

31st August 2025

Delivered via Planning Portal

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Dear Jennifer,

466-468 MOSS LANE EAST MANCHESTER – AMENDEMENTS TO LISTED BUILDING CONSENT REF. 139660/JO/2024

On behalf of Alumno Group ('the applicant' or 'Alumno'), I am pleased to enclose an application for the approval of amendments to Listed Building Consent ref. 139660/JO/2024, specifically the schedule of approved drawings listed under condition no. 2. The application is made pursuant to the provisions of Section 19 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

The application has been made via the Planning Portal (ref. PP-14173680). It is supported by a suite of updated drawings, replacing those affected by the proposed amendments, as set out under **Appendix 1** of this covering letter in addition to the following supporting notes:

- Design Co-ordination Amendments Listed Building prepared by Stellan Brand
- Window Condition Survey prepared by Hutton + Rostron
- Lighting Protection Report prepared by Shaw Contract Management

The substance of the application is to secure the following amendments to the consented works:

- Replacement windows
- Ventilation upgrades
- Lighting protection installation
- Modification of roof structure

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by Manchester City Council ('the Council') on 24th November 2023 for development in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with

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link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East”.

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

“Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation”.

This planning permission was subsequently varied pursuant to Section 73 in order to facilitate internal and external design changes. The application (ref. 139659/JO/2024) was approved by the Council on 30th July 2025 and constitutes a new alternative planning permission capable of implementation. The associated Listed Building Consent was varied concurrently in order to facilitate an internal reconfiguration of the listed building. The application (ref. 139660/JO/2024) was also approved by the Council on 30th July 2025 .

For the avoidance of doubt and to reflect the design of the development as recently amended, it is listed building consent ref. 139660/JO/2024 to which this further set of changes are sought against.

PROPOSED AMENDMENTS - REPLACEMENT OF WINDOWS

The existing configuration across all elevations comprises an inconsistent array of window types, sizes and constructions. A number of windows are in poor condition due to long-term wear and decay, while other historic sashes have been subject to unsympathetic alterations.

The proposals (illustrated in the accompanying drawings) seek to provide a more harmonious and consistent fenestration treatment across all elevations. The North (principal) elevation would historically have incorporated vertical sliding sash arrangements (with multi-pane sashes), and some of these remain extant.

Sound sash windows will be retained, refurbished and (if necessary) have localised repair (glazing, splice repairs etc) carried out.

Decayed or significantly altered windows will be replaced on the North Elevation by new hardwood vertical sliding sash windows to match the existing, utilising existing joinery profiles as a template, and incorporating single-glazing in order to maintain consistency of appearance/glazing bar sizes etc. Basement level windows to the North Elevation would not have historically been sash windows, therefore these are proposed to remain as casement windows to match the existing configuration.

The remaining elevations, which are clad in brick rather than the render to the principal elevation, are evidently historically subservient. The existing fenestration comprises a mis-match of historic and later casement windows of varying configurations, many of which are also in poor condition due to decay or low-quality/unsympathetic construction, including a number in uPVC.

Utilising the patterns of surviving historic windows, i.e. top-hung, multi-pane arrangements, it is proposed to reinstate a more harmonious and consistent appearance across the rear and side elevations. This will comprise a mix of repaired, replaced and reinstated multi-pane casement windows, with slightly varied proportions to suit the existing historic structural openings.

In line with current Building Regulations relating to dwellings, there is a requirement for background ventilation to be incorporated within the new use for the listed building. It is considered that the installation of low-profile trickle ventilation, either incorporated in new windows or retro-fitted to existing joinery, will be the least intrusive means of achieving this background ventilation. While noting that this

comprises an alteration and physical change to historic fabric, the changing occupation of the building carries other requirements to ensure the thermal comfort of the residents. In addition, well-considered and detailed background ventilation will go towards addressing the potential for condensation (and associated issues with the historic fabric).

The existing windows within the listed building incorporate notably low cill heights above the finished floor levels. With historic glazing this carries a risk of impact damage and injury to occupants. Current Building Regulations guidance outlines a requirement for any glazing below 800mm above finished floor level to be specified to break in a safe manner in the event of impact. It is therefore proposed that glazing below this height is replaced with Histoglass heritage glazing which will match the thickness of historic glass while also being toughened, enabling compliance with Building Regulations without impacting on the aesthetic values of the listed building.

In summary, there are a number of changes proposed to the windows, which have been discussed with the local authority conservation officer. While there is a level of change proposed, this will remove defective/unsympathetic fabric, it will reverse previous poor-quality alterations, and will reinstate a consistent and harmonious fenestration pattern to the listed building. Utilising traditional materials, matching existing profiles and carefully detailing glazing/ventilation etc enables the proposals to carry a positive heritage impact for 466-468 Moss Lane East.

PROPOSED AMENDMENTS – VENTILATION UPGRADES

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.

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.

In the proposed strategy, every effort has been 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. 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.

PROPOSED AMENDMENTS – 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.

To minimise 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.

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.

PROPOSED AMENDMENTS - WORKS TO 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.

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.

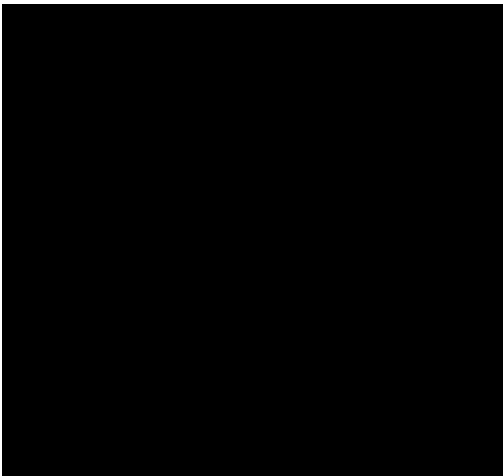
SUMMARY

The proposed amendments are required for a range of reasons, primarily in order to ensure compliance with Building Regulations and to provide a comfortable and safe environment for future occupants and other users of the listed building. Where amendments are proposed that affect the appearance of the consented scheme these are of high-quality design and seek to preserve the significance of the listed

building through use of historic materials and detailing. Whilst lightning protection is a modern intervention this is wholly necessary and as detailed has been positioned discretely and will be colour matched to the elevations. To this extent it is considered that the proposed amendments continue to comply with the adopted Development Plan and that the less than substantial harm caused to the significance of the listed building is outweighed by the public benefits presented in the original application focused on securing the optimum viable use of the building.

I trust that the above is in order for you to validate and determine the applications, but please do let me know if you have any specific questions.

Yours sincerely



Appendix 1: Schedule of Drawing Substitutions

Approved Drawing Name	Approved Drawing Ref	Amended Drawing Name	Amended Drawing Ref
Level 09 (Roof) Plan	2027-SBA-01-RF-D-A-01109 P01	Roof Plan - Proposed	2027-SBA-01-RF-D-A-00113 P03
Elevation North - Proposed	2027-SBA-02-EL-D-A-02300 P02	Elevation North - Proposed	2027-SBA-02-EL-D-A-10400 P01
Elevation South - Proposed	2027-SBA-02-EL-D-A-02302 P02	Elevation South - Proposed	2027-SBA-02-EL-D-A-10401 P01
Elevation West - Proposed	2027-SBA-02-EL-D-A-02301 P02	Elevation West - Proposed	2027-SBA-02-EL-D-A-10402 P01
Elevation East - Proposed	2027-SBA-02-EL-D-A-02303 P02	Elevation East - Proposed	2027-SBA-02-EL-D-A-10403 P01
Section B-B Proposed	CS-1094_MLE-EX-201	Section BB - Proposed	2027-SBA-02-ZZ-D-A-10211 P02
Section C-C - Proposed	2027-SBA-03-SE-D-A-03302 P02	Section CC - Proposed	2027-SBA-02-ZZ-D-A-10212 P02
		Section BB - Demolition	2027-SBA-02-ZZ-D-A-01211 P02
		Section CC - Demolition	2027-SBA-02-ZZ-D-A-01212 P02
N/A – No Corresponding Approved Plan	N/A – No Corresponding Approved Plan	Single Glazed Sash Window Details	L047-BUT-31-01.EL-D-A-310101 P3
		Double Glazed Sash Window Details	L047-BUT-31-01.EL-D-A-310102 P3
		Typical Casement Details	L047-BUT-31-01.EL-D-A-310103 P3