

Stallan-Brand

Date: 11/07/2025

2027.00 Moss Lane East, Manchester

**Design Co-ordination Amendments**  
**Listed Building**

## Design Co-ordination Amendments

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### Introduction

- The desing proposals for the listed building have been developed further in terms of technical detail, functional and regulatory requirements, and co-ordination with other design disciplines. Specialist condition surveys have also been carried out for the building fabric and the internals. All of these informed a number of design updates required for the current proposals.
- The proposed amendments are outlined on the following pages.

Design Co-ordination Amendments

Listed Building Windows

- The consented proposals assumed majority of the existing timber sash&case windows were in good condition and therefore to be retained.
- Small number of formerly bricked-up windows were proposed to be re-instated and existing u-PVC windows to be replaced with new timber windows.
- A specialist Window Condition Survey was carried out last year and its findings confirmed that majority of the existing timber windows were affected by varying degrees of decay or were not operational, and as such would require extensive repairs.
- Following on from this, the overall strategy for window repairs and replacement has been carefully re-assessed, and new updated proposals for the windows were prepared. The principles of these have been discussed with the conservation officer.



- \* Reinstated timber sash window painted white
- \* UPVc Window to be replaced with timber sash window painted white

Elevations as Consented

Design Co-ordination Amendments

Listed Building Windows

- The basis of the updated strategy is to retain as much of the existing window element as possible and carry out repairs necessary to preserve their original character. The type of repairs varies depending on the existing condition of each individual window.
- Where the existing condition is beyond repair, a full replacement of the window on 'like-for-like' basis is proposed.
- Keeping in with the original consented proposals, existing uPVC windows are proposed to be replaced with traditional timber sash&case windows, and windows are reinstated where currently bricked-up.
- Details of the proposed revised strategy are provided in a document prepared by the project's conservation architects Buttress Fuller. This document, along with a number of window detail drawings, accompany this submission.
- The elevation on this page shows an example of the proposed works to the windows.

KEY:

1. Existing sliding sash window repaired and refurbished
2. Existing casement window repaired and refurbished
3. Altered sash window replaced with new hardwood sliding sash window to match existing proportions
4. Decayed sliding sash window replaced on a like for like basis
5. Casement window replaced with new hardwood framed vertical sliding sash window
6. Replacement hardwood framed multi-pane casement window
7. Reinstated hardwood framed multi-pane casement window
8. Existing door repaired and refurbished including overhead glazed panel

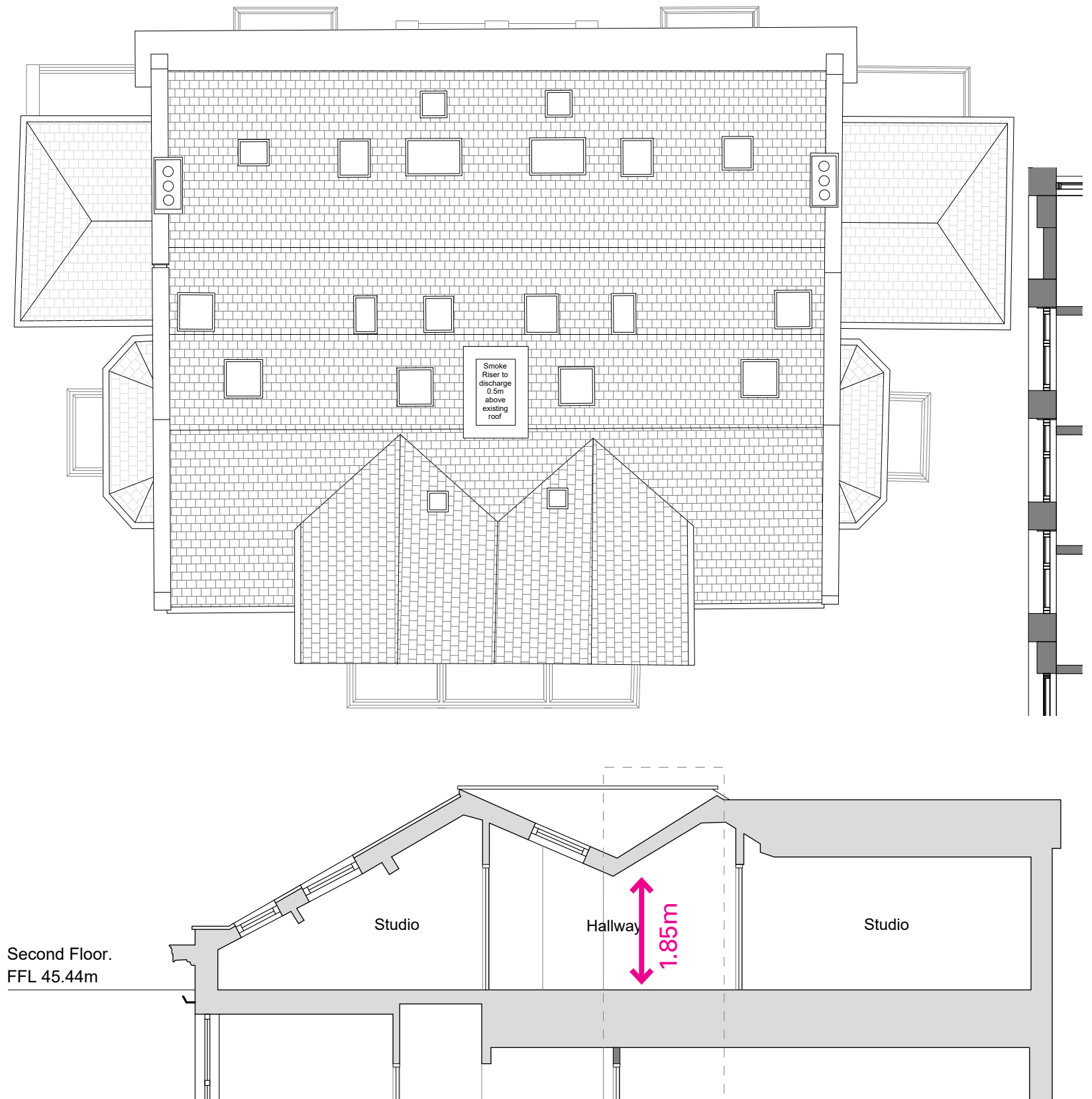


North Elevation as Proposed

## Design Co-ordination Amendments

## Listed Building Roof

- The consented design provided for the required projection of the new smoke shaft above the adjacent roof level (0.5m) but no consideration was made for the required internal headroom in the newly formed hallway under the roof valley or for the new passenger lift shaft over-run at the roof level.
- Specifically, the existing roof structure would only provide a height of 1.85m under the roof valley which is insufficient and does not achieve the minimum headroom in communal corridors required by Building Regulations.
- The adjacent drawings show the proposed roof plan layout and a cross section through the building, as consented.

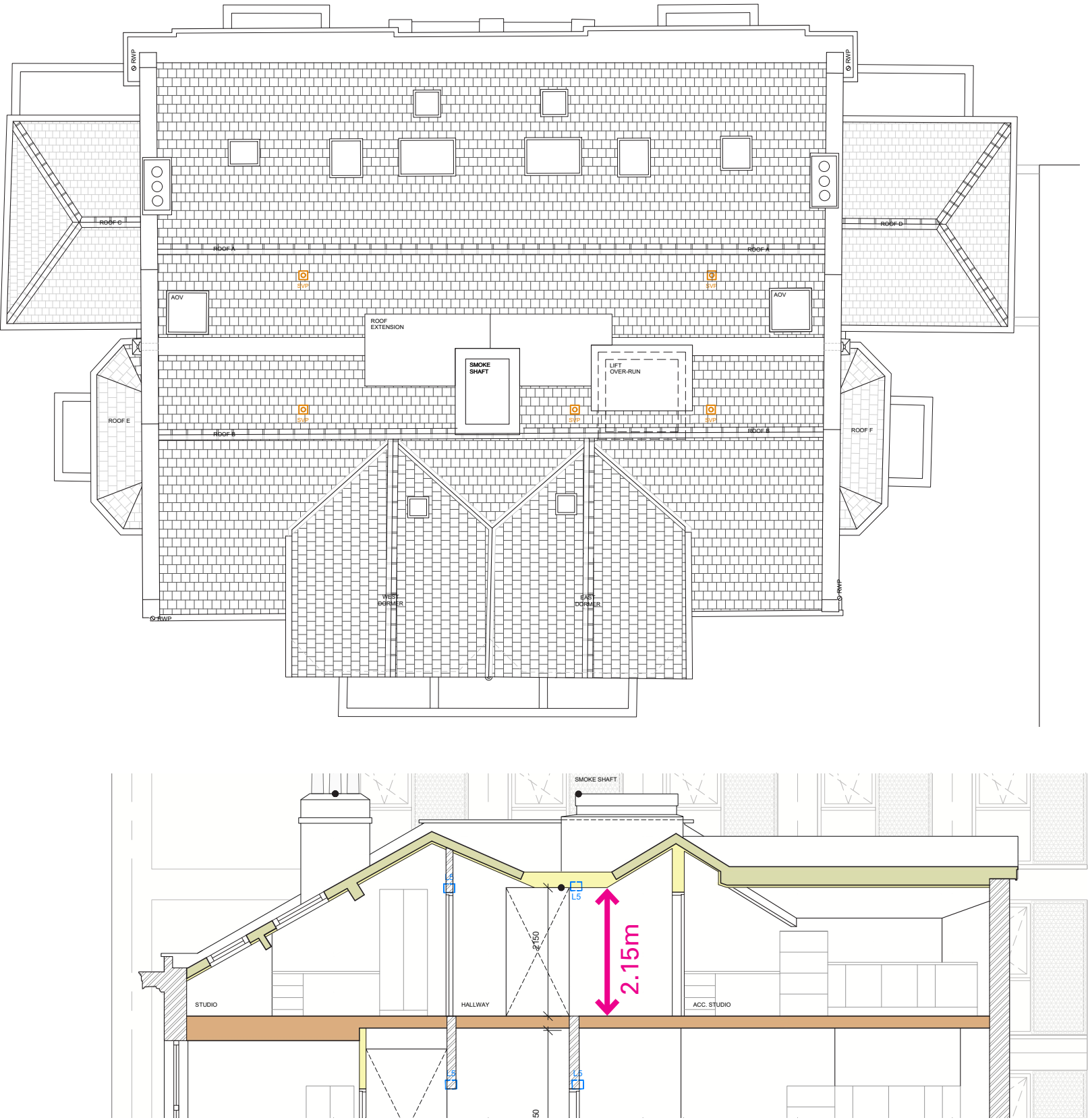


Roof Plan and Part Section as Consented

Design Co-ordination Amendments

Listed Building Roof

- A couple of minor modifications to the existing roof structure are therefore proposed to accommodate an adequate headroom in the communal hallway and to accommodate the new lift shaft over-run projection.
- Both of these modifications are limited to the roof valley area and are not visible from the street. The only visible new alteration to the existing roof is the smoke shaft - as per the consented design.
- The drawings on this page show the updated proposal for the roof plan layout and for the cross section, with the adjusted roof structure above the top floor level.



Roof Plan and Part Section as Proposed

## Design Co-ordination Amendments

## Listed Building Ventilation

- The proposed ventilation strategy for the listed building follows the same principles as for the new building, where bedrooms are ventilated via natural means (i.e. opening window), and air extract is provided to bathrooms and kitchens. This is a simple and efficient approach often adopted for PBSA or residential projects, also suitable for existing and historic building conversions.
- Air extract from bathrooms and kitchens to the outside is required in order to meet functional requirements of the Building Regulations for purge ventilation in buildings. Due to the internal location of the bathrooms (i.e. away from external walls), the extract would need to be provided via mechanical means. Integrating this technical element into the existing structure is crucial not only from compliance point of view but also to enable future and sustainable use of the building.
- Given the sensitive nature of working with the existing building, a number of design options have been reviewed and assessed with the M&E Engineer for their suitability and efficiency, specifically in relation to routing of the extract ductwork and details of the extract terminals.
- The photos on this page show examples of formerly installed metal and clay brick vents on the existing front elevations.



Photo of Existing North Facade

## Design Co-ordination Amendments

## Listed Building Ventilation

- An option of routing the extract ductwork vertically through the building with the vent terminals at roof level was considered but due to the excessive space requirements for services risers to accommodate this and the disruptive implications to the internal spaces, this was ruled out in lieu of simpler and more suitable approach of routing the ductwork within bedroom ceilings to a terminal in the external wall.
- In the current condition, there are number of existing brick vents randomly located across the building elevations - metal grilles on the principal north elevation, clay and uPVC brick vents on the side and rear elevations. All of these have been considered to be re-used where possible, to integrate the new ventilation extracts into the existing openings. However, the positions of most of the existing vents would require to be adjusted slightly to suit the new internal layout of the converted building. Additionally, the existing clay brick vents cannot provide adequate air flow required for the new mechanical extract system to work. Attempting to adopt these would in effect require much larger units which could be fairly disruptive to the existing building fabric.
- In light of all of the above considerations, the strategy of ductwork terminal at external wall is being proposed by the M&E Engineer as the more suitable option, with new terminals formed where required and being single brick in size.
- The photos shown on this page show examples of formerly installed clay and u-PVC brick vents on the existing rear and gable elevations.

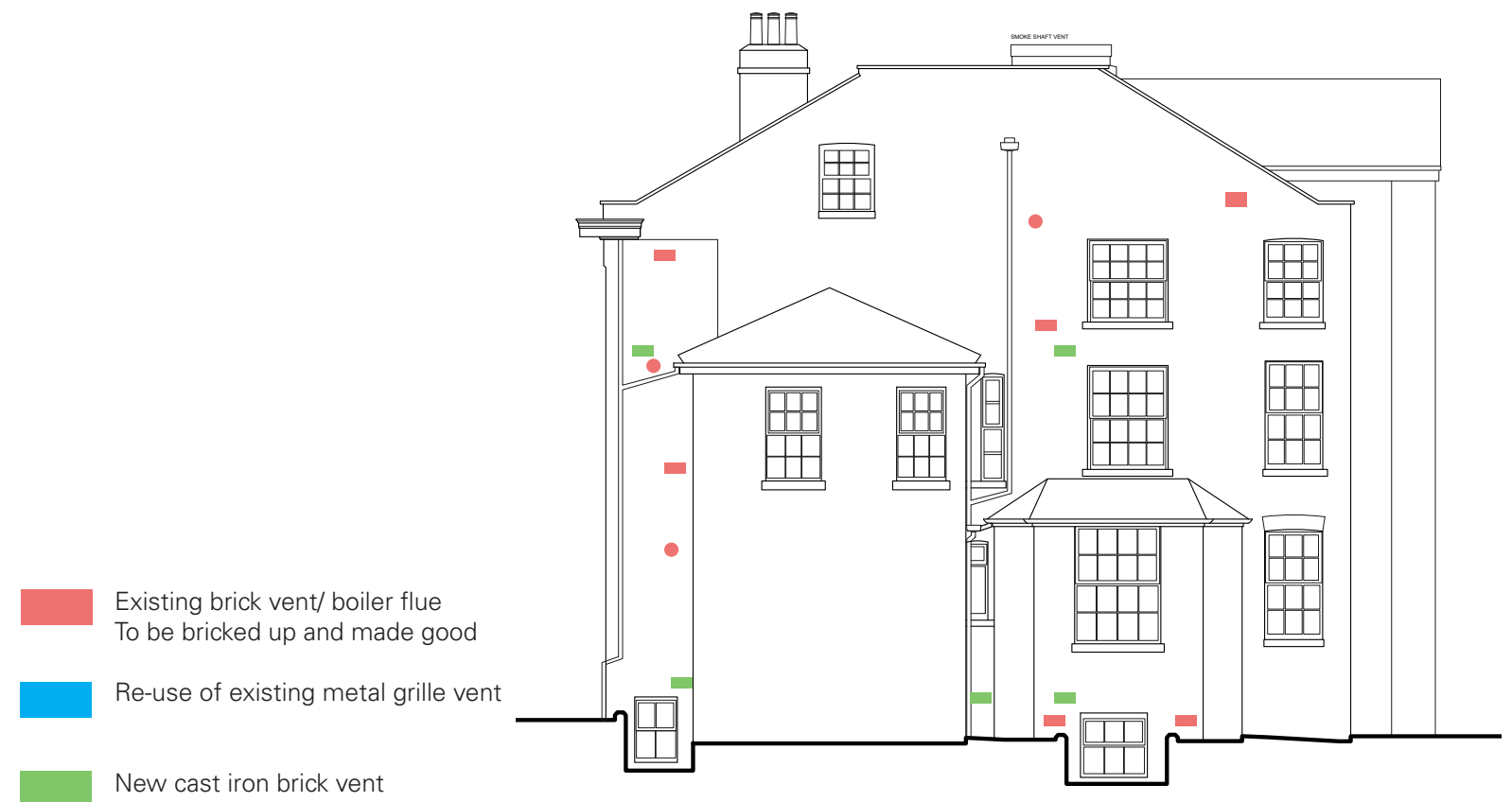


Photos of Existing Gable and Rear Facades

## Design Co-ordination Amendments

## Listed Building Ventilation

- In the proposed strategy, every effort was made by the design team to reduce the impact of the new vents on the building's historic character and to integrate these in the existing building fabric sensitively, where the requirement for technical functionality aspect is well balanced with the sympathetic intervention in its detail.
- The proposed location and detail of the vents has been carefully considered in where the terminals are focused to the rear and side elevations (away from the principal elevation), are kept to inconspicuous areas where possible, and are consistent in their setting out as far as reasonably practicable.
- It is proposed that the new ventilation terminals are to be in cast iron - a traditional and sympathetic option for the existing variegated red brick elevations. An example of this is shown on the next page.
- The elevation drawings shown on this page indicate the proposed location of the new cast iron vents to the West gable elevation, and re-use of existing metal vents on the North principal elevation.



North &amp; West Elevation as Proposed

Design Co-ordination Amendments

Listed Building Ventilation

- It would be worth noting, that as part of the facade repair/refurbishment works, along with the proposed works to the windows, existing unsympathetic and redundant vents/outlets are to be removed and made good in a suitable traditional brick to match existing, to help preserve and reinstate the building's original historic character and aesthetics.
- Given the proposed size of the vent terminal, these could be potentially removed or replaced in brick should the need for this arise in the future.
- The elevation drawings shown on this page indicate the proposed location of the new cast iron vents to the South rear and East gable elevations.

Proposed cast iron brick vent at 225 x 75mm



South and East Elevation as Proposed



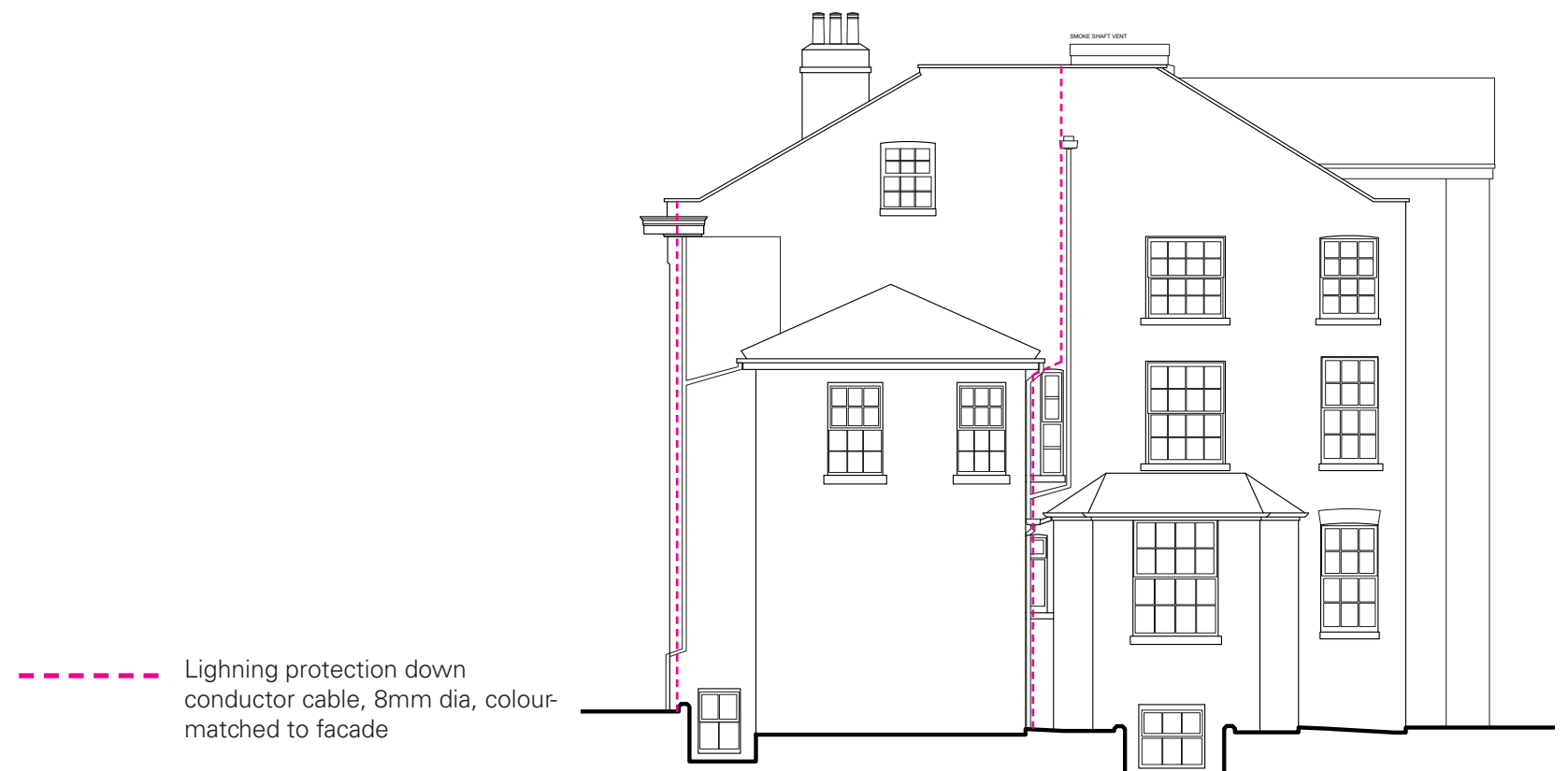
## Listed Building Lightning Protection

- As the listed building is connected to the new building, both structurally and functionally, this increases their shared infrastructure responsibilities, including fire and electrical safety systems. From M&E services design point of view, to ensure that the full development complies with relevant technical standards and legal obligations with respect to construction, fire and electrical safety systems, a specialist risk assessment has been carried out to determine requirements for lightning protection.
- Lightning protection is a legal requirement for new structures in the UK, including student housing buildings. The risk assessment concludes that lightning protection should be installed to the existing portion of the full development, i.e. to the listed building. This aims to ensure safety of the occupants and protection to the existing structure itself as well as the new electrical installations inside the building, from potential damage resulting from a lightning strike.
- A full report prepared by the M&E services Contractor - Shaw Contract Management - explains this in more detail, including the specialist risk assessment, and accompanies this submission.
- The following pages outline the key aspects of this proposed installation in terms of its integration into the existing building fabric.

## Design Co-ordination Amendments

## Listed Building Lightning Protection

- The M&E designer's proposals include lightning protection to be installed at roof level, with several strike points distributed throughout, and to the building's facades where the down conductors are installed vertically, terminating at earthing points around the building exterior.
- To minimize visual impact of these works on the building's historic character, a full consideration has been given by the design team to the proposed locations, setting-out and detail of the installation, commonly adopted for conservation projects of similar nature, in order to achieve an optimal balance between regulatory compliance, efficient arrangement and aesthetics. In practical terms, lightning conductors are proposed to be placed in inconspicuous areas, or are fully concealed where possible, with appropriate conductor type adopted depending on its location.
- At roof level, all lightning protection tapes are proposed to be installed under the slates and as such will not be visible. Strike points (air terminals) located along the roof ridge will be positioned on the valley side of the roof to reduce visibility from the main street.

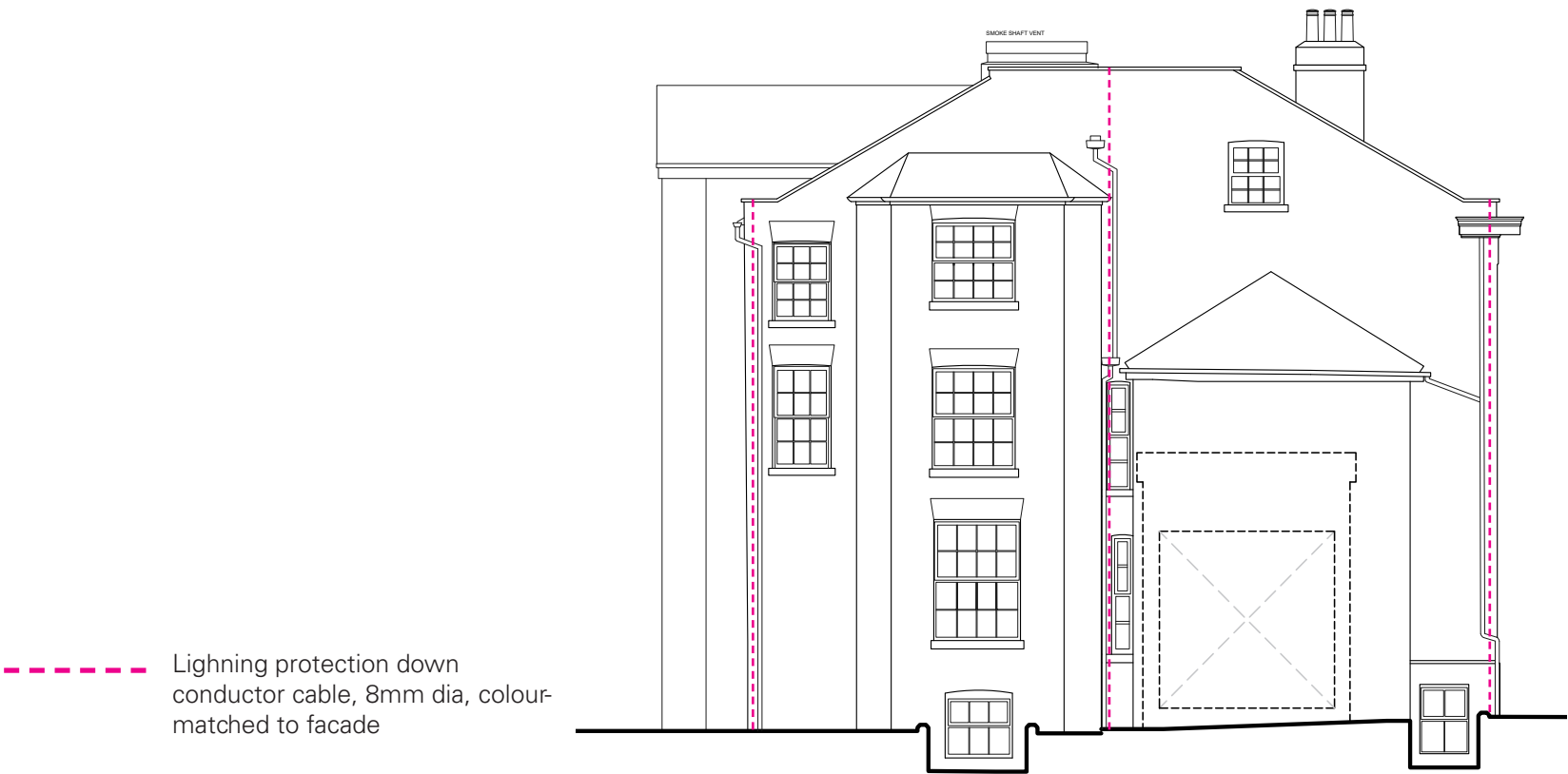


## Lightning Layout as Proposed (Facades)

Design Co-ordination Amendments

Listed Building Lightning Protection

- Continuing from roof level down the facades, a series of down conductors are proposed around the building exterior. These are in form of circular cables (8mm in diameter) colour matched with the facade, and are positioned in recesses, corners, or behind rain water pipes, to reduce their visibility as far as reasonably practicable. The elevations on this and the previous page show the proposed locations of the down conductors for further reference. The principal (north) elevation is free from any lightning protection installations.
- Full details of the proposals as well as the risk assessment can be found in the aforementioned Lightning Protection Report, supplied with this document.



Lightning Layout as Proposed (Facades)

