENDENTUKAS ACCREDITED ANALYTICAL COMPANY)					
PRE-START BACKGROUND TESTS	✓		BACKGROUND MONITORING		
LEAKAGE TEST SAMPLING			REASSURANCE TEST SAMPLING		
PERSONAL AIR MONITORING	✓				
PERSONNEL SAMPLING WHEN REQUIRED (Maintain Personnel Assessments)					
PRE-CLEAN (i.e., prior to enclosure)	✓		ENCLOSURE CONSTRUCTION		
ASBESTOS REMOVAL	✓		ENLARGEMENT OF FIXING HOLES		
CLEANING OF SURFACES	✓		FINE CLEANING OF ENCLOSURE	✓	
ENCLOSURE DECONSTRUCTION	✓		WASTE REMOVAL	✓	
4 STAGE CLEARANCE and ISSUEING OF CERTIFICATE OF REOCCUPATION	Stage 1	✓	Stage 2	✓	
	Stage 3	✓	Stage 4	✓	

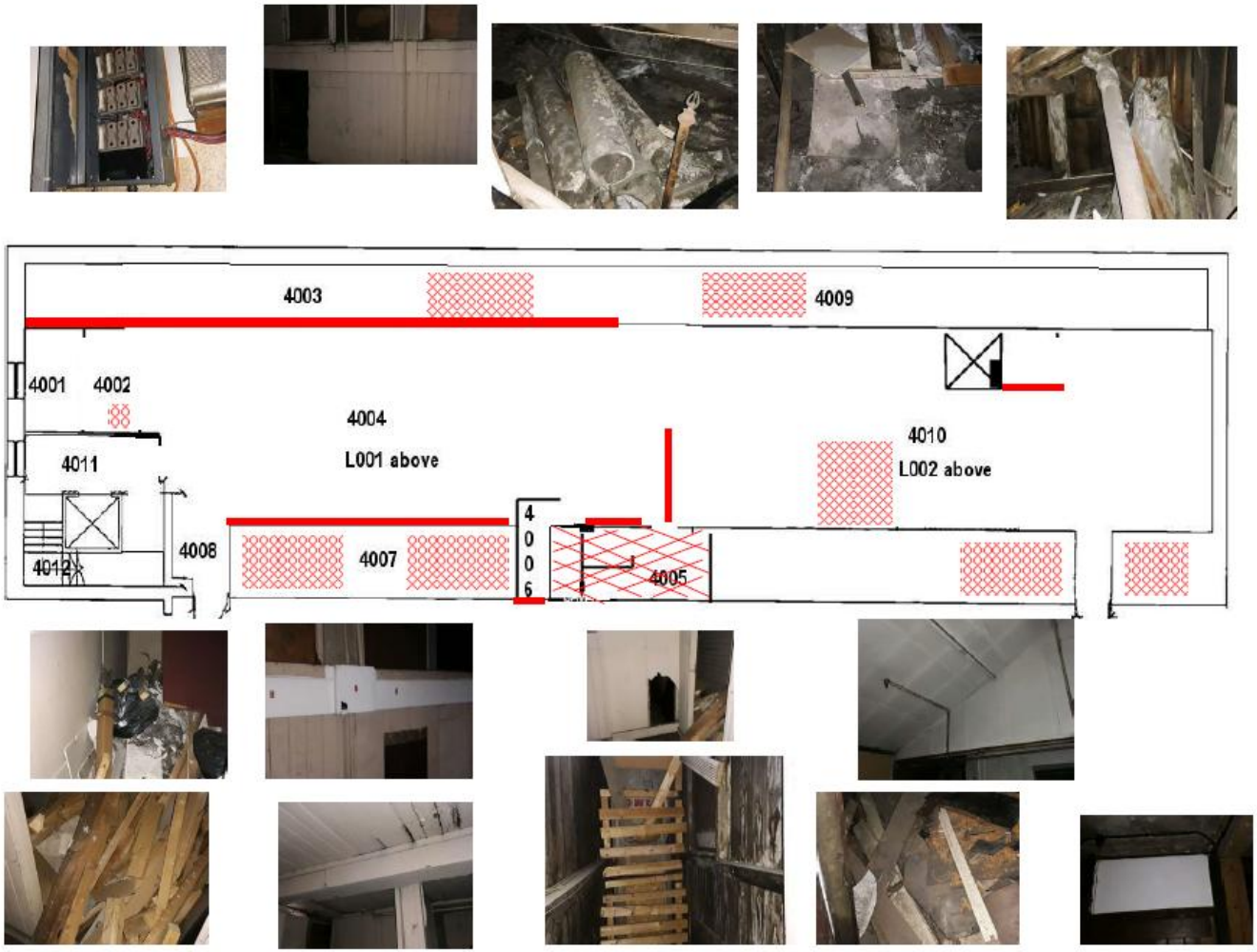
Live Services Within the Enclosure								
	YES	NO		YES	NO		YES	NO
Gas		✓	Electricity		✓	Water		✓
Steam		✓	Telephone		✓	Computer		✓
Fire Alarm		✓	Fiber Optic Cable		✓			
NOTES All electric used within the enclosure are to be 110v								

Isolation of Services		
Service	Do the services require isolation prior to works commencing	Isolation to be carried out by
Gas	✓	Client
Electricity	✓	Client
Water	✓	Client
Steam	✓	Client
Computer	✓	Client
Fire Alarm	✓	Client
Fibre Optic Cables		

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

3. Overview of Work

FOURTH FLOOR–Asbestos Insulating Board to Ceiling, Walls, Boxing and Eaves. Asbestos Insulating Board Debris in Eaves and WC



GLOBAL
ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

Site Drawings and Photographs



Iss 8 09.11.25

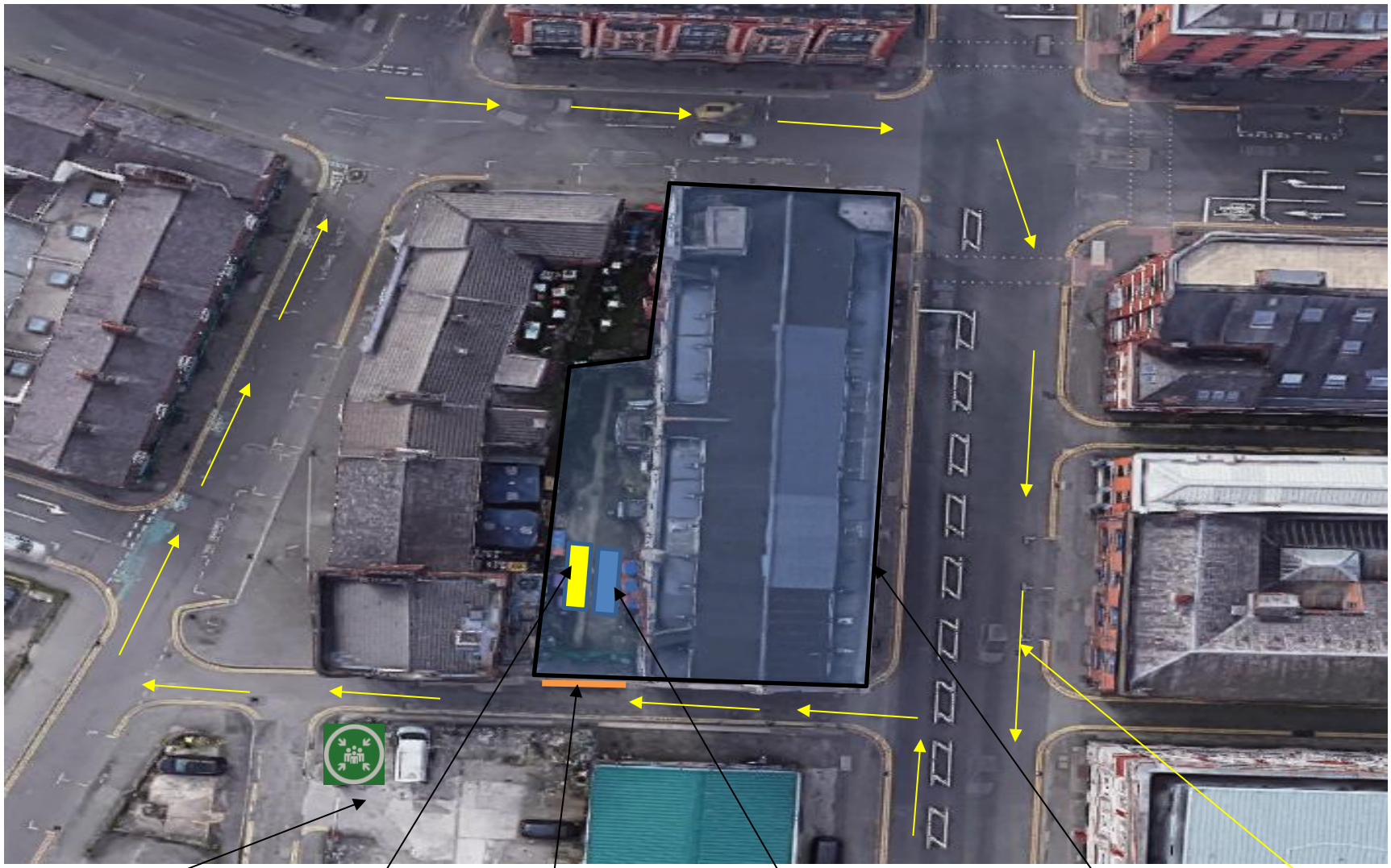
GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

Overview

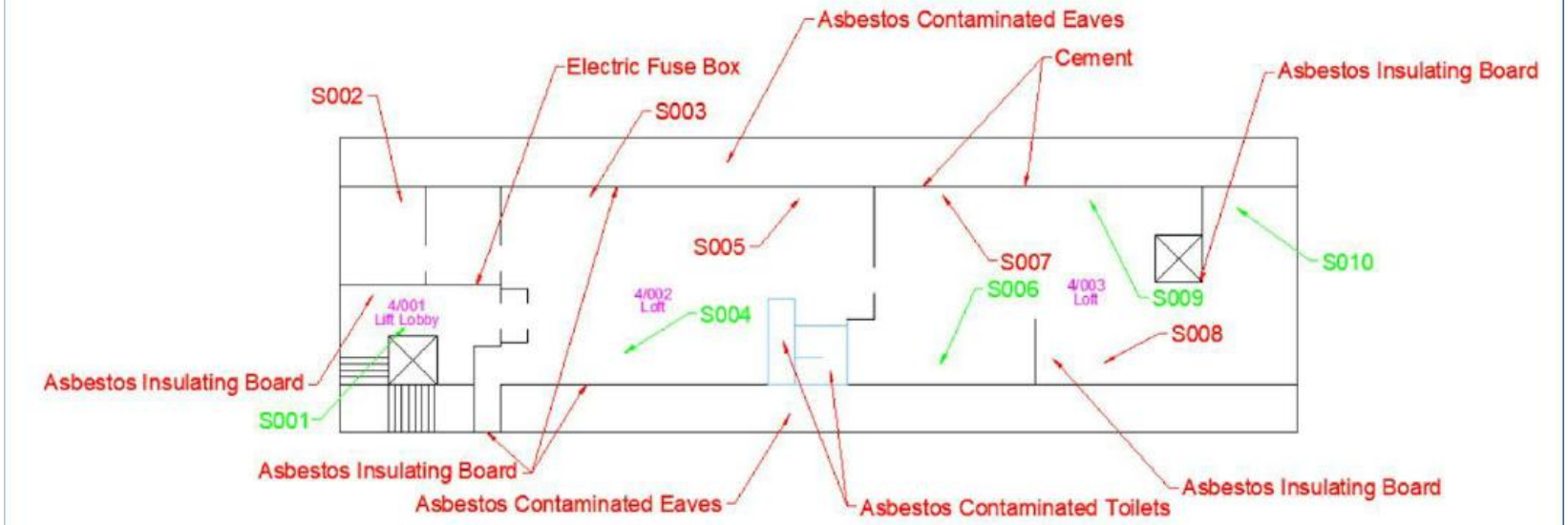


Iss 8 09.11.25

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH
01706 254 560

Floor Overview

Building: Marlsboro House	Floor level: Fourth



GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

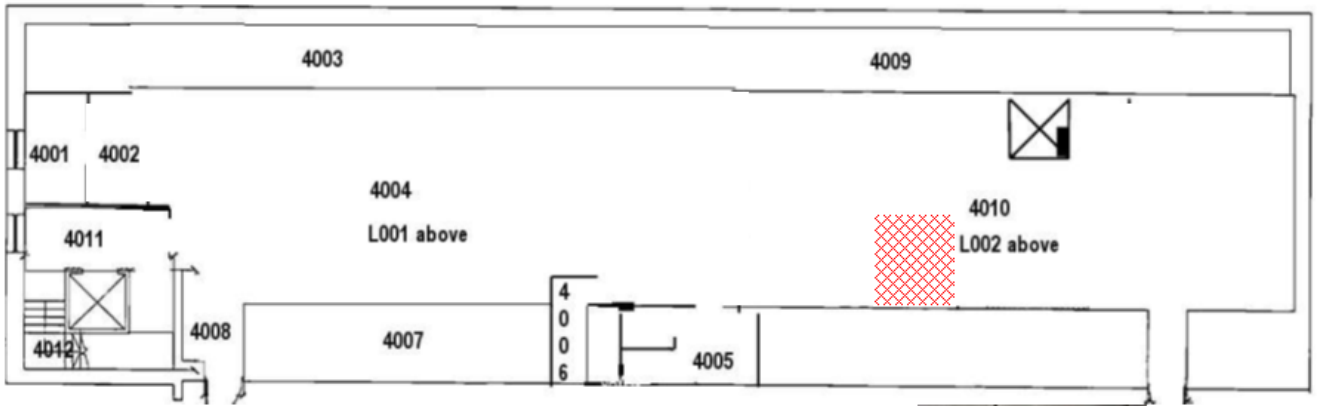
01706 254 560

ENCLOSURE – FOURTH FLOOR – ASBESTOS INSULATING BOARD TO KITCHEN

A	HEIGHT (Metres)		
B	WIDTH (Metres)		
C	LENGTH (Metres)		
D	TOTAL AxBxC=		M³
E	AIRLOCK SIZE		M³
F	BAGLOCK SIZE		M³
G	ENCLOSURE BOX		M³
H	TOTAL D+E+F+G=		M³
No, OF AIR CHANGES (AC)			M³

REDUCTIONS If enclosure volume = less than 120m3 Then a mandatory 1000 m3 /h of negative pressure will apply	
Length of Duct	Allow 1% Reduction per meter
No. of Bends	Allow 2% per bend
Total Reduction	

TOTAL NEGATIVE PRESSURE REQUIRED		
ENCLOSURE (H)		M³
PLUS REDUCTIONS		M³
NEGATIVE PRESSURE		M³
TOTAL NPU REQUIRED		



Iss 8 09.11.25

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

ENCLOSURE – FOURTH FLOOR – ASBESTOS INSULATING BOARD AND DEBRIS TO EAVES ON LEFT HAND SIDE

A	HEIGHT (Metres)		
B	WIDTH (Metres)		
C	LENGTH (Metres)		
D	TOTAL AxBxC=		M³
E	AIRLOCK SIZE		M³
F	BAGLOCK SIZE		M³
G	ENCLOSURE BOX		M³
H	TOTAL D+E+F+G=		M³
No, OF AIR CHANGES (AC)			M³

REDUCTIONS If enclosure volume = less than 120m3 Then a mandatory 1000 m3 /h of negative pressure will apply	
Length of Duct	Allow 1% Reduction per meter
No. of Bends	Allow 2% per bend
Total Reduction	

TOTAL NEGATIVE PRESSURE REQUIRED		
ENCLOSURE (H)		M³
PLUS REDUCTIONS		M³
NEGATIVE PRESSURE		M³
TOTAL NPU REQUIRED		



Iss 8 09.11.25

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

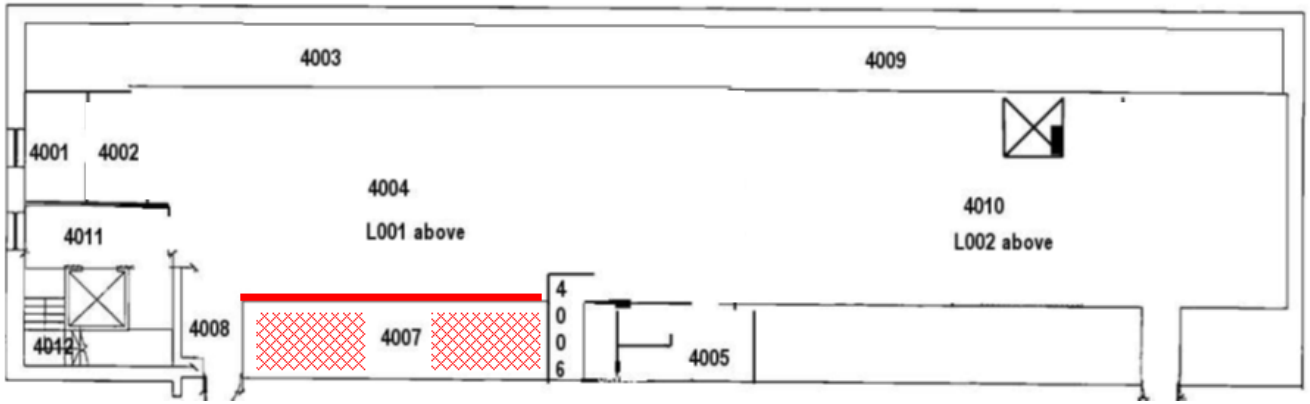
01706 254 560

ENCLOSURE – FOURTH FLOOR – ASBESTOS INSULATING BOARD AND DEBRIS TO EAVES ON RIGHT HAND SIDE

A	HEIGHT (Metres)		
B	WIDTH (Metres)		
C	LENGTH (Metres)		
D	TOTAL AxBxC=		M³
E	AIRLOCK SIZE		M³
F	BAGLOCK SIZE		M³
G	ENCLOSURE BOX		M³
H	TOTAL D+E+F+G=		M³
No, OF AIR CHANGES (AC)			M³

REDUCTIONS If enclosure volume = less than 120m3 Then a mandatory 1000 m3 /h of negative pressure will apply	
Length of Duct	Allow 1% Reduction per meter
No. of Bends	Allow 2% per bend
Total Reduction	

TOTAL NEGATIVE PRESSURE REQUIRED		
ENCLOSURE (H)		M³
PLUS REDUCTIONS		M³
NEGATIVE PRESSURE		M³
TOTAL NPU REQUIRED		



Iss 8 09.11.25

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

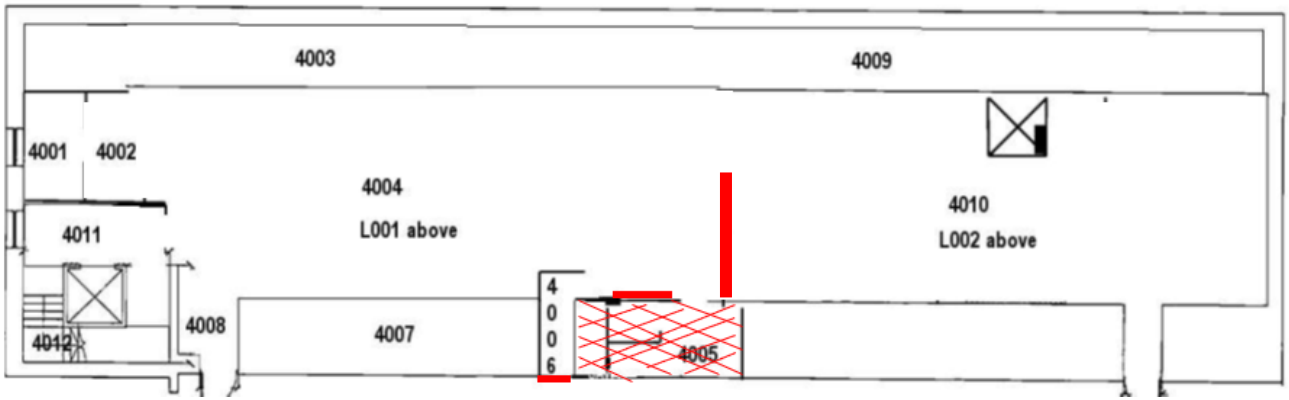
01706 254 560

ENCLOSURE4 – FOURTH FLOOR – ASBESTOS INSULATING BOARD WALLs

A	HEIGHT (Metres)		
B	WIDTH (Metres)		
C	LENGTH (Metres)		
D	TOTAL AxBxC=		M³
E	AIRLOCK SIZE		M³
F	BAGLOCK SIZE		M³
G	ENCLOSURE BOX		M³
H	TOTAL D+E+F+G=		M³
No, OF AIR CHANGES (AC)			M³

REDUCTIONS If enclosure volume = less than 120m3 Then a mandatory 1000 m3 /h of negative pressure will apply	
Length of Duct	Allow 1% Reduction per meter
No. of Bends	Allow 2% per bend
Total Reduction	

TOTAL NEGATIVE PRESSURE REQUIRED		
ENCLOSURE (H)		M³
PLUS REDUCTIONS		M³
NEGATIVE PRESSURE		M³
TOTAL NPU REQUIRED		



Iss 8 09.11.25

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

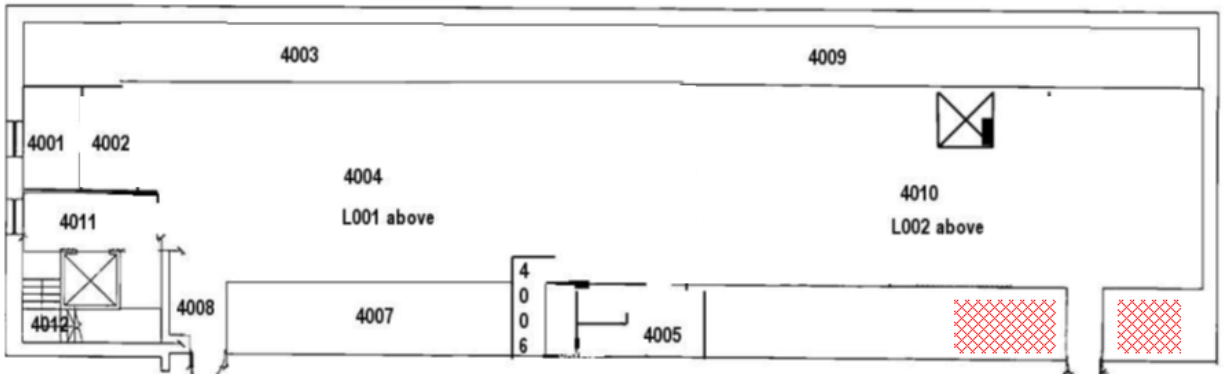
01706 254 560

ENCLOSURE – FOURTH FLOOR – ASBESTOS INSULATING BOARD AND DEBRIS TO EAVES TO THE REAR RIGHT HAND SIDE

A	HEIGHT (Metres)		
B	WIDTH (Metres)		
C	LENGTH (Metres)		
D	TOTAL AxBxC=		M³
E	AIRLOCK SIZE		M³
F	BAGLOCK SIZE		M³
G	ENCLOSURE BOX		M³
H	TOTAL D+E+F+G=		M³
No, OF AIR CHANGES (AC)			M³

REDUCTIONS If enclosure volume = less than 120m3 Then a mandatory 1000 m3 /h of negative pressure will apply	
Length of Duct	Allow 1% Reduction per meter
No. of Bends	Allow 2% per bend
Total Reduction	

TOTAL NEGATIVE PRESSURE REQUIRED		
ENCLOSURE (H)		M³
PLUS REDUCTIONS		M³
NEGATIVE PRESSURE		M³
TOTAL NPU REQUIRED		



Iss 8 09.11.25

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

Working Method

1	Site team to arrive on site report to site manager, carryout site induction and any toolbox pals specified under site specific hazards.	
2	A walk around the site with site manager to familiarise everyone with site safety, muster points, fire drills, and understanding of where the works are to take place.	
3	DCU must be fully set up as per site diagram before any other works are commenced	HOLD POINT
4	The trained operatives shall erect the enclosure using 2x2 timber. The timber will be a cut to size using a hand saw and all timber is to be made in to frame work panels, so it is of solid structure and made to suit there will be further strengthening using corner braces cut out of timber. Using the fabric of the building (brick/breeze/block) the trained operatives shall screw the panels to the outer walls and ceiling using a battery drill and ensure it is securely fixed. Once the polytene sheeting has been stapled to the timber the polythene will be spray 'tak' & taped to the walls to ensure an air tight seal. Polythene sheeting will stapled to under the eaves floor and 4th floor, this will carried out on the floor below (3rd Floor) utilizing the scaffold that is in situ and the polythene will be stapled to the underside of the 4th floor (3rd floor Ceiling) this will help create the seal and prevent and debris going through the floor and creating any more contaminated areas.	

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

5	All walkways to and from the enclosure will be sheeted out in either using 1000-gauge polythene or correx and securing it to the floor with spray 'tak' and clothed back tap. All walkways and the enclosures will be lit up via a 110v string lights and the global trained personnel will ensure all allocated bulb fixtures will have a bulb in to minimise the risk of electrocution	
6	Attach the NPU, Standard metal prefabricated 3 stage air/bag locks sheeted in a 1000-gauge polythene (SOP's pg 47) and install the vision panels to the enclosure and air/bag locks as per site sketch *****ENSURE ALL RELEVANT SIGNAGE IS WELL DISPLAYED*****	
7	Once the enclosure is ready and checked by the Supervisor the mandatory smoke test is to be undertaken the smoke will take approx. 6 minutes to clear if it takes longer an integrity check will take place to find the problem and the smoke test will be repeated. upon a satisfactory test the supervisor is to get the smoke test form filled in and signed by the witness.	HOLD POINT
8	After the smoke test has PASSED operatives can now enter the DCU to get changed into the correct RPE (powered respirators) and PPE to access the enclosure.	
9	Once the smoke test has PASSED the operative can now enter the DCU. Operatives will take RPE, PPE into the hygiene unit via the clean door, carryout RPE pre use inspection check, undress and put on clean inspected and checked RPE (powered respirator), put on red class 3 type 5 / 6 coveralls, using the mirror to carryout fit test and pass-through shower area of the decontamination unit without showering. The operatives will then pass-through Dirty End, leave DCU via Dirty End door put on transit footwear and transit via the agreed transit route to the work area and connecting entry airlocks. Enter the airlocks	

Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

	Within outer stage of airlock (1st) and remove outer transit coveralls and boots and either place into storage or hang up using hooks provided, do not leave on floor. Pass through the inner stage (2nd) of airlock and put on working colour coded boots (eg Black Wellington safety boots) Pass through the inner stage (3rd) of airlock and enter into the working enclosure. The contaminated timber panelling shall be removed and bagged and removed as contaminated waste due to the fact we cannot guarantee that all fibres will be removes/cleaned, this will also enable the operatives safe working access into the eaves and due to the extent of large redundant items in the eaves this is the safe way of starting the process of any removal works.
10	**AIB - Once the Operatives are in the enclosure, the operatives will start by spraying the AIB with a mixed surfactant solution and left to penetrate, the Operative will re-apply as required until fully saturated. Once the suppressant has penetrated the asbestos, the asbestos will be removed by undoing the securing fixings whilst holding the end of a running H type 'Vacuum hose in close proximity. The Operative will carefully lower/ease forward the board enough to vacuum the upper/rear surface and then spray with surfactant, the board will then be immediately placed into red asbestos sacks, sealed at the neck with cloth tape, if the section is too large it will be wrapped in 1000-gauge polythene sheeting with all joints sealed with cloth backed tape. If the fixings cannot be undone due to their age/condition the board will be prised from its fixings using a small handheld pry-bar whilst holding the end of a running type 'H' vacuum in close proximity. The operatives will gradually work around the board until released, the board lowered, the rear surface vacuumed, sprayed with surfactant and bagged/wrapped. All fixing holes left by screws/fixings will be sprayed using the mixed surfactant, enlarged using an over-sized drill bit whilst**

Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

	shadow vacuuming and will repeat this process until all AIB boards have been safely removed. ENVIRONMENTAL CLEAN – Once the operatives (working in pairs) are in the enclosure the operatives will start by spraying down using a mixed surfactant in a handheld spray bottle everything within each section of the eaves, AIB, Insulation, Asbestos cement debris and none-asbestos materials that are also within the area. As the eaves are only narrow & low, the operative will start at each opening, by bagging the larger pieces of debris by hand or hand shovel and using a h-type vacuum to clean the finer debris up at the opening and work his way inside. As each red bag is filled, he will pass this back to the other operative to remove for him, both pairs will continue this until all the eaves have been fully cleaned of all materials and fine debris.
11	No waste is to accumulate within the enclosure. The operative will wipe down the red asbestos bag with diluted surfactant within the inner stage and pass into the middle stage where it will be double bagged into a clear asbestos bag, sealed at the neck with cloth backed tape and wiped with diluted surfactant. The operative will pass the bag into the outer stage of the bag lock ready for collection by the outside man. The waste will be transferred to a sealed compartment within the van using the designated waste route.
12	When the operative is confident the enclosure is ready, they will vacuum all visible traces of dust and fibres from working coveralls, RPE and footwear at the edge of the enclosure prior to entering the 1st stage of the airlock. Entering the 1st stage of the airlock they will wipe down the RPE using the sponge and water provided. Wipe down boots using a sponge and foot wash, proceed through intervening tunnel, enter the DCU and remove all boots, coveralls and any underwear worn in the enclosure and place into storage or disposal bags. The operative will shower the RPE before removing it and removing spent filters, place in waste sack ready for disposal and hang RPE on hook provided. The

Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

	operative will shower for at least 15 minutes to ensure total decontamination.	
13	the supervisor will enter the area following the enclosure entry procedure (No 8) and carry out a thorough pre-visual inspection, in the event he isn't satisfied with the standard he will explain how to rectify and leave the enclosure (No 12). He will then repeat this method until a satisfactory pre-visual inspection has been carried out. An enclosure handover form is filled out and handed to the independent analyst	HOLD POINT
14	The independent analyst will enter the enclosure following the same entry procedure as the operatives (No 8) to carry out his/her visual inspection. Once complete the independent analyst will carry out an air test.	
15	The supervisor will now have a final walk around to ensure all plant and equipment has been removed. Once all the enclosure has been removed the analyst will carry out his/her 4th stage clearance and carry out the air test on the DCU.	
19	The supervisor will make sure prior to the analyst leaving that all site paperwork has been handed to him.	HOLD POINT

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

4. RISK ASSESSMENT

All detailed risk assessments are kept in the Site File.

The Risk Ratings are calculated using the following matrix: -

SEVERITY OF HARM SCORE (SOH)						
5 = FATALITY - Obvious	5	5	10	15	20	25
4 = MAJOR - Broken bone, in-patient, disease	4	4	8	12	16	20
3 = MINOR - Laceration, first-aid	3	3	6	9	12	15
2 = NEGLIGIBLE - Scratch, bruise, etc	2	2	4	6	8	10
1 = NONE	1	1	2	3	4	5
		1	2	3	4	5
		PROBABILITY OF HARM SCORE (POH)				
		1 = IMPROBABLE - Virtually zero likelihood				
RISK RATING		2 = REMOTE - Unlikely though conceivable				
1-6	LOW	3 = POSSIBLE - Could occur sometime				
8-12	MEDIUM	4 = PROBABLE - Will occur several times				
15-25	HIGH	5 = CERTAINTY - Will happen				

Providing the stated control measures are taken, the residual risk rating will be low

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

RISK ASSESSMENT

CONTRACT NO	
Gas XXX	
CLIENT	**CONTRACT ADDRESS**
	Marlsbro House Manchester
CONTRACT DETAILS	REMOVAL OF Asbestos Insulating Board and Insulation

HAZARD	PERSONS AFFECTED	RISK			CONTROL MEASURES	RESIDUAL RISK		
		15-25	8-12	1-6		15-25	8-12	1-6
SITE TRAFFIC	Global Workforce/Unauthorised access/Contractors on site		✓		Strict control over site access. Induction training. Segregation of pedestrian and site traffic is essential. All personnel on site to wear hi-visibility clothing when possible.		✓	
HAVS	Global Workforce			✓	Read, acknowledge and sign the HAVS worksheet provided.			✓
NOISE	Global Workforce		✓		Ear defenders to be worn when possible. Defects and problems with noise on site are to be communicated to the Supervisor			✓
WIELS DISEASE / PIGEON GUANO	Global Workforce/Unauthorised access/Contractors on site		✓		Observe good hygiene, wear PPE including gloves. Always wash hands before eating, only eat in designated areas on site			✓

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

HAZARD	PERSONS AFFECTED	RISK			CONTROL MEASURES	RESIDUAL RISK		
		15-25	8-12	1-6		15-25	8-12	1-6
WORKING AT HEIGHT	Global workforce		✓		Scaffold is to be erected by a PASMA trained operative. Operatives to do as much work as possible from the ground Scaffold to be visually checked before use and the scaffold check sheet completed to ensure it is suitable for use. Damaged equipment shall be removed from site immediately Overreaching from the scaffold shall not be permitted			✓

GLOBAL ASBESTOS SOLUTIONS

Info@globalasbestossolutions.co.uk

Far Pastures Farm, Burnley Rd East,
Rossendale, Lancs, BB4 9NH

01706 254 560

HAZARD	PERSONS AFFECTED	RISK			CONTROL MEASURES	RESIDUAL RISK		
		15-25	8-12	1-6		15-25	8-12	1-6
USE OF HAND TOOLS	Global workforce		✓		Operatives to perform a visual pre-use check on tools before use to ensure they are free from any damage and are secure (e.g. handles and hammer heads) All required PPE to be worn for the tasks being completed Only tools fit for the purpose of the job being undertaken must be used Defective tools must be taken out of operation immediately and either repaired or replaced Tools must not be left unattended when working to prevent unauthorised use or damage Operatives to avoid any task where there is risk of tools causing a spark in the vicinity of stored flammable gases or materials Dust suppression techniques to be used where required Staff to information supervisor immediately of any concerns relating to the task			✓

GLOBAL ASBESTOS SOLUTIONS
Info@globalasbestossolutions.co.uk
Far Pastures Farm, Burnley Rd East, Rossendale, Lancs, BB4 9NH
01706 254 560

Standard Procedures

ISSUE / REVISION NUMBER	9
DATE OF ISSUE	21/07/2020
ISSUED TO	Standard Operating Procedures will be found in the site file on all live sites.

Site Induction and confirmation of Understanding

To be read and signed by Site Supervisor and all Operatives after reading the Method Statement and Asbestos Assessment.

This Plan of Work / Method Statement and Asbestos Assessment (s) should be located in the site cabin / welfare facility.
The Site Supervisor is responsible for demonstrating and reviewing all methods contained within these documents as the work proceeds.
No changes to the methodology contained within these documents will be allowed without the express permission of an Contract Manager or Safety Adviser. Such changes must be recorded in departure section of this plan of work, together with any changes to the asbestos assessment.

I have read/had read to me and understood the Method Statement, Asbestos Assessment and the documents detailed within this Plan of Work.

DATE	NAME	SIGNATURE

22-01-2026

Marlsbro House – Newton Street Manchester

Supporting Documentation for 4th floor Asbestos removal. To be read in conjunction with Plan of Work

Marlsbro House is a Grade II listed building and all works will be undertaken with due regard to the protection of the historic fabric and in accordance with agreed conservation requirements. The proposed methodology has been developed in accordance with the Control of Asbestos Regulations 2012, including Regulation 11 (Prevention or reduction of exposure) and Regulation 16 (Duty to prevent or reduce the spread of asbestos), and follows the recognised hierarchy of control to reduce exposure so far as is reasonably practicable. The works are considered necessary in the interests of public health and safety.

All strip-out works and licensed asbestos removal to the basement and three floors below have already been successfully completed by using this same methodology. These previously approved works were undertaken by Global Asbestos Solutions Ltd an HSE-licensed contractor, achieved compliant four-stage clearance in accordance with HSG248, and were certified fit for reoccupation by a UKAS-accredited analyst. All such works were carried out following prior consent and approval from the relevant local authority and conservation body.

The proposed works to the remaining areas directly replicate the previously approved methodology. Due to the tongue-and-groove construction of the existing panelling, it is not possible to achieve full access, visual inspection, or effective decontamination of all surfaces while the panelling remains in situ. Retention of the panelling would result in concealed voids and confined spaces, increasing the risk of residual asbestos contamination and preventing the completion of a compliant four-stage clearance in accordance with HSG248.

In addition, the presence of the panelling restricts the ability to achieve full and free-flowing negative pressure within the asbestos enclosures. Removal of the panelling is required to allow the voided roof space to be incorporated into a larger, continuous enclosure, ensuring effective air movement, pressure integrity, and containment of asbestos fibres. Without removal, the enclosure design would be compromised, increasing the risk of fibre migration beyond the work area.

The panelling therefore requires full removal and disposal as asbestos waste to eliminate confined spaces, enable effective enclosure design, facilitate safe access to all affected areas, and ensure the effective removal of asbestos-containing materials. This approach represents the most effective and reasonably practicable control measure to protect the health, safety, and welfare of operatives and the wider public.

The works will be undertaken as licensed asbestos removal by Global Asbestos Solutions Ltd a HSE-licensed contractor. Upon completion, a UKAS-accredited analyst, independent of the removal contractor, will carry out the four-stage clearance process in accordance with HSG248 prior to the area being certified fit for reoccupation. All works will be subject to client approval and continued agreement with the relevant conservation authority prior to commencement.