Victoria Point
Manchester

Empiric (Victoria Point) Ltd
Design and Access Statement

03/05/2024
ISSUE 01

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Section 1.0

Introduction

1.0 Introduction

The Purpose of this Design and Access Statement

This document has been prepared on behalf of Empiric (Manchester Victoria Point) Limited (to be referred to as Empiric Student Property) in support of a full planning application for the comprehensive refurbishment and re-development of the existing Purpose Built Student Accommodation (PBSA) site at Victoria Point, Manchester.

It has been prepared by 5plus Architects and Bell Phillips Architects with input from Turley and the technical team and should be read in conjunction with the Planning Statement, Application Drawings and supporting technical reports.

This application is for the "Redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial space (Use Class E, F1 and F2), hard and soft landscaping and associated highway works".

The purpose of this document is to detail the rationale and approach that has been undertaken in developing the final design for Victoria Point Re-development including the close consultation with Manchester City Council Planning Officers and other stakeholders.

The Developer

Empiric Student Property PLC is leading developer and Real Estate Investmetn Trust (REIT) of PBSA in the United Kingdom. ESP accommodation are fully managed through its wholly owned management company Hello Student and Post Grad by Hello Student , we help students make the most of their university life by creating some of the highest quality, modern and most thoughtfully design accommodation.

This Hello Student approach helps to build a strong sense of community, encouraging students to stay with us in future years. The Hello Student portfolio comprises close to 100 purpose-built student accommodation buildings, located in 29 cities in the UK with over 9,000 students.

Our buildings are in exceptional locations, often with great character and individuality. We choose sites close to the universities and amenities of the cities in which they're located.

Hello Student is proud to declare it is a Global Student Living Index (GSLI) platinum certified student accommodation operator.

Hello Student has won the following awards:

Student Voice Awards 2023: 8 awards that celebrate the places that truly hit the mark for students across 7 important categories: value for money, location, property management, cleaning, social spaces, social experience, and internet/Wifi.

GSLI - Best Learning Environment Award 2023

GSLI - Best Student Wellbeing Award 2022

The Team

Developer
Empiric Student Property PLC

Masterplan Architects
Bell Phillips Architects

Blocks 1-4 Architects
Bell Phillips Architects

Blocks 5 & 6 Architects
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MEP Engineer
Atelier 10

Fire Engineer
Semper Fire Engineering Ltd

Acoustic Engineer
Sandy Brown Ltd

BREEAM/Sustainability
Atelier 10

Planning Consultant
Turley

Heritage Consultant
Turley Heritage

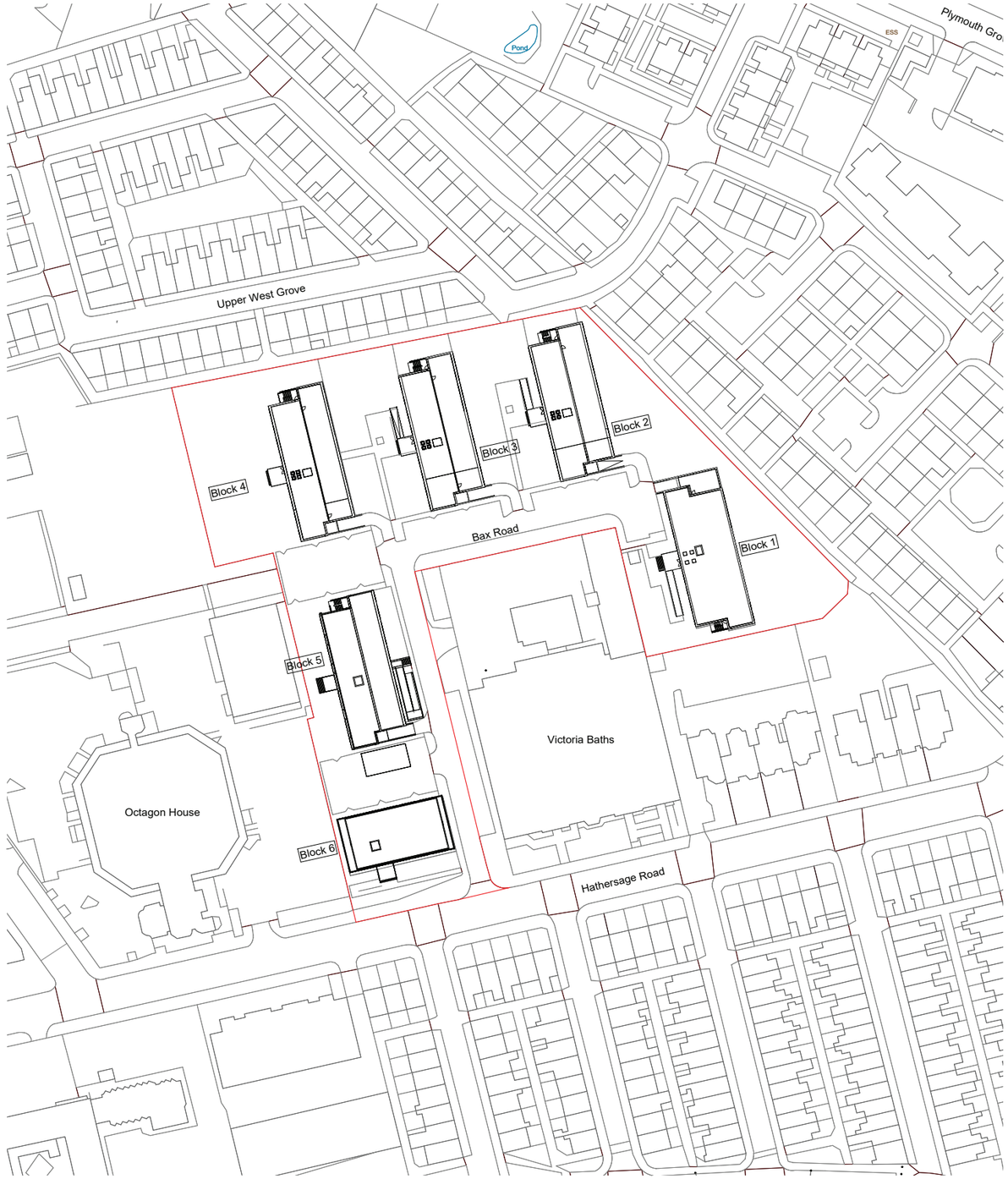
Project Management
Quartz Property Services

Cost Consultant
Quartz Property Services

Existing Site Plan

Key

Application Boundary



1.0 Introduction

The Brief

Victoria Point was originally constructed in 2009. The original scheme incorporated 6 self-contained C3 use apartment buildings each with semi-basement car parking with retrospective approval subsequently obtained to convert to Purpose Built Student Accommodation (PBSA).

Empiric Student Property acquired the site in 2017, following which planning approval was obtained for the reconfiguration of Block 5 to increase the quantity of studio bedrooms and convert the basements of buildings 3, 4 and 5 to provide student amenity space.

The re-configuration work and interventions by Empiric Student Property have temporarily addressed shortfalls in the buildings but, following further investigations, it is now necessary for a more comprehensive refurbishment and re-development of the site to be undertaken for it to be sustainable in the long term in respect of student experience, fire safety, technical and environmental considerations.

A design brief was established in early 2023. Belll Phillips Architects were initially appointed to develop the masterplan, with 5plus architects later being appointed to develop Blocks 5 and 6, with Blocks 1-4 developed by Bell Phillips. LUC were also appointed for development of the landscape proposals. The brief included:

- The demolition of buildings 4 and 6 to be replaced with higher quality new buildings to create a more appropriate frontage to Hathersage Road and Bax Road and improve the setting of the adjacent Victoria Baths and the site itself.
- The removal of existing cladding to buildings 1, 2, 3 and 5 to remove combustible cladding/insulation.
- The potential re-configuration of buildings 1, 2, 3 and 5 including the exploration of extension horizontally and vertically to create additional, much needed, student bed spaces whilst creating a better relationship with Bax road and the wider streetscape.
- The infilling of the existing surface car park space and removal of the temporary administration building between existing buildings 5 and 6 to create an increased ground floor level of amenity, reception and support space for this scale of PBSA
- An increase in student bedroom spaces appropriate to the scale of infill, extension and re-modelling but incorporating a broader mix of accommodation type including greater levels of affordable and accessible bedrooms.
- A significant improvement in the environmental performance of the buildings to meet the clients net zero operational energy target.
- An appropriate reduction in car parking and increase in cycle parking storage to suit student demands.
- The comprehensive improvements of all public realm as part of an overarching approach to placemaking.
- The exploration of better integration with adjacent residential communities including the provision of new or future physical connections alongside new community space provision within the re-configured site.

Project Description

The proposed re-development comprises six buildings (numbered 1-6) ranging from 4 to 12 storeys in height, each providing purpose-built student accommodation along with student amenity and support space at ground floor. A total of 876 student bedspaces are proposed across the buildings with a mix of studios, 2 bed cluster, 3 bed cluster and 4 bed cluster apartments broken down as follows;

- 325 standard studios
- 132 premier studios
- 74 post-graduate studios
- 23 wheelchair accessible studios
- 64 2-bed flats
- 50 3-bed flats
- 11 4-bed flats

The primary entrances to all buildings are re-configured from the current layout to afford access directly off Bax Road creating clear and legible front doors off Bax Road, via secure and generous reception spaces, which seek to animate and re-activate the street. The principal reception to the development is within building 6 and this also includes student residents lounge and associated amenity. Building 6 also contains management offices within a self-contained suite overlooking Bax Road and a meeting space to be shared with the community. The ground floor of building 6 also includescommercial space (Use Class E, F1 and F2) fronting Hathersage Road.

Building 4 contains a shared residents gym along with additional lounges and study rooms. All students will have access to the amenity space provided in all buildings.
Associated plant and servicing areas are generally located in existing re-modelled basement spaces.

The apartments are each accessed via a shared core including passenger lifts, stairs, services risers and cleaners cupboards. A central corridor to each building affords access to all apartments on a floor-by-floor basis. Each block will have access to dual fire escapes.

Minimal areas of building plant are located in architectural enclosures at roof level which also includes PV arrays at the top most levels to assist in delivering the development sustainable energy targets.

As part of the re-configuration of the site new public realm is integrated to create improved quality shared public spaces and a series of private external amenity gardens and courtyards for student use. Within the scope of the landscape design for the residential buildings is the incorporation SUDS.

Planning Policy Context

Planning policy on PBSA in Manchester is principally addressed by Policy H12 of the adopted Core Strategy. Policy H12 establishes criteria which the City Council use to assess all proposed PBSA, including:

- Sites should be in close proximity to the University campuses or to a high-frequency public transport route
- Proposed schemes will be expected to take place in the context of the energy proposals plans as required by Policy EN5
- High density development should be sited in locations that is compatible with existing developments and initiative, with retail facilities within walking distance, and should not lead to an increase in on-street parking
- Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes
- Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area
- Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses
- Proposals should contribute to the re-use of listed building and other building with a particular heritage value (where appropriate)
- Consideration should be given to provision and management of waste disposal facilities
- Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University.
- Developers must demonstrate that proposals are deliverable.

National planning policy sets out a presumption in favour of sustainable development. This means that planning applications that accord with an up-to-date development plan should be granted planning permission without delay unless material considerations indicate otherwise.



View towards site from Hathersage Road



View to rear of site along Bax Road



View of Block 5

Section 2.0

Site Context and Analysis

2.1 Site Location

Victoria Point Location

Victoria Point is located to the South-East of the city centre within the western part of the Ardwick Ward. It is located to the east of Manchester Royal Infirmary and a short walk from Whitworth Park.

The site is located approximately 2km from Manchester City Centre. It is well connected to the city centre via frequent and regular bus services along Stockport Road and Oxford Road. More locally the site is served by the No 50 and No 197 bus services along Anson Road and Plymouth Grove respectively.

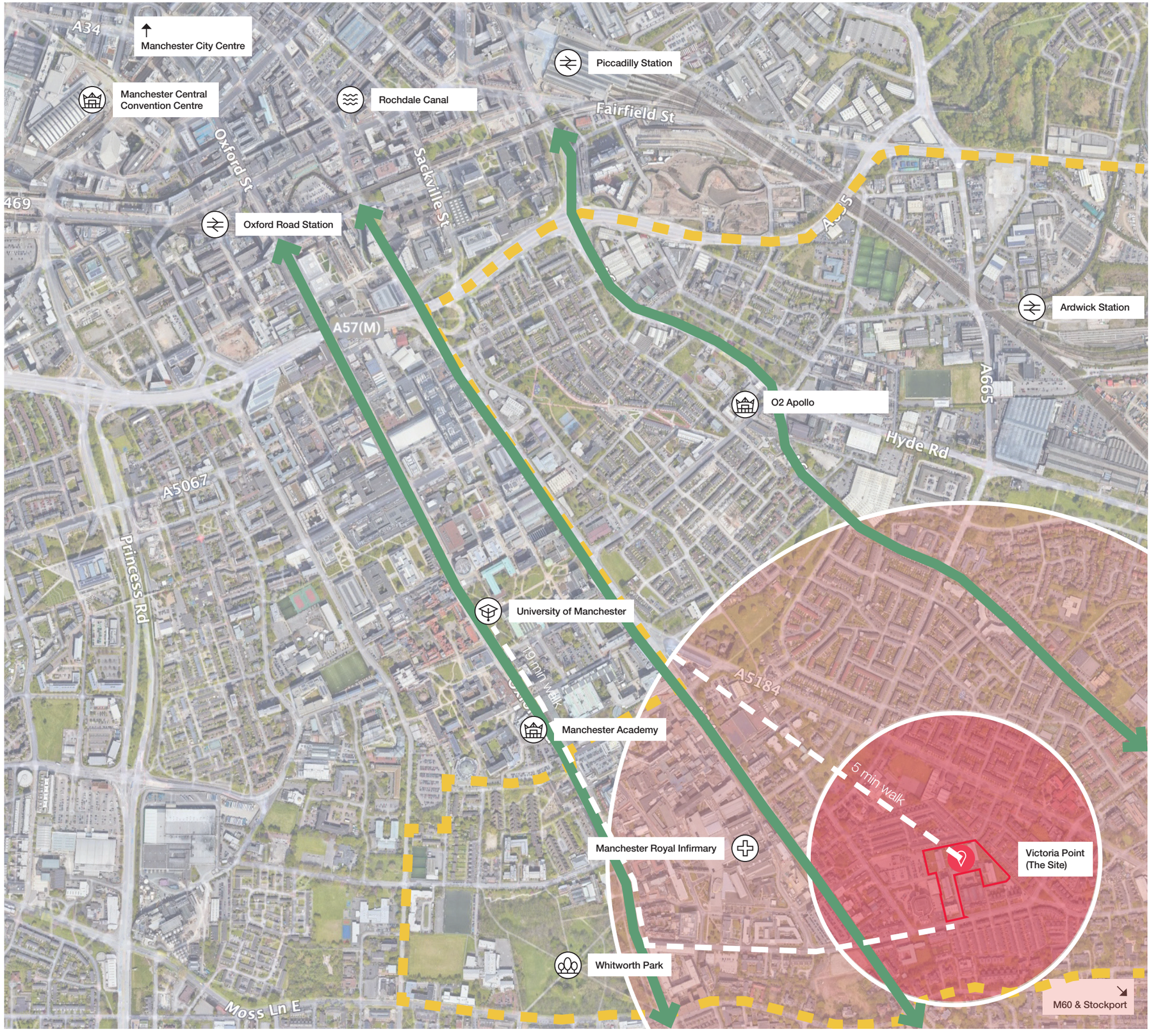
Oxford Road, additionally, affords a dedicated cycle route in and out of the city centre connecting to the southern suburbs of Fallowfield, Withington and Didsbury.

Key Locations

1. University of Manchester
2. Manchester Royal Infirmary
3. Whitworth Park
4. Manchester Academy
5. Oxford Road Station
6. Manchester Central Convention Centre
7. Piccadilly Station
8. Rochdale Canal
9. O2 Apollo
10. Ardwick Station

Key bus routes close to site

Ardwick boundary



Key

Site Boundary

2.2 Planning Policy
Student Need

The information below identifies the adopted development framework alongside material considerations in relation to student accommodation in Manchester.

Manchester Core Strategy – Policy H12, PBSA

The provision of new PBSA will be supported where the development satisfies a number of inter alia criteria:

- sites in close proximity to University campuses;
- can demonstrate a positive regeneration impact;
- proposals should contribute to the re-use of listed building and other buildings with heritage value;
- demonstrate a need for additional student accommodation;
- demonstrate that the proposals are deliverable.

National Planning Policy Framework

- Para 63 – the housing needs of different groups (inc. students) should be assessed and reflected in planning policies,
- Para 123 – policies and decisions should promote an effective use of land in meeting the needs for homes and other uses,
- Para 124– substantial weight should be given using suitable, brownfield land and support should be made to the development of under-utilised land and buildings

Oxford Road Corridor Spatial Framework

- Recognises the importance of the Universities in helping Manchester achieve world-renowned status and aims to support this through ensuring the delivery of suitable infrastructure to meet their needs.

The demand for student accommodation is considered in more depth within the planning statement and student need assessment accompanying this Design and Access Statement.



2.3 Existing Site
Existing Buildings

The Victoria Point Site is comprised of 6 blocks/buildings that vary in height from 3 storeys to 6 storeys in height. In total there are 271 existing units and 566 existing bedspaces with a full schedule as follows:

- studio apartments - 113 bedspaces
- 2 bed apartments - 68 bedspaces
- 3 bed apartments - 333 bedspaces
- 4 bed apartments - 52 bedspaces

The apartments are a mix of en-suite and non-ensuite accommodation. Blocks 1-5 each have a basement level accessible via a ramp. These basements provide space for car parking and some communal facilities for students and maintenance workshops/ stores for on-site staff.

A separate temporary single storey cabin is located within the surface car parking between blocks 5 and 6.

The current character of the place is one of separate blocks with no real sense of community with a poor quality and unwelcoming landscape and buildings falling into disrepair. Along Hathersage Road especially Block 6 offers a poor backdrop to Victoria Baths.


Block 3


Block 6 to Hathersage Road with Block 5 to rear



	Studio	2B Flat	3B Flat	4B Flat	Total	Bedspaces
Block 1	0	0	22	8	30	98
Block 2	0	6	23	1	30	85
Block 3	0	6	23	1	30	85
Block 4	0	7	22	1	30	84
Block 5	113	11	0	0	124	135
Block 6	0	4	21	2	27	79
Total	113	34	111	13	271	566

2.4 Existing Site
Surrounding Area

The site sits within a predominantly residential area. The immediate surrounding area is consequently characterised to the south and north by 2-3 storey late Victorian red brick residential terraced streets and to the east by 2 storey residential terraced housing built in the late 1980's or 1990's.

The site's close proximity to the Hospital and University sees the wider surrounding residential area to the West interrupted by larger student residential developments along with some offices and Medical research Institutions.

Immediately adjacent to the southern edge of the site on Hathersage Road is the Grade II* Listed Victoria Baths. This Victorian structure fronting Hathersage Road has an intricate design of red brick and cream stone bands, highlighting its history as a former public building. Today, it serves as a venue for events and filming.

Further south beyond the immediate terraced housing is Victoria Park – a more leafy suburban enclave with an arts and crafts character.



Octagon House



View from Chelford Close

Key

Site Boundary



2.5 Summary of History and Development

The historic maps included adjacent and overleaf provide an overview of the history and development of the Site.



Clarendon Road Fairground, from Bax Road 1900



Victoria Baths

Figure 1: 1848 to 1849 OS Map

The Site occupies an area of Manchester originally developed during the early to mid-19th century. The increasing industrialisation and associated growth of the city due to the Industrial Revolution made Manchester an unhealthy and unpleasant place to live, and wealthier residents began to seek accommodation in outlying areas. Demand amongst the emerging merchant and manufacturing classes for villa residences and larger terraced properties was high and a wave of expansion into south Manchester began.

During the mid 1800s this area of Manchester, to the south of the expanding city centre, was still semi rural in character. Historic mapping from the 1840s shows the extent of undeveloped land at the time, including the Site, with evidence of speculative development and the burgeoning residential suburb of Victoria Park visible to the south.

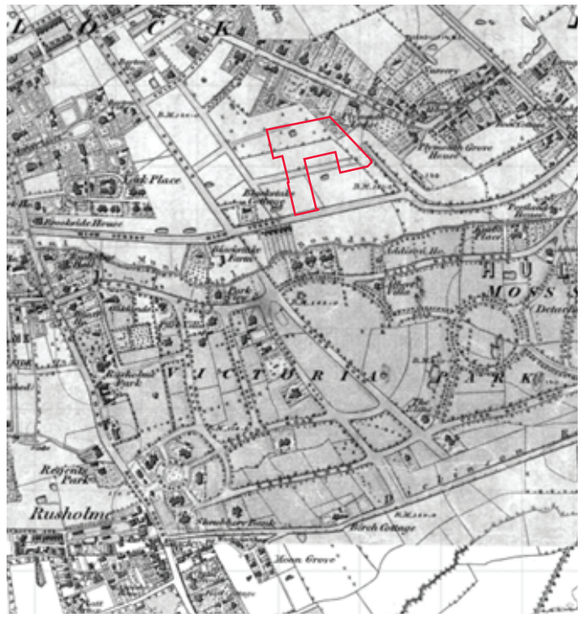


Figure 2: 1893 OS map

Historic mapping from the late 1800s clearly shows increasing development within the area, including the arrangement of dwellings lining the northern side of Hathersage Road (then called High Street). The land, now occupied by Victoria Baths, became a tennis ground and the southern part of the Site was occupied by a large villa in spacious grounds.

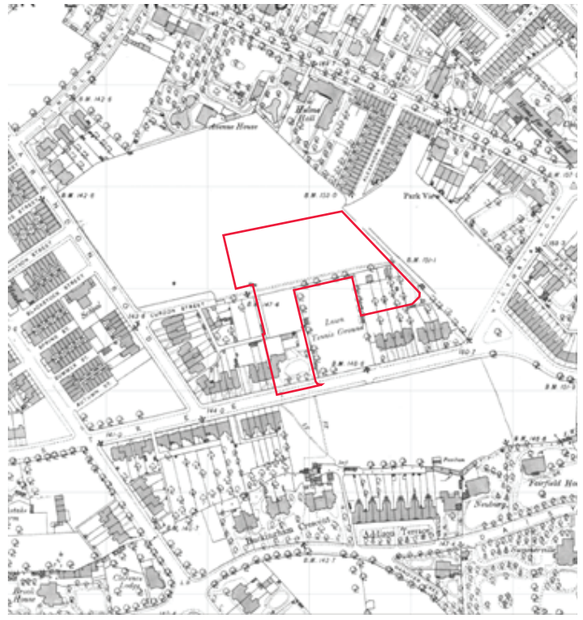
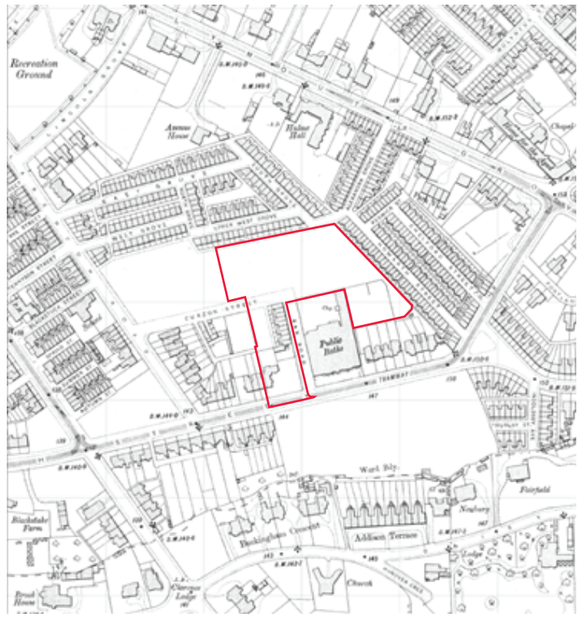


Figure 3: 1908 OS map

With the exception of the southern arm, lining Bax Road, the Site was undeveloped for a considerable period, surrounded by 19th century residential development, in a combination of terraced housing and larger detached and semi-detached villas, in more substantial plots. The map of 1908 now includes the recently constructed Victorian Baths.



2.5 Summary of History and Development

View of Victoria Baths and former villa within site



Figure 4: 1922 OS Map

Mapping and photographs in the early 20th Century show that a villa formed part of a terrace of four dwellings and may have been enlarged. It extended to three storeys in height, was finished in stucco render, and is likely to have been of similar style and stature to those that remain on Hathersage Road, to the east of the Baths. Land to the rear of the villa was developed with a row of smaller terraces, lining Bax Road, between 1893 and 1908.

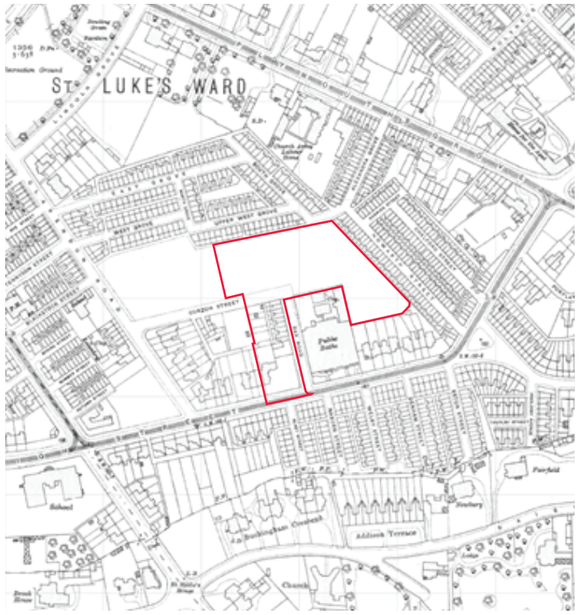


Figure 5: 1933 OS Map

A comparison between the Maps at Figures 4 and 5 shows that the body of the Site was initially developed between 1922 and 1933, as an electricity mains depot. Aerial photography from the 1940s and early 1950s shows that this comprised a complex of varied and functional buildings, including long linear ranges with pitched roofs and associated infrastructure.

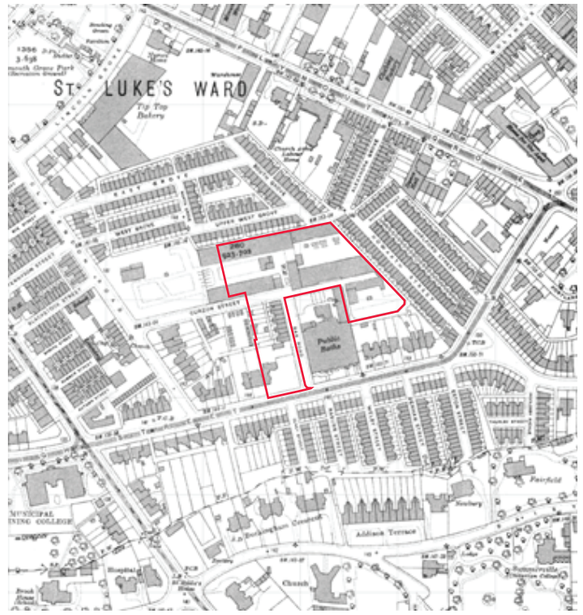
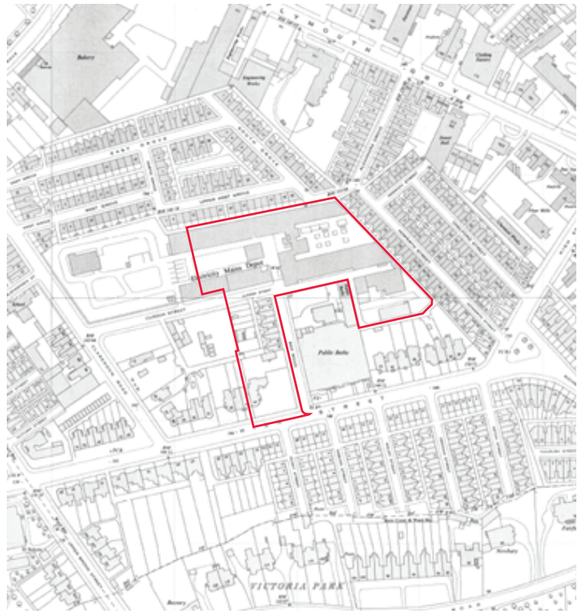


Figure 6: 1950 OS Map

The former villa in the southern part of the Site and the Bax Road terraces were demolished during the 1970s and Octagon House was built within a similar timeframe, as a HQ building for United Utilities, associated with the depot on the Site, to the rear. It is understood that the depot was operated by United Utilities until the extant buildings were demolished and the existing arrangement of student accommodation was built between 2006 and 2009.



2.6 Victoria Park Conservation Area

The following information has been prepared by Turley Heritage and more information can be found within the Heritage Statement.

General Character, Location and Uses

The conservation area is located to the south of the Site beyond intervening development and encompasses a large expanse of urban townscape extending from Daisy Bank Road in the north to Oxford Place, Kent Road East and Rusholme Grove in the south. To the west it extends to Oxney Road and to the east to Anson Road, Laindon Road and Langdale Road. The site forms part of the setting of the Conservation Area.

Principal roads bisect the area north to south including Anson road in the east of the designated area and Lower and Upper Park Road to the west.

The conservation area was originally predominantly residential in character but today contains a mix of uses, including housing and institutional uses, many of which are associated with Manchester University.

Historic Interest

In 1836 the architect Richard Lane was commissioned to design Victoria Park in the then independent township of Rusholme to the south of Manchester, with eight prominent men founding a company (later known as the Victoria Park Company) to purchase the land required. Victoria Park was one of the earliest planned gated residential estates in the country and the first in Manchester.

The 70-acre estate was planned to incorporate formal crescents and circular parklands, and to integrate detached and semi-detached villas set in large plots. By 1837 entrance lodges, boundary walls, roads and planting had been completed and by 1848 much of the estate was completed. By the late 19th century the growth of the area had slowed and some of the remaining plots to the east had been developed as traditional suburban streets. During the 20th century the area changed and the original layout and consistency of the scheme was partially eroded by infill and redevelopment of plots.

Setting and the Site

Beyond the boundary of the conservation area, the lower density and spaciousness of the designated area is generally contrasted with the built form of densely developed late 19th and 20th century semi-detached and terraced houses, interspersed with blocks of apartments, commercial and institutional uses and open space.

The Site is located to the north of Victoria Park Conservation Area, separated from it by Victoria Baths, Hathersage Road, trees, and intervening development including a modern apartment building (Tatton House) and terraced housing extending southwards from Hathersage Road. A Zone of Theoretical Visibility (ZTV) and VU.City have been used to gauge and assess impact as the proposals have developed, which is covered in more depth in the Heritage Statement.



Victoria Bath, Hathersage Rd - Grade II* listed



Edgar Wood Centre - Former First Church of Christ, Scientist Grade I)





Image Copyright: Google

Key

Site Boundary

Conservation Area

2.7 Victoria Baths
Summary of Significance

The Site is adjacent to the grade II* listed Victoria Baths. Plans to provide 'baths' for this area of Manchester were first considered by the Baths and Wash Houses Committee of Manchester Corporation in 1897 and land for Victoria Baths was acquired in 1899. It was built between 1903 to 1906 and was designed by the City Architect of the time, Henry Price, based on earlier designs of the City Surveyor. It is described in the Pevsner Architectural Guide for Lancashire: Manchester and the South-East as "The most opulent Edwardian municipal baths to survive anywhere in England."

The building is eclectic in style and is in striped, red Ruabon brick and pale terracotta. It is symmetrical in massing and outline to Hathersage Road, with steep shaped gables with swan-neck pediments and tourelles, a lower central gable with a projecting canted bay at ground floor, and two lower flanking wings. Stained glass windows exist throughout, in arched openings at ground floor and in square headed openings at first floor – all are in deep reveals. A tall central clock tower rises from the roof in the form of a cupola. It is a well-preserved example of a public baths from the period, retaining its plan form (with each class of user having a dedicated entrance from Hathersage Road), ancillary buildings and forecourt with walls, gates and a tall chimney on an industrial scale. It has a surviving interior decorative scheme of ornate stained glass, decorative tiling, mosaic floors, conserved pool halls and suites of Turkish and Russian Baths. It now operates as a visitor attraction and commercial venue.



Exterior from Hathersage Rd



View from Bax Road outside Block 6



Exterior from Hathersage Rd



Victoria Baths



Victoria Baths



Victoria Baths

2.7 Victoria Baths
Bax Road

The Bax Road elevation is more restrained than the primary frontage of the baths but nevertheless carries through the materials and character of Hathersage Road. Larger windows containing stained glass to the upper floors bring natural daylight, alongside rooflights, to the main hall of the building. Bax Road contains dedicates car parking spaces for the baths.



Exterior from Hathersage Rd


View from Bax Road outside Block 6


Victoria Baths


Victoria Baths


Exterior from Hathersage Rd


Victoria Baths

2.7 Victoria Baths
Rear of Baths

To the rear of the baths there are a series of single and two storey ancillary buildings associated with the baths such as boiler house, water tanks and a brick chimney stack. These afford a more informal industrial character to this part of the site in contrast to the Hathersage Road frontage. A boundary wall separates the baths from Bax Road and the Victora Point development. The wall defines an area of hardstanding for car parking, goods deliveries, and external event space. A mobile telephone mast/pylon sits within the south west corner of the external yard.



Connection between Baths and Laundry





Rear of Baths



Victoria Baths chimney

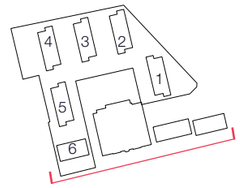


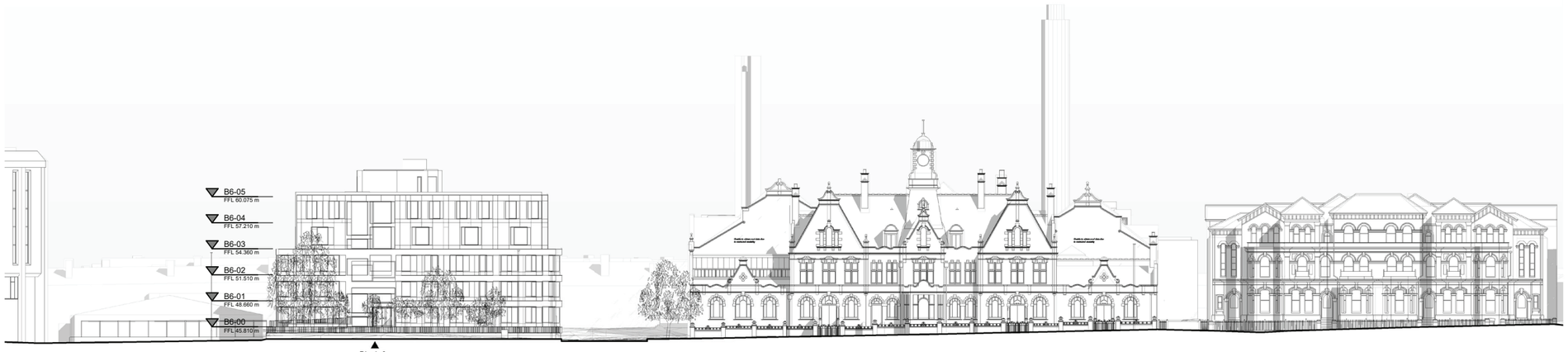
Victoria Baths former laundry room

2.8 Existing Site

Existing Site Elevation and Section

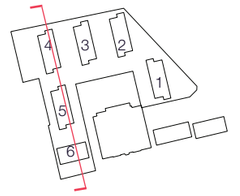
Existing Elevation Along Hathersage Road

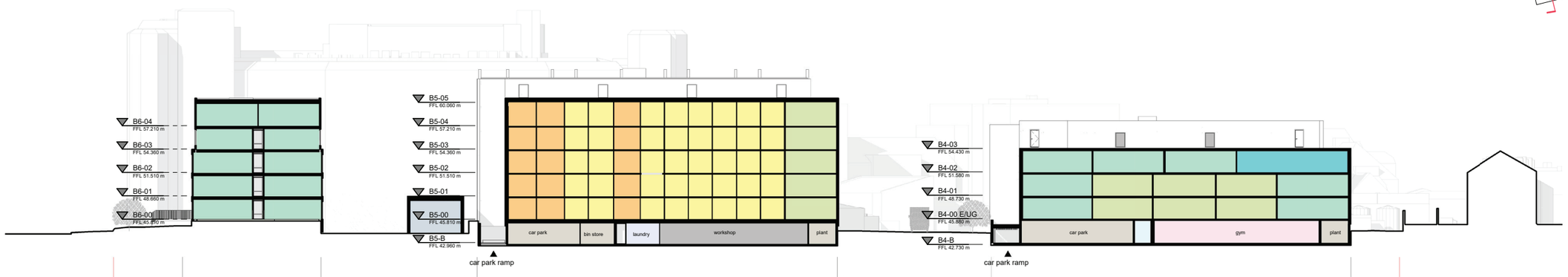




Octagon House car park | Block 6 | Bax Road | Victoria Baths | 42-36 Hathersage Road

Existing Site Section through Blocks 4 - 6





Hathersage Road | Block 6 | Car park | Site office | Block 5 | Car park | Block 4 | Upper West Grove

2.9 Existing Site
Condition of the Existing Buildings

A condition survey has been undertaken to review the condition of the existing buildings. A number of items are noticeable and have been picked up by the wider design team.

Some of the remediation items include:

Drainage to flat roof elements, in particular the flat roofs above the basement vehicle access points. Here water is pooling, and with no waterproofing upstand to the windows is rotting the internal skirting and window boards.

- Staining to brickwork at upper levels as a result of poor drainage at roof level
- Internal rainwater pipe leaks at basement level
- Cracking to the brick piers and concrete padstones at basement level. This indicates that the current structure is at capacity and cannot carry any additional load

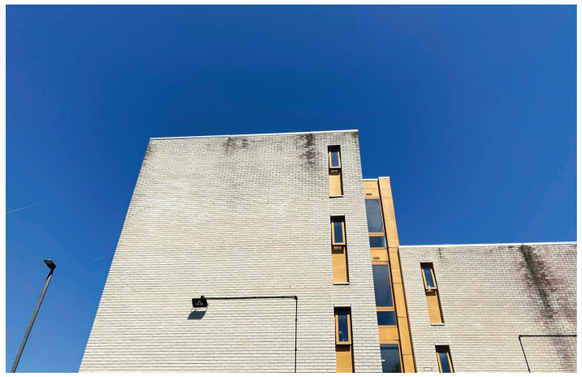
In addition, remediation is required to the external fabric of the existing buildings to ensure these meet current fire regulation requirements.



Rainwater pooling to areas of flat roof at ground floor



Staining to the external brickwork





Rotting window boards and skirting as a result of no waterproofing upstand



Leaks from internally run rainwater pipes causing damage at basement



Brick piers and concrete padstones cracking

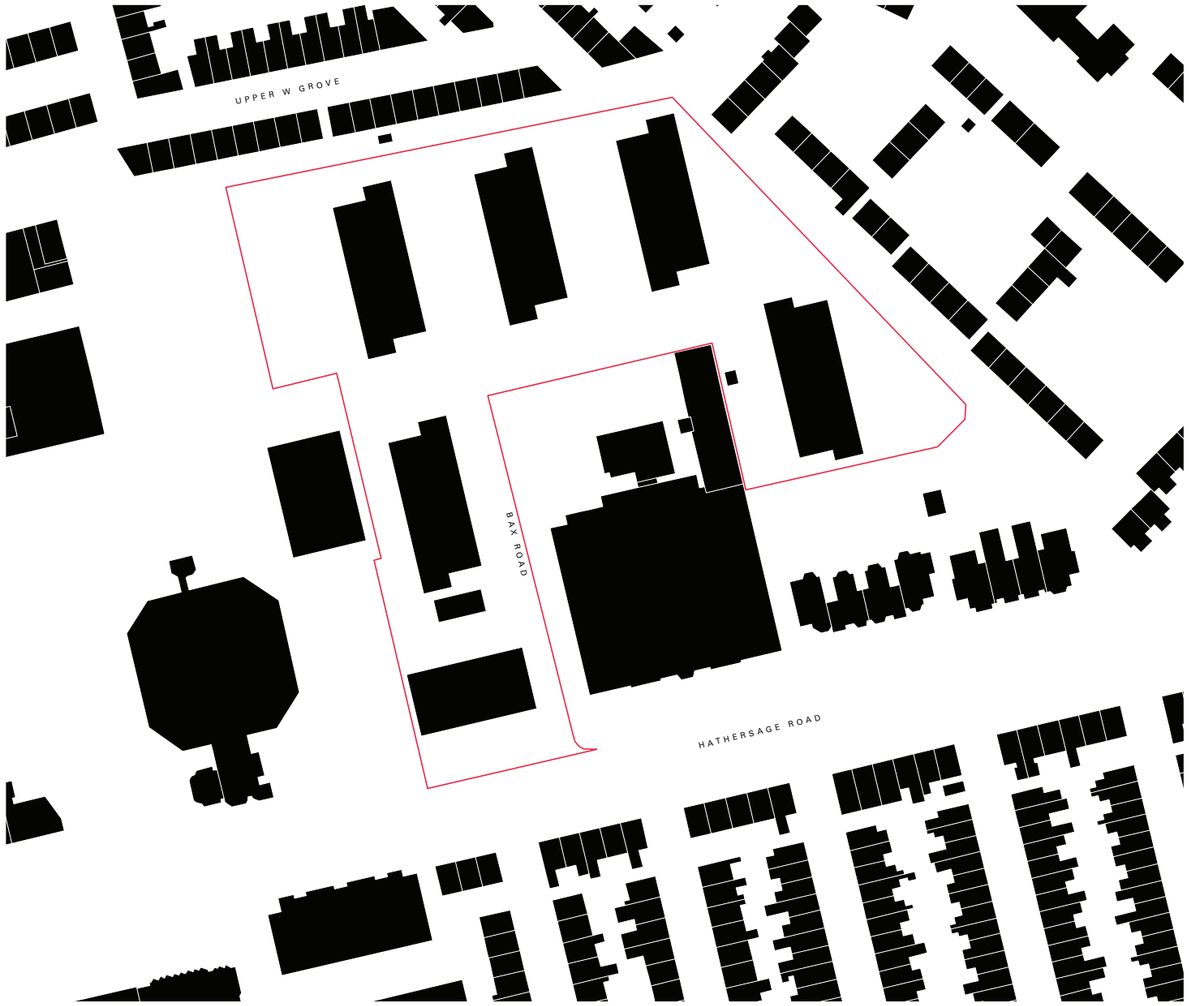
2.10 Site Analysis
Urban grain and Heights

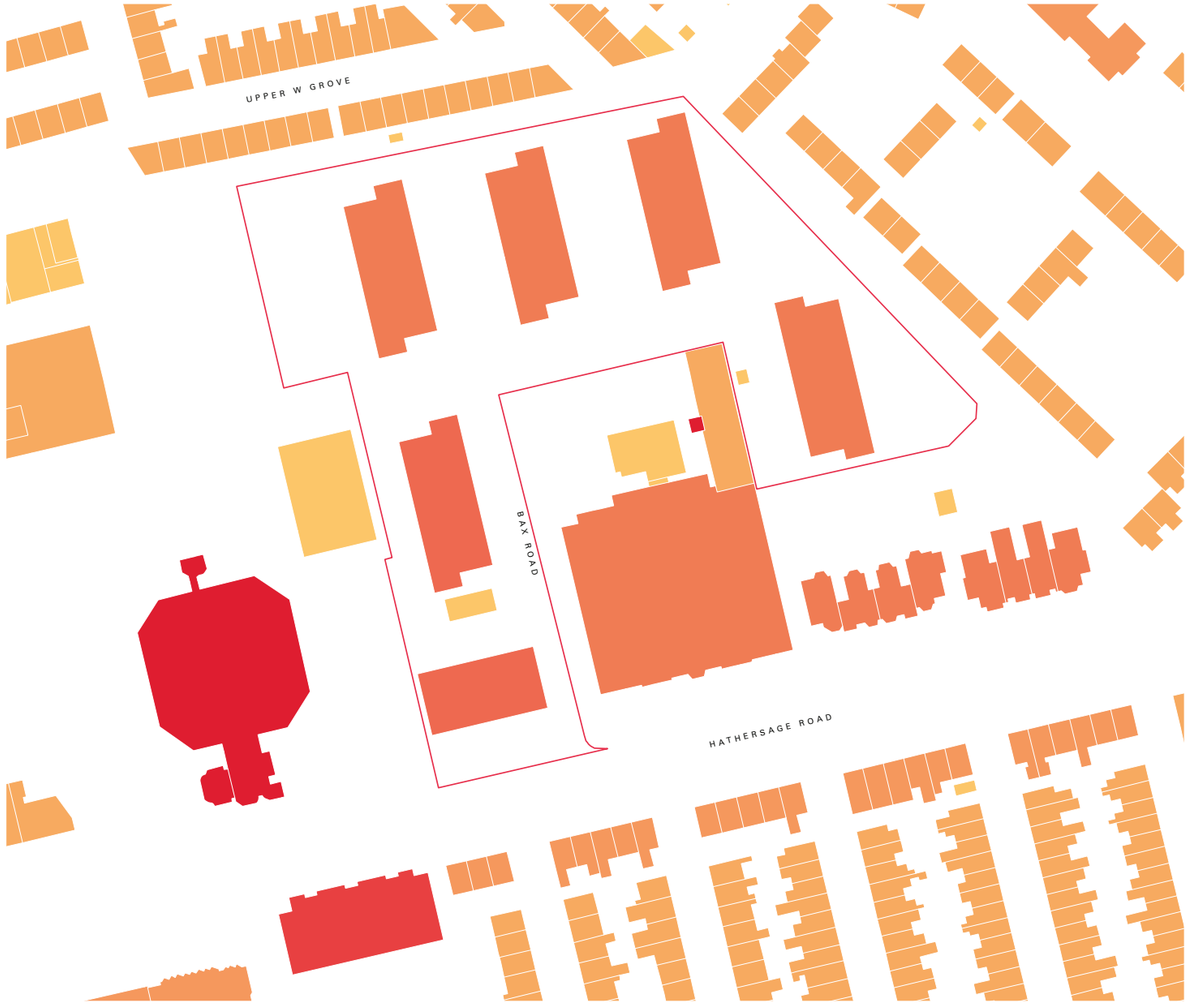
Urban Grain
The site has a varied urban grain ranging from the tight knit densely packed low rise context to the south of Hathersage Road, to the larger footprints of Victoria Baths and Octagon House to the West of the site. The site itself is made of 6 blocks laid out within a regimented grid.

Building Heights
To the South and East of the site, the building heights are generally around 2-3 storeys with the taller terraced housing fronting Hathersage Road. Some of these houses are more equivalent to 4 storeys in height. To the West, Octagon House sits at an approximate height of 8 residential storeys; its height difficult to gauge as it has a relatively blank elevation. Victoria Baths directly adjacent the site is 3 storeys to the street, with the roof of the baths equivalent to 4 storeys in height. The chimney to the rear of the site is the tallest built element in the vicinity.

Key

- 1 Storeys
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 8+ Storeys



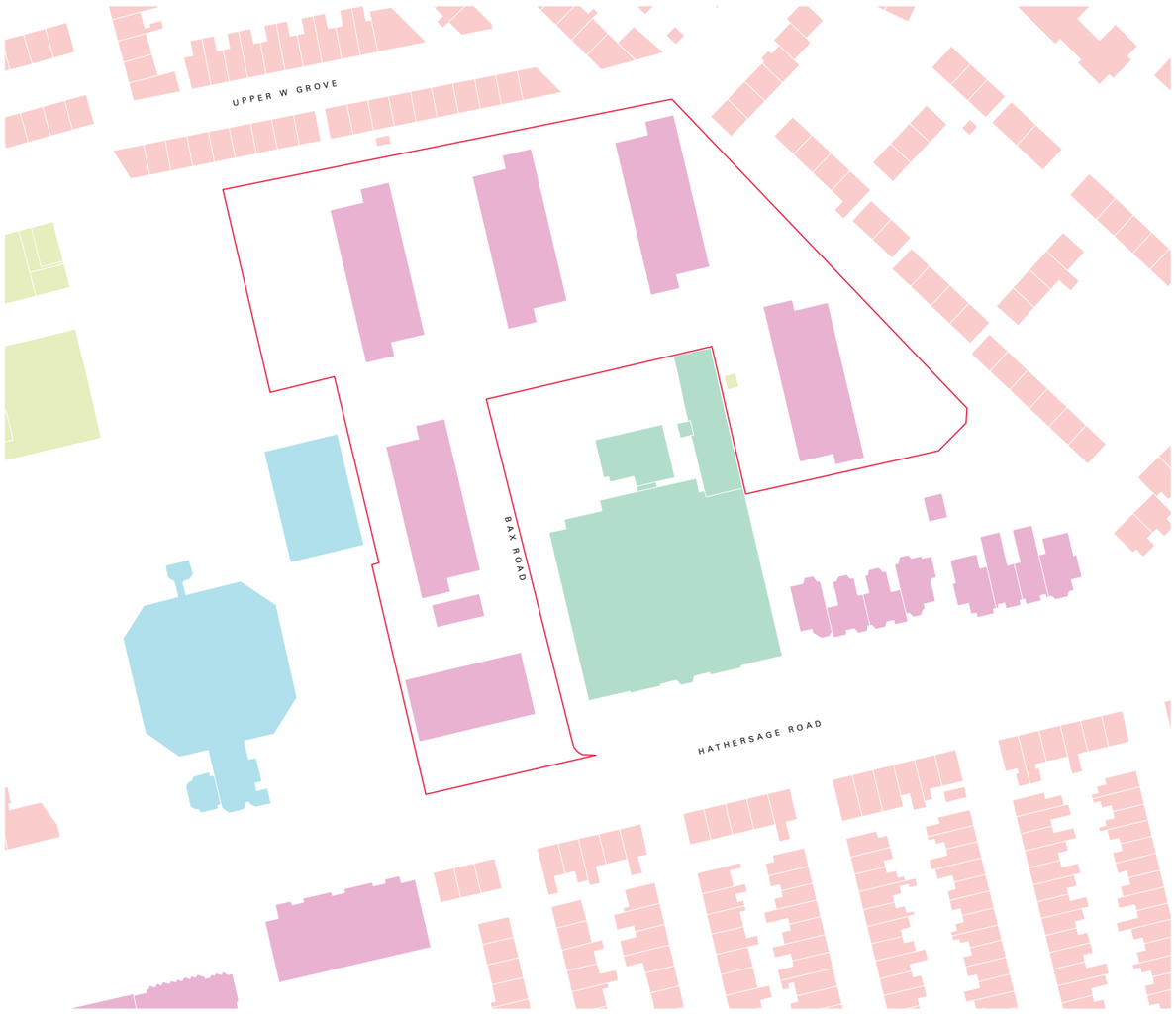


2.10 Site Analysis
Uses and Open Spaces

Uses
The local area is characterised by 2-3 storey red brick terraced housing, predominantly located to the south and east of the site. Within this context there are also a number of student residential properties; some within the larger terraced housing along Hathersage Road and to Tatton House and Coniston Hall to the south west of the site. Octagon House is an office development that is being used as an NHS Dialysis Unit. Victoria Baths were once a public swimming baths, however in recent years it has required significant investment and repair and is currently used as an events space and filming venue.

Key

- Residential – Student
- Residential – Private
- Office
- Industrial
- Community



Open Spaces
The majority of green amenity is associated with the private gardens and yards of the existing residential properties. In this immediate location, there is little publicly accessible open space. Whitworth Park is located a short walk away, however Swinton Park is the closest public park being located around 400m to the North-West. The site itself benefits from a good level of open space, however this has not been used to its full potential.

Key

- Publicly Accessible Open Space
- Planting and Semi-Private Green Space
- Private Green Space (Gardens)
- Trees



2.10 Site Analysis
Blocks & Parking

Existing Blocks
The existing blocks were constructed in 2009 and are laid out on a north-south grid which wraps around the existing Victoria Baths. Over the years, a refurbishment programme has taken place on some of these blocks which has seen the windows and panelling replaced. An external refurbishment has been completed on blocks 3, 4 and 5. In addition Block 5 has seen its internal configuration also updated. The existing blocks have had fire risk assessments completed upon them and these have identified issues with their external wall build up which requires addressing. As such, an external remediation exercise is also to be completed upon the blocks.

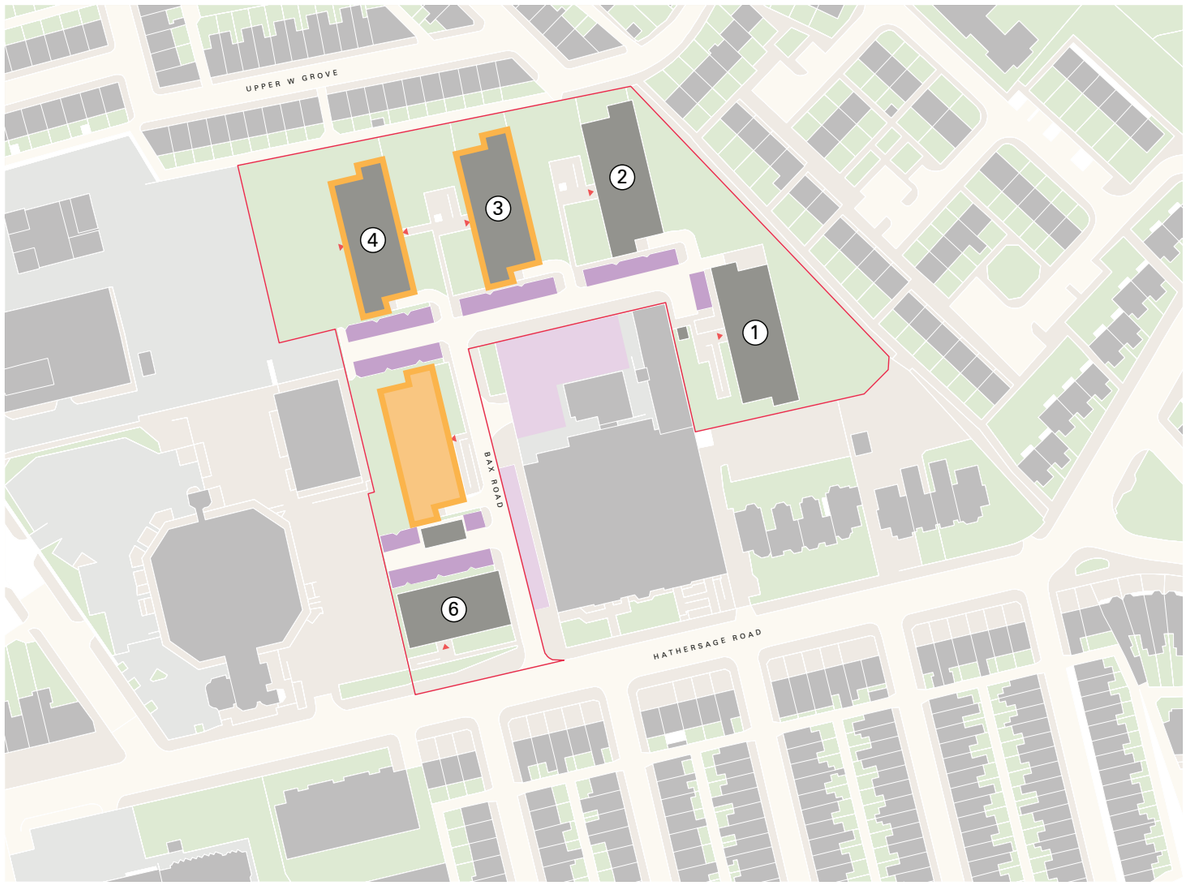
Key

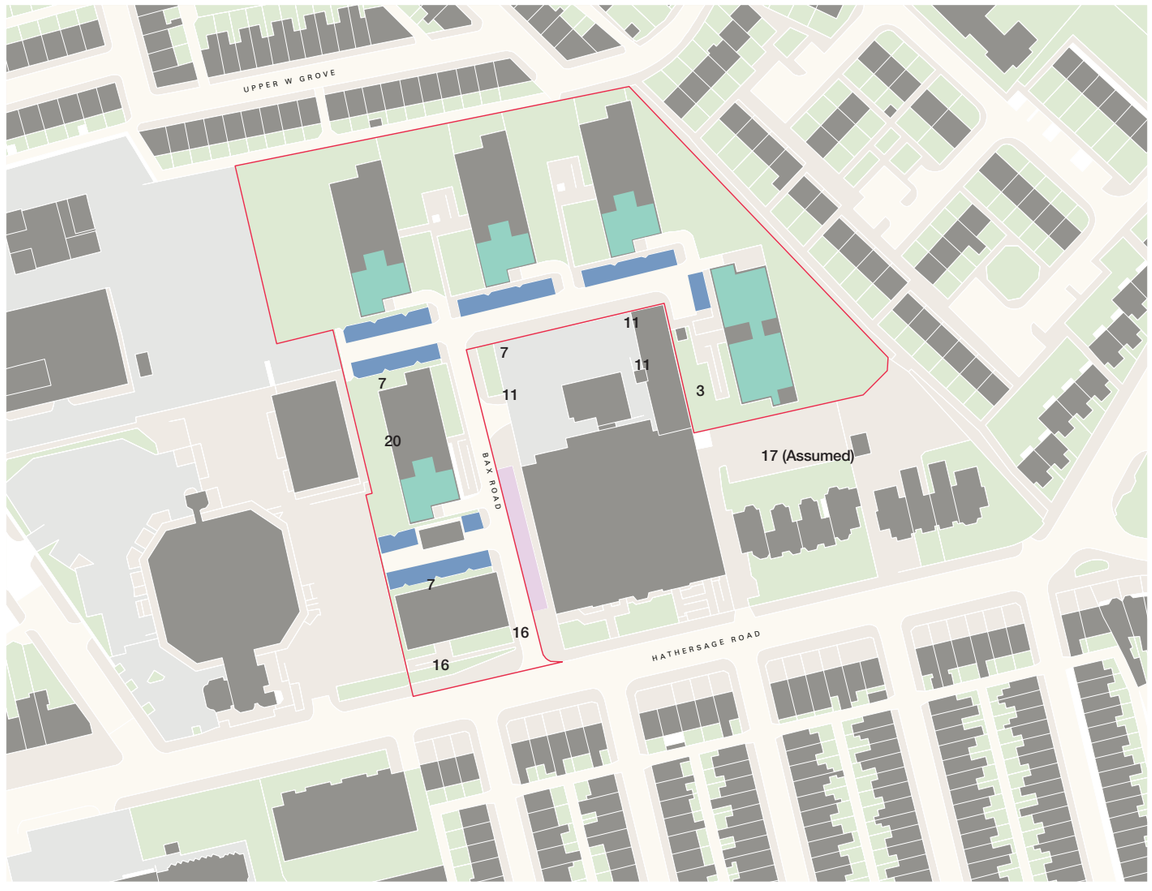
- External refurbishment
- Internal + External Refurb
- On street parking
- Victoria Baths parking
- Entrance
- Site boundary
- Road access
- Basement parking ramp
- Neighbouring access

Existing Parking
The site has both surface parking and has underground parking beneath blocks 1-5. Block 6 has no basement. There are currently 123 formal parking spaces on site, formed from a combination of surface parking spaces and basement pparking within blocks 1-5. As no double lines are observable along Bax Road, in addition a total of 34 vehicles can park along Bax Road kerblines.

Key

- Surface parking
- Basement parking
- Dedicated Victoria Baths parking
- Site Boundary



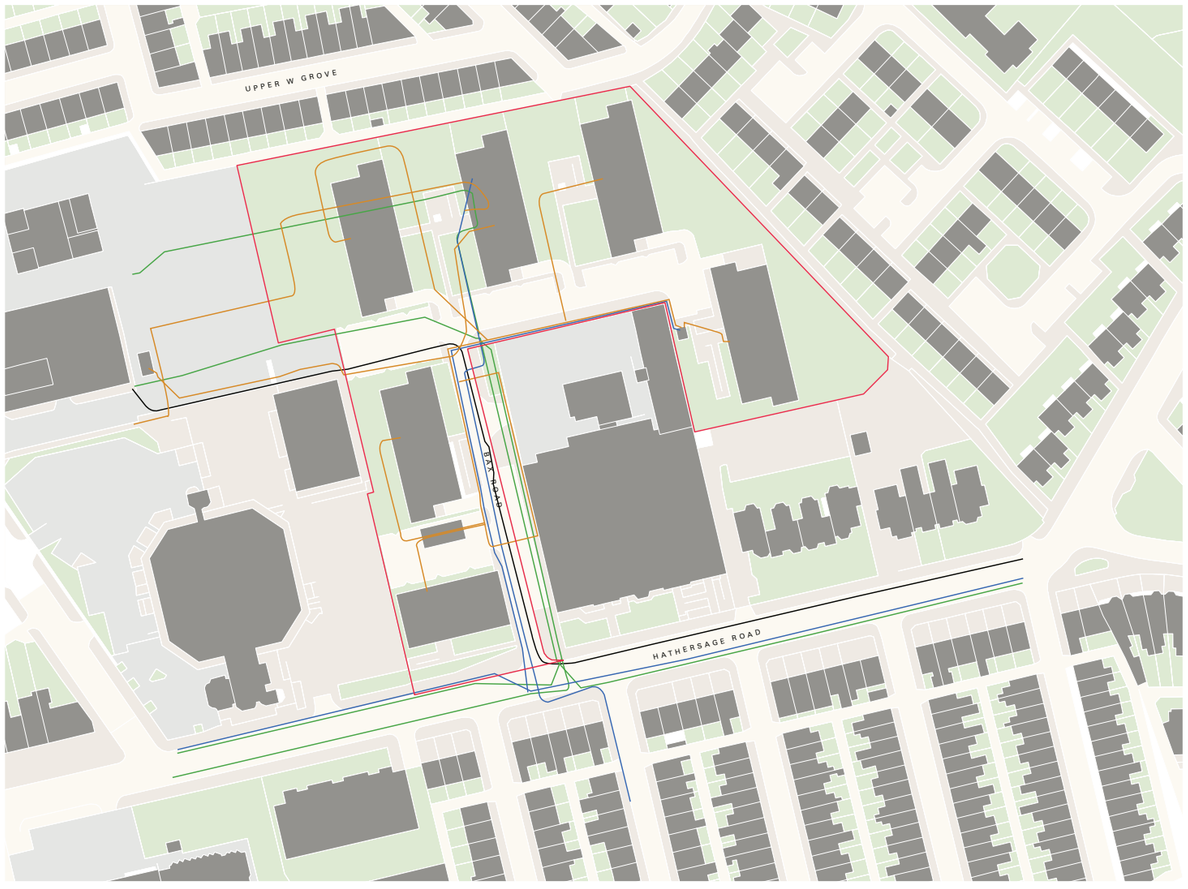


2.10 Site Analysis
Utilities

Existing Electric Utilities
There are a significant number of electrical utilities running through the site. The majority of these are along Bax Road, however a number of these run between Blocks 4 and 5. In particular there is an EHV 132KV cable which connects to a primary substation and an HV 33KV cable. The utility provider would wish to retain full service access to maintain these.

Key

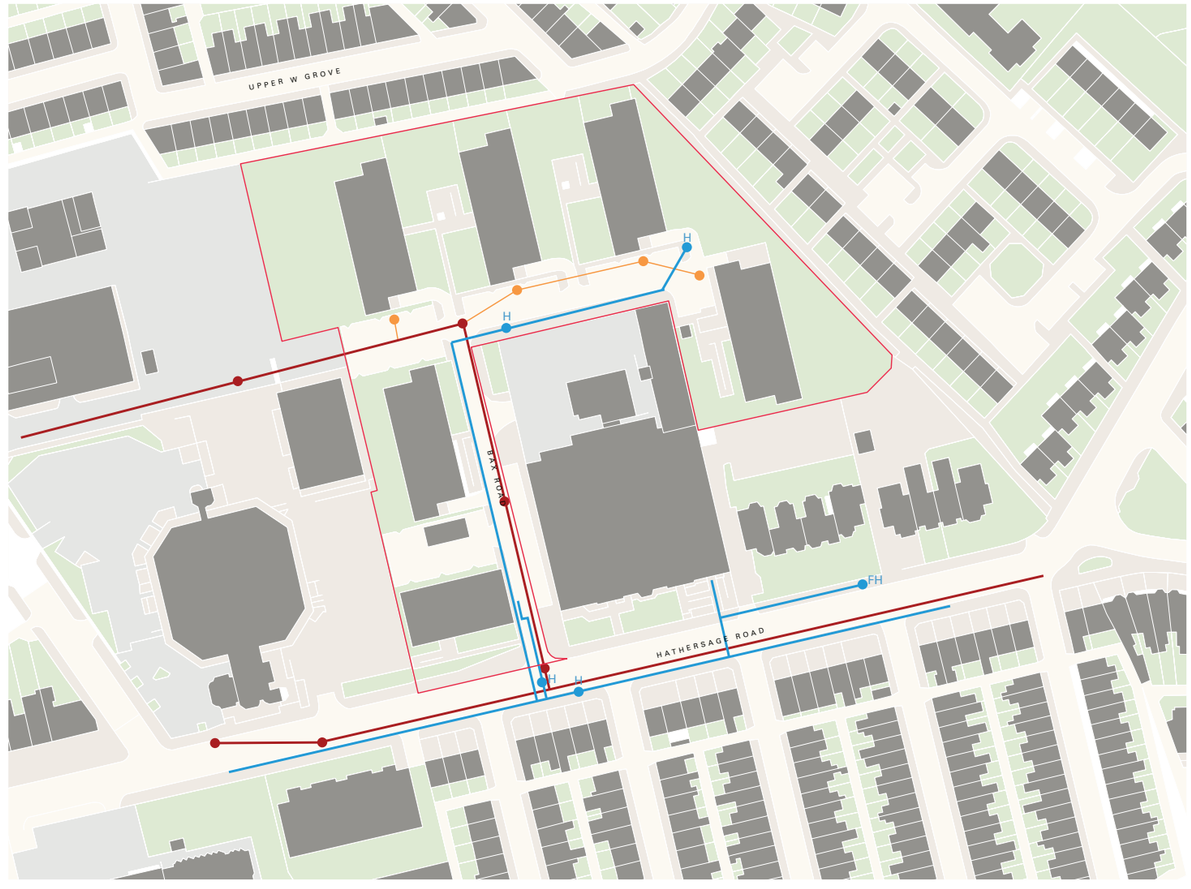
- 132 kV
- 33 kV
- 6 kV
- LV
- Site Boundary



Existing Waste and Water Distribution
A mains combined public sewer runs along Bax Road and turns to run between blocks 4 and 5. The utility provider would wish to retain full access to service these utilities. A foul sewer connects to the public sewer at the junction with Bax Road and serves Blocks 1, 2 and 3. It is not currently known whether these pipes have been adopted.

Key

- Combined Public Sewer
- Foul Sewer
- Manhole
- Distribution Main
- H Hydrant
- FH Fire Hydrant
- Site Boundary



2.10 Site Analysis
Utilities

Existing Gas
A gas pipe serves Block 5 but is expected that this will be disconnected for the proposed development and its change of site wide MEP strategy.

Key

LP Main

Site Boundary

Existing Telecoms
There are a number of existing telecoms cables that cross and intersect the site. Further investigation is required to determine if all of the ducts and cables are still in use.

The feed that sits to south of Blocks 2 and 3 may require diverting with the proposed development.

Key

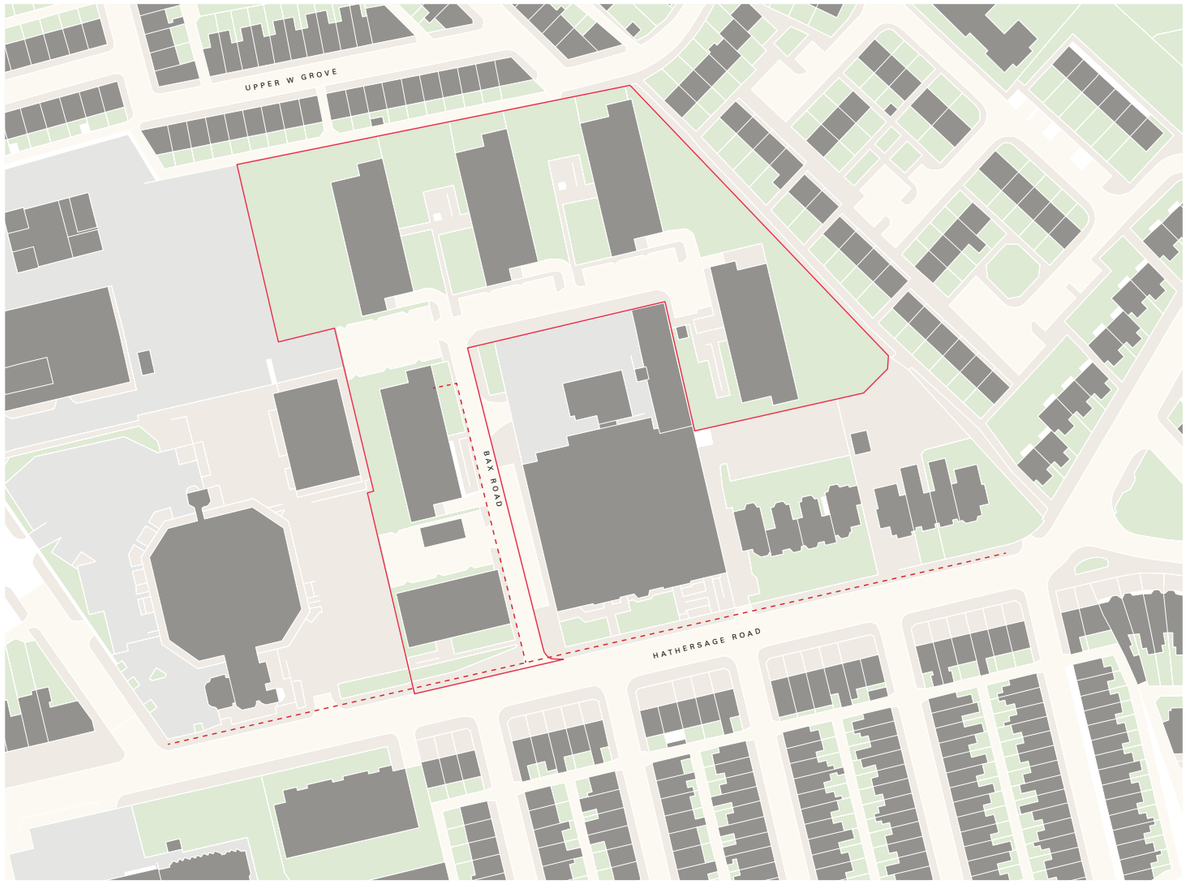
Built

Planned

Built Telecoms Box

Planned Telecoms Box

Site Boundary





2.10 Site Analysis
Existing Routes and Environmental Analysis

Existing Routes
The site is served by Bax Road which is accessed from Hathersage Road. This access road is a private road. All 6 blocks have vehicular access to them, with 5 of the blocks (1-5) having access to their own underground car park.

Pedestrian access into the site is via a pavement running between Bax Road and the Eastern face of Blocks 5 and 6.

All residential block entrances are centrally located. All of them adopt a similar layout with a central access point to a single stair and lift. Victoria Baths has an access gate to its North-West corner which provides access to its rear yard..

Key

Vehicular Route

Pedestrian Route

Pedestrian Entrance

Site Boundary

Environmental
The site is served by Bax Road which is accessed from Hathersage Road. This access road is understood to be adopted, however the extents of this adoption have yet to be clarified. All 6 blocks have vehicular access to them, with 5 of the blocks (1-5) having access to their own underground car park.

Pedestrian access into the site is via a pavement running between Bax Road and the Eastern face of Blocks 5 and 6.

All residential block entrances are centrally located. All of them adopt a similar layout with a central access point to a single stair and lift. Victoria Baths has an access gate to its North-West corner which provides access to its rear yard..

Key

Site Boundary

Neighbouring Windows

Noise and Air Pollution Source

Hazard – Electricity

Entrance

Road Access

Basement Parking Ramp

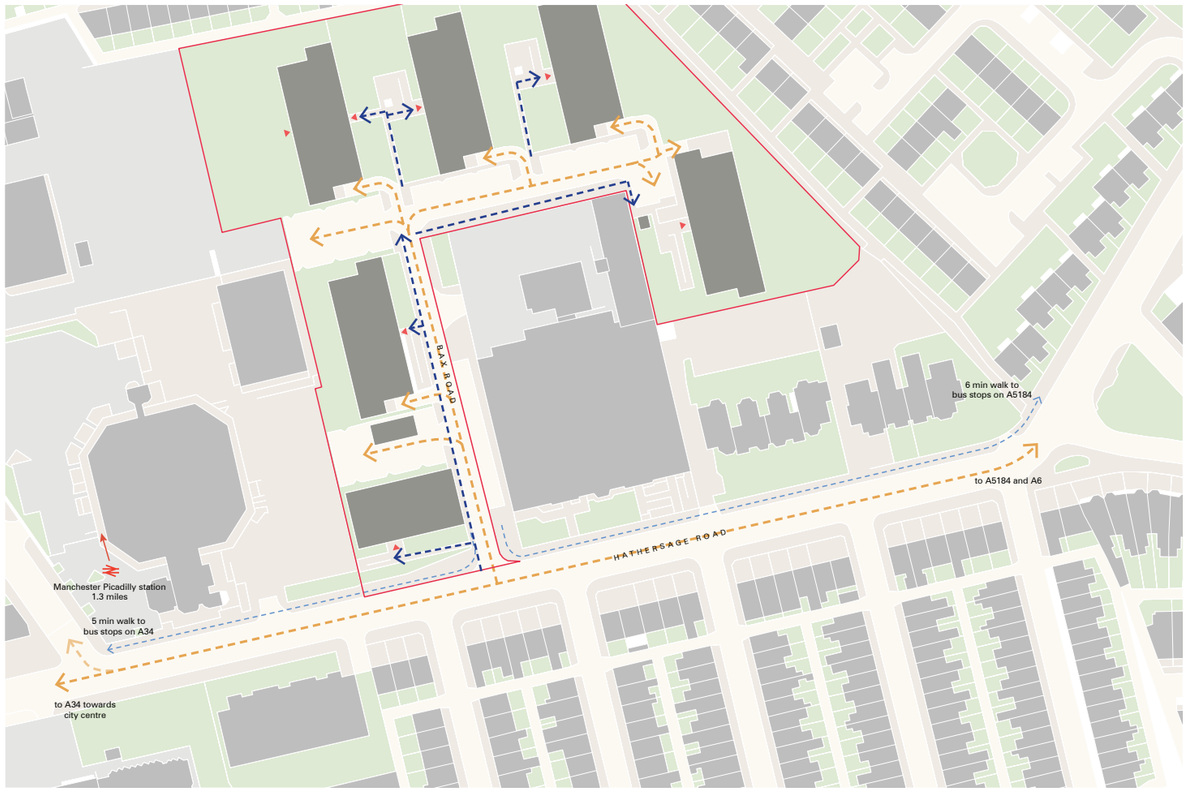
Existing Tree – Approximate Location

Grade II* listed building

Utilities – Sewage

Utilities – Electricity

Sun path





Design Evolution

3.1 Opportunities
Overview

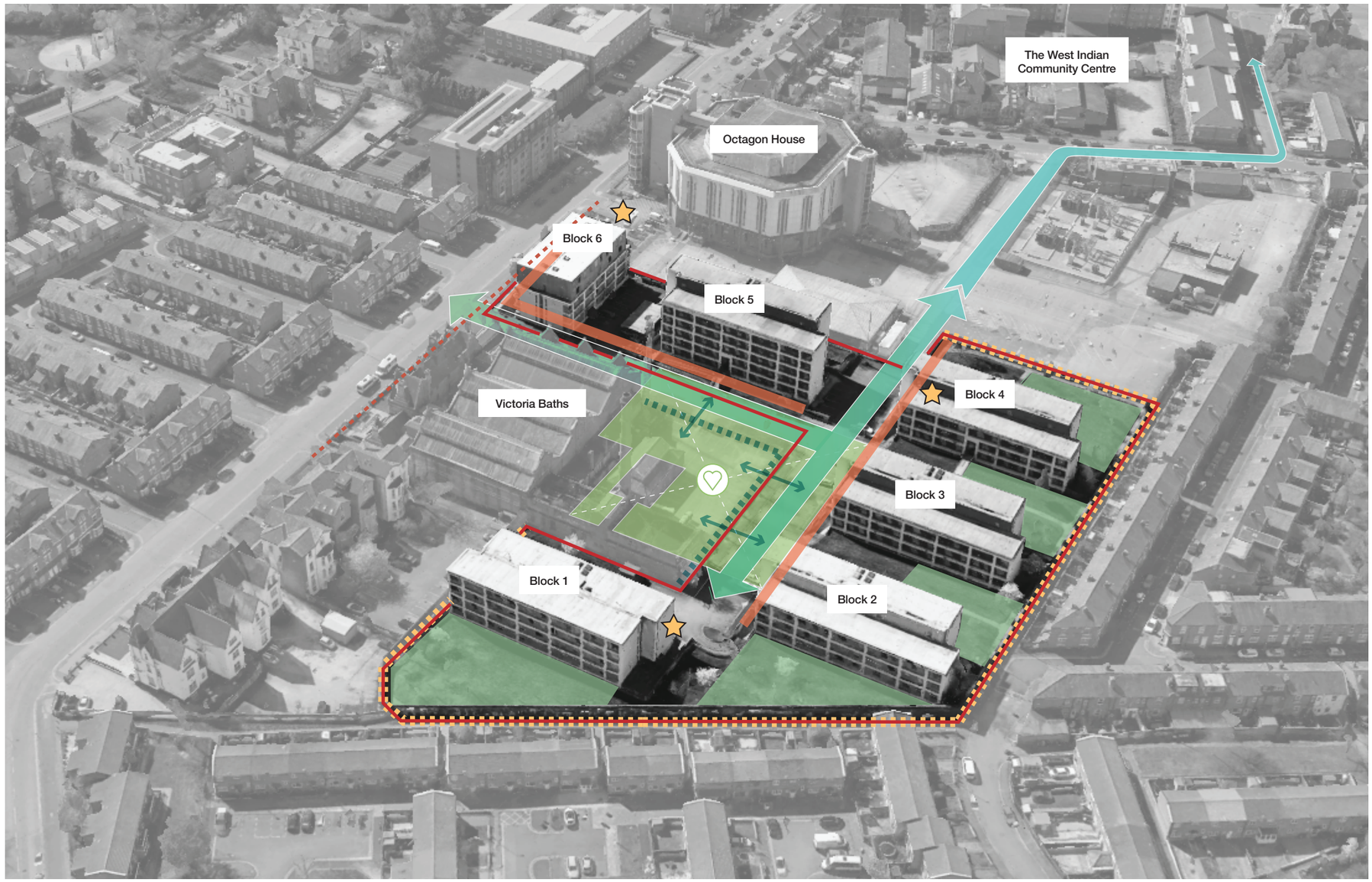
The current masterplan provides an opportunity to improve the urban design and placemaking of the site as part of a comprehensive regeneration strategy. This provides the opportunity to:

- Invest in the public realm and streetscape to prioritise pedestrians and cyclists and diminish the dominance of car parking.
- Capitalise on the baths as a destination by creating a new civic space/square to the rear.
- Create a more varied and improved townscape through re-modelling the existing 6 buildings.
- Improve the setting of all of the buildings through improvements to the green space and better delineating between public and private spaces.
- Re-addressing the Hathersage Road frontage to improve the setting of the baths whilst improving the “front door” of Victoria Point.
- Allow for a future connection between Bax Road and Carmoor Road
- Improve the connectivity between blocks by creating an active street frontage across the site









Key

- Proposed active frontage
- Proposed landsape
- Future connections
- Future development site
- Proposed landscape boundary
- Potential frontage / boundary condition
- Focus Point
- Site Boundary

Wider Site Opportunities Diagram

3.2 Massing Evolution Principles

A number of principles have informed the evolution of the massing and form to achieve a final preferred approach to re-development:

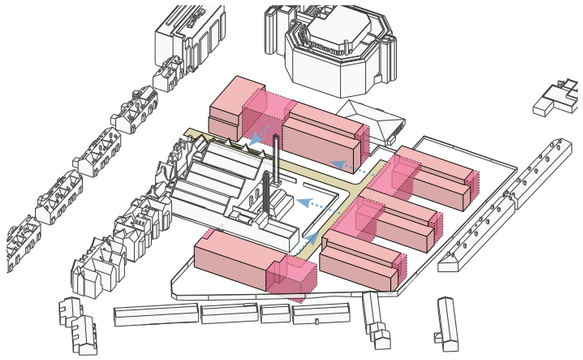
1. Mending the blocks. By infilling between the buildings a coherent street frontage with natural surveillance and front doors can be created improving enclosure to the street and addressing the sense of isolation caused by the current orientation of the blocks facing away from Bax Road. This also creates a clear separation of fronts and backs and public and private.

2. Facilitating Future Connections whilst respecting the neighbours to the north. Adding additional height to the southern bookends of buildings 2, 3 and 4 affords an appropriate scale to Bax Road and The Baths whilst respecting overlooking to the terraced housing to the north. Adding further height to building 4 anchors the view from Hatherasge Road whilst promoting a future connection to Carmoor Road.

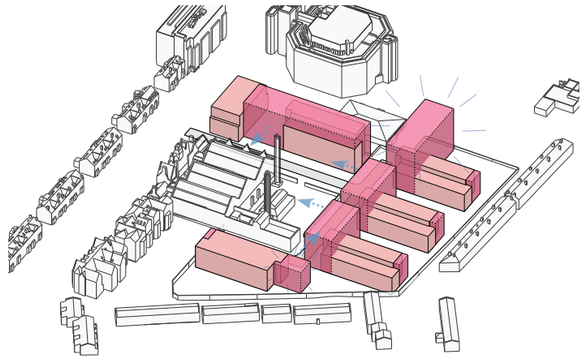
3. Creating a new address. The re-modelling of building 6 and infilling the space between buildings 5 and 6 creates the opportunity of a taller structure to mark the entrance to the scheme responding to the scale of Octagon House whilst defining a new centre of gravity for student amenity and reception and a new focal point in the wider urban context.

4. Respecting the Baths. Addressing the Hathersage Road frontage and the setting of the Listed Victoria Baths, the taller mass should be moved towards the building 5. This allows the full re-modelling of building 6 and a reduction in height and bulk to create a more appropriate scale and form to Hathersage Road, while avoiding a similar impact to the neighbouring residential streets to the north.

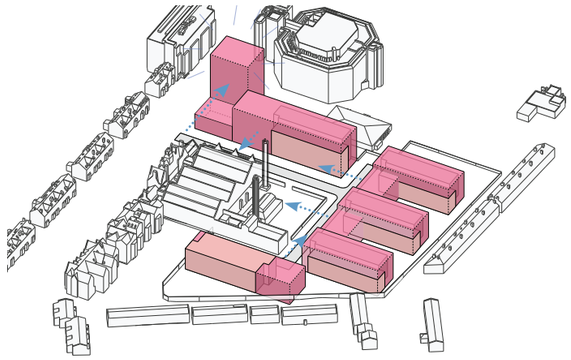
Mending the Blocks and Creating the Place



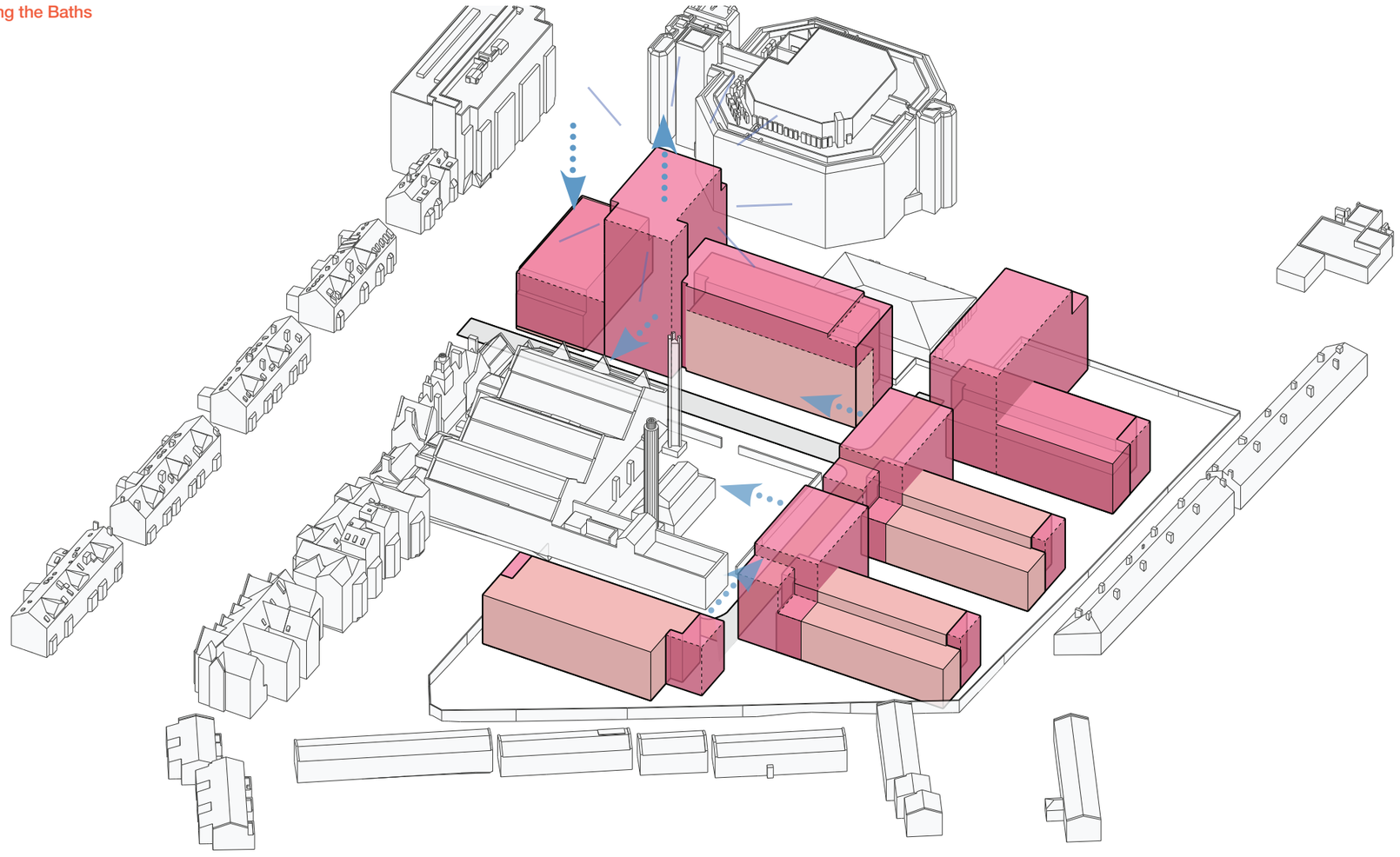
Facilitating Future Connections



Creating a New Address

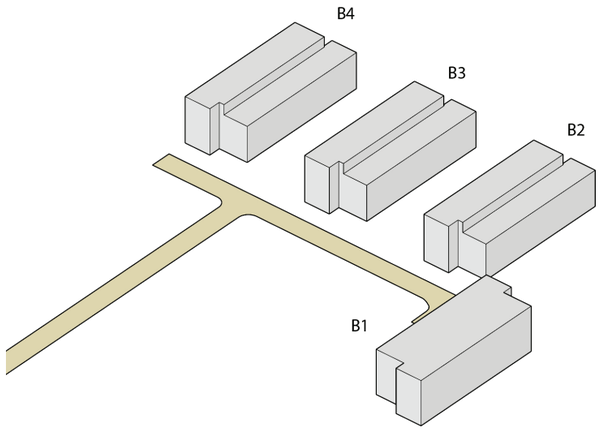


Respecting the Baths

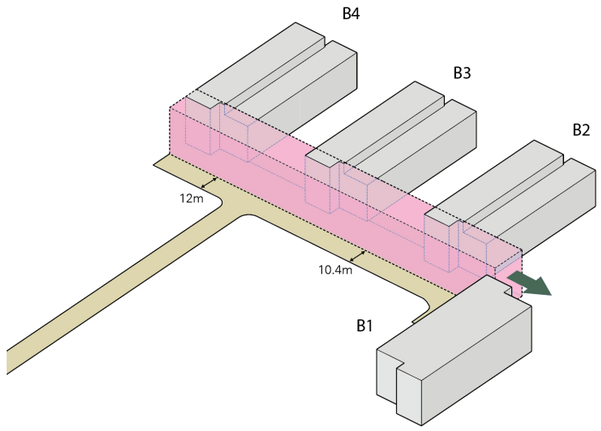


3.3 Massing Evolution
Blocks 1-4 Refinement

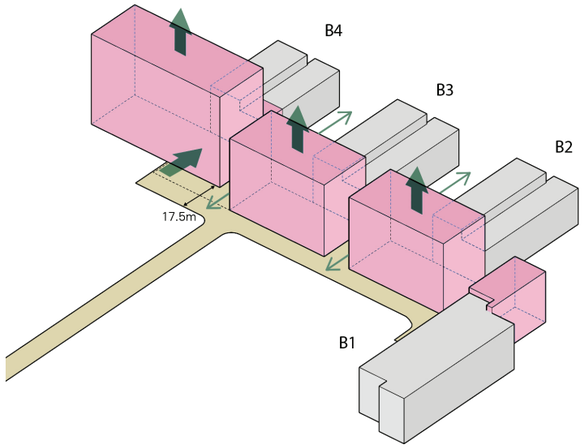
1.
Existing blocks 1-4 set out as repeat blocks with undefined amenity space between buildings



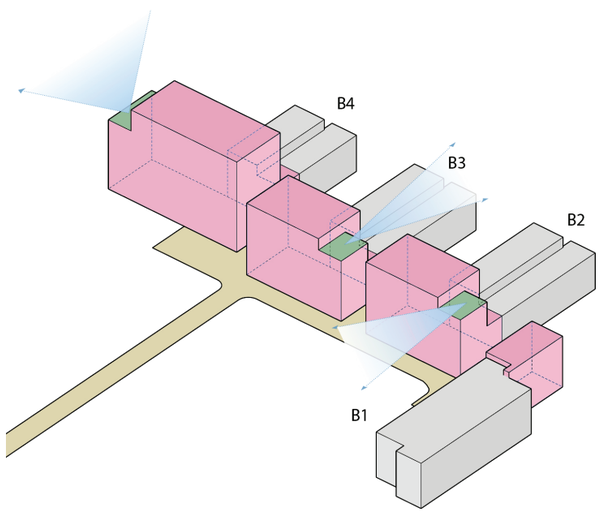
2.
Linear massing to the southern end of the existing blocks creates an active frontage to Bax Road and helps to provide definition to the shared communal spaces behind



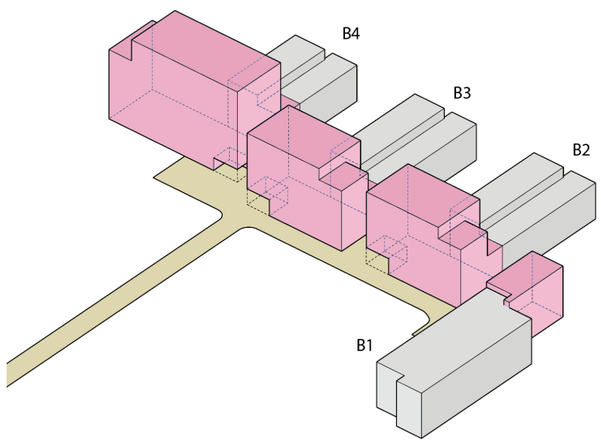
3.
Breaking the linear massing allows for clearer visibility and access through to the communal gardens. Block 4 is pushed back to make better use of the site. By breaking up the linear mass a series of 'bookends' are created. Height is increased to maintain a viable uplift in units



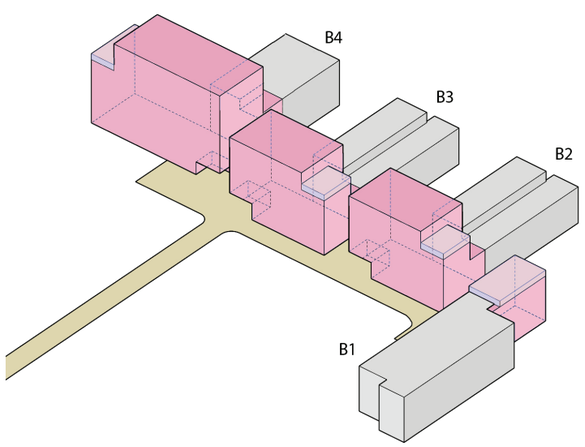
4.
Breaking up the massing at roof level to provide visual relief to the blocks and to help facilitate a series of communal terraces



5.
Entrances are defined at ground floor to further break up the massing and to give a hierarchy to the development



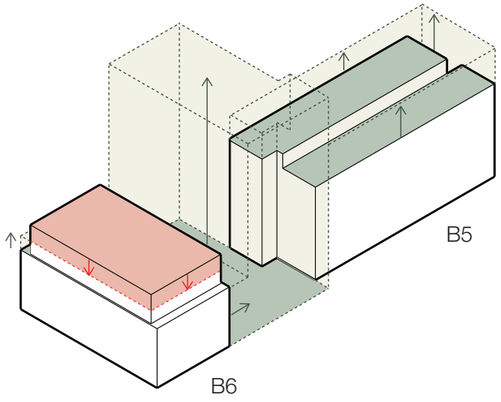
6.
Parapets to terraces defined visually in reference to the water tanks that are visual features of the Victoria Baths plant rooms adjacent



3.4 Massing Evolution
Blocks 5 and 6 Refinement

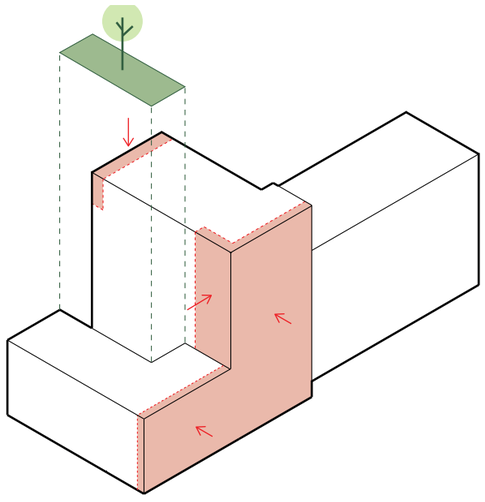
Adjusting the Blocks

1. Infill between existing buildings to complete the street
2. Reduce emphasis of Block 6



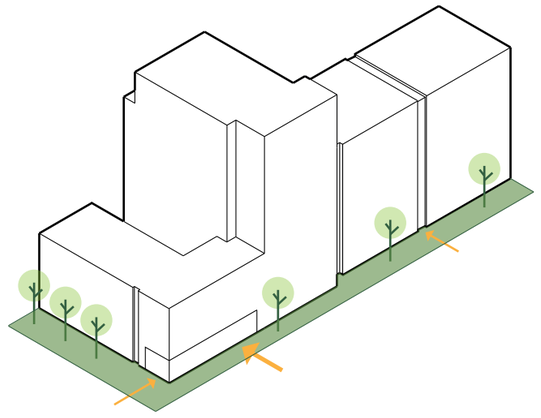
Articulating the Massing

1. Reduce footprint of building to create more domestic footprint
2. Insert greenery in courtyard
3. Increase street width to Bax Road to step away from Baths
4. Sculpt the top of the infill building.



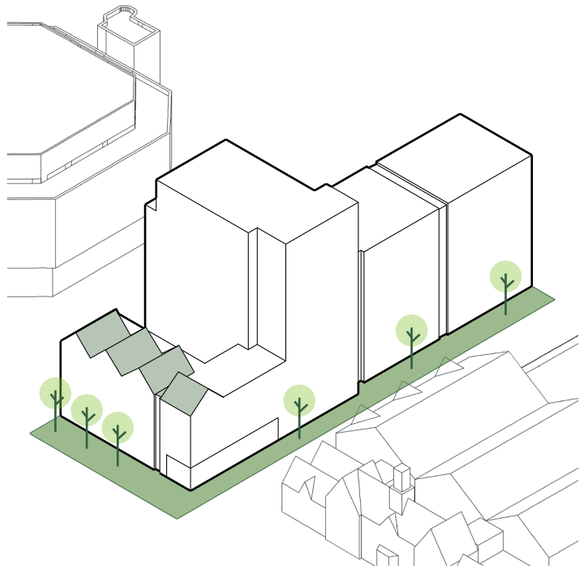
Adding the Ground Plane

1. Create primary and secondary front doors
2. Improve the landscape setting
3. Re-proportion existing Block 5



Contextualising Hathersage Road Scale and Form

1. Reverting Block 6 to the historic domestic form
2. Pitched Roof
3. Reduced footprint and height



3.5 Massing Evolution
Summary of Demolition and Re-Configuration

Where possible, the development seeks to retain existing structures. Across the 6 blocks, 2 of these are to be completely demolished, 2 are to have their structure partially retained and 2 are to have their structure retained. Those blocks that are to be retained are to have a new external envelope.

A block by block summary of the demolition proposals are noted below.

Block 1

- Existing basement structure to be retained
- Existing basement internal layout reconfigured
- Existing superstructure retained
- Internal layout to be removed to allow for flat reconfiguration
- Existing roof to be removed and replaced
- Existing envelope and windows to be removed and replaced

Block 2 and Block 3

- Existing basement structure to be retained, except to ends where the slab will be removed
- Existing basement internal layout reconfigured
- Existing superstructure retained, except to ends where this will be partially demolished
- Internal layout to be removed to allow for flat reconfiguration
- Existing roof to be removed and replaced
- Existing envelope and windows to be removed and replaced

Block 4

- Full demolition of basement and superstructure

Block 5

- Existing basment structure to be retained
- Existing basement internal layout reconfigured
- Existing superstructure retained
- Internal layout to be removed to allow for flat reconfiguration
- Existing roof to be removed and replaced
- Existing envelope and windows to be removed and replaced

Block 6

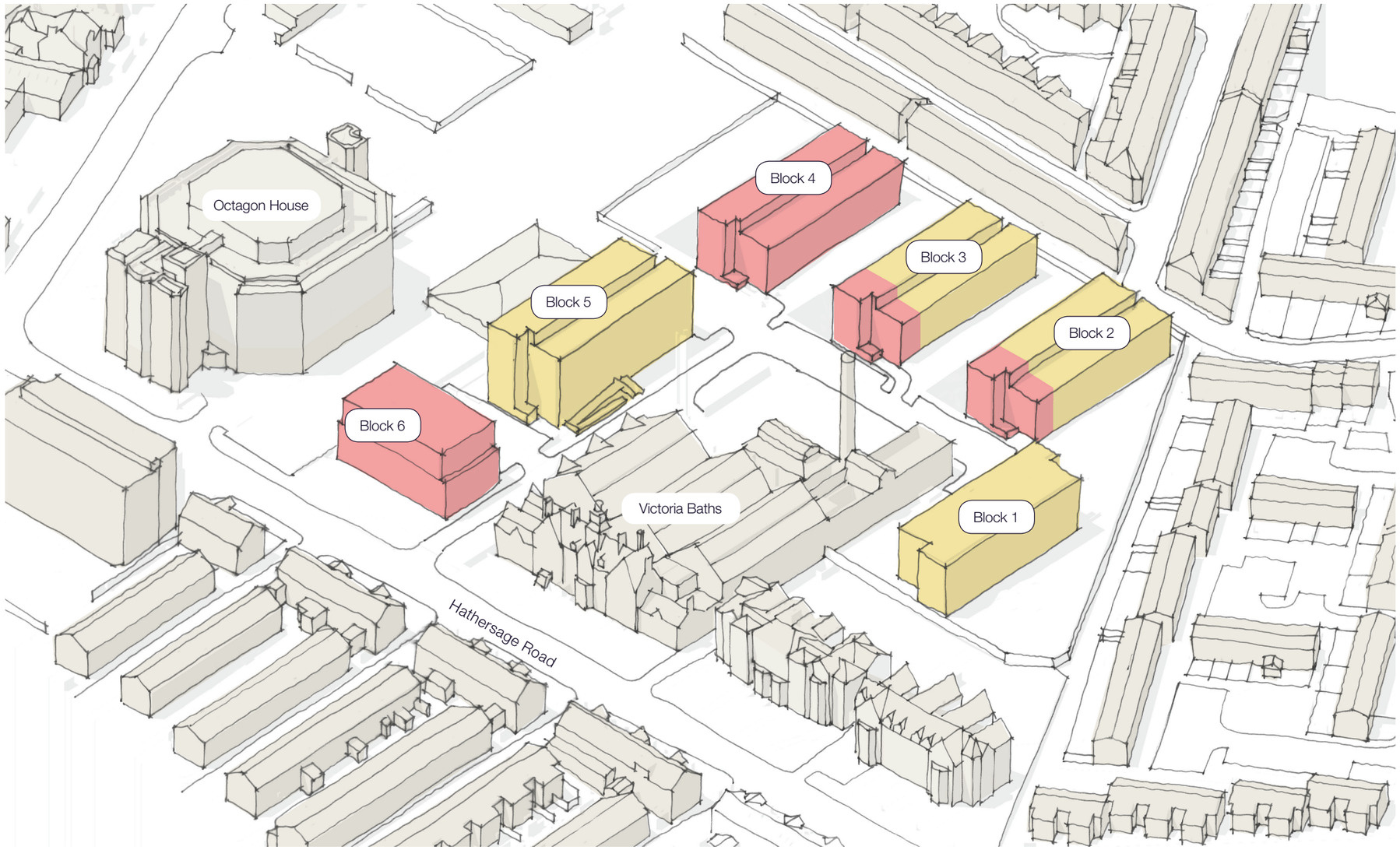
- Full demolition

Please refer to the structural engineers pack for further information.

Key

Retained with new external envelope

Demolished



3.6 Massing Evolution
New Build Elements

The evolved massing creates a contextual frontage to Hathersage Road with infill and new build blocks pushed into the site to mitigate the impact on neighbours. Blocks 1, 2, 3 and 4 are re-configured with new build elements / bookends to provide active frontages to Bax Road and define private courtyards behind.

Breaks between each of the blocks along with subtle variations of height are added to vary the massing and provide light and views into the courtyards.

A block by block summary of the new build proposals is noted below:

Block 1
A new build extension is proposed to the north of the existing retained block. This extension provides additional rooms and an additional staircase to meet compliance with fire regulations

Block 2 and 3
A new build extension is proposed to the south of the existing retained block. This extension provides a new primary stair and lift core, additional rooms, a new entrance and bin store. To the north of the existing retained block, an additional escape staircase is added to meet compliance with fire regulations

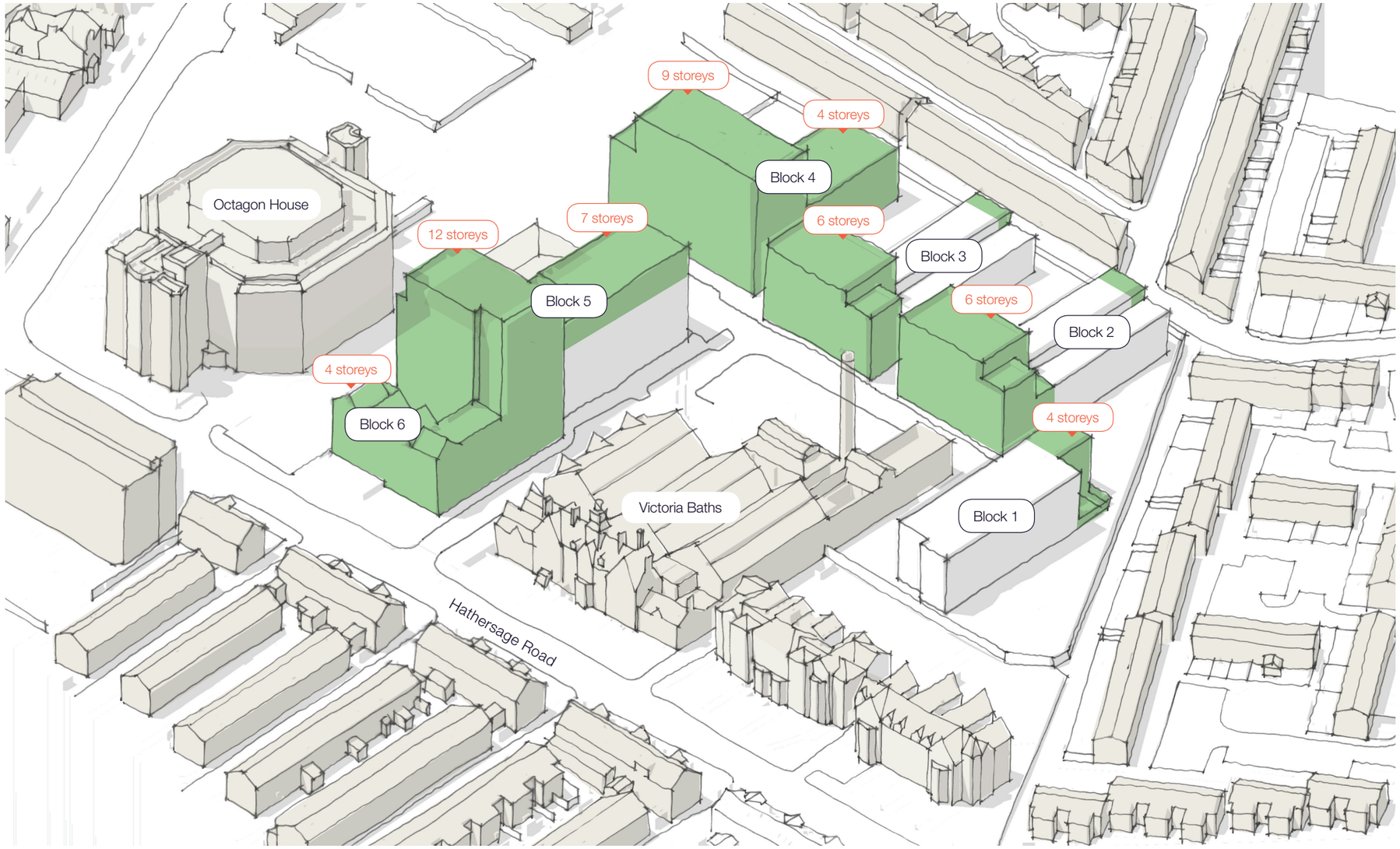
Block 4
An entirely new block this L-shaped block provides new communal spaces at ground floor, a new reconfigured basmeent with appropriate plant and sprinkler provision and additional rooms above it within a part 4, part 9 storey building

Block 5
A two storey roof extension to the retained structure.

Block 6
A new build block of 4 storeys to the street with a 12 storey block between this and Block 5. This block interfaces and connects with the retained Block 5 to the north.

Key

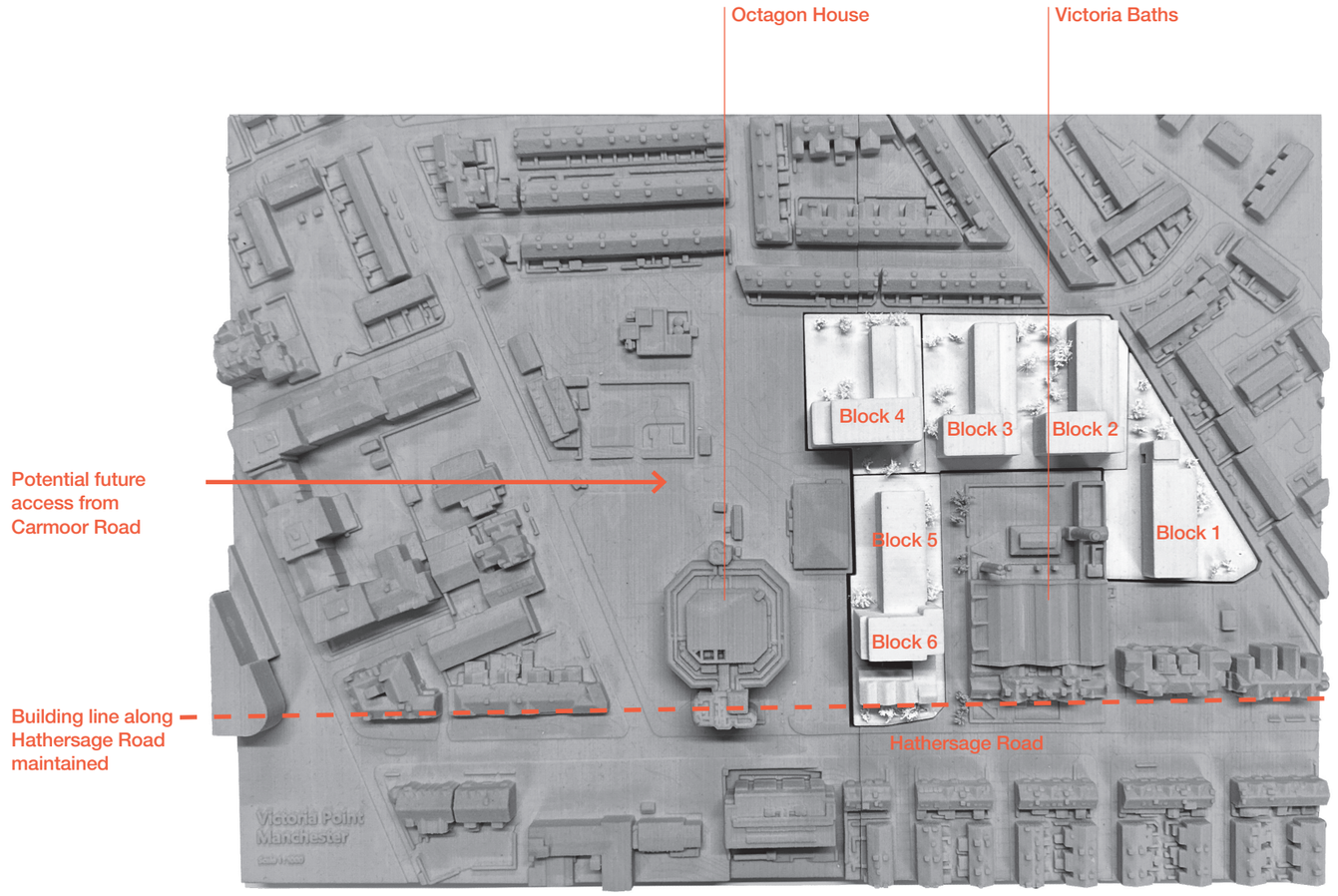
New Build / Extension

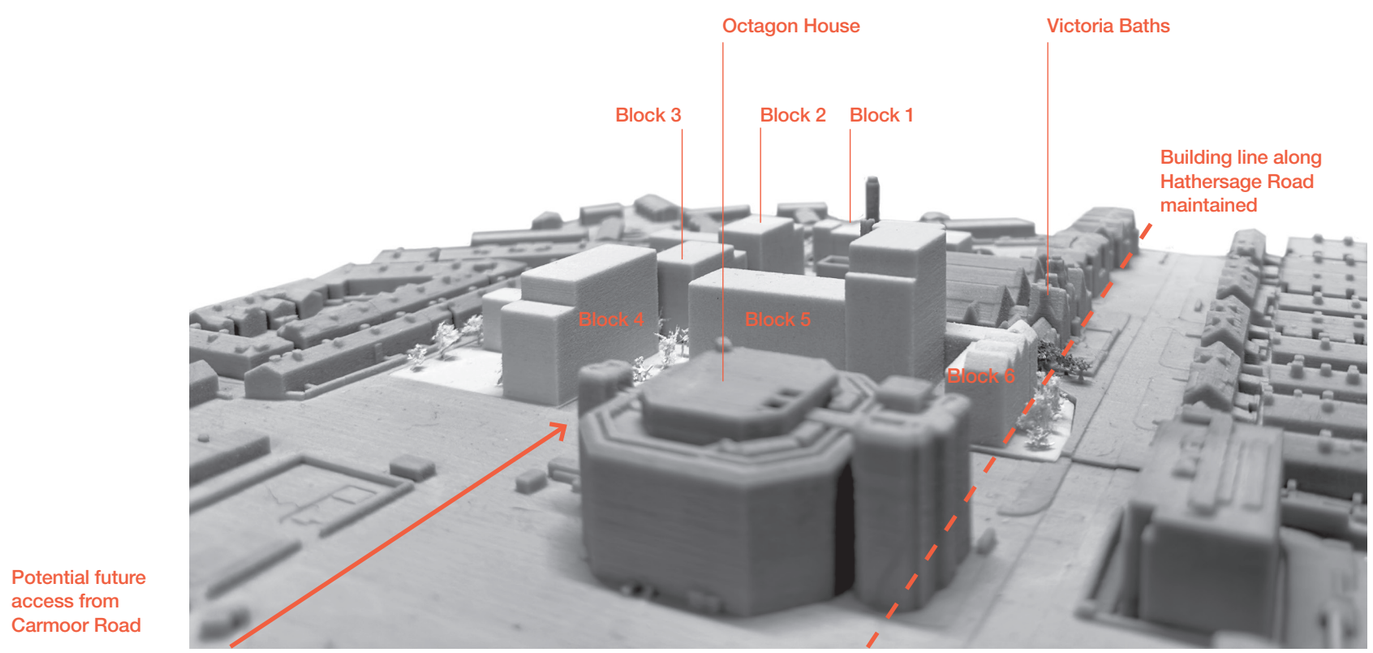


3.7 Massing Evolution
Physical Model Study

A physical model has been used to inform the design development and explore the relationship with the ongoing wider context of the development proposals. Buildings have been grouped as plug inserts to be able to update and reflect the evolving design and demonstrate the change in built form from existing to proposed.

The model was produced at the early concept development stage and is for illustrative purposes only.





3.8 Townscape Views

Illustrative Sequential Townscape Views

A series of unfolding views around the site have been produced to demonstrate how the buildings knit into the existing surroundings and assess any changes to the townscape as seen when approaching the proposed scheme from the East or West. These views were chosen to determine the impact of the proposals from a selection of viewpoints close to the scheme.

View 01

East from Hathersage Road

The view from the east of Hathersage Road shows how the lower section of Block 6 addresses the street and creates a frontage more in keeping with the rest of Hathersage Road. The taller element sits behind the street frontage and can be seen to the rear of Victoria Baths. The rest of the scheme is not visible from this viewpoint.



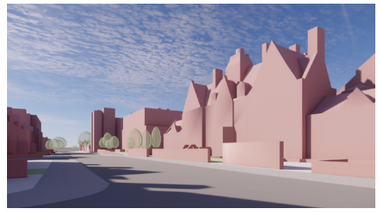


View 02

East from Hathersage Road

This view further along Hathersage Road, closer to the development, shows the pitched roofs and their relationship to the Baths and the rest of the street more clearly. The taller element sits back from the street line to minimise the impact on the Baths.









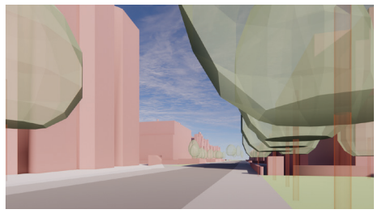
3.8 Townscape Views

Illustrative Sequential Townscape Views

View 03
West from Hathersage Road

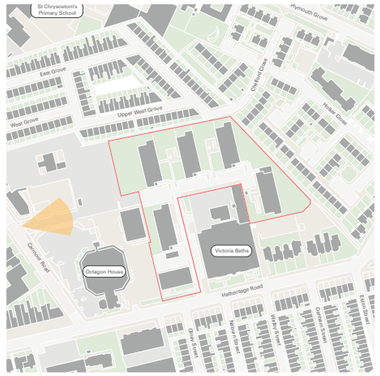
From the opposite end of Hathersage Road, the relationship of the lower part of Block 6 in relationship to the Baths clearly shows the improved streetscape along Hathersage Road. The taller section of Block 6 is only revealed once past Octagon House.

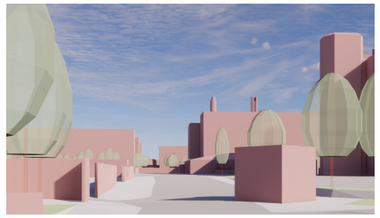




View 04
West from Carmoor Road

From Carmoor Road there is a clear view of Bax Road, with the building orientations creating a more active street frontage than what is currently there. Block 1 creates a bookend for the street.



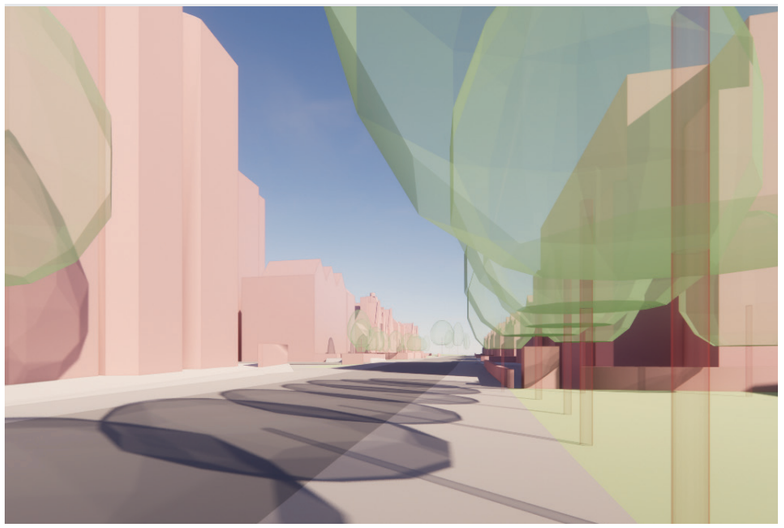


View 05
from Naburn Street looking north towards Hathersage Road

From Naburn Street, the view down Bax Road becomes apparent. The smaller section of Block 6 is of a scale similar to the Baths, with the taller element sitting back from the road.











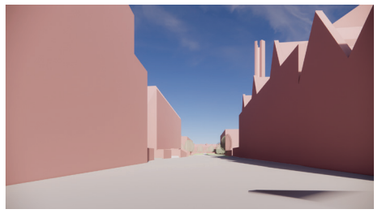
3.8 Townscape Views

Illustrative Sequential Townscape Views

View 06
North along Bax Road from Hathersage Road

The view down Bax Road facing north shows Block 6 to the front of the site, with Blocks 5, 4 and 3 visible to the rear. The oreintation of these blocks improves the street frontage and sense of place. Views to the internal courtyard between Blocks 3 and 4 start to become visible.

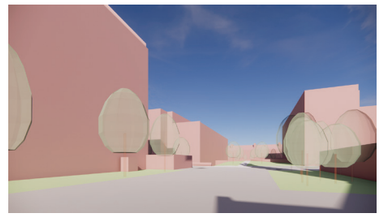




View 07
Corner of Bax Road

At the centre of the site, the entrances to Blocks 3 and 4 becomse clear, and glimpses of the internal courtyard invite users into the heart of the site.





View 08
East along Bax Road

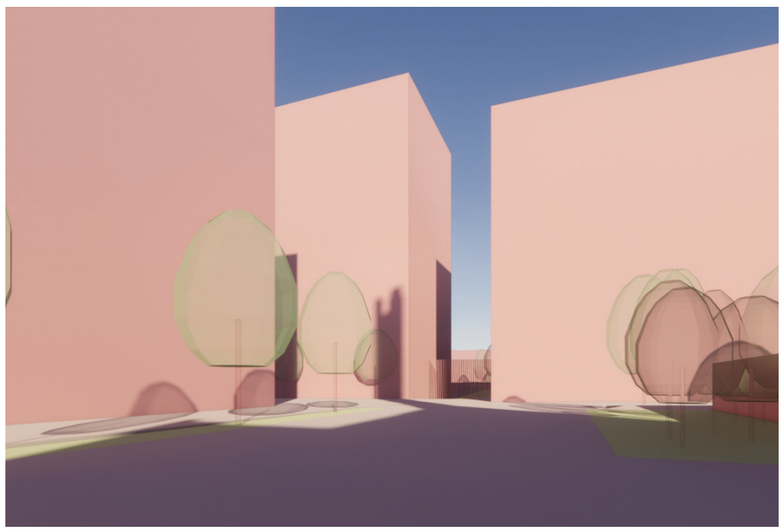
The view along Bax Road from the corneres of Blocks 4 and 5 show how the bookends to Blocks 2 and 3 create a sense of place along Bax Road with Block 1 acting as a bookend to the street.

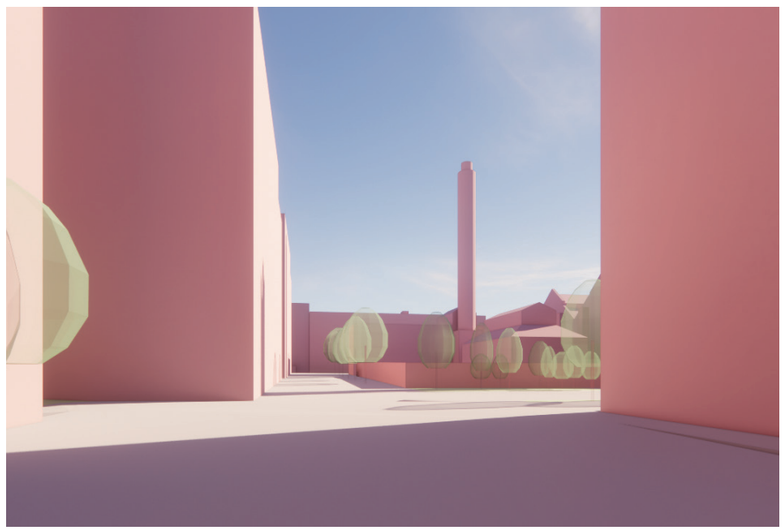
The sense of enclosure to the rear of the Baths gives the sense of an internal courtyard and creates a sense of place.











3.9 Pre-Application Consultation
Meeting 01 - 18/07/23

Pre-Application Meeting 01
An initial Pre-Application meeting (Pre-App 01) was held with Manchester City Council on 18th July 2023.

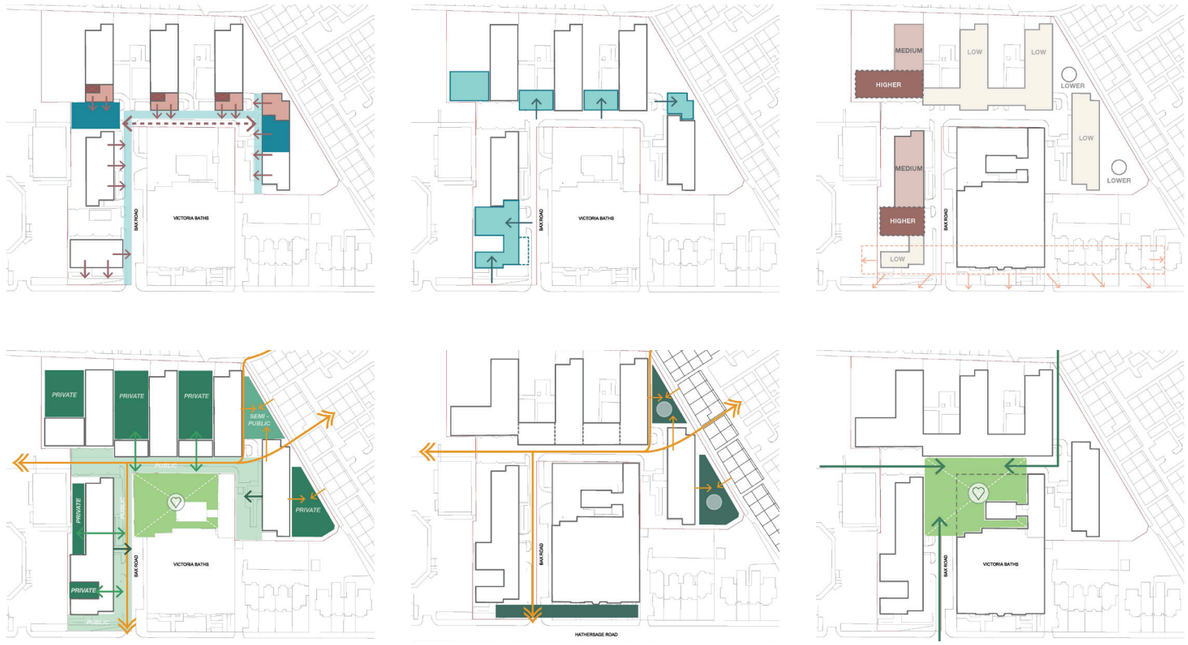
At the Pre-App 01 meeting a presentation was prepared by 5plus and Bell Phillips, with input from Turley, Empiric and Quartz. The meeting was attended by Dave Roscoe (Deputy Director of Planning) of Manchester City Council.

The presentation explained to the planning officers the initial massing proposals with some initial illustrations of how this could be developed.

Diagrams were developed to explain the reasoning and thought process behind the key moves of the development, and the aspiration to collaborate with Victoria Baths to create a sense of place to the rear of the Baths, as well the possibility of creating shared external spaces.

Feedback within the meeting suggested that more consideration needed to be given to the community to the north of the site, along the Groves, and that engagement with the community and options for community betterment should be considered as part of the development of the scheme.

Diagrams Explaining the Key Design Concepts



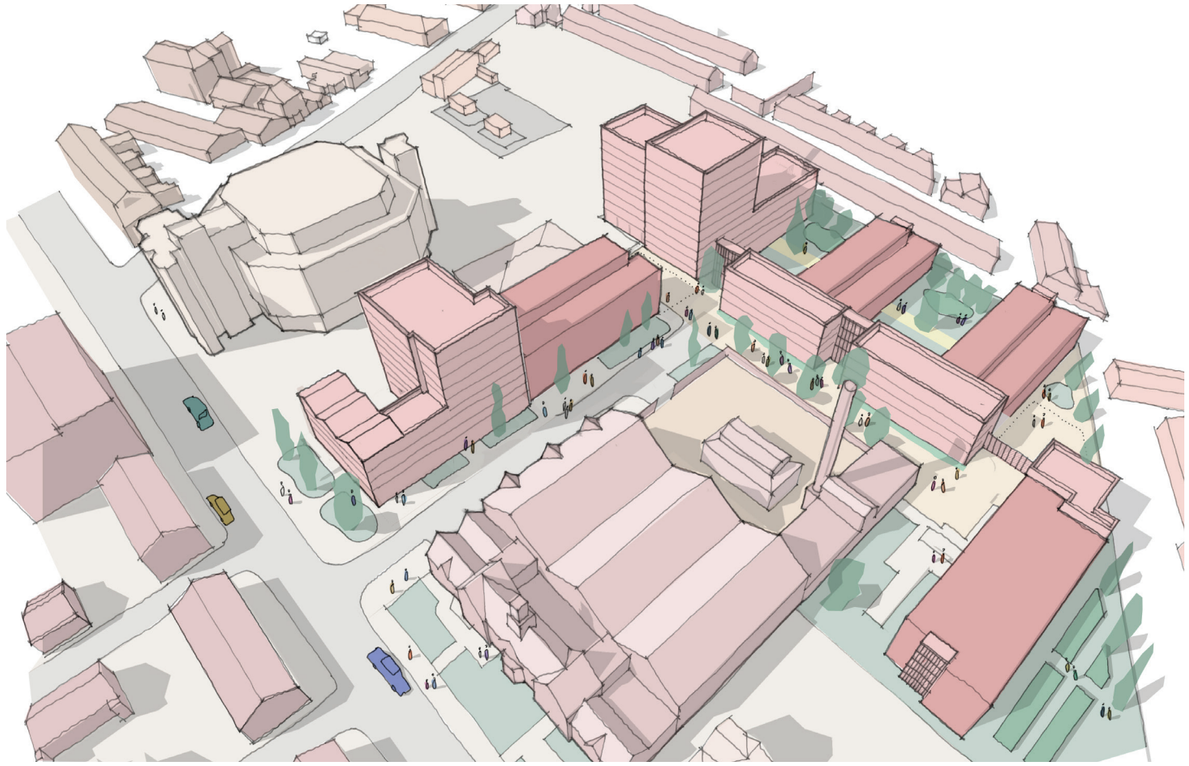
Initial Illustrations







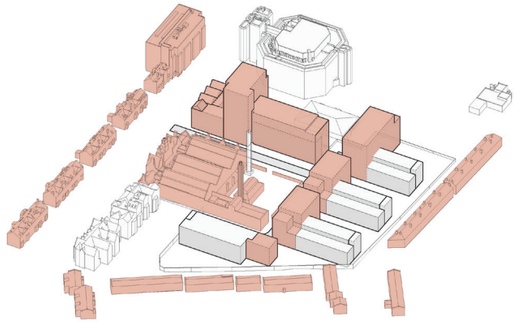
Initial massing sketch

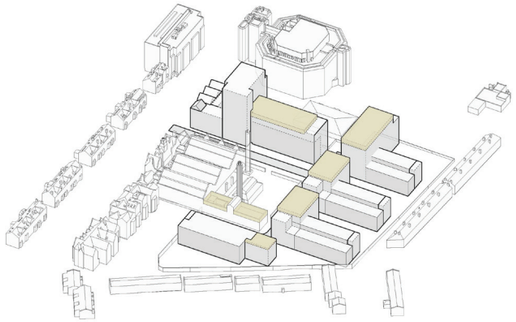


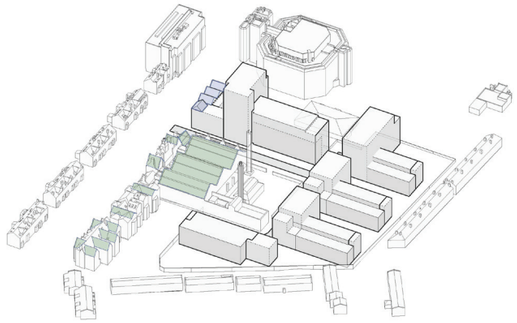
3.10 Historic England Consultation
Meeting 02/11/23

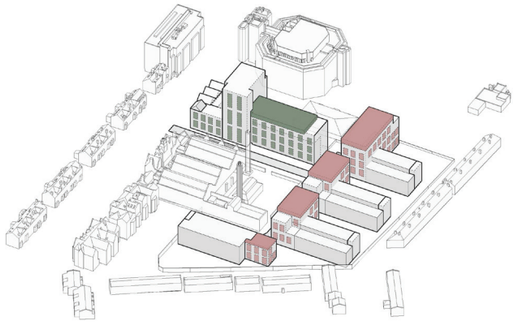
Historic England Consultation
A site visit and consultation meeting was held with Historic England at Victoria Point on 2nd November 2023. The meeting was attended by Katy Lightbody of Turley, Tim Bell of Bell Phillips, Philip Doyle of 5plus and Louise Davies of Historic England.

A presentation was prepared by 5plus, Bell Phillips and Turley which covered the urban design, heritage, townscape and technical analysis undertaken by the design team along with emerging proposals for layout, scale, massing and form. Information presented on external appaerance was limited to confirmation of overall materiality, detailing and references to immediate and wider Manchester context. Extracts of the presentation are included adjacent.























3.11 Pre-Application Consultation
Meeting 02 - 23/11/23

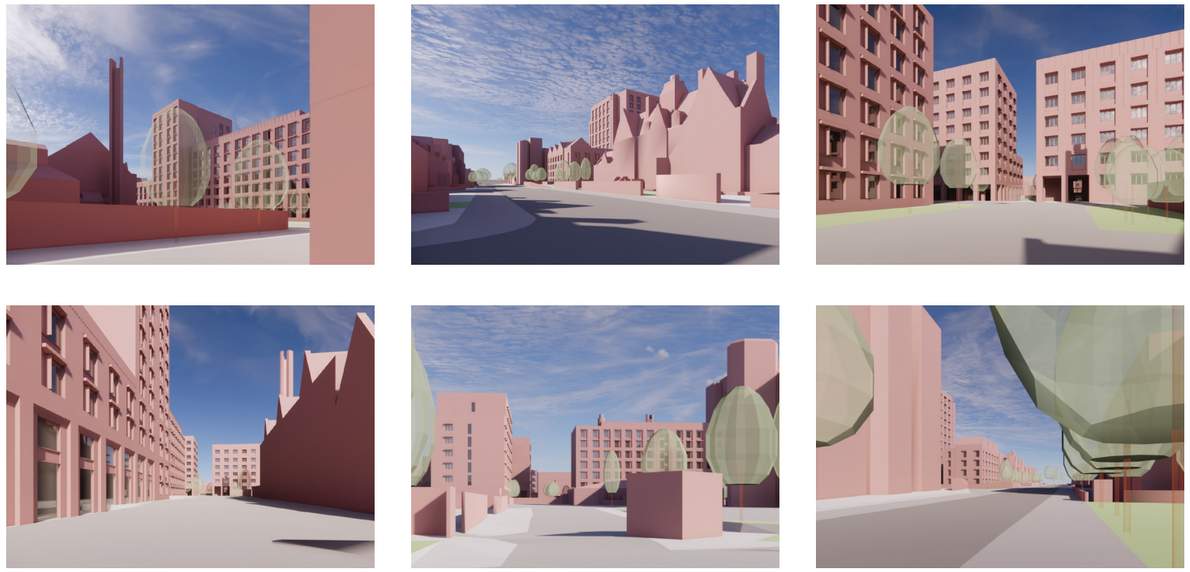
Pre-Application Meeting 02
The second Pre-Application meeting (Pre-App 02) was held with Manchester City Council on 23rd November 2023.

At the Pre-App 02 meeting a presentation was prepared by 5plus and Bell Phillips, with input from Turley, Empiric and Quartz. The meeting was attended by Dave Roscoe (Deputy Director of Planning) of Manchester City Council.

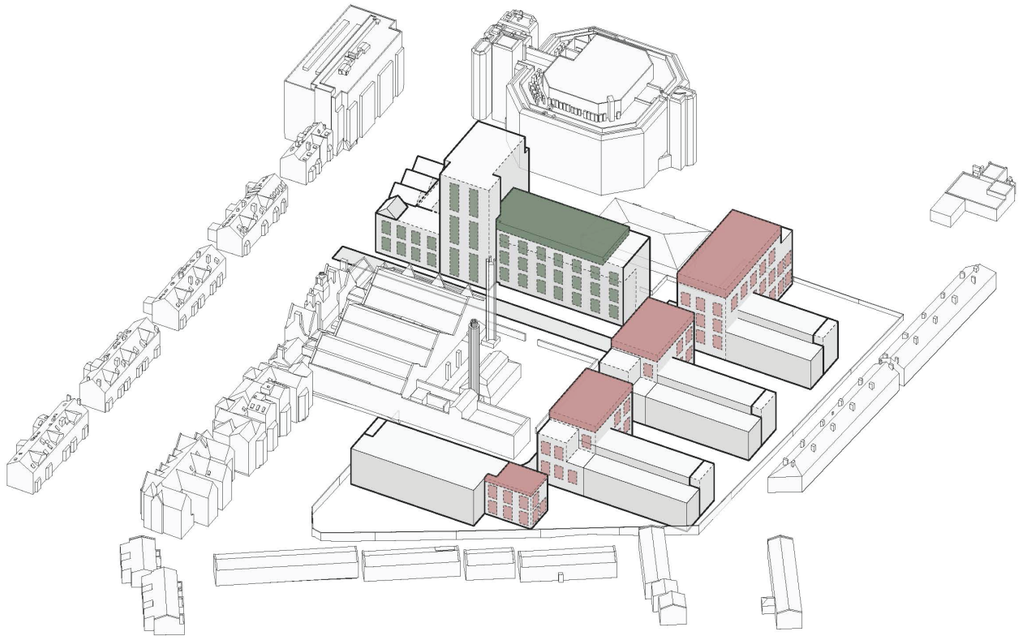
The proposals showed the updates to the massing along with initial thoughts on how the local character of the area was influencing some of the design ideas for the external appearance of the buildings. Feedback was also provided on consulation held with Historic England and the local community.

Feedback
Feedback during the meeting focussed on ensuring stakeholder engagement with councillors and the community was fully considered within the evolving proposals. The scheme should consider wider community improvements and affordability. Feedback informed the approach undertaken during the latter part of 2023 in terms of stakeholder engagement.

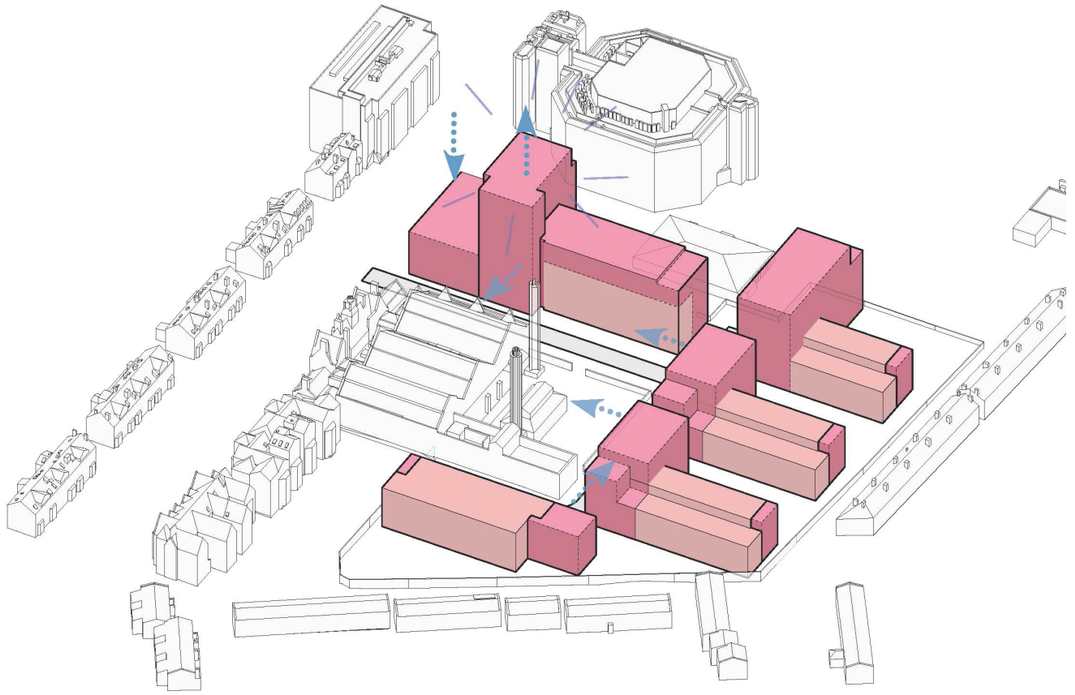
Initial Massing Models



Diagrams indicating influence of local character on scheme



Updates to massing following comments from Pre-App 01



3.12 Pre-Application Consultation
Meeting 03 - 09/02/24

Pre-Application Meeting 03
A third pre-application meeting was held with Manchester City Council Planning Officers, Dave Roscoe and Des Jones on 9 February 2024.

A further presentation was prepared by Bell Phillips and 5plus which contained updated designs including layout, massing and form that had been informed by previous pre-application feedback and ongoing consultation with the local community. It was noted that the height of the building 5/6 infill remained at 12 storeys but that building 4 was now proposed as a fully new build and with a height of 9 storeys to the southern leg.

Layout changes had incorporated an increased footprint to a commercial unit to the Hathersage Road/Bax Road corner and the integration fo a meeting space to the ground floor of the Buildings 5/6 infill for use by Empiric but also available for community meetings and events.

Draft Elevations, External Appearance and materiality was also presented which included 3D sketch visual renders as depicted adjacent.

Feedback
Some concern was raised as the height of Building 4 in relation to neighbours to the north and for this to be fully considered via the future VIA to ensure any impact on local residential properties. It was also noted that goods access and deliveries should be carefully considered with respect to the commercial unit if this was to be proposed as a convenience store.

Following the meeting a formal response on the elevational treatment to the buildings was received via email on 14 February 2024 as follows:

Blocks 2, 3 and 4 (Red Building)
“The materiality of the building is strong using a combination of re precast concrete for the brise soleil, red brick (including in soldier course above the windows) and a glazed spandrel panels together with a precast coping. The regular form and deep, profiled window reveals provide a simple but effective rhythm to the elevations. The setting of the glazed spandrel at 45 degrees to form a saw tooth arrangement appears very effective and in line with the precedent images in the document. We would like to test a option where this is replicated to all the spandrel panels below the windows to provide a further crafted element to the elevations and window reveals rather than in an isolated areas.

It is not clear how the building is ventilated. Any mechanical ventilation needs to be through the soffit of the window where it will be discrete. Window frames need to be an accurate representation of their profile. It is not clear if there will be a opening element to these windows for natural ventilation and if this is the case it will increase the overall width of the window with the casement. This needs to be minimised as much as possible so they do not appear overly bulky, and the opening element must be flush with the main frame.

In view 5, the manner in which the building hits the ground requires further consideration. Due to the raise floor levels, it creates a ‘dead’ frontage which, although internal to the site, should be both a positive addition to the appearance of the building and the wider public realm.

Balcony details need to be well executed. It would be useful to understand if a more innovative approach to the balcony design has been considered rather than a standard railing detail. All fixings should be discrete/concealed to avoid chunky bolts to secure the balcony to the masonry.

Block 5 and 6 (Red and Green Building)
Whilst it is clear there are elements and use of materials that are high quality, the manner in which there are expressed on the building requires further consideration. The solid green projecting ‘box’ to the window heads and the ground floor uses creates a fussy detail to the building and has the effective of shortening the window proportion. It is not clear what this element is for (to provide interest or ventilation (or both)). This should be removed as part of any proposal with the window simply going up to the window head and a brick soffit. Ventilation should again be in the window soffit.

There are also cladded spandrel panels which detract from the overall appearance of the building and complicate the material palette. These should be removed and considered given to how to express these elements further if you are trying to delineate between the two parts of the building. The single order of the lower section appears appropriate. However, the double order of the taller element requires further consideration - this may improve once the clutter from the green boxes is removed.

The horizontal solider course also appears significantly lighter - it is not clear if this is the same brick as the main facade or another. At the top of the buildings (the lower and taller section) the brickwork alters again. We would like to look at the options for the brickwork to be consistent across the building rather than trying to delineate been the main body and the upper sections of the building (view 6). It creates a confusing language to the building and one which we consider is necessary for buildings of this scale.

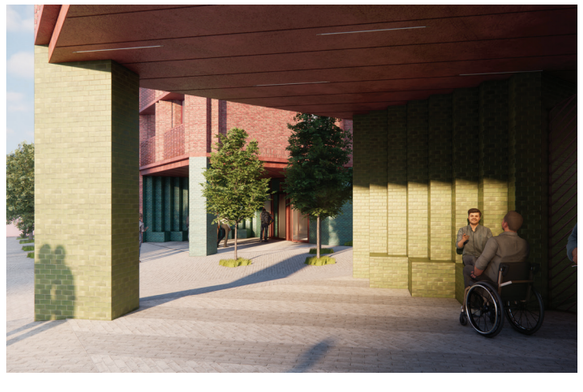
Comments relating to how the building meets the ground are applicable to this building (view 6), ventilation and balcony detail are all applicable to this building also. It would also be useful to have a front elevation of the smaller building onto Hathersage Road to understand the elevations of this further.

Overall, there are some really good examples in the precedent images of how the heritage buildings have addressed robust and crafted window and how glazed brick has been used effectively. We need to test a few more options, particularly for block 5 and 6.“










3.12 Pre-Application Consultation
Post Meeting Response

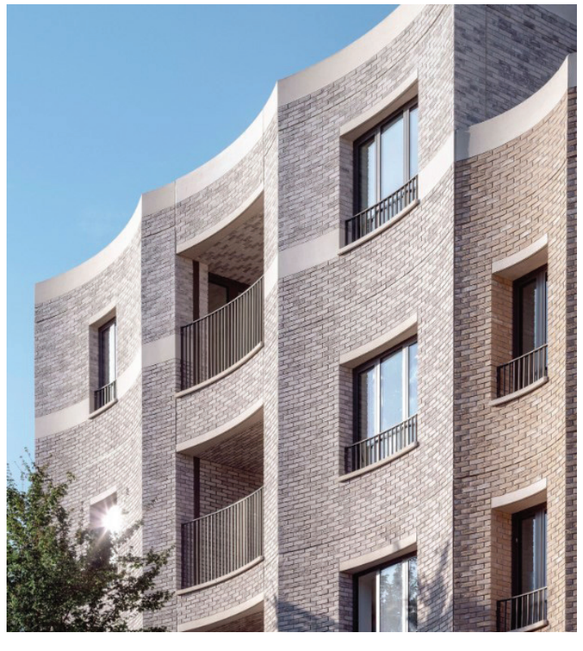
Response from Bell Phillips Architects:
We would like to test a option where this is replicated to all the spandrel panels below the windows to provide a further crafted element to the elevations and window reveals rather than in an isolated areas
BPA: Following review, we intend to maintain the approach presented. We believe that replicating the sawtooth spandrel panel to all windows would detract from the entrance and lessen the impact of this 'special' area.

It is not clear how the building is ventilated. Any mechanical ventilation needs to be through the soffit of the window where it will be discrete. Window frames need to be an accurate representation of their profile. It is not clear if there will be a opening element to these windows for natural ventilation and if this is the case it will increase the overall width of the window with the casement.
BPA: The windows are ventilated by an MVHR system. The intake and extract vents are positioned within the precast band either side of the window. The precast band is 150mm high and the vents are sized to be 225mm x 150mm. These will be PPC colour matched to the tinted precast band. For a triple bay window, the casements adjacent either side of the central pane can be opened to allow for purge ventilation. Where windows can't be opened for acoustic reasons (a number of windows to the western side of Block 4), a purge fan is to be introduced. This vent will also be PPC colour matched to the tinted precast band and will sit alongside the MVHR vents. As these vents sit within this band and are PPC colour matched, they will be visually discrete.

In view 5, the manner in which the building hits the ground requires further consideration. Due to the raise floor levels, it creates a 'dead' frontage which, although internal to the site, should be both a positive addition to the appearance of the building and the wider public realm.
BPA: We have set back the precast base below the windows to help soften this frontage. There is also proposed a landscaped border to the front of this block which will help alleviate this condition and provide further visual interest along this elevation. Please refer to the attached images for further information.

Balcony details need to be well executed. It would be useful to understand if a more innovative approach to the balcony design has been considered rather than a standard railing detail.
BPA: The metal railing will be colour matched to the window metalwork. This will sit within the same plane as the recessed glazed brick. All detailing will ensure that connections are discrete and minimise chunky connections. We have employed this approach on a recently completed project of ours in London.





Response from 5plus architects:
Whilst it is clear there are elements and use of materials that are high quality, the manner in which there are expressed on the building requires further consideration. The solid green projecting 'box' to the window heads and the ground floor uses creates a fussy detail to the building and has the effective of shortening the window proportion. It is not clear what this element is for (to provide interest or ventilation (or both)). This should be removed as part of any proposal with the window simply going up to the window head and a brick soffit. Ventilation should again be in the window soffit.
5+: The box is required for soffit ventilation - it is not possible to have a brick soffit due to the section build up. The projection has been removed from the box to create a simpler facade.

There are also cladded spandrel panels which detract from the overall appearance of the building and complicate the material palette. These should be removed and considered given to how to express these elements further if you are trying to delineate between the two parts of the building.
5+:These have been replaced with ceramic tiles to match the materiality used elsewhere in the building facade.

The single order of the lower section appears appropriate. However, the double order of the taller element requires further consideration - this may improve once the clutter from the green boxes is removed.
5+: After careful consideration of the facade, it was felt that the double order was appropriate for the taller element. Changes were made to the ground floor and the smaller element along Bax Road to improve the relationship of the openings across the building.

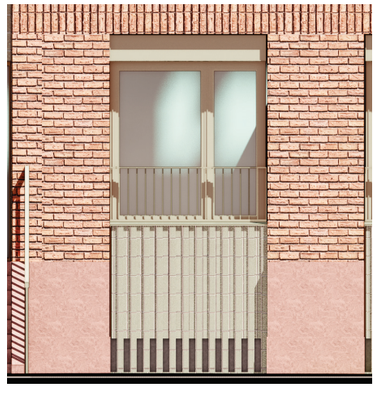
The horizontal solider course also appears significantly lighter - it is not clear if this is the same brick as the main facade or another. At the top of the buildings (the lower and taller section) the brickwork alters again. We would like to look at the options for the brickwork to be consistent across the building rather than trying to delineate been the main body and the upper sections of the building (view 6). It creates a confusing language to the building and one which we consider is necessary for buildings of this scale.
5+: The decoration across the buildings has been streamlined and reconfigured to respond to the more decorative facade of Victoria Baths to Hathersage Road, with simpler detailing as the building continues along Bax Road.

Comments relating to how the building meets the ground are applicable to this building (view 6), ventilation and balcony detail are all applicable to this building also.
5+: Changes to the window openings were made to Block 5 to impeove the relationship of the building to the ground.

It would also be useful to have a front elevation of the smaller building onto Hathersage Road to understand the elevations of this further.
5+: Provided







3.13 Heritage Panel Consultation
Meeting 22/02/23

Heritage Panel Consultation
On 22nd February, 5plus architects, Bell Phillips Architects and Turley presented the proposal for the scheme to Manchester City Council's heritage panel. A description of the heritage of the site and surrounding area was provided, with an explanation of the scheme and a description of how the scheme responds to the context.









3.14 Community and Stakeholder Consultation
Meeting 16/12/23

Community Engagement Summary

The proposed development project prioritised community engagement. Keeble Brown Ltd, an established specialist in community and stakeholder engagement, was commissioned by Empiric Student Property (ESP) to actively involve the local community in the surrounding neighbourhood and stakeholders in the planning process, and ensurethe proposed regeneration is integrated into the wider neighbourhood.

Starting in early May 2023, Keeble Brown delivered a combination of structured consultations, street-to-street canvassing and community collaboration to solicit feedback and address any concerns. Engagement activities such as face-to-face meetings, workshops and exhibitions kicked off in July 2023 which continued through the autumn and winter and into spring 2024 with community-led initiatives in March 2024 with more scheduled into summer.

A project website was established from the outset to allow members of the public to contact the project team as well as provide feedback or raise concerns.

Initial engagement was with ward councillors and immediate neighbours, in particular the Trustees and directors of Victoria Baths. Telephone conversations evolved into Microsoft Teams sessions and face-to-face workshops. Engagement with neighbours adopted a three-pronged approach using a variety of communication channels, including door-to-door canvassing and local media. The most effective approach, using existing local groups and residents' representatives helped overcome local wariness and helped inform the neighbourhood about the proposals.

In addition to neighbours, community groups, businesses and local councillors, Keeble Brown also involved skills and training organisations, council officers and portfolio holders with the aim of increasing community value and helping to support well-being and placemaking objectives.







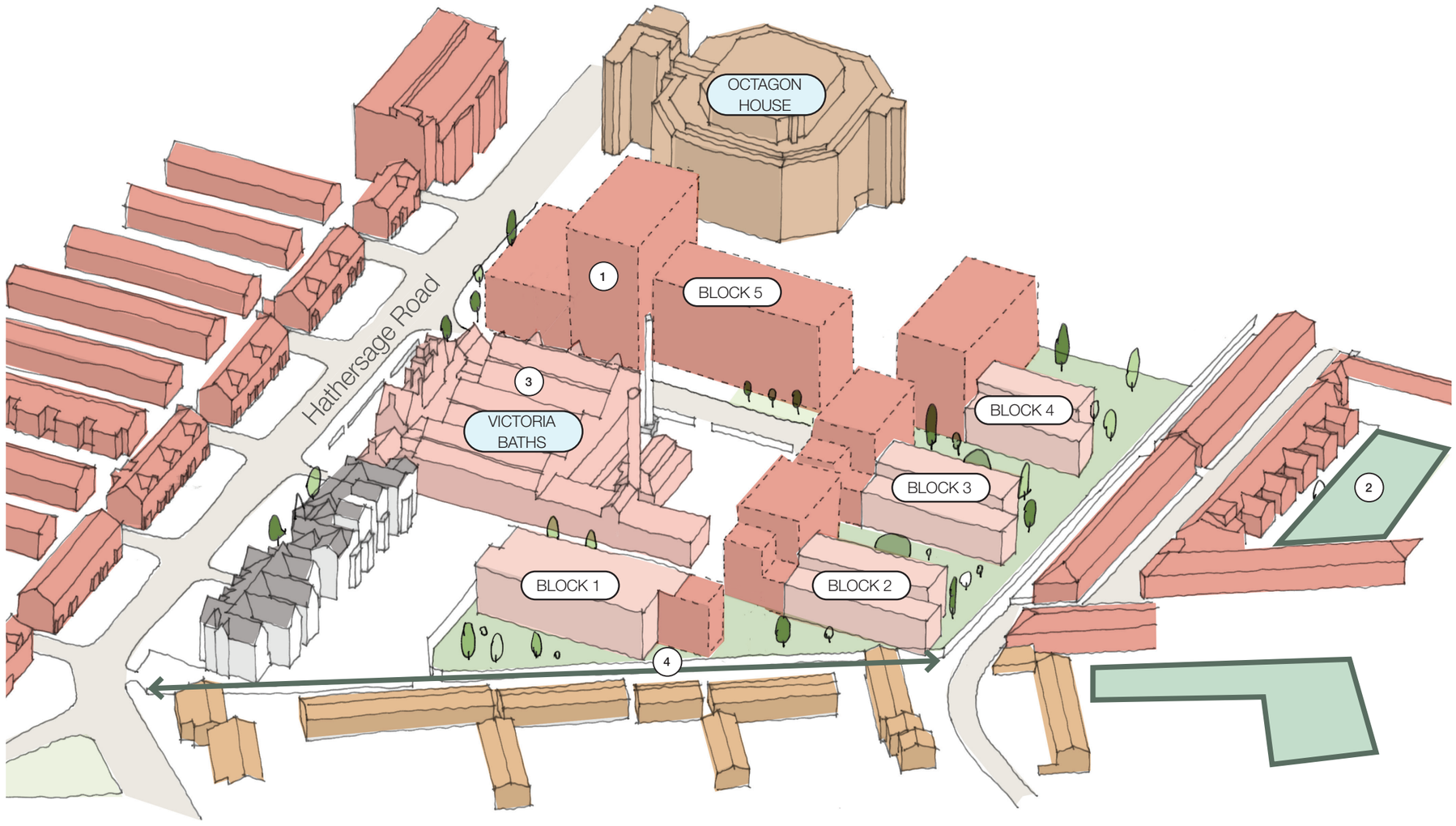


3.15 Design Response
Wider Community Initiatives

A number of community wide inititiatives have been earmarked as potential for inclusion within and around the scheme. These have been developed through dialogue with the local community.

Initiatives that will be developed further

1. Free bookable multi-functional space for community meetings and exhibition
2. Commitment to support the refurbishment of local green spaces within the Groves
3. Support Victoria Baths in bringing forward their refurbishment business case
4. Ad-hoc support for community repair and maintenance projects



Architectural Design Layout and Use

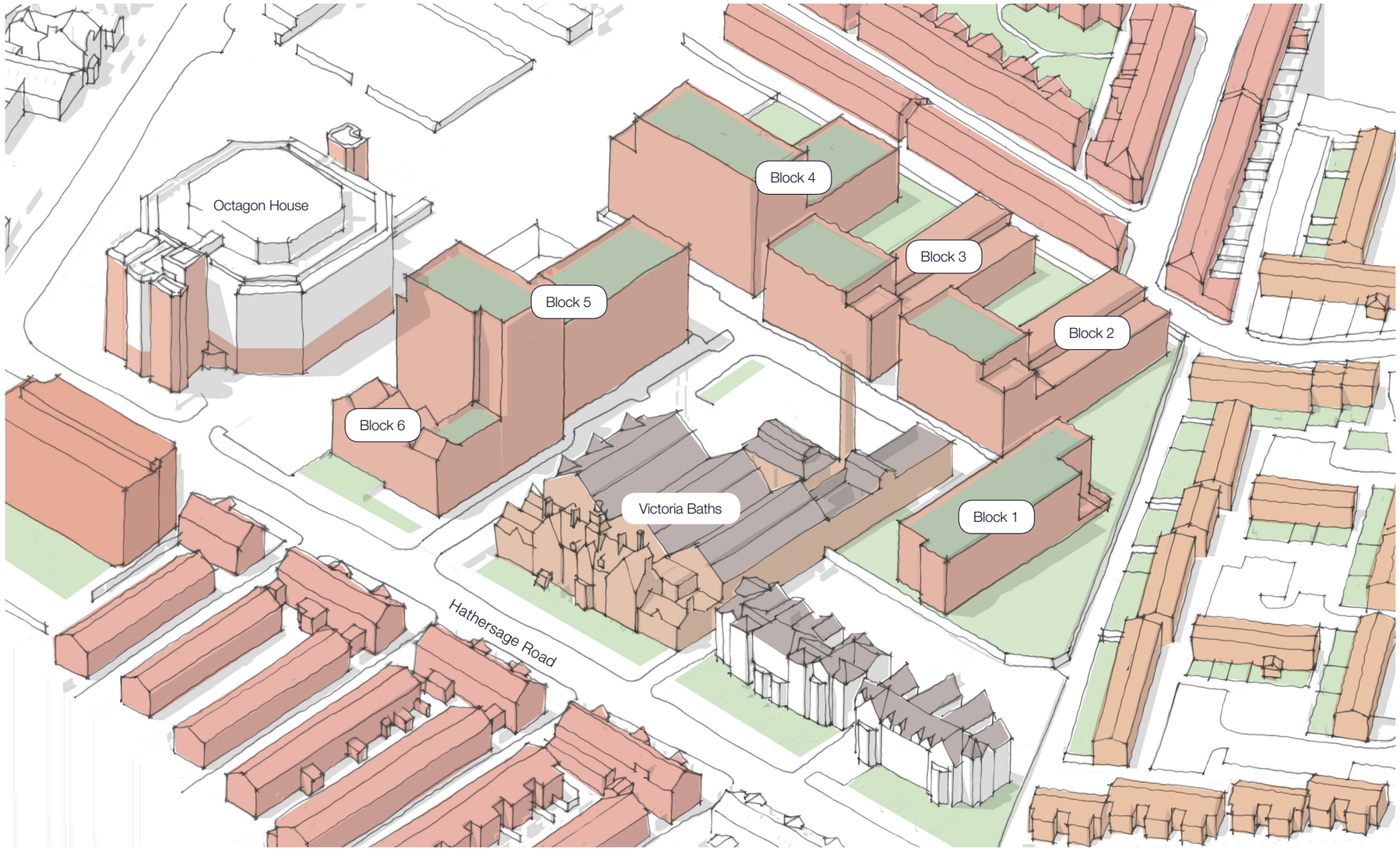
4.1 Proposed Scheme

The proposed massing stitches together both the new build and retained elements to create a legible new streetscape and a series of characterful courtyard gardens.

The overall quantum of units has increased from 271 units to 679 units, an increase of 408 units.

The overall quantum of bedspaces has increased from 566 bedspaces to 876 bedspaces, an increase of 310 bedspaces.

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	+120	+101
Block 5	+48	+44
Block 6	+96	+107
Total	**408**	**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	54	0	12	17	9	0	150	185
Block 5	137	28	0	0	7	0	0	172	179
Block 6	60	18	0	11	14	11	9	123	186
Total	**325**	**132**	**74**	**23**	**64**	**50**	**11**	**679**	**876**

4.2 Masterplan
Ground Floor Plan

Ground Floor

The ground floor masterplan shows the location of the six blocks within the site boundary, accessed from the single point of access along Bax Road from Hathersage Road. The commerical units within Block 6 face outwards towards Hathersage Road, with the main entrance to the student accommodation along Bax Road into Block 6. Entrances to the rest of the blocks are located either centrally or on the corner of each block. The masterplan shows clearly the division of the public realm, from the more public street of Bax Road, to the more private spaces sat behind the new bookends for blocks 2-4 and to the rear of blocks 1 and 5. Ancilliary spaces are contained within the masterplan to provide spaces for bins, cycles and substations.

Full details of the proposed landscaping and public realm are contained within the Landscape section of the Design and Access Statement, by LUC.



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

1. commercial unit
2. auditorium
3. reception
4. co-working room
5. meeting room
6. gym
7. yoga
8. private dining
9. games rooms
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

4.3 Masterplan
Typical Level

Typical Floor
The typical upper floor plan is show adjacent.

As shown Block 1 consists of postgraduate studio apartments with an extension to the north increasing the building footprint to provide some additional accommodation but principally to provide secondary means of escape and also to close the view from the west looking down Bax Road.

Blocks 2 and 3 are similar in layout and include the new 6 storey "bookends" to provide new studio accommodation to complement the refurbished 3-4 storey cluster apartments. The bookends include a new primary core of lift and staircase plus service risers with central corridor access to all student accommodation. Each block includes a new secondary escape stair to its northern elevation. Each upper floor also includes a shared study space overlooking the internal private courtyard.

Block 4 comprises entirely new build with its southern leg rising to 9 storeys but with a set back to its upper levels. Accommodation includes a mix of studios and cluster bedrooms with a shared study space overlooking Bax Road.

Blocks 5 and 6 combine together to create one single structure but effectively split into three separate communities around the three access cores. Accommodation is generally studios but 2 bedroom apartments generally occupy external corners taking advantage of the dual access. 3 and 4 bedroom clusters plus accessible bedrooms are contained within the 12 storey part of the building.

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

1. commercial unit
2. auditorium
3. reception
4. co-working room
5. meeting room
6. gym
7. yoga
8. private dining
9. games rooms
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



4.4 Masterplan
Basement Level

Basement Level
Basements are retained to blocks 1-3 and 4 and a new part basement incorporated to the new build block 4. The basements generally serve to provide space for new building services plant being appropriate to the semi subterranean environment. A small number of car spaces are retained to Block 1. Laundry and cycle storage is also contained on a building by building basis.



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

1. commercial unit
2. auditorium
3. reception
4. co-working room
5. meeting room
6. gym
7. yoga
8. private dining
9. games rooms
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

4.5 Masterplan
Roof Level

Roof Level
External balconies are sited on some of the lower roof areas with top most roof levels being reserved for PV installations, ASHP plant and green roofs to support the overall NZC objectives of the scheme.



Key

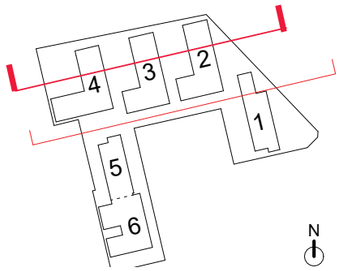
- Standard Studio
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23. sprinkler tank room
24. green roof
25. rooftop plant and plant screen
26. PV array
27. terrace
28. lift overrun
29. stair overrun
30. LV switchroom
31. laundry

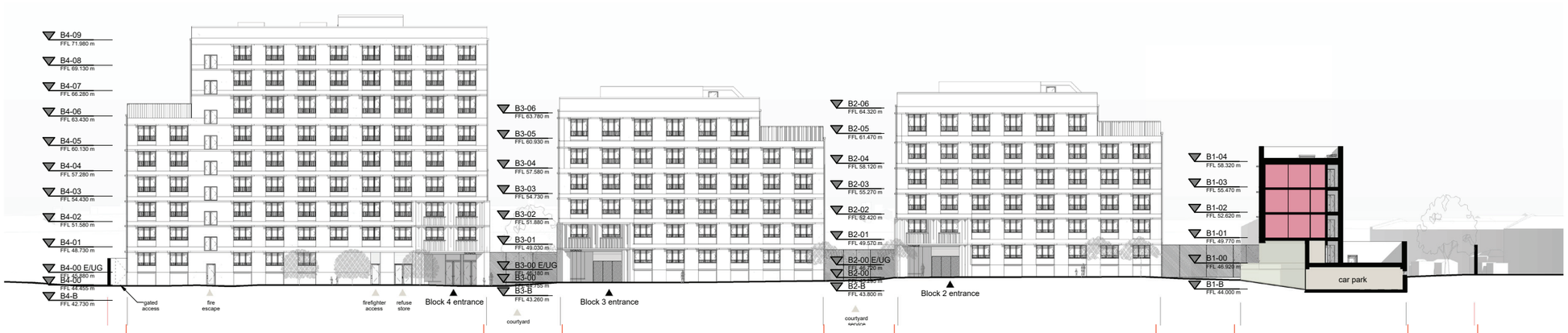
4.6 Site Section
Blocks 1-4

Block 1 Section and Blocks 2-4 Sections

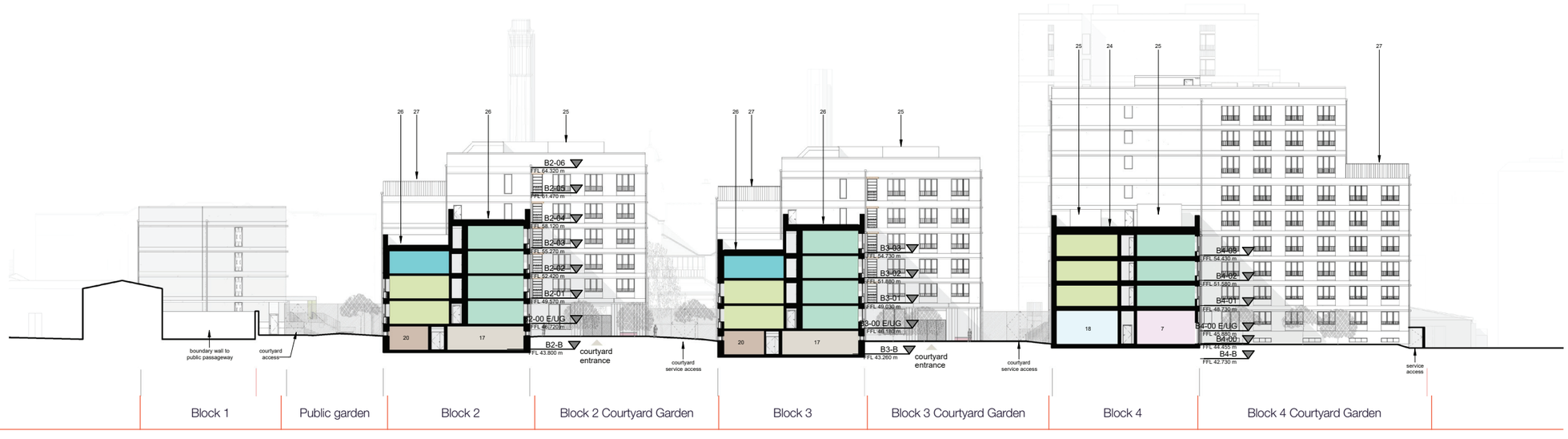
The section through Blocks 2-4 show the change in height across the site, rising from Block 2 to Block4. These sections shows the retained elements of Blocks 1-3, including basements. Block 4 is proposed as a new builld. The bookends for Blocks 1-4 can be seen in elevation in the background.



Proposed Elevation A-A



Proposed Section A-A



Key

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- Atypical Premiere Studio
- Wheelchair Accessible Studio
- Postgraduate Studio
- Atypical Postgraduate Studio
- 2 Bed Flat
- 3 Bed Flat
- 4 Bed Flat

4.7 Site Section
Blocks 2-6

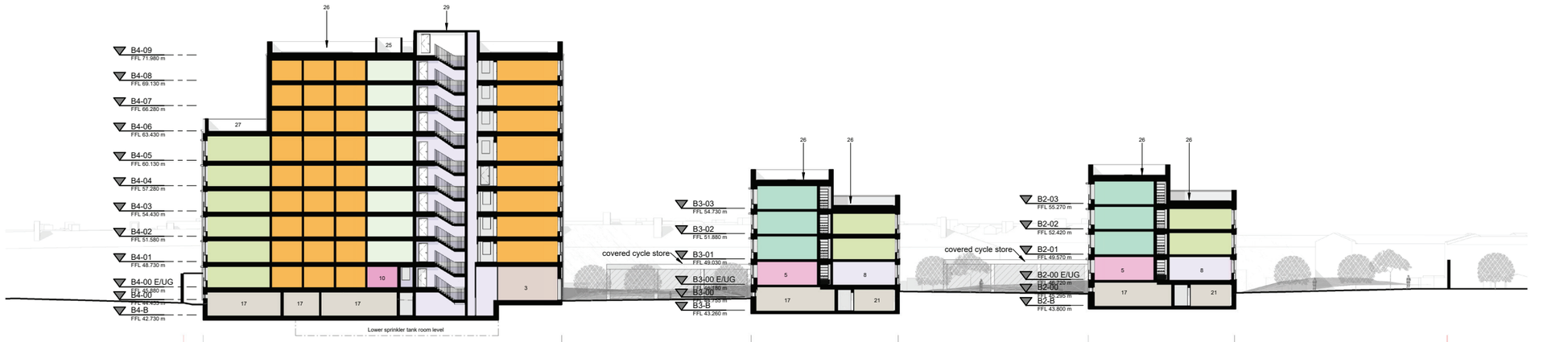
Blocks 2-4 and Blocks 4-6 Sections

Two sections are shown adjacent, the first cutting through blocks 2, 3 and 4 looking north and the second cutting through blocks 4, 5 and 6 looking East. The section through blocks 2, 3 and 4 indicates the stepping up in scale from East to West and the three storey set back to the western end of block 4 which reduces that building down to 6 storeys to match the block 2 and 3 bookends.

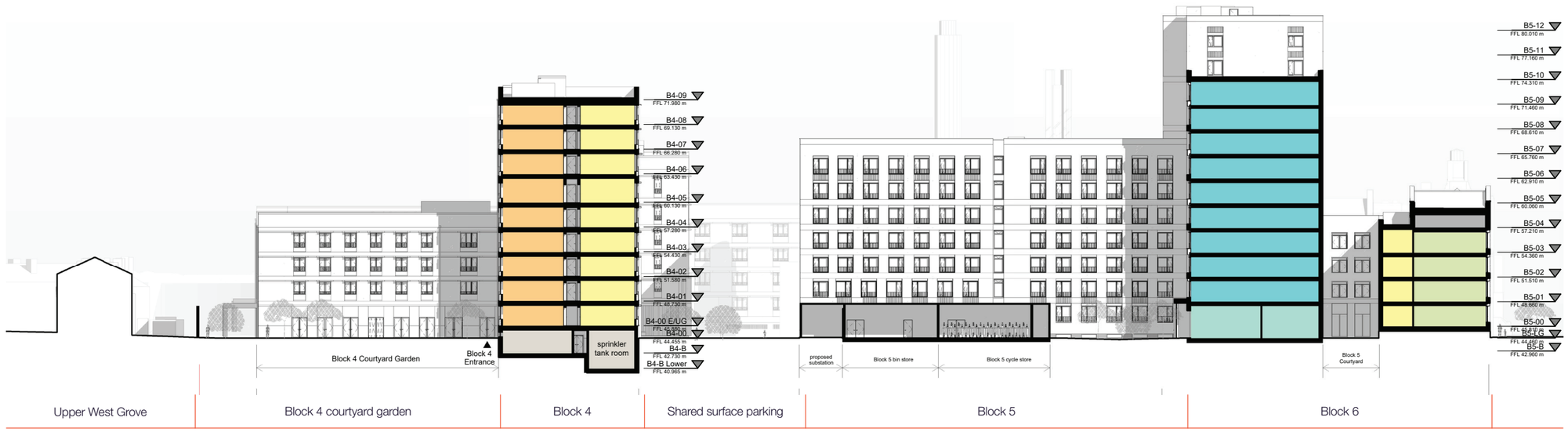
The section through blocks 4, 5 and 6 shows the stepping down in scale to respect residential neighbours to the north and creating an appropriate scale with Victoria Baths to Hathersage Road. The arrangement of the new build infill to the southern end of block 5 allows a small private courtyard amenity to be incorporated benefitting from evening sun from the west and relating to the ground level student amenity.

Floor to floor levels are generally 2825mm which reflects the existing retained structures and allows new build floors to marry through. Existing ground floor accommodation is retained at circa 1200mmm above ground level to all blocks except to blocks 4 and 5-6 infill where new access is made at grade level. This has the benefit of providing full accessibility but also affords greater volume for shared space helping to denote key shared amenity and also creating a better proportion of base to these buildings extrenally.

Proposed Section B-B



Proposed Elevation C-C



Key

- Standard Studio
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- Postgraduate Studio
- Atypical Postgraduate Studio
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- 4 Bed Flat

4.8 Site Section
Blocks 4-6

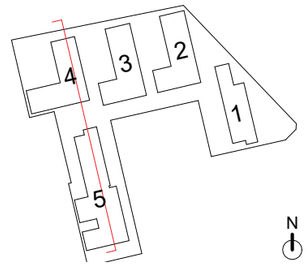
Blocks 4-6 Sections

The site section below looks west cutting through blocks 4, 5 and 6. The reduced scale to block 6 fronting Hathersage Road is apparent along with the increased 4000mm floor to floor height of the amenity and commercial space in the same vicinity. This can be seen to be carried through to Block 4.

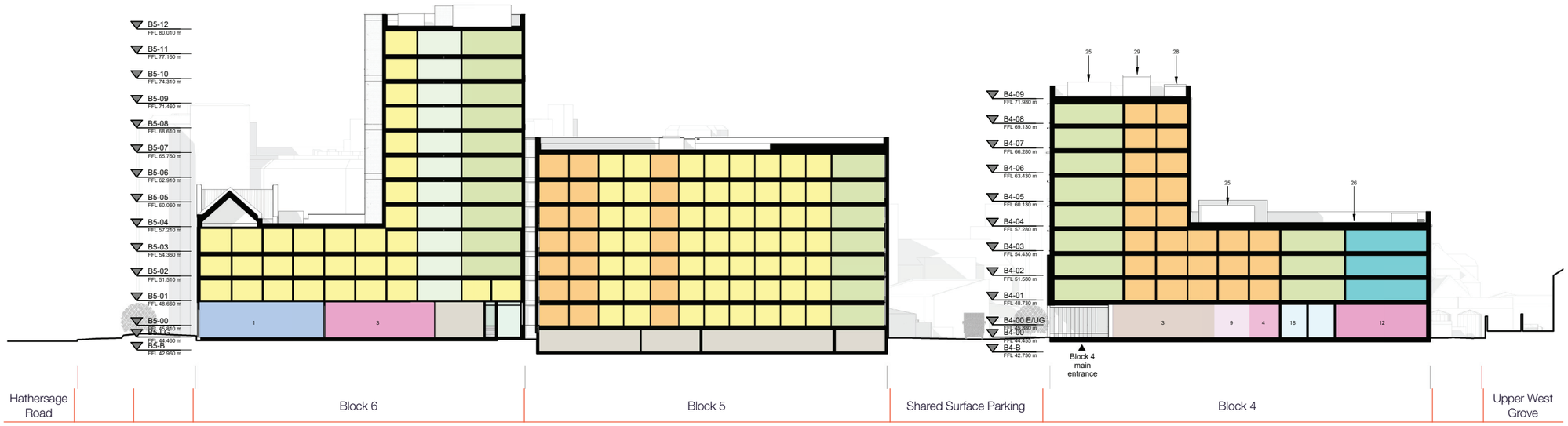
The section shows the retained basement of block 5 plus its additional 1-2 storey extension. The relationship of the new building heights can be seen in relationship to Octagon House to the west. The upper floors to the central infill between blocks 5 and 6 show the positive aspect and panoramic views for occupiers from level 8 and above. The placement of the new lift and stair core to the block 5-6 infill allows additional means of escape and DDA access to all floors including basement of the entire combined building.

Key

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- 3 Bed Flat
- 4 Bed Flat



Proposed Elevation C-C



4.9 Block 1
Block 1 Layout

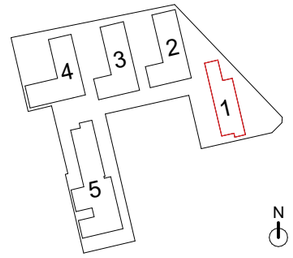
Block 1
Block 1 is located to the south-east of the site. The structural frame is to be retained, a new brick external envelope with new windows is to be introduced and a small extension is to be constructed to the north of the site. The height is to stay as 4 storeys, however a parapet is being introduced to provide safe access at roof level. This will increase the overall height of the block slightly.

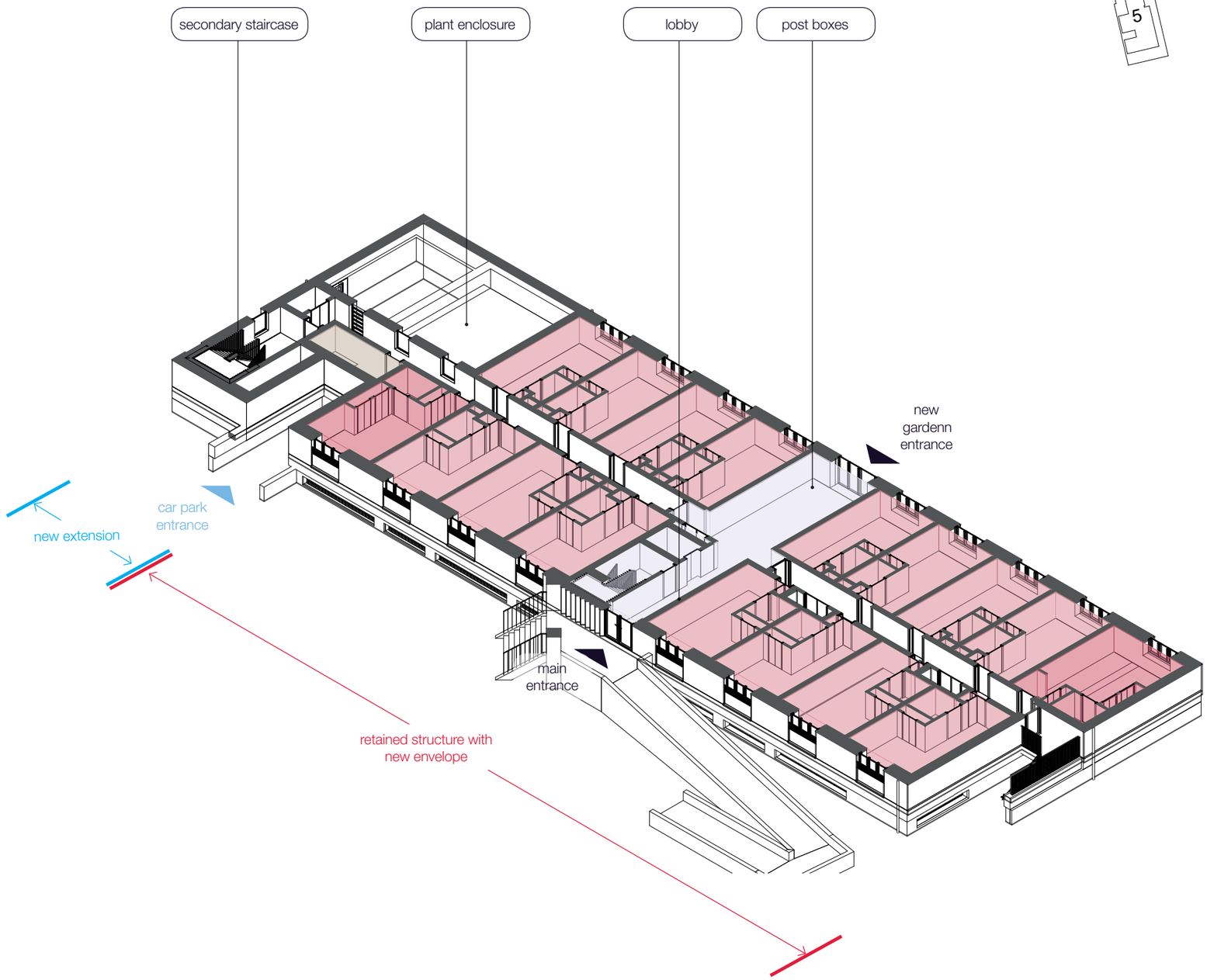
This block is to house post-graduate students. For this reason, the studios are slightly larger than the standard studios elsewhere on the site.

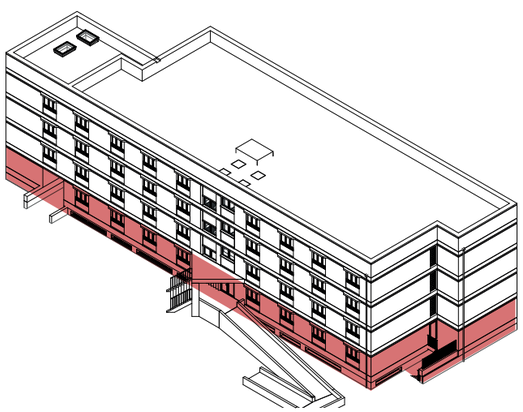
The layout of the floorplates is to remain broadly the same in that the lift, stair and entrance lobby are to be kept in the same location. A new through connection is provided to the garden to the rear.

At basement level, the car park is to be partially retained. 12 spaces are to be provided for students. The remainder of the basement is to accommodate plant and communal spaces for students.

The new addition provides an additional staircase to meet regulatory escape distances. This new addition also provides 1 additional studio per floor.







4.10 Block 2 & 3

Block 2 & 3 Ground Floor

Block 2 & 3

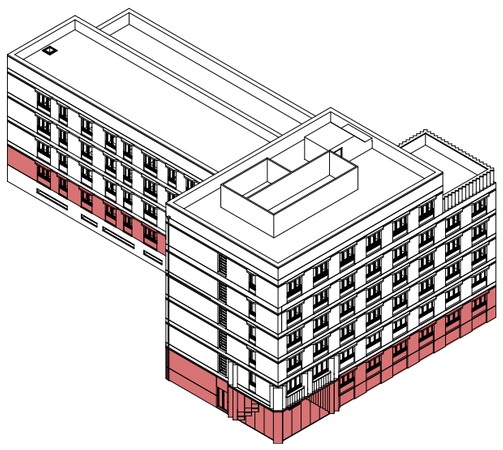
Blocks 2 and 3 are located to the north-east of the site. These are to be partially retained with a new build 'bookend' constructed to the front along Bax Road and a stair addition built to the rear. For the retained element, the structural frame is to be retained and a new brick external envelope with new windows is to be introduced. The height of the retained element will stay at part 3, part 4 storeys and the new build extension to the front will rise to 6 storeys.

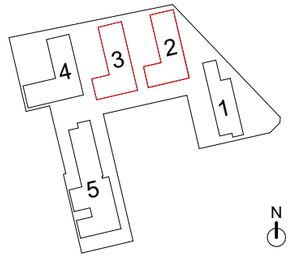
Each block is accessed via a covered portico. Within this, seating is provided within a glazed brick feature entrance. A gated entry provides a secure line between the street and the courtyard to the rear. Entry to the building is via a single lobby which is accessed from the covered entrance way.

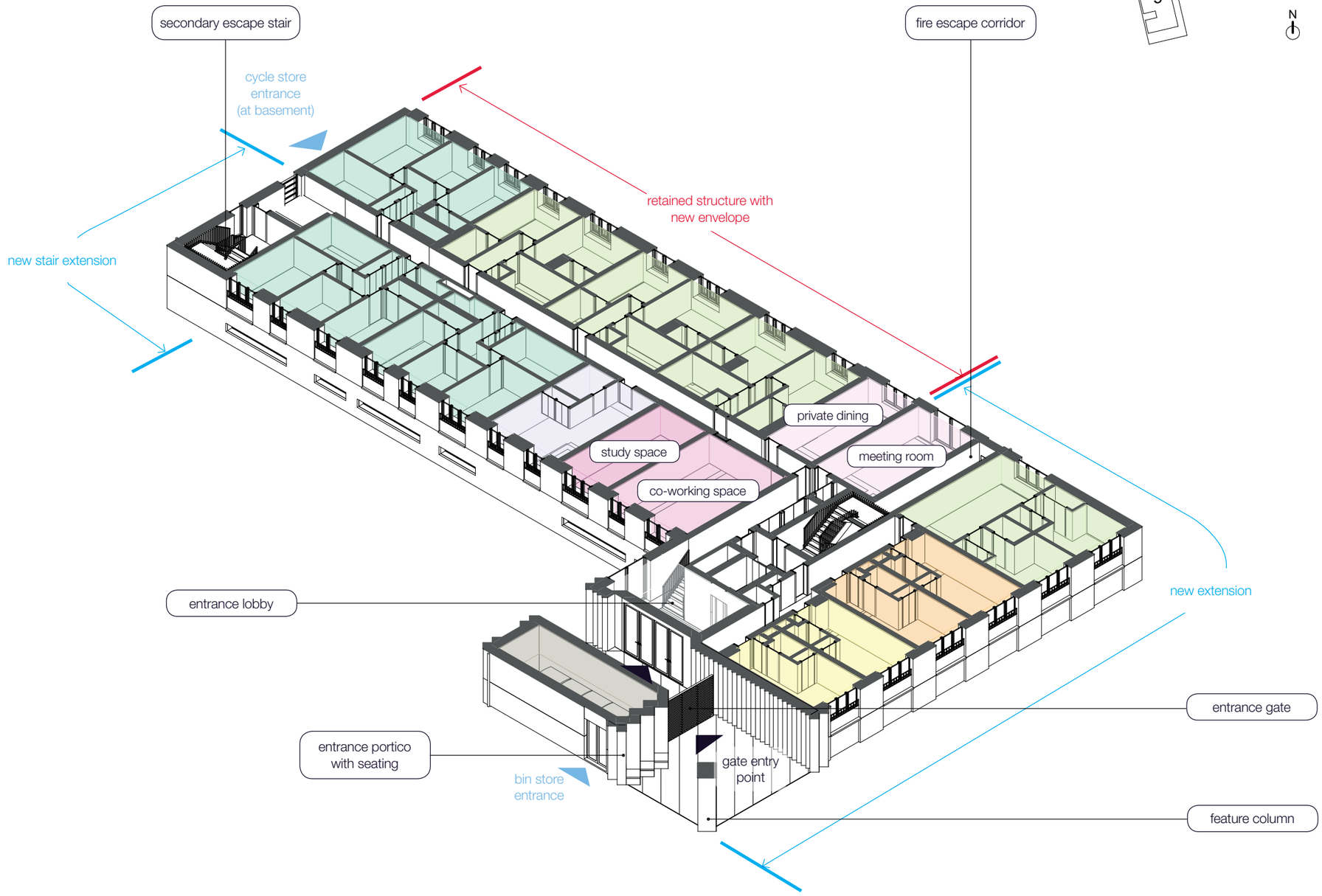
The existing floor levels are retained and as such there is a half storey step between the ground floor entrance lobby and the residential accommodation. This change in height provides increased privacy to the ground floor flats.

At ground floor of each block are a series of communal rooms for the students.

At basement level the slab is partially retained with a new slab built around the extended lift and stair. The car park ramp is demolished and the car park is removed too. The basement is occupied with plant, laundry and communal spaces such as storage and cycle parking.







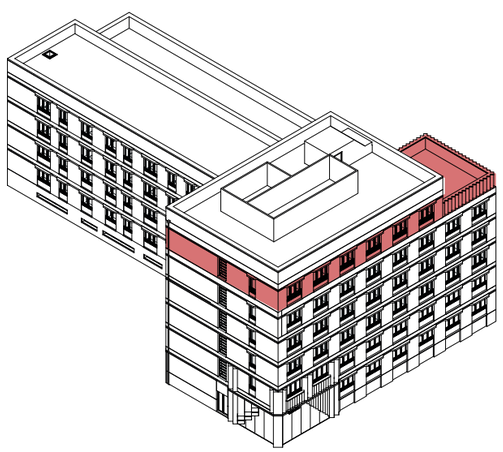
4.11 Block 2 & 3

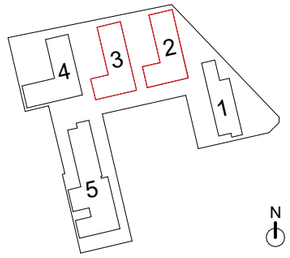
Block 2 & 3 Upper Floor

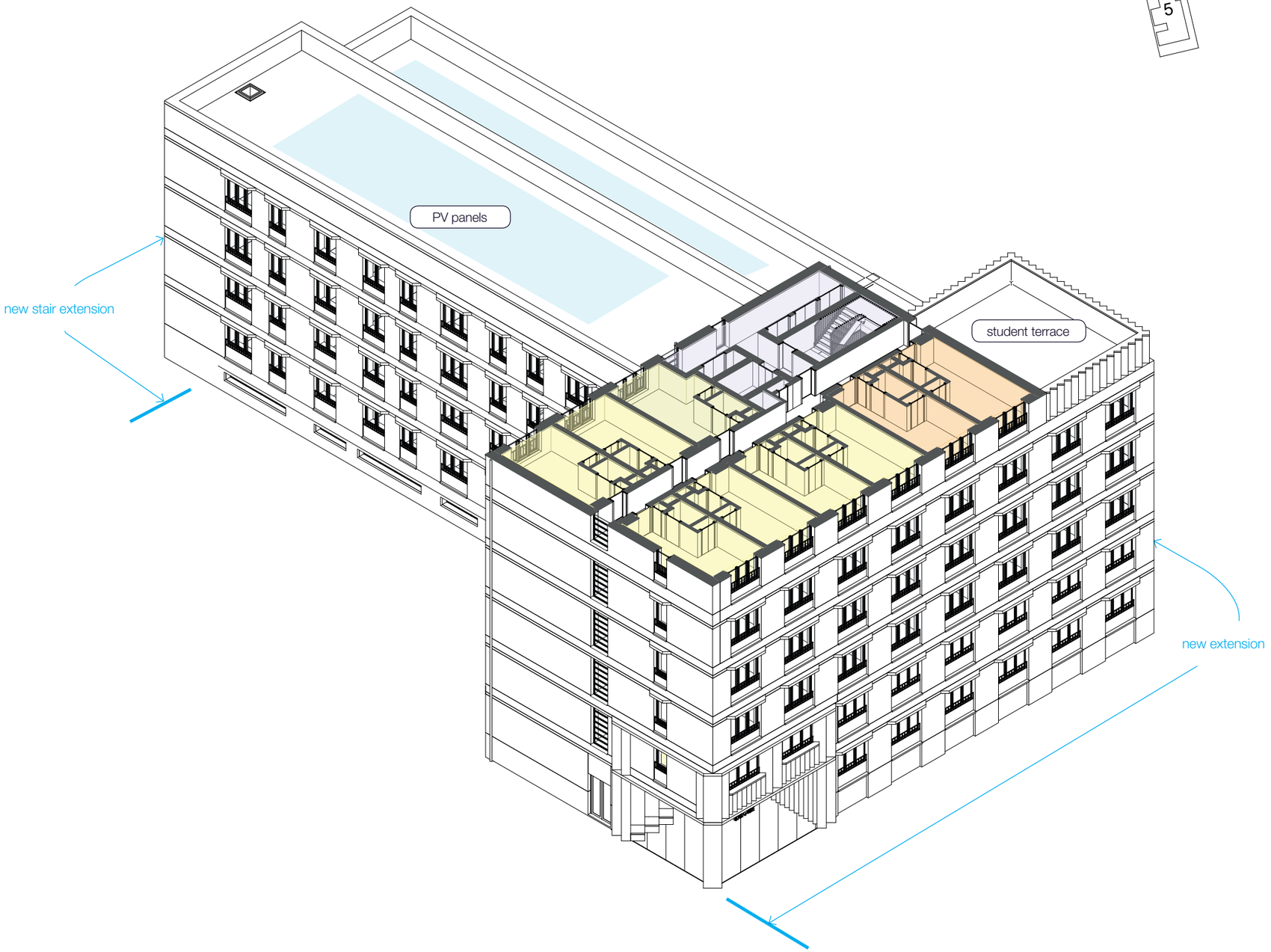
Block 2 & 3

At 5th floor level, a communal terrace is provided for the students. This terrace has a tall parapet to maintain safety and increase privacy. This terrace parapet is characterised from street level with a serrated brick detail.

Study spaces are provided for students at various upper floor levels. Please refer to the plans for locations.







4.12 Block 4

Block 4 Ground floor

Block 4

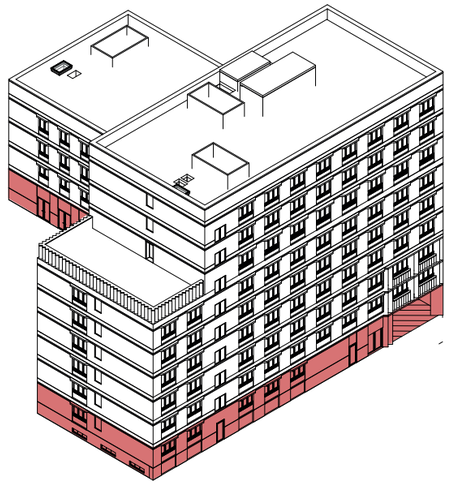
Blocks 4 is located to the north-west of the site. This is to be an entirely new build block which will see the full demolition of the existing Block 4 building. This will be a part 4 storey (to the rear), part 6 storey (to the terrace) and part 8 storey building.

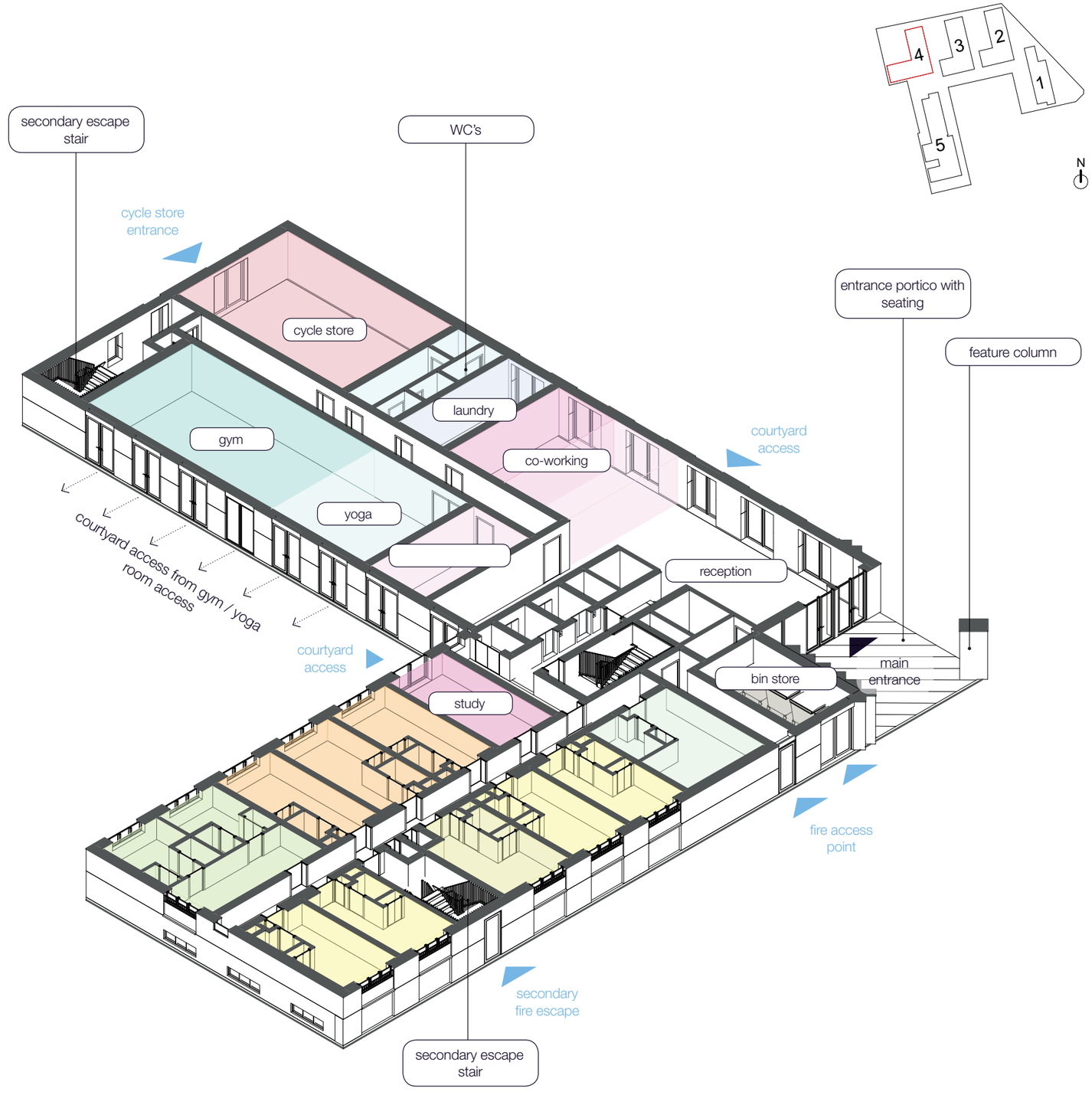
Block 4 will provide a number of communal spaces that will be accessible to all students on campus. This includes a gym and a yoga room. As such, a reception with reception desk will be provided to maintain security.

The block is accessed via a covered portico. Within this, seating is provided within a glazed brick feature entrance. Access is provided to two courtyard spaces - one to the east and one that is shared with Block 3

The existing floor levels are retained and as such there is a half storey step between the ground floor entrance lobby and the residential accommodation. This change in height provides increased privacy to the ground floor flats.

A new basement is proposed which provides space for plant and sprinkler tanks.

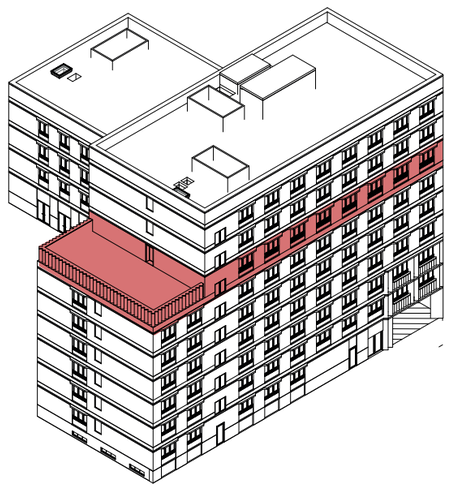


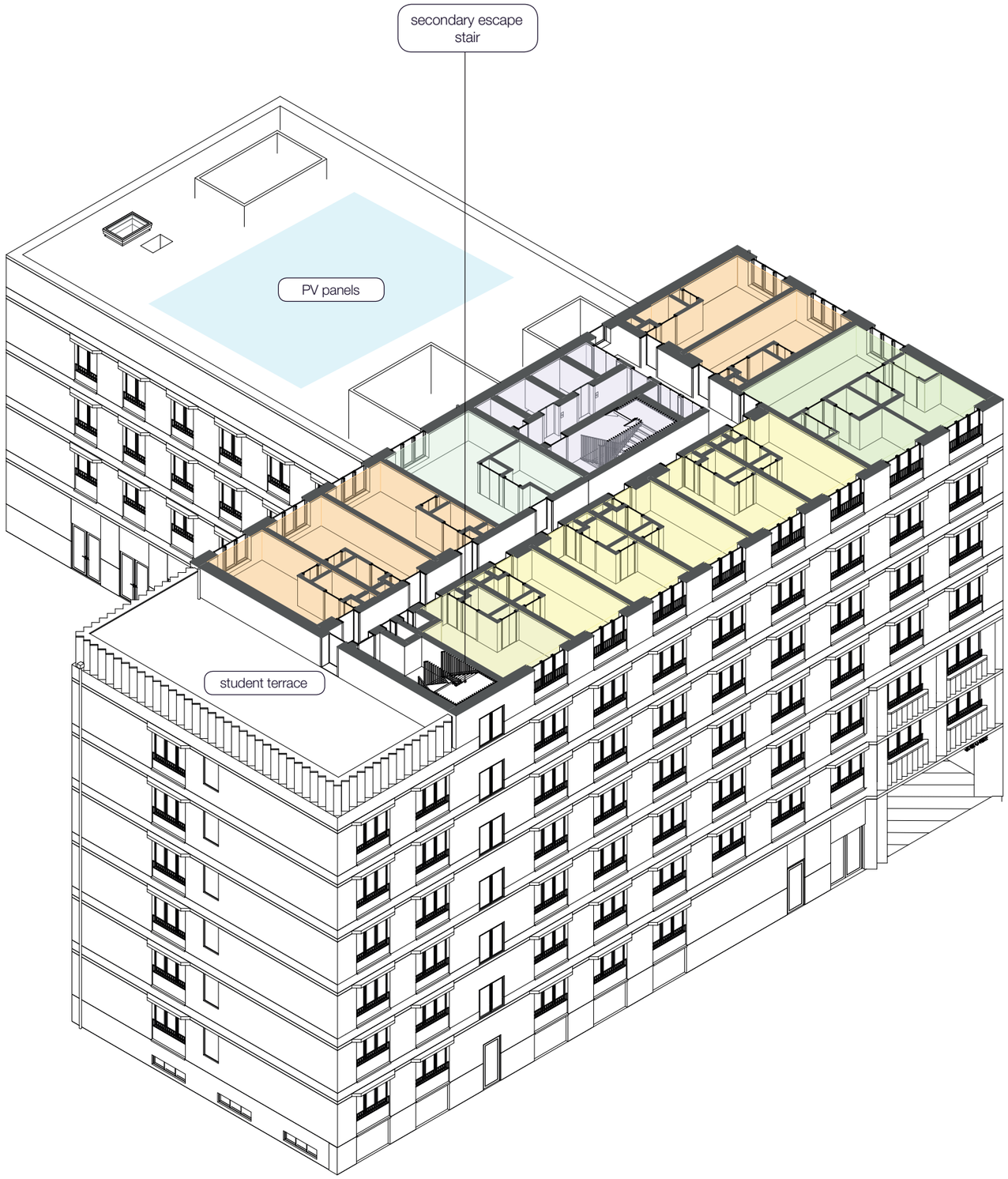


4.13 Block 4
Block 4 Upper Floors

Block 4
At 6th floor level, a communal terrace is provided for the students. This terrace has a tall parapet to maintain safety and increase privacy. This terrace parapet is characterised from street level with a serrated brick detail.

Study spaces are provided for students at various upper floor levels. Please refer to the plans for locations.





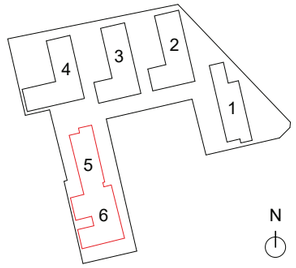
4.14 Blocks 5 and 6 Ground Floor Layout
General Arrangement Plan

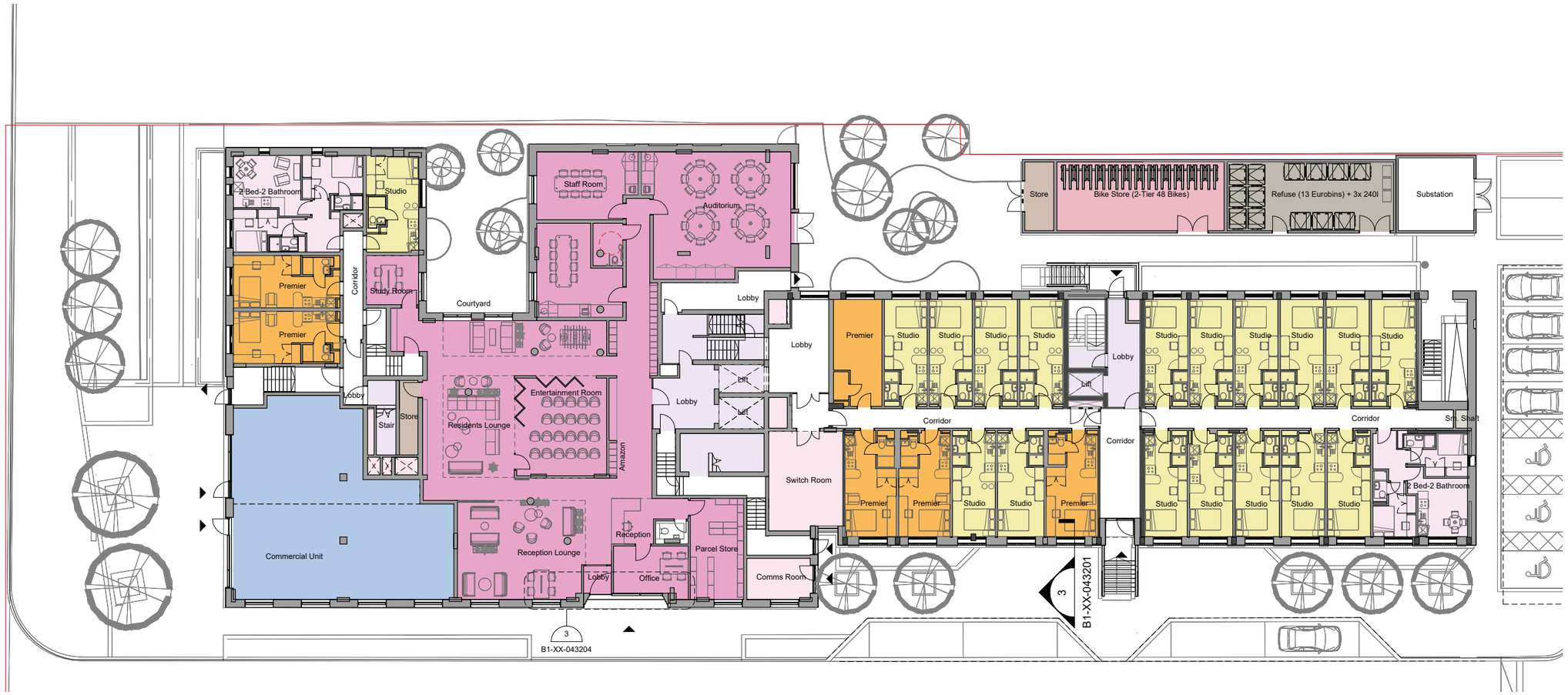
Block 5 and 6 Ground Floor

The ground floor plan for Blocks 5 and 6 indicates the proposed layout at this level. Commercial space is proposed to the corner facing Hathersage Road, with the main entrance for students sitting to the centre of Block 6 along Bax Road.

The main communal space for the student campus is proposed to the base of Block 6 (additional facilities are provided in Block 4 with smaller spaces in the rest of the blocks). The main lift and service core is accessed from this space, with additional access to accommodation along Hathersage Road and within Block 5.

An external single storey structure is located to the western boundary of the main buildings and contains ancilliary space of external tool store, refuse, cycles and sub-station.





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4.15 Blocks 5 and 6 Ground Floor Layout
Reception and Amenity

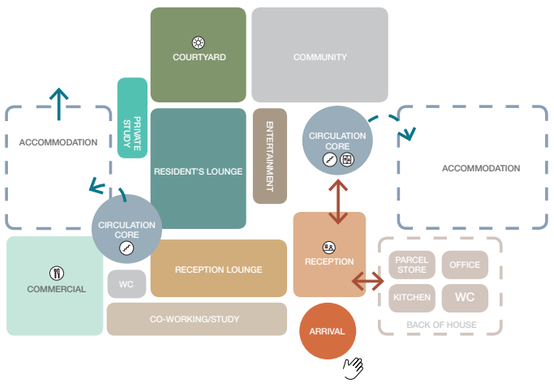
Block 6 Amenity

The amenity space at the base of building 6 is arranged to provide the full range of required student amenity which is shared by the students across the whole development. A reception lobby leads to a manned reception and student postboxes/internet shopping delivery lockers. The remainder of the space is laid out in various zones to create shared study, social and entertainment spaces with quieter/ more private spaces being located in the deeper part of the plan. Moveable walls allow for the space to be re-configured to cater for larger social events.

To the rear of the plan beyond the primary lift core there is a private dining space along with unisex DDA WC, staff room and a large training/meeting space which is designed to also be used by community organisations when required.

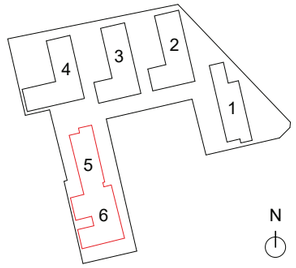
Behind reception contains a large parcel store, administration office and Comms Room.

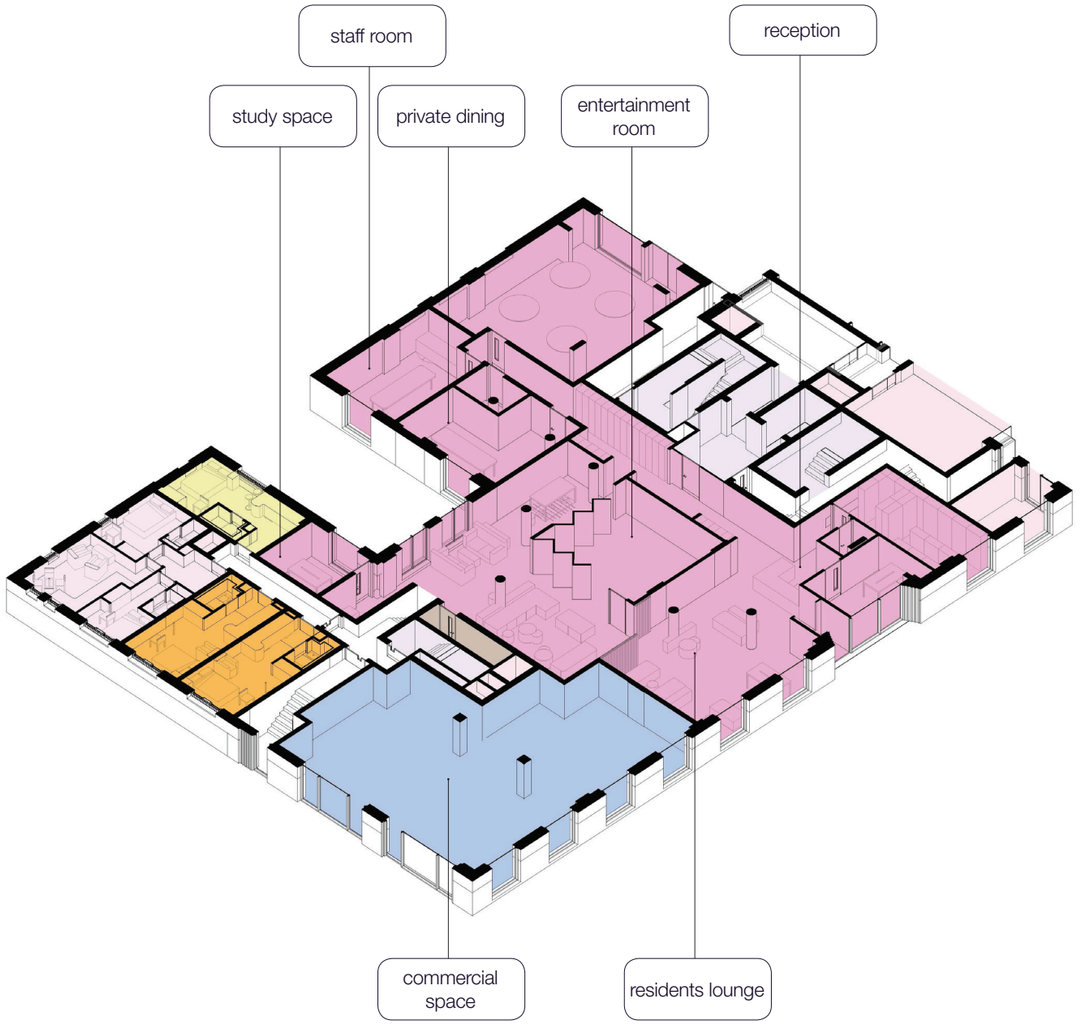
The central amenity space and shared reception provides direct stair access to buildings 5 and 6 plus DDA lift access for all residents via the new primary core.



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4.15 Blocks 5 and 6 Ground Floor Layout
Amenity Interiors Narrative

Context

Empiric Student Property delivers distinctive accommodation that caters to the needs of students offering a wide range of amenity spaces and a high quality design for a enjoyable and comfortable living experience. The designs incorporate both functionality and aesthetic to create a bold and welcoming vision for students to live, relax, study and unwind.

The proposed site is situated close to Victoria Baths which is an iconic piece of Victorian heritage within Greater Manchester and displays a variety of details including glazed brick, archways, skylights and dark timber features.

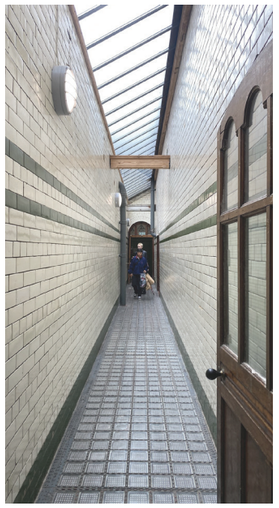
By combining these two contrasting elements of the homely accommodation and industrial heritage design, a strong identity can be created and balanced between the student residents and the site context.

Image Key

1. Empiric Photo: Entryways and letterboxes. Light, bright and open space with skylights.
2. 5plus Photo: Victoria Baths glazed brick & bold stair details.
3. 5plus Photo: Victoria Baths glazed brick corridor with skylights and timber doors.
4. Empiric Photo: Study spaces with soft greenery and timber elements.
5. Empiric Photo: Planting & playful lounge settings.
6. Proposed accent colour palette.
7. Empiric Photo: Cosy, moody entertainment area.
8. 5plus Photo: Victoria Baths archway and dark timber features.
9. Empiric Photo: Private dining and social spaces.
10. Empiric Photo: Encouraging fitness & exercise.
11. 5plus Photo: Victoria Baths glazed brick details.
12. Empiric Photo: Cosy high back joinery, warm lighting and open shelving to allow for views through.

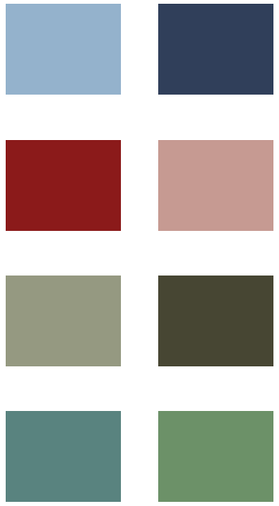

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2.

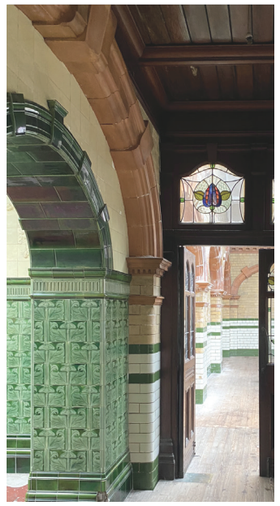

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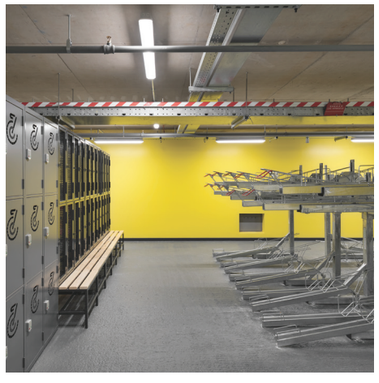

12.

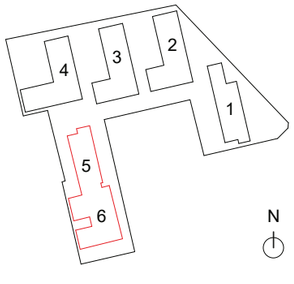
4.16 Blocks 5 and 6 Basement Layout
General Arrangement Plan

Block 5 and 6 Basement
The new basement layout involves the removal of car park access and the integration of cycle access via the existing escape stair to the northern end of the plan. The space is reconfigured to remove existing student lounge areas which are relocted to ground level. This all facilitates the integration of all necessary plant rooms and additional cycle storage, maintenance stores and a new student laundry which is located so as to be readily accessible from the main student amenity area via the new stair and lift to the south of the plan.

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- 4 Bed Flat







4.17 Blocks 5 and 6 Typical Layout

First Floor General Arrangement

Block 5 and 6 First Floor and Above

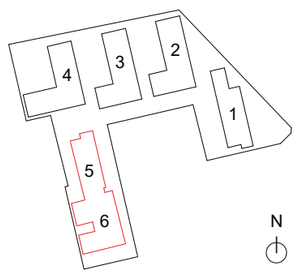
The plan below shows the typical layout of blocks 5 and 6 with the new central core affording access to all student bedrooms. A fully accessible bedroom is located on each floor immediately adjacent to the lift core and a shared study room occupies the transition between buildings 5 and 6.

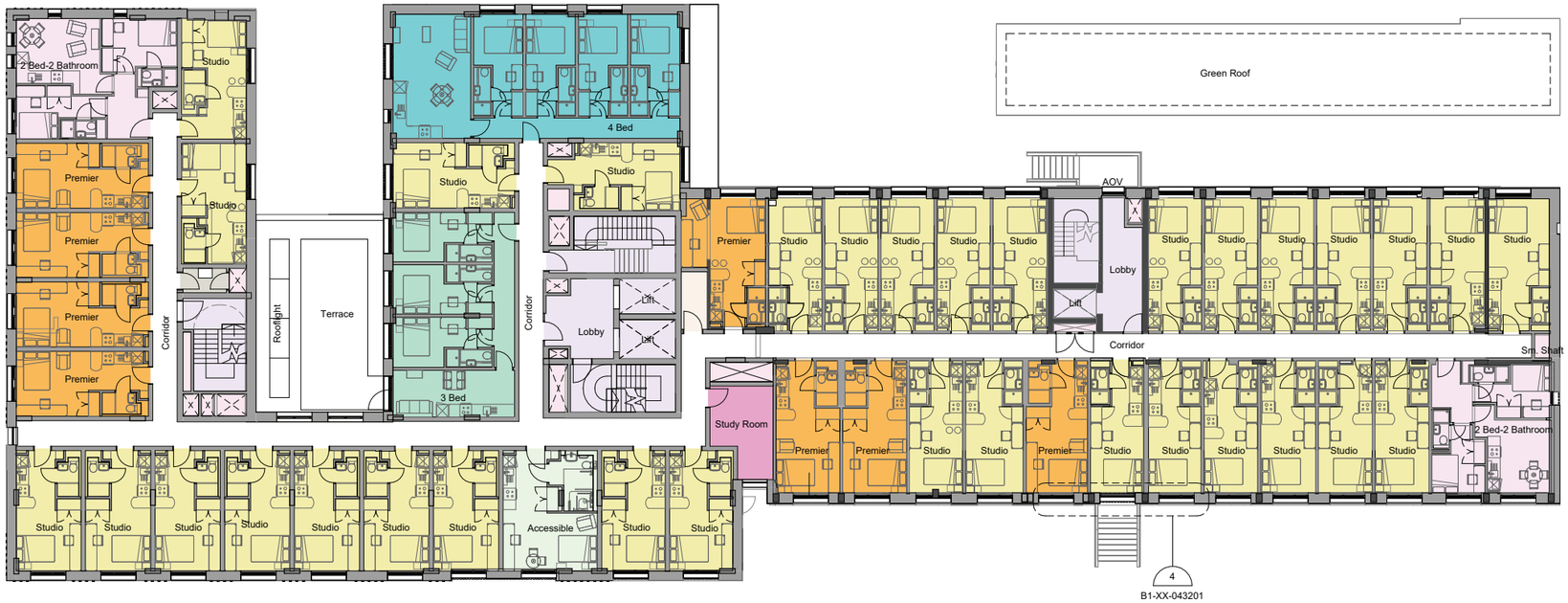
The existing building 5 stair and lift is retained and is extended to serve the new roof top extension. Alongside service risers the new lift core includes cleaners store to serve the building on a floor by floor basis.

Key

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- Atypical Postgraduate Studio
- 2 Bed Flat
- 3 Bed Flat
- 4 Bed Flat







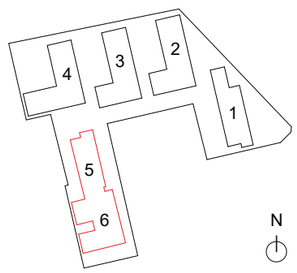
4.18 Blocks 5 and 6 Typical Layout
Fourth Floor General Arrangement Plan

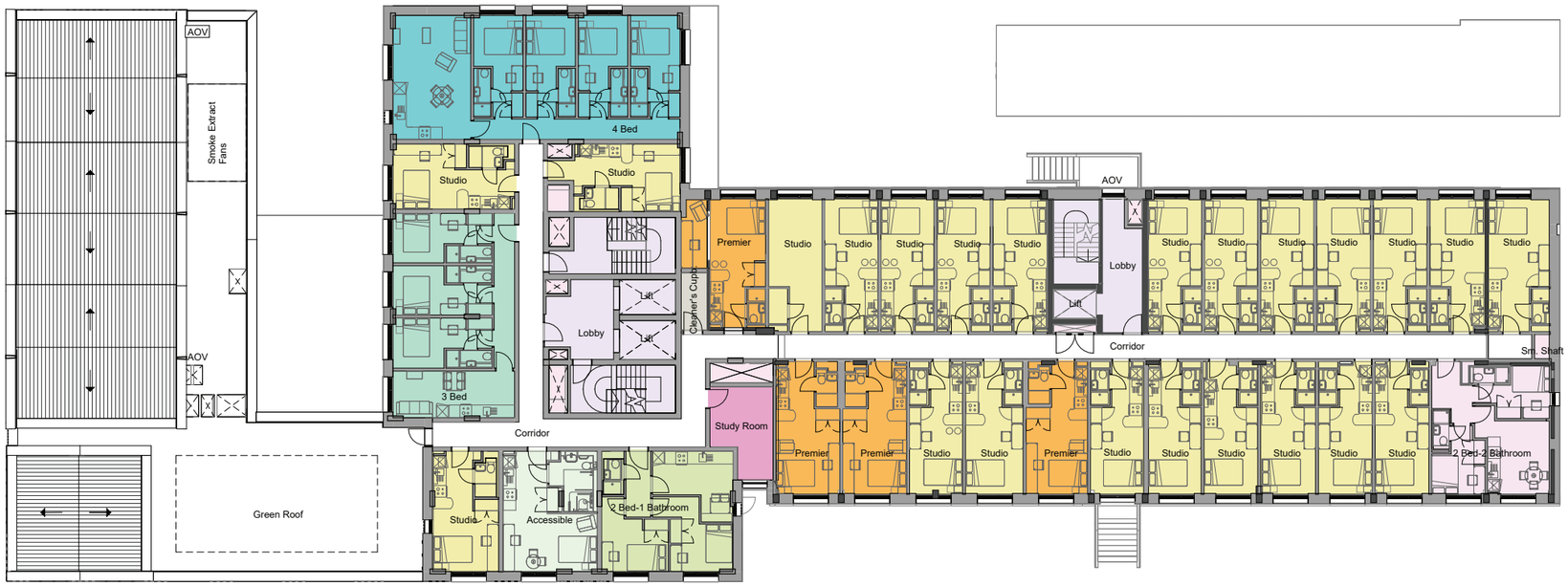
Block 5 and 6 Fourth Floor and above
The building sets back at fourth floor to respect the frontage with Hathersage Road and the baths. A green roof and some services plant are located at this level (screened from bedrooms above). The remainder of the plan repeats form levels 1-3.

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







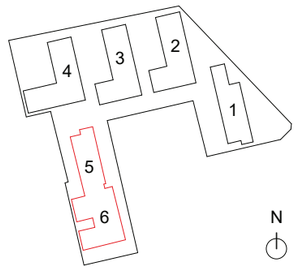
4.19 Blocks 5 and 6 Typical Layout
Eighth Floor General Arrangement Plan

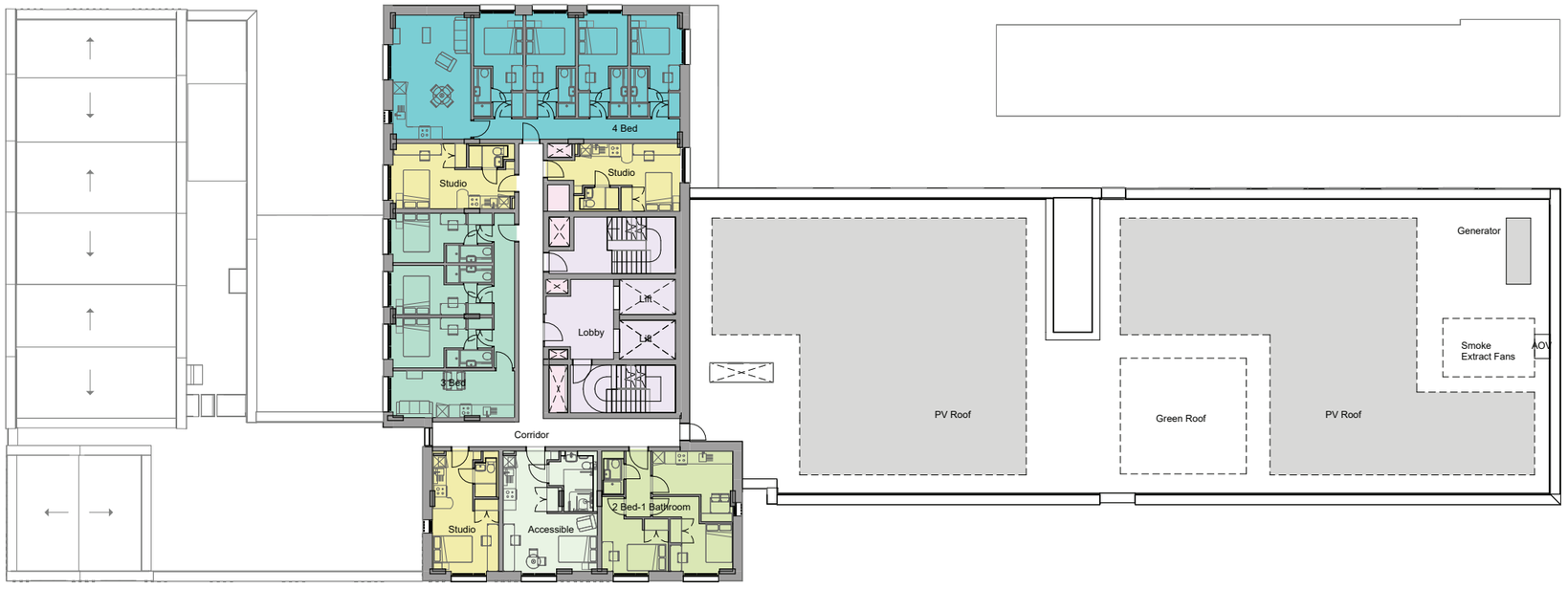
Block 5 and 6 Eighth Floor and above
Block 5 extends to level 7 at which point only the small element of the building 5-6 infill continues.

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







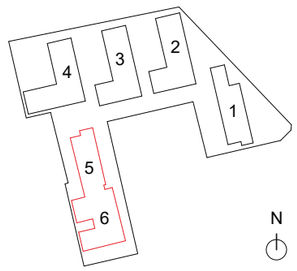
4.20 Blocks 5 and 6 Typical Layout
Eleventh Floor General Arrangement Plan

Block 5 and 6 Eleventh Floor and above
At 11th floor the building sets back again to its western elevation to create a small private terrace which also serves to create an appropriate top to the building

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







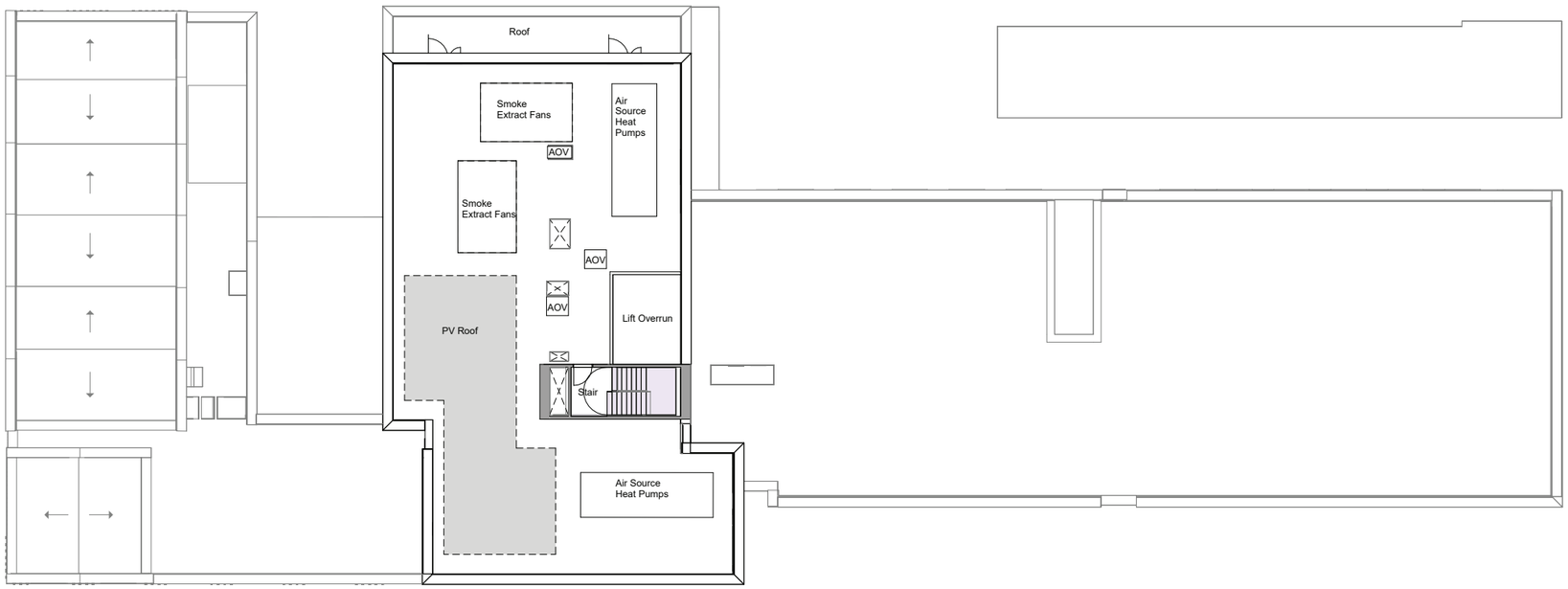
4.21 Blocks 5 and 6 Typical Layout
Roof General Arrangement Plan

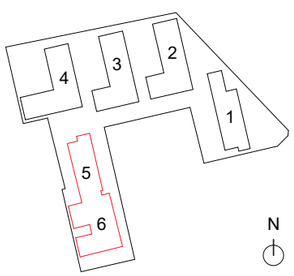
Block 5 and 6 Roof Level
The top most roof level contains the lift overrun and staircase access to building services plant which is screened by an extended parapet.

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

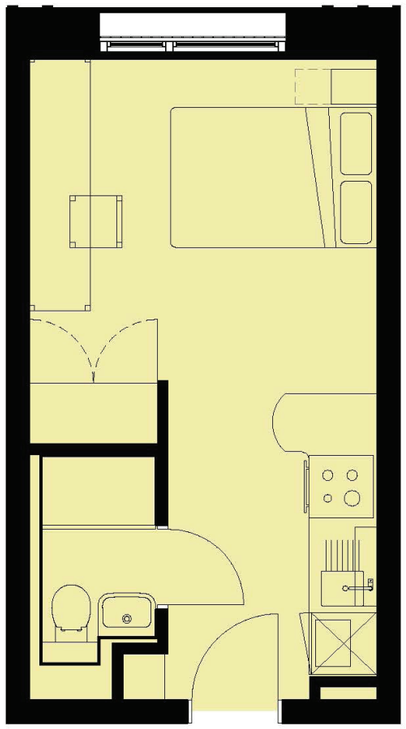




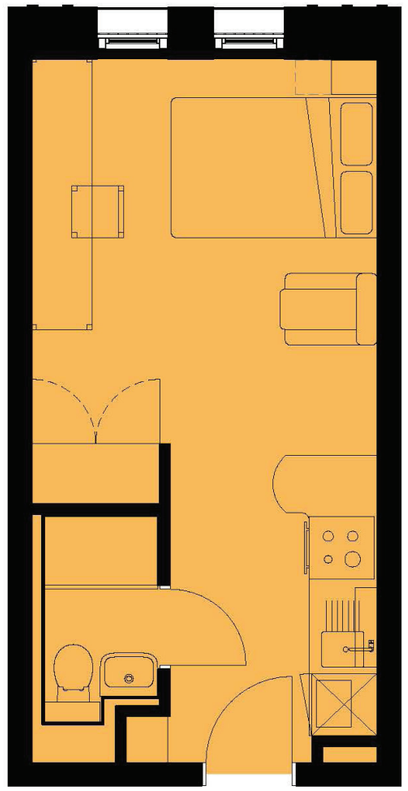


4.22 Studio Layouts
Typical Studios

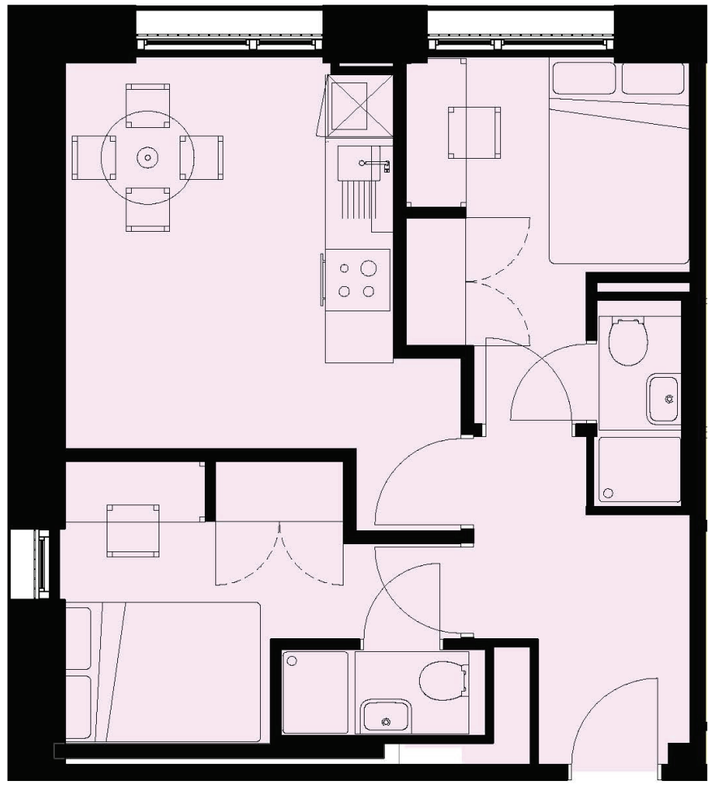
Standard Studios
A standard studio typically provides 20.6 sq.m. of accommodation, varying in size from 17.8 sq.m. to 21 sq.m. The studio includes en-suite bathroom facilities, a kitchenette, sleeping space, storage and study space.



Premier Studios
Premier studios are larger in size than standard studios, typically providing 22.5 sq.m. of accommodation, with some variation in size from 20.7 sq.m. to 23.7 sq.m. The accommodation is similar to the standard studios, with additional seating space for relaxing.

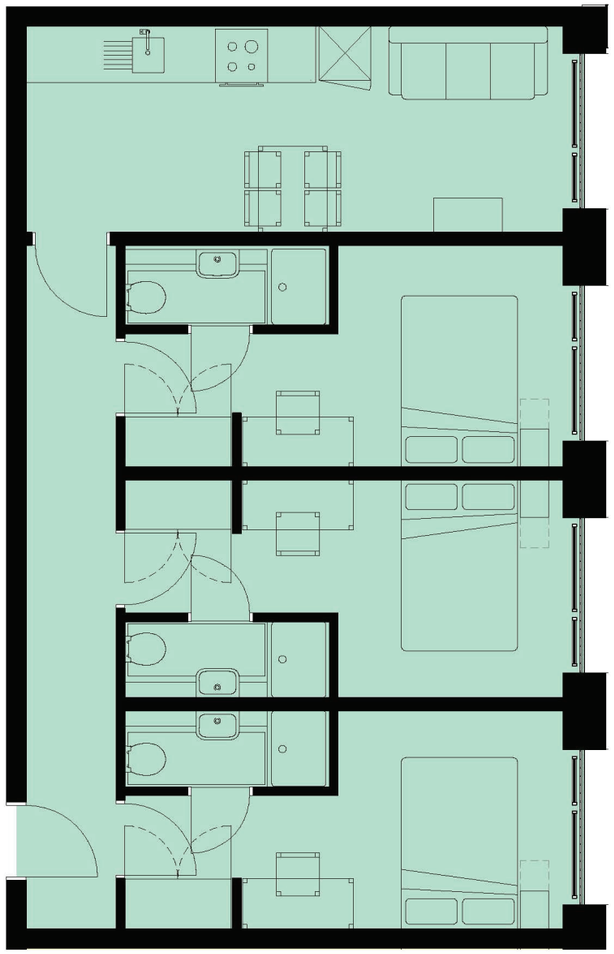


2-bed Apartments
There are a number of variations of 2-bed apartments within the scheme, ranging from 41.6 sq.m. to 47 sq.m. Accommodation varies, with some units having a shared bathroom and others individual en-suites. The bedrooms include a sleeping space, study space and storage, with a separate living space for eating, dining and relaxing.



4.22 Studio Layouts
Typical Studios

3-bed Apartments
3-bed apartments are 65.4 sq.m. in size, providing 3 en-suite bedrooms with sleeping space, storage and study space. A living space with a lounge area, kitchen and dining space is also provided.



4-bed Apartments
4-bed apartments comprise 94 sq.m. of accommodation, including 4 en-suite bedrooms with sleeping space, storage and study space, and a living space including kitchen, dining space and lounge.



4.23 Acommodation Schedule

Blocks 1-4

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		
2 Bed Cluster Flat	1	2
Studio Premium	4	4
Studio Standard	4	4
Wheelchair Studio	1	1
	10	11
First Floor		
2 Bed Cluster Flat	3	6
3 Bed Cluster Flat	3	9
Studio Premium	8	8
Studio Standard	7	7
Wheelchair Studio	2	2
	23	32
Second Floor		
2 Bed Cluster Flat	3	6
3 Bed Cluster Flat	3	9
Studio Premium	8	8
Studio Standard	8	8
Wheelchair Studio	2	2
	24	33
Third Floor		
2 Bed Cluster Flat	3	6
3 Bed Cluster Flat	3	9
Studio Premium	8	8
Studio Standard	7	7
Wheelchair Studio	2	2
	23	32
Fourth Floor		
2 Bed Cluster Flat	2	4
Studio Premium	5	5
Studio Standard	8	8
Wheelchair Studio	1	1
	16	18
Fifth Floor		
2 Bed Cluster Flat	2	4
Studio Premium	5	5
Studio Standard	7	7
Wheelchair Studio	1	1
	15	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
	150	185
Grand total	384	511

Accommodation Schedule - Total Mix

Type	Units	Habitable Rooms	Percentage
2 Bed Cluster Flat	43	86	11.2%
3 Bed Cluster Flat	39	117	10.2%
4 Bed Cluster Flat	2	8	0.5%
Postgraduate Studio	74	74	19.3%
Studio Premium	86	86	22.4%
Studio Standard	128	128	33.3%
Wheelchair Studio	12	12	3.1%
	384	511	100.0%

Accommodation Schedule - By Block

Type	Units	Habitable Rooms	Percentage
Block 1			
Postgraduate Studio	74	74	19.3%
	74	74	19.3%
Block 2			
2 Bed Cluster Flat	13	26	3.4%
3 Bed Cluster Flat	15	45	3.9%
4 Bed Cluster Flat	1	4	0.3%
Studio Premium	16	16	4.2%
Studio Standard	35	35	9.1%
	80	126	20.8%
Block 3			
2 Bed Cluster Flat	13	26	3.4%
3 Bed Cluster Flat	15	45	3.9%
4 Bed Cluster Flat	1	4	0.3%
Studio Premium	16	16	4.2%
Studio Standard	35	35	9.1%
	80	126	20.8%
Block 4			
2 Bed Cluster Flat	17	34	4.4%
3 Bed Cluster Flat	9	27	2.3%
Studio Premium	54	54	14.1%
Studio Standard	58	58	15.1%
Wheelchair Studio	12	12	3.1%
	150	185	39.1%
	384	511	100.0%

4.24 Accommodation Schedule

Blocks 5 and 6

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	1	3
4 Bed	1	4
Accessible	1	1
Premier	4	4
Studio	13	13
	21	27
02		
2 Bed-1 Bathroom	1	2
2 Bed-2 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Premier	4	4
Studio	11	11
	20	27
03		
2 Bed-1 Bathroom	1	2
2 Bed-2 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Premier	4	4
Studio	11	11
	20	27
04		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Studio	3	3
	7	13

Accommodation Schedule - by Block & Level

Type	Units	Habitable Rooms
05		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Studio	3	3
	7	13
06		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Studio	3	3
	7	13
07		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Studio	3	3
	7	13
08		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Studio	3	3
	7	13
09		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
4 Bed	1	4
Accessible	1	1
Studio	3	3
	7	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
Block 6 Total	123	186
Grand Total	**295**	**365**

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	11	33	9.0%
4 Bed	9	36	9.9%
Accessible	11	11	3.0%
Premier	46	46	12.6%
Studio	197	197	54.0%
			100.0%
Grand Total	**295**	**365**	

Landscape Proposals

5.1 The Brief

The Victoria Point project aims to infill development and refurbish the existing student accommodation blocks and public realm to create a comfortable and pedestrian focused space which provides opportunity for both activity and relaxation.

In the following pages, we review the existing site context and explore initial concept options for the different hard and soft landscaping elements within the external spaces surrounding the Victoria Point student accommodation blocks.

Design Brief

Strategic principles and initial concept proposals have been developed to help develop the landscape brief, inform site planning proposals and assist with initial planning discussions and cost planning. The design brief outlines requirements for:

- Refurbishments of existing blocks 1-5 to current standards;
- Infill between existing buildings to achieve circa 150 additional beds;
- Rooftop extension to existing building forms, demolition of Block 6 and reinstatement with minimum 84 bed building;
- New amenities and central hub;
- Public realm and service strategy improvements;

Technical Considerations

Some of the technical considerations that the landscape design will need to take cognisance of include:

Conservation & Heritage

The site is located north of the Victoria Park Conservation Area, with Victoria Baths and the attached forecourt walls being Grade II* listed. There are no other listed buildings within the setting of the site.

Trees

A tree survey to BS5837:2012 has been undertaken, the landscape proposals should retain existing trees wherever possible.

Sustainability

The Guidance for Greater Manchester: Embedding Green Infrastructure Principles 2019 (GMCA) introduces a 'Green Factor' system, aiming for 0.4 for residential and 0.3 for commercial developments. Biodiversity Net Gain (BNG) requires a 10% gain post-development, while Manchester SPD encourages achieving a BREEAM 'Very Good' rating, focusing on safe outdoor spaces, sustainable transport, durability in design, waste management, ecological enhancement, and flood management in line with civil engineer recommendations.

Fire Engineering

Vehicle access must be available along at least 15% of the perimeter of all blocks. Specific design requirements for vehicle access, including minimum road width and clearance height, are outlined in Table 15.2 on page 113 of the Approved Document B (fire safety) volume 2. Additionally, Dead-end access routes longer than 20m must have turning facilities, as stated in section 15.10 of the Approved Document B.

MEP

The proposed landscape design will take into account existing utilities on the site, including a Cadent gas main with a 1m easement on either side, a United Utilities HDPE water main requiring a 3m easement, and electricity cables along Bax Road where tree planting is restricted. Additionally, BT services run through the site, necessitating careful planning to avoid interference with landscaped areas.

Structural and Civil Engineering

Greenfield runoff rate of 9.45l/s calculated. Drainage strategy considers different SuDS: permeable paving, green/blue roofs, swales and drainage basins, rainwater harvesting and attenuation tanks.

Parking

The landscape proposals will prioritize pedestrians, disabled people, and cyclists over the needs of cars, in line with UDP Part 1 Policy T3.9. Considerations include innovative and sensitively located car parking design, well-designed parking with tree planting where possible, adequate lighting, and attractive surfacing and boundaries, ensuring adequate parking provision for disabled people with clear, safe, accessible footways, and including high-quality materials, tree planting, lighting, and appropriate boundary treatments for parking to the front of buildings if unavoidable.



View across existing lawns to block 3



Existing student accommodation arrival spaces



Existing green amenity spaces



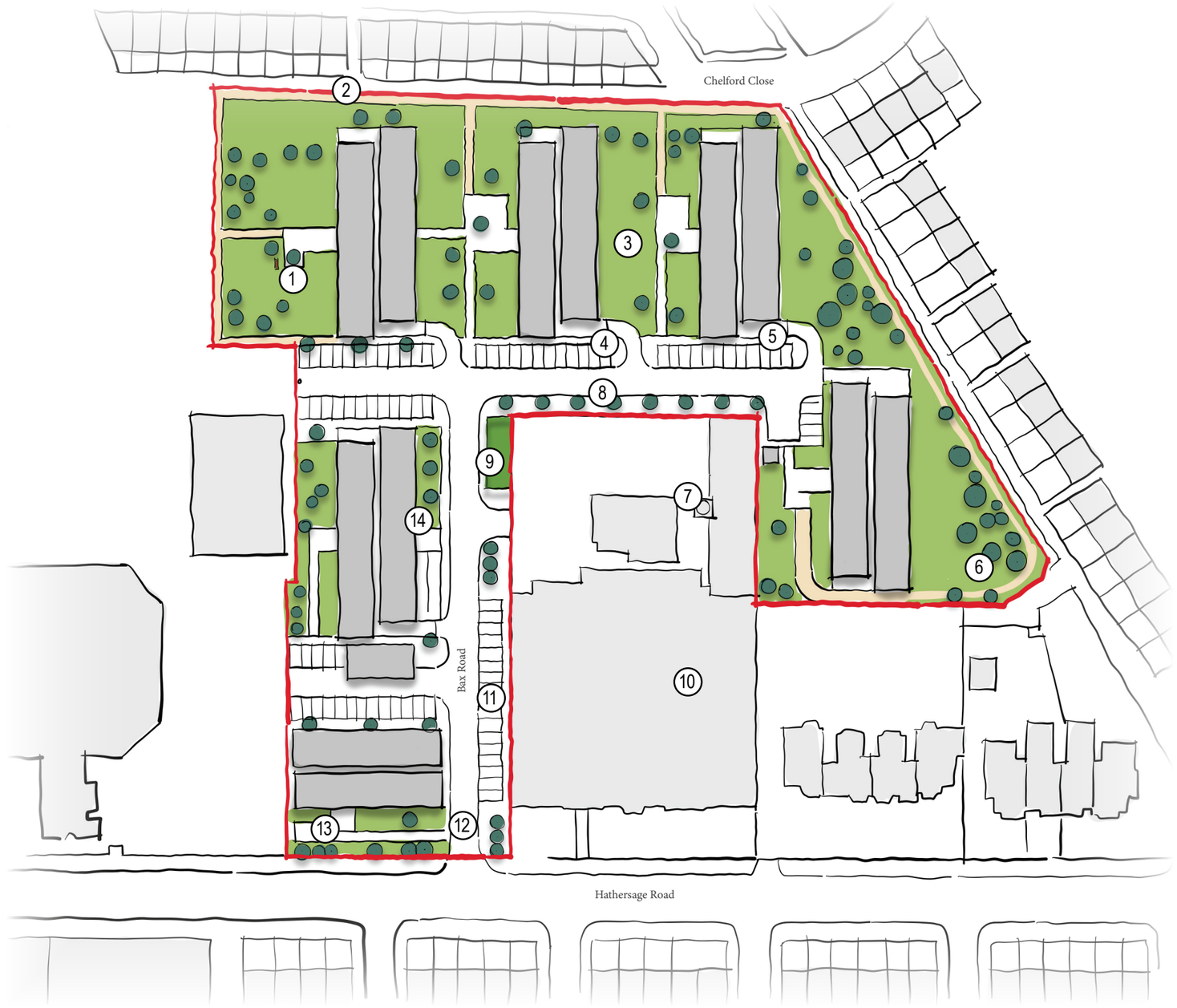
Existing road and parking infrastructure to the rear of Victoria Baths

5.2 Site Context

Victoria Point comprises six student residential apartment blocks of four and five storeys. The blocks are located within extensive grass lawns with a range of semi-mature trees. Boundaries are predominantly red brick walls with a small section of the southern boundary, fronting onto Hathersage Road, consisting of a concrete wall with railings. The western site boundary is defined by a close board timber fence.

Victoria Baths, and its ancillary buildings, and a terrace of Victorian suburban villas are located to the south of the site. Two-storey terrace houses are located to the north and east boundaries. Octagon House, a NHS building, a substation, and associated car parking is located to the west. Some of the existing features and conditions include:

1. A single seating opportunity within the development. A timber bench is located within an elevated area of lawn, facing west, with views over the boundary fence to Octagon House car park and the electrical substation.
2. The northern and eastern site boundaries are enclosed by a red brick wall topped with barbed wire fencing as a deterrent. A gravel footpath follows the perimeter of the wall, providing access throughout all of the sites green spaces. Two-storey terrace houses located outside the site have upper storey views into the site.
3. Large areas of mown grass surround the apartment blocks. This is a high-maintenance, low-biodiversity landscaping treatment.
4. There are only internal cycle parking facilities. Bicycles are occasionally locked to railings near blocks.
5. Discolouration of concrete boundary walls.
6. There is a diverse range of semi-mature to mature tree stock scattered throughout the lawn areas and along footpaths. The diversity can assist future climate change resilience.
7. A red brick chimney, associated with Victoria Baths, is a tall feature visible throughout the site.
8. There is paving uplift from overgrown roots surrounding trees planted into hard landscaping.
9. Large 1100 litre capacity bins can be found scattered throughout footpath and car parking areas. Bin stores are located within the basement of the existing blocks and are brought out regularly for collection.
10. Victoria Baths, a grade II* listed building, is located to the immediate south of the site. There is no cohesion between this heritage asset and Victoria Point.
11. Extensive car parking with limited cars utilising the available space.
12. The arrival experience is vehicle dominated, with no clear signage announcing Victoria Point or providing orientation.
13. The Victoria Point frontage, facing onto Hathersage Road, has an unassuming site entrance with scattered trees set within an area of grass between the boundary wall and building facade.
14. Illuminated building signage associated with apartment block 5 is not continued throughout the rest of the scheme.




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5.3 Existing Materiality

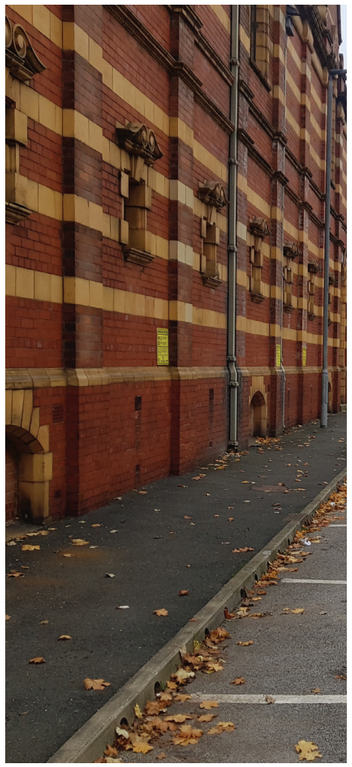
There is a narrow range of hard landscaping materials found throughout the existing Victoria Point development. Footpaths are either asphalt, gravel or concrete. Roads and car parking areas are tarmac with concrete kerbs.

The buff-yellow cladding to the apartment blocks provides a subtle continuation with the buff coloured string courses and window / doorway detailing within the Edwardian Victoria Baths. The red brick boundary walls also provide continuation between Victoria Baths and the red brick terrace houses to the north and east of the site.

Soft landscaping is limited to mown lawn areas with tree planting. There are some trees located within footpath and car parking areas, and one small block of evergreen shrub planting.



The apartment blocks feature glazed white bricks with buff/yellow-coloured and corten cladding.



Primary footpaths are tarmac and a smaller network of secondary footpaths through the green spaces are gravel and institute concrete.





Ramps and stepped access to apartment block entrances are concrete. Block 5 has corten cladding and artificial grass.





Signage is limited to block entrances, denoting the block number.













Boundary treatments are either a low concrete wall with metal railings or a red brick wall.



Trees are planted into lawn areas and into hard landscaping in impermeable pits with small apertures.



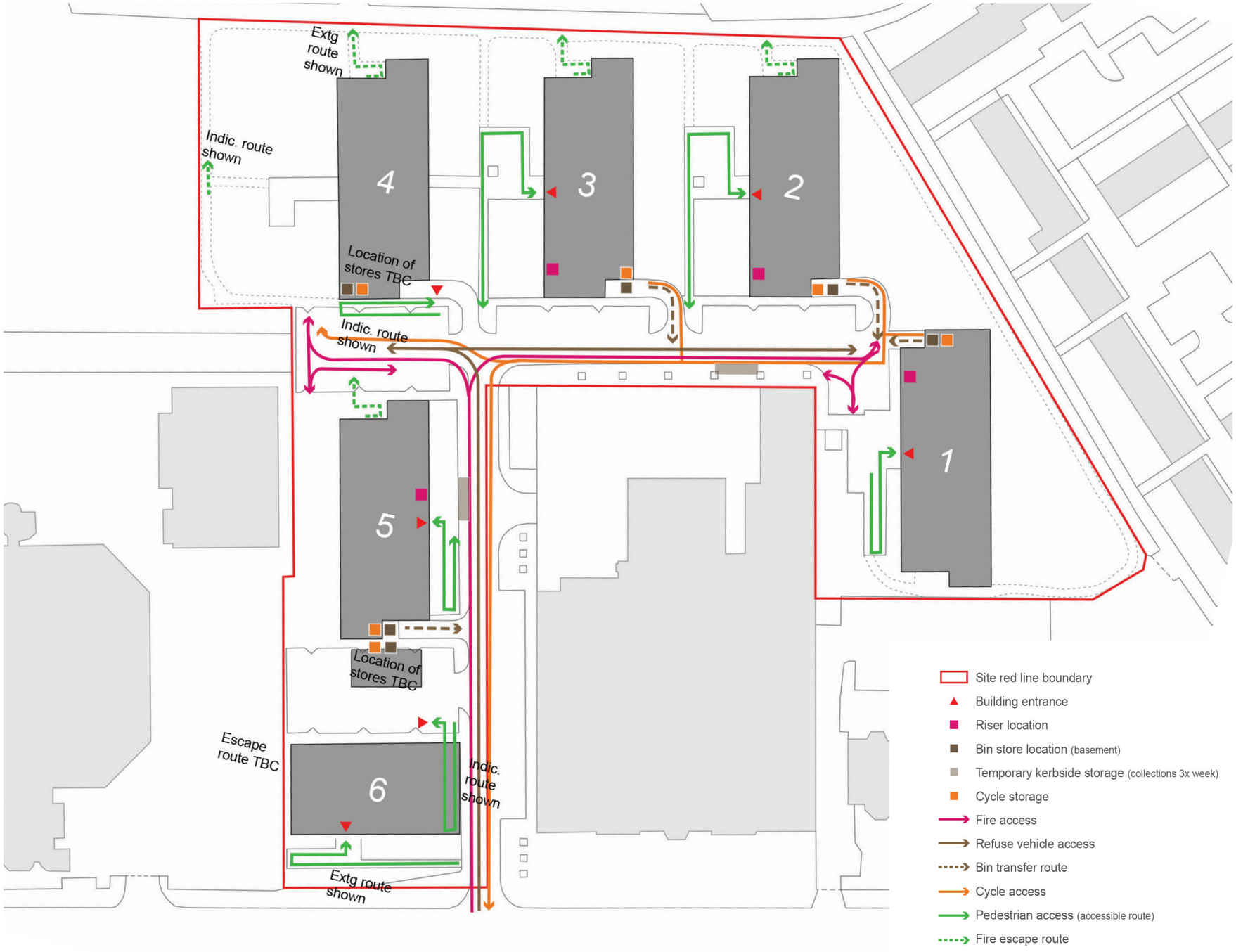
The adjacent Victoria Baths is built from terracotta brick with a buff coloured stone string course and features stained glass windows, black ornate railings and decorative buff terracotta detailing to the windows and doors.

5.4 Existing Access and Circulation

There is one vehicular route into and out of the site, from Hathersage Road. Refuse and emergency service vehicles utilise the car park between block 4 and 5 and the area of hardstanding between blocks 1 and 2 to turn vehicles. There are ample car parking spaces within the existing development. These are located between blocks 5 and 6, between blocks 4 and 5 and also adjacent to blocks 2 and 3.

Cycle storage is situated in the basements below each block. Bins are also stored in the basements and are brought out multiple times per week. Bins can often be left in the carriageway or on footpaths. This limits accessibility around the site and may prohibit emergency service access on site.

There is an extensive network of footpaths which provide links through the site, to building entrances and throughout the existing green spaces. Blocks 2, 3, 4 and 5 have rear fire escapes which connect to the path network running around the boundary of the site.



Existing site access and servicing strategy

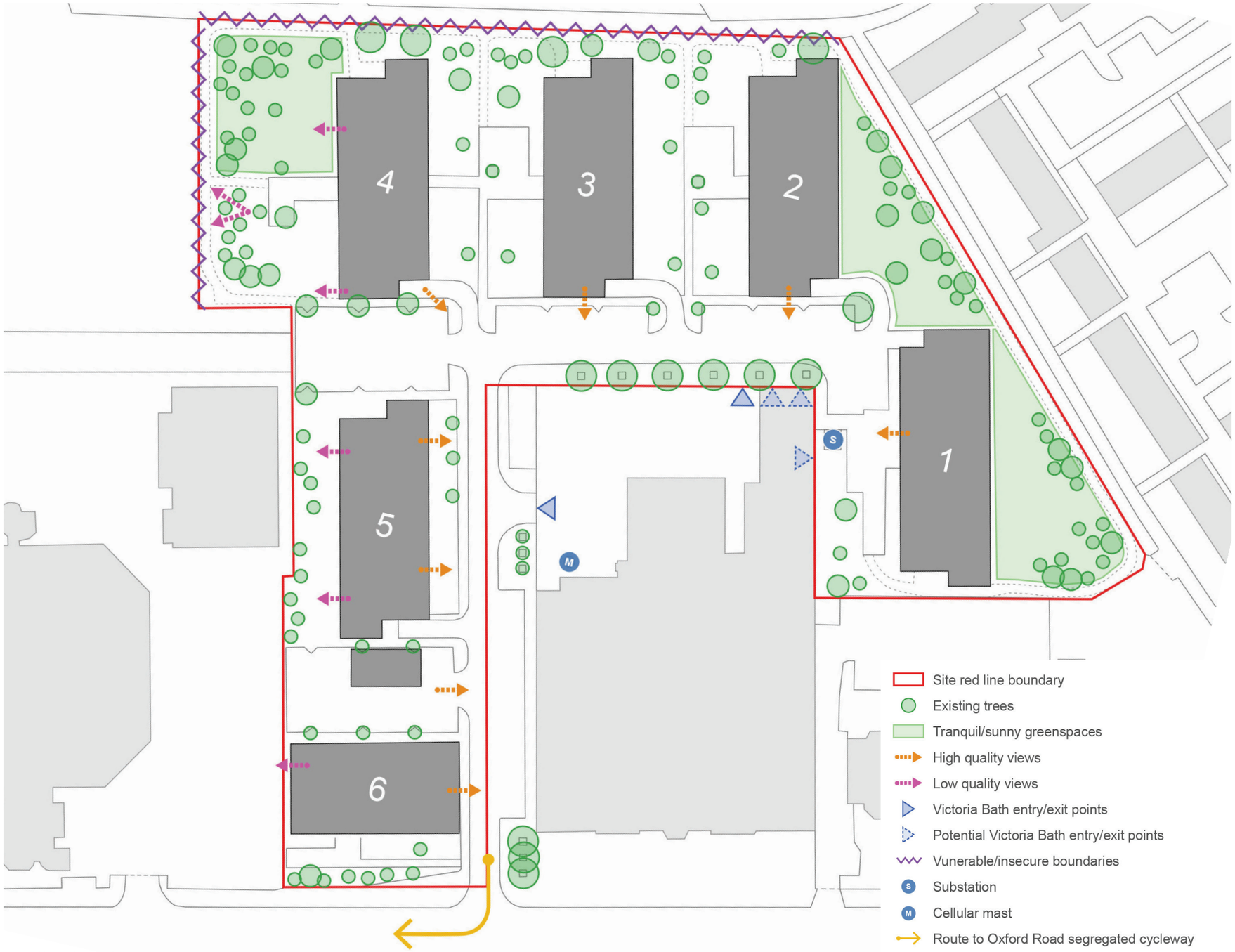
5.5 Opportunities and Constraints

Opportunities

- Tranquil green spaces to rear of the student accommodation;
- Scope to create usable spaces between buildings;
- Positive orientation of blocks around a central ‘street’, safer student environment;
- Victoria Baths makes a positive contribution to the setting of the existing development and provides an opportunity for further enhancement; and
- Proximity to Oxford Road corridor.

Constraints

- Poor quality western boundary and visual intrusion from electrical distribution infrastructure and mobile mast;
- Harsh character of boundaries to existing residential neighbourhood to north and south;
- Dominance of existing vehicle parking; and
- Uncertainty about future restoration of wider Victoria Baths site.



Site opportunities and constraints

5.6 Design Objectives

The opportunities and constraints exercise has identified a number of key development parameters which inform the concept of the landscape proposal.

Key objectives of the proposed scheme are:

- Create a stronger presence on Hathersage Road and establish a cohesive frontage with the Grade II* listed building - Victoria Baths;
- Establish a cohesive design language that harmonizes with the aesthetics of the surrounding streetscape at Hathersage Road by using similar landscape architectural motifs, materials, street furniture, planting;
- Enhance an arrival experience though creation of a gateway and a welcome space for students and visitors;
- Design the entrances to the new campus to be visually inviting, with landscaping and lighting, creating a positive first impression for arriving visitors and students;
- Cultivate a distinctive and resonant “sense of place” by infusing the campus design with unique features, local character, and elements that reflect the identity and values of the community. Integrate landscaping, architectural details, and public spaces in a way that fosters a strong connection to the surroundings, creating an environment that feels rooted, meaningful, and distinctly tied to its location
- Prioritize accessibility in the design of arrival areas, ensuring that pathways, ramps, and entrances are easily navigable for individuals with varying mobility needs;
- Establish a series of purposeful spaces connected with each building to cater to diverse requirements and preferences of students. These include a modern and intimate courtyard, a versatile performance area, a sports and activity space integrated with an indoor yoga studio and gym, a tranquil study garden, and an area dedicated to promoting on-site biodiversity
- Craft an environment that evokes a warm and welcoming “sense of home” for students by incorporating elements that prioritize comfort, community, and a personal connection.
- Design communal spaces with cosy seating, shared areas for socializing, and residential-style comforts. Consider using materials and colours that convey a sense of warmth, and create a residential atmosphere within student accommodations. Additionally, infuse the campus with a supportive and inclusive atmosphere that fosters a feeling of belonging, helping students build meaningful connections and a strong sense of community.
- Create a modern and contemporary space characterized by refined design and high-quality aesthetics, utilizing premium materials to establish a sophisticated atmosphere.
- Design spaces with ample seating opportunities to accommodate various activities, including relaxation, study, and socialization. The seating arrangements will serve diverse purposes, enhancing the versatility and functionality of the areas.
- Enhance the current ecological and biodiversity value through creation of rich habitats and appropriate planting and tree species. Will include suitable bat and bird boxes, along with insect houses;
- Create an attractive and safe environment that is robust, durable and maintainable



5.7 Design Concept



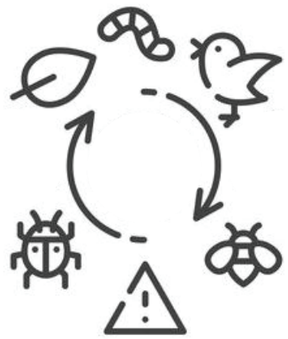
Home

Create a sense of home, familiarity for students to create a home for students, where inviting outdoor spaces, cosy communal areas, and thoughtful design elements converge to foster a sense of belonging, comfort, and community throughout their university journey.



Multifunctional Spaces

Create multifunctional spaces that could be used for different activities, seamlessly integrating flexibility into the landscape design to accommodate studying, socializing, events, and various dynamic needs, ensuring a vibrant and adaptable environment for the diverse experiences of university life.



Nature and Biodiversity

Create an ecological enhancement area that invites birds and insects. By strategically incorporating plants and trees known to attract these species, we aim to establish a vibrant ecosystem within the university grounds, providing a harmonious environment that benefits both students and local wildlife.



Place Identity

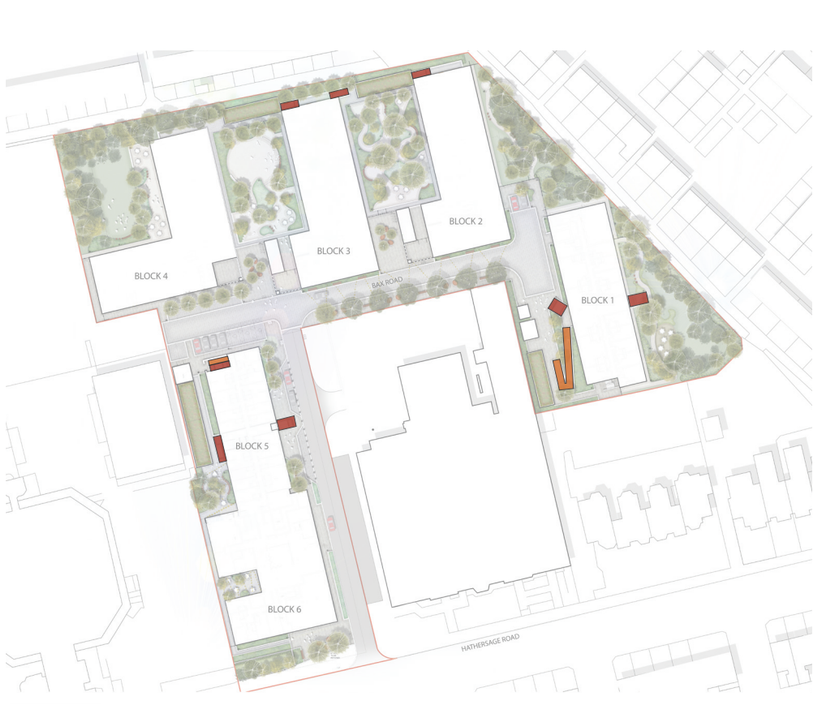
Create a distinct place identity. Landscape proposal not only supports student life but also fosters a strong sense of belonging and pride in the campus community.

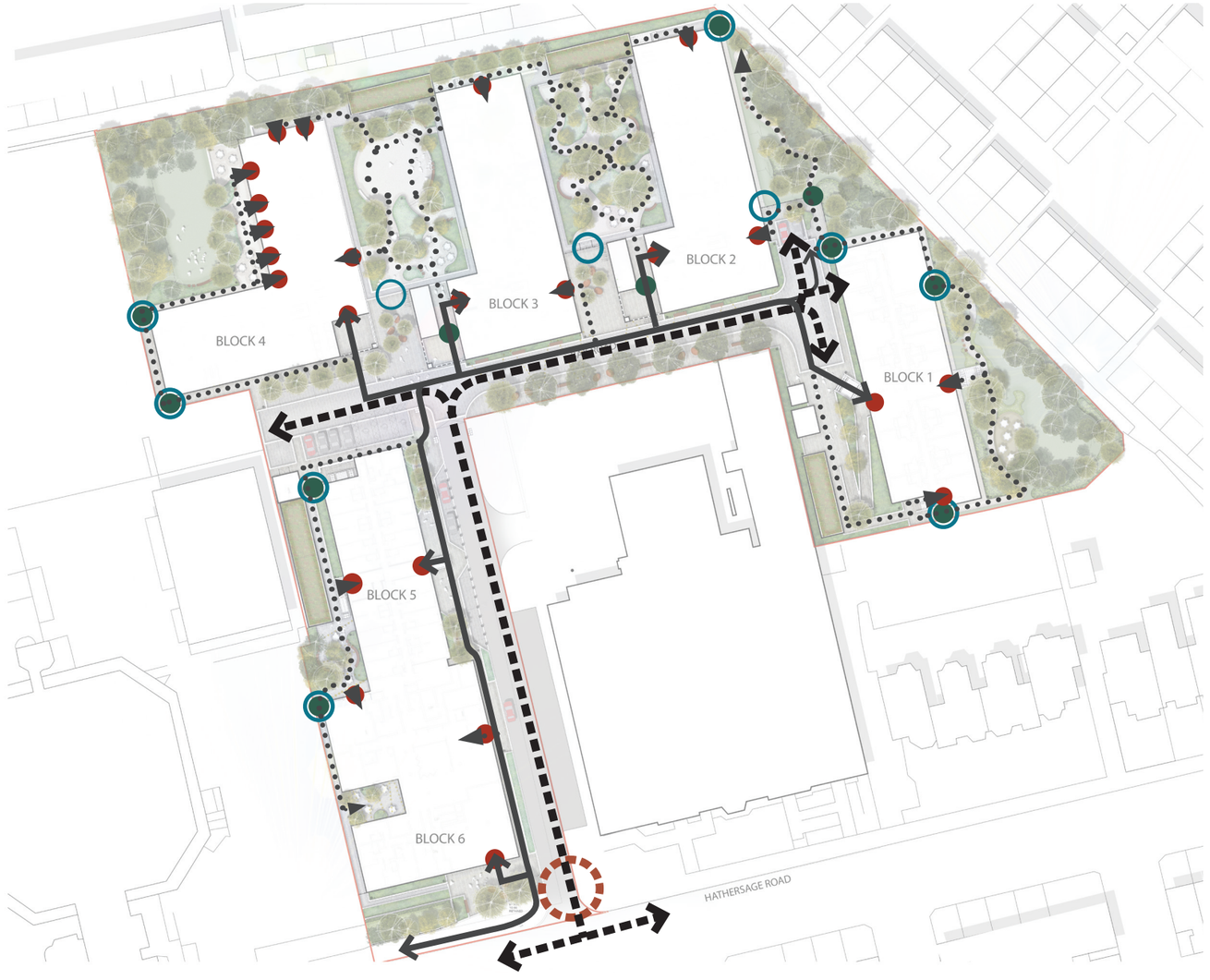
5.8 Outline Design Principles

The primary vehicular and pedestrian access to the site is through Bax Road from Hathersage Road, which serves as the main thoroughfare for entry and exit. This roadway not only facilitates convenient access for residents, staff , visitors, and service vehicles but also serves as an emergency vehicle access route. The portion of Bax Road adjacent to Block 5 and 6 will primarily function as a vehicular route, complemented by a pedestrian pathway to ensure safe movement for both vehicles and pedestrians. In contrast, the upper section of Bax Road, stretching along Block 2 to 4, will be designed as a shared surface, accommodating both vehicular traffic and pedestrian activity. This shared surface concept encourages a harmonious interaction between vehicles and pedestrians, promoting a pedestrian-friendly environment while maintaining essential vehicular access within the site.

To ensure accessibility and compliance with Disability Discrimination Act (DDA) standards, landscape proposal for the campus incorporates thoughtfully designed ramps and steps. By prioritizing inclusivity in the design, we aim to provide a welcoming and accommodating space for all individuals, fostering a sense of community and connection within the campus environment.

Access to the courtyards within the site will be carefully controlled and secured to ensure privacy, safety, and exclusivity for students, staff, and maintenance personnel. This controlled access not only enhances security but also promotes a sense of community and belonging within the courtyards, creating private and inviting outdoor spaces for residents and designated personnel to enjoy and maintain.





5.9 Outline Landscape Masterplan



1. Campus entrance from the Hathersage Road
2. New tree planting to extend existing tree avenue along Hathersage Road frontage. New steel railings and brick clad to improve existing wall at Hathersage Road.
3. Flexible spill out space for cafe located in Block 6 with feature pebble seating
4. Proposed rain gardens along Bax Road
5. Block 6 entrance
6. Stepped access to Block 5 entrance
7. Proposed soft elements to enhance public realm at the entrance to Block 5 consistent of ornamental planting along with trees in pots
8. Proposed visitor parking
9. Proposed additional disable car parking and additional staff car parking
10. Proposed delivery and drop off area
11. Shared surface
12. Proposed bike storage structures with green roofs
13. Students' courtyards to Block 5 and Block 6
14. Existing retained avenue of trees with new proposed seating opportunities
15. Clusters of removable seating opportunities and small ornamental trees in pots
16. Undercroft entrance area to respectively Block 2, Block 3 and Block 4
17. Stepped and ramped access to Block 1
18. Recreational area to Block 4
19. Flexible Social Garden area to Block 3
20. Study Garden area to Block 2
21. Habitat Area
22. Access points to basement bike storage

5.10 Zone 1 - The Frontage

The area in front of Block 6 serves as the entrance to the site, presenting an opportunity to enhance the presence along Hathersage Road and create a cohesive frontage with the neighbouring Grade II* listed building of Victoria Baths.
This enhancement will be achieved by planting trees along the boundary, creating a row or avenue of trees that adds to the visual appeal and cohesiveness of the frontage along Hathersage Road as well as enhancing the visual appeal of the wall located along the footpath.

The proposed linear Rain Gardens along Bax Road serves several key purposes. Primarily it will form part of the SuDS system effectively managing stormwater runoff to prevent flooding and ensure the safety of the surrounding area. Additionally, the SUDS serves as a physical barrier, separating the pedestrian footpath from the vehicular road to enhance safety for pedestrians. Beyond its functional roles, the linear Rain Gardens add aesthetic value to the streetscape and the frontage of Block 5 and Block 6.

The proposed planting along the frontage of Block 5 is intended to transform the current hard environment into a welcoming arrival space for the block. To navigate existing underground utilities, trees will be placed in planters, ensuring a balance between greenery and practicality.



Existing frontage along Hathersage Road



Existing frontage along Bax Road




Trees in planters over underground cables (subject to agreement)
Trees in planters over underground cables (subject to agreement)
SUDS to the edge of Bax road as part of drainage strategy and to create a safety barrier for pedestrians
Feature seating to the frontage
Additional tree planting to strengthen the tree avenue along the Hathersage Road
BT BOX TO BE RETAINED
1
2
3


1


2


3

5.11 Zone 2 - The Spine

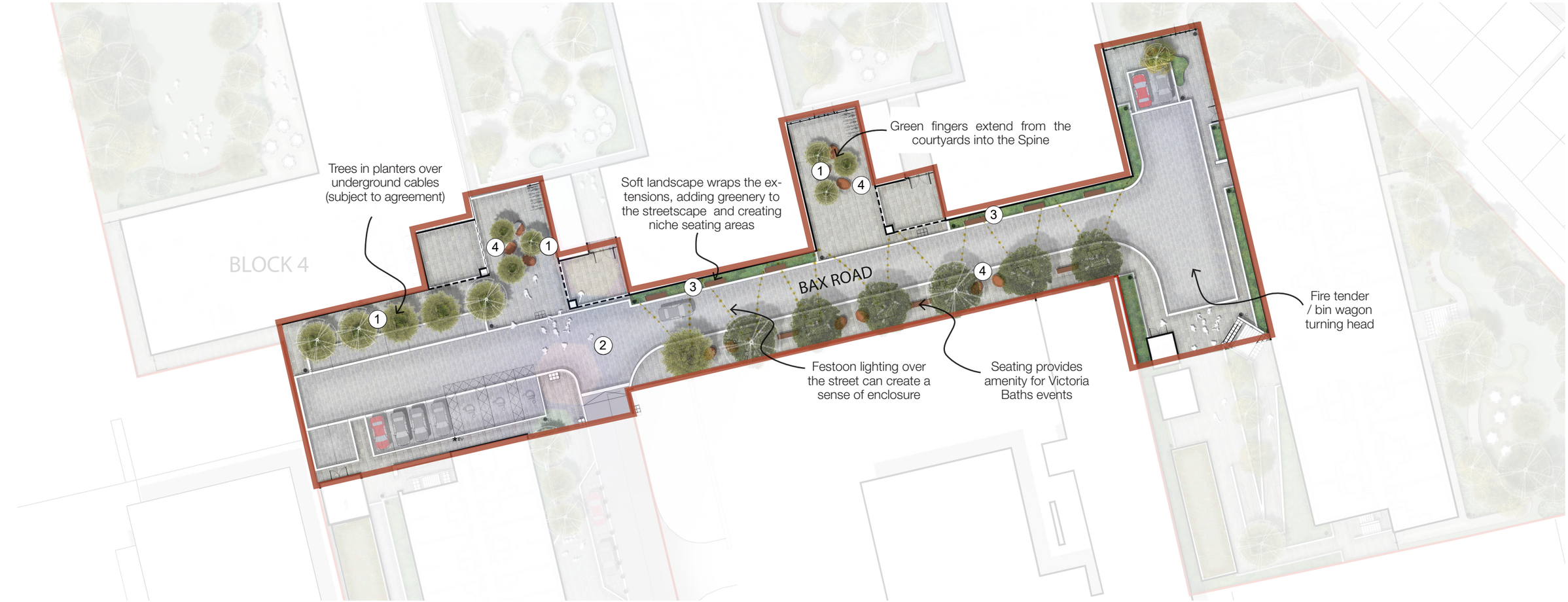
The north part of Bax Road will undergo a transformation into a shared space, aimed at creating a vibrant social hub for students and the public alike. This flexible area is designed to accommodate various events such as concerts, markets, and food stalls, ensuring adaptability for different activities over time. To soften the predominantly hard environment, greenery is proposed along the perimeter of this space, adding a touch of nature to the surroundings.

The existing tree avenue will be preserved and enhanced by the introduction of a second avenue of trees in planters, strategically placed in front of Block 4. In the spaces between blocks and at the entrances to courtyards, small trees in planters will be incorporated, along with feature seating, to promote the idea of green courtyards and create inviting entrances.
Due to the numerous HV power cables underground and their easements, which provide a constraint to tree planting, all trees will be planted in large planters. This approach aims to balance functionality with aesthetics, fostering a welcoming and green environment throughout the campus.

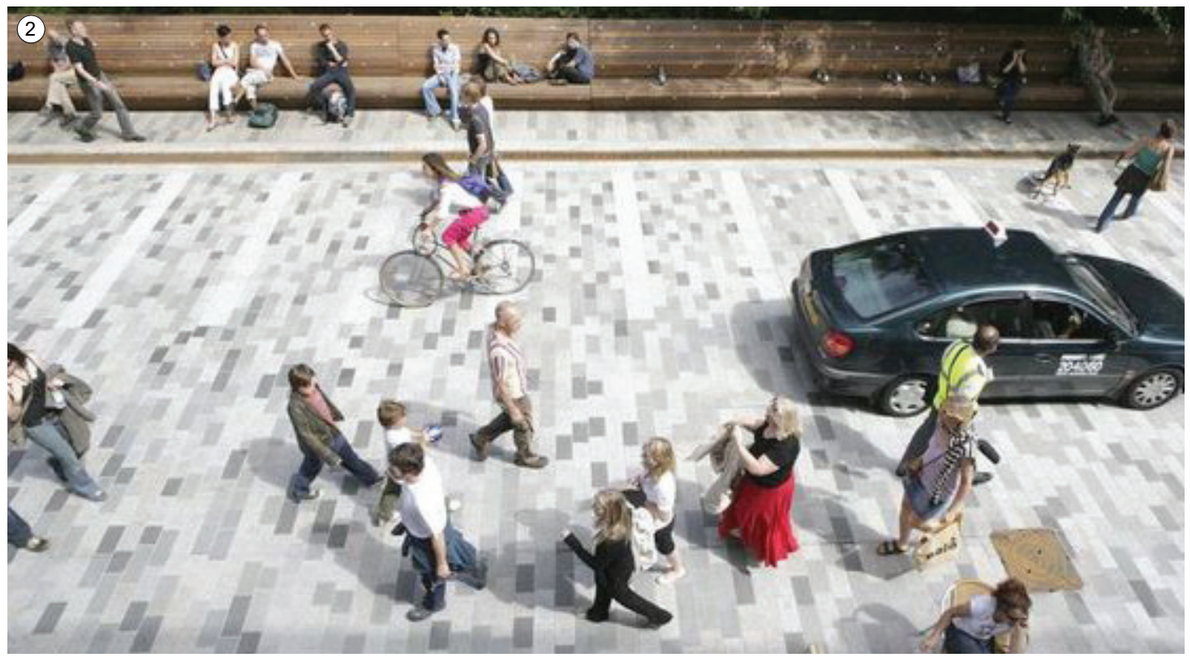
Ensuring safety and functionality during evening hours is a priority for the site, and the lighting strategy plays a crucial role in achieving this goal. To enhance visibility and security, lighting columns and bollards will be strategically introduced throughout the site. Additionally, catenary lighting will be proposed to further illuminate the area, providing a welcoming ambiance and ensuring safety for pedestrians and users of the space during night-time. This comprehensive lighting approach aims to create a well-lit environment that promotes both safety and functionality, enabling the site to be fully utilized and enjoyed throughout the day and night.

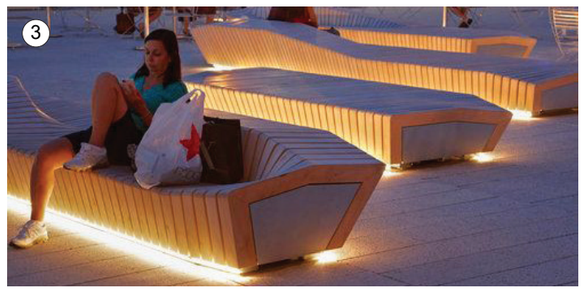


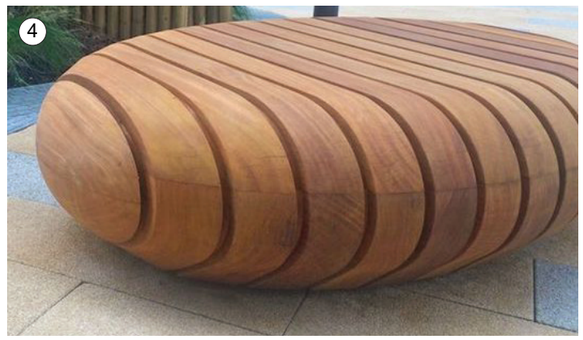



BLOCK 4
BAX ROAD
Trees in planters over underground cables (subject to agreement)
Soft landscape wraps the extensions, adding greenery to the streetscape and creating niche seating areas
Green fingers extend from the courtyards into the Spine
Festoon lighting over the street can create a sense of enclosure
Seating provides amenity for Victoria Baths events
Fire tender / bin wagon turning head
1
2
3
4


1


2


3


4

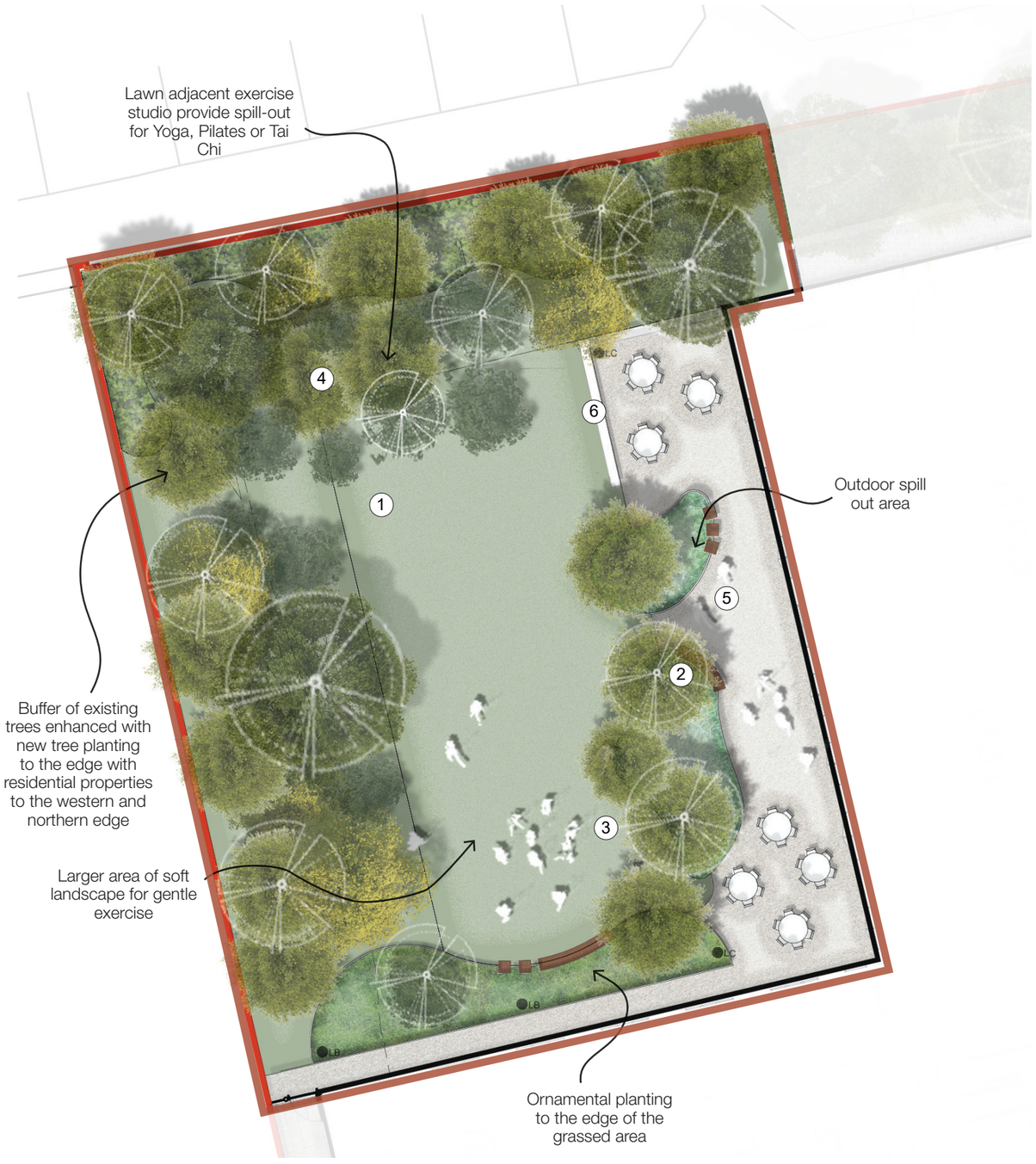
5.12 Zone 3 - The Recreation Gardens

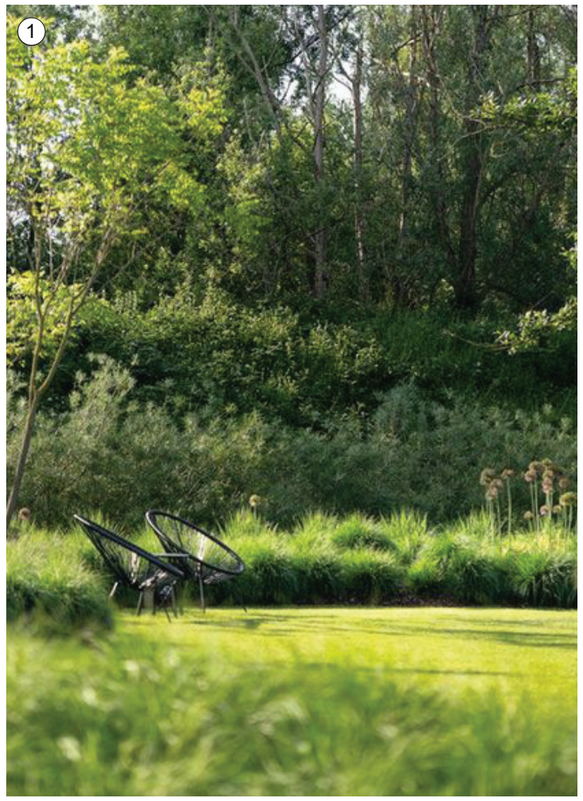
The Recreation Gardens, located to the west of Block 4, forms a natural outdoor extension of the indoor yoga studio. It offers a spacious and versatile outdoor space for various recreational activities. A significant feature of this area is the large grassed expanse, intentionally retained as an open quiet area to accommodate a range of recreational low key uses, including yoga classes, Tai Chi, picnics, and more.

To define its perimeter and enhance privacy, proposed hedges, retained trees, and additional tree planting are strategically placed along the west and north boundaries. This natural enclosure creates a tranquil atmosphere, inviting residents to enjoy outdoor leisure activities in a secluded and verdant setting.

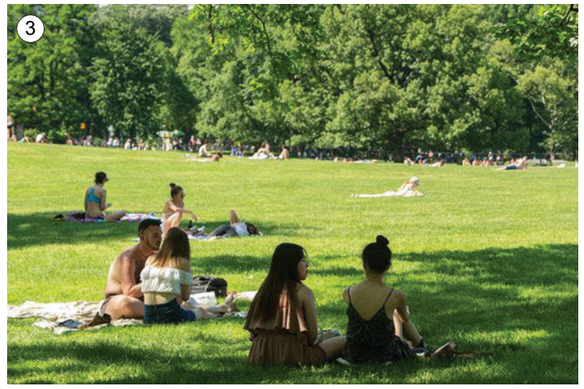
With its expansive grassed area and lush surroundings, the Recreation Area serves as a welcoming outdoor venue for residents to engage in various recreational activities, promoting wellness, relaxation, and community bonding in a natural and serene setting.



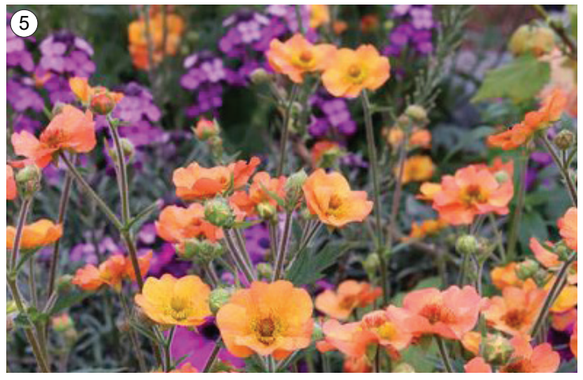

Lawn adjacent exercise studio provide spill-out for Yoga, Pilates or Tai Chi
Outdoor spill out area
Buffer of existing trees enhanced with new tree planting to the edge with residential properties to the western and northern edge
Larger area of soft landscape for gentle exercise
Ornamental planting to the edge of the grassed area
1
2
3
4
5
6
LC
LB
LB
LC

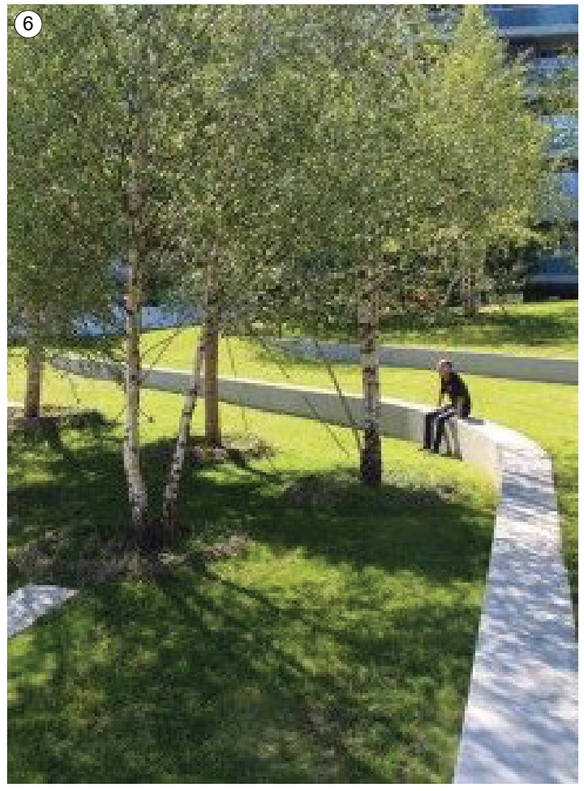

1


2


3


4


5


6

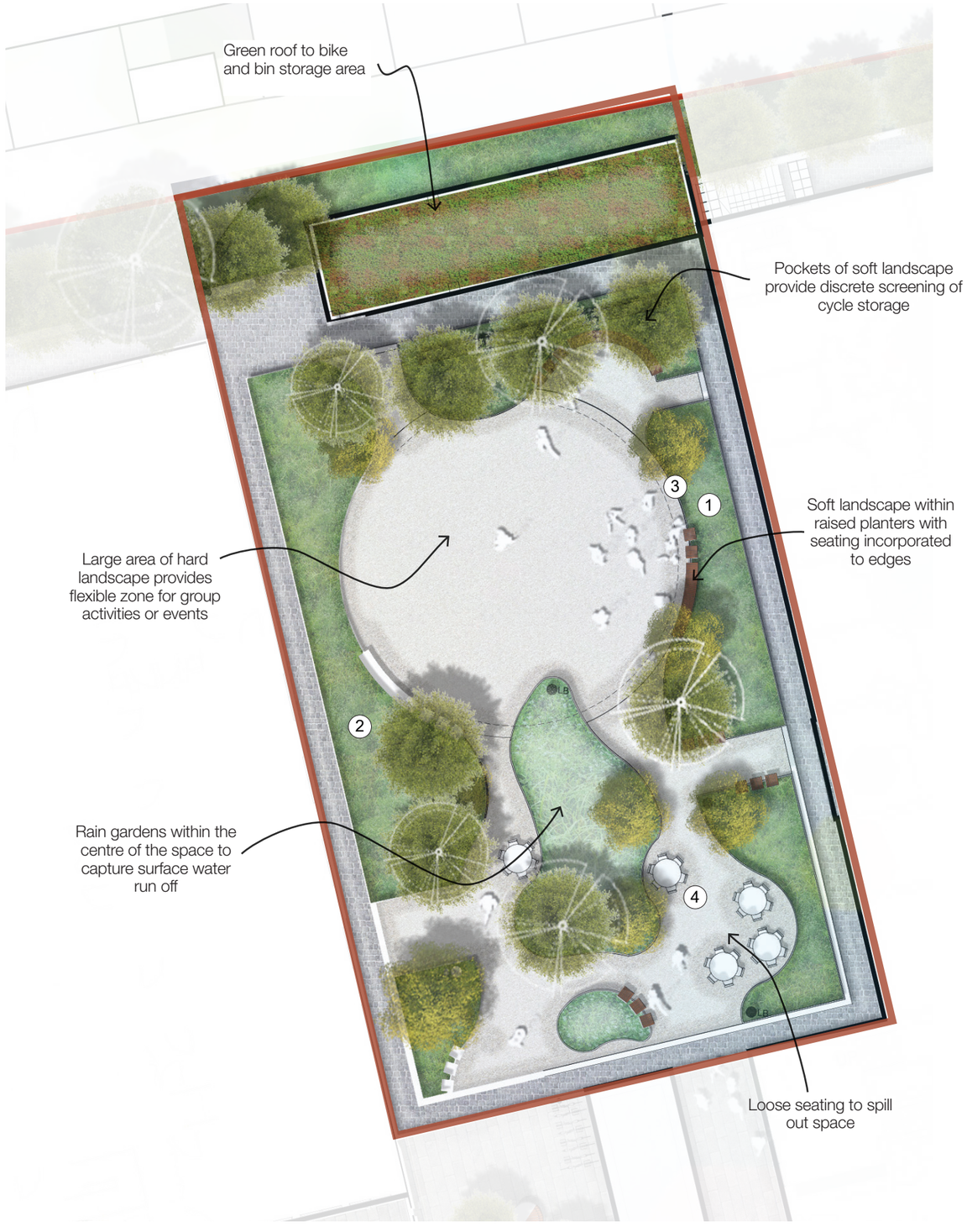
5.13 Zone 4 - The Social Courtyard

The social Courtyard, situated between Block 3 and 4, is designed to foster a relaxed and versatile atmosphere, ideal for various communal activities such as low-key social gatherings, group studies, and dining experiences. Unlike the enclosed Study Gardens, this courtyard offers a more open layout, allowing for flexible use and adaptation to different needs and preferences.

Loose furniture is strategically placed to encourage interaction and socialization among residents. This adaptable arrangement enables students to customize seating according to their desired setup, whether it's for casual conversations, collaborative study sessions, or enjoying outdoor meals together.

With its open design and emphasis on flexibility, the Social Courtyard provides a welcoming outdoor space where residents can gather, unwind, and engage in a variety of activities, contributing to a vibrant and dynamic community atmosphere.




Green roof to bike
and bin storage area
Pockets of soft landscape
provide discrete screening of
cycle storage
Soft landscape within
raised planters with
seating incorporated
to edges
Large area of hard
landscape provides
flexible zone for group
activities or events
Rain gardens within the
centre of the space to
capture surface water
run off
Loose seating to spill
out space
1
2
3
4


1


2


3


4

5.14 Zone 5 - The Study Gardens

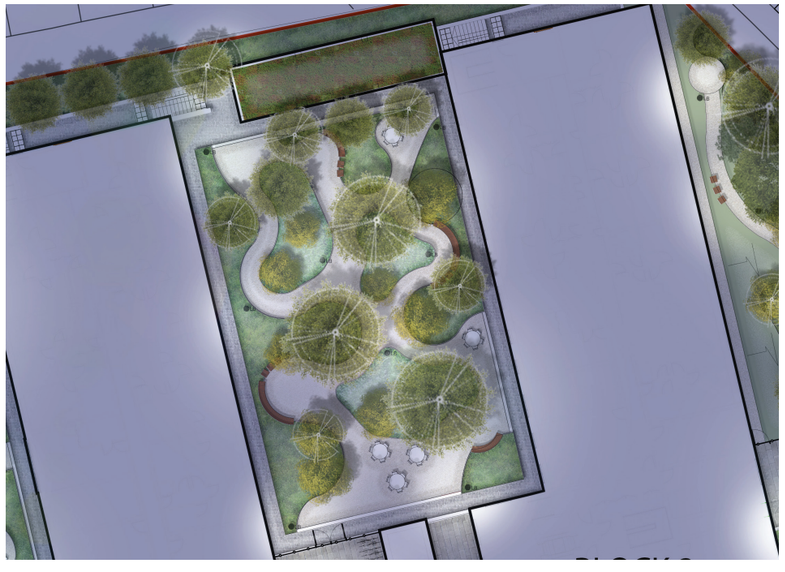
The Study Gardens, nestled between Block 2 and 3, is designed as a serene and conducive environment for both group and individual studies. A defining feature of this space is the introduction of raised curved planters, strategically placed to create inviting “nooks” or niches within the landscape. These nooks provide opportunities for residents to engage in focused study sessions or collaborative work, surrounded by lush greenery and a tranquil ambiance.

To enhance usability and comfort, seating opportunities are integrated throughout the Study Gardens. Timber seating is thoughtfully integrated into the raised planters, offering residents a cosy and comfortable seating option while immersing themselves in the natural surroundings. Additionally, loose tables and chairs are scattered throughout the courtyard, providing flexibility for residents to choose their preferred study spot or seating arrangement.

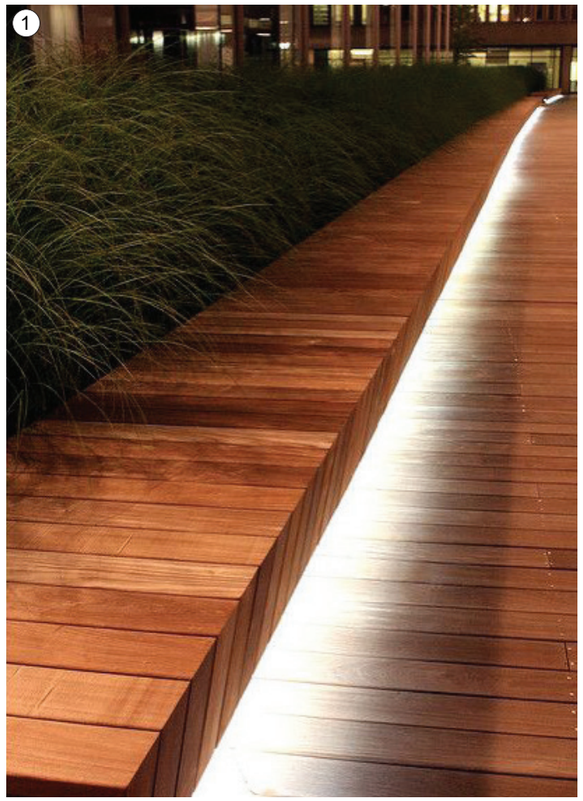
Lush planting, consistent of carefully selected vegetation adds texture, colour, and visual interest to the landscape. The introduction of tree planting further enhances the ambiance of the courtyard, providing a sense of enclosure while creating a harmonious connection with nature.

Overall, the Study Gardens serve as a tranquil oasis within the bustling campus environment, offering residents a dedicated space to focus, collaborate, and immerse themselves in their studies amidst the beauty of nature.






Green roof to bike and bin storage area
Pockets of soft landscape provide discrete screening of cycle storage
Rain gardens within the centre of the space to capture surface water run off
Niches within the landscape provide opportunity for group or individual study
Soft landscape within raised plant-ers incorporating sensory planting
1
2
3
4
5
LB


1


2


3


4


5

5.15 Zone 5 - Garden Courtyards

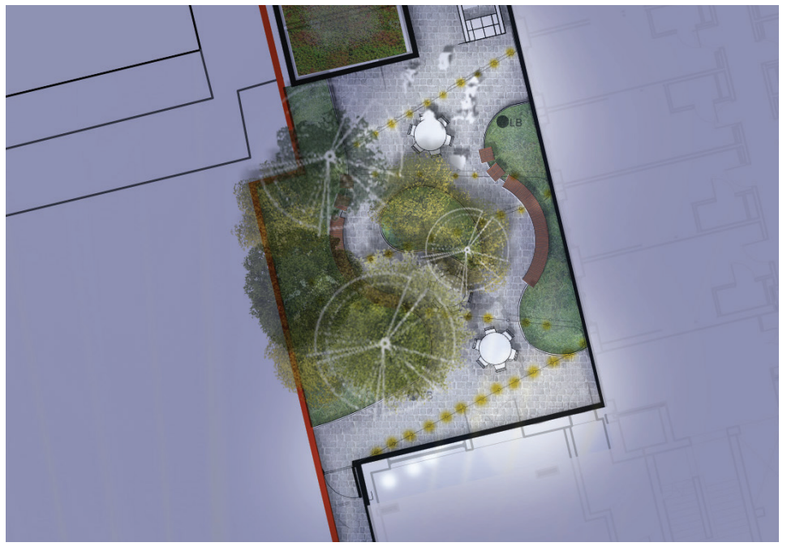
The courtyards adjacent to Block 5 and 6 are envisioned as cosy and intimate spaces, providing residents with private retreats for socializing and studying. These relatively small areas are enclosed, offering a sense of seclusion and tranquillity within the bustling campus environment.

The design of these courtyards focuses on creating a lush and verdant atmosphere, achieved through the use of shade-loving plants. Carefully selected plants will provide a variety of textures and shades of green, contributing to a visually rich and inviting environment.

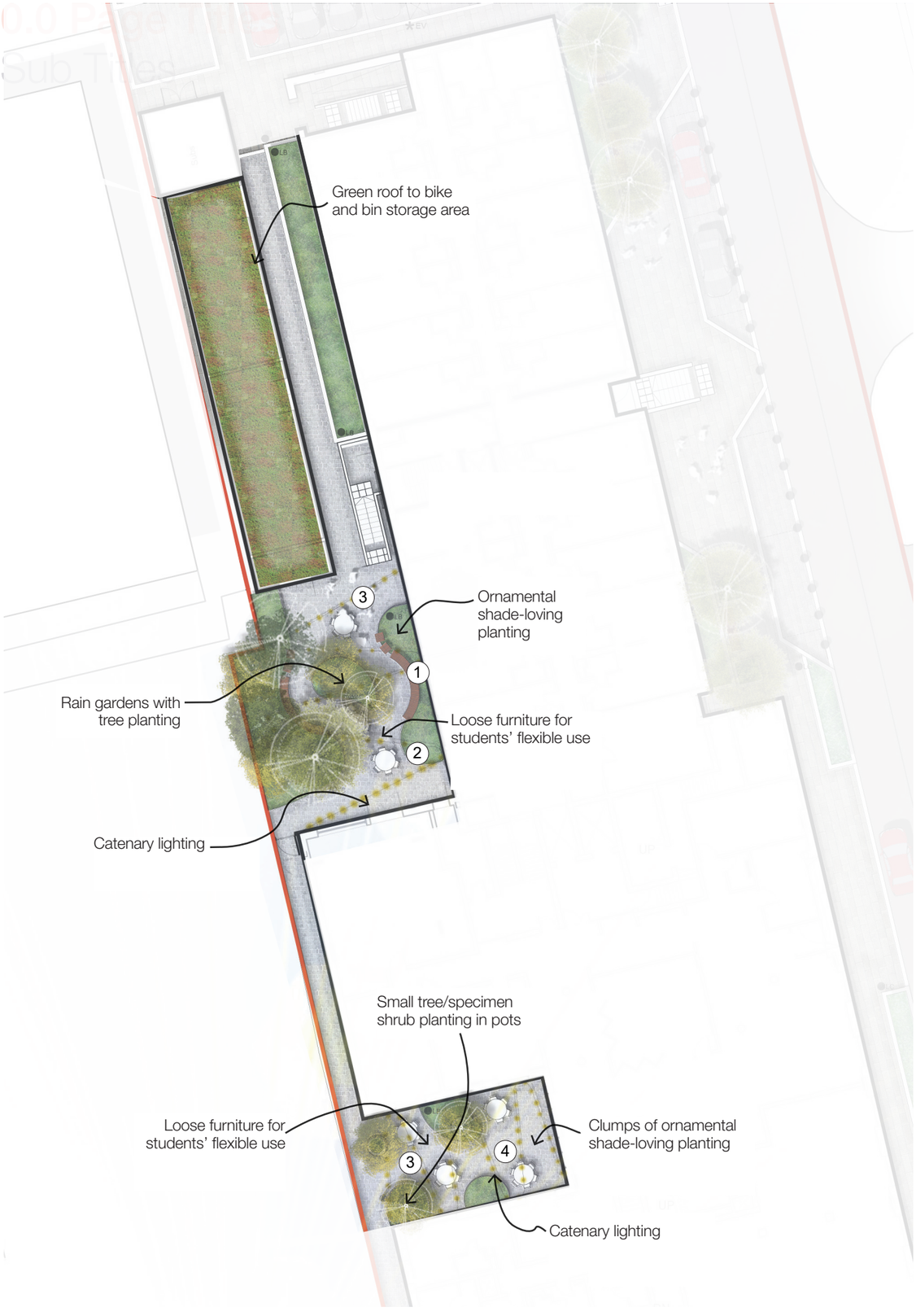
Seating opportunities are integrated into planters, offering residents comfortable seating options. Additionally, loose furniture is strategically placed to provide flexibility, allowing residents to rearrange seating arrangements according to their preferences and needs.

To enhance usability and ambiance during evening hours, catenary lighting is proposed within the courtyards. This soft and diffused lighting adds a warm glow to the space, creating an inviting atmosphere for residents to enjoy.

The courtyards near Block 5 and 6 are designed to be versatile and welcoming spaces, where residents can relax, socialize, and study in a serene and private setting amidst lush greenery and gentle lighting.






Green roof to bike
and bin storage area
Ornamental
shade-loving
planting
Rain gardens with
tree planting
Loose furniture for
students' flexible use
Catenary lighting
Small tree/specimen
shrub planting in pots
Loose furniture for
students' flexible use
Clumps of ornamental
shade-loving planting
Catenary lighting









5.16 Zone 6 - Habitat Area

The two areas located between Block 1 and Block 2 are envision to become Habitat Area. A key aspect of this effort involves maintaining the existing tree canopy where possible and enhancing it with additional native tree species.

In addition to the tree canopy and shrubbery, the Habitat Area features expanses of species-rich grassland. These grassland areas are meticulously cultivated to support a diverse range of plant species, creating vital habitats for pollinators and other wildlife. Plug planting of wildflowers to the path edges provides additional seasonal colour, sensory interest and biodiversity to the planting

Wavy paths wind through the Habitat Area, carefully designed to blend seamlessly with the naturalistic surroundings. These paths not only provide functional access but also contribute to the organic and natural aesthetic of the area. Strategically positioned benches along these paths provide students with tranquil spots to unwind, rest, and reconnect with nature, promoting a sense of well-being and a deeper connection to the natural environment.

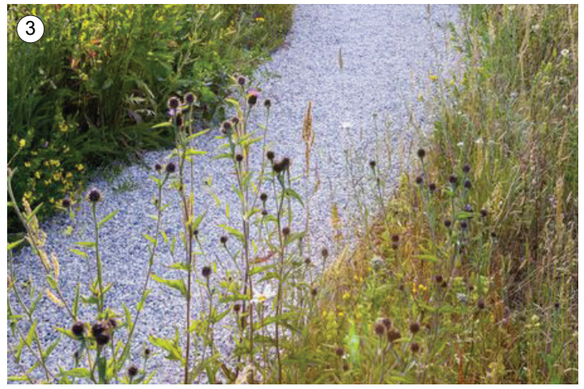
Overall, the Habitat Area serves as a sanctuary of biodiversity, where the preservation of existing natural features and the thoughtful integration of native vegetation work in harmony to create a vibrant and sustainable ecosystem.




Potential community area
Localised landform provide shelter and variety
Existing trees provide a landscape framework through which informal paths can weave
Permeable resin bound gravel paths to complement naturalistic surroundings
New tree planting to enhance the existing tree palette
Clusters of plug planting
Second potential community area
1
2
3
4
5


1


2


3


4


5

5.17 Materiality Strategy

The materiality strategy for the landscape design adopts a tiered approach tailored to the diverse areas within the campus. In the public realm, which forms the Spine of the site, premium permeable concrete surfaces are selected to create a sophisticated and cohesive streetscape integration. These high-quality materials set the standard for visual appeal and durability in prominent areas of the campus, while also contributing to the site's drainage strategy.

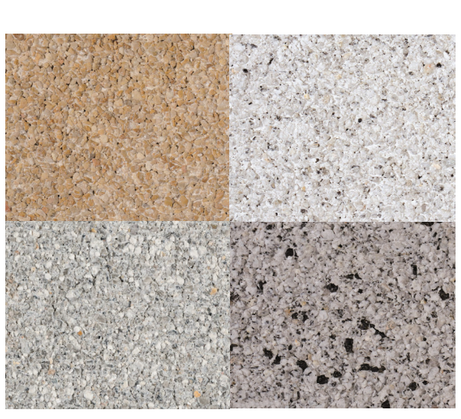
Transitioning to the students' courtyards, high quality surface materials are introduced to balance practicality with aesthetics. Permeable paving, albeit in smaller sizes, creates a welcoming and intimate garden-like atmosphere, aligning with the functional requirements and desired ambiance of these spaces. Additionally, the permeable nature of these materials aids in managing stormwater runoff within the courtyards, contributing to sustainable water management practices on site.

In Habitat Area, a low-key yet aesthetically pleasing resin-bound gravel is employed to prioritize environmental sensitivity and visual harmony. This material choice reflects the ecological focus of these areas while ensuring a seamless integration into the surrounding landscape. The permeable properties of resin-bound gravel also assist in water infiltration, supporting the ecological health of the gardens and minimizing surface runoff.

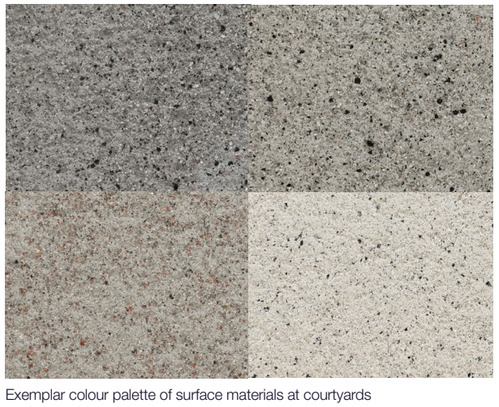
Lastly, in Habitat Area, the material palette emphasizes low-key resin-bound gravel to maintain a natural and unobtrusive aesthetic while supporting biodiversity initiatives. The permeable nature of these materials facilitates water absorption into the soil, promoting healthy plant growth and enhancing ecological resilience.

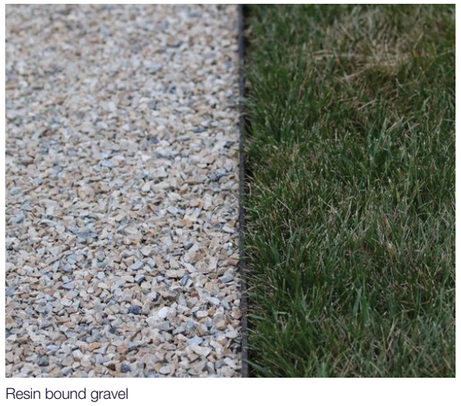
This tiered materiality strategy ensures a nuanced and purposeful aesthetic across the campus, optimizing visual appeal and functionality while contributing to sustainable drainage practices and ecological sensitivity.





Exemplar colour palette of surface materials at public realm





Exemplar colour palette of surface materials at courtyards

Resin bound gravel



Approx. extent of Public Realm Area

Approx. extent of Courtyard Areas

Approx. extent of Habitat Area

5.18 Street Furniture Strategy

The street furniture strategy for the campus design prioritizes the selection of high-quality materials and thoughtful placement to enhance functionality, comfort, and aesthetic appeal across three key areas: public realm, courtyards, and Habitat Area.

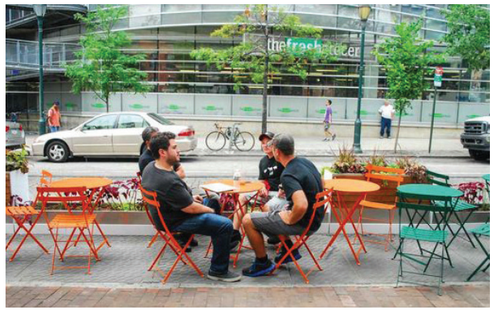
Public Realm:
In public realm areas, the focus is on creating inviting and versatile seating arrangements. Timber benches, along with pebble feature seating, will be strategically placed to provide comfortable resting spots for relaxation and socializing. The use of timber adds warmth and character to these spaces, inviting students and visitors to engage with the outdoor environment. Additionally, strategically placed rubbish bins ensure a clean and tidy environment for all users.

Courtyards:
Courtyards are designed to be flexible and accommodating spaces for students to study, socialize, and relax. Loose furniture will be utilized to allow for easy reconfiguration and adaptability to various activities. This approach provides students with the flexibility to customize their seating arrangements according to their needs, fostering a dynamic and vibrant atmosphere within the courtyards. Timber seating integrated into raised planting beds enhances the aesthetic appeal of the courtyards while providing inviting spaces for students to connect with nature.

Habitat Area:
In Habitat Area, seating will be strategically placed along pathways to encourage exploration and appreciation of the natural surroundings. These seating areas provide opportunities for rest and reflection amidst the biodiversity-rich landscape, allowing students to connect with nature and engage in outdoor learning experiences.

By prioritizing high-quality materials and thoughtful placement, the street furniture strategy enhances the overall campus experience, creating inviting and comfortable outdoor spaces for students, staff, and visitors to enjoy while ensuring a clean and sustainable environment with strategically placed rubbish bins.











- Benches to public realm
- Feature seating
- Benches to habitat area
- Seating integrated into raised planting beds
- Loose furniture
- Litter bins

5.19 Green Infrastructure and Planting Strategy

Public Realm Planting Palette

The planting strategy for the public realm focuses on creating a robust and visually engaging landscape. The palette will consist of hardy and resilient plant species capable of thriving in urban environments. Incorporating a mix of grasses, ferns, and plants with vibrant colours will add diversity and interest to the planting scheme. These plants will not only provide aesthetic appeal but also contribute to the overall health and well-being of the urban ecosystem.

Courtyards

In the courtyards, the planting strategy aims to create a garden-like atmosphere conducive to relaxation and contemplation. The intention is to use a variety of plant species that evoke a sense of tranquillity. Lush foliage and flowering plants will be carefully selected to create an immersive garden experience, providing students, staff and visitors an urban oasis.

Rain Garden

The planting strategy for the SuDS area focuses on integrating vegetation that can effectively manage stormwater runoff while enhancing biodiversity. Native plant species with deep roots will be selected for their ability to absorb excess water, filter pollutants, and provide habitat for wildlife. These plants will play a vital role in promoting sustainable drainage practices and supporting the ecological health of the site.

Habitat Area

In Habitat Area, the planting strategy prioritizes the use of native plants and species that attract pollinators. Native plantings will help restore and enhance local biodiversity by providing food and habitat for indigenous wildlife. Additionally, plants selected for their ability to attract pollinators such as bees and butterflies will contribute to the ecological richness of the site while supporting pollinator populations.

Tree Planting

A significant emphasis will be placed on tree planting throughout the site to enhance both aesthetics and ecology. A diverse selection of trees will be carefully chosen to provide shade, habitat, and visual interest. This rich tree planting will contribute to the overall biodiversity net gain (BNG) objectives of the project, supporting the local ecosystem while creating a green and vibrant urban environment.

Green Roofs

Green roofs will be installed on the roofs of the bike stores to enhance biodiversity net gain (BNG) within the site. These green roofs will consist of a layer of vegetation, including native grasses, sedums, and wildflowers, providing habitat and foraging opportunities for local wildlife. Additionally, green roofs will contribute to the overall biodiversity of the site by promoting stormwater management, reducing heat island effect, and improving air quality.



Public realm planting (approx. location)

Rain garden planting (approx. location)

Students courtyards planting (approx. location)

Habitat area planting (approx. location)

Green roofs planting (approx. location)

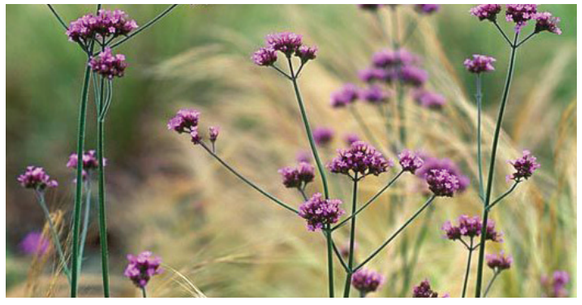
Exemplar planting palette for Public Realm Areas



Euphorbia amygdaloides robbiae



Stipa tenuissima

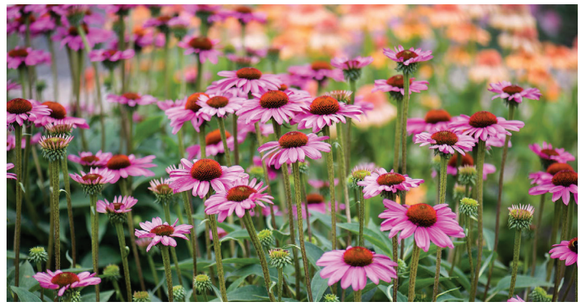


Verbena bonariensis



Rodgersia pinnata

Exemplar planting palette for SuDS Areas



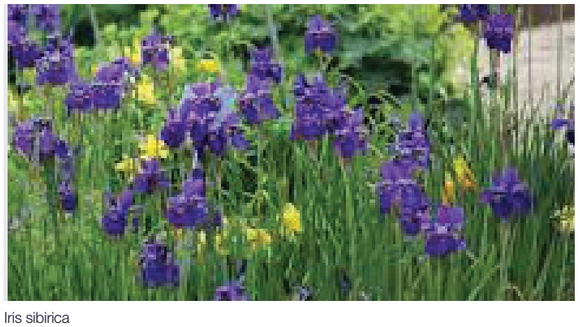
Echinacea purpurea



Osmunda regalis



Helleborus orientalis



Iris sibirica

Exemplar planting palette for Students Courtyards



Deschampsia cespitosa



Viola odorata



Brachypodium sylvaticum



Brachypodium sylvaticum

Exemplar planting palette for Habitat Area



Asplenium scolopendrium



Hakonechloa macra



Anemone x hybrida ‘Honorine Jobert’



Blechnum spicant

5.20 Tree Planting Strategy

The integration of trees within the landscape proposals for the new student accommodation building complex underscores a commitment to environmental sustainability and ecological enhancement. The tree strategy focuses on preserving existing trees wherever possible while strategically introducing new trees to enrich biodiversity, enhance aesthetic appeal, and provide functional benefits throughout the site.

Retention of Existing Trees

A tree survey to BS5837:2012 has been undertaken, the landscape proposals retain existing trees wherever possible. Preserving the existing tree canopy within designated Habitat Area and along the site's northern edge stands as an essential element of the tree strategy. The retention of mature trees not only contributes to the ecological integrity of the site but also establishes natural buffers, particularly beneficial for screening from neighbouring residential properties located to the north and east of the site. This approach aligns with the dedication to preserving habitat diversity and fostering a harmonious coexistence with nature. The retention and enhancement of tree cover significantly contribute to achieving biodiversity net gain (BNG) objectives. The presence of diverse tree species supports a wide range of flora and fauna, enhancing overall ecosystem resilience and ecological function. Furthermore, trees play a crucial role in carbon sequestration, air purification, and mitigating the urban heat island effect, promoting a healthier and more sustainable environment for occupants and surrounding communities.

Native Trees

To further enrich the buffer zones surrounding the site, the introduction of native tree species is planned. Native trees seamlessly integrate into the local ecosystem and provide essential habitat and food sources for native wildlife. Enhancing these areas with native trees aims to create resilient and sustainable green spaces that support local biodiversity while fostering a sense of natural tranquillity within the site.

Avenue of Trees at Entrance

The entrance of the site envisions the creation of an avenue of trees to establish a striking visual identity and enhance the sense of arrival. The carefully spaced trees lining the entrance pathway provide a welcoming gesture and create a memorable first impression for visitors. This avenue of trees serves as a prominent feature, defining the site's character and contributing to a sense of connectivity with the surrounding urban context.

Tree planting in tree planters

Enhancing the site's main street, trees are proposed to be planted in planters due to the presence of underground utilities. This thoughtful placement will elevate the street's appeal, adding to its aesthetic charm and creating a more inviting environment for pedestrians and visitors to enjoy.

Courtyard Ornamental Trees

In the courtyards of the accommodation facility, small ornamental trees are proposed such as Betula Jacquemontii or Amelanchier Lamarckii These trees enhance the aesthetic appeal while fostering intimate outdoor spaces for relaxation and socializing. Carefully selected ornamental tree species will introduce seasonal colours and add a sense of charm, enriching the ambiance and livability of the courtyards.



- Retained Existing Trees
- Proposed Native Trees
- Proposed Ornamental Trees
- Proposed Trees in Planters

A diverse range of trees is carefully selected to enhance the visual appeal, ecological sustainability, and overall ambiance of the site. From native species known for their resilience to ornamental varieties valued for their aesthetic appeal, each tree in the palette contributes uniquely to the vibrancy and livability of the landscape design.



Acer campestre



Amalanchier amarckii



Acer campestre ‘Elsrijk’



Prunus serrulata ‘Tibetica’



Sorbus aucuparia



Crataegus monogyna



Crataegus laevigata



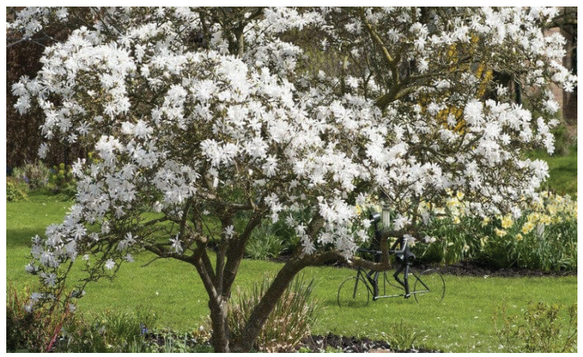
Prunus padus



Robinia pseudoacacia ‘Umbraculifera’



Carpinus betulus



Magnolia stellata



Sorbus ‘Joseph Rock’

5.21 Lighting Strategy

The structured approach to the lighting strategy addresses the specific needs and objectives of each area within the site, ensuring a harmonious balance between functionality, aesthetics, and environmental sensitivity.

Public Realm Areas around Bax Road and Spine

The lighting strategy for the public realm areas around Bax Road which forms a spine of the site, focuses on providing functional illumination while enhancing the aesthetic appeal of this key area. Lighting columns will be strategically positioned along Bax Road to ensure adequate visibility for pedestrians and vehicles, promoting safety and ease of navigation. These lighting fixtures will be designed to complement the architectural elements of the surrounding buildings, contributing to a cohesive and visually cohesive streetscape.

Courtyards

In the students courtyards, the lighting strategy aims to create a warm and inviting atmosphere conducive to relaxation and socialization. Lighting bollards will be proposed within planting beds to enhance the intimate feeling of these outdoor spaces, casting gentle illumination while minimizing glare. The placement of lighting fixtures among the planting beds will create pockets of light and shadow, adding depth and visual interest to the courtyards. This approach will contribute to a sense of tranquillity and comfort, inviting residents and visitors to linger and enjoy the outdoor environment.

Habitat Area

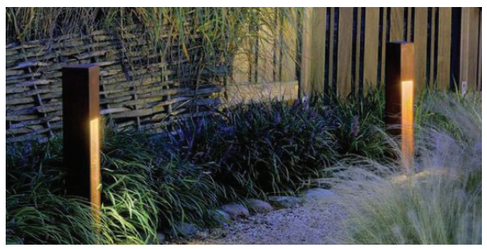
In Habitat Area, the lighting strategy prioritizes the preservation of the natural environment while ensuring safety and accessibility for users. More lighting bollards will be installed along paths within these areas to provide sufficient illumination for pedestrians while minimizing disturbance to wildlife and vegetation. The placement of lighting fixtures will be carefully coordinated to minimize light pollution and maintain the ecological integrity of these sensitive habitats. Additionally, tree up-lighters will be proposed for aesthetic purposes, highlighting selected trees and adding to the visual appeal of the landscape design without compromising the natural environment.

Tree Up-lighters

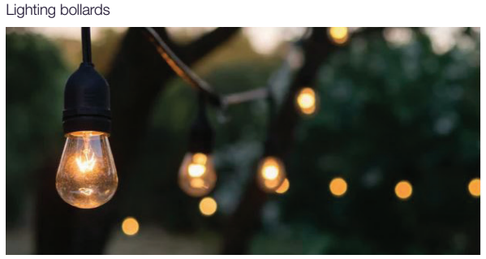
As a final touch, tree up-lighters will be proposed for aesthetic purposes, highlighting the beauty of selected trees and adding to the overall visual appeal of the landscape design. This comprehensive lighting strategy aims to create a balanced and inviting atmosphere throughout the site, enhancing both functionality and aesthetics for residents and visitors alike.

Catenary Lighting

Catenary lighting will be installed in some of the smallest student courtyards of Blocks 5 and 6, as well as along Bax Road to provide ambient illumination while preserving the open space and visual aesthetics of these areas. Suspended from overhead cables, catenary lighting fixtures will create a soft and diffused glow, enhancing the night-time ambiance without cluttering the courtyard or roadway with additional fixtures. This minimalist approach to lighting design adds a contemporary touch to the outdoor environment, blending seamlessly with the surrounding architecture and landscaping.



Lighting bollards



Catenary lighting



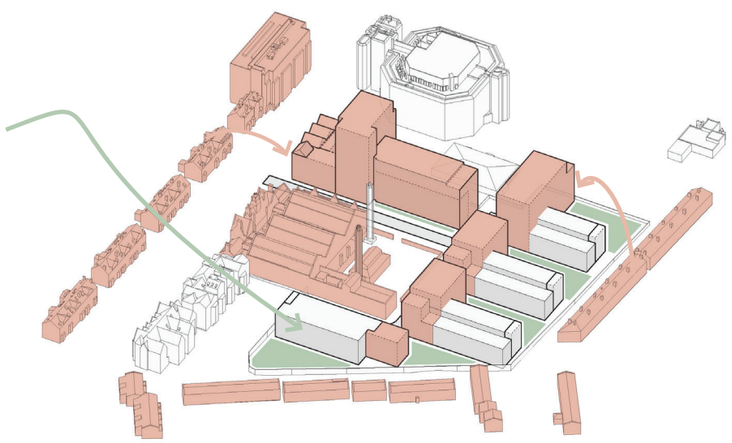
Tree up-lighters



An artistic impression of Victoria Point by night

Architectural Design External Appearance

6.1 External Appearance
Character



Manchester Urban



Manchester Suburban



Front



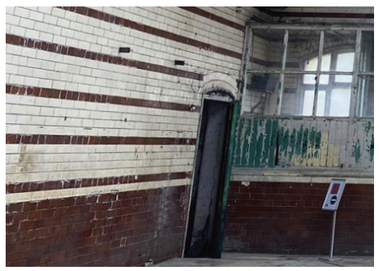
Back



6.2 Materiality and Detail
Creating Context and Interest

- Red brick to match the vernacular
- Varied format, size and textures
- Referencing the roof level tanks
- Simple, repetitive detailing
- Old and new combined to create the place
- Mixture of colours reflecting the existing context - green, grey, red
- Full brick reveals
- Expression of cills, heads and spandrel panels

















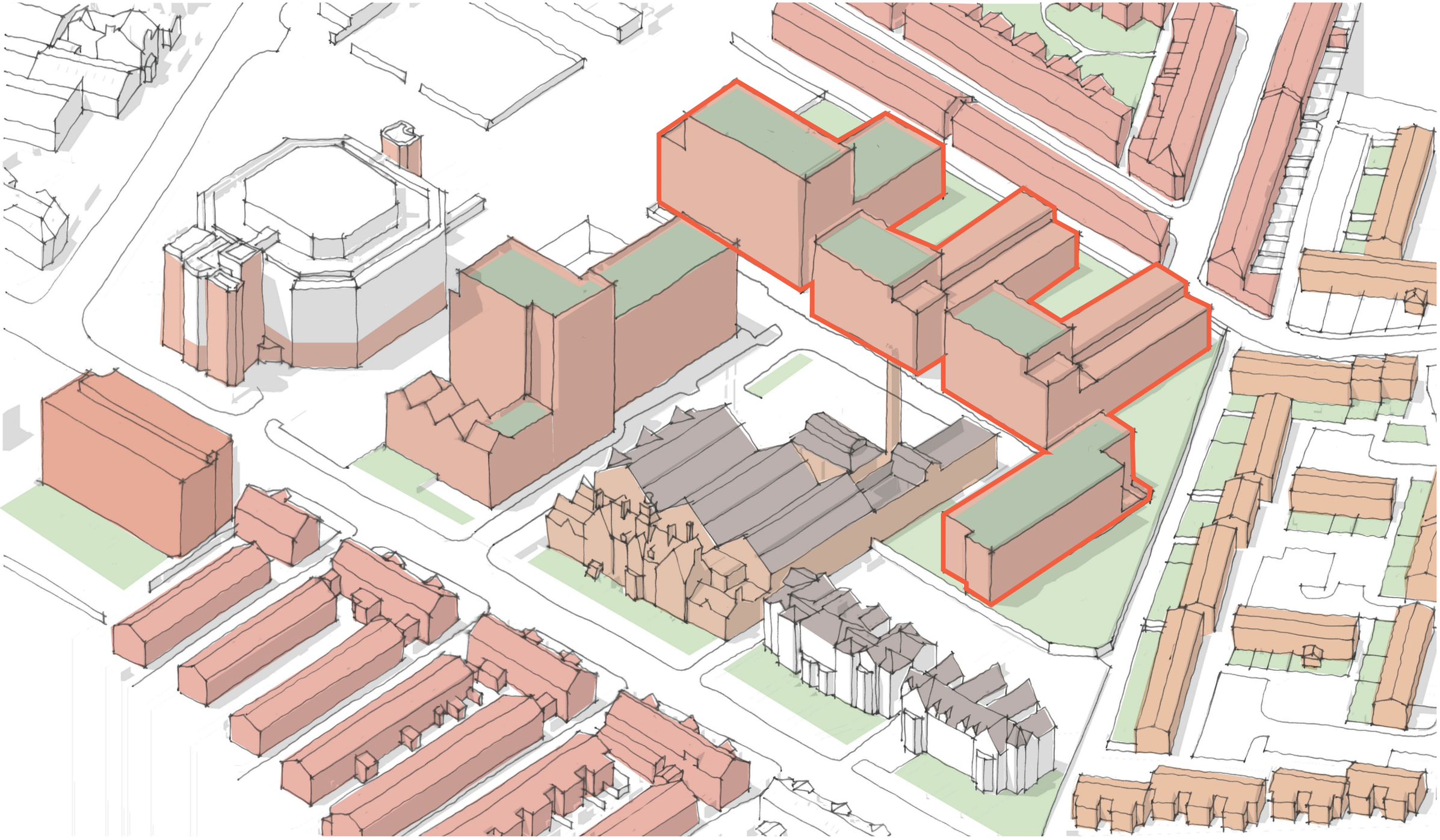




6.3 External Appearance
Blocks 1 to 4

The following pages set out the elevational treatment for Blocks 1 to 4.

A common approach has been made across the masterplan but with subtleties in detail and final design execution to reflect the varied context of front and back and to create interest and variety to each building.

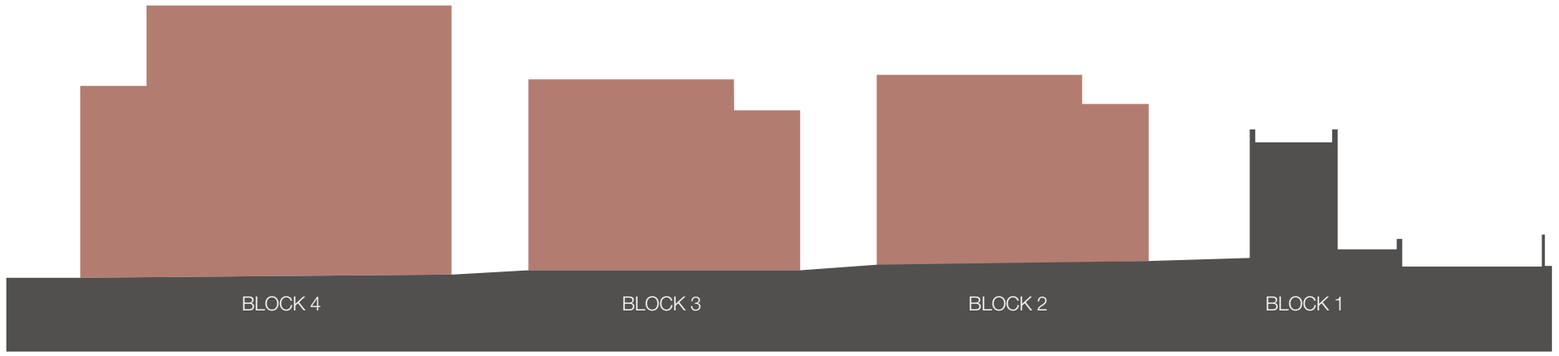


6.4 Blocks 1-4
Elevation Concept

1. Industrial Red Brick Architecture
The buildings will take inspiration from Manchester industrial and institutional heritage buildings. These buildings are often a crafted using a strong red brick and are muscular in nature. The Victoria Baths adjacent to the site is a prime example of this.



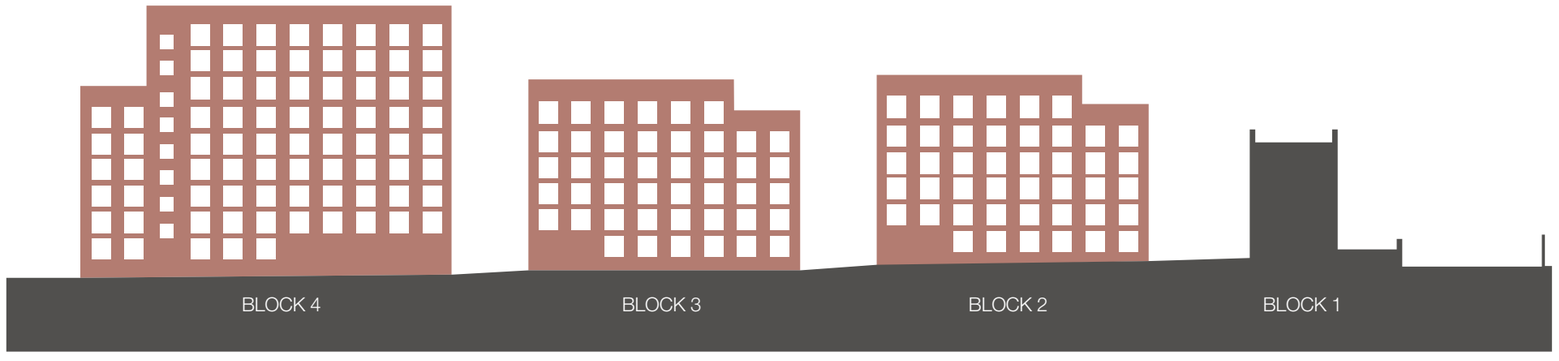
Rear of Victoria Baths



2. Window Grid
Following the muscular industrial heritage inspiration mentioned above, the buildings are proposed to have a formal, repetitive window arrangement. Windows will be set deep into the façade.



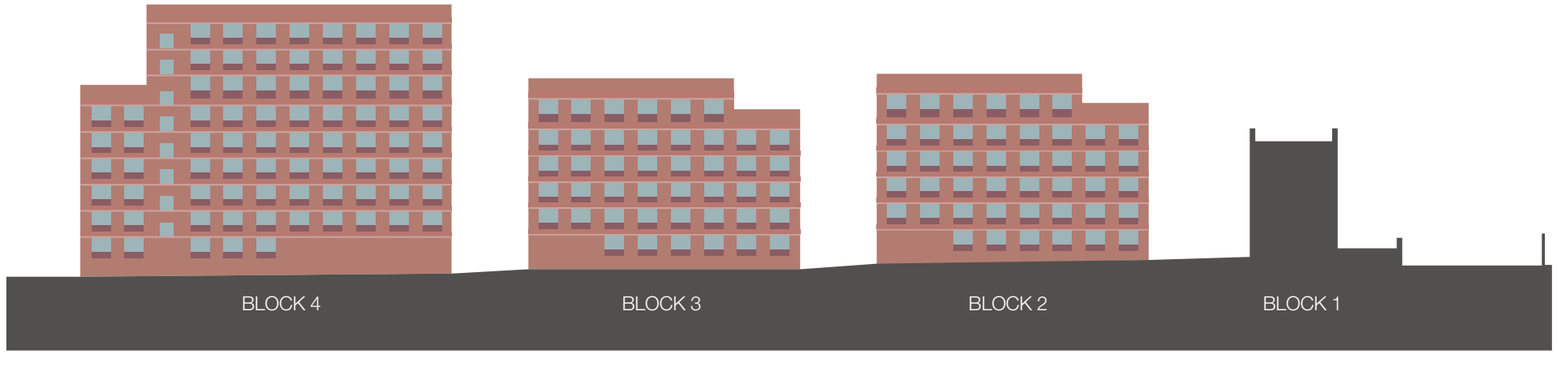
Crusader and Pheonix Mill - ShedKM



3. Subtle banding
Subtle brickwork detailing is proposed, taking inspiration from both the Victoria Baths banding and the typical brickwork detailing found across Manchester's heritage buildings. Subtle banding, formed from a double soldier course, is proposed. Additionally, every window will feature a precast brise-soleil to help reduce overheating. This will be formed as a protrusion of a precast concrete band that will run across the façade at every floor.



Rear of Victoria Baths

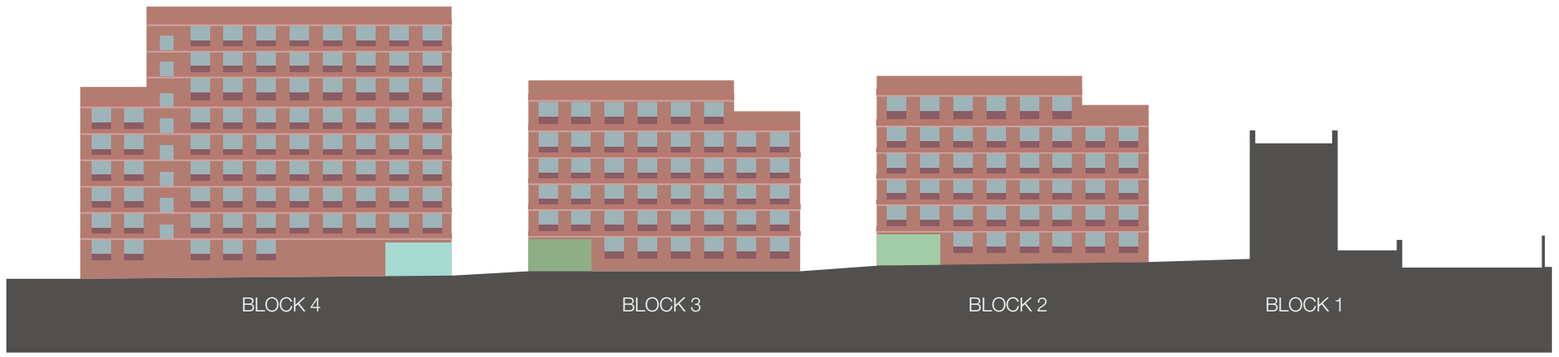


6.4 Blocks 1-4
Elevation Concept

4. Entrance Colours
Each entrance to blocks 1-4 will be identifiable by a different glazed brick colour. The glazed brick colours reflect the colours and tones of the tiles used within Victoria Baths.



Victoria Baths Interior



5. Defined Entrances
Each entrance will be articulated with serrated brickwork detailing to provide additional richness. On Block 1, this detailing extends to just the entrance canopy; on Block 2 and 3 this detailing extends to the storey above the entrance; on Block 4 this detailing extends to 2 storeys above the entrance to give additional emphasis to the communal spaces within.



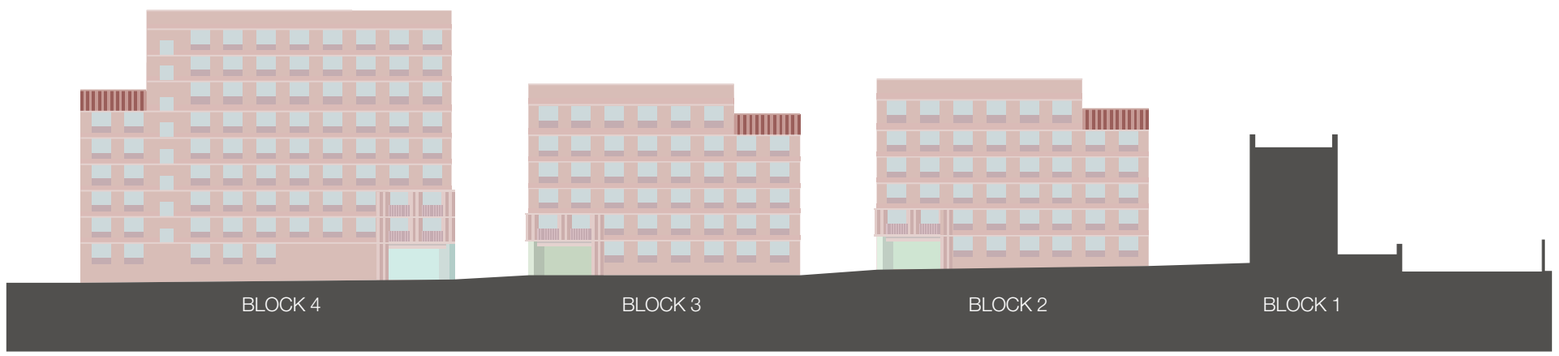
Jazz Yard - Bell Phillips



6. Articulated Terraces
To provide additional richness to the elevation, the terraces are articulated with a serrated brickwork detail.



The Mitchell Building - Bell Phillips



6.5 Blocks 1-4
Materiality

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)

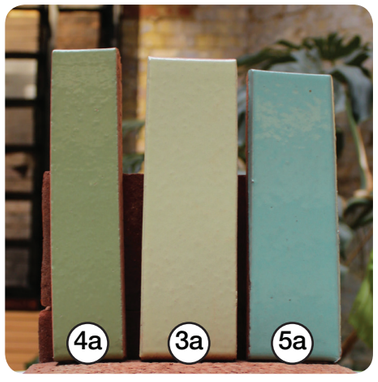
8. Precast pigmented soffit cladding to entrances (colour: Cheshire Red)

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

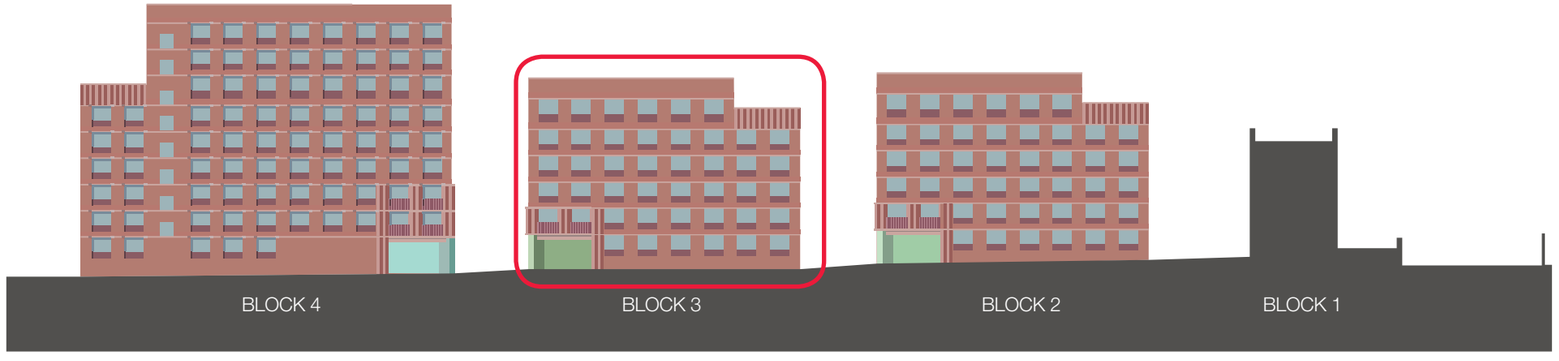
12. PPC metal railing (RAL 3005)
13. PPC metal louvre (RAL 3005)
14. PPC metal plant screen (RAL 3005)
15. PPC metal fence (RAL 3005)
16. PPC metal entrance gate with diagonal stanchions (RAL 3005)
17. PPC metal signage (RAL 3005)
18. PPC metal illuminated signage (colour and appearance TBC)
19. PPC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

20. Stairs overrun
21. Lift Overrun









6.6 Blocks 1-4
Entrance

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)

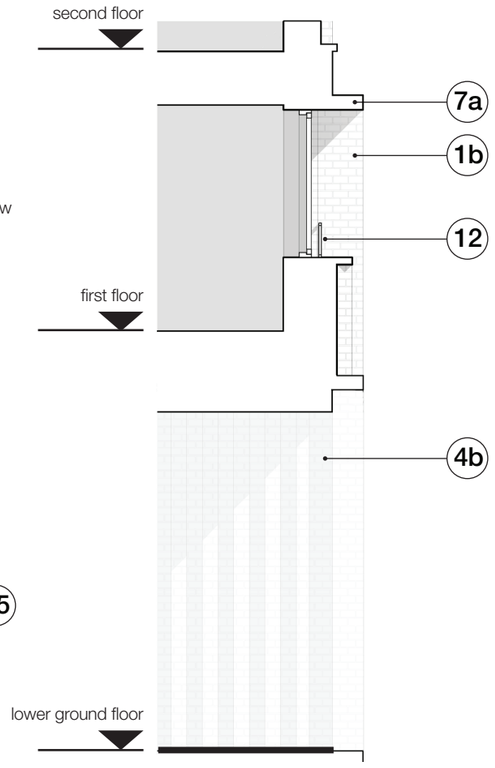
9. PPC Aluminium composite window (RAL 3005)
10. PPC glazed automated opening vent (RAL 3005)
11. PPC metal door (RAL 3005)

12. PPC metal railing (RAL 3005)
13. PPC metal louvre (RAL 3005)
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17. PPC metal signage (RAL 3005)
18. PPC metal illuminated signage (colour and appearance TBC)
19. PPC rainwater goods (RAL 3005)

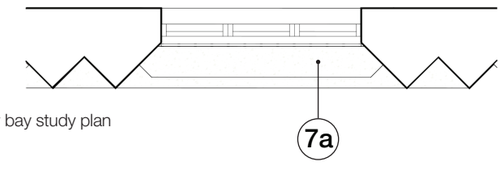
20. Stairs overrun
21. Lift Overrun



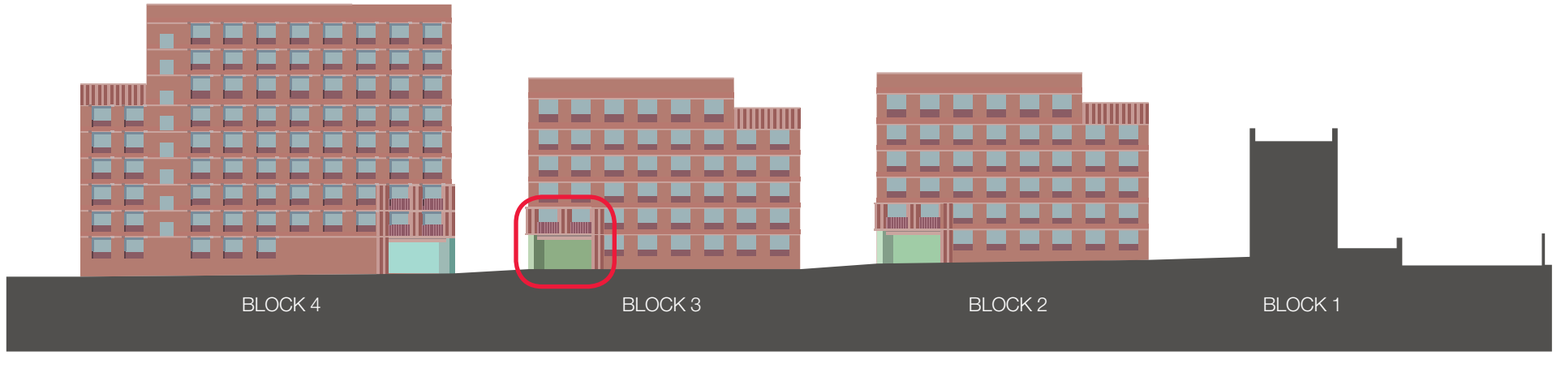
1. Entrance bay study elevation



2. Entrance bay study section



3. Window bay study plan



6.6 Blocks 1-4
Entrance

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
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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



within the footprint of the paving setts turned 45 degrees to align with turned column and seating

6.7 Blocks 1-4

Typical Window and Terrace Parapet

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
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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
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7c. Precast pigmented concrete panel (colour: Cheshire Red)
7d. Precast pigmented concrete canopy (colour: Cheshire Red)
7e. Precast pigmented seat top (colour: Cheshire Red)

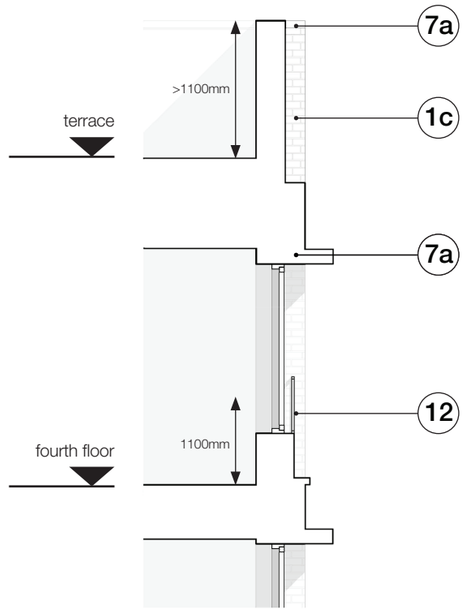
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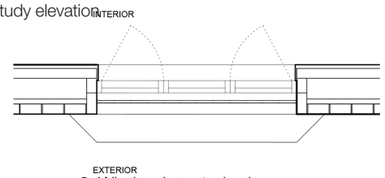
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18. PPC metal illuminated signage (colour and appearance TBC)
19. PPC rainwater goods (RAL 3005)

20. Stairs overrun
21. Lift Overrun

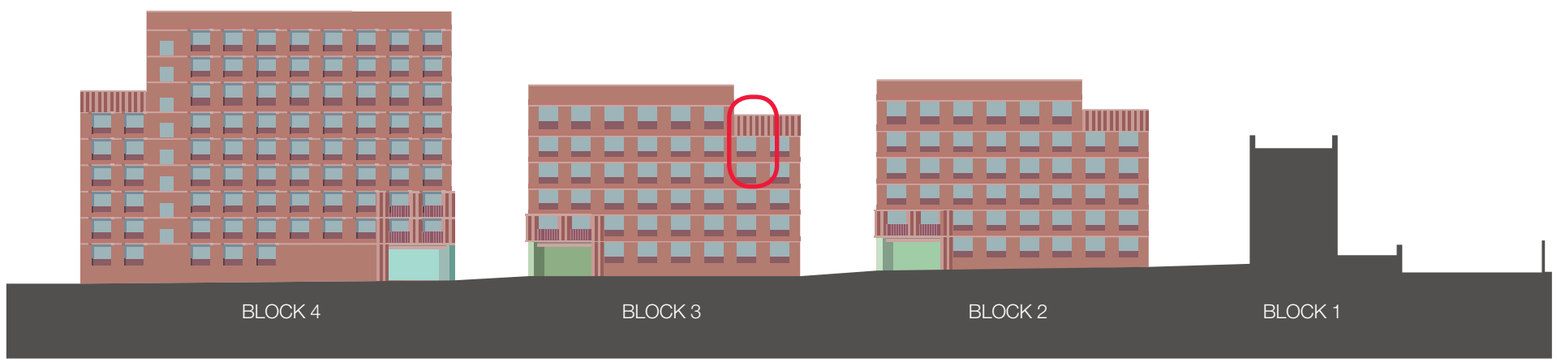




1. Typical window / parapet bay study elevation



3. Window bay study plan



6.8 Blocks 1-4
Typical Window

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

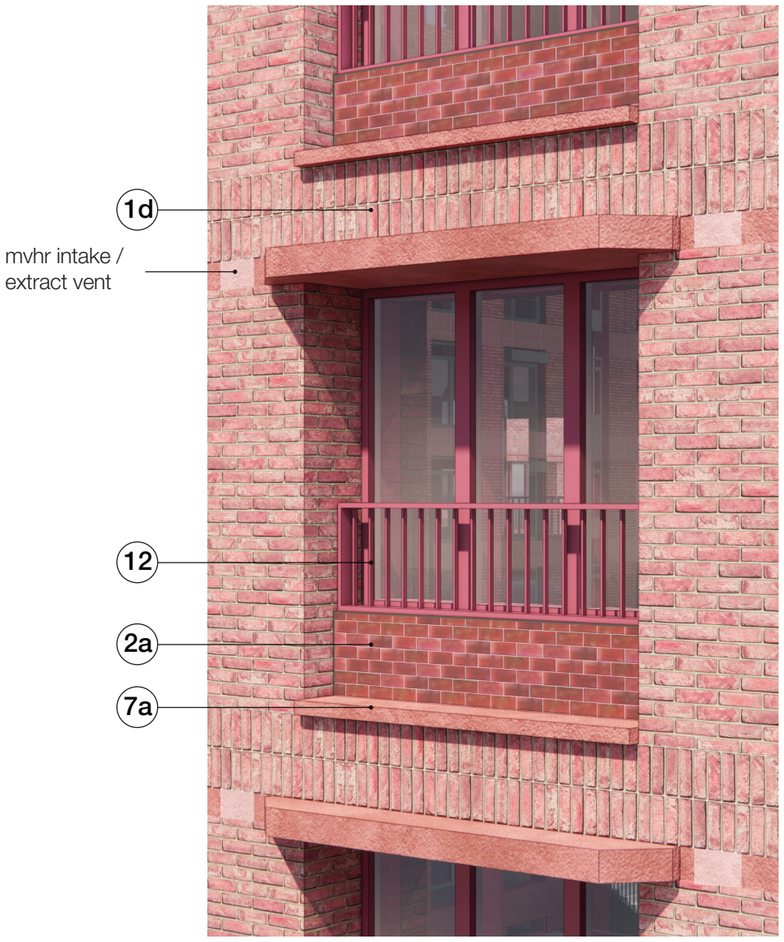
7a. Precast pigmented concrete parapet / band / coping (colour: Cheshire Red)
7b. Precast pigmented concrete brise soleil (colour: Cheshire Red)
7c. Precast pigmented concrete panel (colour: Cheshire Red)
7d. Precast pigmented concrete canopy (colour: Cheshire Red)
7e. Precast pigmented seat top (colour: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



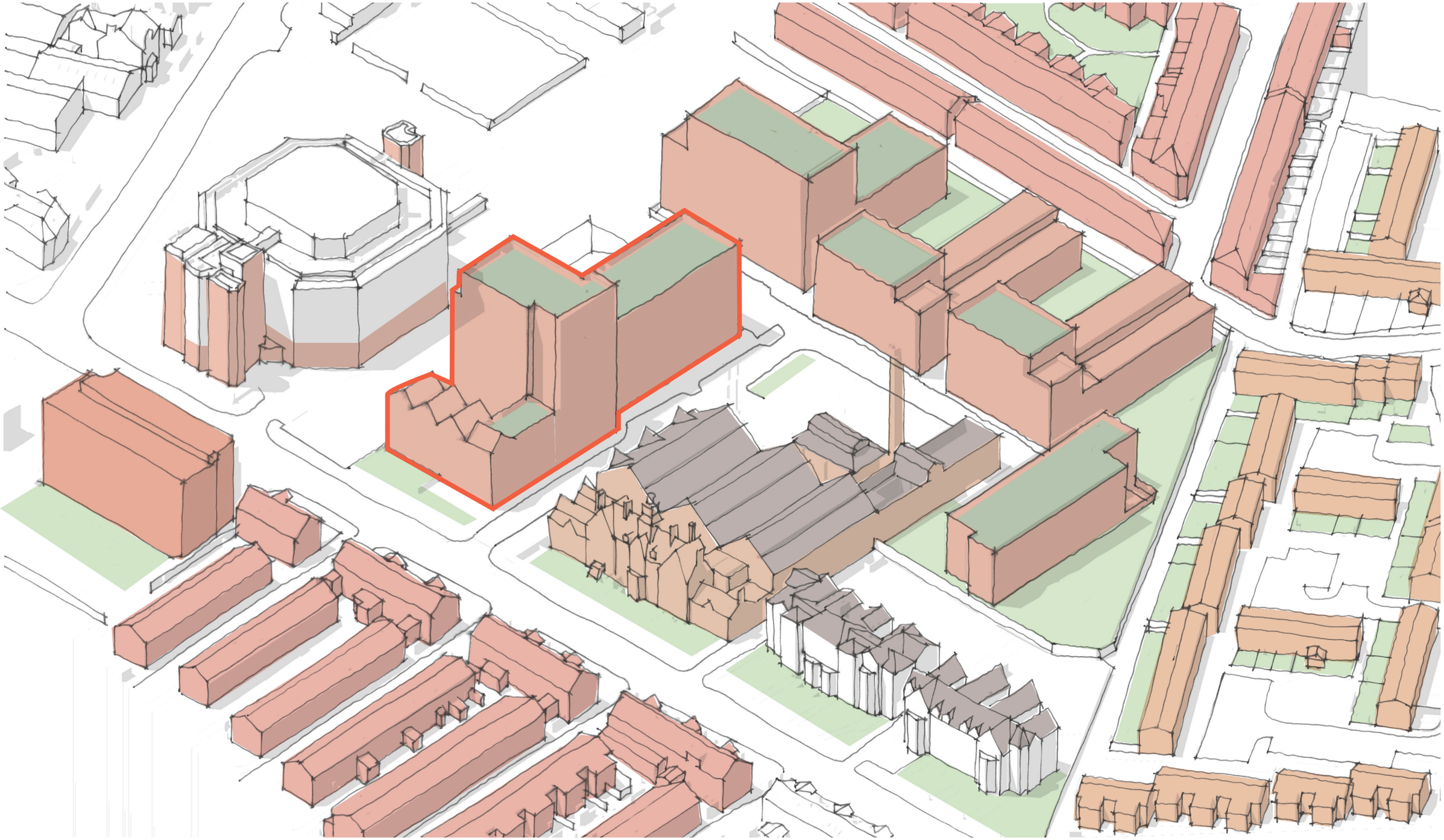
Exterior view of typical window bay



Interior view of typical window

6.9 External Appearance
Blocks 5 and 6

The following pages describe the approach to the elevational treatment for Blocks 5 and 6



6.10 External Appearance - Blocks 5 and 6
Elevation Concept

1. Materiality
The overarching design response to the external envelope is to use a red brick with a regular punched window pattern to complement the neighbouring buildings.



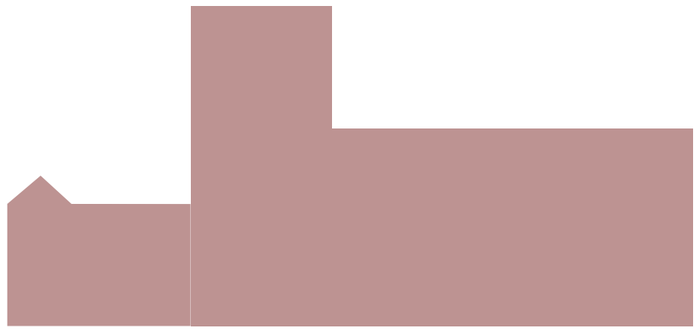
2. Buildings
The co-joined form of Block 5 and 6 creates a long elevation along Hathersage Road, so vertical elements of glazing and tile are added to break down the overall mass and separate the facade into smaller blocks with improved proportions.



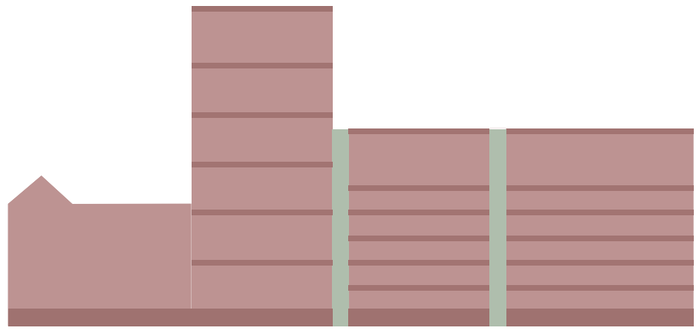
3. Layers and String Courses
A pre-cast concrete base along with stacked brickwork string courses to certain floors of the building create a subtle striping effect as a nod to the baths without competing against the existing building.

The frequency of string courses is varied to create a hierarchy between the primary and secondary structures of Block 6 entrance and Block 5 background buildings.



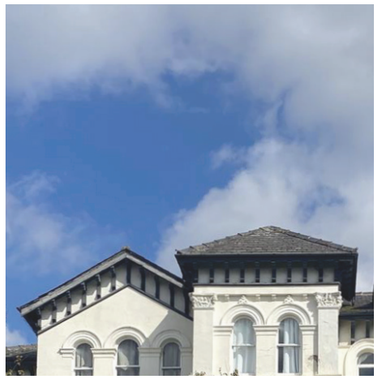


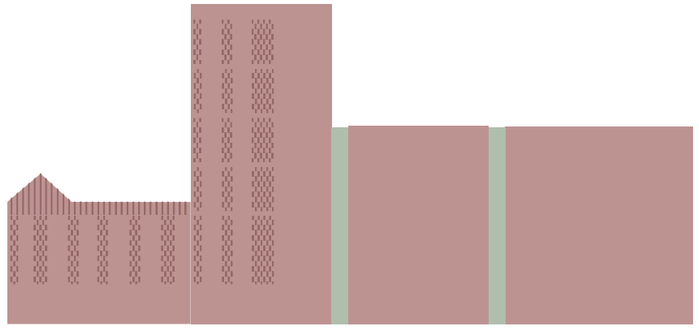




6.10 External Appearance - Blocks 5 and 6
Elevation Concept

4. Textures and Patterns
In order to provide further visual interest, texture is proposed to the Hathersage Road elevation and partially along Bax Road, referencing the more decorative nature of the baths to the front with simpler details to the rear and makes reference to the change in brick between the front and back of the baths.





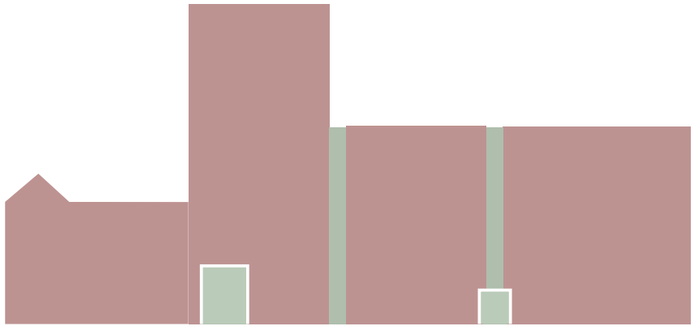
5. Apertures
Window apertures complement the changing scales across the blocks. Double storey bays are introduced to the taller section of Block 6 to suit the scale of this part of the building. Larger openings are also proposed to the top of Block 5 and the base of both blocks to create a defined base.





6. Entrances
Entrances and infill panels between glazing are picked up in contemporary materials that reference the internal material palette of the baths.





6.13 External Appearance - Blocks 5 and 6

Bax Road Elevation

Material Key

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 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



6.11 External Appearance – Blocks 5 and 5

Bax Road Materiality

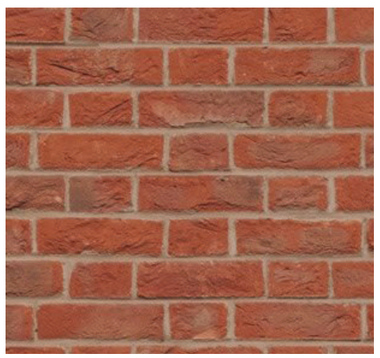
Material Key

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 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





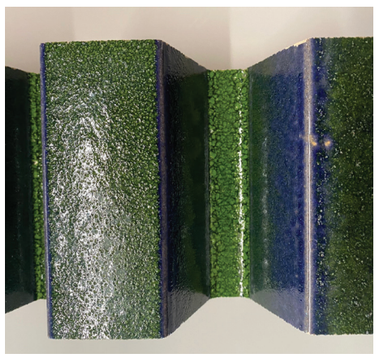












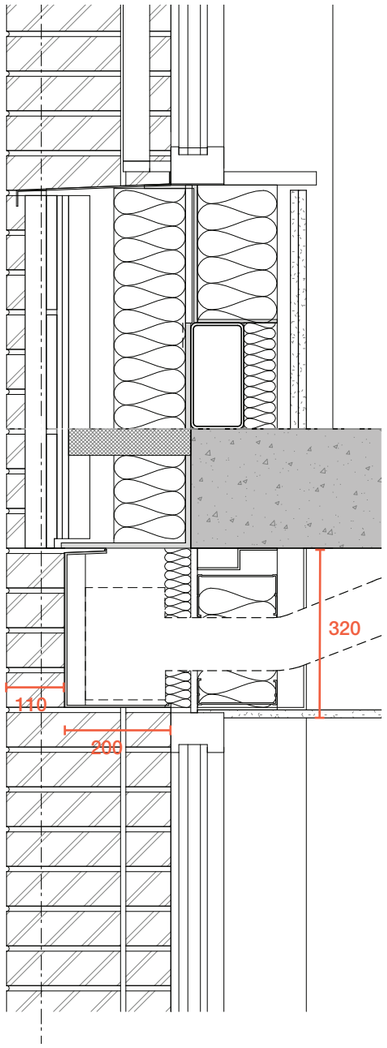
6.14 External Appearance - Blocks 5 and 6
Technical Bay Study

All apartments include for an MVHR environmental control system to respond to nighttime acoustic parameters and/or sustainable energy targets. The window head includes a “hidden” soffit ventilation grille integrated within a colour coated metal lintel to terminate the MVHR extract and inlet.

Each bedroom window integrates a fixed glazed panel and a smaller glazed opening light in roughly a 2:1 proportion. The opening panel satisfies the Part F building regulations requirement for rapid ventilation to each study bedroom. The cill of the overall window aperture is located some 600mm above floor level to provide a robust air tightness detail between wall and slab and to reduce solar gain into each bedroom whilst maintaining good daylight penetration. A colour coated extruded aluminium Juliet style balustrade sits in front of the window covering the full width of the window opening. This provides further visual interest to the overall composition but also satisfies the technical requirements of 1100mm barrier against falling.

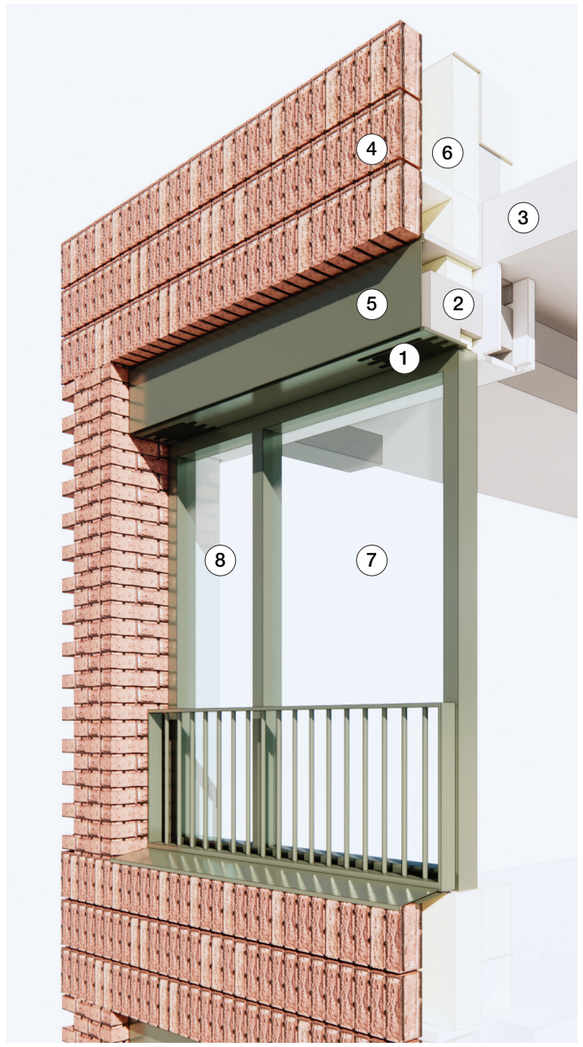
The typical window allows for a 1.5 brick reveal to create depth and muscularity to the overall appearance.

Proposed window ventilation detail

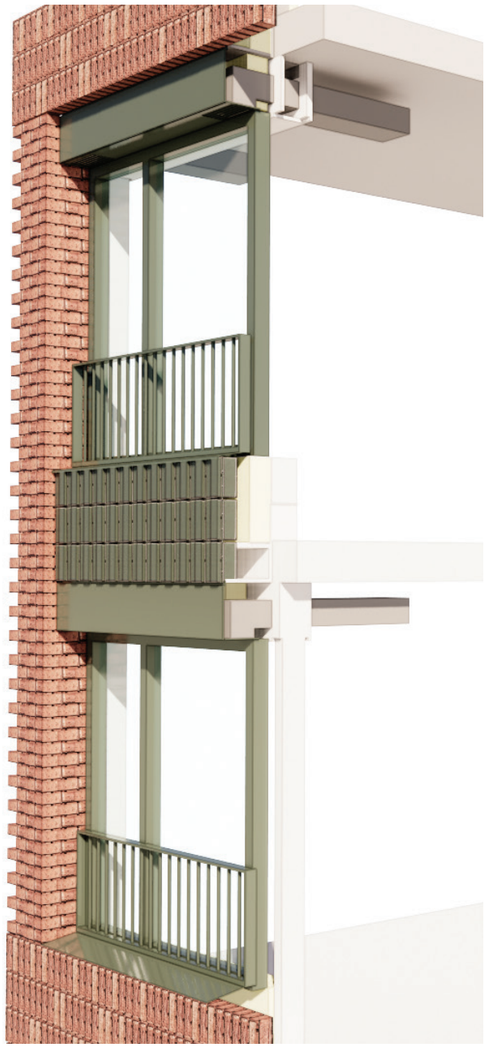


Model of proposed window ventilation

1. Ventilation grille
2. MVHR duct
3. Concrete slab
4. External brick
5. Aluminium cover panel
6. Insulation
7. Fixed light
8. Openable window



Model of proposed double height bay

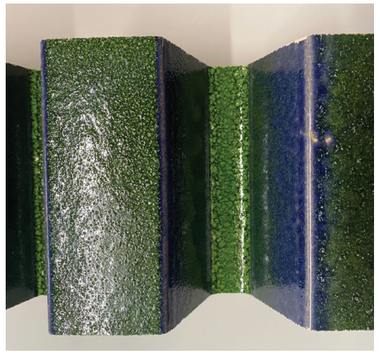


6.16 External Appearance - Blocks 5 and 6

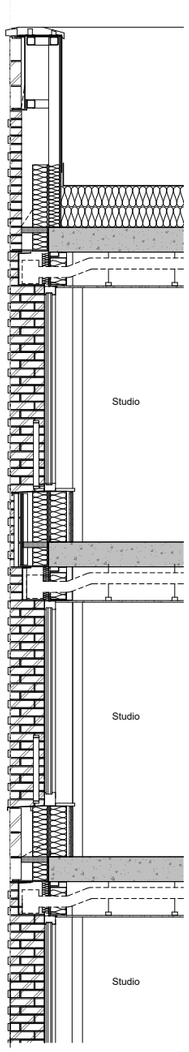
Bay Study - Block 6 Extension

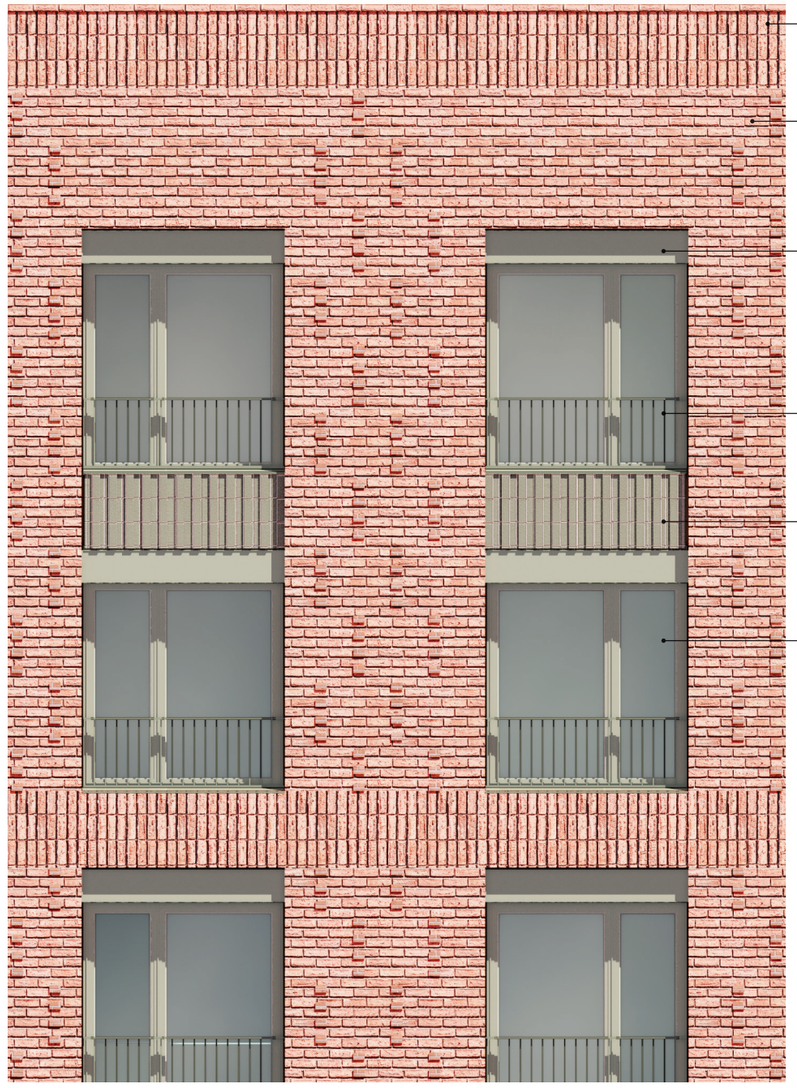
Precedent Materials

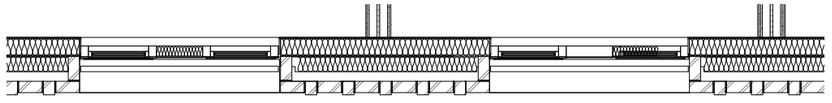








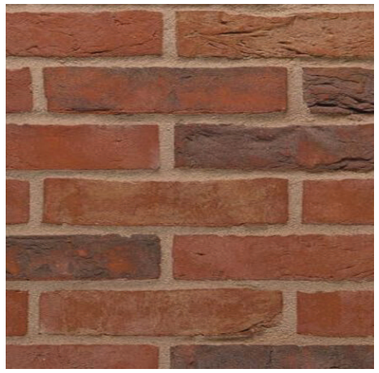




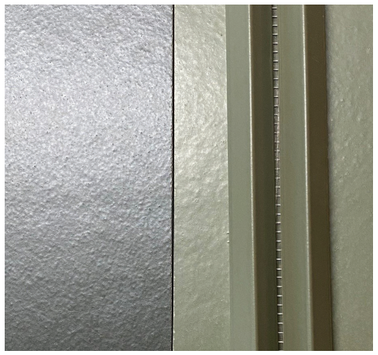
6.15 External Appearance - Blocks 5 and 6

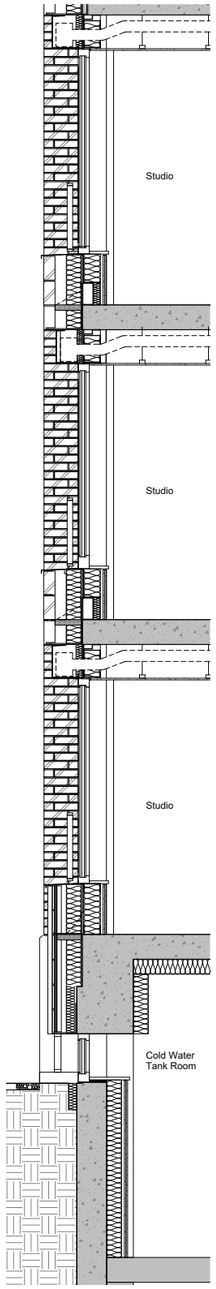
Bay Study - Block 5

Materials

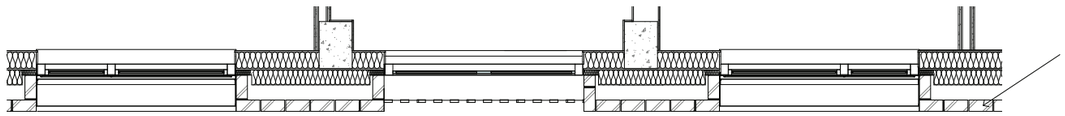


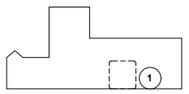












6.18 External Appearance - Blocks 5 and 6

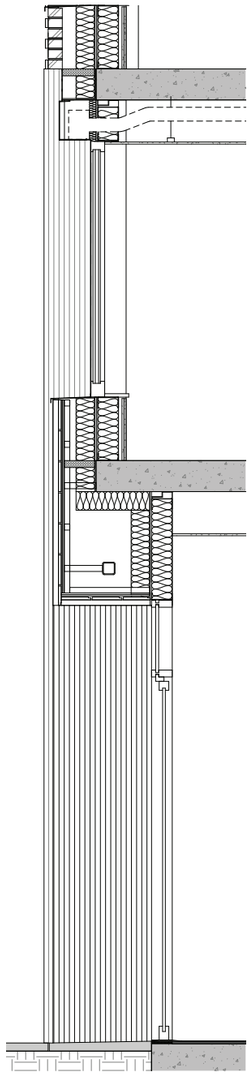
Bay Study - Bax Road Entrance

Materials











Red brick in Flemish bond with protruding brick detail

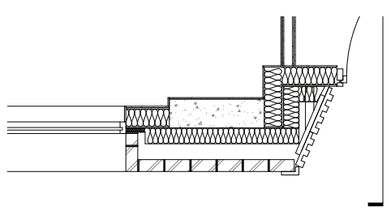
Bespoke PPC metal window hood to facilitate MVHR intake and extract grilles

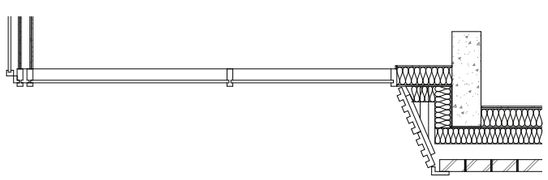
Composite timber inner and PPC aluminium outer face window system

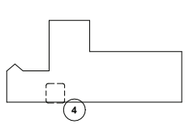
PPC metal balustrade

Profiled ceramic tile

Pre-cast pigmented concrete panel - colour to match brickwork



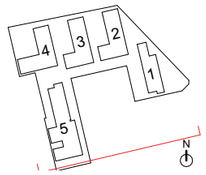




6.12 External Appearance - Blocks 6
Hathersage Road Elevation

Material Key

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 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





6.11 External Appearance - Blocks 5 and 6

Hathersage Road Materiality and Detail

Material Key

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 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



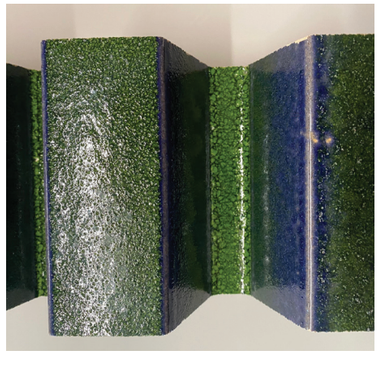


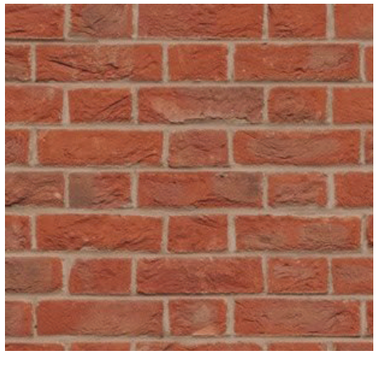












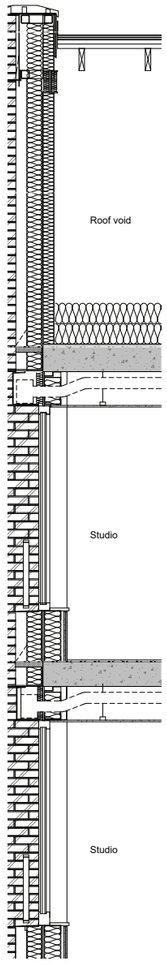
6.17 External Appearance - Blocks 5 and 6

Bay Study - Hathersage Road











Red brick with vertical stacker protruded brick detail

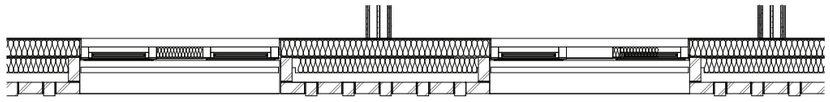
Bespoke PPC metal window hood to facilitate MVHR intake and extract grilles

Composite timber inner and PPC aluminium outer face window system

PPC metal balustrade

Profiled ceramic tile

Red brick in Flemish bond with protruding brick detail





6.19 Signage Strategy
Development Signage

Signage Locations
There are options for where the building name is to be displayed to give presence to the development.

Main signs to mark the development are indicated to the top of Block 6, at the entrance along Hathersage Road and at the entrance along Bax Road.

Signage zone options are indicated by the red boxes on the images on this page. The zones are indicative of location only, this is not reflective of the scale and proportion of the signage. The size of all signage is to be determined an agreed through a separate application for consent to display advertisements.

Signage will be illuminated to ensure visibility.

1. Hathersage Road extract - signage to top of Block 6 west elevation



2. Hathersage Road extract - signage to third floor Block 6 south elevation



3. Bax Road extract - signage to third floor East elevation



6.19 Signage Strategy
Ground Level Signage

Signage Locations
In addition, there are options for signage at ground floor level to assist with wayfining.

Signage is proposed to the commercial units along Hathersage Road and the main entrance for students to Block 6 along Bax Road.

Signage zone options are indicated by the red boxes on the images on this page. The zones are indicative of location only, this is not reflective of the scale and proportion of the signage. The size of all signage is to be determined an agreed through a separate application for consent to display advertisements.

Signage will be illuminated to ensure visibility.

4. Hathersage Road extract - signage at ground floor commercial unit Hathersage Road



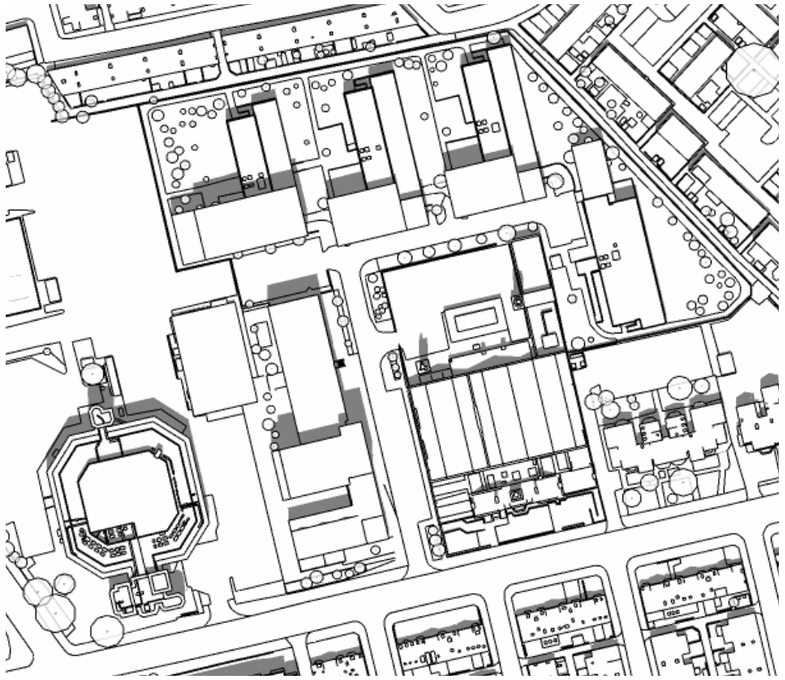
5 Bax Road extract - signage options around Block 6 student entrance



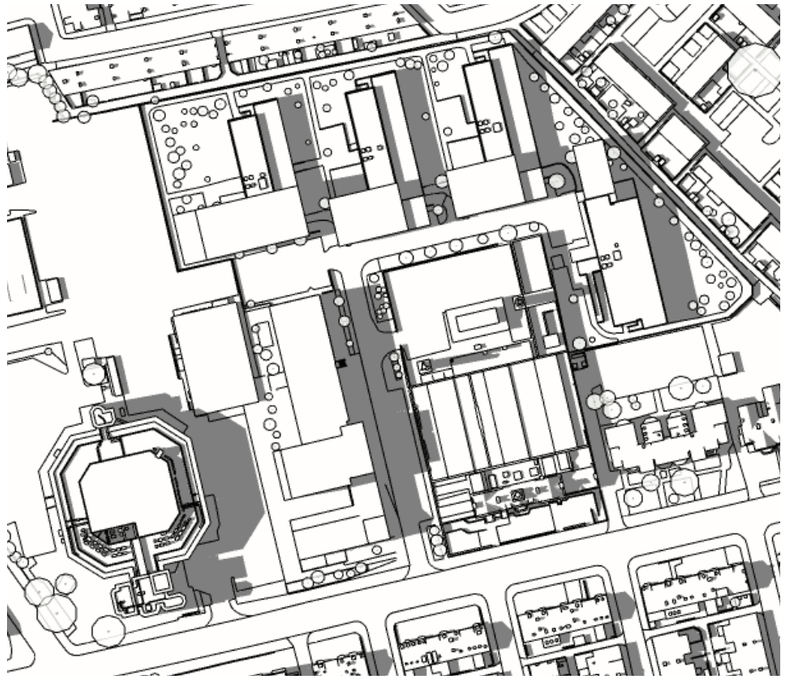
6.20 Sun Path Diagrams

Summer Solstice - 21st June

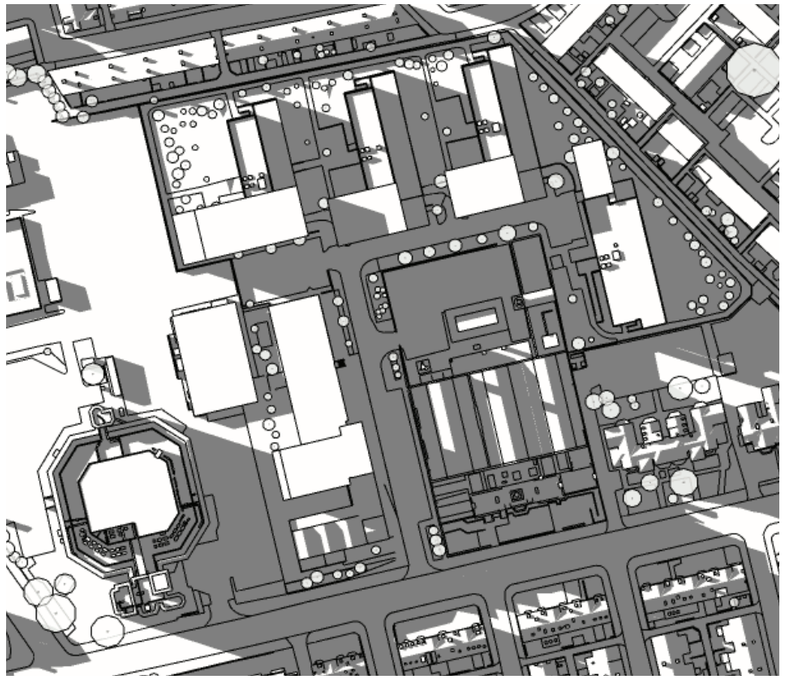
June
12am



June
3pm



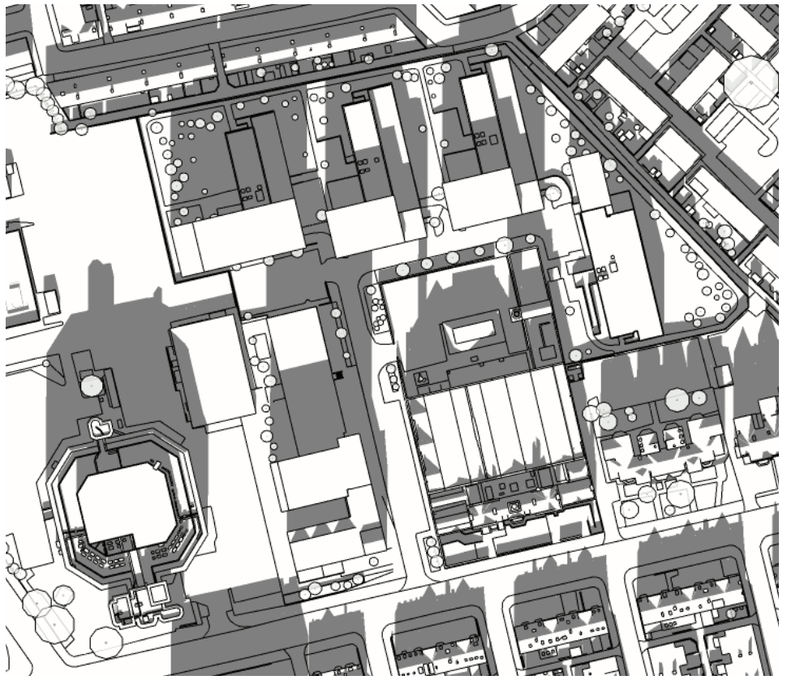
June
6pm



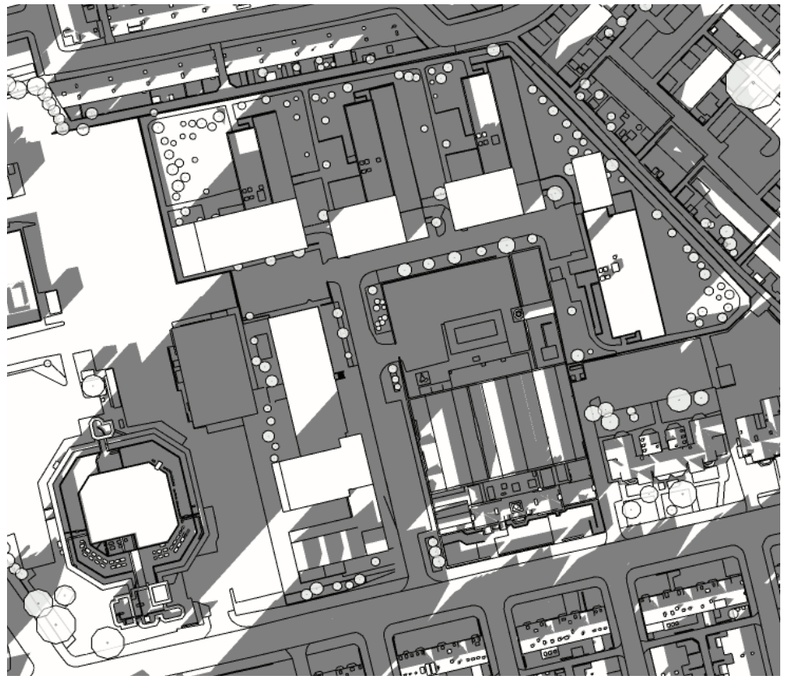
6.20 Sun Path Diagrams

Winter Solstice - 21st December

Dec
12am



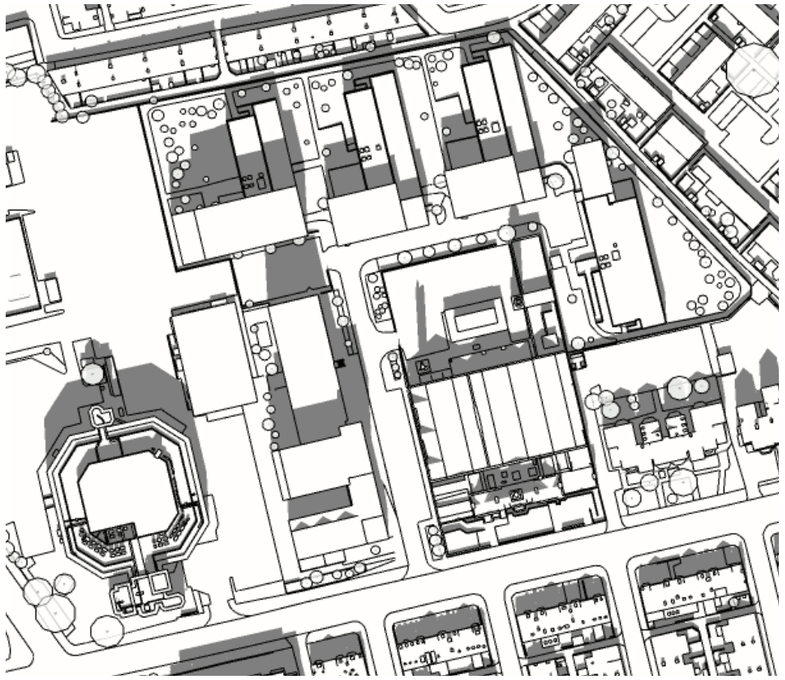
Dec
3pm



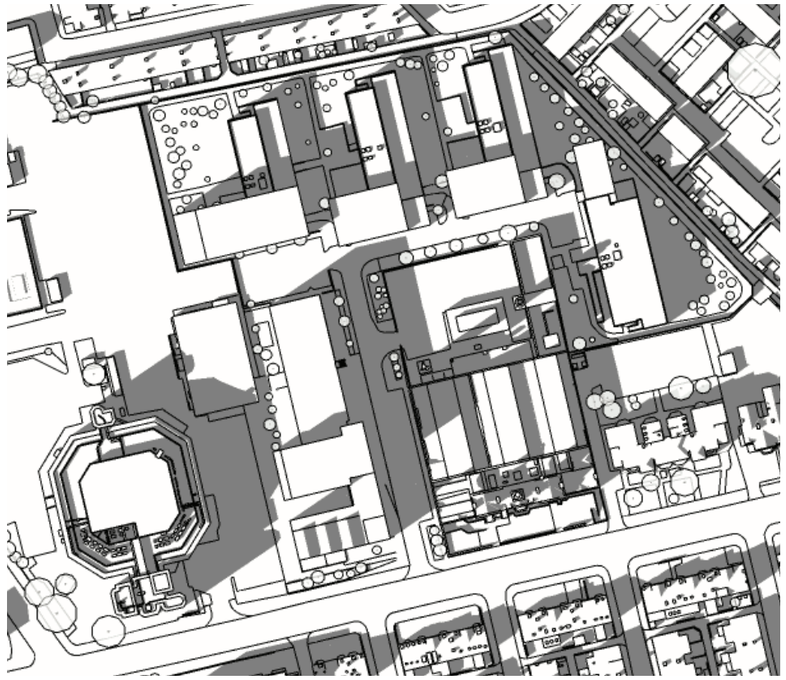
6.20 Sun Path Diagrams

Equinox - 21st March

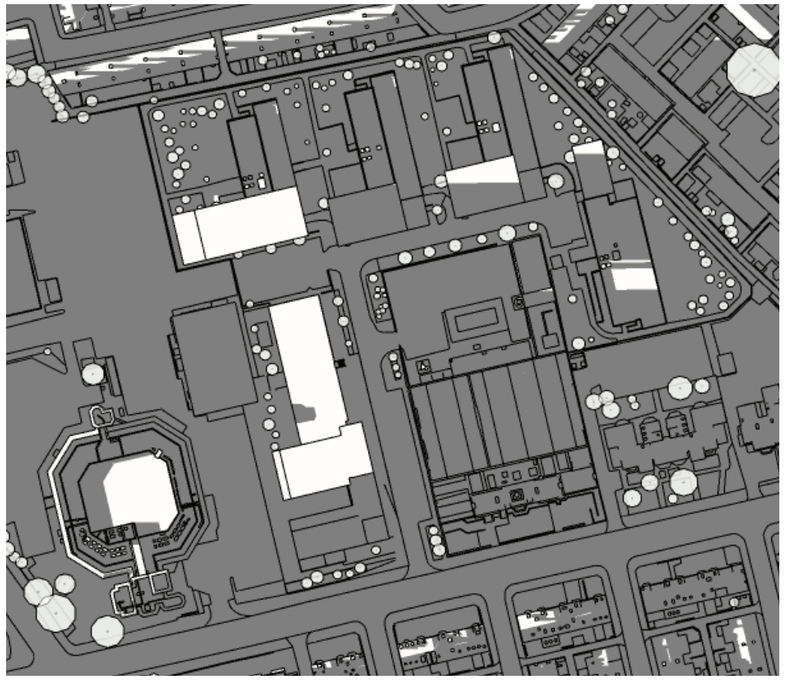
March
12am



March
3pm



March
6pm



Section 7.0

Visuals

7.1 Contextual View - Hathersage Road

The following street views have been provided to demonstrate the design quality of the proposals.



7.1 Contextual View - Hathersage Road



7.1 Contextual View - Bax Road



7.1 Contextual View - Bax Road



7.1 Contextual View - Bax Road



7.1 Contextual View - Blocks 5 and 6



7.1 Contextual View - Block 1



7.1 Contextual View - Internal Courtyard



7.1 Contextual View - Bax Road



Access Statement

8.1 Inclusive Access
Ground Floor

All proposed blocks have been designed to meet Part M regulations. All entry points are at a level threshold with the pavement.

At Block 1, as the existing raised ground floor level is being maintained a ramp at 1:20 is provided with a half level landing to allow for wheelchair accessibility. All floors are served by lifts. The cycle and bin store are located at grade close to the main entrance.

At Blocks 2 and 3, as the existing raised ground floor is being maintained, level access is achieved via lift. This lift has entry on two sides to help serve the level difference between at grade ground floor lobby and raised ground floor level. The cycle store is accessible through the courtyard. As the cycle store is at basement level, steps are provided with a track for cycles to be wheeled down. For those that cannot use the stepped access, a covered cycle store is provided within the courtyard.

At Block 4, level access is achieved across the ground floor. Two lifts are provided to serve all floors. For this reason, 12 of the 23 wheelchair accessible units are located within this block. This ensures that students of these rooms have access should a lift not be in working order. The cycle store and bin store are both located at grade level.

At Block 5 and 6, as the existing raised ground floor level is being maintained, level access is achieved via lift at the Block 6 core. This lift has two sides to help serve the difference between at grade ground floor lobby and raised ground floor level. Two cycle stores are provided one of which is located at grade to the rear. The bin store is also located at grade and is accessible via the main core within Block 6.

In a similar vein to Block 4, 11 of the 23 wheelchair accessible flats are located within Block 6 as this also has two lifts serving all floors.

23 wheelchair units equates to a 6% provision based upon the 408 unit increase on the site.

Proposed Wheelchair Accessible Studios

Block 1	N/A
Block 2	N/A
Block 3	N/A
Block 4	12
Block 5	11
Block 6	N/A
Total	23

Wheelchair parking spaces

Route for wheelchair users



8.2 Security
Landscape Security

The site has one point of entry to Hathersage Road. It is secured to the north and east by a tall brick wall. To the western boundary it is currently secured by a timber fence. It is proposed that this boundary condition will be improved to provide a 1.8m high metal fence.

In discussion with local residents and local councillors, it was agreed to maintain the secure boundary around the site with no links through, as increased access to the Groves was seen as having the potential to increase anti-social behaviour (by non-students) and to maintain security and privacy for students living at ground floor level.

All student courtyards are proposed to be fob accessible for students and staff. The publicly accessible courtyard would be managed and open during daylight hours.

Secure gate lines are proposed between building and boundary conditions to maintain security.

Improved lighting is proposed along Bax Road and within each of the courtyards.



- Boundary fence
- Secure gate / fence
- Brick boundary wall
- Victoria Baths boundary
- Low brick wall
- Victoria Baths gate
- Student fob entry
- Maintenance fob entry
- Public access (daylight hours)

8.2 Security
Building Security

All blocks are fob accessible to both the gate entry point, the main entrance door and to the lift and lobbies. Bin and cycle stores are to be fob accessed per block.

Block 6 is the main entry point and this is monitored by a main reception. Visitors are to register at the main reception. Block 4 has a smaller recpetion desk should students require staff assistance. This provides monitoring and security to the communal spaces within Block 4.



- General access
- Block entrance
- Floor fob access
- Fire escape
- Staff access
- Cluster Apartment Fob Access

8.3 Cycles
Basement

Cycles

Three cycles stores are located in the basements of blocks 2, 3 and 5. These are accessed via external stepped and/or ramped access in the landscape. Bikes in these stores are to be standard cycles, not electric or cargo bikes which will go in the external stores at ground level.



Basement Cycles

Block 1	N/A
Block 2	28
Block 3	28
Block 4	N/A
Block 5/6	48

Cycles

Pedestrian movement

Route from floor above

8.3 Cycles
Ground Floor

Cycle Storage

Independent cycle stores are provided for each student block. Some of these are at grade where basement space is limited or where no basement is provided. For Blocks 2-4, cycle storage is predominantly located at basement level. Some external cycle stores are provided for larger e-bikes and cargo bikes at grade within the Blocks 2 and 3 gardens. Access for cyclists was considered to The Groves to the rear of the site but decided against due to concerns by the local residents of creating a cut through that could encourage anti-social behaviour.

The total provision of 264 secure spaces for residents sees an increase in the number and improvement in the quality of cycle storage. It is is expected that this will be acceptable to MCC, however further feedback is required.

16 visitor cycle spaces are located between blocks 2, 3 and 4.

Existing Cycles Quantum

Block 1	6
Block 2	0
Block 3	16
Block 4	16
Block 5	16
Block 6	0
Total	54

Total Cycles

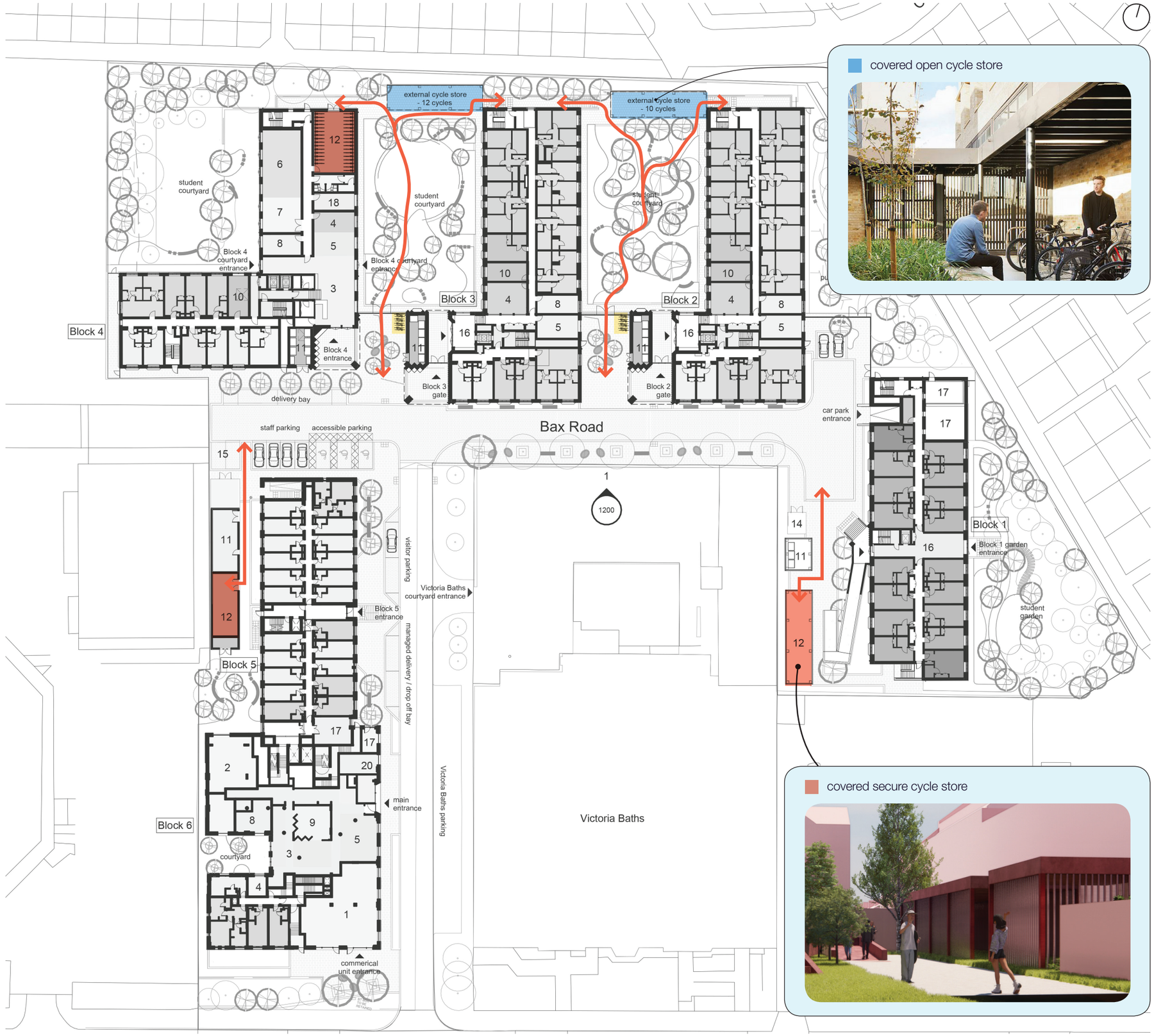
Block 1	24
Block 2	38
Block 3	40
Block 4	64
Block 5/6	98
Total	264

Cycles

Visitor cycles

Pedestrian movement

Route from floor above



8.3 Vehicles
Basement

Car Parking

A large number of parking spaces are currently provided within the basements of the existing blocks. These are underused and in some instances have been repurposed for other uses.

Empiric wish to reduce the number of basement parking spaces across the scheme to reflect the current demand. All of these basement spaces are to be provided within the post-graduate Block 1 to reflect the expected demand.

The spaces will be available to rent should students wish to use these.

Existing Basement Car Park Quantum

Block 1	25
Block 2	9
Block 3	7
Block 4	10*
Block 5	7
Block 6	N/A
Total	58

Proposed Basement Car Park Quantum

		Net
Block 1	13	-12
Block 2	0	-9
Block 3	0	-7
Block 4	0	-10
Block 5	0	-7
Block 6	N/A	N/A
Total	13	-45

- Student Car Park
- Staff Car Park
- Visitor / Drop Off Parking
- Deliveries



8.3 Vehicles
Ground Floor

Car Parking

A large number of parking spaces are provided at grade currently. Like the basement parking, these are not fully utilised during term time. The car park between blocks 5 and 6 is used for staff and the car park between blocks 4 and 5 is underutilised. The proposal is to reduce the number of spaces at grade but that those provided be either for staff, be for those that require ease of access (wheelchair accessible) or be flexible drop-off spaces that can be booked through on-site management.

The busient periods are at term start or term end where students offload or pack up their belongings. Empiric wish to use timed visitor slots that would see vehicles offered a time slot to park. This managed solution would reduce the number of parking spaces required at grade.

Alongside this, two of the visitor drop-off bays would also be shared with deliveries when not in use. This bay is adjacent Block 5. Elsewhere there is a dedicated delivery bay close to Block 4.

6 parking spaces are provided for staff; 4 close to Block 4 and 2 adjacent Block 1.

The east-west connection will be a shared surface accessible to vehicles using the car park and fire / refuse vehicles where required. A hammerhead turn is provided at the end to allow these vehicels to make the required 3 point turn.

All surface parking spaces will be provided with a connection to a future EV charging point. 2 no. 'active' charging points will be provided. This point is annotated on the drawing.

The ancillary commercial unit on the ground floor of Block 6 will be serviced directly from Hathersage Road, as this is permitted on that road in front of the unit and the expected number of daily deliveries is minimal.

Existing Surface Car Park Quantum

Total	53

Proposed Surface Car Park Quantum

		Net
Visitor	2	
Wheelchair	3	
Staff	6	
Drop Off	4	
Total	15	-43



8.3 Waste
Ground Floor

Waste Forecast

Refuse storage calculations have been undertaken based upon a once weekly collection with a ratio of 52 litres / bedspace / week and separately 0.12sqm / bedspace / week. These calculations are based upon the MCC 'Waste and Storage Guidance Collection Guidance for New Developments v7.0'

Collection is currently twice weekly for general waste with a weekly collection for recycling.

Eurobin Calculation

Accommodation Block	Apartments /Bedspaces	Total Weekly Waste Generated (L)	Bins Required for a General Waste Twice-A-Week Collection and a Recycling and Organic Waste Weekly Collection				
			General Refuse (L)	Pulpable Recycling (L)	Comingled Recycling (L)	Organic / Food (L)	Total no. Bins
Block 1	74 / 74	3848	1 x 1100L	1 x 1100L	1 x 1100L	1 x 240L	3 x 1100L + 1 x 240L
Block 2	80 / 126	6552	1 x 1100L + 3 x 240L	2 x 1100L	2 x 1100L	2 x 240L	5 x 1100L + 5 x 240L
Block 3	80 / 126	6552	1 x 1100L + 3 x 240L	2 x 1100L	2 x 1100L	2 x 240L	5 x 1100L + 5 x 240L
Block 4	150 / 185	9620	2 x 1100L + 2 x 240L	2 x 1100L	2 x 1100L	2 x 240L	6 x 1100L + 4 x 240L
Block 5 & 6	295 / 365	18980	4 x 1100L + 3 x 240L	4 x 1100L	4 x 1100L	1 x 1100L	12 x 1100L + 3 x 240L

Units = bedspaces



Refuse store

Refuse route

8.4 Fire
Ground Floor

Block 1
- Bookend top floor height below 11m
- Two stairs provided for means of escape
- Communal corridors are naturally ventilated via AOVs
- Dry riser inlet located adjacent to reception / fire fighter access

Block 2-3
- Bookend top floor height over 7 storeys = High Risk Building
- Two stairs provided for means of escape
- Separate means of escape from central stair allowing for furnished lobby entrances
- Communal corridors are naturally ventilated via AOVs - ground floor corridor ventilated via natural smoke shaft
- Dry riser inlet located adjacent to reception / fire fighter access
- Sprinkler provision required as over 11m

Block 4
- Top floor height over 18m = High Risk Building
- Two stairs provided for means of escape
- Fire fighting core provided with mechanical smoke control
- Passenger / firefighters lift and passenger / evacuation lift
- Separate means of fire access provided from Bax Road
- Dry riser inlet located adjacent to reception / fire fighter access
- Sprinkler provision provided throughout

Block 5-6
- Top floor height over 18m = High Risk Building
- Three stairs provided for means of escape
- Fire fighting core provided with mechanical smoke control
- Passenger / firefighters lift and passenger / evacuation lift
- Separate means of fire access provided from Bax Road
- Dry riser inlet located adjacent to reception / fire fighter access
- Sprinkler provision provided throughout



- Fire Refuge
- Fire Fighting core
- Means of student escape
- Means of fire access
- Means of general escape
- Dry riser inlet location
- Fire fighters lift
- Natural smoke shaft
- Mechanical smoke shaft
- AOV Automatic Opening Vent

8.4 Fire
Typical Floor

Block 1
- Bookend top floor height below 11m
- Two stairs provided for means of escape; note - existing stair removed
- Communal corridors are naturally ventilated via AOVs
- Dry riser inlet located adjacent to reception / fire fighter access

Block 2-3
- Bookend top floor height over 7 storeys = High Risk Building
- Two stairs provided for means of escape; note - existing stair removed
- Separate means of escape from central stair allowing for furnished lobby entrances
- Communal corridors are naturally ventilated via AOVs - ground floor corridor ventilated via natural smoke shaft (sizings TBC)
- Dry riser inlet located adjacent to reception / fire fighter access
- Sprinkler provision required as over 11m

Block 4
- Top floor height over 18m = High Risk Building
- Two stairs provided for means of escape
- Fire fighting core provided with mechanical smoke control
- Passenger / firefighters lift and passenger / evacuation lift
- Separate means of fire access provided from Bax Road
- Dry riser inlet located adjacent to reception / fire fighter access
- Mechanical smoke riser locations
- Sprinkler provision provided throughout

Block 5-6
- Top floor height over 18m = High Risk Building
- Three stairs provided for means of escape
- Fire fighting core provided with mechanical smoke control
- Passenger / firefighters lift and passenger / evacuation lift
- Separate means of fire access provided from Bax Road
- Dry riser inlet located adjacent to reception / fire fighter access
- Sprinkler provision provided throughout



- Fire Refuge
- Fire Fighting core
- Means of student escape
- Means of fire access
- Means of general escape
- Dry riser inlet location
- Fire fighters lift
- Natural smoke shaft
- Mechanical smoke shaft
- AOV Automatic Opening Vent

Drawing List

9.2 Drawing List

Masterplan and Block 1-4 Drawings

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	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1002	Proposed_Site Plan	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1099	Proposed_Site Plan_Basement	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1100	Proposed_Site Plan_Ground Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1101	Proposed_Site Plan_First Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1102	Proposed_Site Plan_Second Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1103	Proposed_Site Plan_Third Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1104	Proposed_Site Plan_Fourth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1105	Proposed_Site Plan_Fifth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1106	Proposed_Site Plan_Sixth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1107	Proposed_Site Plan_Seventh Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1108	Proposed_Site Plan_Eighth Floor	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1109	Proposed_Site Plan_Ninth Floor	P01	04/24	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	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1157	Block 4 - Proposed Plans_02	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1158	Block 4 - Proposed Plans_03	P01	04/24	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	P01	04/24	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	P01	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-1210	Block 1 - Proposed Elevations	P01	04/24	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	P01	04/24	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	P01	04/24	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	P01	04/24	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-8000	Area Schedules	P00	04/24	PLANNING
0814-BPA-ZZ-ZZ-A-8001	Block 1-4 Accommodation Schedules	P00	04/24	PLANNING

9.3 Drawing List
Block 5-6 Drawings

Document Issue Sheet

Project Name
Victoria Point
Project Number
06051

Document Reference
06051-5PA-ZZ-ZZ-DL-A-000001

		11/04/2024
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
06051-5PA-B1-ZZ-DR-A-022203	Proposed Third and Fourth Plan	P05
06051-5PA-B1-ZZ-DR-A-022204	Proposed Fifth and Sixth Plan	P05
06051-5PA-B1-ZZ-DR-A-022205	Proposed Seventh and Eighth Plan	P04
06051-5PA-B1-ZZ-DR-A-022206	Proposed Ninth and Tenth Plan	P05
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
06051-5PA-B1-XX-DR-A-025202	Proposed Living Unit Layouts 02	P02
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
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
06051-5PA-B1-XX-DR-A-042206	Proposed Planning Elevations South and East	P03
06051-5PA-B1-XX-DR-A-042207	Proposed Planning Elevation North and West	P02
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	
06051-5PA-B1-ZZ-DR-A-242201	Area Schedule	

9.4 Drawing List
Landscape Drawings

Document Register

Project	Victoria Point				19	30	31	07	29	04	07	27	28		
Ref	12355				01	01	01	02	02	03	03	03	03		
for Client	Empiric Limited				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		
12355-LUC-XX-00-DR-L-0200	Hard Landscape Plan - 1 of 5	A2	1:200	Planning					01		02	03	03		
12355-LUC-XX-00-DR-L-0201	Hard Landscape Plan - 2 of 5	A2	1:200	Planning					01			02	02		
12355-LUC-XX-00-DR-L-0202	Hard Landscape Plan - 3 of 5	A2	1:200	Planning					01			02	02		
12355-LUC-XX-00-DR-L-0203	Hard Landscape Plan - 4 of 5	A2	1:200	Planning					01		02	03	03		
12355-LUC-XX-00-DR-L-0204	Hard Landscape Plan - 5 of 5	A2	1:200	Planning					01		02	03	03		
12355-LUC-XX-00-DR-L-0400	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01		02	03	04		
12355-LUC-XX-00-DR-L-0401	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01			02	02		
12355-LUC-XX-00-DR-L-0402	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01			02	02		
12355-LUC-XX-00-DR-L-0403	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01		02		02		
12355-LUC-XX-00-DR-L-0404	Soft Landscape Plan - 1 of 5	A2	1:200	Planning					01		02		02		
Landscape Materplan - dwg		N/A	N/A	Planning		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		

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