Victoria Point
Manchester

Empiric Student Property PLC
Addendum to Planning Application
Architectural and Landscape Matters

28/08/2024
Final Issue

bell phillips 5plus QUARTZ Turley

Addendum to Planning Application
Response to Consultation Comments

This document has been prepared in response to architectural and landscape comments received during the consultation period relating to the Victoria Point planning application ref 139987/FO/2024.

The main comments in relation to the proposals are:

Blocks 1-4

- Remove openings from habitable space to Block 4 closest to the boundary of the Octagon House site
- Provide details of cycle stores to rear boundary

Blocks 5 and 6

- Review apartment mix to Block 6 to remove habitable windows facing towards the Octagon House site.
- Review the brick colour so that a lighter colour is proposed to contrast with the brick colour of Victoria Baths.
- Show areas for the individual apartment types

Landscape

- Review cycle spaces to front of Block 6
- Maintain clear access to in front of Victoria Baths pump room
- Add paved access to Victoria Baths boiler room

Amended proposals are included within this report that address the comments made with substitute application drawings addionally incorporated.

Reference should be made to other amended application material.



Updated Plan
Blocks 5 and 6

The updated plan shows the new layout to remove the openings from habitable spaces to the taller element within Block 6. This results in a slight change of unit mix, with 2 No. 3-bed apartments and 3 No. studios in lieu of 2 No. studios, 1 No. 3-bed and 1 No. 4-beds. The overall number of bedrooms and the building footprint remain the same.

The ground floor layout remains as per the original application drawings.



Updated Facade Treatment
Blocks 5 and 6

The images below show the updates to the elevations to accommodate the reduced openings to the Octagon House (western) boundary. The retained opening within the Block 6 gable end is from the corridor only.

The number of openings to the Hathersage Road elevation has increased.





Brick Colour Options
Blocks 5 and 6 Comparison



The renders adjacent show options for alternative brick colours in contrast with the Baths. Our preference and amended proposal is for a slightly lighter tone for the building than originally submitted A very light pink or buff colour starts to impact on the visibility of the gables and chimneys of Victoria Baths.

An accurate representation of the brick colour is difficult to show on a rendered image, however, the proposed brick colour for the building is lighter than Victoria Baths, as can be seen with the sample above against the Victoria Baths brick. This can be made lighter with a light mortar. This can be further reviewed and controlled as part of any future sampling on site before the final agreement of external materials.





Example of brick with differing mortar to produce lighter overall effect



Original proposal



Lighter pink - preferred



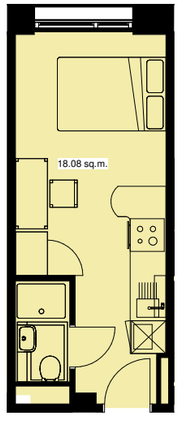
Even lighter pink



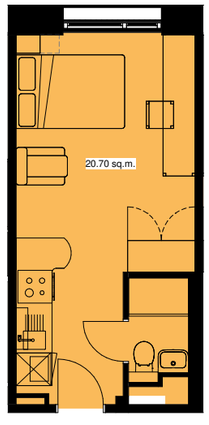
Buff

Apartment Types
Areas

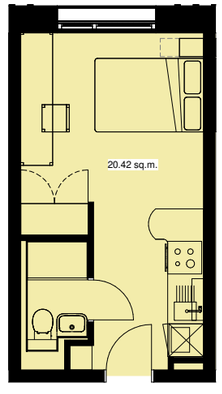
Areas have been added to the apartment layouts. The square meterage shown for each studio / apartment is based on an average layout - there are small discrepancies in size across the scheme.



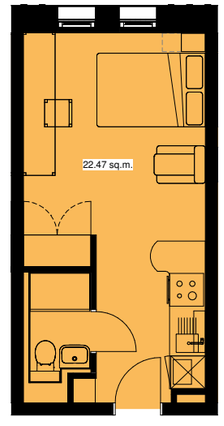
Building 5 Standard Studio Layout



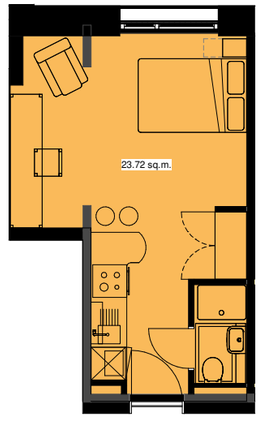
Building 5 Premier Studio Layout



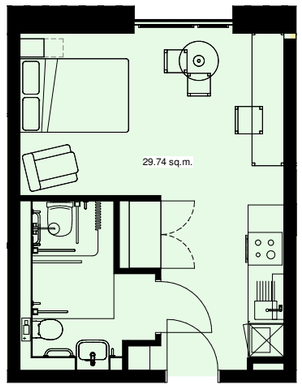
Typical Standard Studio Layout



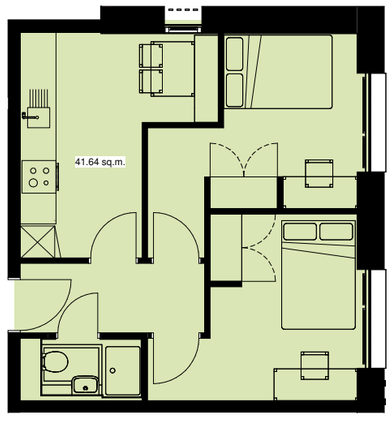
Typical Premier Studio Layout



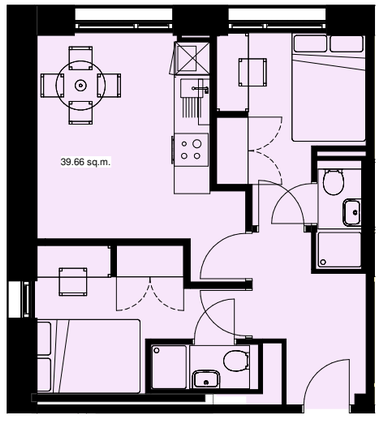
Alternative Premier Studio Layout



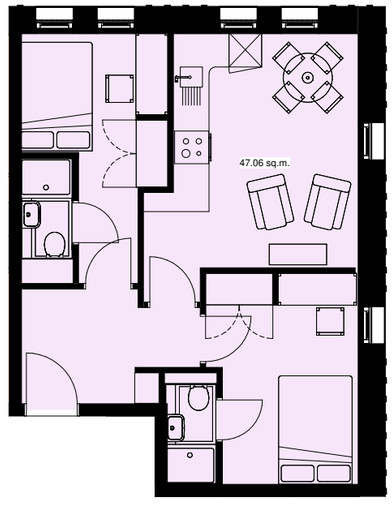
Typical Accesible Studio Layout



Typical 2 Bedroom 1 Bathroom Unit Layout



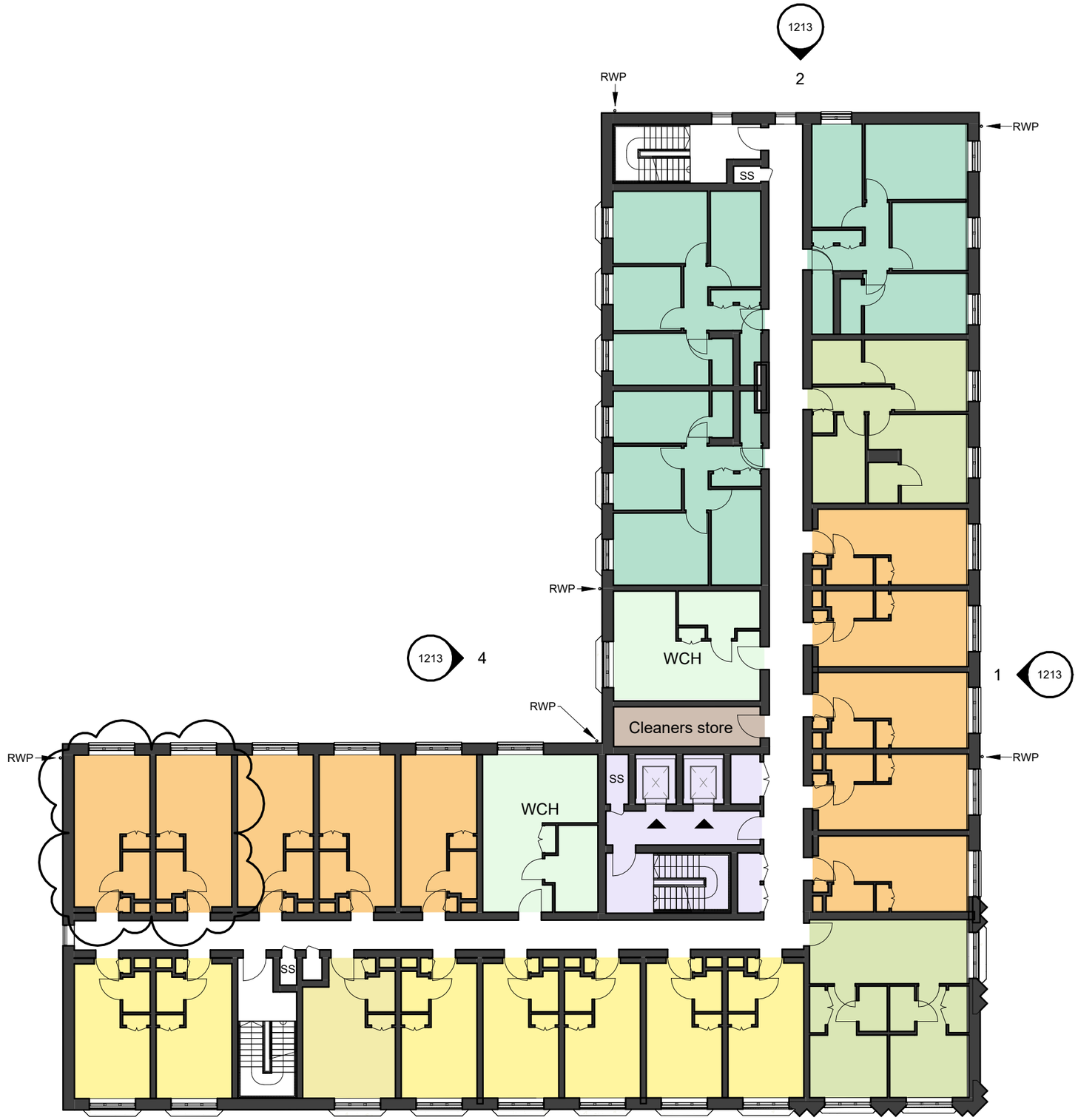
Typical 2 Bed 2 Ensuite Unit Layout-Type 01



Typical 2 Bed 2 Ensuite Unit Layout-Type 02

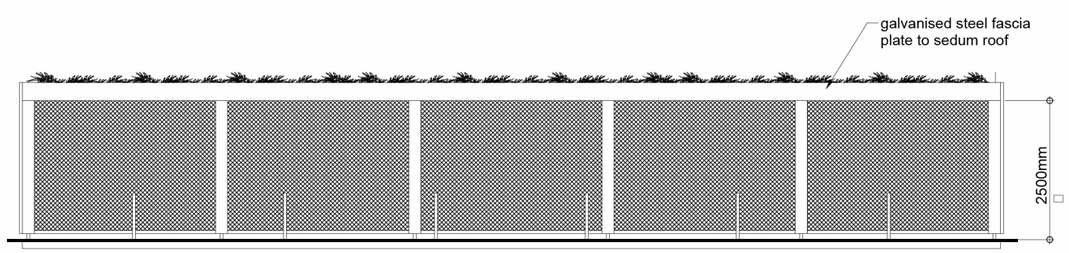
Updated Plan
Block 4

The updated plan shows the new layout to remove the openings from habitable spaces to the western elevation of Block 4 closest to the boundary of th Octagon House site. This results in a slight change of unit mix, with 2 No. 1 bed apartments in lieu of 2 No. studios. The overall number of bedrooms and the building footprint remain the same.

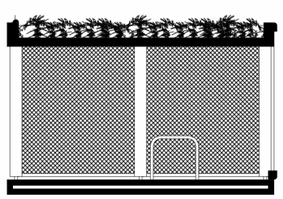


Cycle Stores
Block 2/3

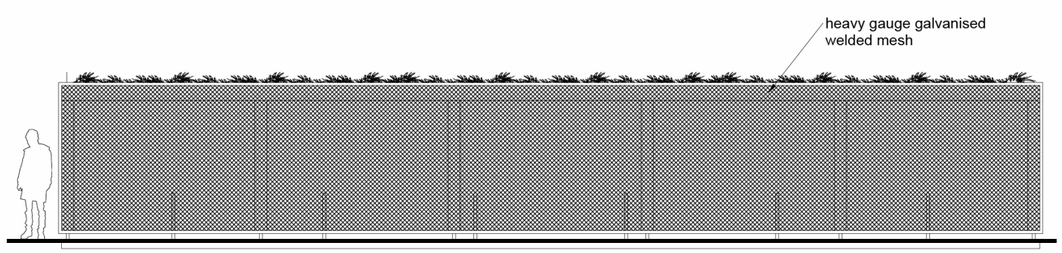
Additional detail has been provided showing the materiality of the proposed open cycle stores to Blocks 2 and 3



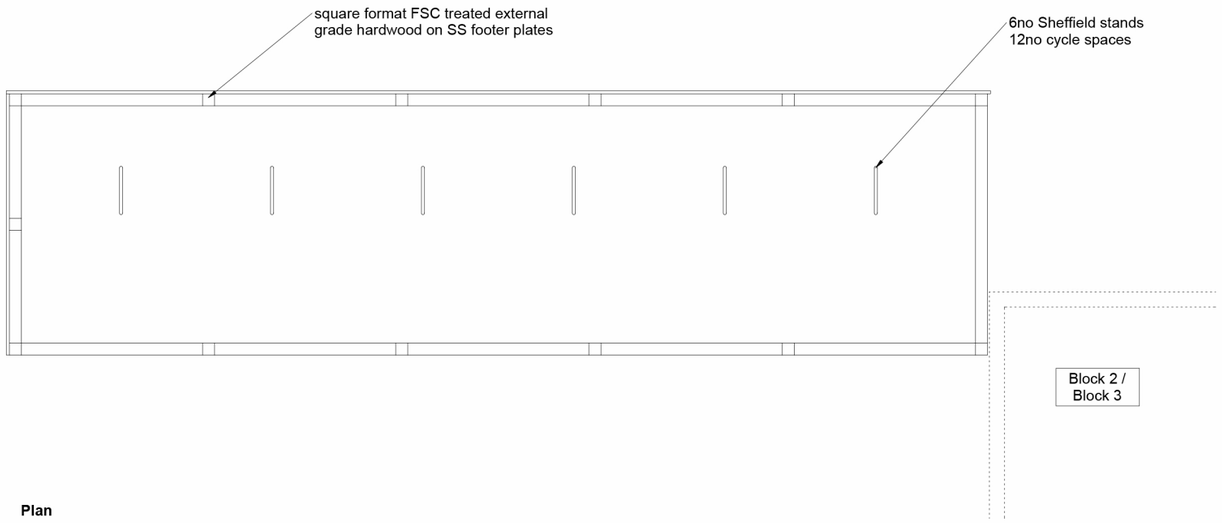
Front Elevation



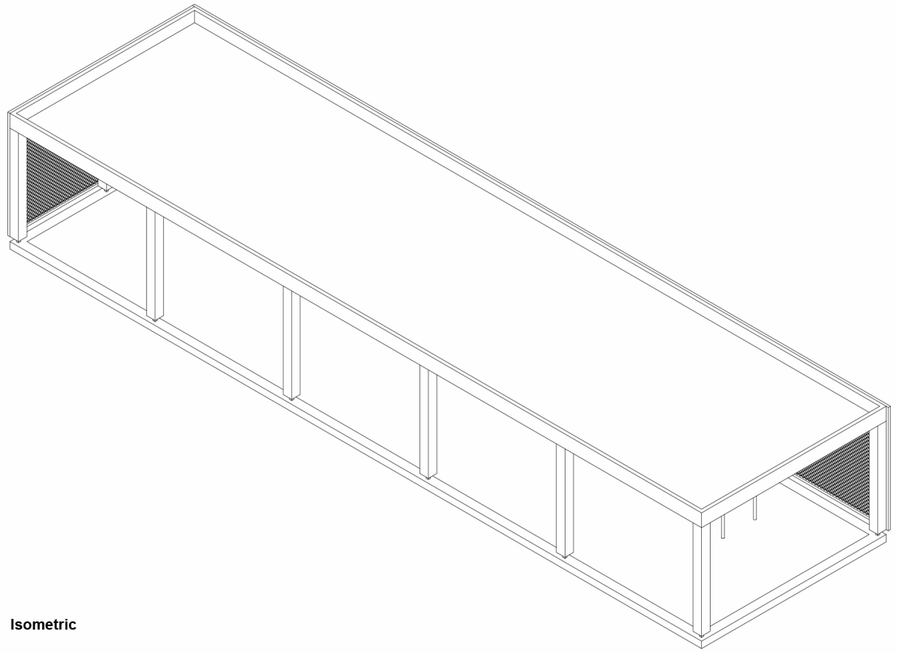
Section



Rear Elevation



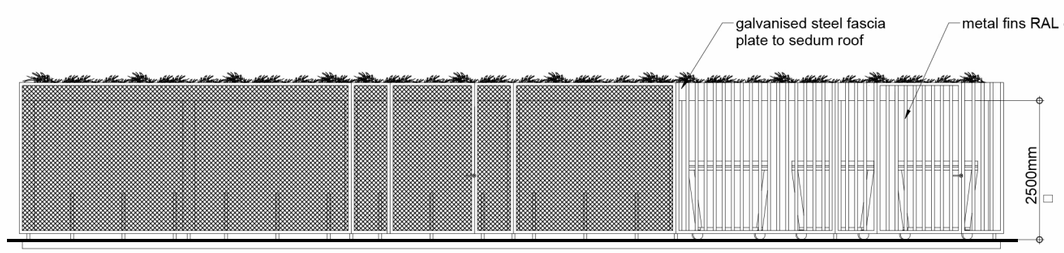
Plan



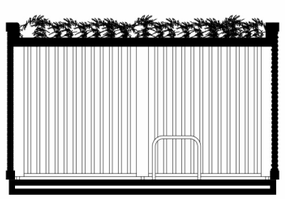
Isometric

Cycle Stores
Block 1

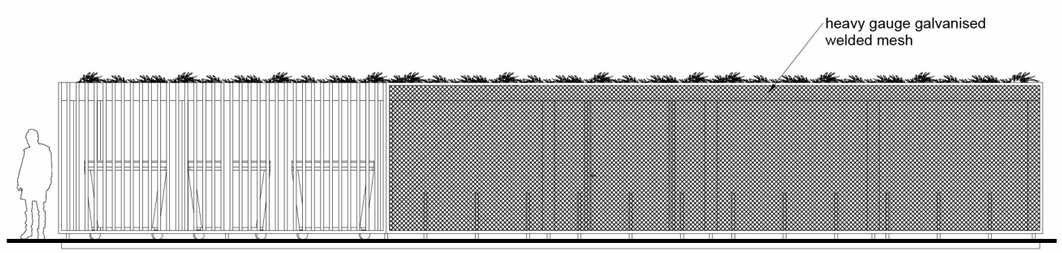
Additional detail has been provided showing the materiality of the proposed secure cycle stores to Block 1



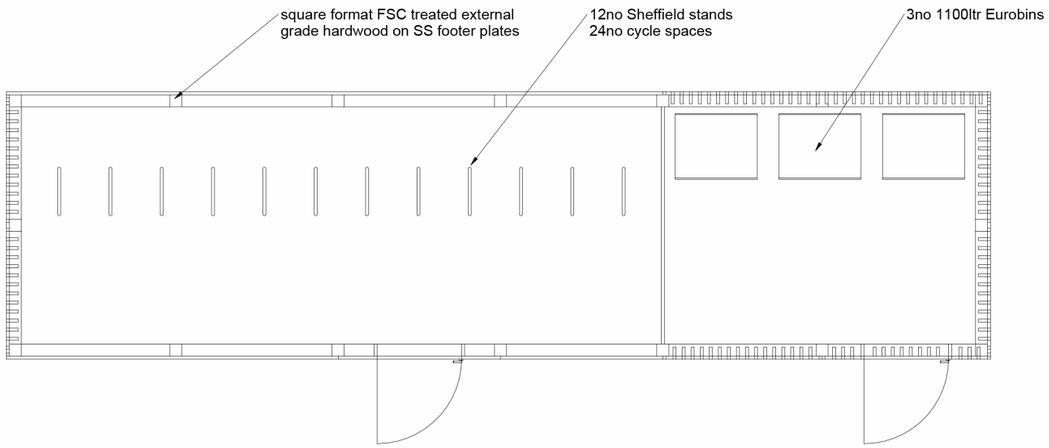
Front Elevation



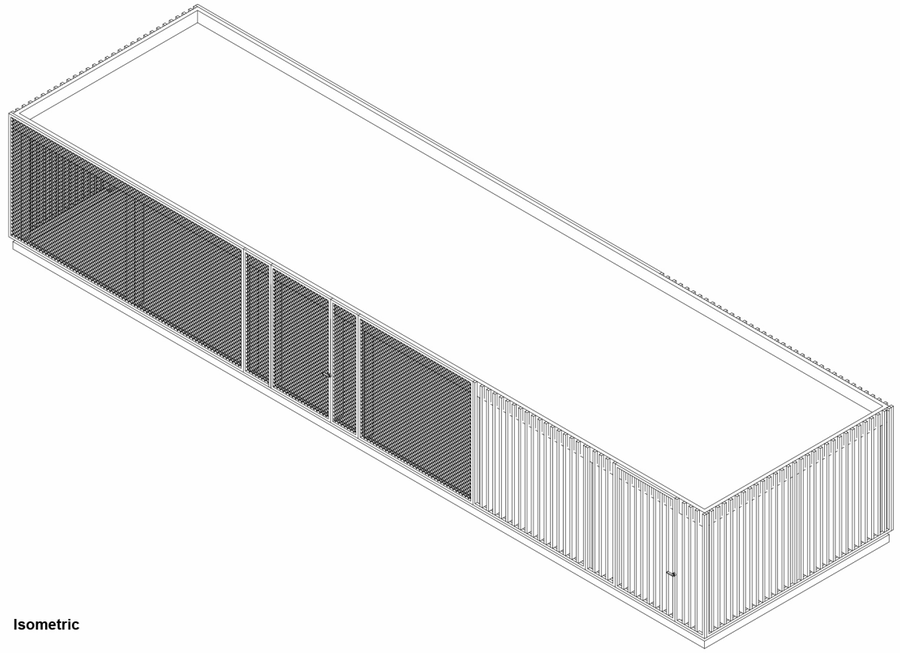
Section



Rear Elevation



Plan



Isometric

Landscape
Summary of changes

The landscape design proposals for the Victoria Point project have undergone several key amendments.

The pedestrian pathways along Bax Road have been adjusted to ensure a clear width of 1.5 meters, facilitating safe and unobstructed pedestrian movement.

Two additional Sheffield bike racks have been added in front of Block 6, bringing the total to four bicycle stands, which is compliant with local guidelines.

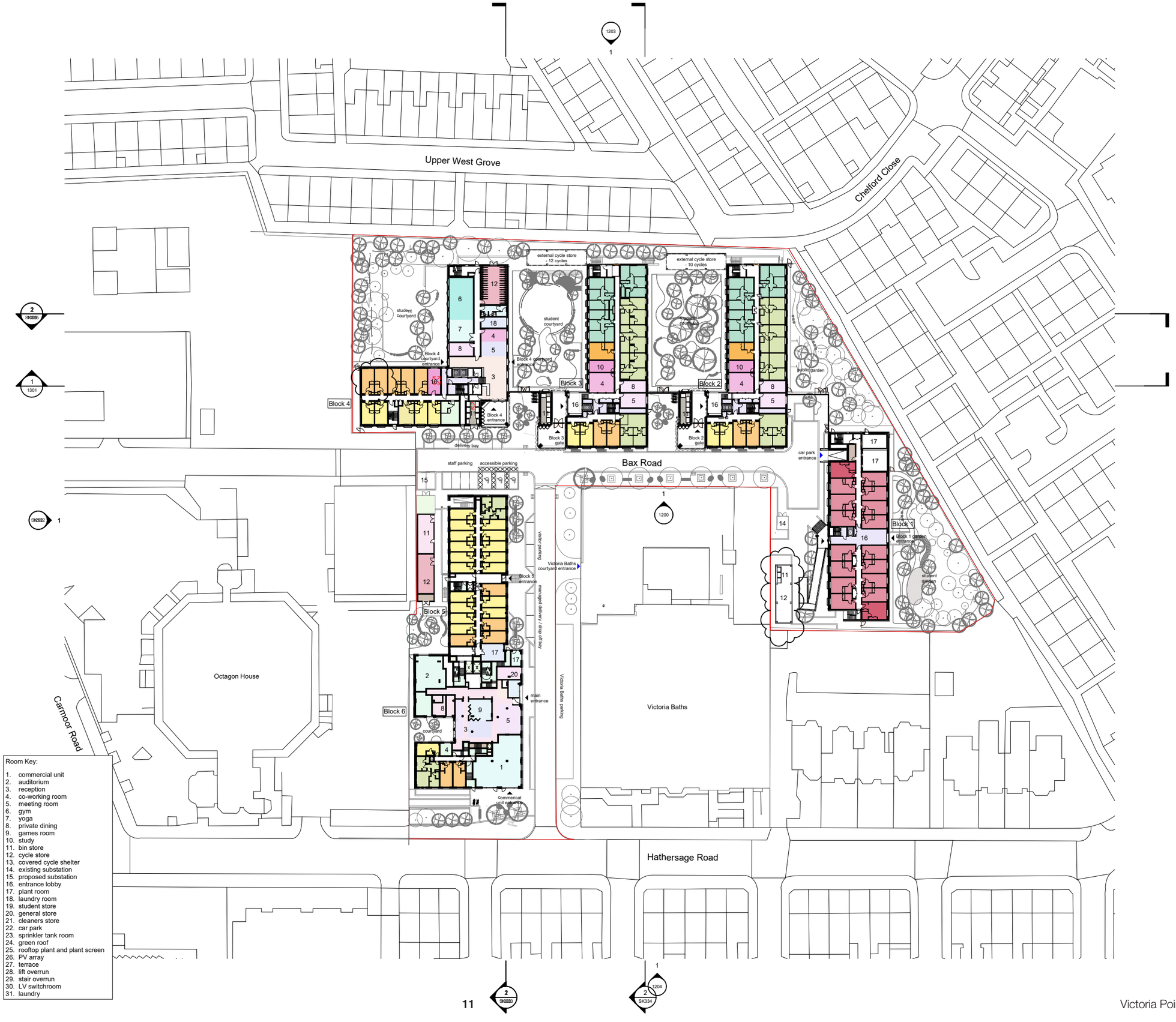
To maintain clear access, a bench originally planned for the public realm along Bax Road, in front of the Victoria Baths pump room, has been omitted to maintain clear access in this area.

Additionally, the landscape proposals have been updated to include a paved access area to the Victoria Baths boiler room, improving functionality.

Finally, all cycle and bin stores throughout the site have been revised and updated to reflect these changes.



Landscape
Site Plan



Room Key:

1. commercial unit
2. auditorium
3. reception
4. co-working room
5. meeting room
6. gym
7. yoga
8. private dining
9. games room
10. study
11. bin store
12. cycle store
13. covered cycle shelter
14. existing substation
15. proposed substation
16. entrance lobby
17. plant room
18. laundry room
19. student store
20. general store
21. cleaners store
22. car park
23. sprinkler tank room
24. green roof
25. rooftop plant and plant screen
26. PV array
27. terrace
28. lift overrun
29. stair overrun
30. LV switchroom
31. laundry

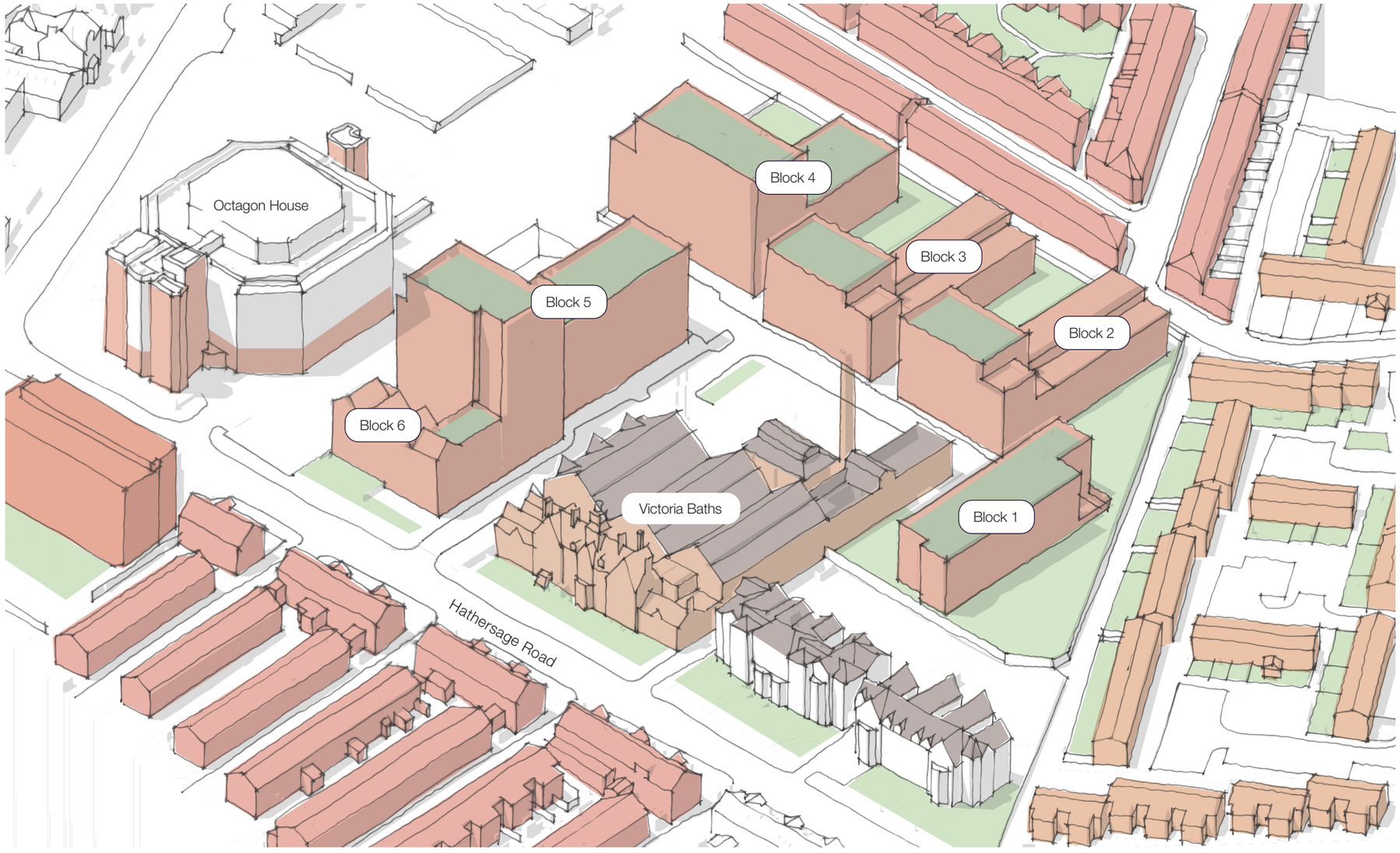
Proposed Scheme
Summary

The alteration of Block 4 and 6 to reduce openings onto the Octagon House site has resulted in a change of unit numbers within the overall scheme.

The overall quantum of units has increased by 15 to 694 units from 679 units, an increase of 423 units in total to the overall scheme.

The overall quantum of bedspaces has remained the same at 876 bedspaces, an increase of 310 bedspaces to the overall scheme.

The overall net increase of units and bedspaces of each block is noted in the schedule below.



Block	Net Units	Net Bedspaces
Block 1	+44	-24
Block 2	+50	+41
Block 3	+50	+41
Block 4	+126	+101
Block 5	+48	+44
Block 6	+105	+107
Total	**423**	**310**

Block	Standard Studio	Premiere Studio	Post Grad Studio	Wheelchair Acc	2B Flat	3B Flat	4B Flat	Total	Bedspaces
Block 1	0	0	74	0	0	0	0	74	74
Block 2	35	16	0	0	13	15	1	80	126
Block 3	35	16	0	0	13	15	1	80	126
Block 4	58	66	0	12	11	9	0	156	185
Block 5	137	28	0	0	7	0	0	172	179
Block 6	69	18	0	11	14	20	0	132	186
Total	**334**	**144**	**74**	**23**	**58**	**59**	**2**	**694**	**876**

Drawing Issue Sheet

5plus Architectural Drawings

		11/04/2024	05/08/2024
Sheet Number	Sheet Name		
06051-5PA-MP-ZZ-DR-A-002201	Proposed Site Plan - Blocks 5 and 6	P03	
06051-5PA-B1-ZZ-DR-A-022001	Existing Basement and Ground Plan	P03	
06051-5PA-B1-ZZ-DR-A-022002	Existing First and Second Plan	P03	
06051-5PA-B1-ZZ-DR-A-022003	Existing Third and Fourth Plan	P03	
06051-5PA-B1-ZZ-DR-A-022004	Existing Fifth and Roof Plan	P03	
06051-5PA-B1-ZZ-DR-A-022101	Demolition Basement and Ground Plan	P03	
06051-5PA-B1-ZZ-DR-A-022102	Demolition First and Second Plan	P03	
06051-5PA-B1-ZZ-DR-A-022103	Demolition Third and Fourth Plan	P03	
06051-5PA-B1-ZZ-DR-A-022104	Demolition Fifth and Roof Plan	P03	
06051-5PA-B1-ZZ-DR-A-022201	Proposed Basement and Ground Plan	P04	
06051-5PA-B1-ZZ-DR-A-022202	Proposed First and Second Plan	P05	P06
06051-5PA-B1-ZZ-DR-A-022203	Proposed Third and Fourth Plan	P05	P06
06051-5PA-B1-ZZ-DR-A-022204	Proposed Fifth and Sixth Plan	P05	P06
06051-5PA-B1-ZZ-DR-A-022205	Proposed Seventh and Eighth Plan	P04	P05
06051-5PA-B1-ZZ-DR-A-022206	Proposed Ninth and Tenth Plan	P05	P06
06051-5PA-B1-ZZ-DR-A-022207	Proposed Eleventh and Roof Plan	P04	
06051-5PA-B1-XX-DR-A-025201	Proposed Living Unit Layouts 01	P02	P03
06051-5PA-B1-XX-DR-A-025202	Proposed Living Unit Layouts 02	P02	P03
06051-5PA-B1-XX-DR-A-042002	Existing Elevation AA	P02	
06051-5PA-B1-XX-DR-A-042003	Existing Elevation BB	P02	
06051-5PA-B1-XX-DR-A-042101	Demolition Elevations	P02	
06051-5PA-B1-XX-DR-A-042201	Proposed Elevation South	P03	P04
06051-5PA-B1-XX-DR-A-042202	Proposed Elevation East	P03	
06051-5PA-B1-XX-DR-A-042204	Proposed Section AA and South Courtyard Elevation	P02	P03
06051-5PA-B1-XX-DR-A-042206	Proposed Planning Elevations South and East	P03	P04
06051-5PA-B1-XX-DR-A-042207	Proposed Planning Elevation North and West	P02	P03
06051-5PA-B1-XX-DR-A-043201	Typical Bay 01	P02	
06051-5PA-B1-XX-DR-A-043202	Typical Bay 02	P02	
06051-5PA-B1-XX-DR-A-043203	Typical Bay 03	P02	
06051-5PA-B1-XX-DR-A-043204	Typical Bay 04	P02	
06051-5PA-B1-XX-DR-A-052001	Existing Sections	P02	
06051-5PA-B1-XX-DR-A-052201	Section BB and Section CC	P02	
06051-5PA-B1-ZZ-DR-A-242200	Accommodation Schedule		P01
06051-5PA-B1-ZZ-DR-A-242201	Area Schedule		P01

Drawing Issue Sheet

Updated Drawings - Bell Phillips

Drawing Number	Drawing Name	Current Revision	Current Revision Date	Sheet Status
0814-BPA-ZZ-ZZ-A-0001	Existing_Site Plan Wide	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0099	Existing_Site Plan_Basement	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0100	Existing_Site Plan_Ground Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0101	Existing_Site Plan_First Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0102	Existing_Site Plan_Second Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0103	Existing_Site Plan_Third Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0104	Existing_Site Plan_Fourth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0105	Existing_Site Plan_Fifth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0106	Existing_Site Plan_Roof	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0120	Existing_Demolition Plan_Basement	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0121	Existing_Demolition Plan_Ground Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0122	Existing_Demolition Plan_First Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0123	Existing_Demolition Plan_Second Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0124	Existing_Demolition Plan_Third Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0125	Existing_Demolition Plan_Fourth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0126	Existing_Demolition Plan_Fifth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0127	Existing_Demolition Plan_Roof	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0200	Existing Elevation A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0201	Existing Elevation B-B	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0202	Existing Elevation C-C	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0203	Existing Elevation D-D	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0204	Existing Elevation E-E	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0250	Block 1 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0251	Block 2 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0252	Block 3 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0253	Block 4 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0300	Existing Section A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0301	Existing Section B-B	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0302	Existing Section C-C	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0350	Block 1 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0351	Block 2 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0352	Block 3 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0353	Block 4 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1001	Proposed_Site Plan Wide	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1002	Proposed_Site Plan	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1099	Proposed_Site Plan_Basement	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1100	Proposed_Site Plan_Ground Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1101	Proposed_Site Plan_First Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1102	Proposed_Site Plan_Second Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1103	Proposed_Site Plan_Third Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1104	Proposed_Site Plan_Fourth Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1105	Proposed_Site Plan_Fifth Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1106	Proposed_Site Plan_Sixth Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1107	Proposed_Site Plan_Seventh Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1108	Proposed_Site Plan_Eighth Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1109	Proposed_Site Plan_Ninth Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1110	Proposed_Site Plan_Tenth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1111	Proposed_Site Plan_Eleventh Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1112	Proposed_Site Plan_Roof	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1150	Block 1 - Proposed Plans_01	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1151	Block 1 - Proposed Plans_02	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1152	Block 2 - Proposed Plans_01	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1153	Block 2 - Proposed Plans_02	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1154	Block 3 - Proposed Plans_01	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1155	Block 3 - Proposed Plans_02	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1156	Block 4 - Proposed Plans_01	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1157	Block 4 - Proposed Plans_02	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1158	Block 4 - Proposed Plans_03	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1200	Proposed Elevation A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1201	Proposed Elevation B-B	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1202	Proposed Elevation C-C	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1203	Proposed Elevation D-D	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1204	Proposed Elevation E-E	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1210	Block 1 - Proposed Elevations	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1211	Block 2 - Proposed Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1212	Block 3 - Proposed Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1213	Block 4 - Proposed Elevations	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1300	Proposed Section A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1301	Proposed Section B-B	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1303	Proposed Section C-C	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1310	Block 1 - Proposed Sections	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1311	Block 2 - Proposed Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1312	Block 3 - Proposed Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1313	Block 4 - Proposed Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-4301	Block 3 - Bay Study_Entrance	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-4302	Block 3 - Bay Study_Typical Window and Parapet	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-4325	Open Cycle Store	P00	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-4326	Closed Cycle Store	P00	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-8000	Area Schedules	P01	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-8001	Block 1-4 Accommodation Schedules	P01	07/24	PLANNING

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

- NIA area measurements include all flat areas and all communal rooms such as studies and meeting rooms
- NIA area measurements exclude shared student spaces such as bicycle stores, laundry rooms, student stores and bin stores

Key Plan

Rev	Issued by	Description	Date
P02	RB	Revised Block 6 Unit Mix and Block 1 Cycle Store	08/24
P01	RB	Revised Block 4 Unit Mix	07/24
P00	RB	Final Planning Issue	04/24

REVISIONS

Project
0814 VICTORIA POINT
44 Hathersage Road, Manchester, M13 0FT

Title
Drawing Issue Sheet

Date	Drawn by	Checked by	Scale at A1
01/24	RB	RB	

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status
PLANNING

Drawing Number
0814-BPA-ZZ-ZZ-SH-A-9000

Revision
P02

Drawing Issue Sheet
Updated Drawings - LUC

Document Register

LUC

Project	Victoria Point				19	30	31	07	29	04	07	27	28	13	15	
Ref	12355				01	01	01	02	02	03	03	03	03	08	08	
for Client	Empiric Limited				24	24	24	24	24	24	24	24	24	24	24	
Ref	**Title**	**Size**	**Scale**	**Status**												
12355-LUC-XX-00-DR-L-0100	Landscape GA Plan	A2	1:500	Planning	03	04	05	06	07		08	09	09	10	11	
12355-LUC-XX-00-DR-L-0200	Hard Landscape Plan - 1 of 5	A2	1:200	Planning					01		02	03	03	04	05	
12355-LUC-XX-00-DR-L-0201	Hard Landscape Plan - 2 of 5	A2	1:200	Planning					01			02	02	03	04	
12355-LUC-XX-00-DR-L-0202	Hard Landscape Plan - 3 of 5	A2	1:200	Planning					01			02	02	03	04	
12355-LUC-XX-00-DR-L-0203	Hard Landscape Plan - 4 of 5	A2	1:200	Planning					01		02	03	03	04	05	
12355-LUC-XX-00-DR-L-0204	Hard Landscape Plan - 5 of 5	A2	1:200	Planning					01		02	03	03	04	05	
12355-LUC-XX-00-DR-L-0400	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01		02	03	04	05	06	
12355-LUC-XX-00-DR-L-0401	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01			02	02	03	04	
12355-LUC-XX-00-DR-L-0402	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01			02	02	03	04	
12355-LUC-XX-00-DR-L-0403	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01		02		02	03	04	
12355-LUC-XX-00-DR-L-0404	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01		02		02	03	03	
Landscape Materplan - dwg		N/A	N/A	Planning		x	x		x		x	x		x	x	
Design and Access Statement Landscape Input		N/A	N/A	Planning					x		x	x				
Arboricultural Impact Assessment and Method Statement		N/A	N/A	Planning						02			04			

Distribution												
Client	X	X	x							x	x	
PM	X	X	x		x					x	x	
QS	X	X	x		x					x	x	
Architects	X	X	x	x	x					x	x	
Planning	X	X	x		x					x	x	
Engineer	X	X	x		x					x	x	
SharePoint Upload												

LUC
www.landuse.co.uk

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

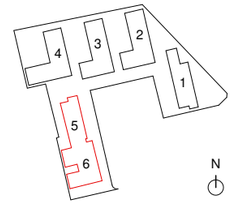
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data: drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

Key Plan





BUILDING 6 BUILDING 5

Level 01



BUILDING 6 BUILDING 5

Level 02

Space Key

- Standard Studio
- Premier Studio
- Accessible Studio
- 2 Bed - 1 Bathroom
- 2 Bed - 2 Ensuite
- 3 Bed
- 4 Bed
- Amenity Space
- Commercial
- Plant
- Bike Store
- Laundry
- Bin Store
- Cleaner's Cupb.
- Gym
- Lobby
- LV Switch Room
- Private Dining
- Core
- Store
- Riser
- CCTV
- DDA Toilet
- Car Park
- Office

Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit

P06	05/08/24	Updates following planning meeting
P05	10/04/24	PLANNING
P04	05/04/24	Model Issue - For Information
P03	01/03/24	DRAFT
P02	04/01/24	Windows Locations in abeyance
P01	19/12/23	Addition of 3-bed and 4-bed

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed First and Second Plan

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO.: 06051-5PA-B1-ZZ-DR-A-022202

REV: P06

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

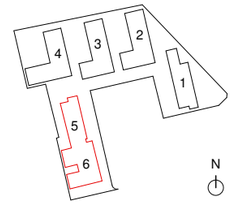
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only" from those values stated in text, on the drawings

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

Key Plan





Level 03



Level 04

Space Key

- Standard Studio
- Premier Studio
- Accessible Studio
- 2 Bed - 1 Bathroom
- 2 Bed - 2 Ensuite
- 3 Bed
- 4 Bed
- Amenity Space
- Commercial
- Plant
- Bike Store
- Laundry
- Bin Store
- Cleaner's Cupb.
- Gym
- Lobby
- LV Switch Room
- Private Dining
- Core
- Store
- Riser
- CCTV
- DDA Toilet
- Car Park
- Office

Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit

P06	05/08/24	Updates following planning meeting
P05	10/04/24	PLANNING
P04	05/04/24	Model Issue - For Information
P03	01/03/24	DRAFT
P02	04/01/24	Windows Locations in abeyance
P01	19/12/23	Addition of 3-bed and 4-bed

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Third and Fourth Plan

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-ZZ-DR-A-022203

REV: P06

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ...... IF IN DOUBT ASK

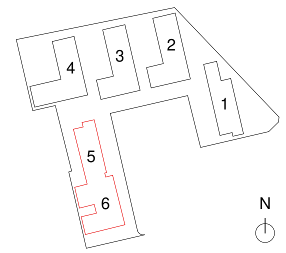
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

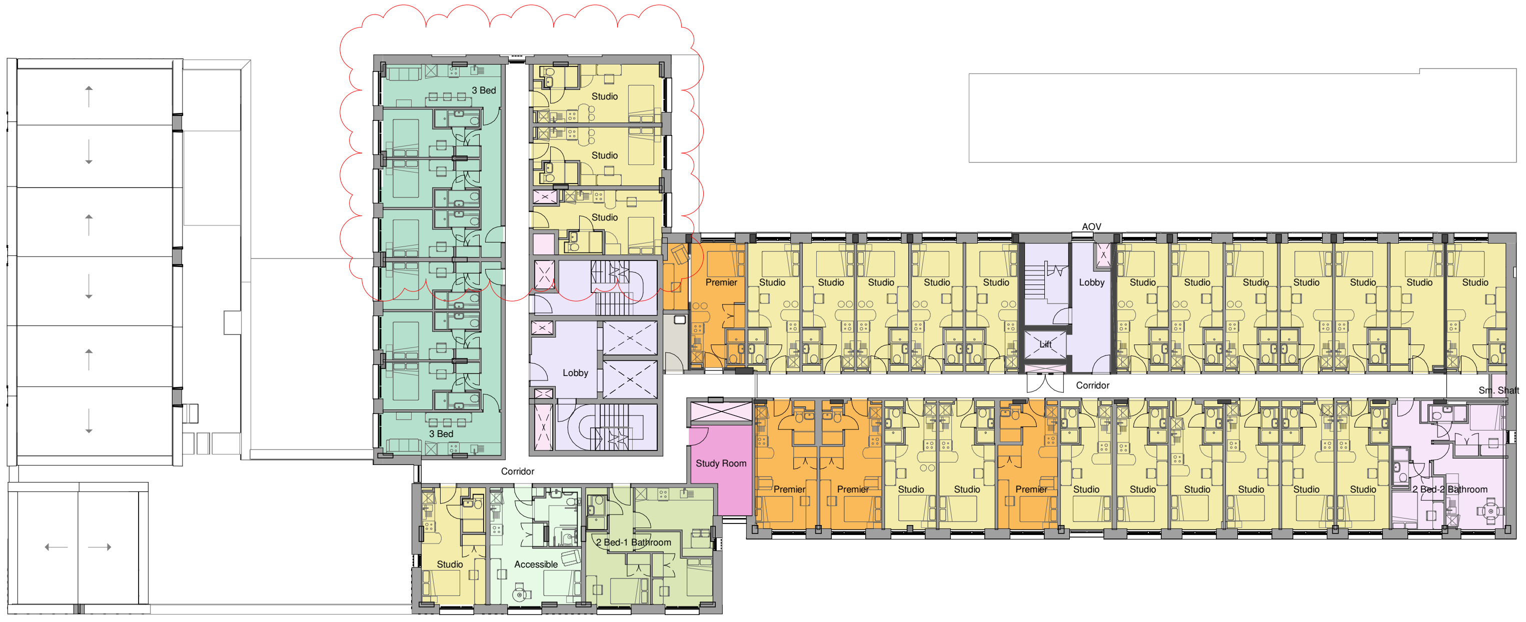
Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Symbol/ Schedule/ Designers Risk Assessment.



Key Plan





BUILDING 6

BUILDING 5

Level 05



BUILDING 6

BUILDING 5

Level 06

Space Key

- Standard Studio
- Premier Studio
- Acccessible Studio
- 2 Bed - 1 Bathroom
- 2 Bed - 2 Ensuite
- 3 Bed
- 4 Bed
- Amenity Space
- Commercial
- Plant
- Bike Store
- Laundry
- Bin Store
- Cleaner's Cupb.
- Gym
- Lobby
- LV Switch Room
- Private Dining
- Core
- Store
- Riser
- CCTV
- DDA Toilet
- Car Park
- Office

Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit

P06	05/08/24	Updates following planning meeting
P05	10/04/24	PLANNING
P04	05/04/24	Model Issue - For Information
P03	01/03/24	DRAFT
P02	04/01/24	Windows Locations in abeyance
P01	19/12/23	Addition of 3-bed and 4-bed

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street,
London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Fifth and Sixth Plan

SCALE: 1 : 200 @ A1
ORIGIN DATE: 11/16/23
DRAWN: NT
CHECKED: LS

STATUS:
PLANNING

DRAWING NO:
06051-5PA-B1-ZZ-DR-A-022204

REV:
P06

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

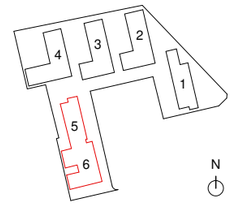
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only" from those values stated in text, on the drawings

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

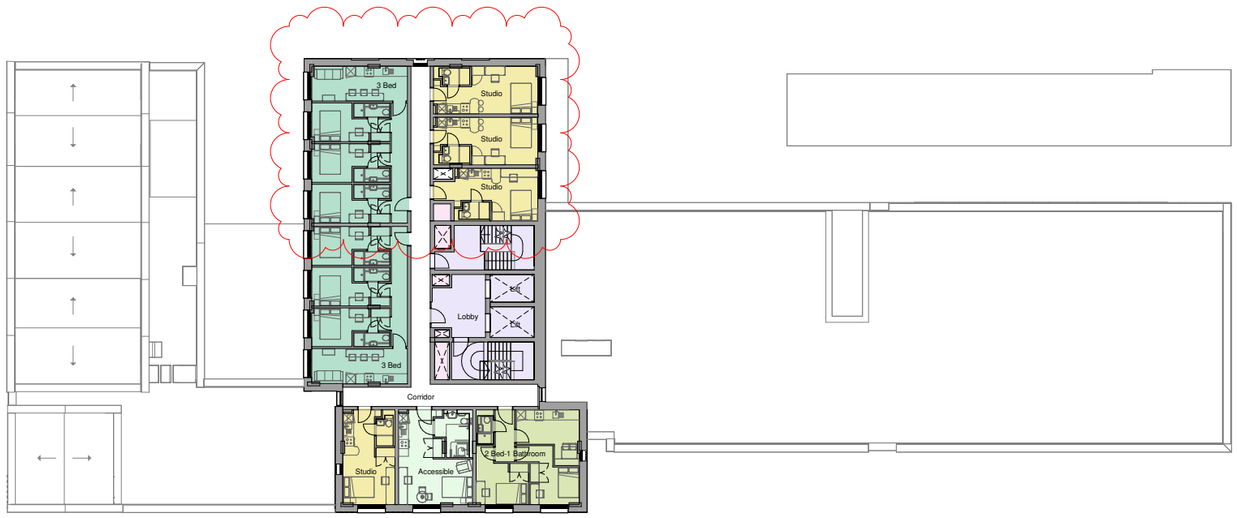
Key Plan





BUILDING 6 BUILDING 5

Level 07



BUILDING 6 BUILDING 5

Level 08

Space Key

- Standard Studio
- Premier Studio
- Accessible Studio
- 2 Bed - 1 Bathroom
- 2 Bed - 2 Ensuite
- 3 Bed
- 4 Bed
- Amenity Space
- Commercial
- Plant
- Bike Store
- Laundry
- Bin Store
- Cleaner's Cupb.
- Gym
- Lobby
- LV Switch Room
- Private Dining
- Core
- Store
- Riser
- CCTV
- DDA Toilet
- Car Park
- Office

Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit

P05	05/08/24	Updates following planning meeting
P04	10/04/24	PLANNING
P03	05/04/24	Model Issue - For Information
P02	01/03/24	DRAFT
P01	24/01/24	Generator moved to 7th Floor Roof

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Seventh and Eighth Plan

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-ZZ-DR-A-022205

REV: P05

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

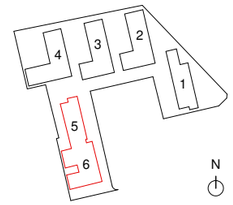
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

Key Plan



Space Key

- Standard Studio
- Premier Studio
- Accessible Studio
- 2 Bed - 1 Bathroom
- 2 Bed - 2 Ensuite
- 3 Bed
- 4 Bed
- Amenity Space
- Commercial
- Plant
- Bike Store
- Laundry
- Bin Store
- Cleaner's Cupb.
- Gym
- Lobby
- LV Switch Room
- Private Dining
- Core
- Store
- Riser
- CCTV
- DDA Toilet
- Car Park
- Office

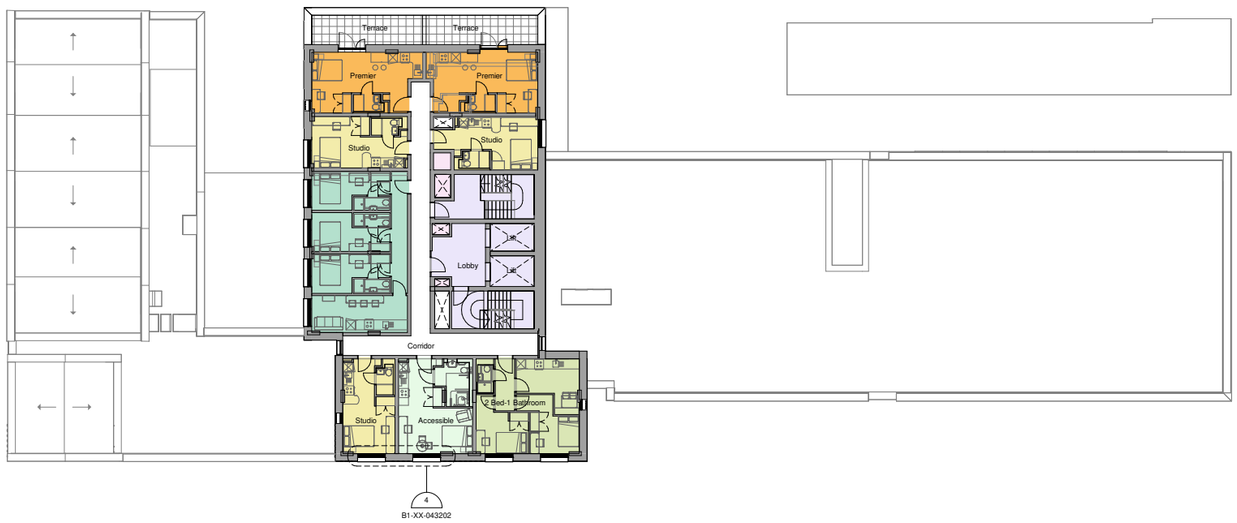
Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit

Level 09



Level 10



P06	05/08/24	Updates following planning meeting
P05	10/04/24	PLANNING
P04	05/04/24	Model Issue - For Information
P03	01/03/24	DRAFT
P02	04/01/24	Windows Locations in abeyance
P01	19/12/23	Addition of 3-bed and 4-bed

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Ninth and Tenth Plan

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-ZZ-DR-A-022206

REV: P06

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING. . . . IF IN DOUBT ASK.

All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

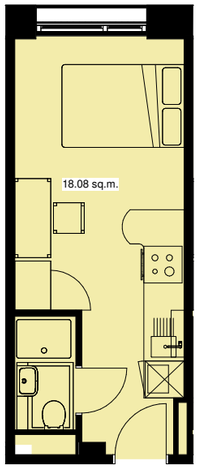
CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and we such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 500 1000 1500.0mm

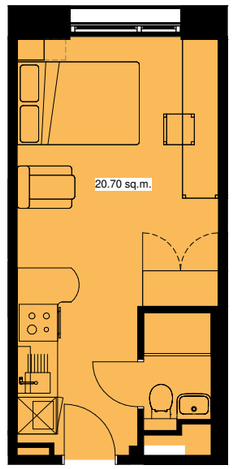
Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit

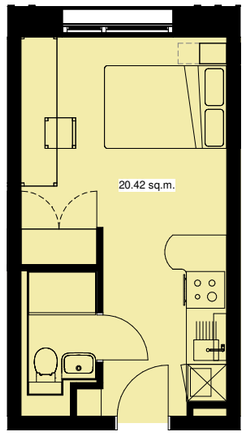
NOTE: The square meterage shown for each studio / apartment is based on an average layout - there are small discrepancies in size across the scheme



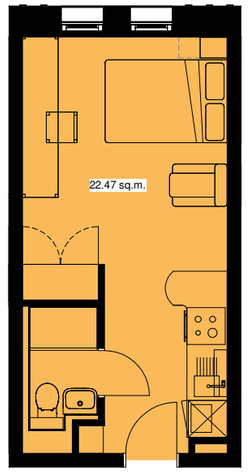
Building 5 Standard Studio Layout



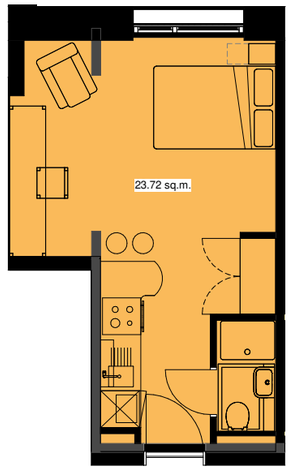
Building 5 Premier Studio Layout



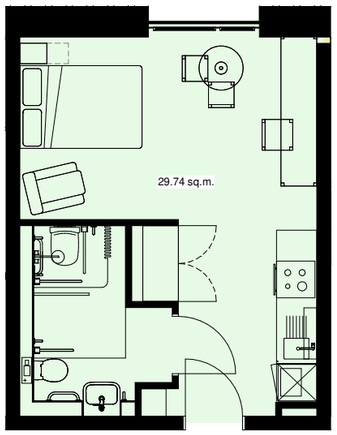
Typical Standard Studio Layout



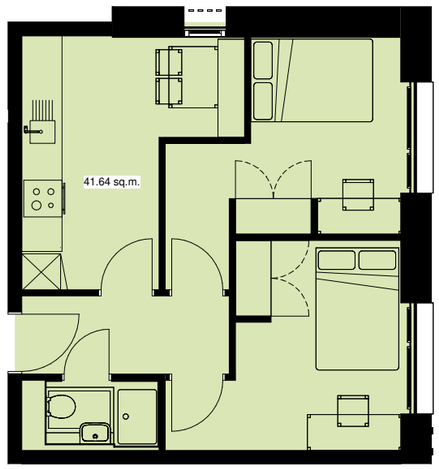
Typical Premier Studio Layout



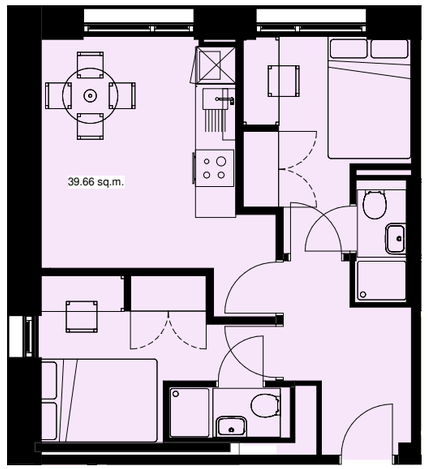
Alternative Premier Studio Layout



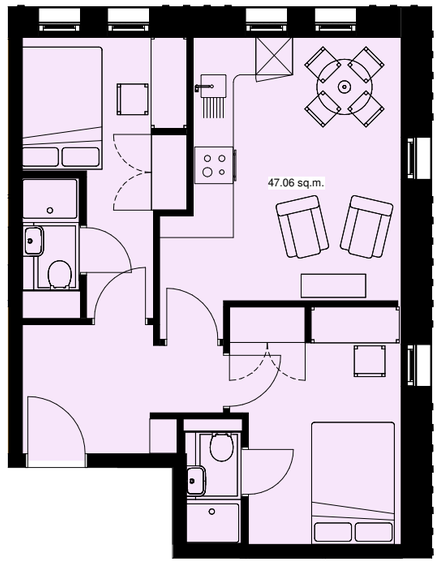
Typical Accesible Studio Layout



Typical 2 Bedroom 1 Bathroom Unit Layout



Typical 2 Bed 2 Ensuite Unit Layout-Type 01



Typical 2 Bed 2 Ensuite Unit Layout-Type 02

P03	05/08/24	Updates following planning meeting
P02	10/04/24	PLANNING
P01	05/04/24	Model Issue - For Information

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

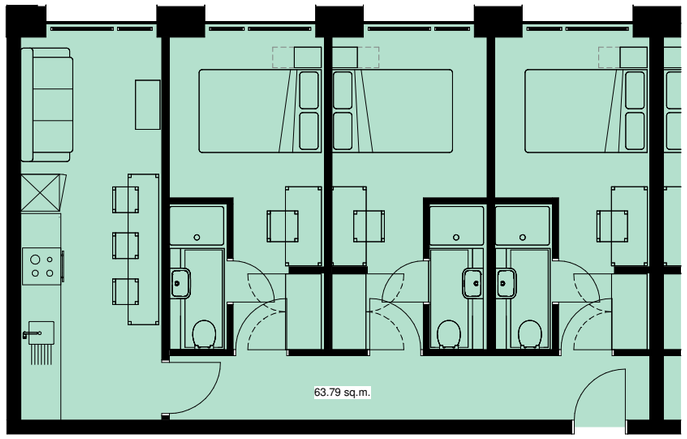
TITLE:
Proposed Living Unit Layouts 01

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 50 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-XX-DR-A-025201

REV: P03



Typical 3 Bedroom Unit Layout

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only" from those values stated in text, on the drawings

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Symbol Schedule Designers Risk Assessment.

0 1 2 3.0m

Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit

NOTE: The square meterage shown for each studio / apartment is based on an average layout - there are small discrepancies in size across the scheme

P03	05/08/24	Updates following planning meeting
P02	10/04/24	PLANNING
P01	05/04/24	Model Issue - For Information

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street,
London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Living Unit Layouts 02

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 50 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO:
06051-5PA-B1-XX-DR-A-025202

REV:
P03

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

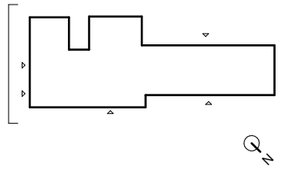
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

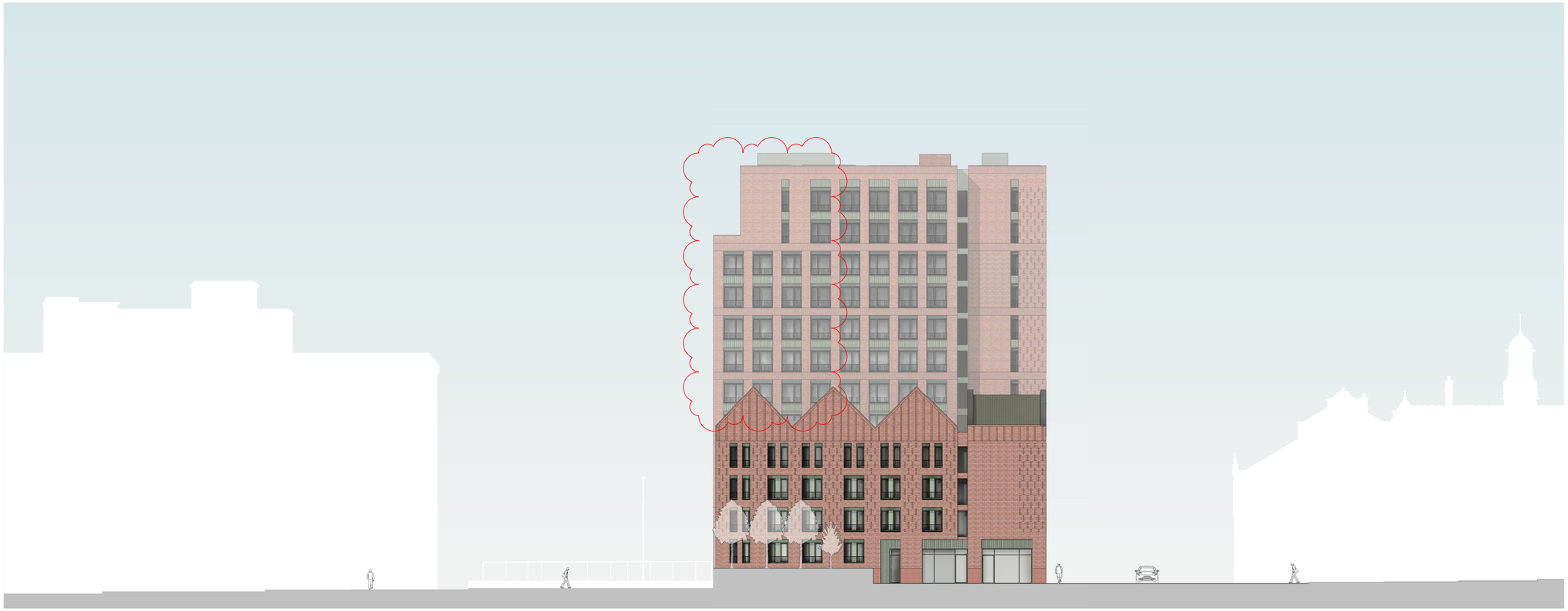
Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

Key Plan:





1. Composite timber inner and PPC aluminium outer face window system (colour tbc)
2. PPC metal balustrade to achieve 1100mm guarding to windows (colour tbc)
3. Opening panel to achieve BR Part F 1:20th of floor area (colour tbc)
4. Bespoke PPC metal window hood to proposed 250mm to incorporate slotted / louvre detail to soffit to facilitate MVHR intake and extract extraction grilles (colour tbc)
5. PPC aluminium glazed AOV (colour tbc)
6. Composite timber inner and PPC aluminium outer fixed window (colour tbc)
7. PPC aluminium curtain walling (colour tbc)
8. Brick (spec tbc) in stretcher bond
9. Brick (spec tbc) in triple soldier course
10. Brick (spec tbc) in Flemish bond with protruding brick detail
11. Tapered brick (spec tbc) coping to parapet
12. Brick (spec tbc) vertical stacker protruded brick
13. Flat ceramic tile – colour and texture tbc
14. Profiled ceramic tile – colour, profile and texture tbc
15. Pre-cast pigmented concrete panel – terracotta colour tbc
16. PPC metal balustrade with slats continuing past metal base (colour tbc)
17. PPC metal grille to form louvre to basement window (colour tbc)
18. PPC metal cladding with slats over PPC metal cladding
19. Lift overrun
20. Plant

South Elevation

P04	05/08/24	Updates following planning meeting
P03	10/04/24	PLANNING
P02	05/04/24	Model Issue - For Information
P01	24/01/24	Detailed Elevation Treatment

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Elevation South

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-XX-DR-A-042201

REV: P04

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

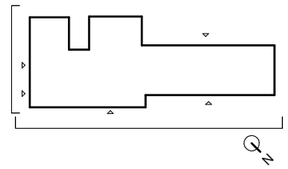
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

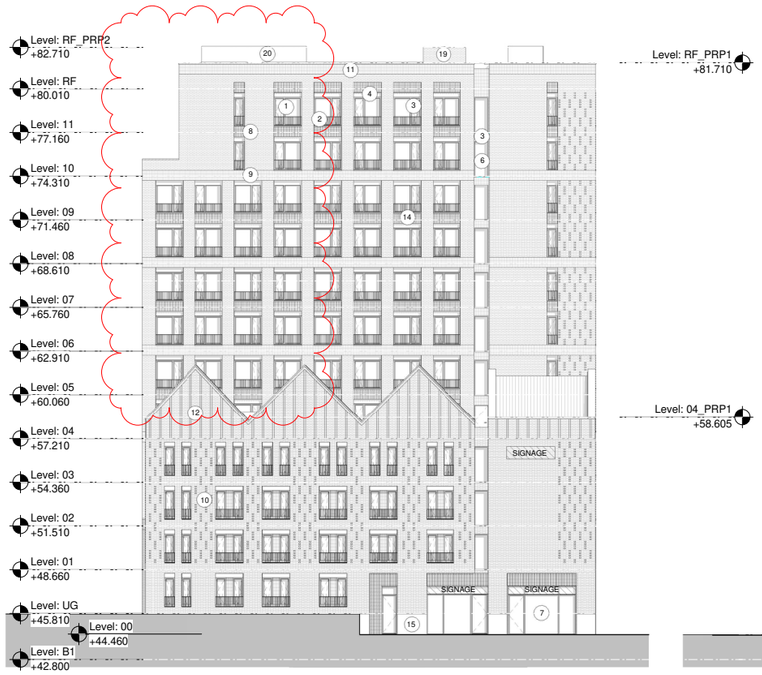
CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

Key Plan:



1. Composite timber inner and PPC aluminium outer face window system (colour tbc)
2. PPC metal balustrade to achieve 1100mm guarding to windows (colour tbc)
3. Opening panel to achieve BR Part F 1:20th of floor area (colour tbc)
4. Bespoke PPC metal window hood to proposed 250mm to incorporate slotted / louvre detail to soffit to facilitate MVHR intake and extract extraction grilles (colour tbc)
5. PPC aluminium glazed AOV (colour tbc)
6. Composite timber inner and PPC aluminium outer fixed window (colour tbc)
7. PPC aluminium curtain walling (colour tbc)
8. Brick (spec tbc) in stretcher bond
9. Brick (spec tbc) in triple soldier course
10. Brick (spec tbc) in Flemish bond with protruding brick detail
11. Tapered brick (spec tbc) coping to parapet
12. Brick (spec tbc) vertical stacker protruded brick
13. Flat ceramic tile – colour and texture tbc
14. Profiled ceramic tile – colour, profile and texture tbc
15. Pre-cast pigmented concrete panel – terracotta colour tbc
16. PPC metal balustrade with slats continuing past metal base (colour tbc)
17. PPC metal grille to form louvre to basement window (colour tbc)
18. PPC metal cladding with slats over PPC metal cladding
19. Lift overrun
20. Plant



South Elevation



East Elevation

P04	05/08/24	Updates following planning meeting
P03	10/04/24	PLANNING
P02	05/04/24	Model Issue - For Information
P01	24/01/24	Detailed Elevation Treatment

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Planning Elevations South and East

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	11/16/23	NT	LS

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-XX-DR-A-042206

REV: P04

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

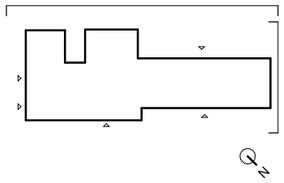
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

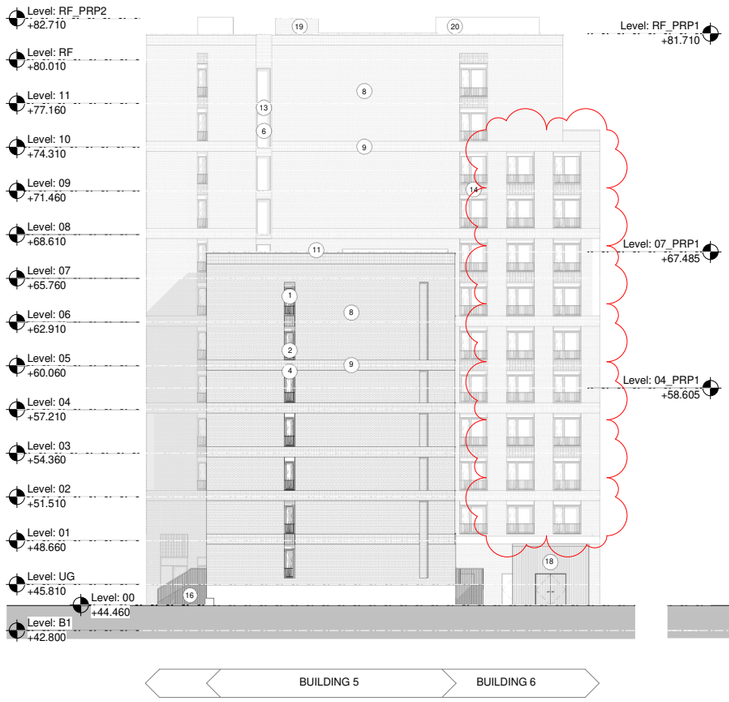
CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

Key Plan:



1. Composite timber inner and PPC aluminium outer face window system (colour tbc)
2. PPC metal balustrade to achieve 1100mm guarding to windows (colour tbc)
3. Opening panel to achieve BR Part F 1:20th of floor area (colour tbc)
4. Bespoke PPC metal window hood to proposed 250mm to incorporate slotted / louvre detail to soffit to facilitate MVHR intake and extract extraction grilles (colour tbc)
5. PPC aluminium glazed AOV (colour tbc)
6. Composite timber inner and PPC aluminium outer fixed window (colour tbc)
7. PPC aluminium curtain walling (colour tbc)
8. Brick (spec tbc) in stretcher bond
9. Brick (spec tbc) in triple soldier course
10. Brick (spec tbc) in Flemish bond with protruding brick detail
11. Tapered brick (spec tbc) coping to parapet
12. Brick (spec tbc) vertical stacker protruded brick
13. Flat ceramic tile – colour and texture tbc
14. Profiled ceramic tile – colour, profile and texture tbc
15. Pre-cast pigmented concrete panel – terracotta colour tbc
16. PPC metal balustrade with slats continuing past metal base (colour tbc)
17. PPC metal grille to form louvre to basement window (colour tbc)
18. PPC metal cladding with slats over PPC metal cladding
19. Lift overrun
20. Plant



North Elevation



West Elevation

P03	05/08/24	Updates following planning meeting
P02	10/04/24	PLANNING
P01	05/04/24	Model Issue - For Information

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street, Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street, London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Planning Elevation North and West

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	11/16/23	Author	Checker

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-XX-DR-A-042207

REV: P03

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

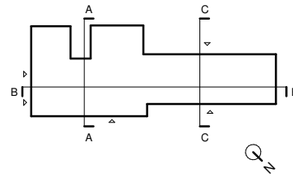
All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

⚠ CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

0 4 8 12.0m

Key Plan:



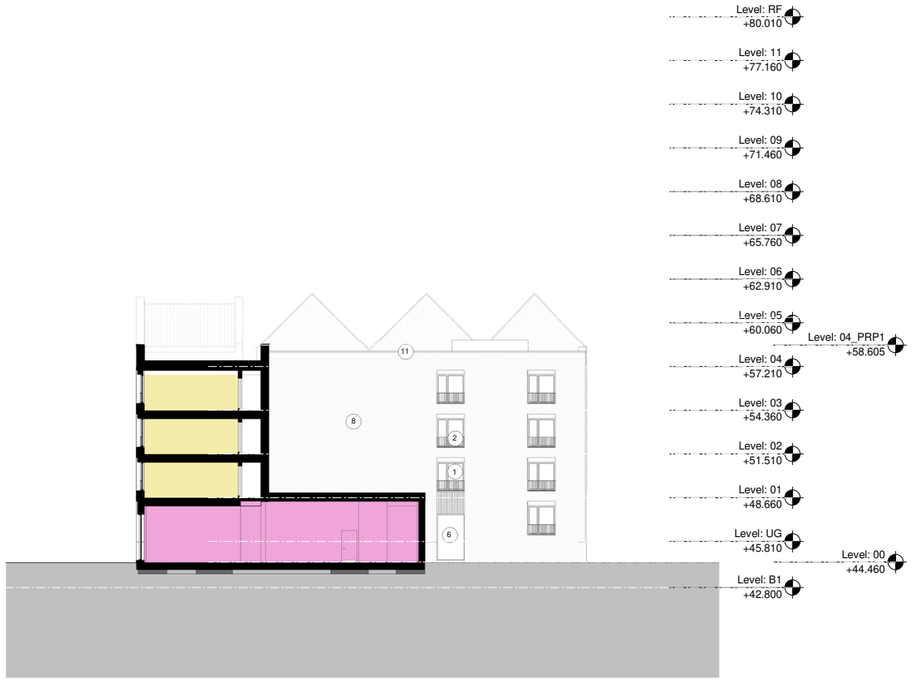
1. Composite timber inner and PPC aluminium outer face window system (colour tbc)
2. PPC metal balustrade to achieve 1100mm guarding to windows (colour tbc)
3. Opening panel to achieve BR Part F 1:20th of floor area (colour tbc)
4. Bespoke PPC metal window hood to proposed 250mm to incorporate slotted / louvre detail to soffit to facilitate MVHR intake and extract extraction grilles (colour tbc)
5. PPC aluminium glazed AOV (colour tbc)
6. Composite timber inner and PPC aluminium outer fixed window (colour tbc)
7. PPC aluminium curtain walling (colour tbc)
8. Brick (spec tbc) in stretcher bond
9. Brick (spec tbc) in triple soldier course
10. Brick (spec tbc) in Flemish bond with protruding brick detail
11. Tapered brick (spec tbc) coping to parapet
12. Brick (spec tbc) vertical stacker protruded brick
13. Flat ceramic tile – colour and texture tbc
14. Profiled ceramic tile – colour, profile and texture tbc
15. Pre-cast pigmented concrete panel – terracotta colour tbc
16. PPC metal balustrade with slats continuing past metal base (colour tbc)
17. PPC metal grille to form louvre to basement window (colour tbc)
18. PPC metal cladding with slats over PPC metal cladding
19. Lift overrun
20. Plant

Space Key:

- Standard Studio
- Premier Studio
- Wheelchair Accessible Studio
- 2 Bed - 1 Bathroom Apartment
- 2 Bed - 2 Bathroom Apartment
- 3 Bed Apartment
- 4 Bed Apartment
- Amenity Space
- Commercial Unit



Section A-A



South Courtyard Elevation

P03	05/08/24	Updates following planning meeting
P02	10/04/24	PLANNING
P01	05/04/24	Model Issue - For Information

5plus

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Proposed Section AA and South Courtyard Elevation

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1 : 200 @ A1	10/01/24	PO	LS

STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-XX-DR-A-042204

REV: P03

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued are 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key Symbol Schedule Designers Risk Assessment.

Accommodation Schedule - by Block & Level

Type	Units	Habitable Rooms
Block 5		
UG		
2 Bed-2 Bathroom	1	2
Premier	4	4
Studio	17	17
	22	23
01		
2 Bed-2 Bathroom	1	2
Premier	4	4
Studio	20	20
	25	26
02		
2 Bed-2 Bathroom	1	2
Premier	4	4
Studio	20	20
	25	26
03		
2 Bed-2 Bathroom	1	2
Premier	4	4
Studio	20	20
	25	26
04		
2 Bed-2 Bathroom	1	2
Premier	4	4
Studio	20	20
	25	26
05		
2 Bed-2 Bathroom	1	2
Premier	4	4
Studio	20	20
	25	26
06		
2 Bed-2 Bathroom	1	2
Premier	4	4
Studio	20	20
	25	26
Block 5 Total	172	179

Accommodation Schedule - by Block & Level

Type	Units	Habitable Rooms
Block 6		
UG		
2 Bed-2 Bathroom	1	2
Premier	2	2
Studio	1	1
	4	5
01		
2 Bed-2 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Premier	4	4
Studio	14	14
	22	27
02		
2 Bed-1 Bathroom	1	2
2 Bed-2 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Premier	4	4
Studio	12	12
	21	27
03		
2 Bed-1 Bathroom	1	2
2 Bed-2 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Premier	4	4
Studio	12	12
	21	27
04		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
05		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Block 6 Total	132	186
Grand Total	**304**	**365**

Accommodation Schedule - by Block & Level

Type	Units	Habitable Rooms
Studio	4	4
	8	13
06		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
07		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
08		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
09		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
10		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
Accessible	1	1
Premier	2	2
Studio	3	3
	8	11
11		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
Accessible	1	1
Premier	2	2
Studio	3	3
	8	11

Accommodation Schedule - Total Mix

Type	Units	Habitable Rooms	Percentage
2 Bed-1 Bathroom	10	20	5.5%
2 Bed-2 Bathroom	11	22	6.0%
3 Bed	20	60	16.4%
Accessible	11	11	3.0%
Premier	46	46	12.6%
Studio	206	206	56.4%
Grand total: 304	304	365	100.0%

2-Bed 1-Bathroom Apartment

Level	Area
02	41.6 m²
03	41.6 m²
04	41.6 m²
05	41.6 m²
06	41.6 m²
07	41.6 m²
08	41.6 m²
09	41.6 m²
10	41.6 m²
11	41.6 m²

2-Bed 2-Bathroom Apartment

Level	Area
00	86.6 m²
01	86.7 m²
02	86.7 m²
03	86.7 m²
04	39.7 m²
05	39.7 m²
06	39.7 m²

3-Bed Apartment

Level	Area
01	127.6 m²
02	127.6 m²
03	127.6 m²
04	127.6 m²
05	127.6 m²
06	127.6 m²
07	127.6 m²
08	127.6 m²
09	127.6 m²
10	65.4 m²
11	65.4 m²

Accessible Studio

Level	Area
01	29.7 m²
02	29.7 m²
03	29.7 m²
04	29.7 m²
05	29.7 m²
06	29.7 m²
07	29.7 m²
08	29.7 m²
09	29.7 m²
10	29.7 m²
11	29.7 m²

Standard Studio

Level	Area
00	331.3 m²
01	654.9 m²
02	615.0 m²
03	615.1 m²
04	451.3 m²
05	451.3 m²
06	451.4 m²
07	83.2 m²
08	83.2 m²
09	83.2 m²
10	62.1 m²
11	62.1 m²

Premier Studio

Level	Area
00	128.9 m²
01	176.9 m²
02	176.9 m²
03	176.9 m²
04	87.0 m²
05	87.0 m²
06	87.0 m²
10	54.3 m²
11	54.3 m²

P01	05/08/24	Updates following planning meeting

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street,
London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT
44 Hathersage Road, Manchester M13 0FT

TITLE:
Accommodation Schedule

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
@ A1	26/01/24	NT	LS

STATUS:
PLANNING

DRAWING NO:
06051-5PA-B1-ZZ-DR-A-242200

REV:
P01

Amenity Area - Net Internal Area

Level	Area
Amenity Space	
Block 5	
01	13.1 m²
02	13.1 m²
03	13.1 m²
04	13.1 m²
05	13.1 m²
06	13.1 m²
Block 6	
00	446.3 m²
Amenity Space	525.0 m²
Commercial	
Block 6	
00	145.1 m²
Commercial	145.1 m²
Amenity and Commercial Total	670.0 m²

Grand Total

(Residential + Commercial + Amenity) **8,276.6** m²

Area Schedule - Net Internal Area

Level	Area
Block 5	
00	434.6 m²
01	494.8 m²
02	494.8 m²
03	494.8 m²
04	494.8 m²
05	494.8 m²
06	494.8 m²
	3403.2 m²
Block 6	
00	257.2 m²
01	581.2 m²
02	582.8 m²
03	582.9 m²
04	282.3 m²
05	282.2 m²
06	282.3 m²
07	282.1 m²
08	282.1 m²
09	282.1 m²
10	253.1 m²
11	253.1 m²
	4203.5 m²
Residential Total	7606.6 m²

Area Schedule - Gross External Area

Level	Area
Block 5	
B1	714.51 m²
00	720.16 m²
01	720.88 m²
02	720.88 m²
03	720.88 m²
04	720.88 m²
05	720.88 m²
06	720.88 m²
	5759.93 m²
Block 6	
B1	45.43 m²
00	991.66 m²
01	910.75 m²
02	910.75 m²
03	910.75 m²
04	461.93 m²
05	461.93 m²
06	461.93 m²
07	468.86 m²
08	468.86 m²
09	468.86 m²
10	431.00 m²
11	431.00 m²
RF	41.32 m²
	7465.03 m²
Grand total	13224.95 m²

Area Schedule - Gross Internal Area

Level	Area
B1	666.98 m²
00	1568.58 m²
01	1501.80 m²
02	1501.80 m²
03	1501.80 m²
04	1093.26 m²
05	1093.26 m²
06	1093.26 m²
07	421.97 m²
08	421.97 m²
09	421.97 m²
10	386.51 m²
11	386.51 m²
RF	33.41 m²
Grand Total	12093.11 m²

Copyright of this drawing is vested in 5plus Architect and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. 5plus architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Symbol/ Schedule/ Designers Risk Assessment.

Note:
NIA includes student amenity and study space and commercial space but does not include support space such as laundry, bike stores and other stores

P01	05/08/24	Updates following planning meeting

5plus

Manchester. 0161 228 0211
Fourth Floor, The Hive, 47 Lever Street,
Manchester. M1 1FN

London. 0207 253 7644
The Leather Market, Weston Street,
London. SE1 3ER

5plusarchitects.com

PROJECT:
VICTORIA POINT

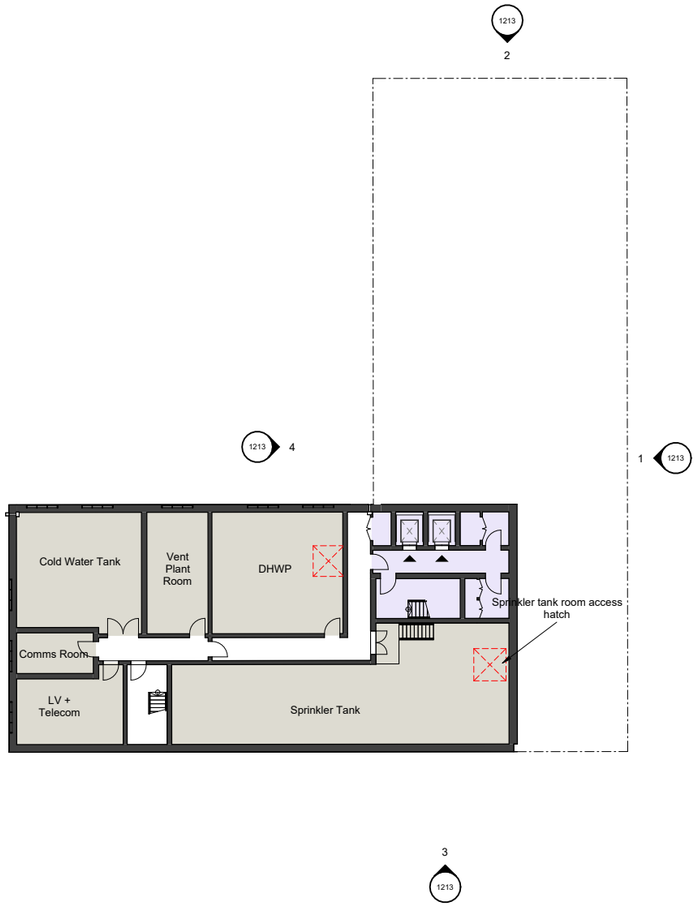
TITLE:
Area Schedule

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
@ A3	26/01/24	NT	LS

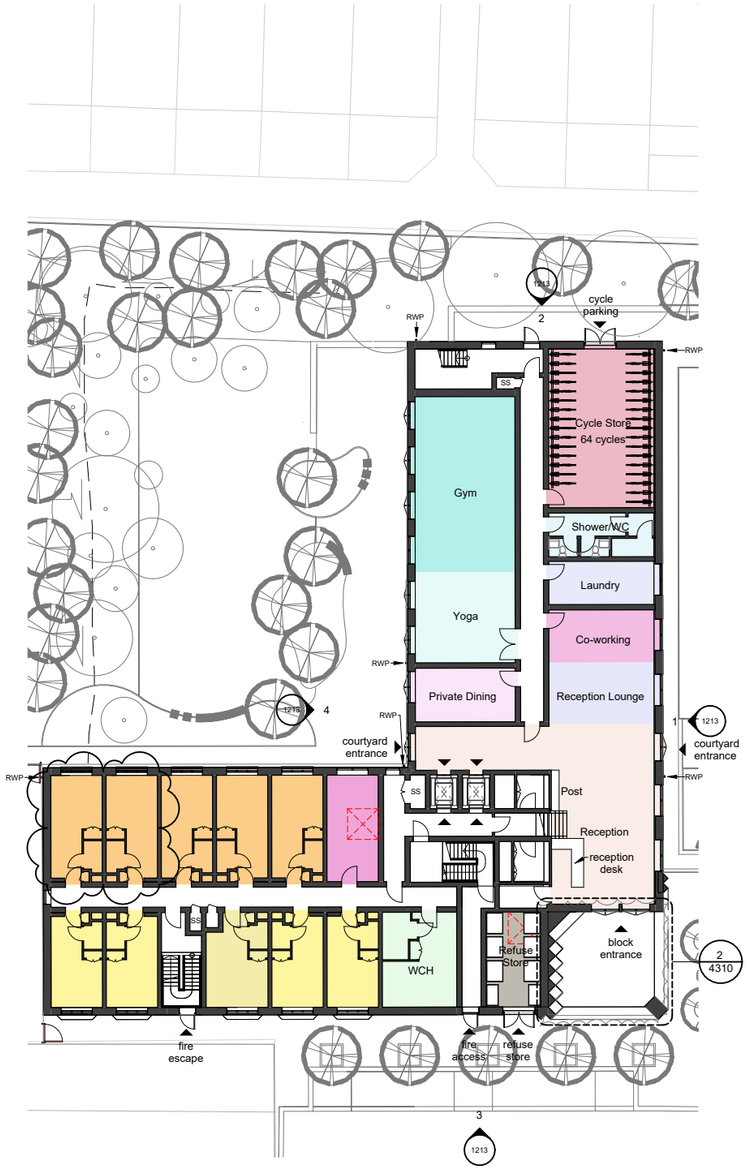
STATUS:
PLANNING

DRAWING NO: 06051-5PA-B1-ZZ-DR-A-242201

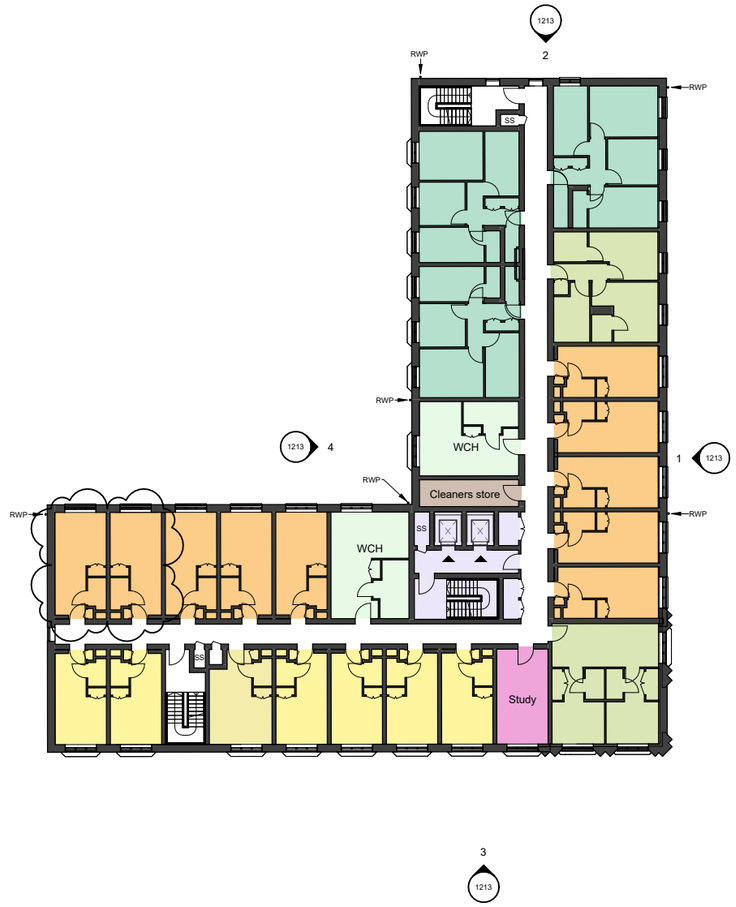
REV: P01



1 Proposed Basement Plan
1 : 200



2 Proposed Ground Floor Plan
1 : 200



3 Proposed First Floor Plan
1 : 200

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

Space key:

- standard studio
- premiere studio
- atypical standard studio
- atypical premiere studio
- wheelchair accessible studio
- postgraduate studio
- atypical postgraduate studio
- 2 bed flat
- 3 bed flat
- 4 bed flat

RWP rainwater pipe

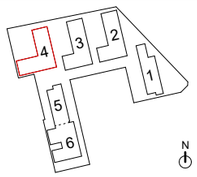
SS smoke shaft

slab soft spot for plant replacement

0 2 4 10 20 m

N

Key Plan



Rev	Issued by	Revision Description	Date
P02	RB	Revised Block 4 Unit Mix	07/24
P01	RB	Final Planning Issue	04/24
P00	RB	Draft Planning Issue	03/24

REVISIONS

Project 0814 VICTORIA POINT
44 Hathersage Road,
Manchester, M13 0FT

Title Block 4 - Proposed Plans_01

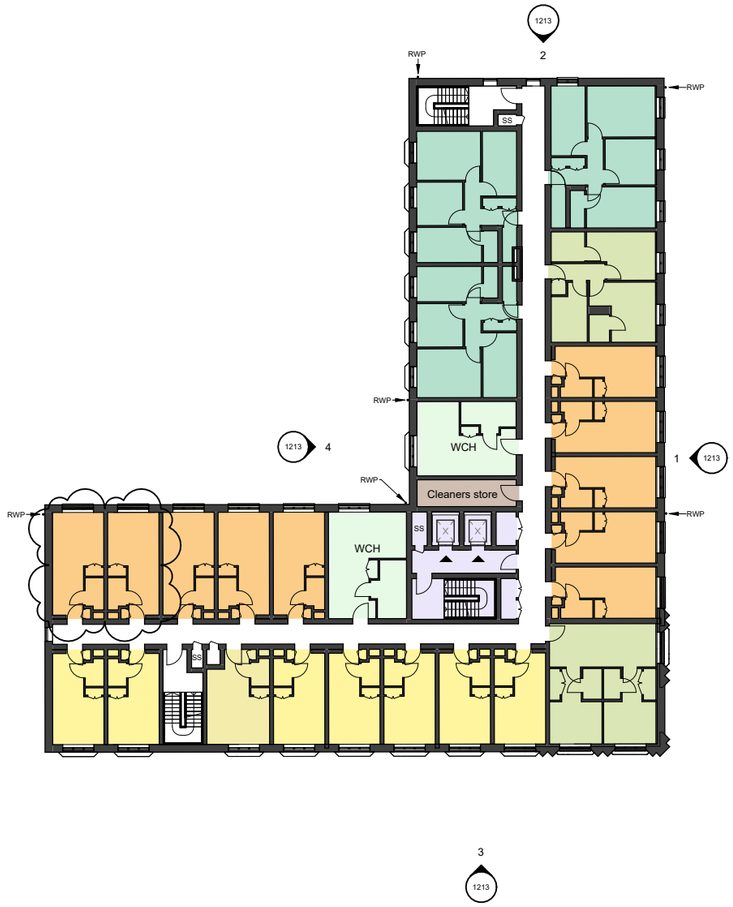
Date	Drawn	Checked	Scale at A1
03/24	AW	RB	1 : 200

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

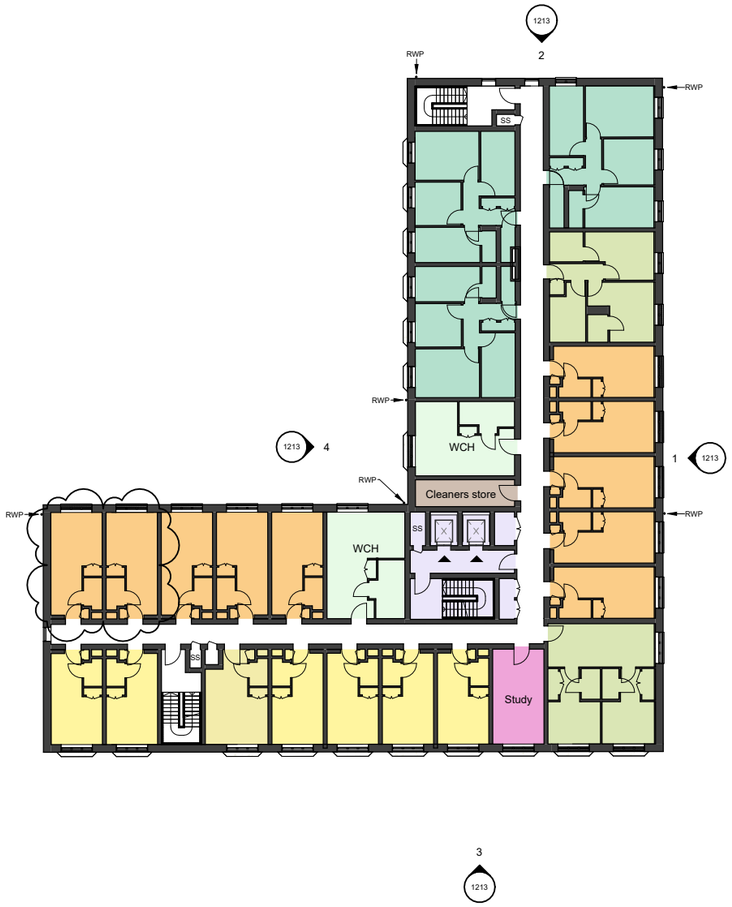
Status PLANNING

Drawing Number 0814-BPA-ZZ-ZZ-DR-A-1156

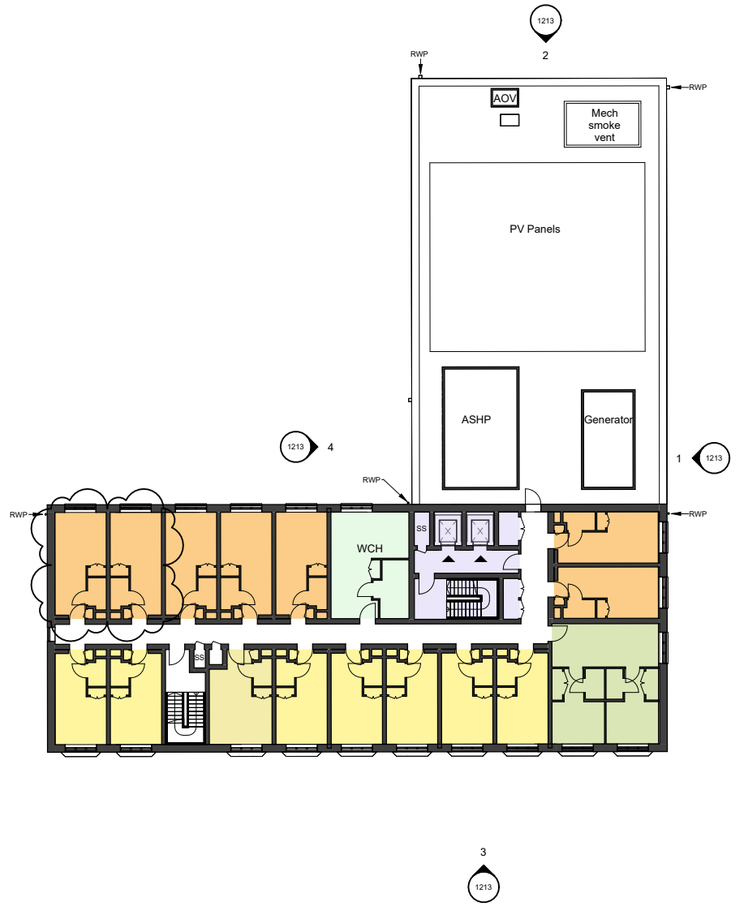
Revision P02



1 Proposed Second Floor Plan
1 : 200



2 Proposed Third Floor Plan
1 : 200



3 Proposed Fourth Floor Plan
1 : 200

Notes

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Space key:

- standard studio
- premiere studio
- atypical standard studio
- atypical premiere studio
- wheelchair accessible studio
- postgraduate studio
- atypical postgraduate studio
- 2 bed flat
- 3 bed flat
- 4 bed flat

RWP rainwater pipe

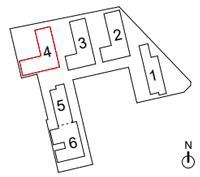
SS smoke shaft

slab soft spot for plant replacement

0 2 4 10 20 m

N

Key Plan



Rev	Issued by	Revision Description	Date
P02	RB	Revised Block 4 Unit Mix	07/24
P01	RB	Final Planning Issue	04/24
P00	RB	Draft Planning Issue	03/24

REVISIONS

Project 0814 VICTORIA POINT
44 Hathersage Road,
Manchester, M13 0FT

Title Block 4 - Proposed Plans_02

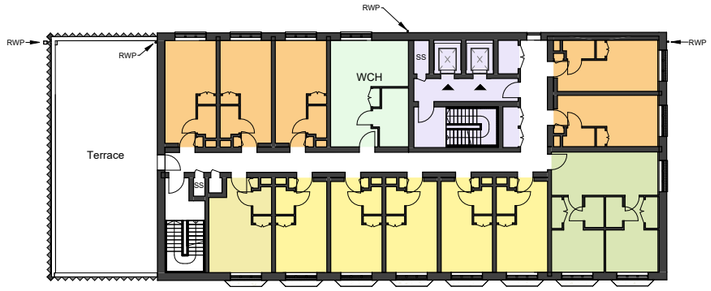
Date	Drawn	Checked	Scale at A1
03/24	AW	RB	1 : 200

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

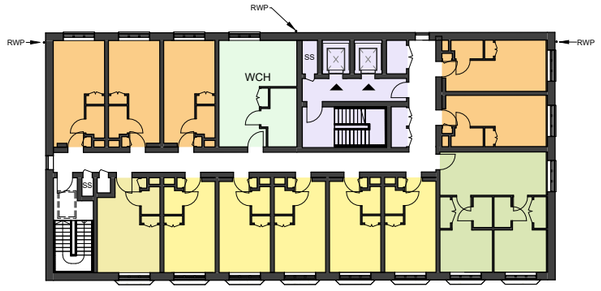
Status PLANNING

Drawing Number 0814-BPA-ZZ-ZZ-DR-A-1157

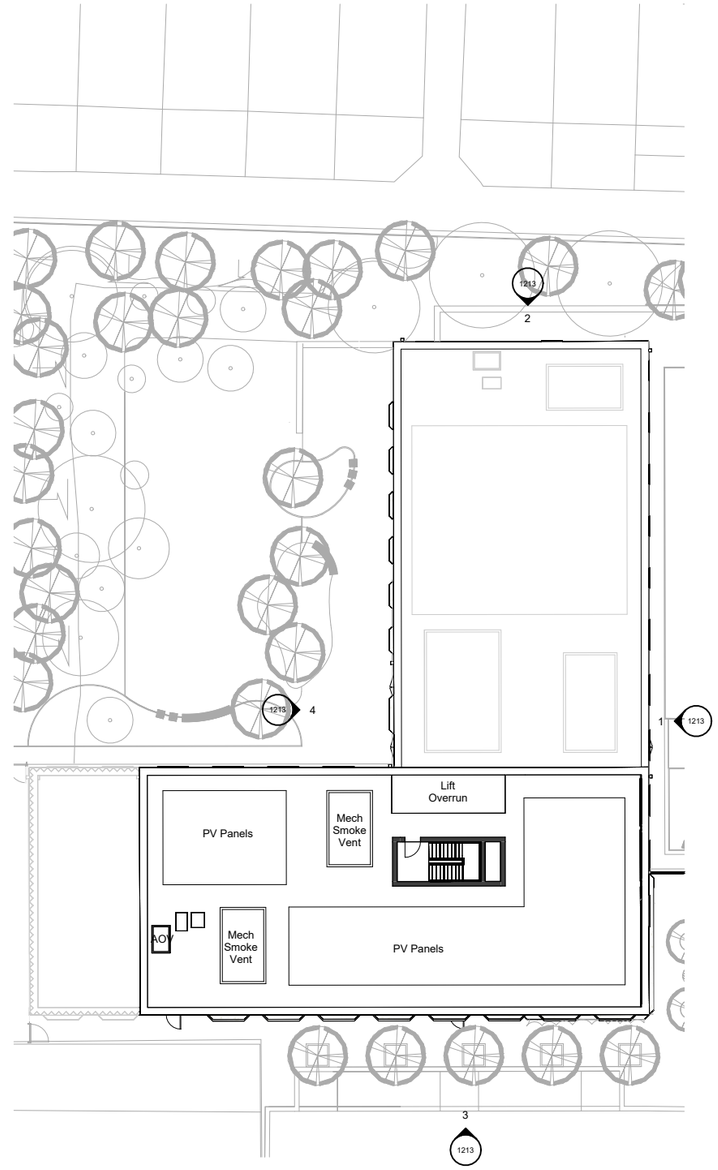
Revision P02



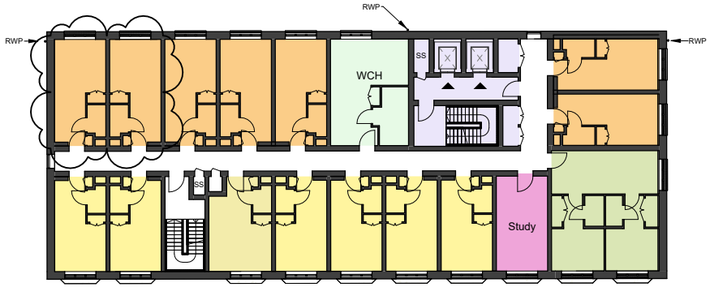
2 Proposed Sixth Floor Plan
1 : 200



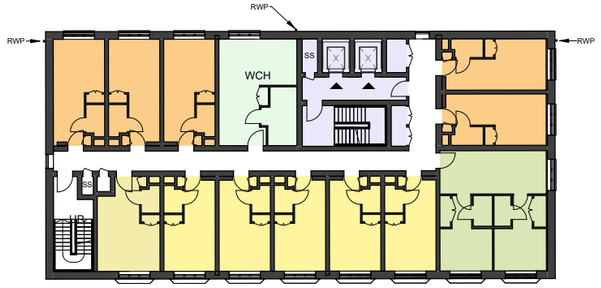
4 Proposed Eighth Floor Plan
1 : 200



5 Proposed Roof Plan
1 : 200



1 Proposed Fifth Floor Plan
1 : 200



3 Proposed Seventh Floor Plan
1 : 200

Notes

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Space key:

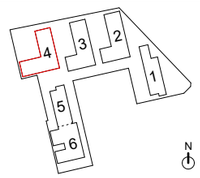
- standard studio
- premiere studio
- atypical standard studio
- atypical premiere studio
- wheelchair accessible studio
- postgraduate studio
- atypical postgraduate studio
- 2 bed flat
- 3 bed flat
- 4 bed flat

RWP rainwater pipe
SS smoke shaft
slab soft spot for plant replacement

0 2 4 10 20 m

N

Key Plan



Rev	Issued by	Revision Description	Date
P02	RB	Revised Block 4 Unit Mix	07/24
P01	RB	Final Planning Issue	04/24
P00	RB	Draft Planning Issue	03/24

REVISIONS

Project 0814 VICTORIA POINT
44 Hathersage Road,
Manchester, M13 0FT

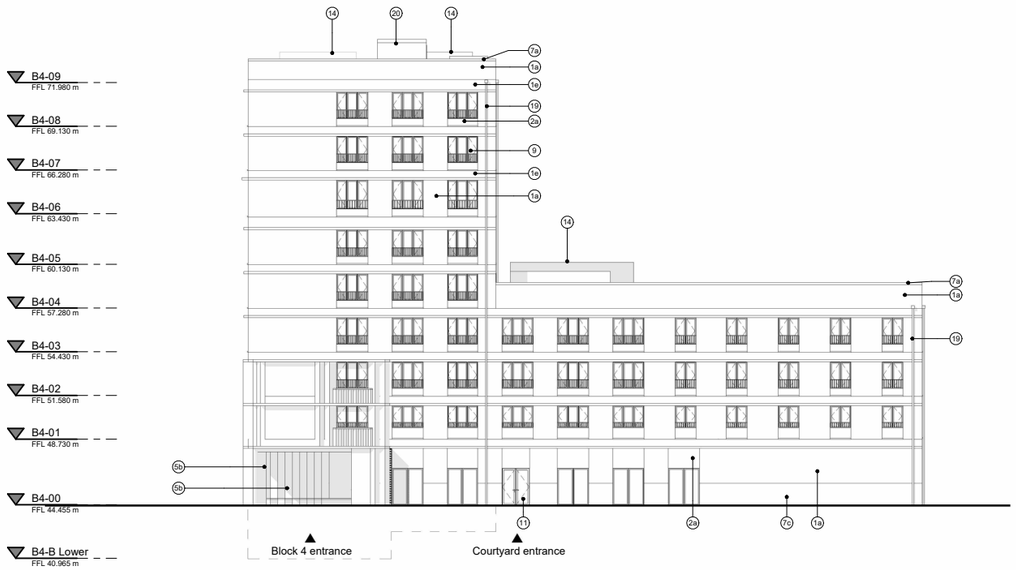
Title Block 4 - Proposed Plans_03

Date	Drawn	Checked	Scale at A1
03/24	AW	RB	1 : 200

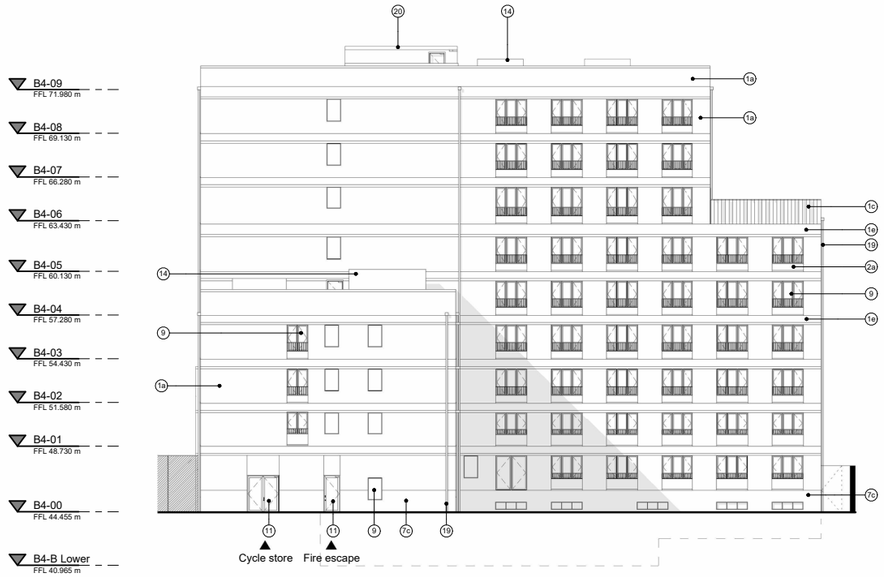
bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status PLANNING

Drawing Number	Revision
0814-BPA-ZZ-ZZ-DR-A-1158	P02



1 Proposed East Elevation
1 : 200



2 Proposed North Elevation
1 : 200

3 Proposed South Elevation
1 : 200

4 Proposed West Elevation
1 : 200

PROPOSED MATERIAL KEY:

1a. Brick type A (Harbourne Red Multi or similar approved) in stretcher bond
1b. Brick type A laid at 45° to create double serrated brick pier
1c. Brick type A laid at 45° to create serrated parapet
1d. Brick type A in double soldier course
1e. Brick type A in triple soldier course
2a. Brick type B (Ruby Glazed or similar approved) in stretcher bond
2b. Brick type B laid at 45° to create serrated spandrel panel
2c. Brick type B seating
3a. Brick type C (Willow Green Glazed or similar approved) in stretcher bond
3b. Brick type C laid at 45° to create serrated wall / seating
4a. Brick type D (Valley Green Glazed or similar approved) in stretcher bond
4b. Brick type D laid at 45° to create serrated wall / seating
5a. Brick type E (Atlantis Green Glazed or similar approved) in stretcher bond
5b. Brick type E laid at 45° to create serrated wall / seating
6a. Brick type F (Green glazed or similar approved) in stretcher bond
6b. Brick type F laid at 45° to create serrated wall / seating

7a. Precast pigmented concrete parapet / band / coping (colour: Cheshire Red)
7b. Precast pigmented concrete brise soleil (colour: Cheshire Red)
7c. Precast pigmented concrete panel (colour: Cheshire Red)
7d. Precast pigmented concrete canopy (colour: Cheshire Red)
7e. Precast pigmented seat top (colour: Cheshire Red)

8. Precast pigmented soffit cladding to entrances (colour: Cheshire Red)

9. PPC Aluminium composite window (RAL 3005)
10. PPC glazed automated opening vent (RAL 3005)
11. PPC metal door (RAL 3005)

12. PPC metal railing (RAL 3005)
13. PPC metal louvre (RAL 3005)
14. PPC metal plant screen (RAL 3005)
15. PPC metal fence (RAL 3005)
16. PPC metal entrance gate with diagonal stanchions (RAL 3005)
17. PPC metal signage (RAL 3005)
18. PPC metal illuminated signage (colour and appearance TBC)
19. PPC rainwater goods (RAL 3005)

20. Stairs overrun
21. Lift Overrun

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

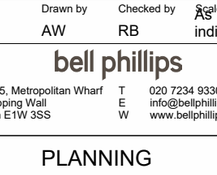
Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

0 2 4 10 20 m

Key Plan



Rev	Issued by	Description	Date
P02	RB	Revised Block 4 Unit Mix	07/24
P01	RB	Final Planning Issue	04/24
P00	RB	Draft Planning Issue	03/24

REVISIONS

Project
0814 VICTORIA POINT
44 Hathersage Road, Manchester, M13 0FT

Title
Block 4 - Proposed Elevations

Date	Drawn by	Checked by	Scale at A1
	AW	RB	AS indicated

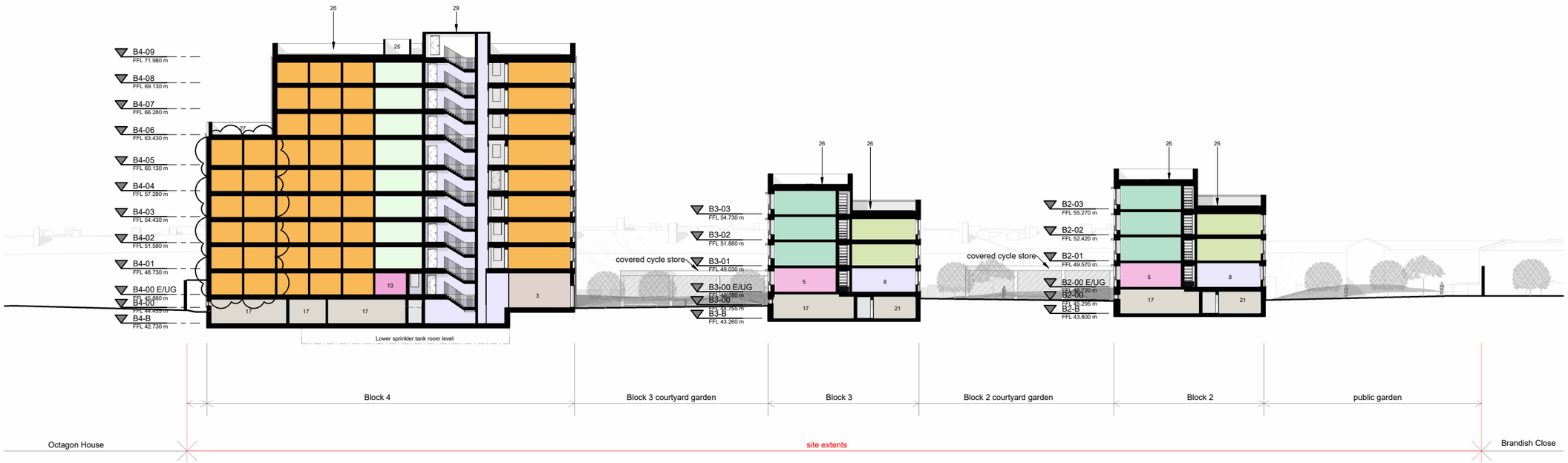
bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status
PLANNING

Drawing Number	Revision
0814-BPA-ZZ-ZZ-DR-A-1213	P02

Room Key:

1. commercial unit
2. auditorium
3. reception
4. co-working room
5. meeting room
6. gym
7. yoga
8. private dining
9. games room
10. study
11. bin store
12. cycle store
13. covered cycle shelter
14. existing substation
15. proposed substation
16. entrance lobby
17. plant room
18. laundry room
19. student store
20. general store
21. cleaners store
22. car park
23. sprinkler tank room
24. green roof
25. rooftop plant and plant screen
26. PV array
27. terrace
28. lift overrun
29. stair overrun
30. LV switchroom
31. laundry



Space key:

- application boundary
- standard studio
- premiere studio
- atypical standard studio
- atypical premiere studio
- wheelchair accessible studio
- postgraduate studio
- atypical postgraduate studio
- 2 bed flat
- 3 bed flat
- 4 bed flat

Notes

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

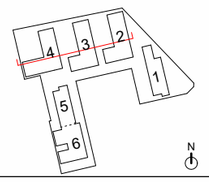
Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

0 2.5 5 12.5 25 m

Key Plan



Rev	Issued by	Revision Description	Date
P02	RB	Revised Block 4 Unit Mix	07/24
P01	RB	Final Planning Issue	04/24
P00	RB	Draft Planning Issue	03/24

REVISIONS

Project 0814 VICTORIA POINT
44 Hathersage Road,
Manchester, M13 0FT

Title Proposed Section B-B

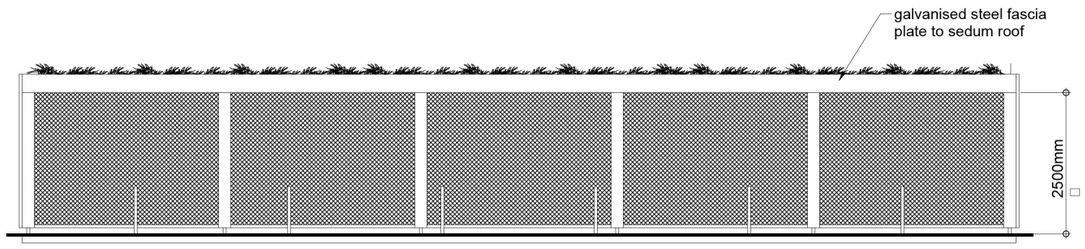
Date	Drawn	Checked	Scale at A1
03/24	EH	RB	1 : 250

Status PLANNING

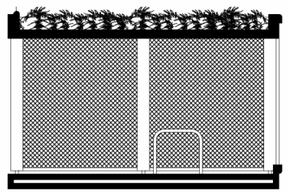
Drawing Number 0814-BPA-ZZ-ZZ-DR-A-1301

Revision P02

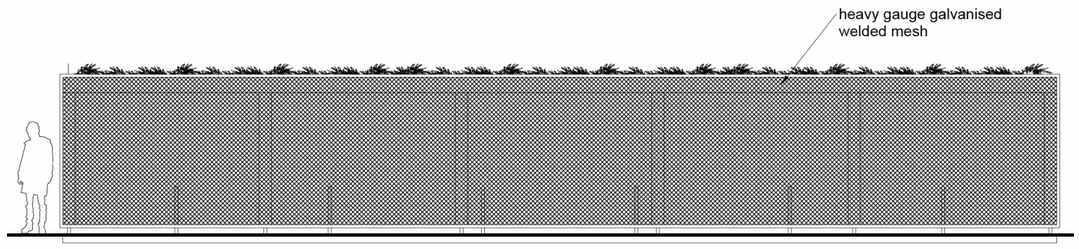
bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com



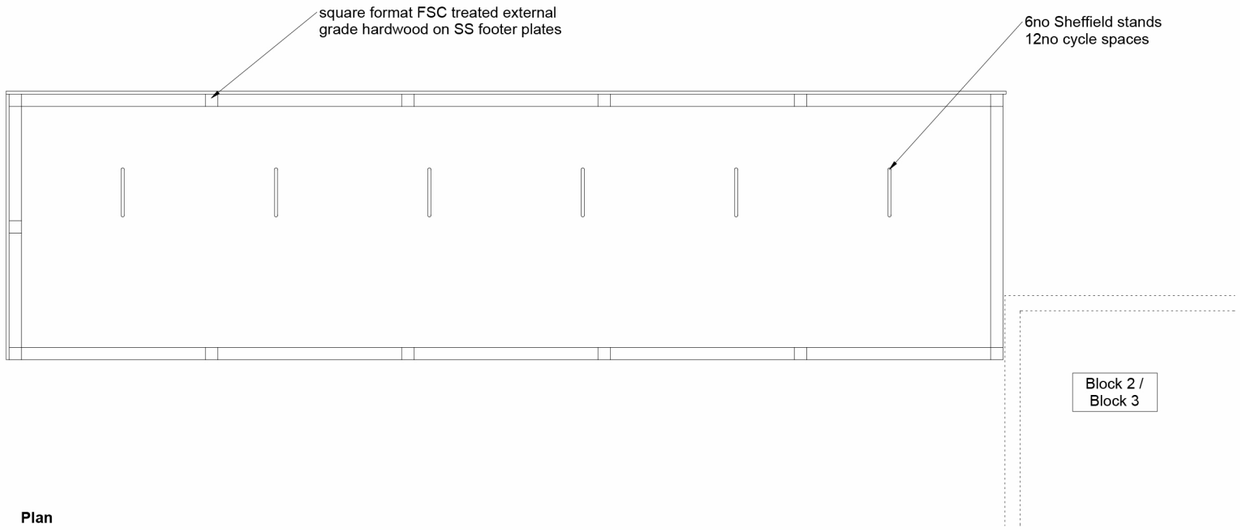
Front Elevation



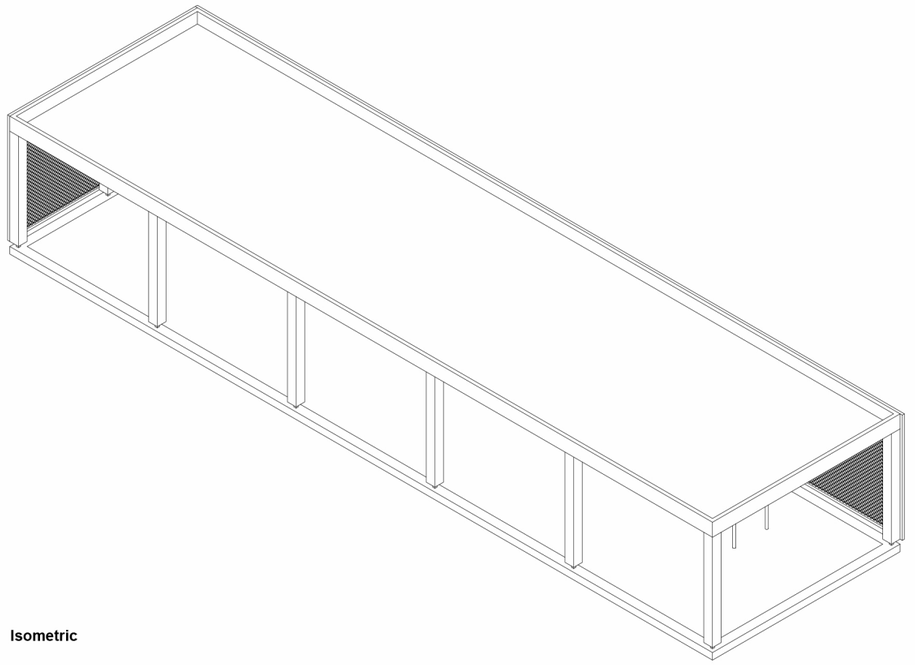
Section



Rear Elevation



Plan



Isometric

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

- Design subject to SE input and coordination

0 0.25 0.5 1.25 2.5 m

Key Plan

Rev	Issued by	Revision Description	Date
P00	RB	Planning Issue	08/24

REVISIONS

Project 0814 VICTORIA POINT
44 Hathersage Road,
Manchester, M13 0FT

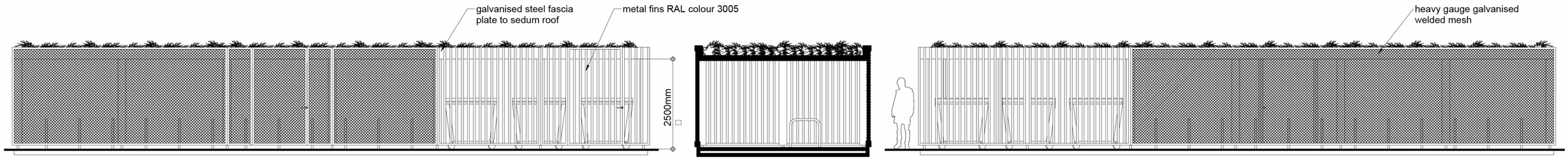
Title Open Cycle Store

Date	Drawn	Checked	Scale at A1
07/24	AW	RB	1 : 50

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status PLANNING

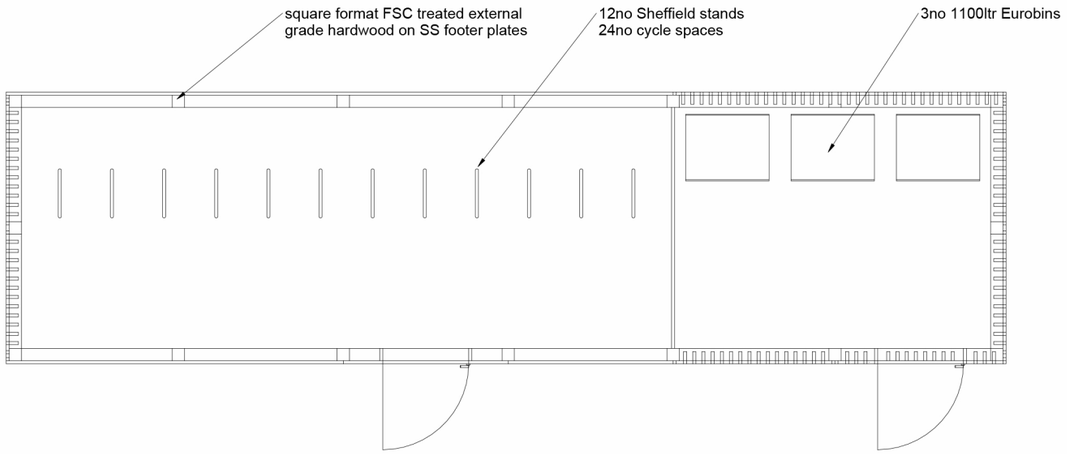
Drawing Number	Revision
0814-BPA-ZZ-ZZ-DR-A-4325	P00



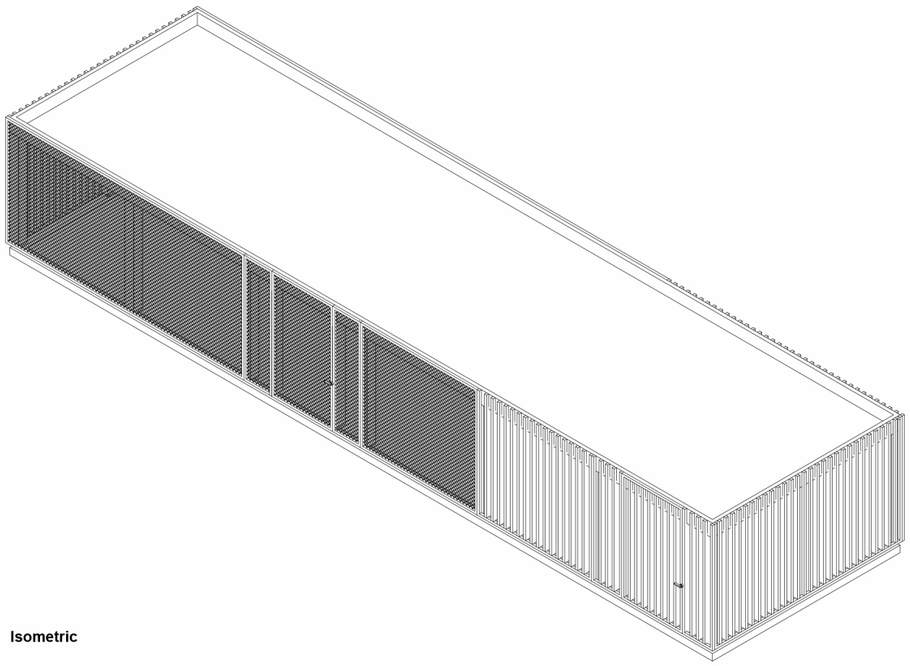
Front Elevation

Section

Rear Elevation



Plan



Isometric

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

- Design subject to SE input and coordination

Key Plan

0 0.25 0.5 1.25 2.5 m

Rev	Issued by	Revision Description	Date
P00	RB	Planning Issue	08/24

REVISIONS

Project: 0814 VICTORIA POINT
44 Hathersage Road,
Manchester, M13 0FT

Title: Closed Cycle Store

Date	Drawn	Checked	Scale at A1
07/24	AW	RB	1 : 50

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status: PLANNING

Drawing Number	Revision
0814-BPA-ZZ-ZZ-DR-A-4326	P00

Area Schedule (NIA)	
Level	Area
Block 1	
Ground Floor	439.72 m²
First Floor	490.22 m²
Second Floor	490.23 m²
Third Floor	490.21 m²
	1910.38 m²
Block 2	
Ground Floor	594.62 m²
First Floor	714.38 m²
Second Floor	716.50 m²
Third Floor	451.78 m²
Fourth Floor	249.87 m²
Fifth Floor	190.53 m²
	2917.68 m²
Block 3	
Ground Floor	593.01 m²
First Floor	712.27 m²
Second Floor	714.84 m²
Third Floor	451.02 m²
Fourth Floor	249.87 m²
Fifth Floor	191.22 m²
	2912.23 m²
Block 4	
Ground Floor	605.15 m²
First Floor	743.18 m²
Second Floor	743.11 m²
Third Floor	742.93 m²
Fourth Floor	418.54 m²
Fifth Floor	418.49 m²
Sixth Floor	331.36 m²
Seventh Floor	331.42 m²
Eighth Floor	331.36 m²
	4665.53 m²
Grand total	12405.82 m²

Area Schedule (GIA)	
Level	Area
Block 1	
Basement Floor	682.25 m²
Ground Floor	644.99 m²
First Floor	670.17 m²
Second Floor	671.19 m²
Third Floor	671.19 m²
	3339.80 m²
Block 2	
Basement Floor	680.98 m²
Ground Floor	856.88 m²
First Floor	937.99 m²
Second Floor	936.89 m²
Third Floor	649.64 m²
Fourth Floor	368.03 m²
Fifth Floor	306.51 m²
Sixth Floor	15.33 m²
	4752.25 m²
Block 3	
Basement Floor	679.55 m²
Ground Floor	856.93 m²
First Floor	937.60 m²
Second Floor	937.82 m²
Third Floor	655.32 m²
Fourth Floor	368.38 m²
Fifth Floor	306.56 m²
Sixth Floor	15.33 m²
	4757.50 m²
Block 4	
Basement Floor	485.86 m²
Ground Floor	980.55 m²
First Floor	1031.03 m²
Second Floor	1030.85 m²
Third Floor	1030.47 m²
Fourth Floor	596.16 m²
Fifth Floor	596.70 m²
Sixth Floor	487.41 m²
Seventh Floor	486.87 m²
Eighth Floor	487.58 m²
	7213.49 m²
	20063.04 m²

Area Schedule (GEA)	
Level	Area
Block 1	
Basement Floor	722.19 m²
Ground Floor	737.89 m²
First Floor	752.09 m²
Second Floor	752.11 m²
Third Floor	750.93 m²
	3715.23 m²
Block 2	
Basement Floor	751.33 m²
Ground Floor	954.39 m²
First Floor	1028.52 m²
Second Floor	1024.96 m²
Third Floor	735.12 m²
Fourth Floor	412.41 m²
Fifth Floor	343.25 m²
Sixth Floor	19.55 m²
	5269.54 m²
Block 3	
Basement Floor	748.13 m²
Ground Floor	954.25 m²
First Floor	1032.03 m²
Second Floor	1025.01 m²
Third Floor	735.38 m²
Fourth Floor	412.43 m²
Fifth Floor	343.27 m²
Sixth Floor	19.55 m²
	5270.04 m²
Block 4	
Basement Floor	534.75 m²
Ground Floor	1067.20 m²
First Floor	1115.38 m²
Second Floor	1115.22 m²
Third Floor	1114.17 m²
Fourth Floor	651.93 m²
Fifth Floor	652.25 m²
Sixth Floor	535.93 m²
Seventh Floor	535.93 m²
Eighth Floor	535.93 m²
	7858.70 m²
	22113.50 m²

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

- NIA area measurements include all flat areas and all communal rooms such as studies and meeting rooms
- NIA area measurements exclude shared student spaces such as bicycle stores, laundry rooms, student stores and bin stores

Key Plan

Rev	Issued by	Description	Date
P01	RB	Revised Block 4 Unit Mix	07/24
P00	RB	Final Planning Issue	04/24

REVISIONS

Project
0814 VICTORIA POINT
44 Hathersage Road, Manchester, M13 0FT

Title
Area Schedules

Date	Drawn by	Checked by	Scale at A1
01/24	RB	RB	

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status
PLANNING

Drawing Number	Revision
0814-BPA-ZZ-ZZ-SH-A-8000	P01

Accommodation Schedule - By Block & Level

Type	Units	Habitable Rooms
Block 1		
Ground Floor		
Postgraduate Studio	17	17
	17	17
First Floor		
Postgraduate Studio	19	19
	19	19
Second Floor		
Postgraduate Studio	19	19
	19	19
Third Floor		
Postgraduate Studio	19	19
	19	19
	74	74

Accommodation Schedule - By Block & Level

Type	Units	Habitable Rooms
Block 2		
Ground Floor		
2 Bed Cluster Flat	4	8
3 Bed Cluster Flat	3	9
Studio Premium	3	3
Studio Standard	2	2
	12	22
First Floor		
2 Bed Cluster Flat	5	10
3 Bed Cluster Flat	4	12
Studio Premium	3	3
Studio Standard	6	6
	18	31
Second Floor		
2 Bed Cluster Flat	2	4
3 Bed Cluster Flat	5	15
4 Bed Cluster Flat	1	4
Studio Premium	3	3
Studio Standard	7	7
	18	33
Third Floor		
2 Bed Cluster Flat	1	2
3 Bed Cluster Flat	3	9
Studio Premium	3	3
Studio Standard	6	6
	13	20
Fourth Floor		
2 Bed Cluster Flat	1	2
Studio Premium	2	2
Studio Standard	7	7
	10	11
Fifth Floor		
Studio Premium	2	2
Studio Standard	7	7
	9	9
	80	126

Accommodation Schedule - By Block & Level

Type	Units	Habitable Rooms
Block 3		
Ground Floor		
2 Bed Cluster Flat	4	8
3 Bed Cluster Flat	3	9
Studio Premium	3	3
Studio Standard	2	2
	12	22
First Floor		
2 Bed Cluster Flat	5	10
3 Bed Cluster Flat	4	12
Studio Premium	3	3
Studio Standard	6	6
	18	31
Second Floor		
2 Bed Cluster Flat	2	4
3 Bed Cluster Flat	5	15
4 Bed Cluster Flat	1	4
Studio Premium	3	3
Studio Standard	7	7
	18	33
Third Floor		
2 Bed Cluster Flat	1	2
3 Bed Cluster Flat	3	9
Studio Premium	3	3
Studio Standard	6	6
	13	20
Fourth Floor		
2 Bed Cluster Flat	1	2
Studio Premium	2	2
Studio Standard	7	7
	10	11
Fifth Floor		
Studio Premium	2	2
Studio Standard	7	7
	9	9
	80	126

Accommodation Schedule - By Block & Level

Type	Units	Habitable Rooms
Block 4		
Ground Floor		
Studio Premium	6	6
Studio Standard	4	4
Wheelchair Studio	1	1
	11	11
First Floor		
2 Bed Cluster Flat	2	4
3 Bed Cluster Flat	3	9
Studio Premium	10	10
Studio Standard	7	7
Wheelchair Studio	2	2
	24	32
Second Floor		
2 Bed Cluster Flat	2	4
3 Bed Cluster Flat	3	9
Studio Premium	10	10
Studio Standard	8	8
Wheelchair Studio	2	2
	25	33
Third Floor		
2 Bed Cluster Flat	2	4
3 Bed Cluster Flat	3	9
Studio Premium	10	10
Studio Standard	7	7
Wheelchair Studio	2	2
	24	32
Fourth Floor		
2 Bed Cluster Flat	1	2
Studio Premium	7	7
Studio Standard	8	8
Wheelchair Studio	1	1
	17	18
Fifth Floor		
2 Bed Cluster Flat	1	2
Studio Premium	7	7
Studio Standard	7	7
Wheelchair Studio	1	1
	16	17
Sixth Floor		
2 Bed Cluster Flat	1	2
Studio Premium	5	5
Studio Standard	6	6
Wheelchair Studio	1	1
	13	14
Seventh Floor		
2 Bed Cluster Flat	1	2
Studio Premium	5	5
Studio Standard	6	6
Wheelchair Studio	1	1
	13	14
Eighth Floor		
2 Bed Cluster Flat	1	2
Studio Premium	6	6
Studio Standard	5	5
Wheelchair Studio	1	1
	13	14
	156	185
Grand total	390	511

Accommodation Schedule - Total Mix

Type	Units	Habitable Rooms	Percentage
2 Bed Cluster Flat	37	74	9.5%
3 Bed Cluster Flat	39	117	10.0%
4 Bed Cluster Flat	2	8	0.5%
Postgraduate Studio	74	74	19.0%
Studio Premium	98	98	25.1%
Studio Standard	128	128	32.8%
Wheelchair Studio	12	12	3.1%
	390	511	100.0%

Accommodation Schedule - By Block

Type	Units	Habitable Rooms	Percentage
Block 1			
Postgraduate Studio	74	74	19.0%
	74	74	19.0%
Block 2			
2 Bed Cluster Flat	13	26	3.3%
3 Bed Cluster Flat	15	45	3.8%
4 Bed Cluster Flat	1	4	0.3%
Studio Premium	16	16	4.1%
Studio Standard	35	35	9.0%
	80	126	20.5%
Block 3			
2 Bed Cluster Flat	13	26	3.3%
3 Bed Cluster Flat	15	45	3.8%
4 Bed Cluster Flat	1	4	0.3%
Studio Premium	16	16	4.1%
Studio Standard	35	35	9.0%
	80	126	20.5%
Block 4			
2 Bed Cluster Flat	11	22	2.8%
3 Bed Cluster Flat	9	27	2.3%
Studio Premium	66	66	16.9%
Studio Standard	58	58	14.9%
Wheelchair Studio	12	12	3.1%
	156	185	40.0%
	390	511	100.0%

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

Key Plan

Rev	Issued by	Description	Date
P01	RB	Revised Block 4 Unit Mix	07/24
P00	RB	Final Planning Issue	04/24

REVISIONS

Project
0814 VICTORIA POINT
44 Hathersage Road, Manchester, M13 0FT

Title
Block 1-4 Accommodation Schedules

Date	Drawn by	Checked by	Scale at A1
01/24	RB	RB	

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status
PLANNING

Drawing Number	Revision
0814-BPA-ZZ-ZZ-SH-A-8001	P01

Drawing Number	Drawing Name	Current Revision	Current Revision Date	Sheet Status
0814-BPA-ZZ-ZZ-A-0001	Existing_Site Plan Wide	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0099	Existing_Site Plan_Basement	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0100	Existing_Site Plan_Ground Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0101	Existing_Site Plan_First Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0102	Existing_Site Plan_Second Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0103	Existing_Site Plan_Third Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0104	Existing_Site Plan_Fourth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0105	Existing_Site Plan_Fifth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0106	Existing_Site Plan_Roof	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0120	Existing_Demolition Plan_Basement	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0121	Existing_Demolition Plan_Ground Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0122	Existing_Demolition Plan_First Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0123	Existing_Demolition Plan_Second Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0124	Existing_Demolition Plan_Third Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0125	Existing_Demolition Plan_Fourth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0126	Existing_Demolition Plan_Fifth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0127	Existing_Demolition Plan_Roof	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0200	Existing Elevation A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0201	Existing Elevation B-B	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0202	Existing Elevation C-C	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0203	Existing Elevation D-D	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0204	Existing Elevation E-E	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0250	Block 1 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0251	Block 2 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0252	Block 3 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0253	Block 4 - Existing Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0300	Existing Section A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0301	Existing Section B-B	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0302	Existing Section C-C	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0350	Block 1 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0351	Block 2 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0352	Block 3 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-0353	Block 4 - Existing Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1001	Proposed_Site Plan Wide	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1002	Proposed_Site Plan	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1099	Proposed_Site Plan_Basement	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1100	Proposed_Site Plan_Ground Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1101	Proposed_Site Plan_First Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1102	Proposed_Site Plan_Second Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1103	Proposed_Site Plan_Third Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1104	Proposed_Site Plan_Fourth Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1105	Proposed_Site Plan_Fifth Floor	P03	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1106	Proposed_Site Plan_Sixth Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1107	Proposed_Site Plan_Seventh Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1108	Proposed_Site Plan_Eighth Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1109	Proposed_Site Plan_Ninth Floor	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1110	Proposed_Site Plan_Tenth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1111	Proposed_Site Plan_Eleventh Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1112	Proposed_Site Plan_Roof	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1150	Block 1 - Proposed Plans_01	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1151	Block 1 - Proposed Plans_02	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1152	Block 2 - Proposed Plans_01	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1153	Block 2 - Proposed Plans_02	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1154	Block 3 - Proposed Plans_01	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1155	Block 3 - Proposed Plans_02	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1156	Block 4 - Proposed Plans_01	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1157	Block 4 - Proposed Plans_02	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1158	Block 4 - Proposed Plans_03	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1200	Proposed Elevation A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1201	Proposed Elevation B-B	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1202	Proposed Elevation C-C	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1203	Proposed Elevation D-D	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1204	Proposed Elevation E-E	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1210	Block 1 - Proposed Elevations	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1211	Block 2 - Proposed Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1212	Block 3 - Proposed Elevations	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1213	Block 4 - Proposed Elevations	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1300	Proposed Section A-A	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1301	Proposed Section B-B	P02	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-1303	Proposed Section C-C	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1310	Block 1 - Proposed Sections	P02	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-1311	Block 2 - Proposed Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1312	Block 3 - Proposed Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1313	Block 4 - Proposed Sections	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-4301	Block 3 - Bay Study_Entrance	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-4302	Block 3 - Bay Study_Typical Window and Parapet	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-4325	Open Cycle Store	P00	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-4326	Closed Cycle Store	P00	08/24	PLANNING
0814-BPA-ZZ-ZZ-A-8000	Area Schedules	P01	07/24	PLANNING
0814-BPA-ZZ-ZZ-A-8001	Block 1-4 Accommodation Schedules	P01	07/24	PLANNING

All drawings to be read in conjunction with specifications, schedules and all other consultant information.

Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Bell Phillips Architects cannot accept responsibility for the accuracy of this survey information.

Any errors or omissions to be reported to Bell Phillips Architects immediately, prior to work being carried out.

This drawing remains the copyright of Bell Phillips Architects.

Notes

- NIA area measurements include all flat areas and all communal rooms such as studies and meeting rooms
- NIA area measurements exclude shared student spaces such as bicycle stores, laundry rooms, student stores and bin stores

Key Plan

Rev	Issued by	Description	Date
P02	RB	Revised Block 6 Unit Mix and Block 1 Cycle Store	08/24
P01	RB	Revised Block 4 Unit Mix	07/24
P00	RB	Final Planning Issue	04/24

REVISIONS

Project
0814 VICTORIA POINT
44 Hathersage Road, Manchester, M13 0FT

Title
Drawing Issue Sheet

Date	Drawn by	Checked by	Scale at A1
01/24	RB	RB	

bell phillips
Unit 305, Metropolitan Wharf
70 Wapping Wall
London E1W 3SS
T 020 7234 9330
E info@bellphillips.com
W www.bellphillips.com

Status
PLANNING

Drawing Number	Revision
0814-BPA-ZZ-ZZ-SH-A-9000	P02

LEGEND

- Existing spot heights — To be retained
- Proposed spot heights
- Proposed fall gradients

Paving

- Asphalt concrete — To adopted highways; colour black to match existing surface
- Permeable concrete paving - type 1 — To vehicular route in public realm area; size TBC, colour: buff mix
- Permeable concrete paving - type 2 — To pedestrian pathways in public realm area; size TBC, colour: buff mix.
- Permeable concrete paving - type 3 — To pedestrian paving to courtyards; size/colour TBC
- Concrete paving - type 4 — Final design of threshold as per Architect's design intent
- Permeable resin bound gravel - type 1 — To students' courtyards; colour buff
- Permeable resin bound gravel - type 2 — To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens; colour dark buff
- Stepping stones — To proposed meadow area, concrete paving slabs, indicative size 300 x 1200mm, colour light grey
- Timber deck — To proposed ecology enhancement area, timber deck with applied anti-slip finish
- Corduroy paving — Hazard warning paving to top and bottom of proposed steps; size 400 x 400mm; colour buff
- Blister paving — Hazard warning paving to crossings; size 400 x 400mm; colour buff

Kerbs

- Concrete Kerb — To proposed shared surface, 255mm wide, kerb colour and texture to match proposed surrounding paving, laid flush/upstand
- Raised Planters Metal Edge — To ornamental planting areas within proposed courtyards; weathered steel, 600mm high with integrated lighting and timber seating, seating to have backrests and armrests
- Flush Metal Edge — To sunken rain garden areas, laid flush to allow surface runoff

Structures

- Proposed Steps, Handrails and Walls — Step design to be in accordance with Building Regulations Part M, colour grey, steps to include cycle channel for wheeled bike access to cycle parking
- Proposed Ramps, Handrails and Walls — For surface material refer to plan
- Retaining Walls — Reinforced concrete wall to be clad with brick (specification to match building materiality), refer to Engineer's specifications for structural details
- Proposed Cycle Shelter — Designed by Architect; cycle shelter to align with architectural palette

Boundary

- Metal Fencing — 2400 high, vertical railing metal fencing, colour TBC
- Wall with Railings — Existing concrete wall to be clad with brick (specification to match building materiality), steel railings, height to match existing height, colour TBC
- Metal Double Gate — 2400 x 2000mm; lockable, colour TBC, to match proposed metal fencing
- Metal Single Gate — 2400mm high; lockable, colour black, to match proposed metal fencing

Furniture

- Pebble Timber Feature Seating
- Linear Timber Seating — Timber linear seating with back and arm rests.
- Curved Timber Seating — Curved timber linear seating with back and arm rests integrated into raised planters
- Square Timber Seating — Timber square seating integrated into raised planters and free standing (refer to plan for locations)
- Picnic Sets — Metal picnic sets, round table with 6 chairs.
- Rectangular Tree Planter - type 1 — To public realm, 4500 x 1500 x 1000mm, timber, planted with trees and ornamental planting. Final size to be determined on tree species
- Circular Tree Planter - type 2 — To courtyards, 1000mm high, 1200mm diameter, planted with trees and ornamental planting Final size to be determined on tree species
- Tree Grille — To trees planted in hard, metal square tree grille, 1400 x 1400mm.
- Litter Bins - TBC (LB) — Grade 316 stainless steel
- Removable bollards (RB) — Aluminium bollards , removable, 1140mm height.
- Bike Stands — Sheffield bike stands, aluminium.
- Dual EV charging dock (EV)

Lighting

Note: Detailed lighting design by M&E Engineer

- Highways Lighting Columns (HL) — Details and locations to be confirmed with lighting M&E Engineer
- Feature Lighting Columns (LC) — Details and locations to be confirmed with lighting M&E Engineer
- Lighting Bollards (LB) — To courtyard areas and to ecology enhancement area
- Tree Uplighters (UP) — Refer to plan for locations
- Catenary Lights — Refer to plan for locations.

Soft landscape

- Existing Trees — To be retained
- Existing Trees — To be removed
- Proposed Trees — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Hedge Planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Native Shrub / Scrub Planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorsgate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Reinforced Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorsgate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Species Rich Grass — EM3 Special General Purpose Meadow Mixture, supplied by Emorsgate Seeds. Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Ornamental planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Herb planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Rain garden planting — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Ornamental feature grasses — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details
- Green roof to bin / bike stores — Refer to 12355-LUC-XX-00-DR-L-0400 to 0404 for further details



Rev	Date	Description	Drn	Chk	App
P11	15.08.24	Cycle stand added; bench provision update	KT	CC	CC
P10	13.08.24	Cycle storage, planting and pathway update	KT	CO	CO
P09	27.03.24	Red line boundary update, Block 6 frontage update	KT	CO	CO
P08	07.03.24	Issue to project team	KT	CO	CO
P07	27.02.24	Issue to project team	KT	CO	CO
P06	07.02.24	Issue to project team	KT	CO	CO
P05	31.01.24	Issue to project team	KT	CO	CO
P04	30.01.24	Issue to project team	KT	CO	CO
P03	18.01.24	Draft issue to project team	JH	CO	CO
P02	04.01.24	Draft issue to project team	KT	CO	CO
P01	04.12.23	Draft issue to Ecology Consultant	KT	CO	CO

Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:500	Planning

Drawing Title
Landscape GA Plan

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0100	P11

LEGEND

EX 45.27 Existing spot heights
To be retained

45.27 Proposed spot heights

1:45 Proposed fall gradients

Paving

- **Asphalt concrete** — To adopted highways; colour black to match existing surface
- **Permeable concrete paving - type 1** — To vehicular route in public realm area; size TBC, colour: buff mix
- **Permeable concrete paving - type 2** — To pedestrian pathways in public realm area; size TBC, colour: buff mix.
- **Permeable concrete paving - type 3** — To pedestrian paving to courtyards; size/colour TBC
- **Concrete paving - type 4** — Final design of threshold as per Architect's design intent
- **Permeable resin bound gravel - type 1** — To students' courtyards; colour buff
- **Permeable resin bound gravel - type 2** — To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens; colour dark buff
- **Stepping stones** — To proposed meadow area; concrete paving slabs, indicative size 300 x 1200mm, colour light grey
- **Timber deck** — To proposed ecology enhancement area, timber deck with applied anti-slip finish
- **Corduroy paving** — Hazard warning paving to top and bottom of proposed steps; size 400 x 400mm; colour buff
- **Blister paving** — Hazard warning paving to crossings; size 400 x 400mm; colour buff

Kerbs

- **Concrete Kerb** — To proposed shared surface, 255mm wide, kerb colour and texture to match proposed surrounding paving, laid flush/upstand
- **Raised Planters Metal Edge** — To ornamental planting areas within proposed courtyards; weathered steel, 500mm high with integrated lighting and timber seating, seating to have backrests and armrests
- **Flush Metal Edge** — To sunken rain garden areas, laid flush to allow surface runoff

Structures

- **Proposed Steps, Handrails and Walls** — Step design to be in accordance with Building Regulations Part M, colour grey; steps to include cycle channel for wheeled bike access to cycle parking
- **Proposed Ramps, Handrails and Walls** — For surface material refer to plan
- **Retaining Walls** — Reinforced concrete wall to be clad with brick (specification to match building materiality), refer to Engineer's specifications for structural details
- **Proposed Cycle Shelter** — Designed by Architect; cycle shelter to align with architectural palette

Boundary

- **Metal Fencing** — 2400 high, vertical railing metal fencing, colour TBC
- **Wall with Railings** — Existing concrete wall to be clad with brick (specification to match building materiality), steel railings, height to match existing height, colour TBC
- **Metal Double Gate** — 2400 x 2000mm, lockable, colour TBC, to match proposed metal fencing
- **Metal Single Gate** — 2400mm high; lockable, colour black, to match proposed metal fencing

Furniture

- **Pebble Timber Feature Seating**
- **Linear Timber Seating** — Timber linear seating with back and arm rests.
- **Curved Timber Seating** — Curved timber linear seating with back and arm rests integrated into raised planters
- **Square Timber Seating** — Timber square seating integrated into raised planters and free standing (refer to plan for locations)
- **Picnic Sets** — Metal picnic sets, round table with 6 chairs.
- **Rectangular Tree Planter - type 1** — To public realm; 4500 x 1500 x 1000mm, timber, planted with trees and ornamental planting. Final size to be determined on tree species
- **Circular Tree Planter - type 2** — To courtyards, 1000mm high, 1200mm diameter, planted with trees and ornamental planting. Final size to be determined on tree species
- **Tree Grille** — To trees planted in hard; metal square tree grille, 1400 x 1400mm.
- **Litter Bins - TBC** — Grade 316 stainless steel
- **Removable bollards** — Aluminium bollards , removable, 1140mm height.
- **Bike Stands** — Sheffield bike stands, aluminium.
- **Dual EV charging dock**

Lighting

Note: Detailed lighting design by M&E Engineer

- **Highways Lighting Columns** — Details and locations to be confirmed with lighting M&E Engineer
- **Feature Lighting Columns** — Details and locations to be confirmed with lighting M&E Engineer
- **Lighting Bollards** — To courtyard areas and to ecology enhancement area
- **Tree Uplighters** — Refer to plan for locations
- **Catenary Lights** — Refer to plan for locations.



Rev	Date	Description	Drn	Chk	App
P05	15.08.24	Cycle storage; bench provision update	KT	CC	CC
P04	13.08.24	Updated issue for team	KT	CO	CO
P03	27.03.24	Red line boundary update, Block 6 frontage update	KT	CO	CO
P02	07.03.24	Issue for planning	KT	CO	CO
P01	27.02.24	Issue for planning	KT	CO	CO

Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	Planning

Drawing Title
Hard Landscape Plan
Sheet 1 of 5

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0200	P05

LEGEND

- Existing spot heights — To be retained
- Proposed spot heights
- Proposed fall gradients

Paving

- **Asphalt concrete** — To adopted highways; colour black to match existing surface
- **Permeable concrete paving - type 1** — To vehicular route in public realm area; size TBC, colour: buff mix
- **Permeable concrete paving - type 2** — To pedestrian pathways in public realm area; size TBC, colour: buff mix.
- **Permeable concrete paving - type 3** — To pedestrian paving to courtyards; size/colour TBC
- **Concrete paving - type 4** — Final design of threshold as per Architect's design intent
- **Permeable resin bound gravel - type 1** — To students' courtyards; colour buff
- **Permeable resin bound gravel - type 2** — To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens; colour dark buff
- **Stepping stones** — To proposed meadow area, concrete paving slabs, indicative size 300 x 1200mm, colour light grey
- **Timber deck** — To proposed ecology enhancement area, timber deck with applied anti-slip finish
- **Corduroy paving** — Hazard warning paving to top and bottom of proposed steps; size 400 x 400mm; colour buff
- **Blister paving** — Hazard warning paving to crossings; size 400 x 400mm; colour buff

Kerbs

- **Concrete Kerb** — To proposed shared surface, 255mm wide, kerb colour and texture to match proposed surrounding paving, laid flush/upstand
- **Raised Planters Metal Edge** — To ornamental planting areas within proposed courtyards; weathered steel, 500mm high with integrated lighting and timber seating, seating to have backrests and armrests
- **Flush Metal Edge** — To sunken rain garden areas, laid flush to allow surface runoff

Structures

- **Proposed Steps, Handrails and Walls** — Step design to be in accordance with Building Regulations Part M, colour grey, steps to include cycle channel for wheeled bike access to cycle parking
- **Proposed Ramps, Handrails and Walls** — For surface material refer to plan
- **Retaining Walls** — Reinforced concrete wall to be clad with brick (specification to match building materiality), refer to Engineer's specifications for structural details
- **Proposed Cycle Shelter** — Designed by Architect, cycle shelter to align with architectural palette

Boundary

- **Metal Fencing** — 2400 high, vertical railing metal fencing, colour TBC
- **Wall with Railings** — Existing concrete wall to be clad with brick (specification to match building materiality), steel railings, height to match existing height, colour TBC
- **Metal Double Gate** — 2400 x 2000mm, lockable, colour TBC, to match proposed metal fencing
- **Metal Single Gate** — 2400mm high; lockable, colour black, to match proposed metal fencing

Furniture

- **Pebble Timber Feature Seating**
- **Linear Timber Seating** — Timber linear seating with back and arm rests.
- **Curved Timber Seating** — Curved timber linear seating with back and arm rests integrated into raised planters
- **Square Timber Seating** — Timber square seating integrated into raised planters and free standing (refer to plan for locations)
- **Picnic Sets** — Metal picnic sets, round table with 6 chairs.
- **Rectangular Tree Planter - type 1** — To public realm, 4000 x 1500 x 1000mm, timber, planted with trees and ornamental planting. Final size to be determined on tree species
- **Circular Tree Planter - type 2** — To courtyards, 1000mm high, 1200mm diameter, planted with trees and ornamental planting. Final size to be determined on tree species
- **Tree Grille** — To trees planted in hard, metal square tree grille, 1400 x 1400mm.
- **Litter Bins - TBC** — Grade 316 stainless steel
- **Removable bollards** — Aluminium bollards , removable, 1140mm height.
- **Bike Stands** — Sheffield bike stands, aluminum.
- **Dual EV charging dock**

Lighting

Note: Detailed lighting design by M&E Engineer

- **Highways Lighting Columns** — Details and locations to be confirmed with lighting M&E Engineer
- **Feature Lighting Columns** — Details and locations to be confirmed with lighting M&E Engineer
- **Lighting Bollards** — To courtyard areas and to ecology enhancement area
- **Tree Uplighters** — Refer to plan for locations
- **Catenary Lights** — Refer to plan for locations.

BLOCK 4

BLOCK 3

NOTE
Proposed tree planters and feature seating to be removable loose items of external furniture

Final design of threshold to Architect's design

DELIVERIES

Refer to 12355-LUC-XX-00-DR-L-0200

Refer to 12355-LUC-XX-00-DR-L-0202

Rev	Date	Description	Dm	Chk	App
P04	15.08.24	Cycle stand added; bench provision update	KT	CC	CC
P03	13.08.24	Updated issue for team	KT	CO	CO
P02	27.03.24	Red line boundary update, EV point added	KT	CO	CO
P01	27.02.24	Issue for planning	KT	CO	CO

Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	Planning

Drawing Title
Hard Landscape Plan
Sheet 2 of 5

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0201	P04

LEGEND

EX 45.27 Existing spot heights
To be retained

45.27 Proposed spot heights

1:56 Proposed fall gradients

Paving

- Asphalt concrete — To adopted highways; colour black to match existing surface
- Permeable concrete paving - type 1 — To vehicular route in public realm area; size TBC, colour: buff mix
- Permeable concrete paving - type 2 — To pedestrian pathways in public realm area; size TBC, colour: buff mix.
- Permeable concrete paving - type 3 — To pedestrian paving to courtyards; size/colour TBC
- Concrete paving - type 4 — Final design of threshold as per Architect's design intent
- Permeable resin bound gravel - type 1 — To students' courtyards; colour buff
- Permeable resin bound gravel - type 2 — To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens; colour dark buff
- Stepping stones — To proposed meadow area; concrete paving slabs, indicative size 300 x 1200mm, colour light grey
- Timber deck — To proposed ecology enhancement area, timber deck with applied anti-slip finish
- Corduroy paving — Hazard warning paving to top and bottom of proposed steps; size 400 x 400mm; colour buff
- Blister paving — Hazard warning paving to crossings; size 400 x 400mm; colour buff

Kerbs

- Concrete Kerb — To proposed shared surface, 255mm wide, kerb colour and texture to match proposed surrounding paving, laid flush/upstand
- Raised Planters Metal Edge — To ornamental planting areas within proposed courtyards; weathered steel, 500mm high with integrated lighting and timber seating, seating to have backrests and armrests
- Flush Metal Edge — To sunken rain garden areas, laid flush to allow surface runoff

Structures

- Proposed Steps, Handrails and Walls — Step design to be in accordance with Building Regulations Part M, colour grey, steps to include cycle channel for wheeled bike access to cycle parking
- Proposed Ramps, Handrails and Walls — For surface material refer to plan
- Retaining Walls — Reinforced concrete wall to be clad with brick (specification to match building materiality), refer to Engineer's specifications for structural details
- Proposed Cycle Shelter — Designed by Architect; cycle shelter to align with architectural palette

Boundary

- Metal Fencing — 2400 high, vertical railing metal fencing, colour TBC
- Wall with Railings — Existing concrete wall to be clad with brick (specification to match building materiality), steel railings, height to match existing height, colour TBC
- Metal Double Gate — 2400 x 2000mm; lockable, colour TBC, to match proposed metal fencing
- Metal Single Gate — 2400mm high; lockable, colour black, to match proposed metal fencing

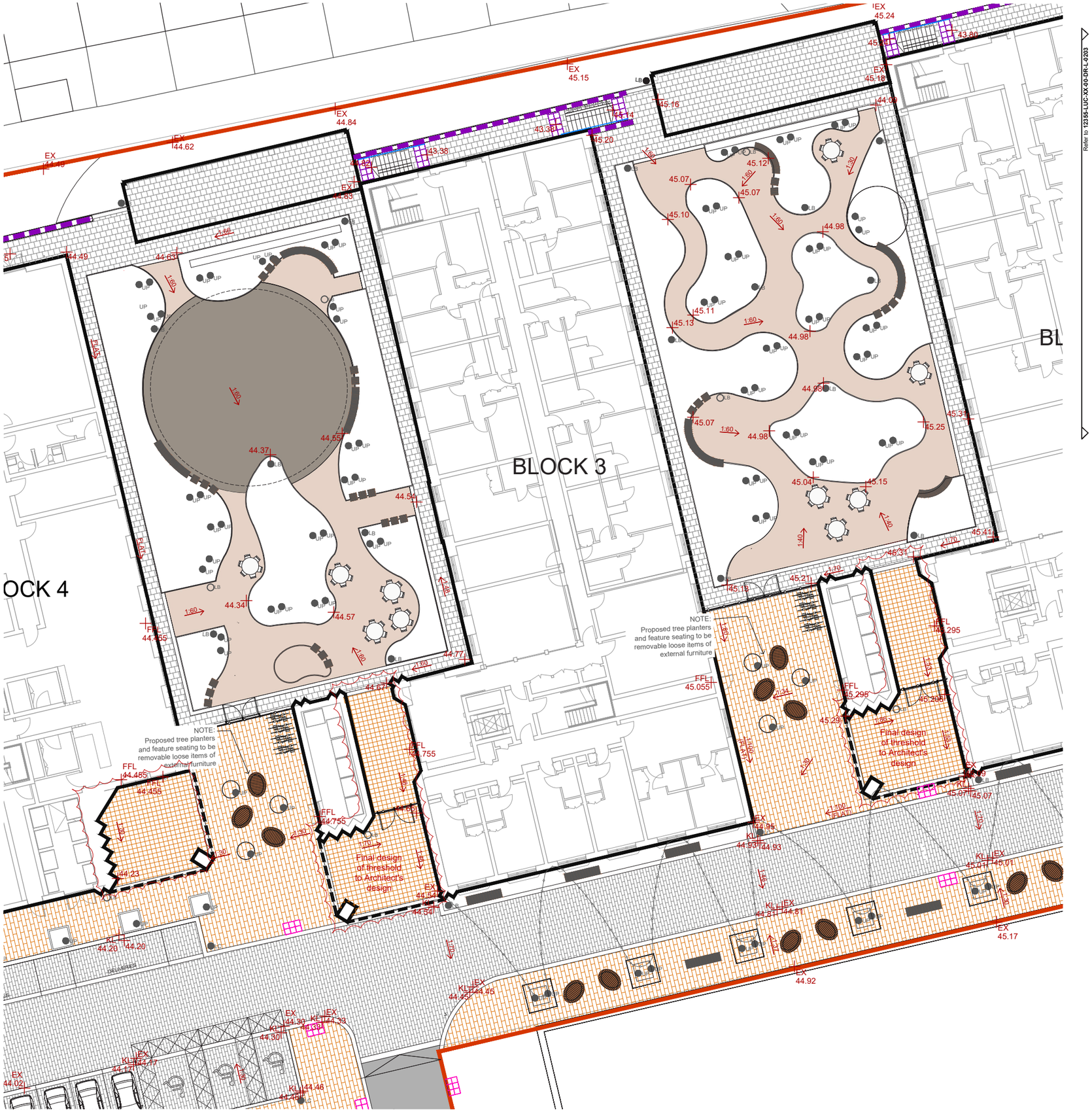
Furniture

- Pebble Timber Feature Seating
- Linear Timber Seating — Timber linear seating with back and arm rests.
- Curved Timber Seating — Curved timber linear seating with back and arm rests integrated into raised planters
- Square Timber Seating — Timber square seating integrated into raised planters and free standing (refer to plan for locations)
- Picnic Sets — Metal picnic sets, round table with 6 chairs.
- Rectangular Tree Planter - type 1 — To public realm; 4500 x 1500 x 1000mm, timber, planted with trees and ornamental planting. Final size to be determined on tree species
- Circular Tree Planter - type 2 — To courtyards, 1000mm high, 1200mm diameter, planted with trees and ornamental planting. Final size to be determined on tree species
- Tree Grille — To trees planted in hard; metal square tree grille, 1400 x 1400mm.
- Litter Bins - TBC — Grade 316 stainless steel
- Removable bollards — Aluminium bollards , removable, 1140mm height.
- Bike Stands — Sheffield bike stands, aluminium.
- Dual EV charging dock

Lighting

Note: Detailed lighting design by M&E Engineer

- Highways Lighting Columns — Details and locations to be confirmed with lighting M&E Engineer
- Feature Lighting Columns — Details and locations to be confirmed with lighting M&E Engineer
- Lighting Bollards — To courtyard areas and to ecology enhancement area
- Tree Uplighters — Refer to plan for locations
- Catenary Lights — Refer to plan for locations.



Rev	Date	Description	Drn	Chk	App
P04	15.08.24	Cycle stand added; bench provision update	KT	CC	CC
P03	13.08.24	Updated issue for team	KT	CO	CO
P02	27.03.24	Red line boundary update, EV added to the key	KT	CO	CO
P01	27.02.24	Issue for planning	KT	CO	CO

Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC www.landuse.co.uk

Project: Victoria Point

Client: Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	Planning

Drawing Title: Hard Landscape Plan
Steet 3 of 5

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0202	P04

LEGEND

EX 45.27 Existing spot heights
To be retained

45.27 Proposed spot heights

1:56 Proposed fall gradients

Paving

- **Asphalt concrete** — To adopted highways; colour black to match existing surface
- **Permeable concrete paving - type 1** — To vehicular route in public realm area; size TBC, colour: buff mix
- **Permeable concrete paving - type 2** — To pedestrian pathways in public realm area; size TBC, colour: buff mix.
- **Permeable concrete paving - type 3** — To pedestrian paving to courtyards; size/colour TBC
- **Concrete paving - type 4** — Final design of threshold as per Architect's design intent
- **Permeable resin bound gravel - type 1** — To students' courtyards; colour buff
- **Permeable resin bound gravel - type 2** — To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens; colour dark buff
- **Stepping stones** — To proposed meadow area, concrete paving slabs, indicative size 300 x 1200mm, colour light grey
- **Timber deck** — To proposed ecology enhancement area, timber deck with applied anti-slip finish
- **Corduroy paving** — Hazard warning paving to top and bottom of proposed steps; size 400 x 400mm; colour buff
- **Blister paving** — Hazard warning paving to crossings; size 400 x 400mm; colour buff

Kerbs

- **Concrete Kerb** — To proposed shared surface, 255mm wide, kerb colour and texture to match proposed surrounding paving, laid flush/upstand
- **Raised Planters Metal Edge** — To ornamental planting areas within proposed courtyards; weathered steel, 500mm high with integrated lighting and timber seating, seating to have backrests and armrests
- **Flush Metal Edge** — To sunken rain garden areas; laid flush to allow surface runoff

Structures

- **Proposed Steps, Handrails and Walls** — Step design to be in accordance with Building Regulations Part M, colour grey, steps to include cycle channel for wheeled bike access to cycle parking
- **Proposed Ramps, Handrails and Walls** — For surface material refer to plan
- **Retaining Walls** — Reinforced concrete wall to be clad with brick (specification to match building materiality), refer to Engineer's specifications for structural details
- **Proposed Cycle Shelter** — Designed by Architect, cycle shelter to align with architectural palette

Boundary

- **Metal Fencing** — 2400 high, vertical railing metal fencing, colour TBC
- **Wall with Railings** — Existing concrete wall to be clad with brick (specification to match building materiality), steel railings, height to match existing height, colour TBC
- **Metal Double Gate** — 2400 x 2000mm, lockable, colour TBC, to match proposed metal fencing
- **Metal Single Gate** — 2400mm high; lockable, colour black, to match proposed metal fencing

Furniture

- **Pebble Timber Feature Seating**
- **Linear Timber Seating** — Timber linear seating with back and arm rests.
- **Curved Timber Seating** — Curved timber linear seating with back and arm rests integrated into raised planters
- **Square Timber Seating** — Timber square seating integrated into raised planters and free standing (refer to plan for locations)
- **Picnic Sets** — Metal picnic sets, round table with 6 chairs.
- **Rectangular Tree Planter - type 1** — To public realm, 4000 x 1500 x 1000mm, timber, planted with trees and ornamental planting. Final size to be determined on tree species
- **Circular Tree Planter - type 2** — To courtyards, 1000mm high, 1200mm diameter, planted with trees and ornamental planting Final size to be determined on tree species
- **Tree Grille** — To trees planted in hard, metal square tree grille, 1400 x 1400mm.
- **Litter Bins - TBC** — Grade 316 stainless steel
- **Removable bollards** — Aluminium bollards , removable, 1140mm height.
- **Bike Stands** — Sheffield bike stands, aluminium.
- **Dual EV charging dock**

Lighting

Note: Detailed lighting design by M&E Engineer

- **Highways Lighting Columns** — Details and locations to be confirmed with lighting M&E Engineer
- **Feature Lighting Columns** — Details and locations to be confirmed with lighting M&E Engineer
- **Lighting Bollards** — To courtyard areas and to ecology enhancement area
- **Tree Uplighters** — Refer to plan for locations
- **Catenary Lights** — Refer to plan for locations.



Rev	Date	Description	Dm	Chk	App
P05	15.08.24	Cycle storage and bench provision update	KT	CC	CC
P04	13.08.24	Updated issue for team	KT	CO	CO
P03	27.03.24	Red line boundary update, EV added to the key	KT	CO	CO
P02	06.03.24	Issue for planning	KT	CO	CO
P01	27.02.24	Issue for planning	KT	CO	CO

Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC www.landuse.co.uk

Project: Victoria Point

Client: Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	Planning

Drawing Title: Hard Landscape Plan
Steet 4 of 5

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0203	P05

LEGEND

EX 46.27 Existing spot heights
To be retained

FL 46.27 Proposed spot heights

1:56 Proposed fall gradients

Paving

- Asphalt concrete — To adopted highways; colour black to match existing surface
- Permeable concrete paving - type 1 — To vehicular route in public realm area; size TBC, colour: buff mix
- Permeable concrete paving - type 2 — To pedestrian pathways in public realm area; size TBC, colour: buff mix.
- Permeable concrete paving - type 3 — To pedestrian paving to courtyards; size/colour TBC
- Concrete paving - type 4 — Final design of threshold as per Architect's design intent
- Permeable resin bound gravel - type 1 — To students' courtyards; colour buff
- Permeable resin bound gravel - type 2 — To feature space in gardens between Block 3 & 4 and to pedestrian pathways to ecology enhancement gardens; colour dark buff
- Stepping stones — To proposed meadow area, concrete paving slabs, indicative size 300 x 1200mm, colour light grey
- Timber deck — To proposed ecology enhancement area, timber deck with applied anti-slip fini
- Corduroy paving — Hazard warning paving to top and bottom of proposed steps; size 400 x 400mm colour buff
- Blister paving — Hazard warning paving to crossings; size 400 x 400mm; colour buff

Kerbs

- Concrete Kerb — To proposed shared surface, 255mm wide, kerb colour and texture to match proposed surrounding paving, laid flush/upstand
- Raised Planters Metal Edge — To ornamental planting areas within proposed courtyards; weathered steel, 500mm high with integrated lighting and timber seating, seating to have backrs and armrests
- Flush Metal Edge — To sunken rain garden areas, laid flush to allow surface runoff

Structures

- Proposed Steps, Handrails and Walls — Step design to be in accordance with Building Regulations Part M, colour grey, steps to include cycle channel for wheeled bike access to cycle parking
- Proposed Ramps, Handrails and Walls — For surface material refer to plan
- Retaining Walls — Reinforced concrete wall to be clad with brick (specification to match building materiality), refer to Engineer's specifications for structural details
- Proposed Cycle Shelter — Designed by Architect, cycle shelter to align with architectural palette

Boundary

- Metal Fencing — 2400 high, vertical railing metal fencing, colour TBC
- Wall with Railings — Existing concrete wall to be clad with brick (specification to match building materiality), steel railings, height to match existing height, colour TBC
- Metal Double Gate — 2400 x 2000mm, lockable, colour TBC, to match proposed metal fencing
- Metal Single Gate — 2400mm high; lockable, colour black, to match proposed metal fencing

Furniture

- Pebble Timber Feature Seating
- Linear Timber Seating — Timber linear seating with back and arm rests,
- Curved Timber Seating — Curved timber linear seating with back and arm rests integrated into raised planters
- Square Timber Seating — Timber square seating integrated into raised planters and free standing (refer to plan for locations)
- Picnic Sets — Metal picnic sets, round table with 6 chairs.
- Rectangular Tree Planter - type 1 — To public realm, 4500 x 1500 x 1000mm, timber, planted with trees and ornamental planting. Final size to be determined on tree species
- Circular Tree Planter - type 2 — To courtyards, 1000mm high, 1200mm diameter, planted with trees and ornamental planting. Final size to be determined on tree species
- Tree Grille — To trees planted in hard, metal square tree grille, 1400 x 1400mm.
- Litter Bins - TBC (LB) — Grade 316 stainless steel
- Removable bollards (RB) — Aluminium bollards , removable, 1140mm height.
- Bike Stands — Sheffield bike stands, aluminium.
- Dual EV charging dock (EV)

Lighting

Note: Detailed lighting design by M&E Engineer

- Highways Lighting Columns (HL) — Details and locations to be confirmed with lighting M&E Engineer
- Feature Lighting Columns (LC) — Details and locations to be confirmed with lighting M&E Engineer
- Lighting Bollards (LB) — To Courtyard areas and to ecology enhancement area
- Tree Uplighters (UP) — Refer to plan for locations
- Catenary Lights — Refer to plan for locations.



Rev	Date	Description	Drn	Chk	App
P05	15.08.24	Cycle storage and bench provision update	KT	CC	CC
P04	13.08.24	Updated issue for team	KT	CO	CO
P03	27.03.24	Red line boundary update, EV added to the key	KT	CO	CO
P02	06.03.24	Issue for planning	KT	CO	CO
P01	27.02.24	Issue for planning	KT	CO	CO

Scale 1:100
0 1 2 3 4 5m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

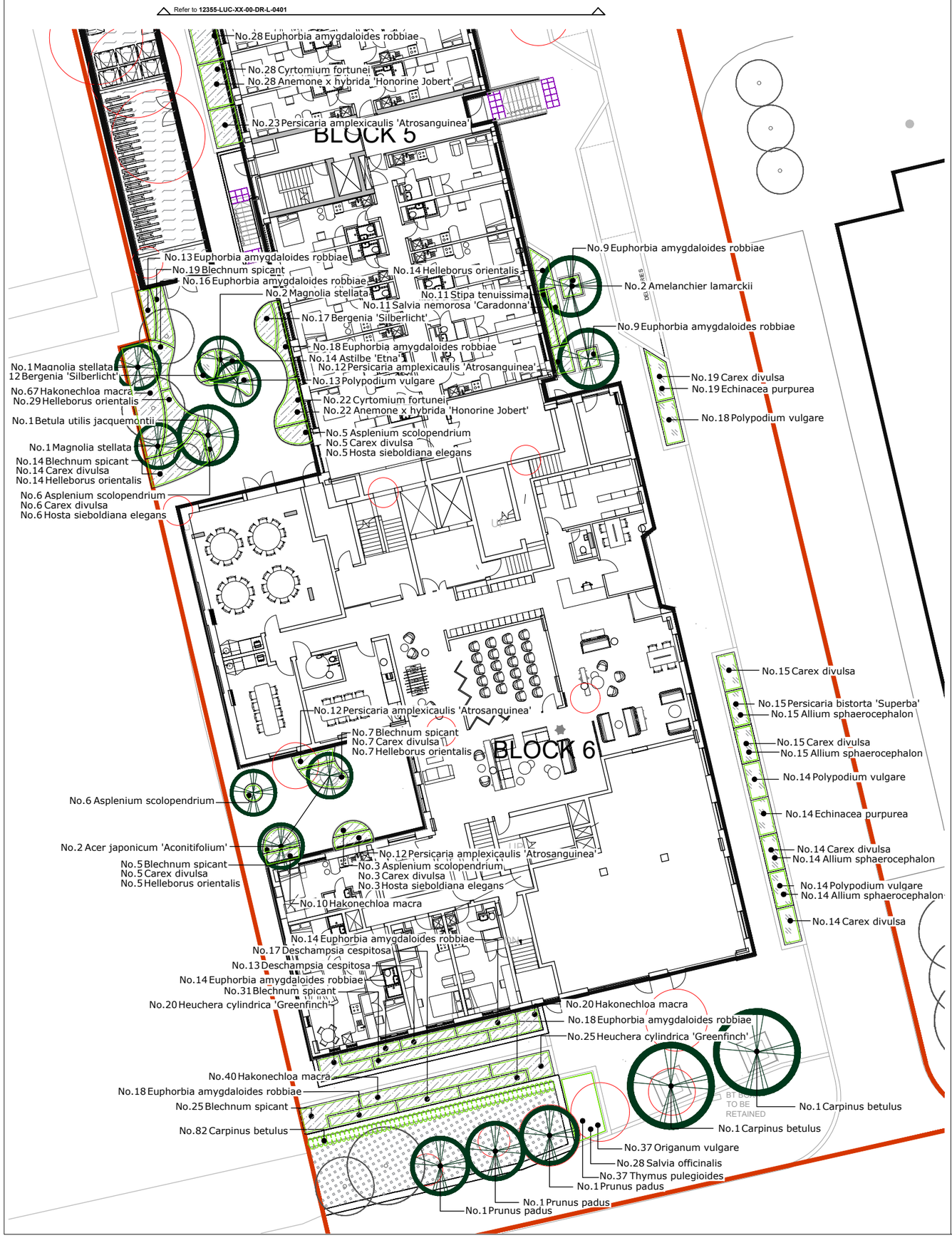
Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	Planning

Drawing Title
Hard Landscape Plan
Steet 5 of 5

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0204	P05



Victoria Point Planting Schedule

Trees

Number	Species	Height	Girth	Specification
19	Acer campestre	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: B: Clear Stem min. 200cm
1	Acer campestre 'Elsrijk'	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm
9	Amelanchier lamarckii	300-350cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
23	Betula utilis jacquemontii	250-300cm		Multi-Stemmed: Bushy: 2 Stems: 3x: RB
2	Carpinus betulus	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
3	Crataegus laevigata 'Paul's Scarlet'	300-350cm	10-12cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm
9	Crataegus monogyna	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
10	Prunus padus	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
17	Prunus serrula tibetica	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
6	Robinia pseudoacacia 'Umbraculifera'	200-300cm	10-12cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm
20	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm

Hedges

Number	Species	Height	Pot Size	Specification	Density
193	Carpinus betulus	80-100cm	2L	1+1: Transplant - seed raised: Branched: 3 brks: C	0.4Ctr Double Staggered at 0.4m offset

Shrubs

Number	Species	Height	Pot Size	Specification	Density
2	Acer japonicum 'Aconitifolium'	125-150cm	25-35L	Branched: 3 brks: C	Counted
86	Cistus 'Silver Pink'	20-30cm	2L	Bushy: 3 brks: C	5/m²
435	Lonicera nitida 'Maigrün'		2L	Bushy: 3 brks: C	5/m²
4	Magnolia stellata	125-150cm	35-45L	Branched: 5 brks: C	Counted
2	Magnolia x soulangeana	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 150-175cm	Counted

Herbaceous

Number	Species	Pot Size	Specification	Density
177	Achillea 'Walther Füncke'	3L	Full Pot: C	5/m²
112	Anemone hupehensis 'Prinz Heinrich'	2L	Full Pot: C	5/m²
103	Anemone x hybrida 'Honorine Jobert'	3L	Full Pot: C	5/m²
146	Astilbe 'Etna'	2L	Full Pot: C	5/m²
160	Bergenia 'Silberlicht'	2L	Full Pot: C	5/m²
33	Echinacea purpurea	2L	Full Pot: C	5/m²
85	Erysimum 'Bowles' Mauve'	2L	Full Pot: C	5/m²
701	Euphorbia amygdaloides robbiae	2L	Full Pot: C	5/m²
183	Geranium macrorrhizum 'Ingwersen's Variety'	3L	Full Pot: C	5/m²
192	Geum 'Mrs J. Bradshaw'	3L	Full Pot: C	5/m²
102	Helenium 'Sahin's Early Flowerer'	3L	Full Pot: C	5/m²
246	Helleborus orientalis	3L	Full Pot: C	5/m²
124	Heuchera cylindrica 'Greenfinch'	2L	Full Pot: C	5/m²
50	Iris sibirica	2L	Full Pot: C	4/m²
37	Origanum vulgare	2L	Full Pot	4/m²
294	Persicaria amplexicaulis 'Atrosanguinea'	3L	Full Pot: C	5/m²
170	Persicaria bistorta 'Superba'	2L	Full Pot: C	5/m²
87	Salvia nemorosa 'Caradonna'	3L	Full Pot: C	5/m²
28	Salvia officinalis	2L	Full Pot	3/m²
37	Thymus pulegioides	2L	Full Pot	4/m²
24	Verbena bonariensis	3L	Full Pot: C	5/m²
61	Veronicastrum virginicum	2L	Full Pot: C	4/m²

Conifers

Number	Species	Pot Size	Specification	Density
6	Pinus sylvestris		Leader with Laterals: 5x: RB	Counted

Bulbs

Number	Species	Pot Size	Bulb Size	Specification	Density
96	Allium schoenoprasum	1L		Full Pot: C	4/m²
145	Allium sphaerocephalon	1L		Full Pot: C	5/m²

Ferns

Number	Species	Pot Size	Specification	Density
74	Asplenium scolopendrium	3L	Full Pot: C	5/m²
318	Blechnum spicant	3L	Full Pot: C	5/m²
207	Cyrtomium fortunei	3L	Full Pot: C	5/m²
96	Osmunda regalis	1.5-2L	Full Pot: C	5/m²
188	Polypodium vulgare	1.5-2L	Full Pot: C	5/m²

Grasses

Number	Species	Pot Size	Specification	Density
91	Calamagrostis x acutiflora 'Karl Foerster'	2L	Full Pot: C	5/m²
523	Carex divulsa	2L	Full Pot: C	5/m²
30	Deschampsia cespitosa	2L	Full Pot: C	5/m²
213	Hakonechloa macra	3L	Full Pot: C	5/m²
124	Molinia caerulea	2L	Full Pot: C	5/m²
453	Stipa tenuissima	2L	Full Pot: C	5/m²

Shrub Mix Low

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage Contribution
62	DAP LAU	Daphne laureola	Branched: 2 brks: C	2L	3/m²	14.29%
62	DAP MEZ	Daphne mezereum	Branched: 3 brks: C	3L	3/m²	14.29%
62	HYP AND	Hypericum androsaemum	Bushy: 5 brks: C	3L	3/m²	14.29%
62	LON GRE	Lonicera pileata 'Moss Green'	Bushy: 3 brks: C	2L	3/m²	14.29%
61	ROS SUF	Rosa 'Suffolk'	Cutting: Bush: 3 brks: C	2L	3/m²	14.26%
62	SAL LAN	Salix lanata	Branched: 2 brks: C	2L	3/m²	14.29%
62	SAR HUM	Sarcococca humilis	Bushy: 6 brks: C	3L	3/m²	14.29%
Total :433						

Native Edge Mix

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage Contribution
141	COR SAN	Cornus sanguinea	Branched: 4 brks: C	3L	1/m²	25%
141	COR AVE	Corylus avellana	Branched: 3 brks: C	3L	1/m²	25%
141	LIG VUL	Ligustrum vulgare	Branched: 3 brks: C	2L	1/m²	25%
141	VIB OPU	Viburnum opulus	Branched: 4 brks: C	3L	1/m²	25%
Total :564						

Shaded Mix A

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage Contribution
14	ASP SCO	Asplenium scolopendrium	Full Pot: C	3L	5/m²	33.33%
14	CAR DIV	Carex divulsa	Full Pot: C	2L	5/m²	33.33%
14	HOS ELE	Hosta sieboldiana elegans	Full Pot: 2 Buds: C	3L	5/m²	33.34%
Total :42						

Shaded Mix B

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage Contribution
41	BLE SPI	Blechnum spicant	Full Pot: C	3L	5/m²	33.33%
41	CAR DIV	Carex divulsa	Full Pot: C	2L	5/m²	33.33%
41	HEL ORI	Helleborus orientalis	Full Pot: C	3L	5/m²	33.34%
Total :123						

Sun Mix

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage Contribution
32	ECH PUR	Echinacea purpurea	Full Pot: C	3L	5/m²	33.33%
32	POL VUL	Polypodium vulgare	Full Pot: C	3L	5/m²	33.33%
32	STI TEN	Stipa tenuissima	Full Pot: C	3L	5/m²	33.34%
Total :96						

Wildflower Plugs

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage Contribution
43	CEN CYA	Centaurea cyanus	Plug: C	50cc min.	5/m²	12.5%
43	CEN NIG	Centaurea nigra	Plug: C	50cc min.	5/m²	12.5%
43	GAL ALB	Galium album	Plug: C	50cc min.	5/m²	12.5%
43	LEU VUL	Leucanthemum vulgare	Plug: C	50cc min.	5/m²	12.5%
43	LYT ROB	Lythrum salicaria 'Robert'	Full Pot: C	0.5L	5/m²	12.5%
43	POT SAN	Poterium sanguisorba sanguisorba	Plug: C	50cc min.	5/m²	12.5%
43	RUM ACE	Rumex acetosa	Plug: C	50cc min.	5/m²	12.5%
43	SIL LAT	Silene latifolia	Plug: C	50cc min.	5/m²	12.5%
Total :344						

Dogwood Willow Mix

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
8	COR SIB	Cornus alba 'Sibirica'	Branched: 3 brks: C	3/m²	25%
8	COR FIR	Cornus sanguinea 'Midwinter Fire'	Branched: 3 brks: C	3/m²	25%
8	SAL LAN	Salix lanata	Branched: 2 brks: C	3/m²	25%
8	VIB COM	Viburnum opulus 'Compactum'	Bushy: 4 brks: C	3/m²	25%
Total :32					

Notes:
For Shaded Mix A, Shaded Mix B and Sun Mix, individual varieties are to be planted in groups of approximately 3-5.

Planting schedules on this sheet are applicable for drawing numbers:
12355-LUC-XX-00-DR-L-0400-S2
12335-LUC-XX-00-DR-L-0401-S2
12335-LUC-XX-00-DR-L-0402-S2
12335-LUC-XX-00-DR-L-0403-S2
12335-LUC-XX-00-DR-L-0404-S2

LEGEND

Soft landscape

- Existing Trees — To be retained
- Existing Trees — To be removed
- Proposed Trees — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Hedge Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Native Shrub / Scrub Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorgate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Reinforced Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorgate Seeds, to amenity areas. Refer to Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Species Rich Grass — EM3 Special General Purpose Meadow Mixture, supplied by Emorgate Seeds. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Rain garden planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental feature grasses — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Green roof to bin / bike stores — Biodiverse mix of native wildflowers and grasses

Rev	Date	Description	Dm	Chk	App
P06	15.08.24	Updated issue for team	KT	CO	CO
P05	13.08.24	Updated issue for team	KT	CO	CO
P04	27.03.24	Tree added in front of Block 6	KT	KT	CO
P03	27.03.24	Red line boundary updated. Updates to Block 6 frontage	KT	KT	CO
P02	06.03.24	Updated in line with Hard Landscape Plan	TJa	KT	CO
P01	27.02.24	Planning issue	TJa	KT	CO

Scale 1:200
0 2 4 6 8 10m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC www.landuse.co.uk

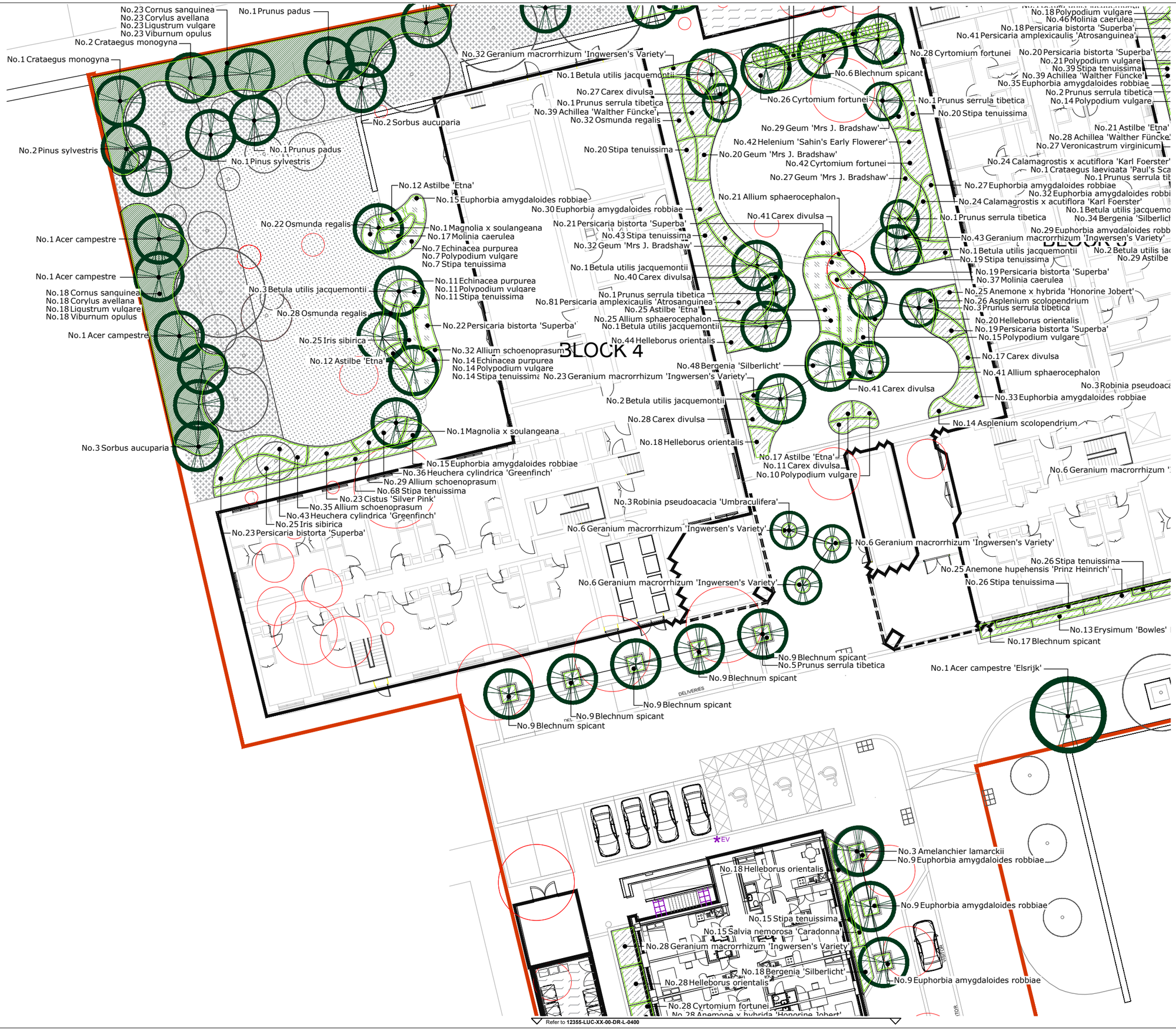
Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	S2

Drawing Title
Planting Plan (1 of 5)

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0400	P06



LEGEND

Soft landscape

- Existing Trees — To be retained
- Existing Trees — To be removed
- Proposed Trees — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Hedge Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Native Shrub / Scrub Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorsgate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Reinforced Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorsgate Seeds, to amenity areas. Refer to Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Species Rich Grass — EM3 Special General Purpose Meadow Mixture, supplied by Emorsgate Seeds. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Rain garden planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental feature grasses — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Green roof to bin / bike stores — Biodiverse mix of native wildflowers and grasses

Rev	Date	Description	Drn	Chk	App
P04	15.08.24	Updated issue for team	KT	CO	CO
P03	13.08.24	Updated issue for team	KT	CO	CO
P02	27.03.24	Red line boundary updated	KT	KT	CO
P01	27.02.24	Planning issue	TJa	KT	CO

Scale 1:200
0 2 4 6 8 10m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

Project
Victoria Point

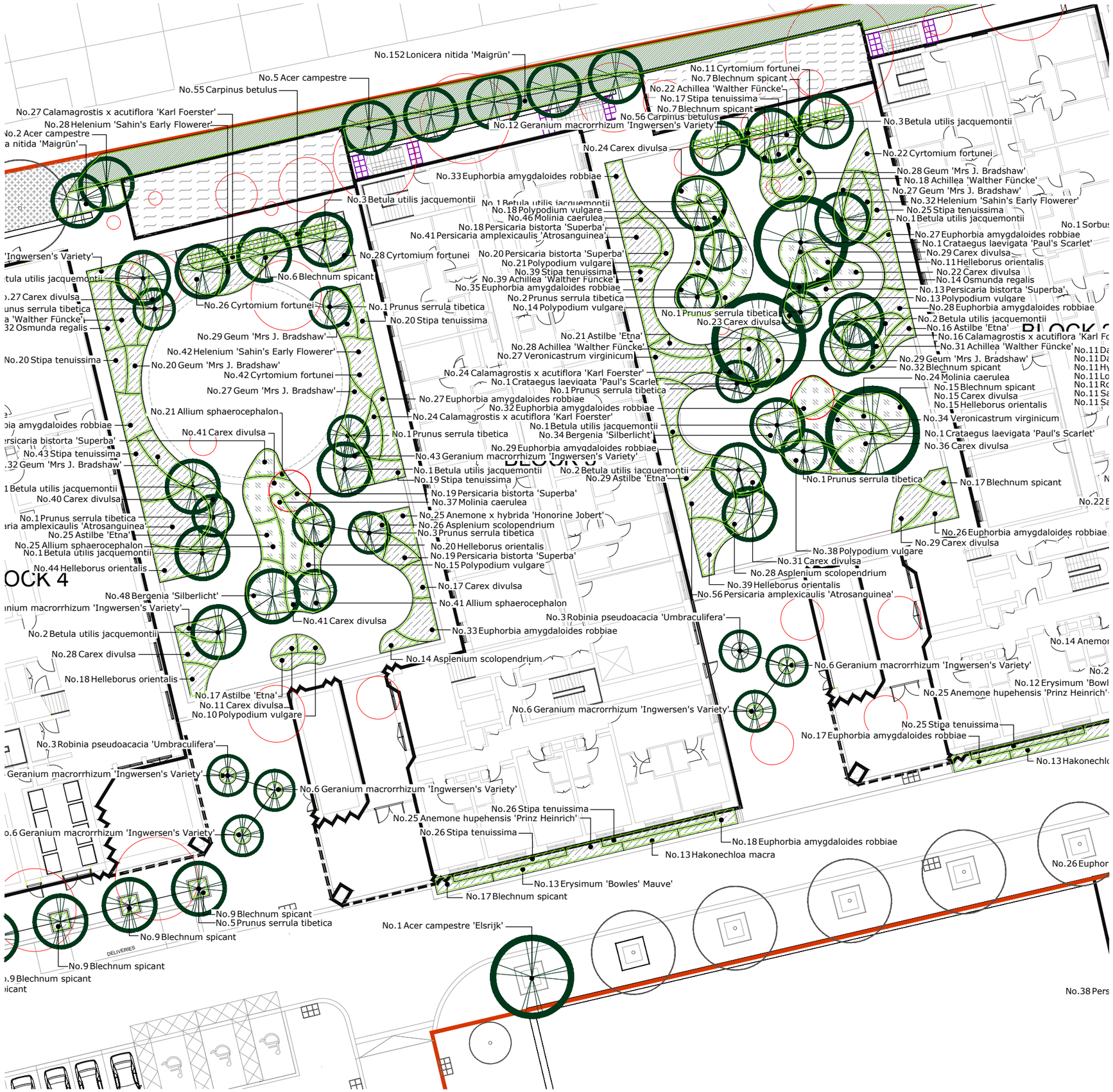
Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	S2

Drawing Title
Planting Plan (2 of 5)

Drawing Nr
12355-LUC-XX-00-DR-L-0401

Rev
P04



LEGEND

Soft landscape

- Existing Trees — To be retained
- Existing Trees — To be removed
- Proposed Trees — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Hedge Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Native Shrub / Scrub Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorgate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Reinforced Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorgate Seeds, to amenity areas. Refer to Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Species Rich Grass — EM3 Special General Purpose Meadow Mixture, supplied by Emorgate Seeds. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Rain garden planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental feature grasses — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Green roof to bin / bike stores — Biodiverse mix of native wildflowers and grasses

Rev	Date	Description	Drn	Chk	App
P04	15.08.24	Updated issue for team	KT	CO	CO
P03	13.08.24	Updated issue for team	KT	CO	CO
P02	27.03.24	Red line boundary updated	KT	KT	CO
P01	27.02.24	Planning issue	TJa	KT	CO

Scale 1:200
0 2 4 6 8 10m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

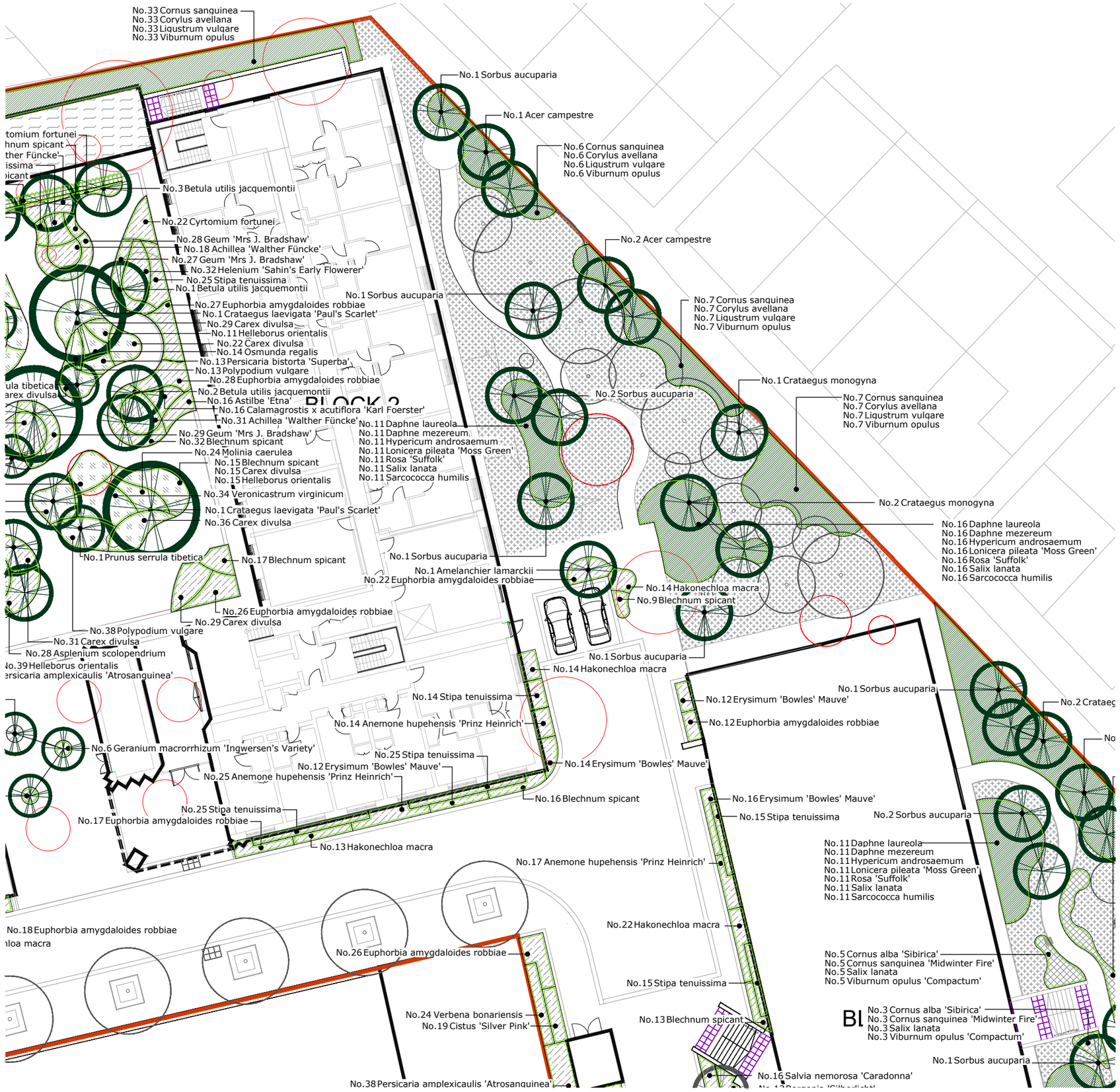
Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	S2

Drawing Title
Planting Plan (3 of 5)

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0402	P04



LEGEND

Soft landscape

- Existing Trees — To be retained
- Existing Trees — To be removed
- Proposed Trees — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Hedge Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Native Shrub / Scrub Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorgate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Reinforced Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorgate Seeds, to amenity areas. Refer to Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Species Rich Grass — EM3 Special General Purpose Meadow Mixture, supplied by Emorgate Seeds. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Rain garden planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental feature grasses — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Green roof to bin / bike stores — Biodiverse mix of native wildflowers and grasses

Rev	Date	Description	Drn	Chk	App
P04	15.08.24	Updated issue for team	KT	CO	CO
P03	13.08.24	Updated issue for team	KT	CO	CO
P02	06.03.24	Updated in line with Hard Landscape Plan	TJa	KT	CO
P01	27.02.24	Planning issue	TJa	KT	CO

Scale 1:200
0 2 4 6 8 10m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	S2

Drawing Title
Planting Plan (4 of 5)

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0403	P04

Refer to 12355-LUC-XX-00-DR-L-0403

Refer to 12355-LUC-XX-00-DR-L-0401

Refer to 12355-LUC-XX-00-DR-L-0402

Scarlet'

No.1 Sorbus aucuparia
No.1 Amelanchier lamarckii
No.22 Euphorbia amygdaloides robbiae
No.14 Hakonechloa macra
No.9 Blechnum spicant
es robbiae
No.1 Sorbus aucuparia
No.14 Hakonechloa macra
No.14 Stipa tenuissima
14 Anemone hupehensis 'Prinz Heinrich'
No.25 Stipa tenuissima
num 'Bowles' Mauve'
z Heinrich'
No.14 Erysimum 'Bowles' Mauve'
No.16 Blechnum spicant
Hakonechloa macra
No.17 Anemone hupehensis 'Prinz Heinrich'
No.22 Hakonechloa macra
.26 Euphorbia amygdaloides robbiae
No.15 Stipa tenuissima
No.24 Verbena bonariensis
No.19 Cistus 'Silver Pink'
No.13 Blechnum spicant
No.38 Persicaria amplexicaulis 'Atrosanguinea'
No.12 Helleborus orientalis
No.38 Blechnum spicant
No.13 Helleborus orientalis
No.16 Salvia nemorosa 'Caradonna'
No.13 Bergenia 'Silberlicht'
No.17 Carex divulsa
No.3 Amelanchier lamarckii
No.20 Carex divulsa
No.18 Bergenia 'Silberlicht'
No.18 Erysimum 'Bowles' Mauve'
No.31 Euphorbia amygdaloides robbiae
No.19 Persicaria amplexicaulis 'Atrosanguinea'
No.10 Carex divulsa
No.25 Euphorbia amygdaloides robbiae
No.243 Lonicera nitida 'Maigrün'
No.36 Blechnum spicant
No.45 Salvia nemorosa 'Caradonna'
No.30 Stipa tenuissima
No.31 Anemone hupehensis 'Prinz Heinrich'
No.36 Euphorbia amygdaloides robbiae
No.44 Cistus 'Silver Pink'
No.1 Prunus padus
No.15 Geranium macrorrhizum 'Ingwersen's Variety'

No.2 Crataegus monogyna
No.16 Daphne laureola
No.16 Daphne mezereum
No.16 Hypericum androsaemum
No.16 Lonicera pileata 'Moss Green'
No.16 Rosa 'Suffolk'
No.16 Salix lanata
No.16 Sarcococca humilis

No.1 Sorbus aucuparia
No.12 Erysimum 'Bowles' Mauve'
No.12 Euphorbia amygdaloides robbiae

No.1 Sorbus aucuparia
No.2 Crataegus monogyna
No.3 Acer campestre
No.22 Centaurea cyanus
No.22 Centaurea nigra
No.22 Galium album
No.22 Leucanthemum vulgare
No.22 Lythrum salicaria 'Robert'
No.22 Poterium sanguisorba sanguisorba
No.22 Rumex acetosa
No.22 Silene latifolia
No.2 Sorbus aucuparia
No.11 Daphne laureola
No.11 Daphne mezereum
No.11 Hypericum androsaemum
No.11 Lonicera pileata 'Moss Green'
No.11 Rosa 'Suffolk'
No.11 Salix lanata
No.11 Sarcococca humilis
No.28 Cornus sanguinea
No.28 Corylus avellana
No.28 Ligustrum vulgare
No.28 Viburnum opulus
No.21 Centaurea cyanus
No.21 Centaurea nigra
No.21 Galium album
No.21 Leucanthemum vulgare
No.21 Lythrum salicaria 'Robert'
No.21 Poterium sanguisorba sanguisorba
No.21 Rumex acetosa
No.21 Silene latifolia
No.5 Cornus alba 'Sibirica'
No.5 Cornus sanguinea 'Midwinter Fire'
No.5 Salix lanata
No.5 Viburnum opulus 'Compactum'
No.1 Crataegus monogyna
BL
No.3 Cornus alba 'Sibirica'
No.3 Cornus sanguinea 'Midwinter Fire'
No.3 Salix lanata
No.3 Viburnum opulus 'Compactum'
No.3 Prunus padus
No.1 Sorbus aucuparia
No.1 Acer campestre
No.2 Pinus sylvestris
No.1 Sorbus aucuparia
No.24 Daphne laureola
No.24 Daphne mezereum
No.24 Hypericum androsaemum
No.24 Lonicera pileata 'Moss Green'
No.23 Rosa 'Suffolk'
No.24 Salix lanata
No.24 Sarcococca humilis
No.3 Sorbus aucuparia
No.19 Cornus sanguinea
No.19 Corylus avellana
No.19 Ligustrum vulgare
No.19 Viburnum opulus
No.1 Prunus padus
No.1 Acer campestre
No.1 Pinus sylvestris

LEGEND

Soft landscape

- Existing Trees — To be retained
- Existing Trees — To be removed
- Proposed Trees — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Hedge Planting — Refer to T2355-LUC-XX-00-DR-L-0400 for planting schedule
- Native Shrub / Scrub Planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorsgate Seeds, to amenity areas. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Reinforced Amenity Grass — EG22 Strong Lawn Grass Mixture, supplied by Emorsgate Seeds, to amenity areas. Refer to Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Species Rich Grass — EM3 Special General Purpose Meadow Mixture, supplied by Emorsgate Seeds. Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Rain garden planting — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Ornamental feature grasses — Refer to 12355-LUC-XX-00-DR-L-0400 for planting schedule
- Green roof to bin / bike stores — Biodiverse mix of native wildflowers and grasses

Rev	Date	Description	Drn	Chk	App
P04	13.08.24	Updated issue for team	KT	CO	CO
P02	06.03.24	Updated in line with Hard Landscape Plan	TJa	KT	CO
P01	27.02.24	Planning issue	TJa	KT	CO

Scale 1:200
0 2 4 6 8 10m

Do not scale from this drawing
All dimensions are to be verified on site
© Drawing & design copyright LUC

LUC
www.landuse.co.uk

Project
Victoria Point

Client
Empiric Limited

LUC Job Nr	Scale @A2	Status
12355	1:200	S2

Drawing Title
Planting Plan (5 of 5)

Drawing Nr	Rev
12355-LUC-XX-00-DR-L-0404	P03