Victoria Point Manchester

Empiric Student Property PLC
NMA - Blocks 2-4 Amendments

19/09/2025
Issue 02

bell phillips

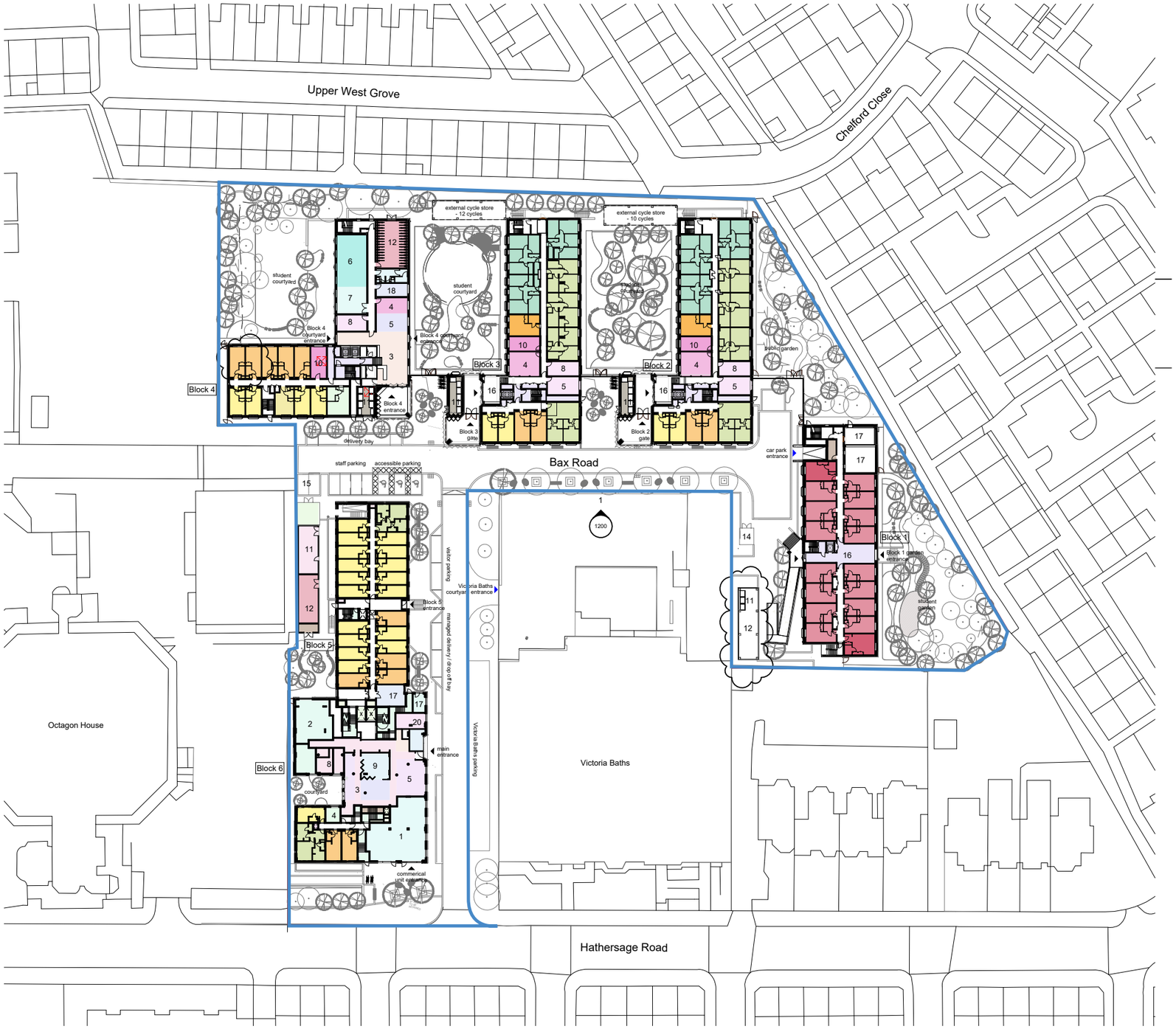
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Planning History
Permitted Scheme

This document has been put together to support a non-material amendment to the Victoria Point planning application ref 139987/FO/2024. The permitted site wide masterplan is shown here.



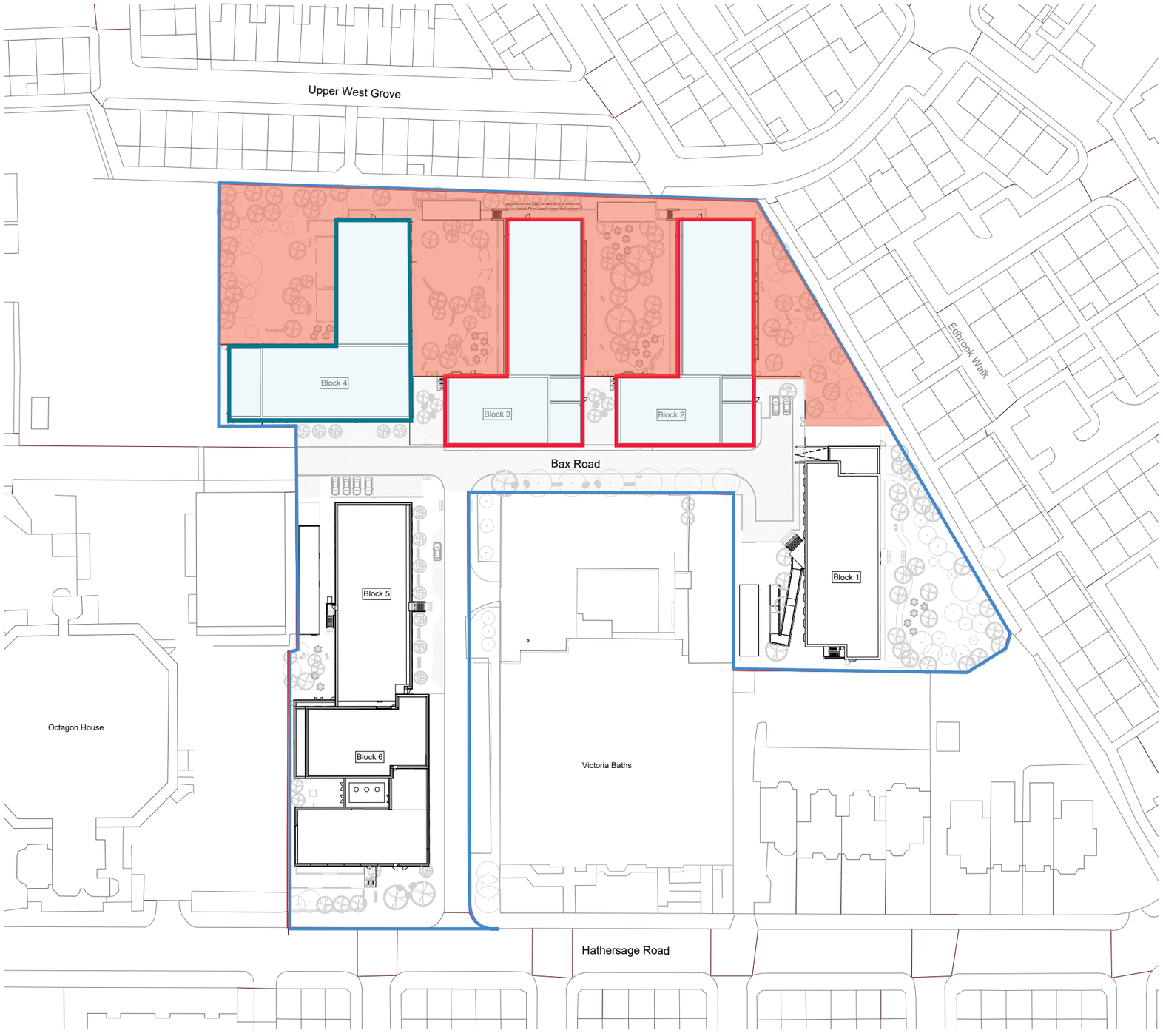
Addendum to Planning Application
Non-Material Amendment

The non-masterial amendments include the following:

Landscape
- Levels around Blocks 2 & 3
- Re-landscaping to the central courtyards

Blocks 2 & 3
- Changes to the basement layout of Blocks 2 & 3
- Elevation changes to window openings

Block 4
- Changes to the basement layout of Block 4
- Changes to the internal arrangements to comply with BS9991
- Amendment to overall unit numbers
- Elevation changes to window openings



Blocks 2 & 3 Levels

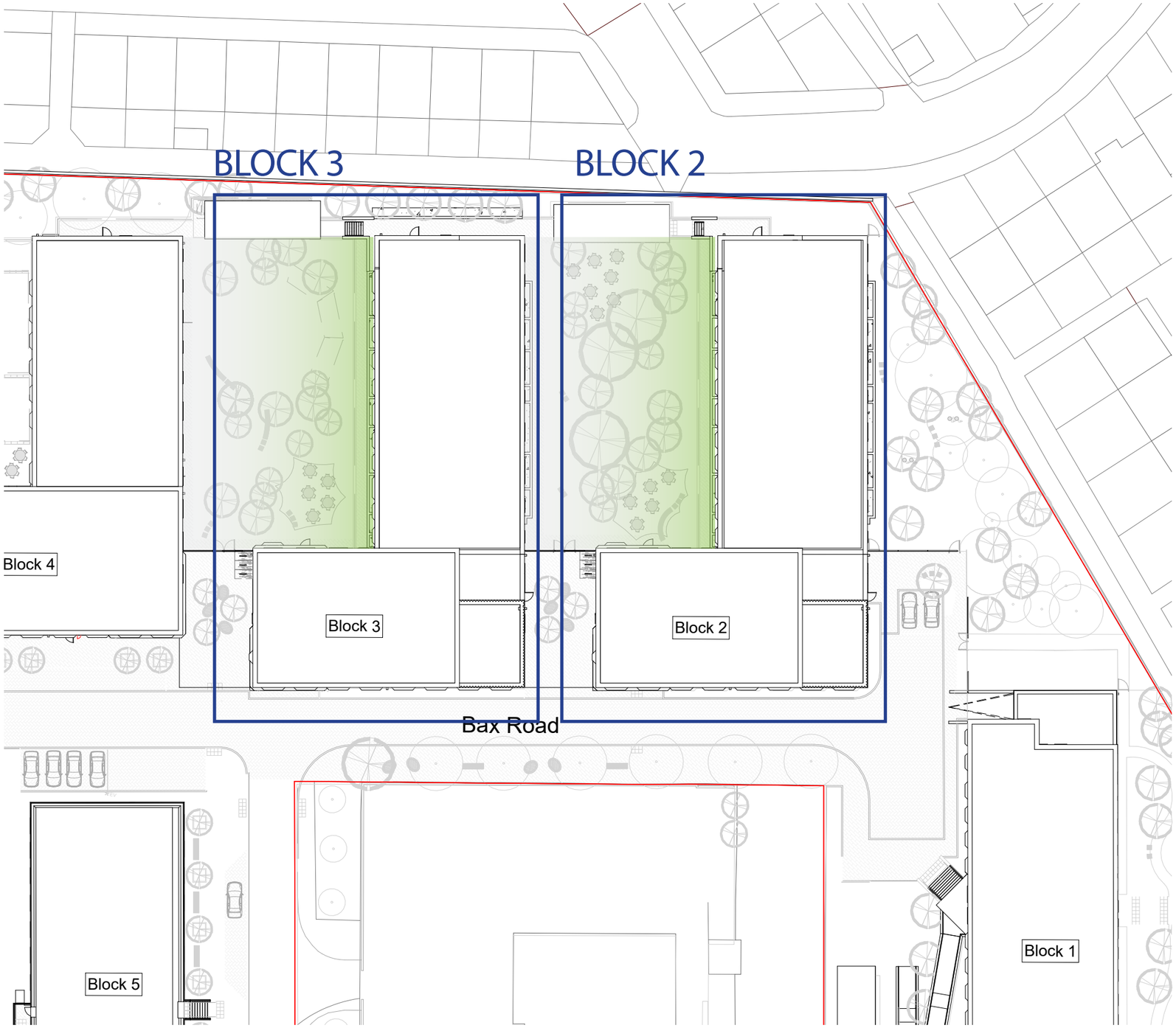
Proposed Changes
Blocks 2 & 3 Overview

It is proposed that the levels within the courtyards and adjacent to Blocks 2 and 3 are to be regraded to the building edge. This approach will allow for a more usable and legible courtyard layout.

Below are some existing photos to show the existing condition, and in red the proposed adjustments.







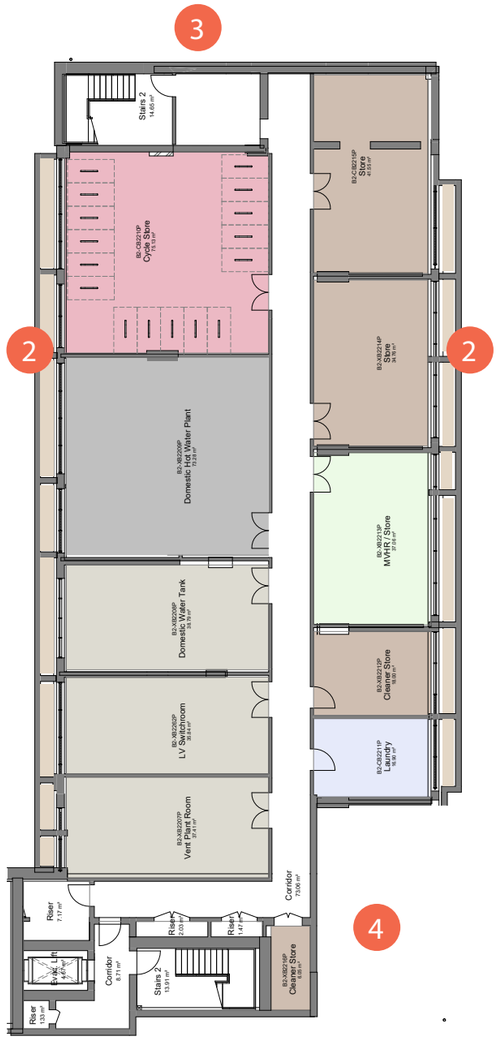
Proposed Changes
Block 2 Summary

These diagrams note the various changes that are proposed to Block 2. These include:

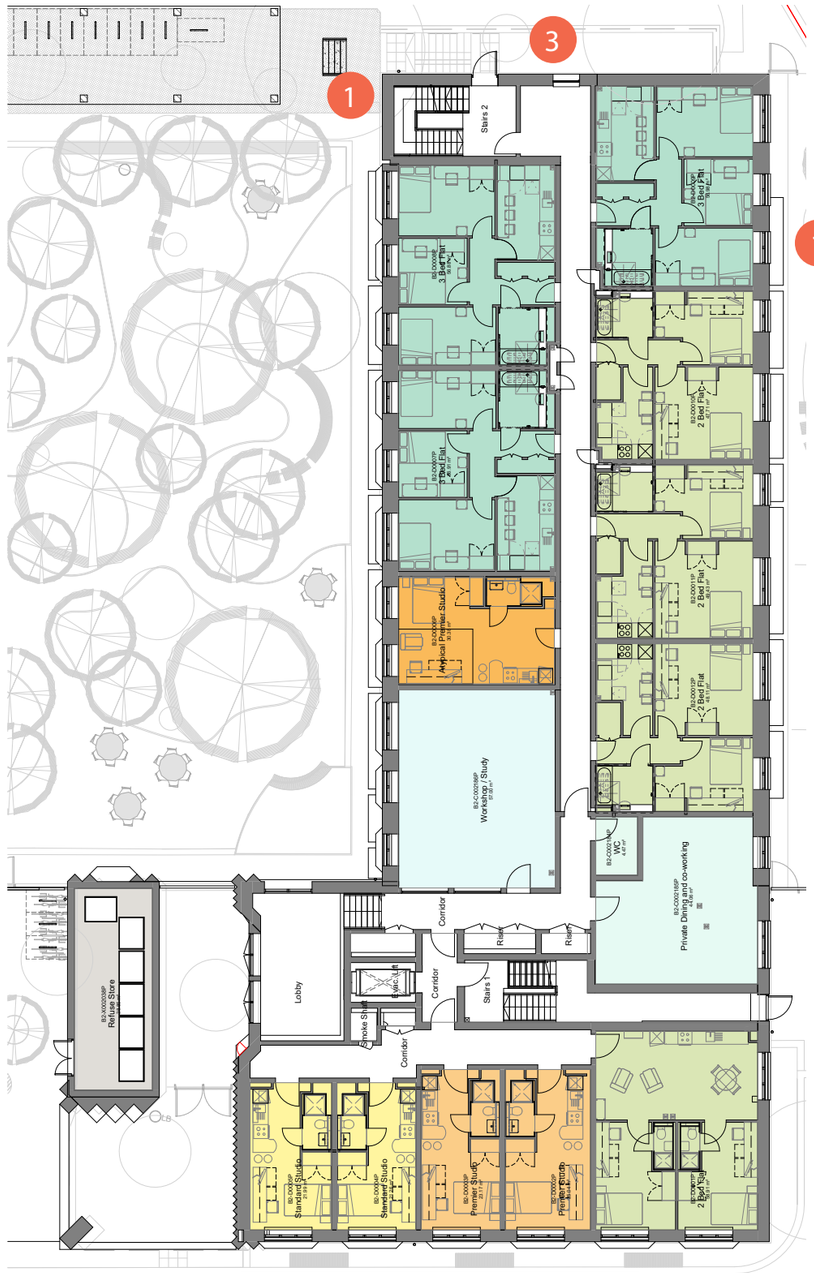
1. Regrading of the site landscaping around the perimeter of Blocks 2 & 3
2. The introduction of smoke vents to the perimeter of the retained blocks
3. The reconfiguration of access to the basement which includes the removal of basement access to the rear of the blocks
4. An overall reduction in the basement size

Planning approved plans





Updated Block 2 Basement Plan



Updated Block 2 Ground Floor Plan

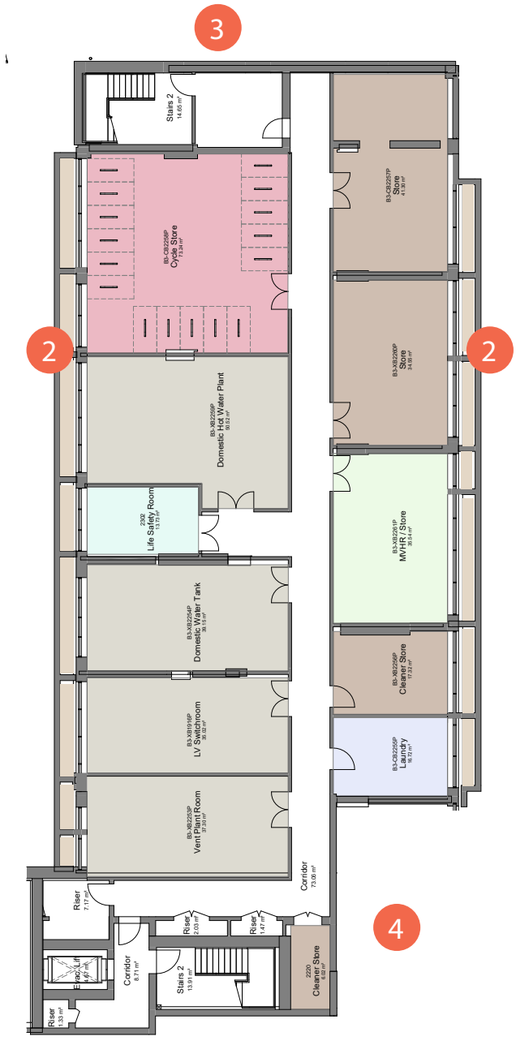
Proposed Changes
Block 3 Summary

These diagrams note the various changes that are proposed to Block 3. These include:

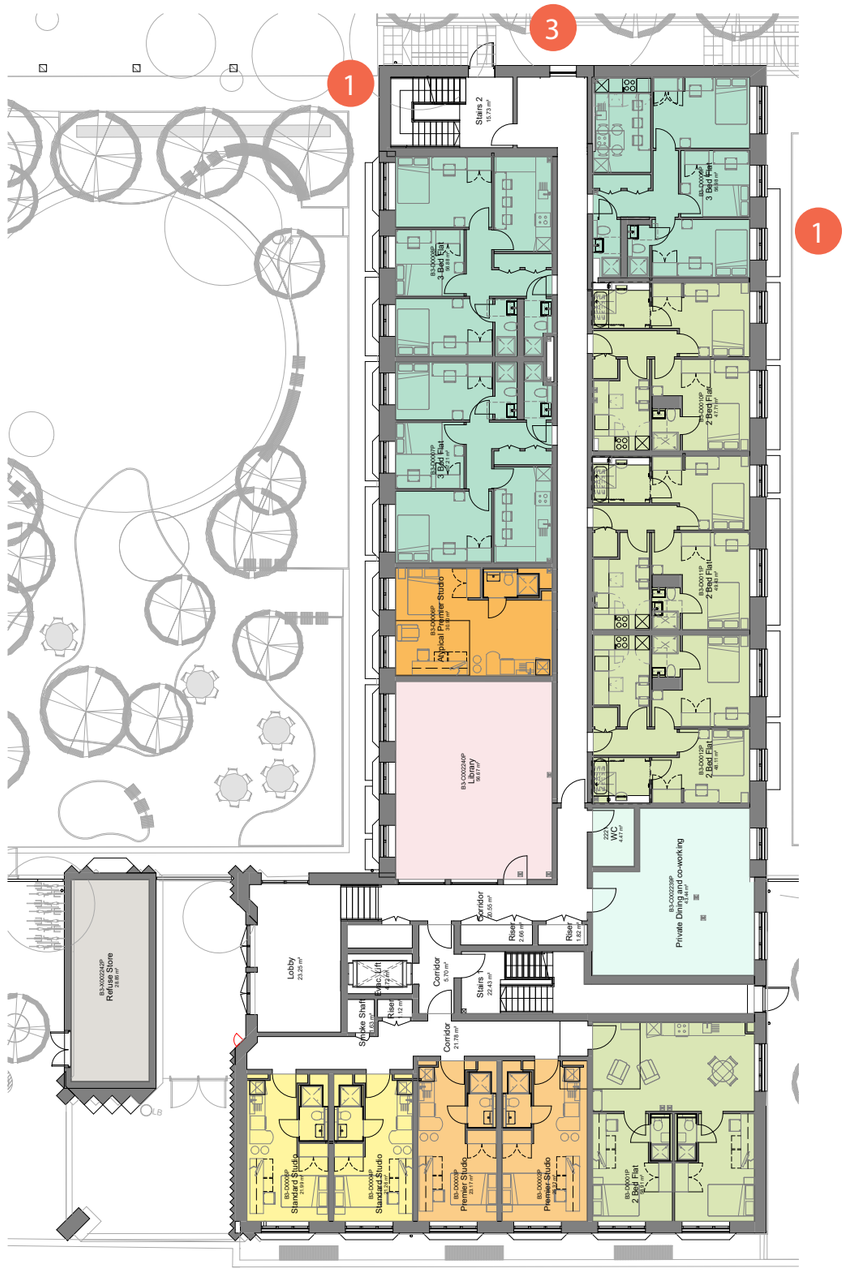
1. Regrading of the site landscaping around the perimeter of Blocks 2 & 3
2. The introduction of smoke vents to the perimeter of the retained blocks
3. The reconfiguration of access to the basement which includes the removal of basement access to the rear of the blocks
4. An overall reduction in the basement size

Planning approved plans





Updated Block 3 Basement Plan

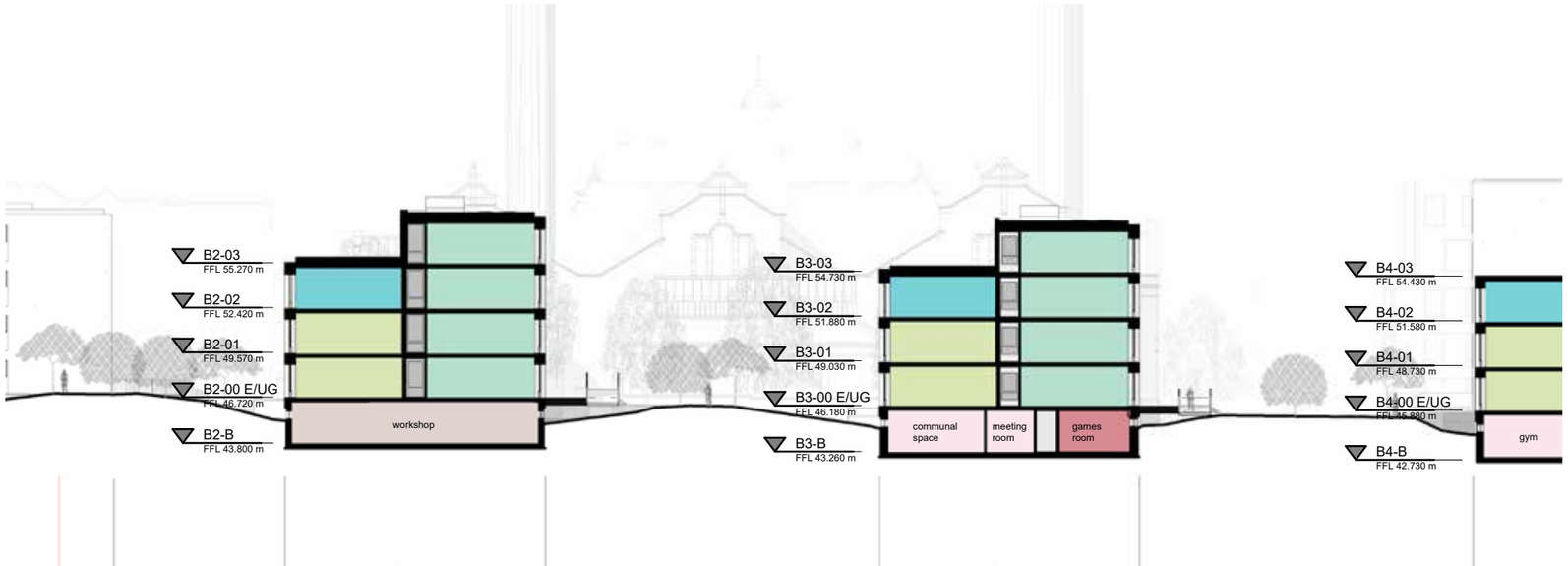


Updated Block 3 Ground Floor Plan

Proposed Changes

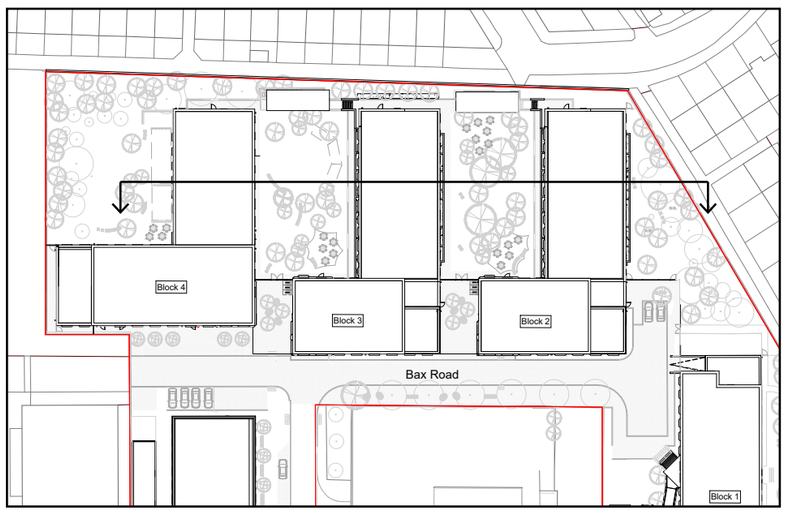
1. Regrading of landscaping around perimeter

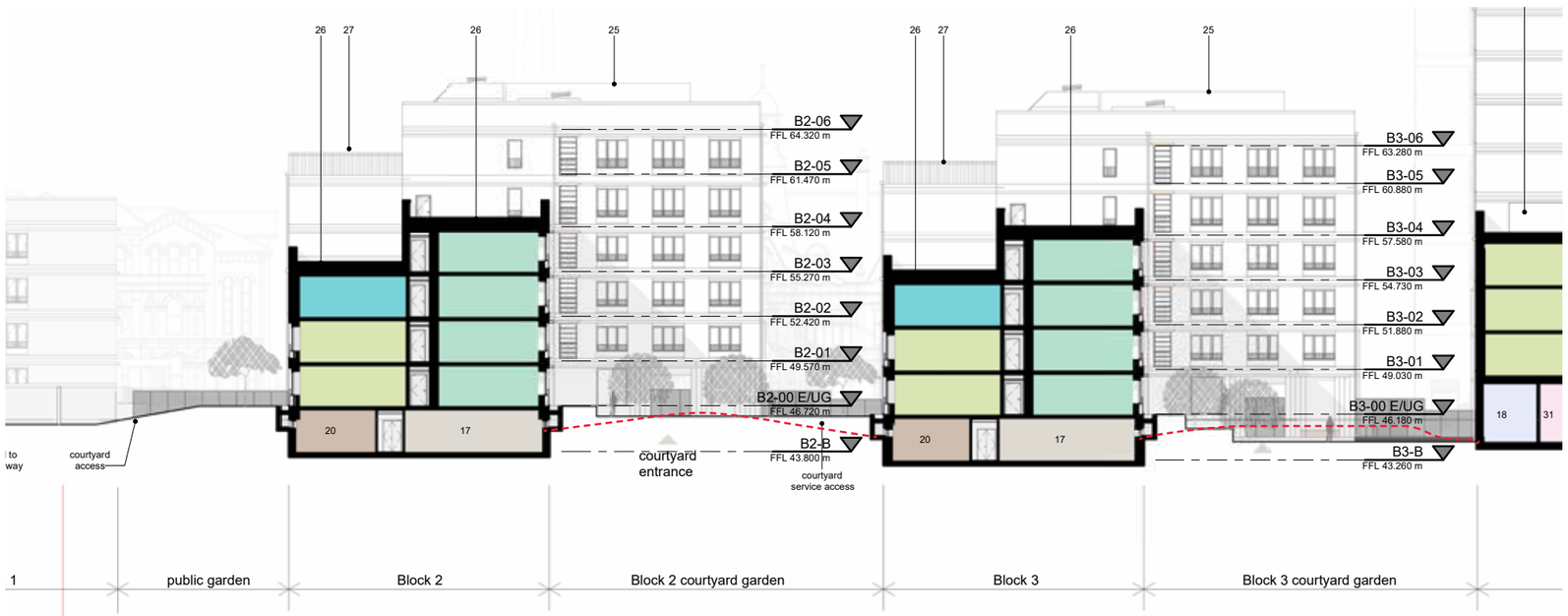
In section, the existing landscape can be understood. The levels dip from a raised centre to allow ventilation to the existing basements.



Existing Section through Blocks 2 & 3

The proposed strategy is to regrade the landscape to create a more usable and legible courtyard. This will see the landscape step up to the ground floor level of the existing blocks to create tiered planting to the courtyard edges. This will require the basement to be ventilated via ‘swan-neck’ vents that terminate at ground floor level.



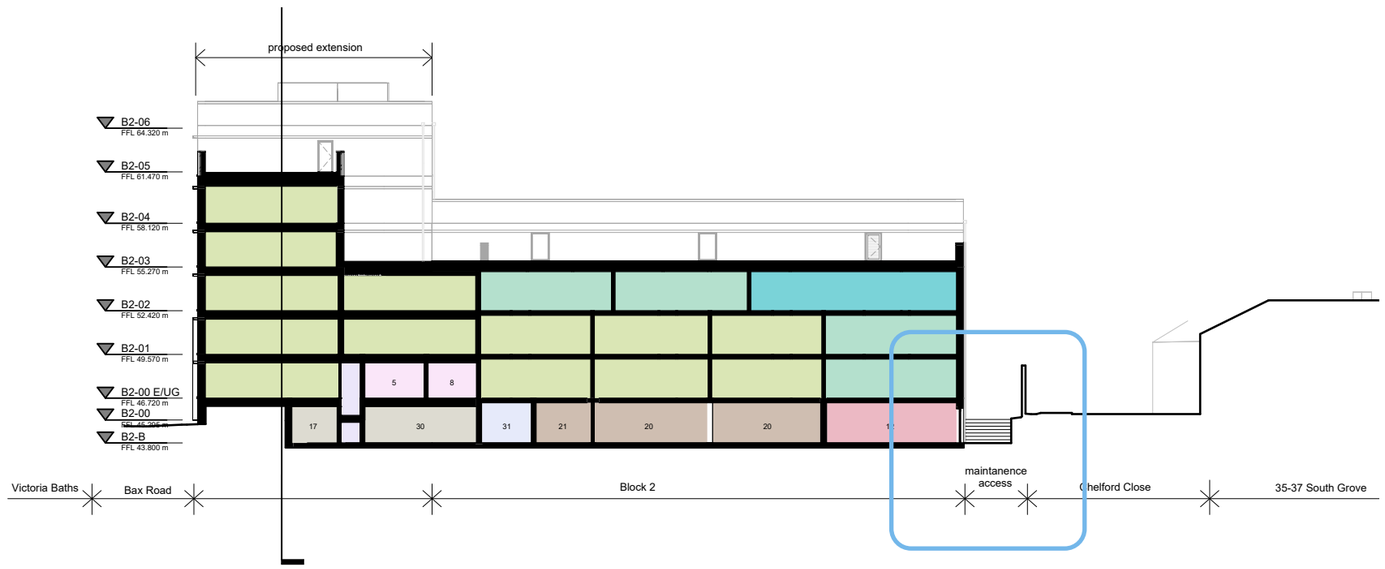


NMA Section through Blocks 2 & 3

Proposed Changes

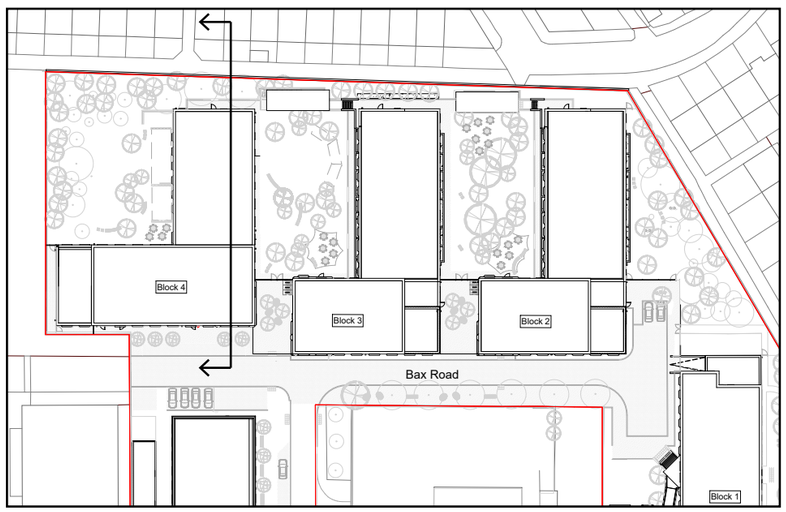
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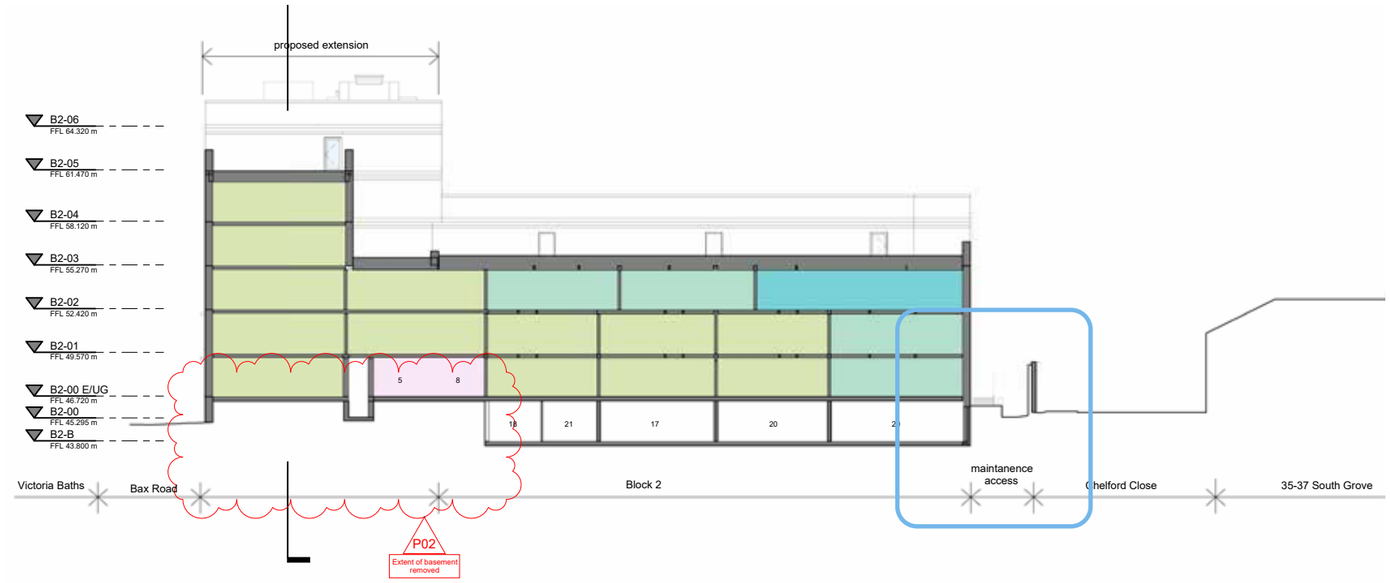
At planning approval, the existing condition to the rear of the site (highlighted) included a stepped access to the rear of the existing block.



Planning Approved Section through Blocks 2 & 3

The NMA application seeks to alter this to remove the basement access and instead allow for an emergency egress from the proposed stair at ground level. This will raise the ground level to the rear of the site, however the existing level adjacent the boundary wall will not change.



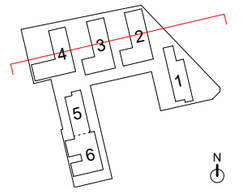


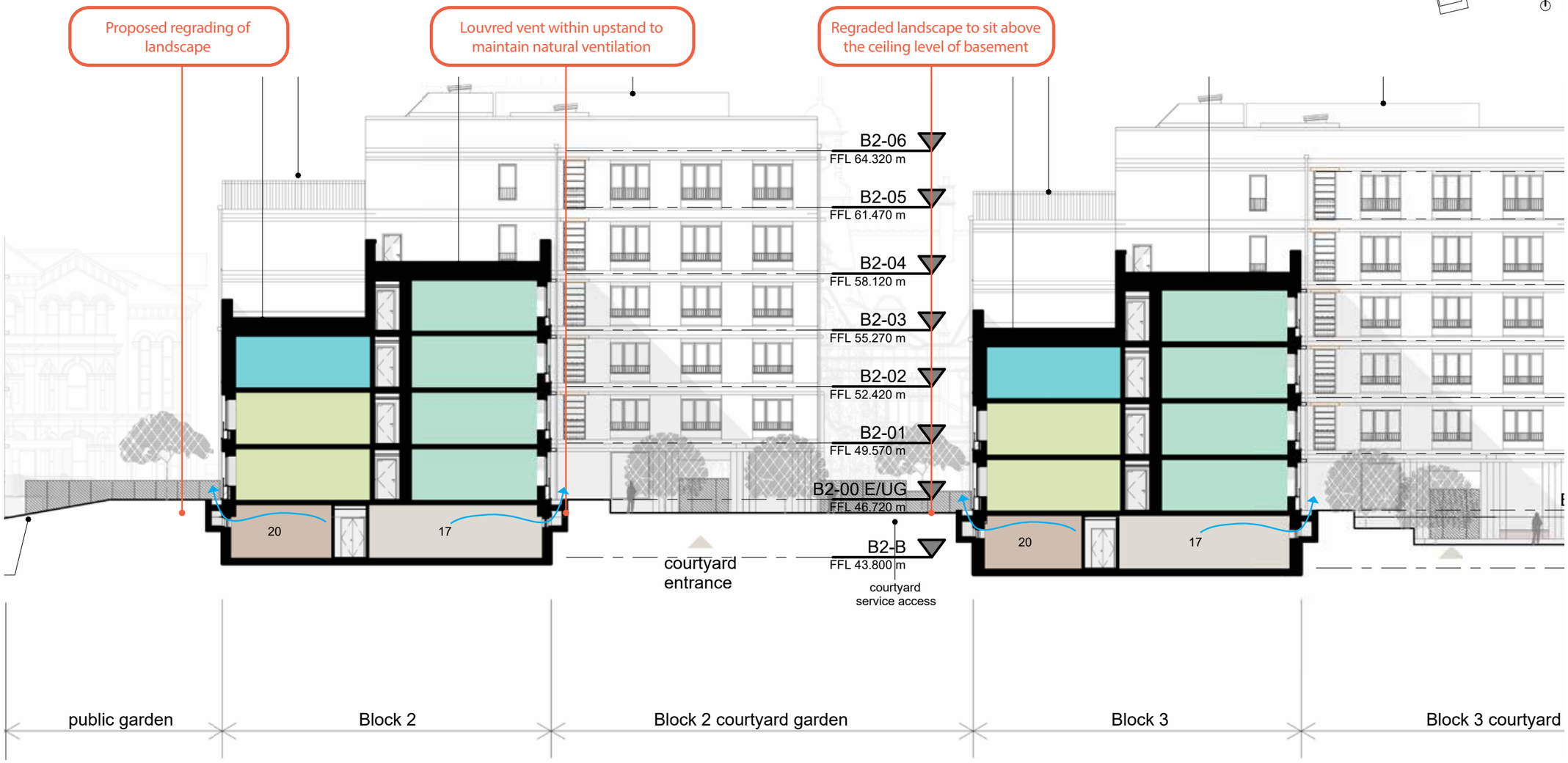
NMA Section through Blocks 2 & 3

Proposed Changes

1. Regrading of landscaping around perimeter

In section we can see what is intended. In red are the areas that are in addition to the existing site levels. This regrading will create a basement condition to these blocks. To allow for smoke ventilation, a series of grilled ducts are proposed at ground level (refer to section 2 for further information)



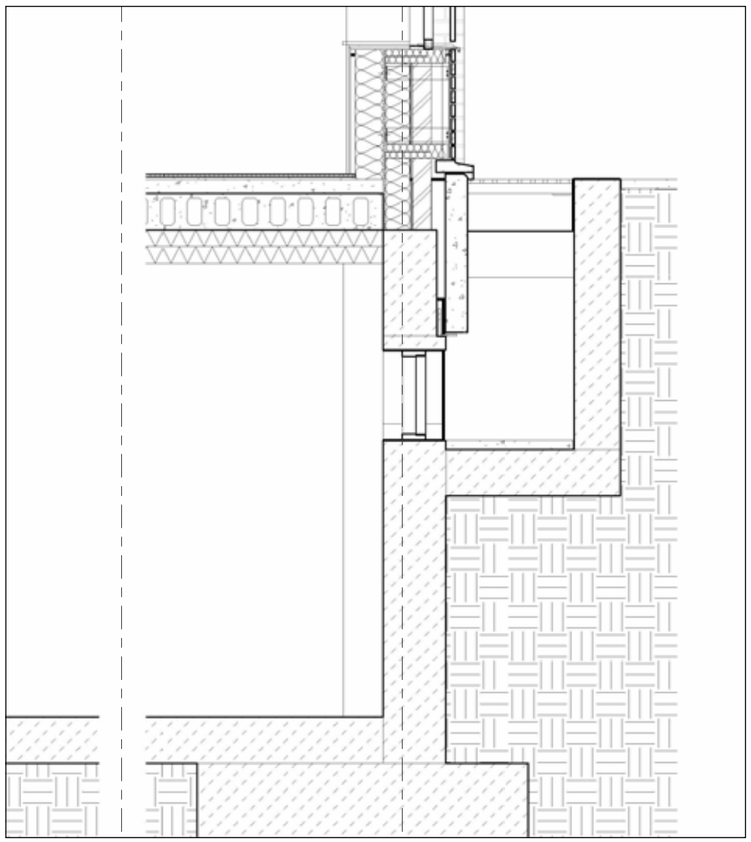


Proposed Changes

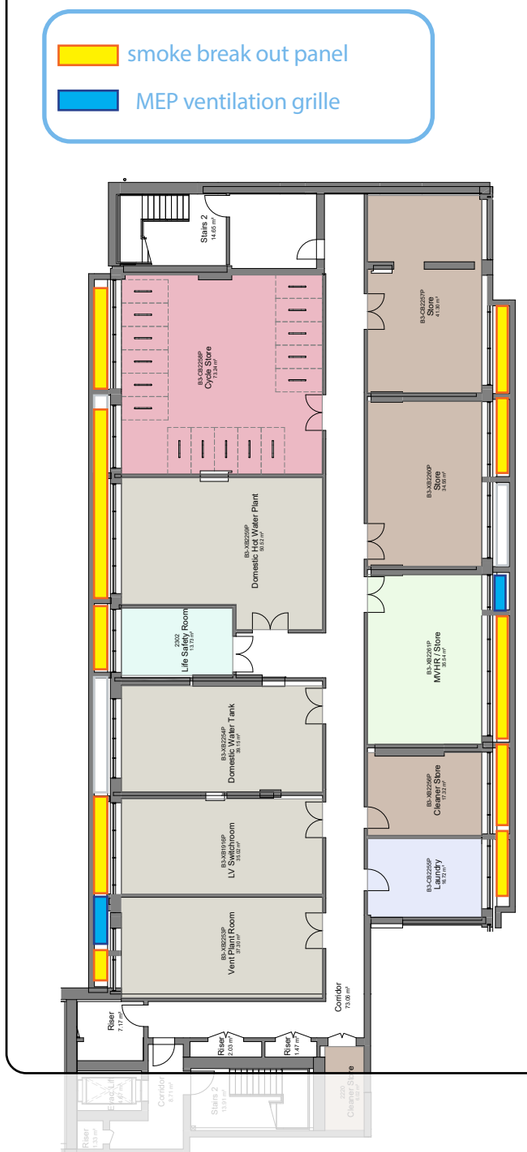
2. Introduction of basement smoke vents

To facilitate basement smoke ventilation, a series of grilled smoke vents are proposed along the east and west portions of the block at ground level. These will be inaccessible to the public, screened by planting, however they will be accessible for maintenance if required.

The grilles are to be stainless steel open grilles to allow for free air movement. The vents will have a gulley to allow them to be drained.



Section through smoke vent



Block 3 lower ground floor plan



Block 3 upper ground floor plan

Proposed Changes

3. Reconfiguration of access to basement at rear blocks

The current plans show a series of steps to access the cycle store and to provide a means of escape from this level. Cycle storage is provided at lower ground floor / basement level.

We are proposing to simplify this condition by removing the stepped access and providing a direct escape from the stair into the courtyard. This is a clearer, more legible means of escape.

The same quantum of cycles will be retained in line with the planning approved scheme.



Block 3 lower ground floor plan

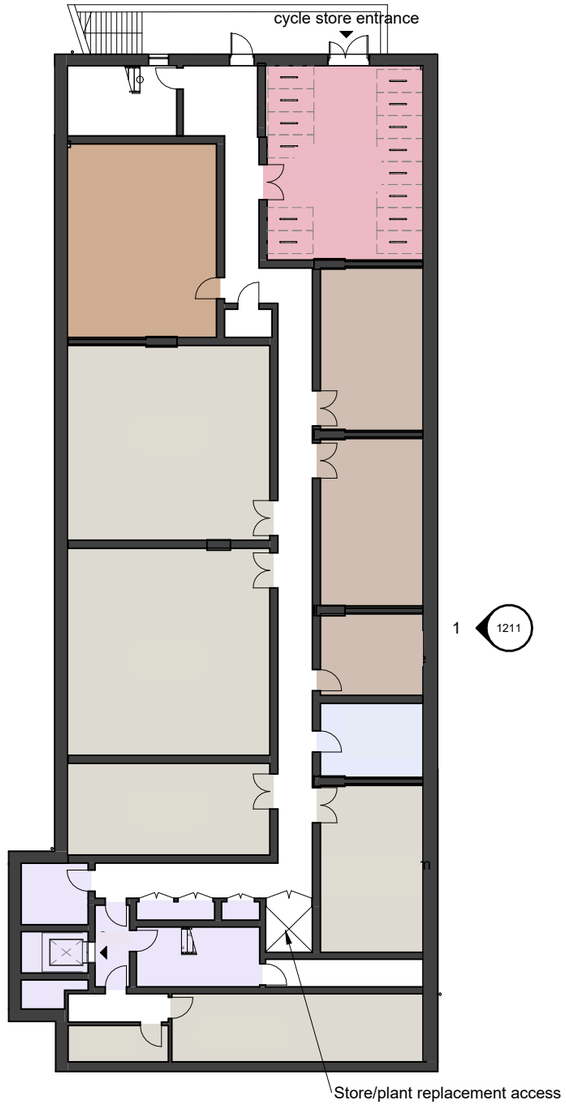
Block 3 upper ground floor plan

Proposed Changes

4. Reduction in basement size

To the front of Blocks 2 and 3, the HV room and plant room are to be relocated to the rear in place of the storage room.

Raised planters are proposed to the edge of the building along its south-eastern edge to provide a line of retention for the reprofiled courtyard landscape.



3

Consented Block 3 Basement Plan



Proposed Block 3 lower ground floor plan

Proposed Changes
5. Landscape Plan Update

The principle changes to the wider landscaping are:
- changes to the layout and levels of the courtyards between Blocks 2, 3 and 4
- adjustments to the cycle store footprint and stepped access to the rear of Blocks 2 & 3
- minor adjustments to the Block 4 terrace



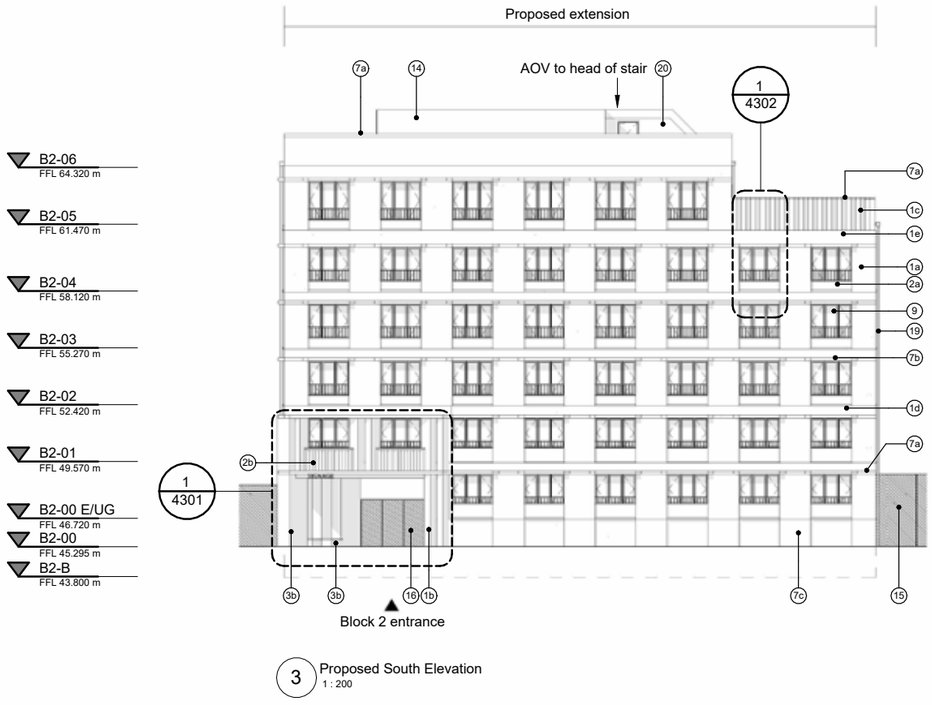
Consented Site Wide Landscaping Plan



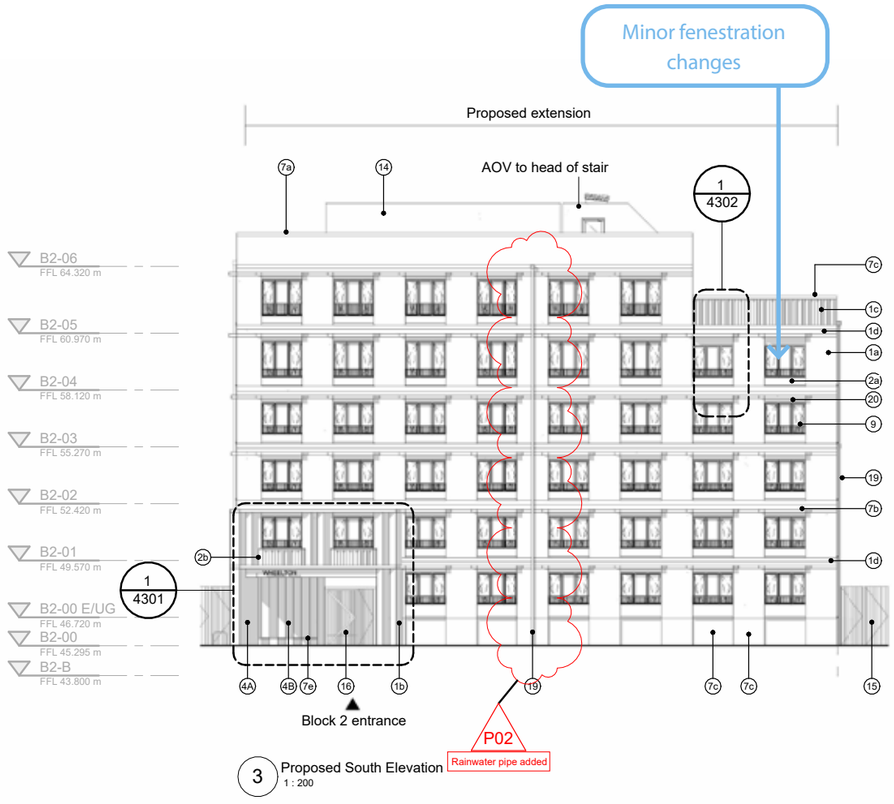
Proposed Site Wide Landscaping Plan

Block 2 & 3 Elevations

Proposed Changes
Block 2 / 3 GA Elevations

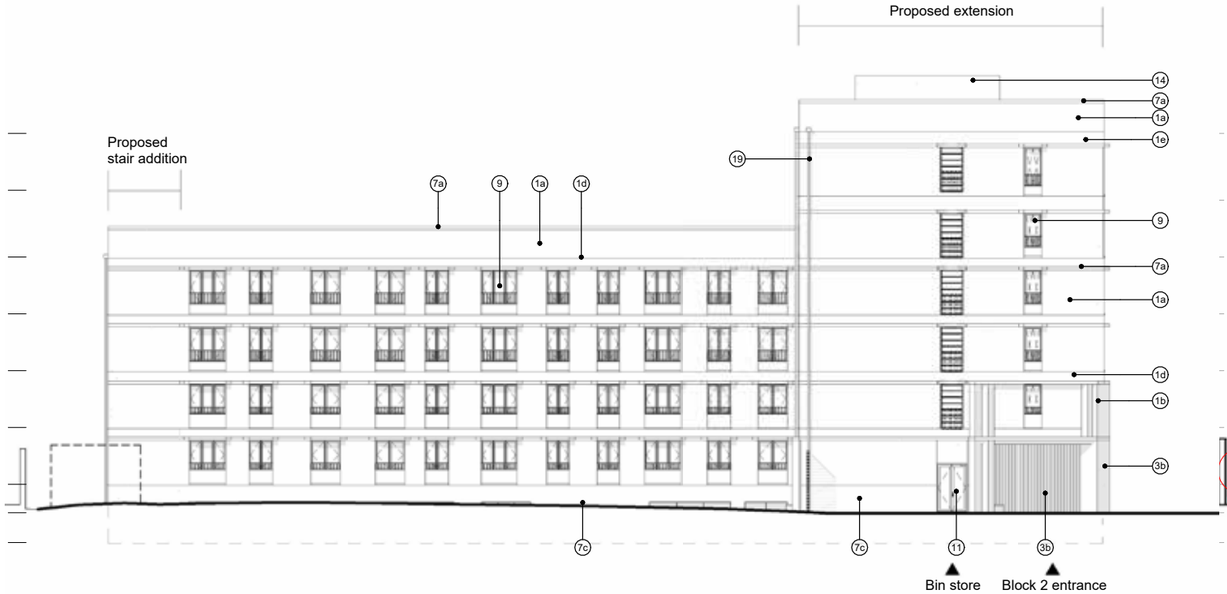


Planning
Block 2 South Elevation

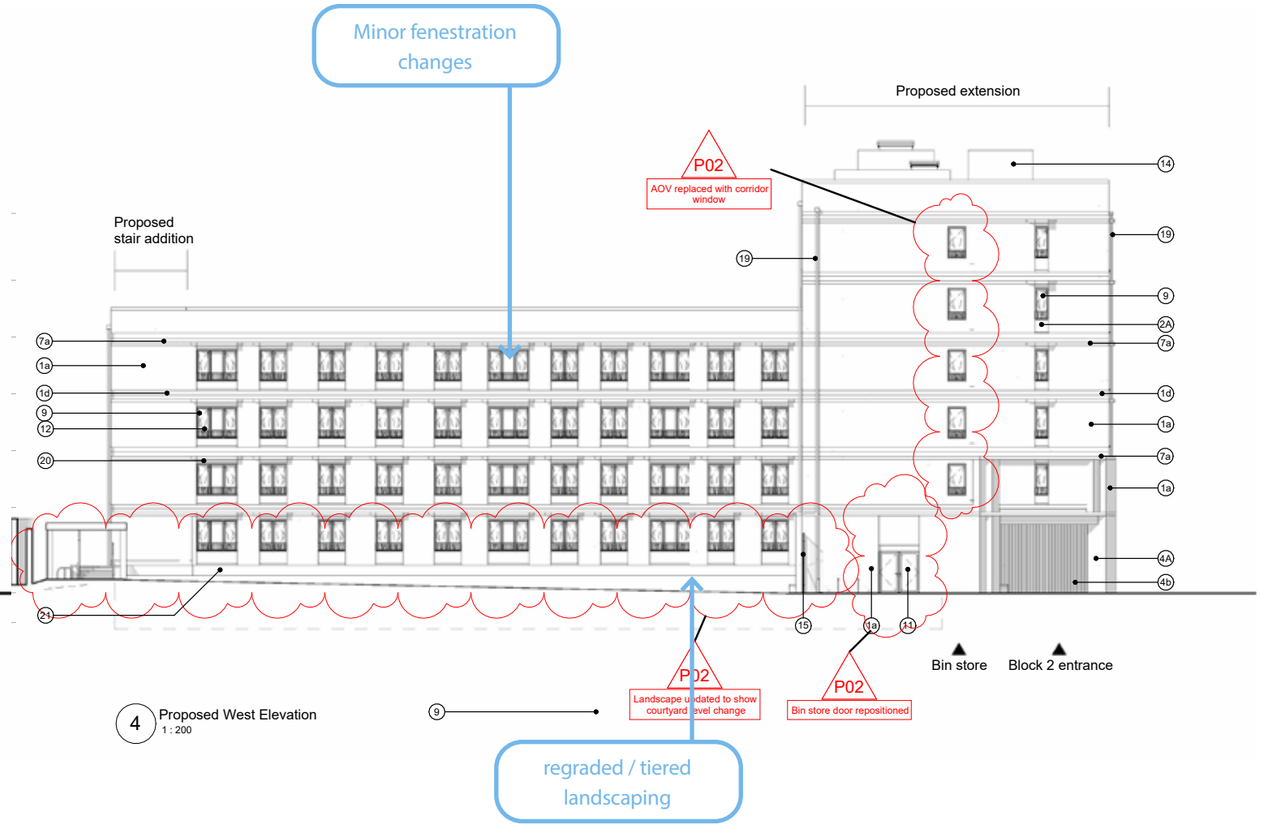


NMA
Block 2 South Elevation

Proposed Changes
Block 2 / 3 GA Elevations



4 Proposed West Elevation
1 : 200

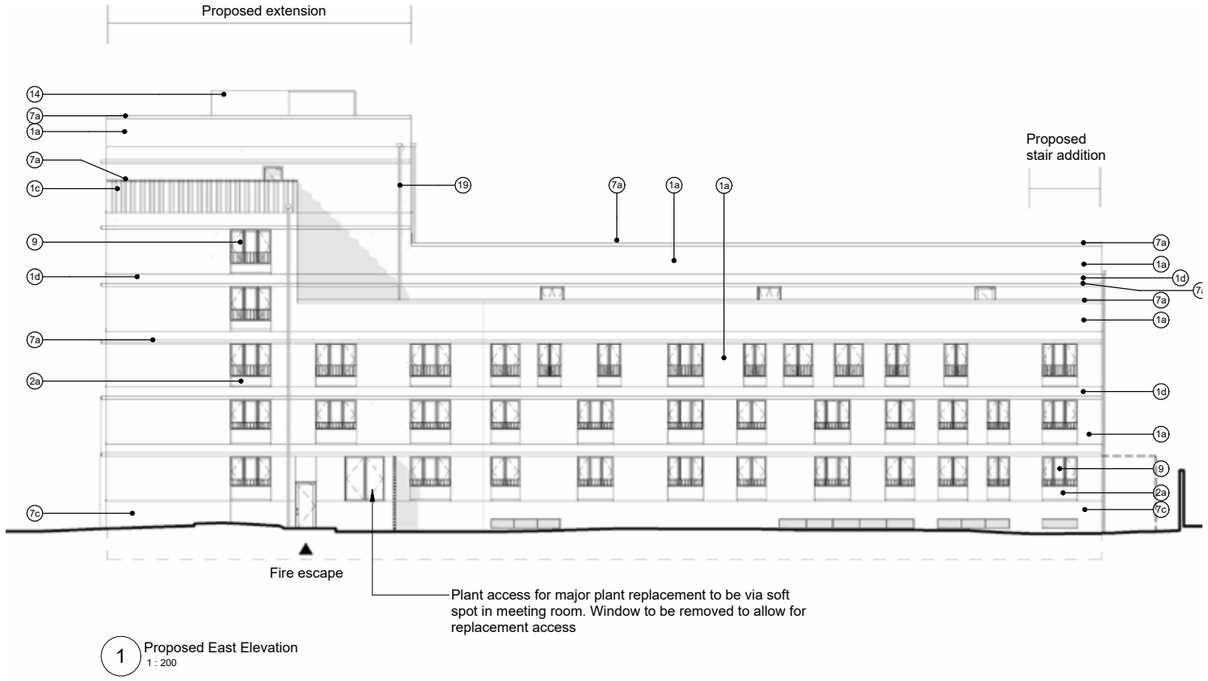


4 Proposed West Elevation
1 : 200

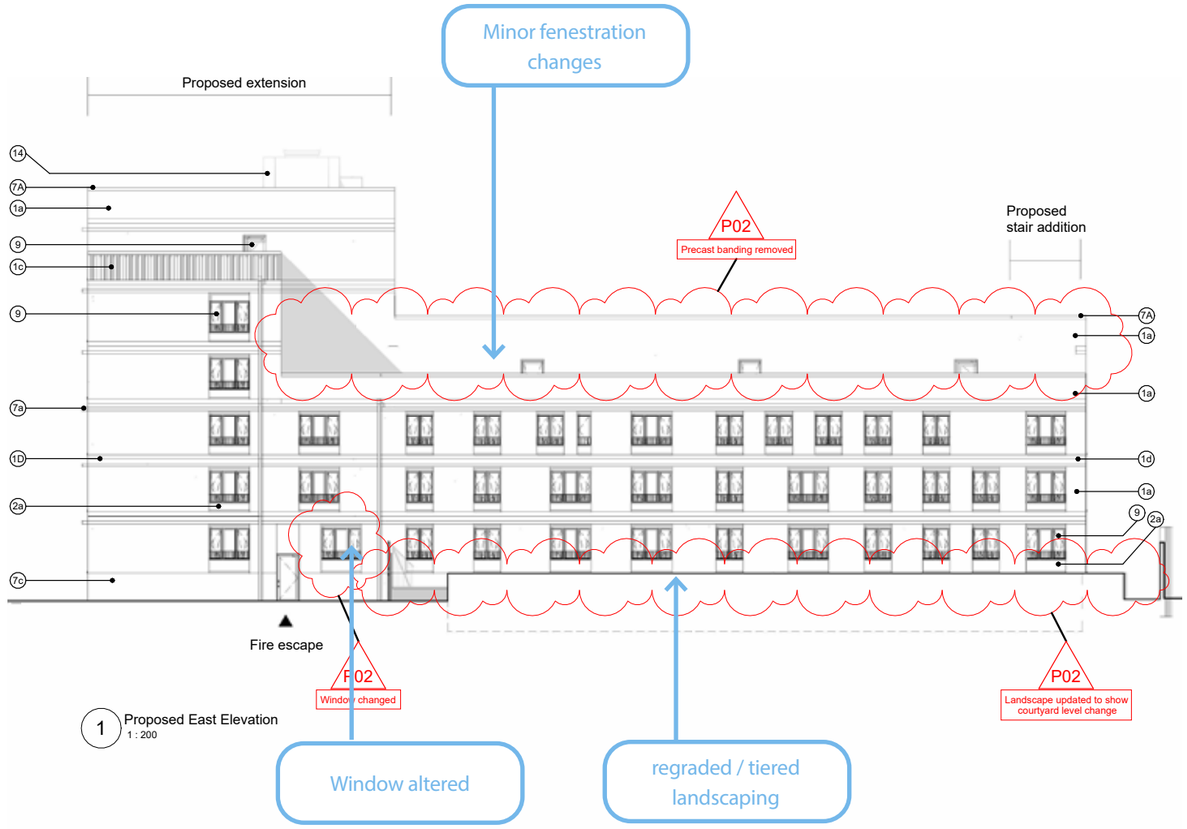
Planning
Block 2 West Elevation

NMA
Block 2 West Elevation

Proposed Changes
Block 2 / 3 GA Elevations



Planning
Block 2 East Elevation

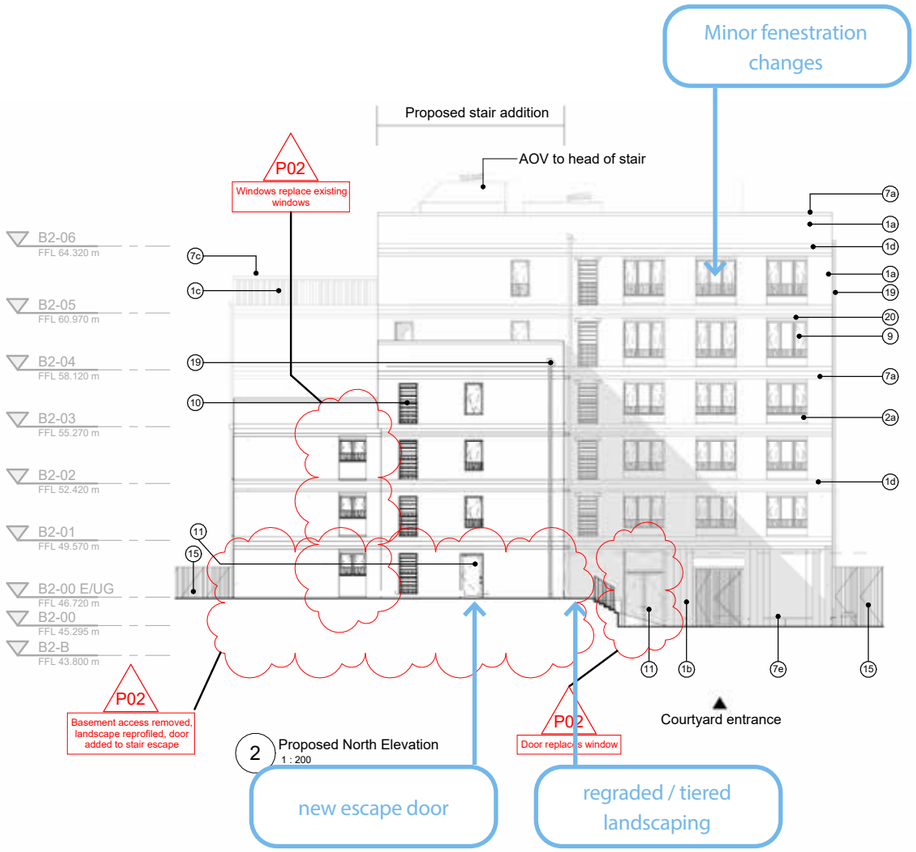


NMA
Block 2 East Elevation

Proposed Changes
Block 2 / 3 GA Elevations



Planning
Block 2 East Elevation



NMA
Block 2 East Elevation

Window changes

Elevation

Typical Window Elevation

All windows have been revised to allow for MVHR & purge vent ducts to terminate above the window at a perforated metal grille. This maintains consistency and avoids having a series of brick air vents to the facade elevation.

To facilitate this, the precast banding has been moved up by 225mm and the double solider course of brickwork has also moved up by 225mm resulting a slight shift to the window setting out.

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
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)

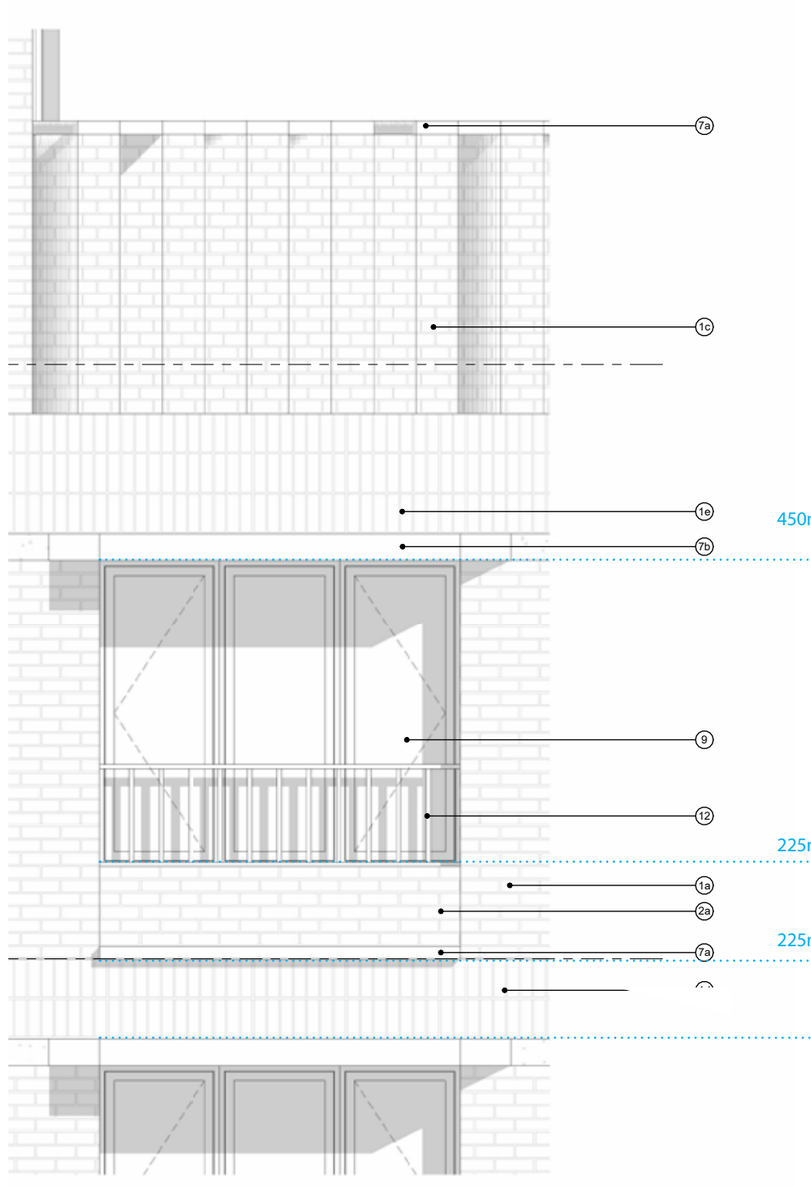
8. Precast pigmented soffit cladding to entrances (colour: Cheshire Red)

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

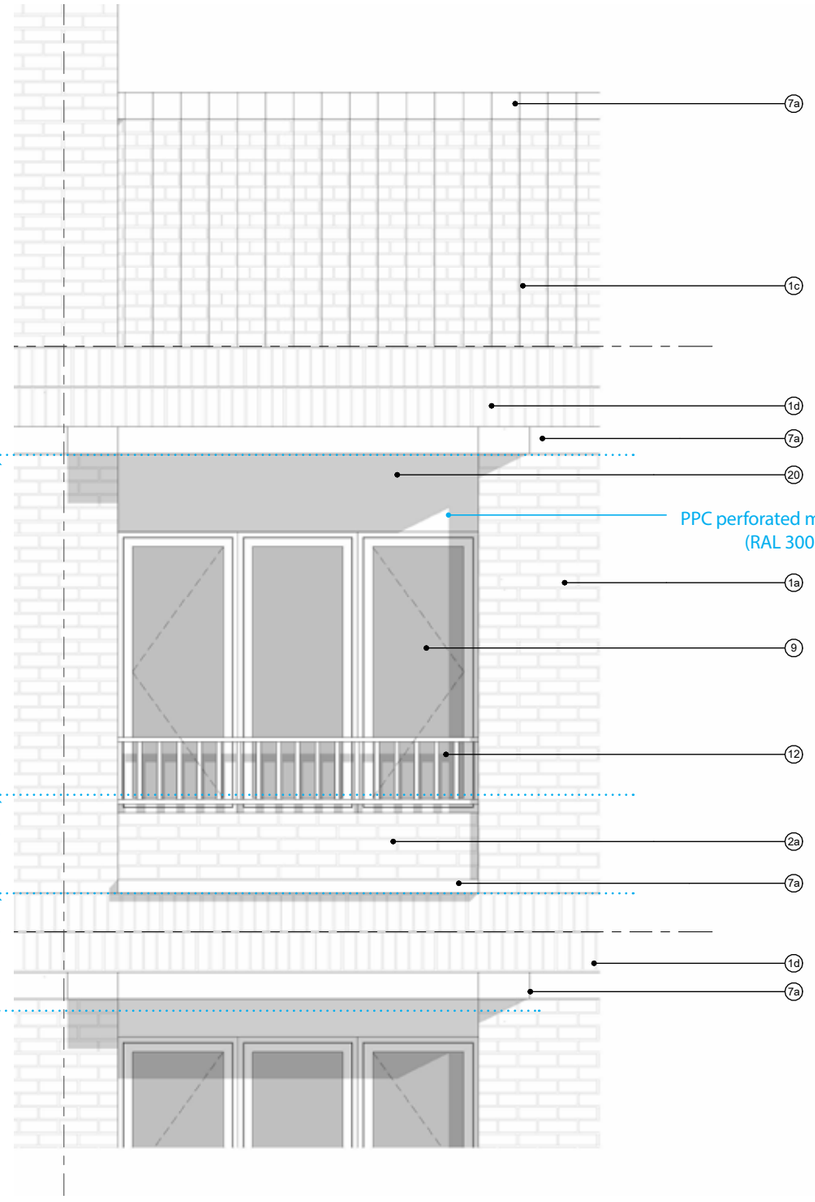
12. PPC metal railing (RAL 3005)
13. PPC metal louvre (RAL 3005)
14. PPC metal plant screen (RAL 3005)
15. PPC metal fence (RAL 3005)
16. PPC metal entrance gate with diagonal stanchions (RAL 3005)
17. PPC metal signage (RAL 3005)
18. PPC metal illuminated signage (colour and appearance TBC)
19. PPC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

21. Mineral paint (colour: light red)

22. Stairs overrun (insulated render finish)
23. Lift Overrun (insulated render finish)



1. Consented typical window / parapet bay study elevation



2. Proposed typical window / parapet bay study elevation

Elevation
Typical Window Section

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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

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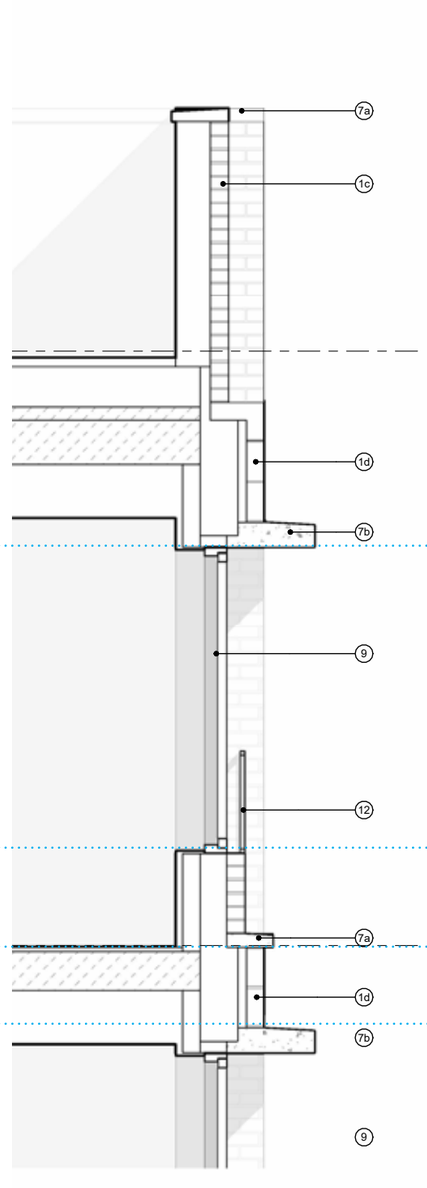
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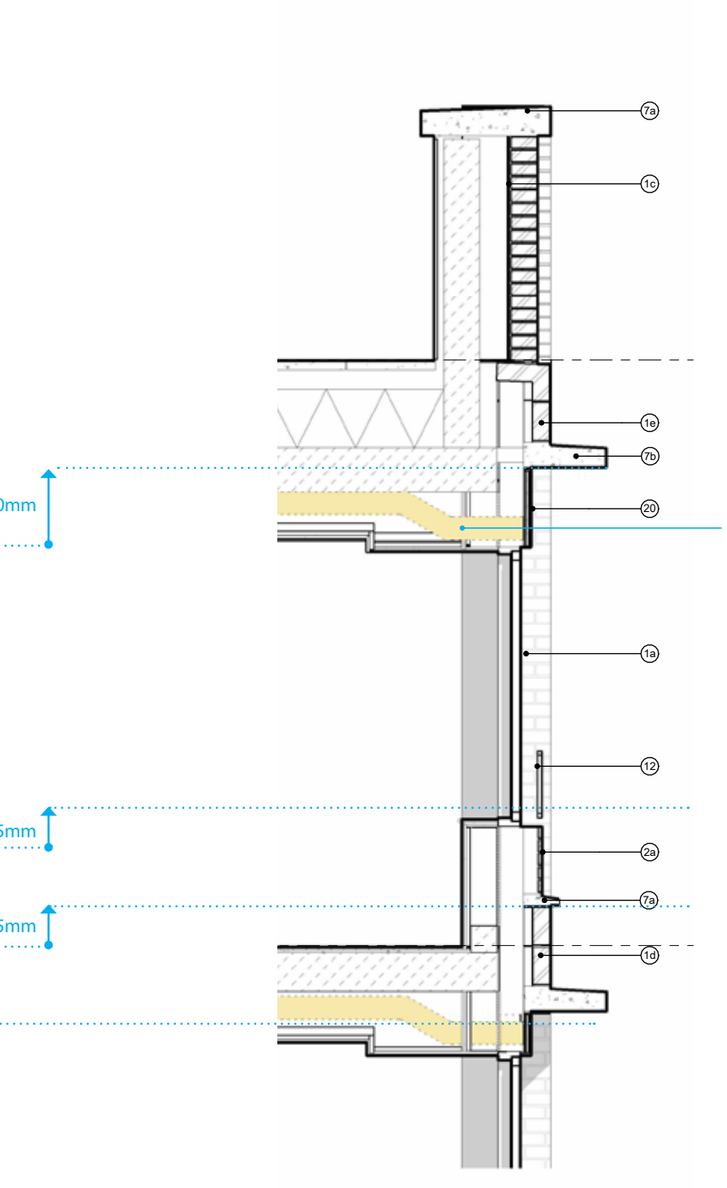
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2. Proposed typical window / parapet bay study elevation

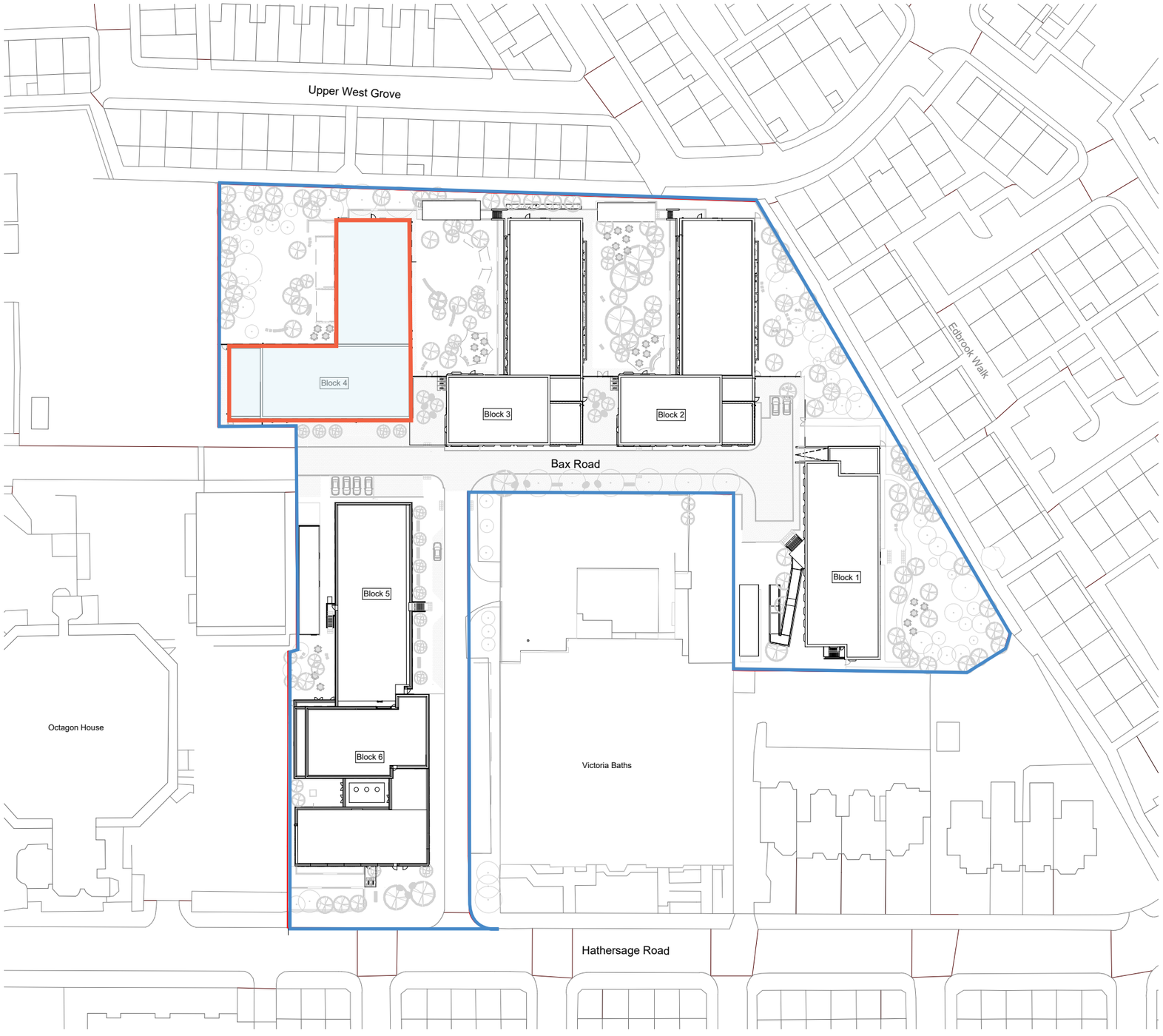
Block 4

Block 4
Summary

The changes required to Block 4 have been implemented in order to comply with BS9991.

These include:

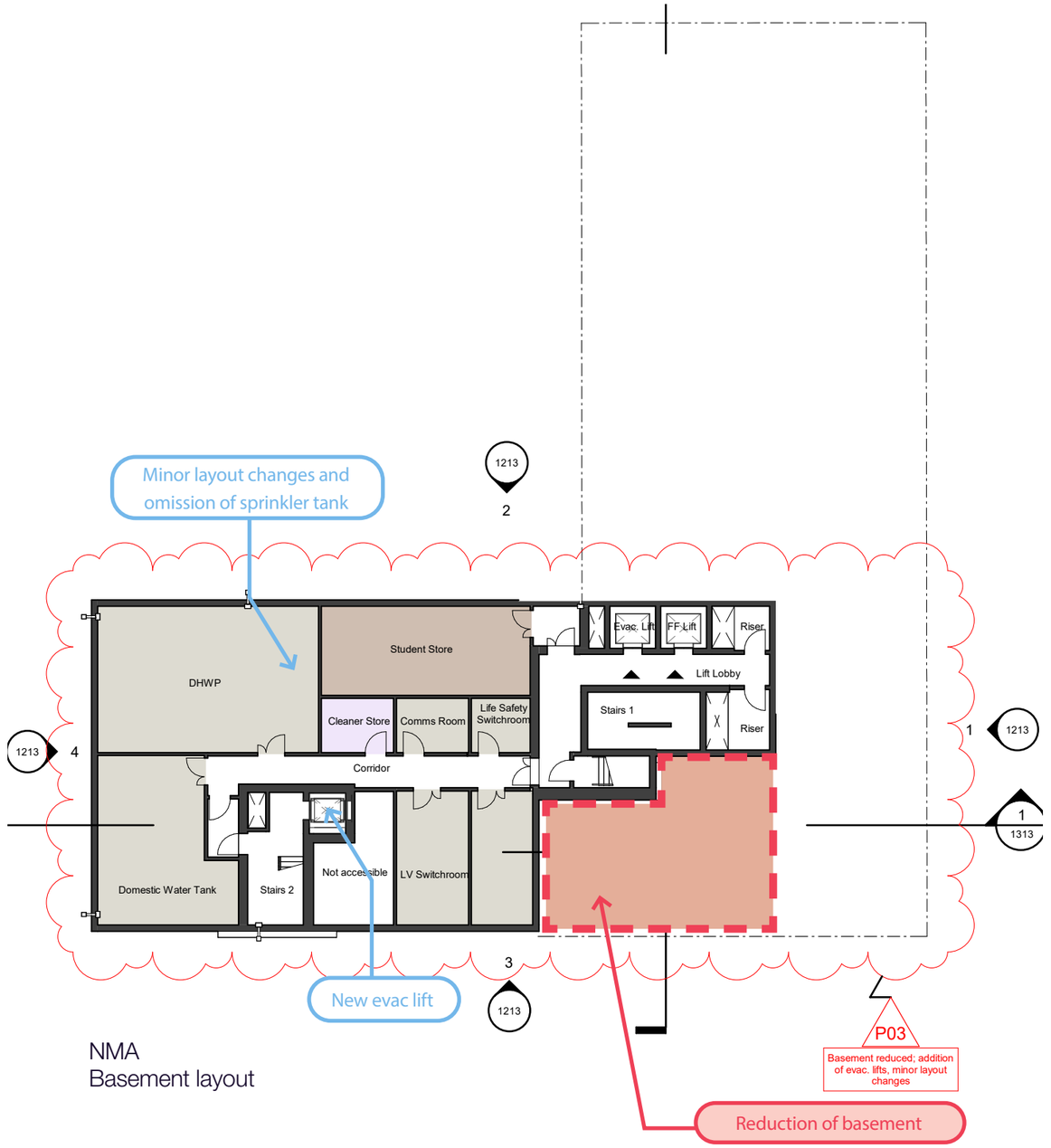
- the inclusion fo evacuation lifts to all secondary staircases
- an updated ground floor layout that includes a gym, yoga room, prayer room and meeting spaces
- a revised basement layout which has seen the sprinkler tank room removed
- the loss of 1 standard studio to allow for the evacuation lift and necessary escape path
- updates to fenestration - as per Blocks 2 & 3



Block 4
GA Plans

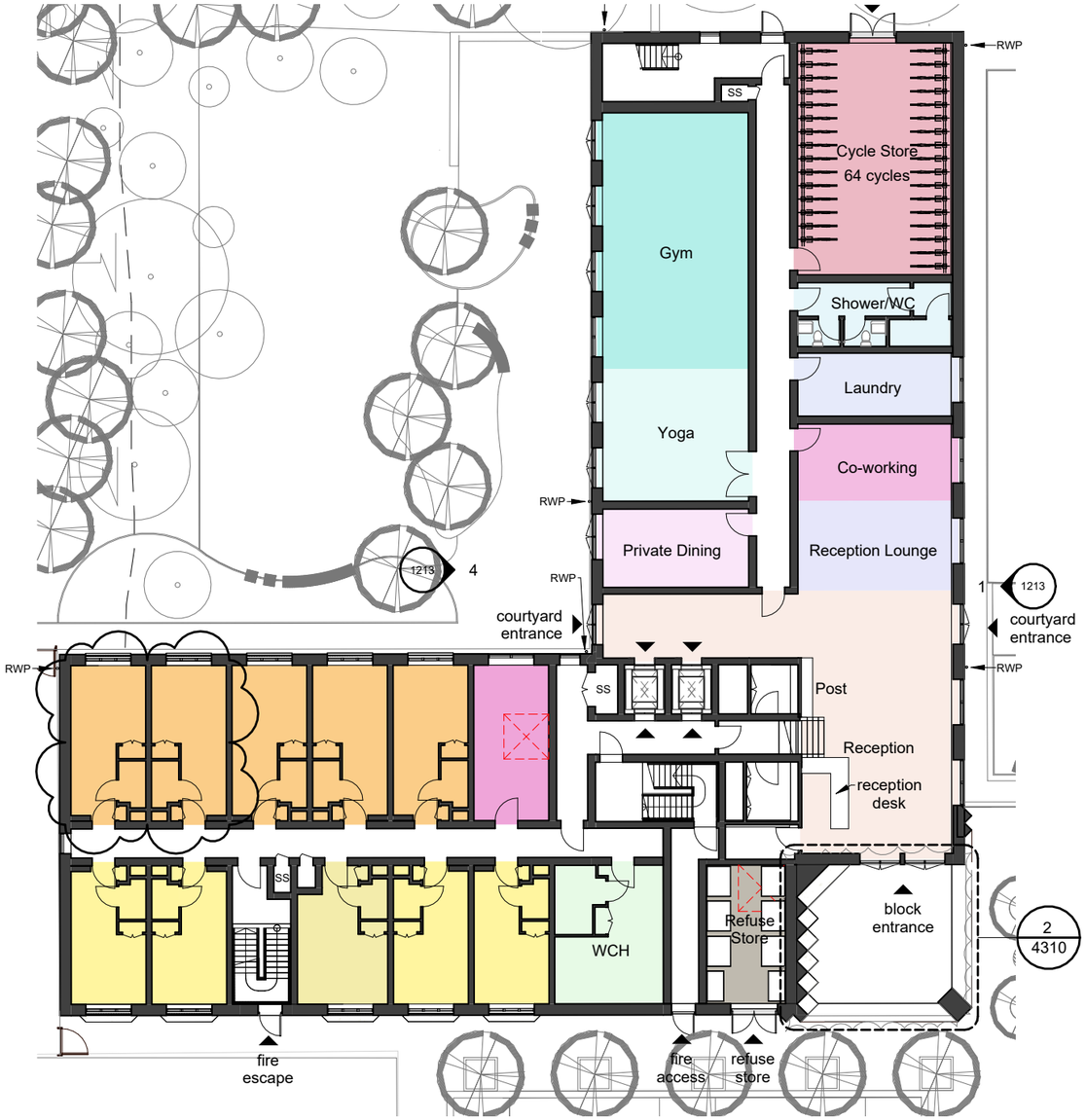


Planning
Basement layout

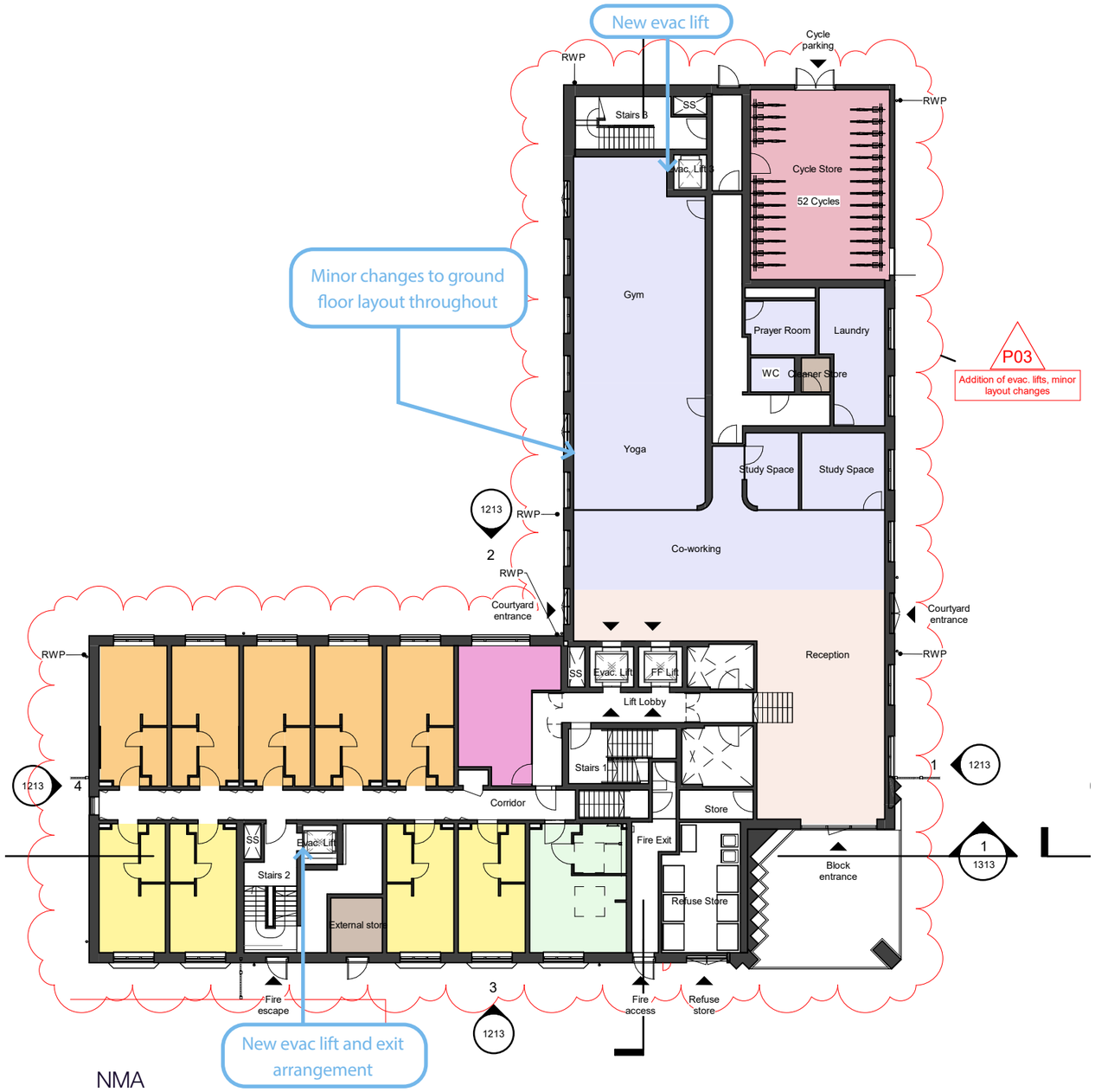


NMA
Basement layout

Block 4
GA Plans



Planning
Ground floor layout



NMA
Ground floor layout

Block 4
GA Plans



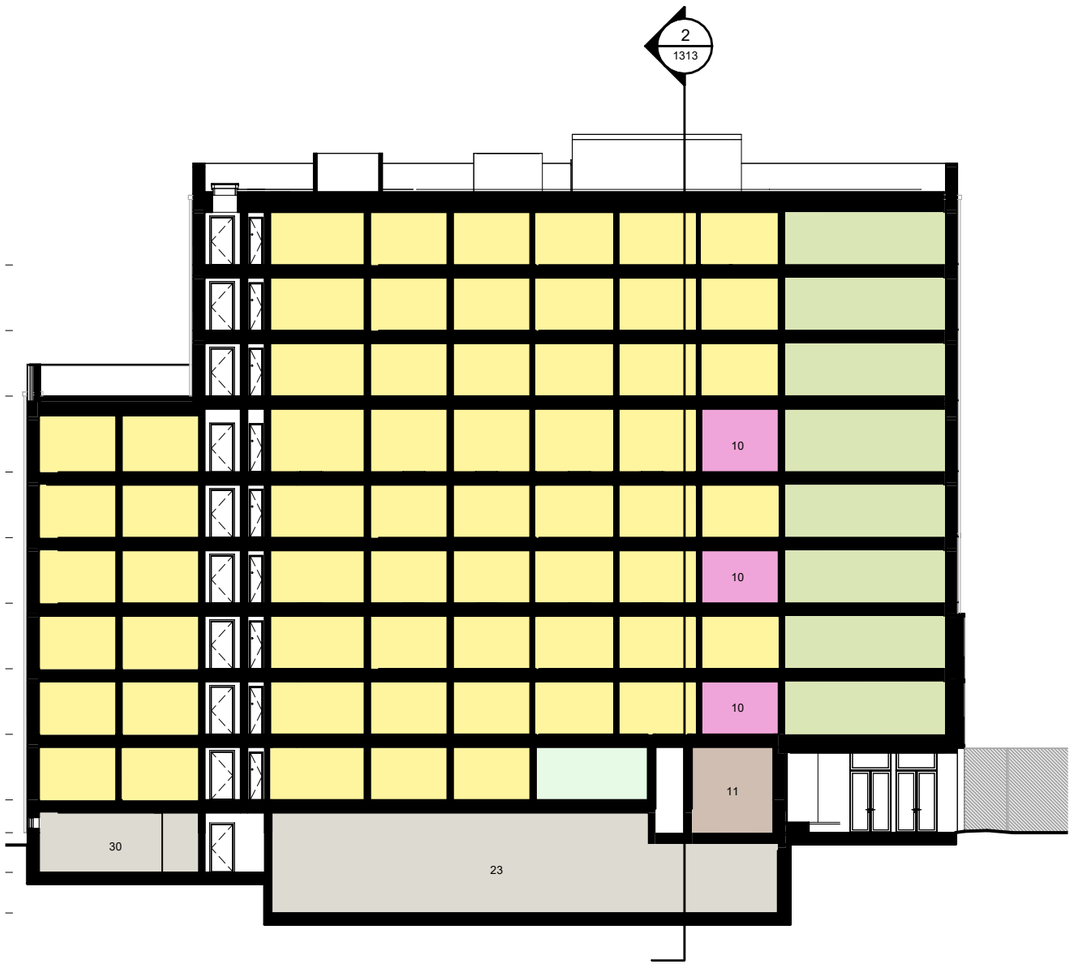
Planning
Typical lower floor layout

3
1213

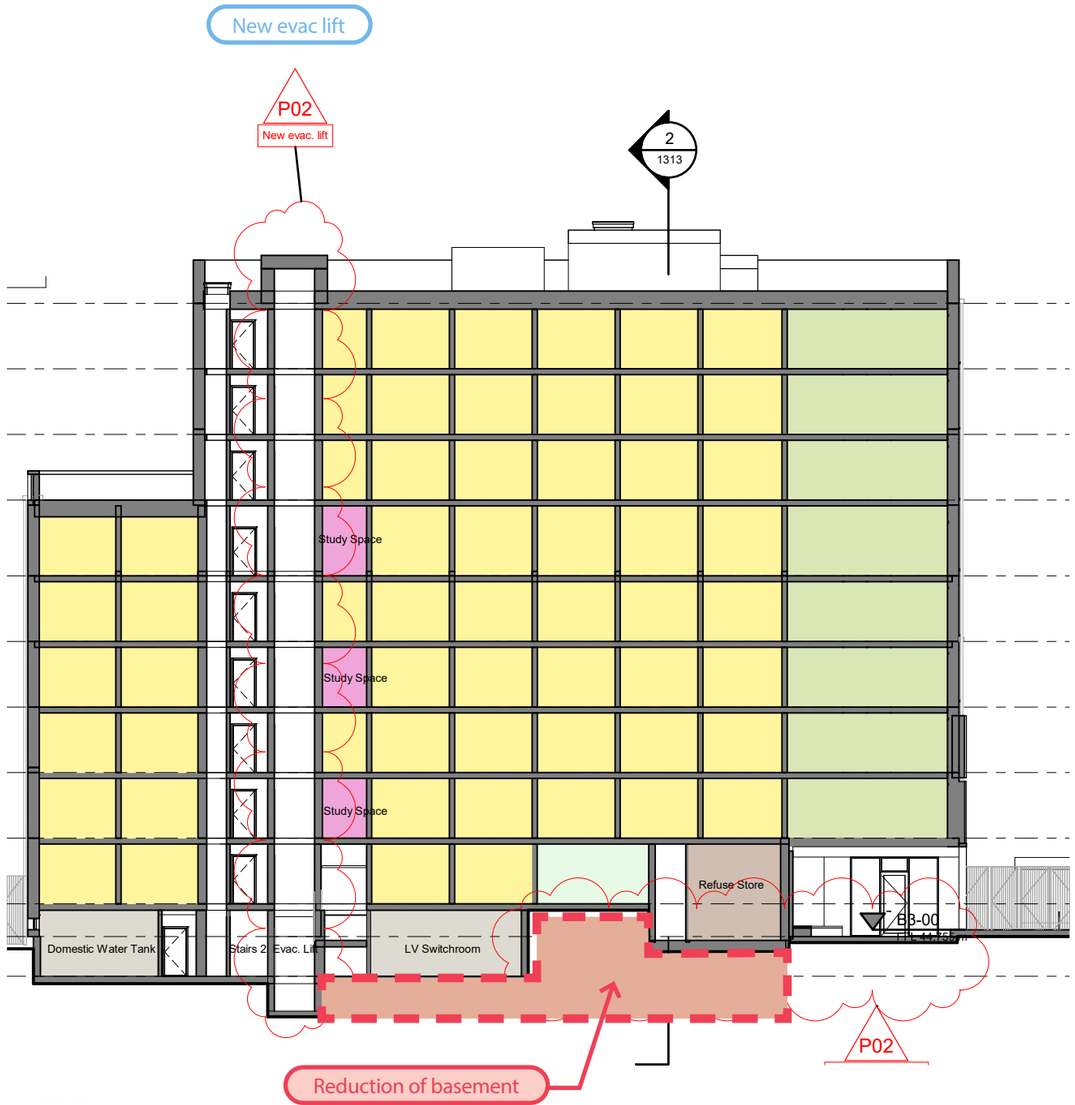


NMA
Typical lower floor layout

Block 4
GA Section

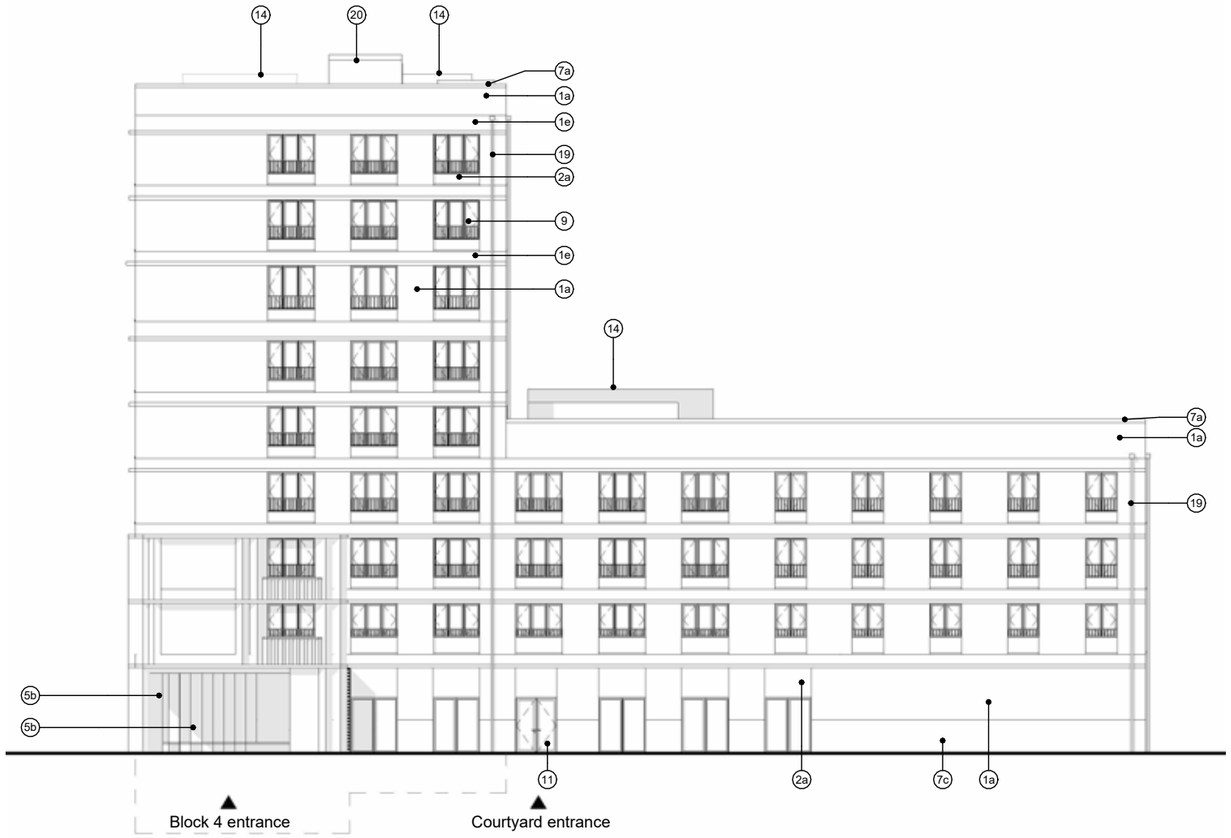


Planning
Building Section

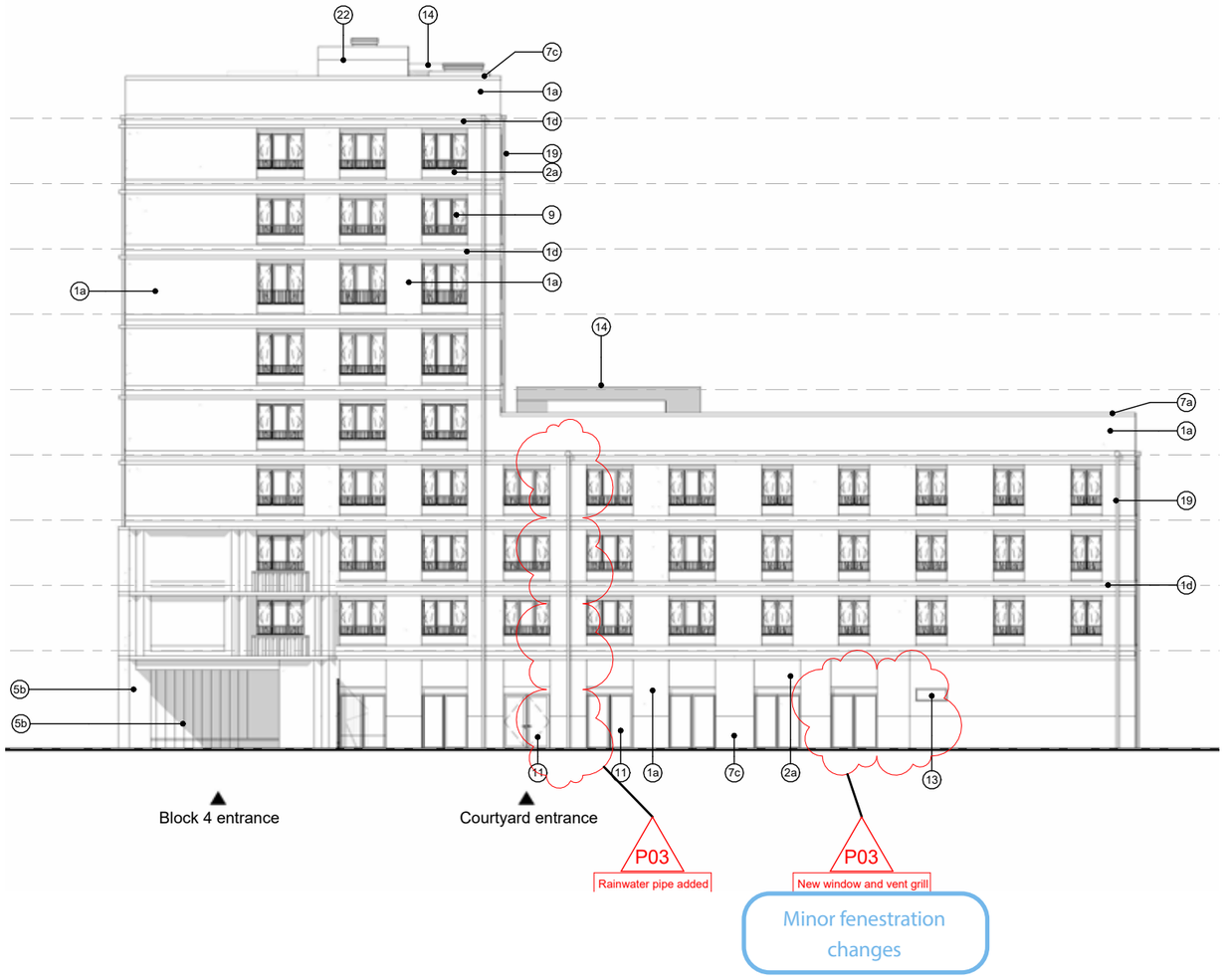


NMA
Building Section

Block 4
GA Elevation

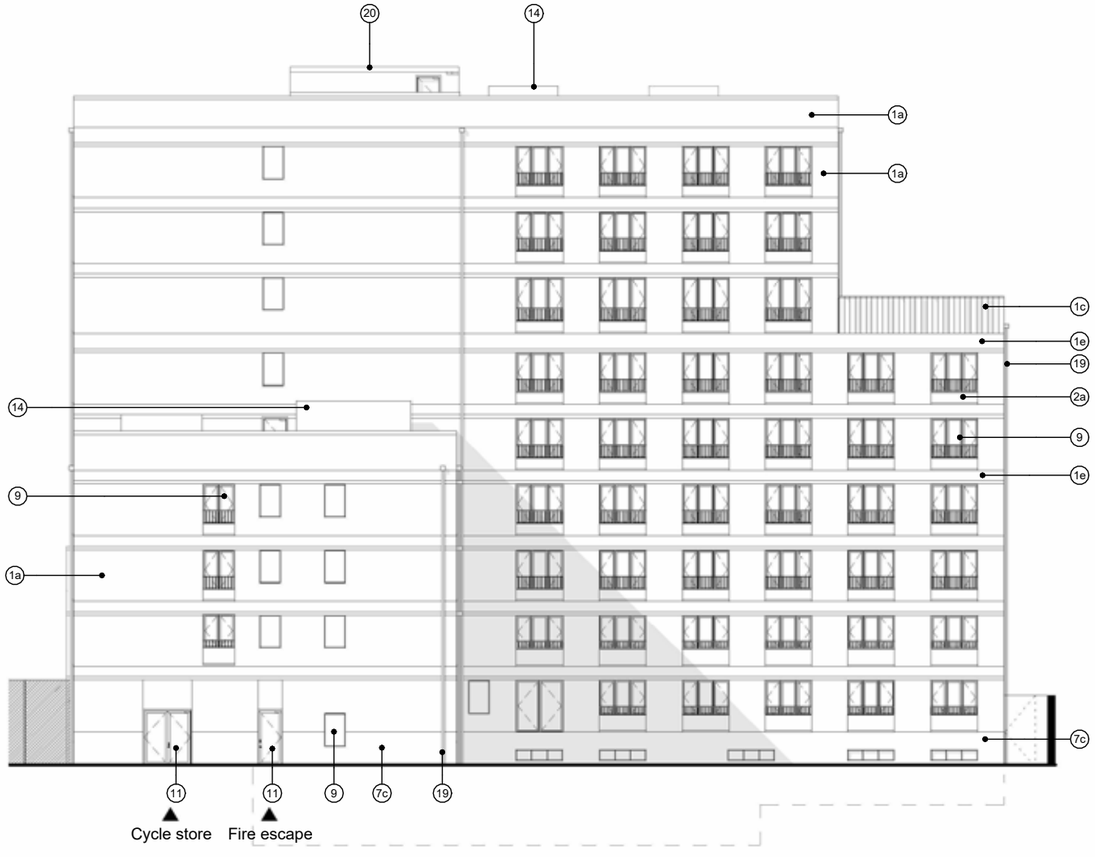


Planning
East Elevation

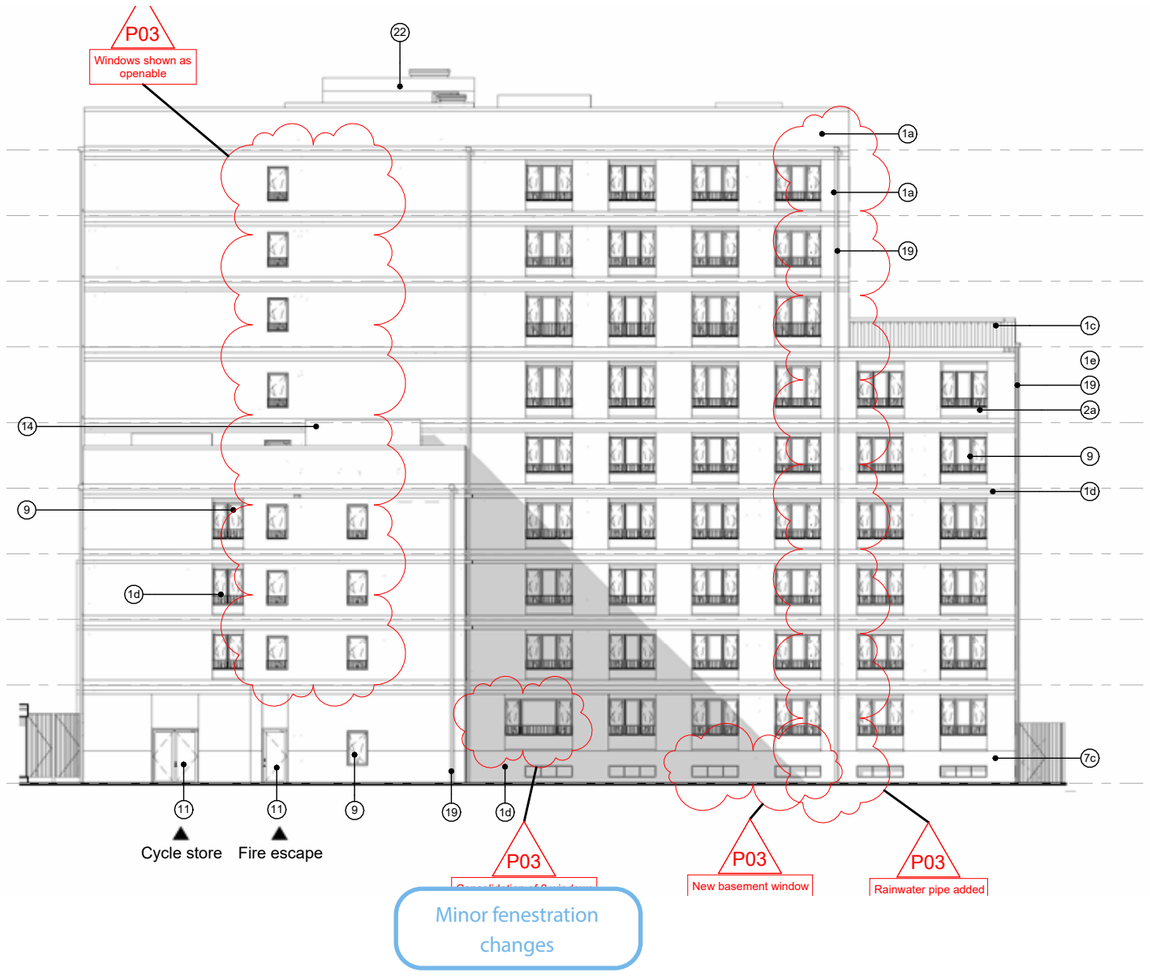


NMA
East Elevation

Block 4
GA Elevation

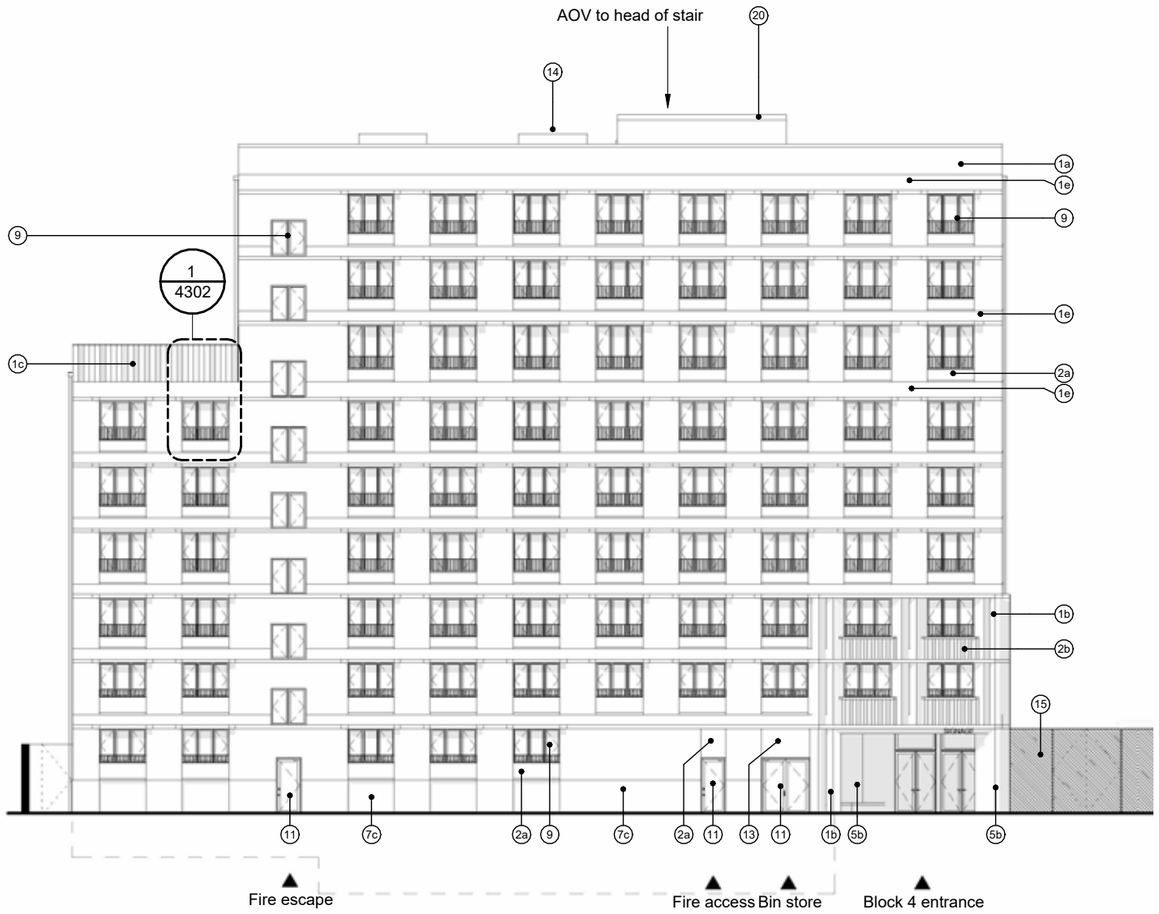


Planning
North Elevation



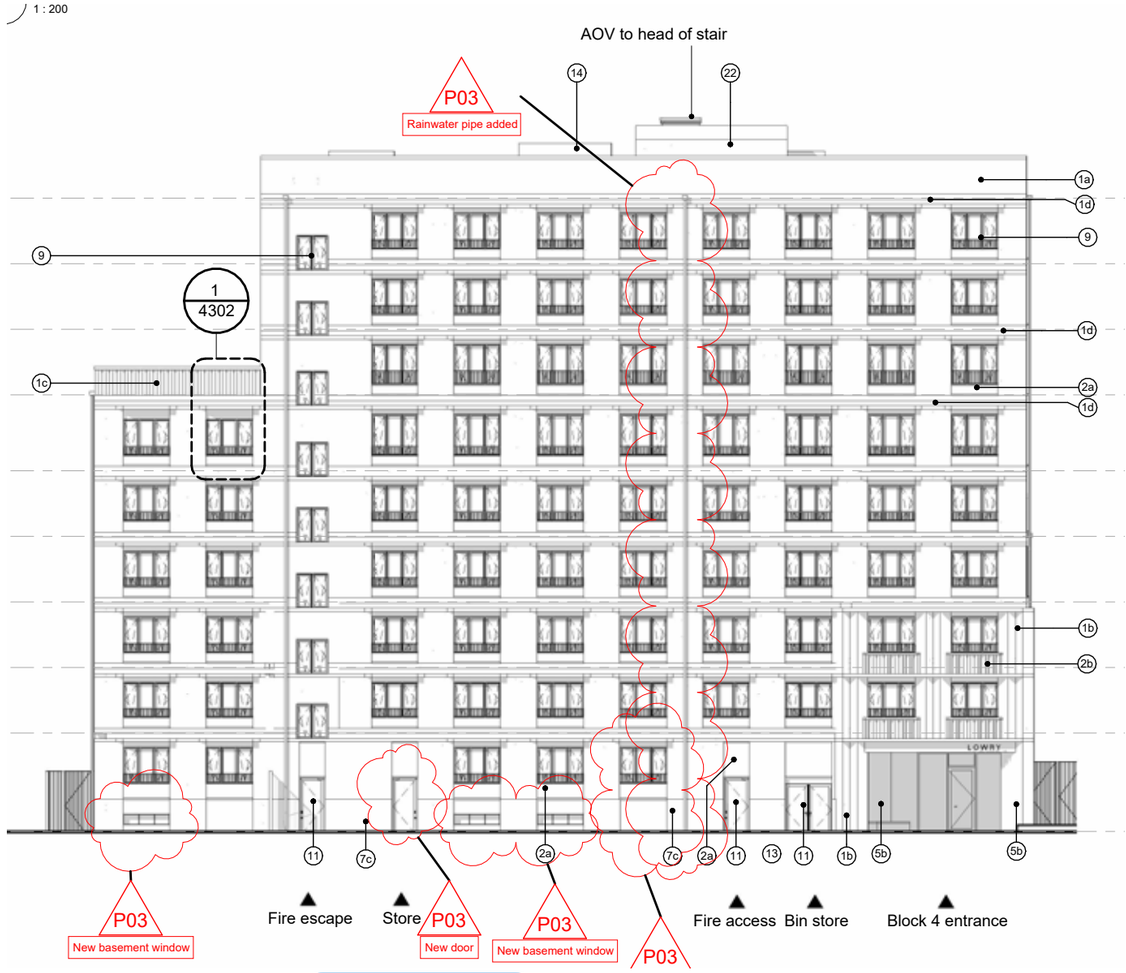
NMA
North Elevation

Block 4
GA Elevation



Planning
South Elevation

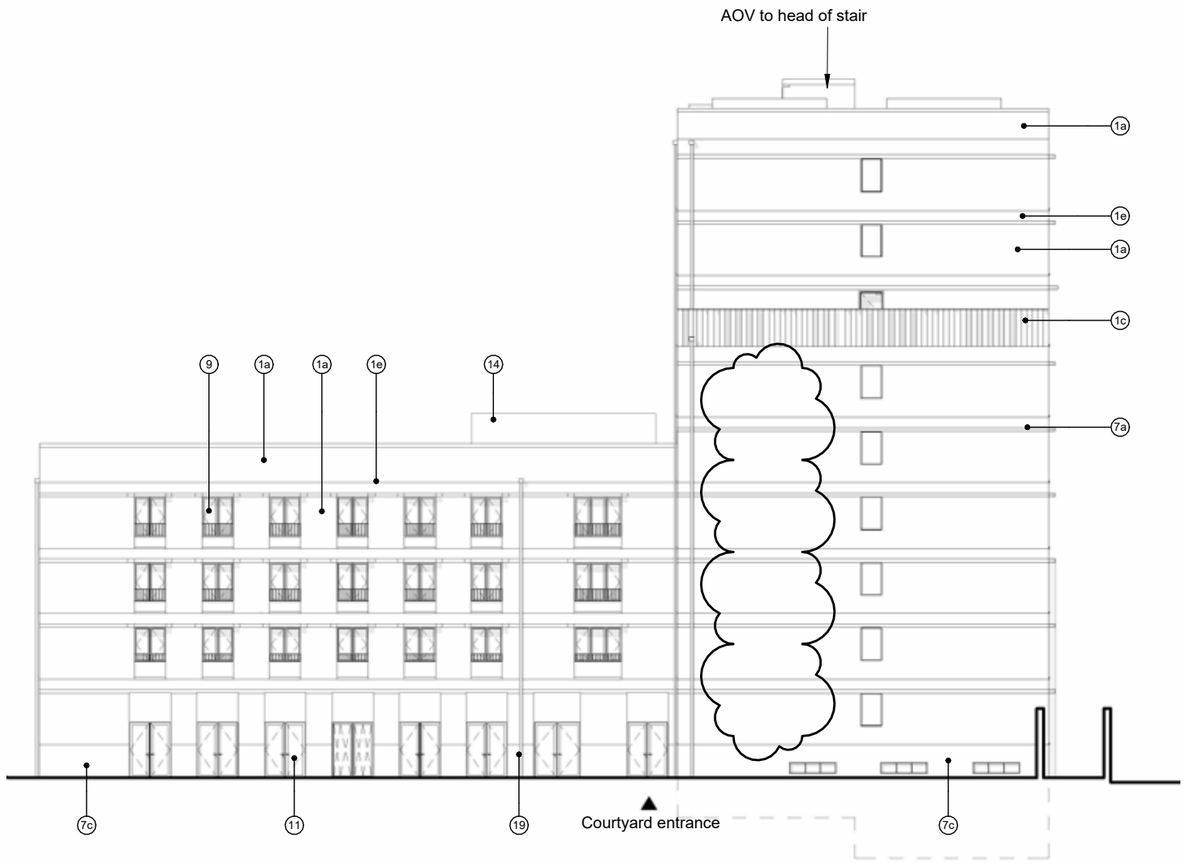
1 : 200



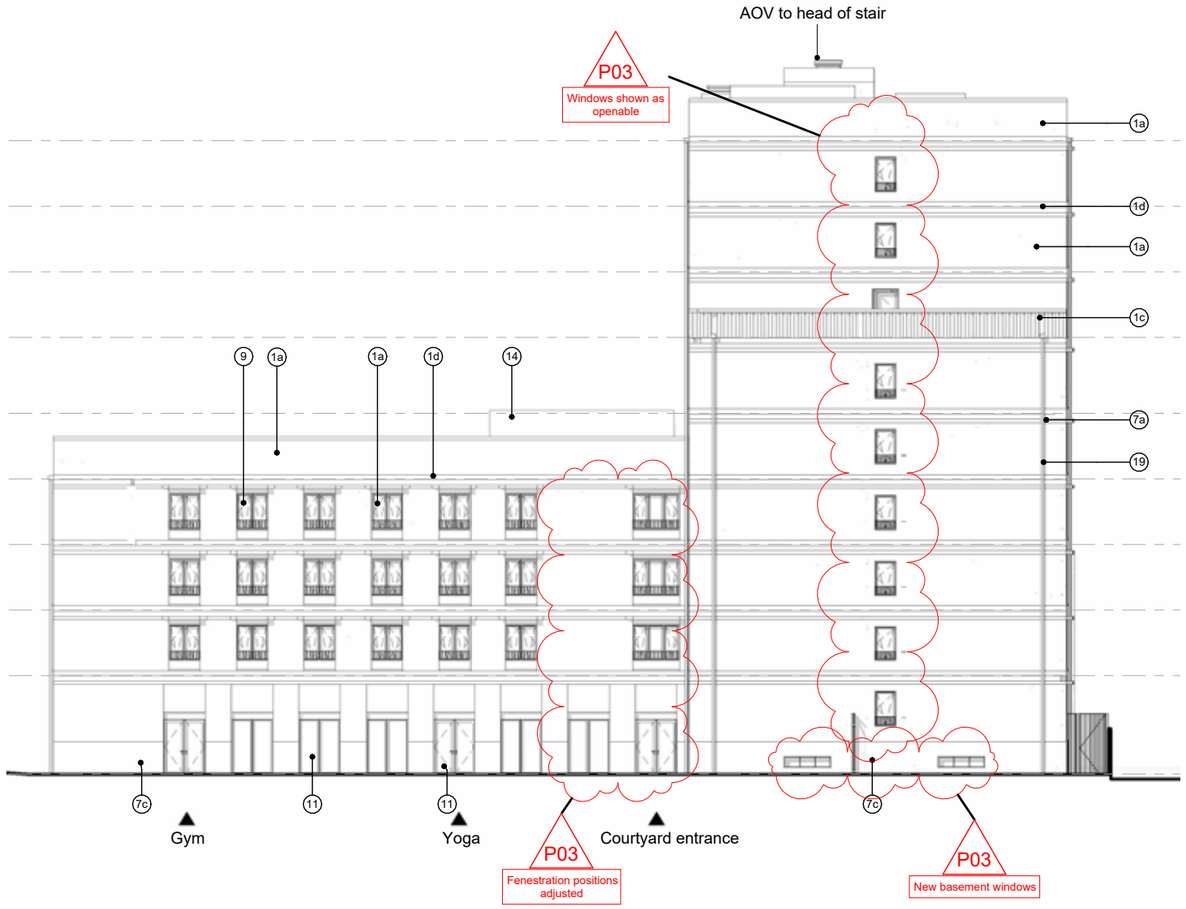
Minor fenestration changes

NMA
South Elevation

Block 4
GA Elevation



Planning
West Elevation



Minor fenestration changes

NMA
West Elevation

Blocks 1-4
Accommodation change

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

Planning
Blocks 1-4 accommodation schedule

Accommodation Schedule - By Block			
Type	Units	Habitable Rooms	Percentage
Block 1			
Postgraduate Studio	74	74	19.0%
	74	74	19.0%
Block 2			
2 Bed Cluster Flat	13	26	3.3%
3 Bed Cluster Flat	15	45	3.8%
4 Bed Cluster Flat	1	4	0.3%
Studio Premium	16	16	4.1%
Studio Standard	35	35	9.0%
	80	126	20.6%
Block 3			
2 Bed Cluster Flat	13	26	3.3%
3 Bed Cluster Flat	15	45	3.8%
4 Bed Cluster Flat	1	4	0.3%
Studio Premium	16	16	4.1%
Studio Standard	35	35	9.0%
	80	126	20.6%
Block 4			
2 Bed Cluster Flat	11	22	2.8%
3 Bed Cluster Flat	9	27	2.3%
Studio Premium	64	64	16.7%
Studio Standard	59	59	15.1%
Wheelchair Studio	12	12	3.1%
	155	184	40.0%
	389	510	100.0%

NMA
Blocks 1-4 accommodation schedule

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