

New Victoria

Planning Document – NMA to Planning Permission 128667/JO/2020
Retail Floor Space and External GA Amendments

APRIL 2023

VIC-SRA-XX-XX-DC-00002

REVISION P01- 19th April 2023

Status S2 - Information

PLANNING CONSENT REFERENCE 128667/JO/2020



Deloitte



SHEPPARD ROBSON

OVERVIEW OF DOCUMENT

The purpose of this document is to illustrate the proposed amendments to the design of the New Victoria Residential development in relation to the consented scheme and subsequent Non Material Amendment (NMA). For ease of reference we have included the consented planning drawings alongside a marked up version of the drawings to be submitted highlighting the changes. The document divides into 3 sections as follows:

SECTION 1 - OVERVIEW/SUMMARY

SECTION 2 - RETAIL UNIT 2 - RESIDENTIAL BLOCK 02

SECTION 3 - LANDSCAPE

SECTION 1 - OVERVIEW AND SUMMARY

The following is as summary of the reasons for the proposed non material amendment together with a short commentary describing these:

Background

Planning permission was granted in September 2016 for two residential buildings containing 520 apartments and one office building comprising 11,647sq.m office accommodation, as well as ground floor commercial space, landscaping, car parking and other associated works (Ref: 111777/FO/2016/C1). The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two residential buildings.

Status of the works

Vinci Construction UK are appointed as Main Contractor and the construction the works are ongoing. Completion of the work is programmed for Summer 2023.

OVERVIEW

Reason for Amendment

The changes described are due to the Investor, Pension Insurance Corporation requirements. They allow them to operate and manage the building as they need to. They are as follows.

Residential Block 2 - Retail Unit 2 - Area Reduction

The increase in the provision of Residential Amenity space on the Upper ground floor as part of the Amenity Link works has meant the area of the Retail unit has reduced slightly in area from 183m² to 151m² (GIA), a reduction of 32m².

Overall the total retail area of the developemt i.e. Retail Unit 1 plus Retail Unit 2 in Residential block 2, has reduced slightly from 466m² to 434m².

Consequently the total amenity area has increased slightly from to 1277m² to 1309m².

Note no additional area has been added. The overall area remains the same.

Landscape Amendments

- The following is a summary of the amendments to the landscape design.
- Barrier omitted to Network Rail access.
- Planter design changed from 3 planters to 2 diamond planters (wind mitigation panels updated also as a result).
- Stone cladding changed to retaining wall.
- Upper ground tree and bollards north of Residential Block 2 have been flipped to avoid services clash
- Rain garden added on Corporation Street.
- 2 No cycle stands move within the lease boundary from next to the lay-by (now a bank of 4 on other side of road).
- Tree species updated as a result of current unavailability.
- 2 tier cycle stand north of Residential 1 moved to be internal in the building (Landscape and building change).
- Final position and orientation of the 3rd sub-station and associated equipment
- General repositioning and orientation of car parking spaces – parking provision maintained.
- Retaining Wall and Vehicle Restraint Barriers to rear of Building 1 / Network Rail Boundary Fence

Summary

These amendments allow the Investor to configure and manage the development how they require and do not significantly affect the design.

Please note a Full Planning Application has been submitted concurrently to MCC for the erection / installation of an emergency generator within the public realm at the lower ground floor level. Full details are provided in the separate planning application'

SECTION 2 - RETAIL UNIT 2 - RESIDENTIAL BLOCK 2

RESIDENTIAL BLOCK 02 - GROUND FLOOR - APPROVED



RESIDENTIAL BLOCK 02 - GROUND FLOOR - PROPOSED



SECTION 3 - LANDSCAPE

[illegible]

WORKS EXTENT BOUNDARY

NOTE: FORMERLY DRAWING PL1487.VW.106

Parameters:

- 1. Green areas slightly set back to improve to external shading.
- 2. Main south of floor 2 changed from granite to polished.
- 3. Some parking lots with changed to paved footpaths.
- 4. Some trees are removed or added to suit site or surrounding context.
- 5. Site work shown required to make a bank of 10m.

Revision History:

No.	Date	Description	Drawn	Approved
S4 P20	15/05/20	FOR REVIEW	TT	AM
A4 P20	14/05/20	CLIENT APPROVAL	TT	AM
A4 C02	26/11/20	CONSTRUCTION	JN	AM
A4 C02	26/11/20	CONSTRUCTION	TT	AM
S3 P18	19/10/20	CLIENT REVIEW / APPROVAL	TT	AM
P17	16/08/20	PLANNING	TT	AM
11	11/09/16	For Planning	JD	KR
11	12/09/16	For Planning	JD	KR
11,11	09/08/16	Amendments following comments from WCC	JD	KR
11	09/08/16	For Planning	JD	KR
11	12/09/16	For Planning	JD	KR
11	14/09/16	For Planning	JD	KR
08	15/07/16	For Planning	JD	KR
08	08/02/16	For Planning	JD	KR
08	15/12/15	For Comments	JD	KR
08	16/11/15	For Comments	JD	KR
08	16/11/15	For Comments	JD	KR
08	26/01/15	For Comments	JD	KR
08	03/10/15	New road and build fence	DDO	KR

NOTE:

- Do not scale from this drawing.
- All setting out, levels and dimensions to be agreed on site.
- The dimensions of all materials must be checked on site before being laid out.
- This drawing must be read with the relevant specification clauses and detail drawings.
- Order of construction and setting out to be agreed on site.
- This drawing is copyright protected and may not be reproduced in whole or part without written authority.
- All Dimensions are in millimetres unless Otherwise Stated

Plant - IE Limited
2 Black Grafton St. Abingdon WA14 1DY
0151 928 9281
18 Bowdoin Green Lane London EC1R 9BW
020 7430 0754

Project: NEW VICTORIA
Client: Muse Developments
Dwg title: Landscape Upper Ground Floor GA
Dwg nr: VIC-PIE-EZ-00U-DRL-00106
Scale: 1:250@A1 **Date:** 03/10/15 **Drawn:** JD/AM/DF
Status: Stage 5 **Revision:** P20 **Checked:** AM

[illegible][illegible]

[illegible][illegible]

[illegible][illegible]

Revisions:

1. Vehicular access barrier and upstand kerb around it remove

[illegible]

NOTE: FORMERLY DRAWING PL1487.VW.114

- NOTES:**
1. Do not scale from this drawing.
 2. All setting out, levels and dimensions to be agreed on site.
 3. The dimensions of all materials must be checked on site before being laid out.
 4. This drawing must be read with the relevant specification clauses and detail drawings.
 5. Order of construction and setting out to be agreed on site.
This drawing is copyright protected and may not be reproduced in whole or part without written authority.
 6. For all sub-surface and structurally relevant elements refer to the engineers' details and specification.
The thickness of paving and kerb/edging units has been coordinated with the civil engineer; however their information takes precedence.
Please consult with us in case of inconsistencies with engineers' instructions.
 7. Submit proposals and samples for all surface materials for approval prior to construction.



 **Planit - IE Limited**
2 Back Grafton St, Altrincham WA14 1DY
0161 928 9281

Project **NEW VICTORIA**

Client **Muse Developments**

Doc title: **Hardworks Lower GA**

Drg nr VIC-PIE-EZ-001-DR-I-00114

Scale 1:250@A1 Date: 24/02/16 Drawn JD/AM/DF/TF
Status Stage 5 Revision P19 Checked AM

Revisions:

1. Pin kerb added to back of lawn.
2. Kerb south of Resi 2 changed from granite to yorkstone.
3. Rain garden kerb with changed to match BOP specification.
3. F1 Kerb lowered locally from 120 to 10mm upstand where vehicular access is required

NOTES:

1. Do not scale from this drawing.
2. All setting out, levels and dimensions to be agreed on site.
3. The dimensions of all materials must be checked on site before being laid out.
4. This drawing must be read with the relevant specification clauses and detail drawings.
5. Order of construction and setting out to be agreed on site.
6. This drawing is copyright protected and may not be reproduced in whole or part without written authority.
7. For all sub-surface and structurally relevant elements refer to the engineers' details and specification.

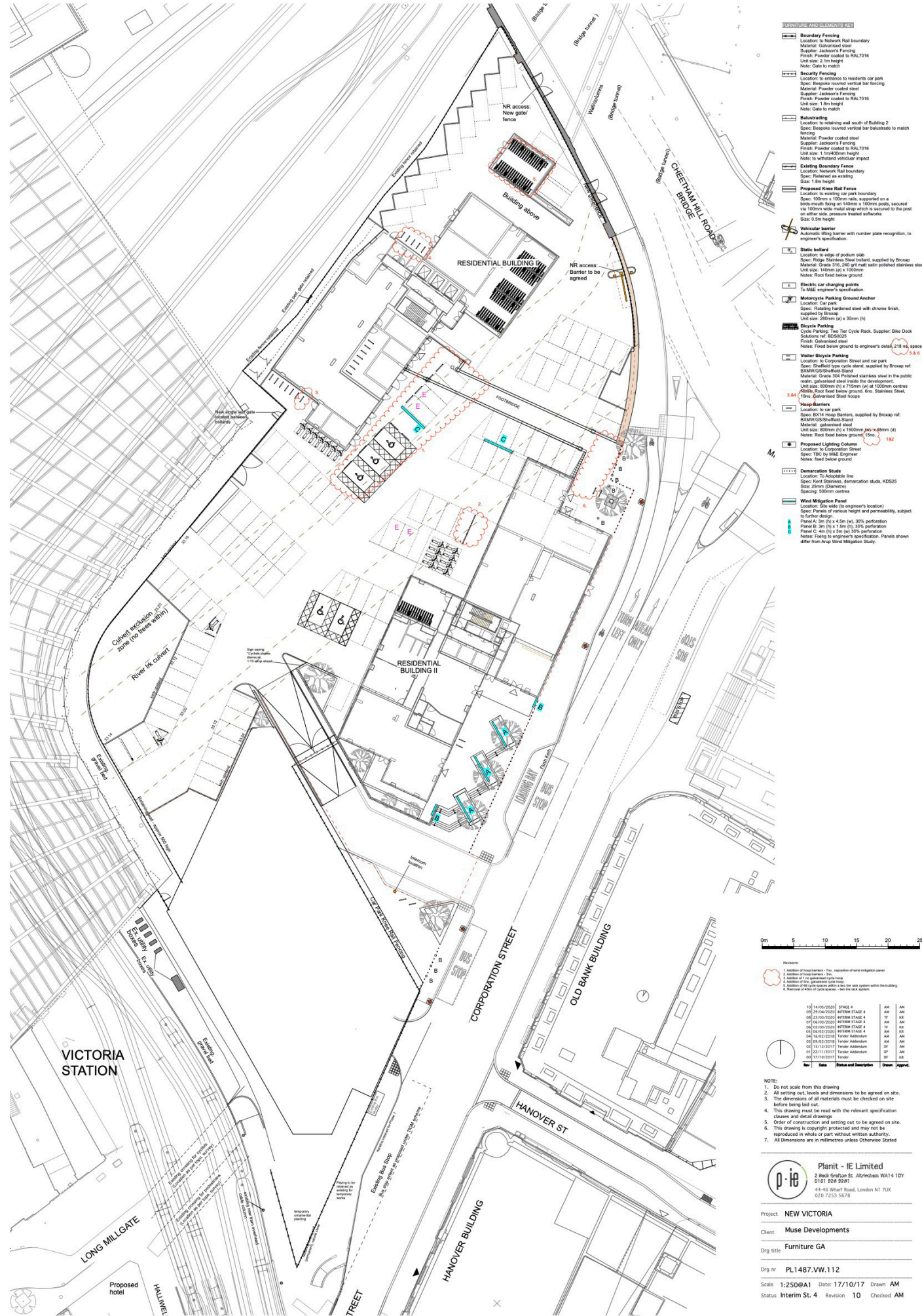
The thickness of paving and kerb/bedding units has been coordinated with the civil engineer, however their information takes precedence.

Please consult with us in case of inconsistencies with engineers' information.

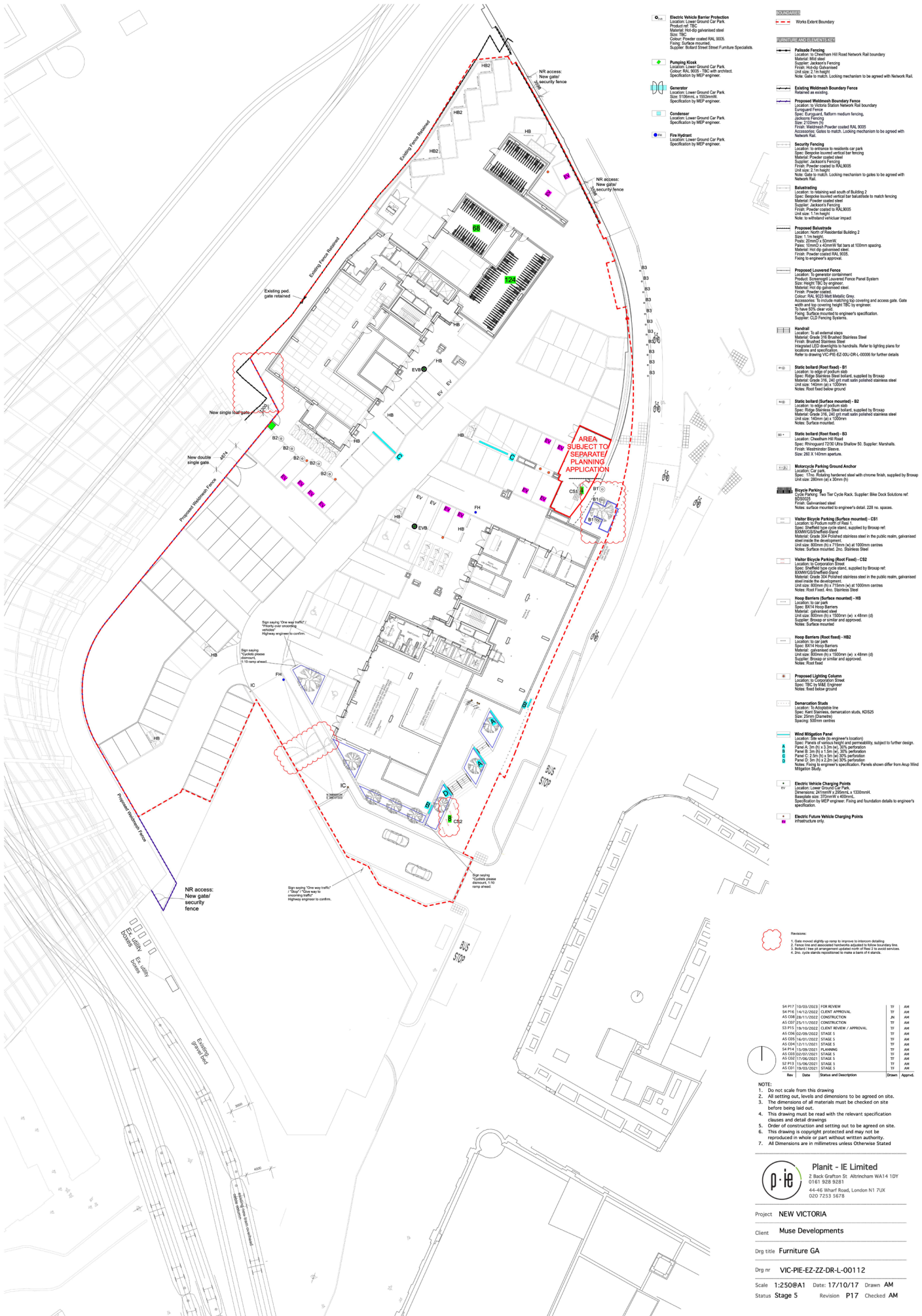
8. Submit proposals and samples for all surface materials for approval prior to construction.

Project	NEW VICTORIA		
Client	Muse Developments		
Dwg title	Kerbs and Edges GA		
Dwg nr	VIC-PIE-EZ-ZZ-DR-L-00113		
Scale	1:250@A1	Date: 17/10/17	Drawn DF/TF
Status	Stage 5	Revision P14	Checked AM

LANDSCAPE - APPROVED



LANDSCAPE - PROPOSED



PLANTING SCHEDULE

Code	Species	Common Name	Height	Girth / Size	Habit/Form	Number
NOTE: All trees must be tagged by Landscape Architect prior to delivery to site.						
TREE PLANTING EVERGREEN						
PnA	Pinus nigra Austriaca	Austrian Pine	600cm	RB	Semi mature specimen, dense uniform canopy, 2m clear stem, underground guyed, 4-6x transplanted	2
TREE PLANTING DECIDUOUS						
Semi-mature						
Mg	Metasequoia glyptostroboides	Dawn Redwood	7.5cm	RB	Semi mature, feathered from base, underground guyed, 4-6x transplanted	7
MULTI-STEM						
AgR	Acer berguerianum	maple	400-450cm	RB	Multistem specimen, 4x transplanted, min 3 strong stems	3

SHRUB AND HERBACEOUS PLANTING (Total Area of Shrub Planting 2000m2)

Species	Height	Size	Density
Agapanthus africanus 'Albus'	30-40cm	SL CG	Full Pot @ 6/m2
Agastache 'Blackadder'	30-40cm	SL CG	Full Pot @ 6/m2
Buxus sempervirens	60cm	RB	Full Pot @ 9/m2
Calamagrostis acutiflora 'Overdam'	30-40cm	SL CG	Full Pot @ 6/m2
Perovskia 'Little Spire'	30-40cm	SL CG	Full Pot @ 6/m2
Polystichum munitum	30-40cm	SL CG	Full Pot @ 6/m2
Pinus mugo 'Mops'	30-40cm	SL CG	Full Pot @ 6/m2
Silene tenuisima	30-40cm	SL CG	Full Pot @ 6/m2
Achillea 'Moonshine'	30-40cm	SL CG	Full Pot @ 6/m2
Alchemilla mollis	30-40cm	SL CG	Full Pot @ 6/m2

Planting Schedule Legend:

- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)
- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)

Planting Schedule Details:

- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides
- 2 No Metasequoia glyptostroboides
- 3 No Metasequoia glyptostroboides
- 1 No Metasequoia glyptostroboides
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides

Workmanship and Maintenance Generally

All works will be subject to the following British Standards :-

Construction:

- BS 4428 : 1989 General Landscaping Operations
- BS 3938 : Part 1 1992 Nursery Stock (Specification for trees and shrubs)
- BS 3938 : Part 4 1994 Nursery Stock (Specification for forest trees)
- BS 3938 : Part 9 1987 Nursery Stock (Specification for bulbs, corms and tubers)
- BS 3938 : Part 10 1990 Nursery Stock (Specification for ground cover plants)
- BS 5837 : 2012 Trees in Relation to Construction
- BS 3882 : 1994 Topsoil
- BS 4043 : 1989 Transplanting root based trees
- BS 5236 : 1975 Cultivating and planting advance nursery stock

Maintenance:

- BS 7370:part1: 1991 Grounds maintenance (part 1. Recommendations for establishing and managing grounds maintenance organisations and design considerations)
- BS 7370:part2: 1994 Grounds maintenance part 2. Recommendations for the maintenance of hard areas (excluding sports surfaces)
- BS 7370:part3: 1991 Grounds maintenance part 3. Recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS 7370:part4: 1993 Grounds maintenance part 4. Recommendations for maintenance of soil landscape (other than amenity turf)

Planting Schedule Summary:

- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides
- 2 No Metasequoia glyptostroboides
- 3 No Metasequoia glyptostroboides
- 1 No Metasequoia glyptostroboides
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides

Planting Schedule Legend:

- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)
- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)

Planting Schedule Details:

- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides
- 2 No Metasequoia glyptostroboides
- 3 No Metasequoia glyptostroboides
- 1 No Metasequoia glyptostroboides
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides

Workmanship and Maintenance Generally

All works will be subject to the following British Standards :-

Construction:

- BS 4428 : 1989 General Landscaping Operations
- BS 3938 : Part 1 1992 Nursery Stock (Specification for trees and shrubs)
- BS 3938 : Part 4 1994 Nursery Stock (Specification for forest trees)
- BS 3938 : Part 9 1987 Nursery Stock (Specification for bulbs, corms and tubers)
- BS 3938 : Part 10 1990 Nursery Stock (Specification for ground cover plants)
- BS 5837 : 2012 Trees in Relation to Construction
- BS 3882 : 1994 Topsoil
- BS 4043 : 1989 Transplanting root based trees
- BS 5236 : 1975 Cultivating and planting advance nursery stock

Maintenance:

- BS 7370:part1: 1991 Grounds maintenance (part 1. Recommendations for establishing and managing grounds maintenance organisations and design considerations)
- BS 7370:part2: 1994 Grounds maintenance part 2. Recommendations for the maintenance of hard areas (excluding sports surfaces)
- BS 7370:part3: 1991 Grounds maintenance part 3. Recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS 7370:part4: 1993 Grounds maintenance part 4. Recommendations for maintenance of soil landscape (other than amenity turf)

Planting Schedule Summary:

- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides
- 2 No Metasequoia glyptostroboides
- 3 No Metasequoia glyptostroboides
- 1 No Metasequoia glyptostroboides
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides

Planting Schedule Legend:

- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)
- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)

Planting Schedule Details:

- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides
- 2 No Metasequoia glyptostroboides
- 3 No Metasequoia glyptostroboides
- 1 No Metasequoia glyptostroboides
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides

Workmanship and Maintenance Generally

All works will be subject to the following British Standards :-

Construction:

- BS 4428 : 1989 General Landscaping Operations
- BS 3938 : Part 1 1992 Nursery Stock (Specification for trees and shrubs)
- BS 3938 : Part 4 1994 Nursery Stock (Specification for forest trees)
- BS 3938 : Part 9 1987 Nursery Stock (Specification for bulbs, corms and tubers)
- BS 3938 : Part 10 1990 Nursery Stock (Specification for ground cover plants)
- BS 5837 : 2012 Trees in Relation to Construction
- BS 3882 : 1994 Topsoil
- BS 4043 : 1989 Transplanting root based trees
- BS 5236 : 1975 Cultivating and planting advance nursery stock

Maintenance:

- BS 7370:part1: 1991 Grounds maintenance (part 1. Recommendations for establishing and managing grounds maintenance organisations and design considerations)
- BS 7370:part2: 1994 Grounds maintenance part 2. Recommendations for the maintenance of hard areas (excluding sports surfaces)
- BS 7370:part3: 1991 Grounds maintenance part 3. Recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS 7370:part4: 1993 Grounds maintenance part 4. Recommendations for maintenance of soil landscape (other than amenity turf)

Planting Schedule Summary:

- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides
- 2 No Metasequoia glyptostroboides
- 3 No Metasequoia glyptostroboides
- 1 No Metasequoia glyptostroboides
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides

Planting Schedule Legend:

- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)
- Pinus nigra 'Austriaca' (PnA)
- Metasequoia glyptostroboides (Mg)
- Acer berguerianum (AgR)

Planting Schedule Details:

- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Pinus nigra 'Austriaca'
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides
- 2 No Metasequoia glyptostroboides
- 3 No Metasequoia glyptostroboides
- 1 No Metasequoia glyptostroboides
- 2 No Acer berguerianum
- 1 No Metasequoia glyptostroboides

Workmanship and Maintenance Generally

All works will be subject to the following British Standards :-

Construction:

- BS 4428 : 1989 General Landscaping Operations
- BS 3938 : Part 1 1992 Nursery Stock (Specification for trees and shrubs)
- BS 3938 : Part 4 1994 Nursery Stock (Specification for forest trees)
- BS

WORKSCHEDULE

Code	Species	Common Name	Birth/Size	Root	Habit/Form	Number
NOTE: All trees must be tagged by Landscape Architect prior to delivery to site.						
TREE PLANTING EVERGREEN						
Pn	<i>Pinus nigra</i>	Austrian Pine	6m	40 to 45cm	RB	1
PrF	<i>Pinus sylvestris</i> 'Fastigata'	Scots Pine	4 - 4.5m	-	RB	1
TREE PLANTING DECIDUOUS						
CbF	<i>Carpinus Betulus</i> 'Frans Fontaine' (Feathered)	Hornbeam	6m	250 to 300cm	RB	6
CbF	<i>Carpinus Betulus</i> 'Frans Fontaine' (Clear Stem)	Hornbeam	6m	250 to 300cm	RB	1
SHRUB AND HERBACEOUS PLANTING (Total Area of Planting 165m²)						
Species	Height	Container	Spec	Density / m ²	Quantity	
Achillea 'Moonshine'	30-40cm	5L CG	Full Pot	6	70	
Achillea millefolium	30-40cm	3L CG	Full Pot	6	84	
Agapanthus africanus 'Albus'	30-40cm	5L CG	Full Pot	6	85	
Agastache 'Blackadder'	30-40cm	5L CG	Full Pot	6	85	
Buxus sempervirens	60cm	10L CG	Full Pot, clipped to light ball	6	40	
Calamagrostis acutiflora 'Ovenden'	30-40cm	5L CG	Full Pot	6	90	
Loxelia nivea	30-40cm	5L CG	Full Pot	9	126	
Perovskia 'Little Spire'	30-40cm	5L CG	Full Pot	6	85	
Polystichum munitum	30-40cm	5L CG	Full Pot	6	90	
Pinus mugo 'Mops'	30-40cm	5L CG	Full Pot	6	90	
Stipa tenuissima	30-40cm	5L CG	Full Pot	6	90	
Taxus baccata (hedge)	60cm	10L	Instant pre-grown hedging	4/linear m	48	
Vincetoxicum	20-30cm	5L CG	Full Pot	6	100	
RAIN GARDEN PLANTING (Total Area of Planting 16m²)						
Species	Height	Container	Spec	Density	Quantity	
Aster amellus 'King George'	40cm	3L CG	Full Pot	8	8	
Aconitum 'Ogon'	30cm	3L CG	Full Pot	8	10	
Camassia leichlinii 'Carnegie'	100cm	3L CG	Full Pot	10	12	
Dodecatheon meadia	30cm	3L CG	Full Pot	8	10	
Erysimum bicolor 'Bowles' Mauve'	50cm	3L CG	Full Pot	8	10	
Hemerocallis 'Blackbeetle'	100cm	3L CG	Full Pot	8	10	
Hemerocallis 'Stafford'	75cm	3L CG	Full Pot	8	10	
Iris laevigata	80cm	3L CG	Full Pot	5	6	
Juncus patens 'Carmens Grey'	30-40cm	3L CG	Full Pot	8	10	
Kniphofia uvaria	100cm	5L CG	Full Pot	6	6	
Lynchia 'Ragged Robin'	75cm	3L CG	Full Pot	8	12	
Pericaria bistorta superbum	90cm	5L CG	Full Pot	6	10	
Primula 'Korndae'	100cm	2L CG	Full Pot	8	8	
Sesleria autumnalis	80cm	5L CG	Full Pot	6	10	
Rev	Date	Status and Description	Drawn	Approved		
S4	18/05/2021	CLIENT APPROVAL	TF	AM		
S4	18/05/2021	FOR REVIEW	TF	AM		
A3	02/10/2021	STAGE 1	TF	AM		
S4	18/10/2021	CLIENT APPROVAL	TF	AM		
A3	02/11					

SHEPPARD ROBSON

Enquiries@sheppardrobson.com
www.sheppardrobson.com

77 Parkway
London NW1 7PU
T: +44 (0)20 7504 1700
F: +44 (0)20 7504 1701
london@sheppardrobson.com

City Tower
Piccadilly Plaza
Manchester M1 4BT
T: +44 (0)161 233 8900
F: +44 (0)161 233 8901
manchester@sheppardrobson.com

93 West George Street
Glasgow G2 1PB
T: +44 (0)141 285 3100
F: +44 (0)141 285 3101
glasgow@sheppardrobson.com

Incubator Building
Masdar City
Abu Dhabi
United Arab Emirates
abudhabi@sheppardrobson.com