

Victoria Point Manchester

Empiric Student Property PLC

20/11/2025

NMA - Design and Access Statement Addendum
Blocks 5 and 6

Addendum to Planning Application

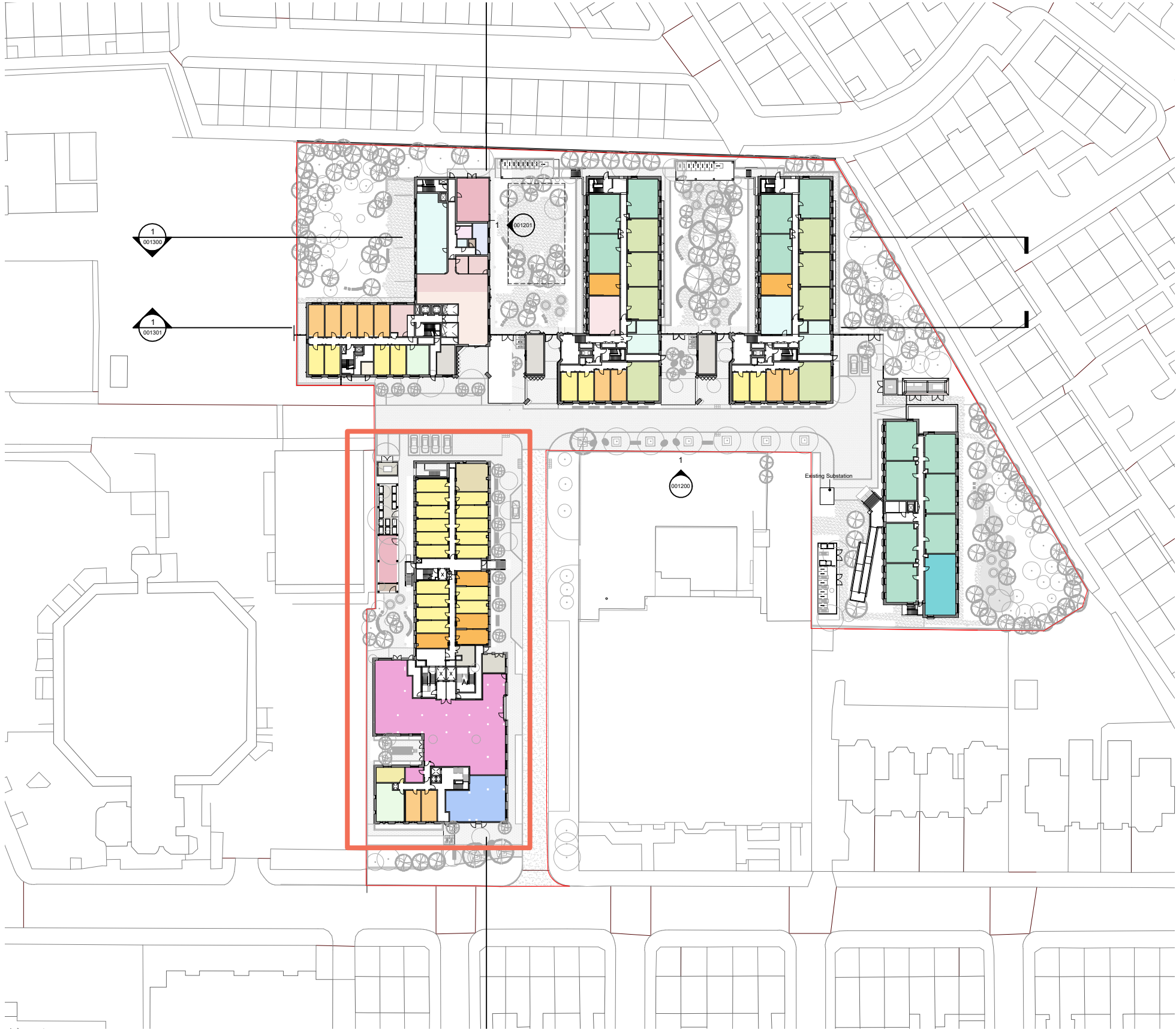
Non-Material Amendment

This document has been put together to support a non-material amendment to the Victoria Point planning application ref 139987/FO/2024.

The changes proposed focus exclusively on Blocks 5 and 6.

These changes include:

- Changes to mix to increase number of accessible studios
- Changes to elevations to support existing structure
- Changes to elevations to support updates to Hathersage Road core in support of updates to BS9991:2024
- Changes to commercial space area
- Minor changes due to design development

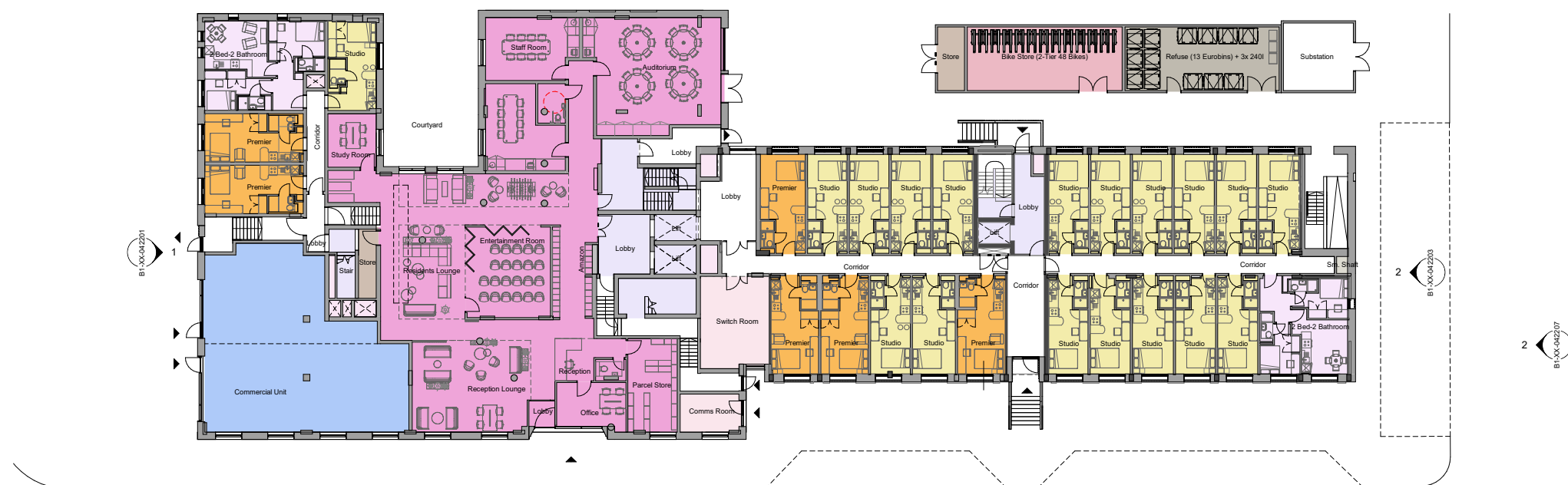


Plan Alterations

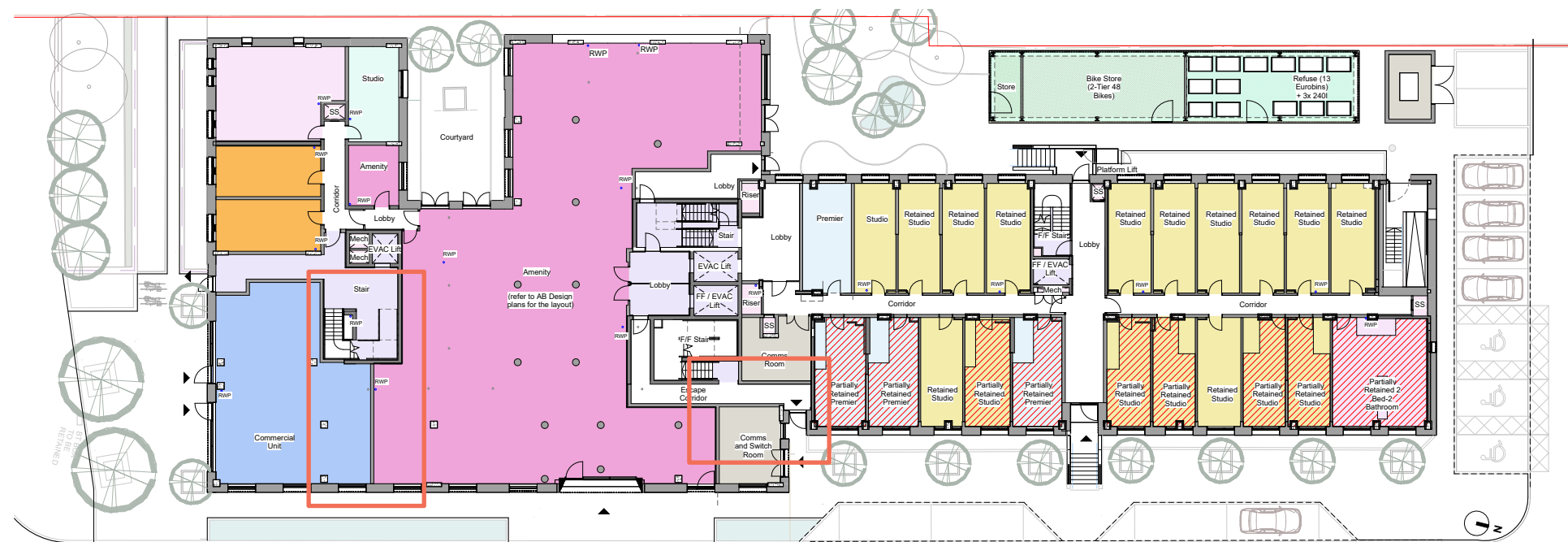
Summary of Proposed Changes

Ground Floor Plan

The ground floor plan has been updated to allow for changes to the cores as a result of updates to Fire Safety Standard BS9991:2024. This has resulted in the rerouting of the escape exit from the central core and a reduction in size to the commercial unit facing Hathersage Road, from 145 sqm to 115 sqm.



Planning Approved Ground Floor Plan



Proposed Ground Floor Plan

Summary of Proposed Changes

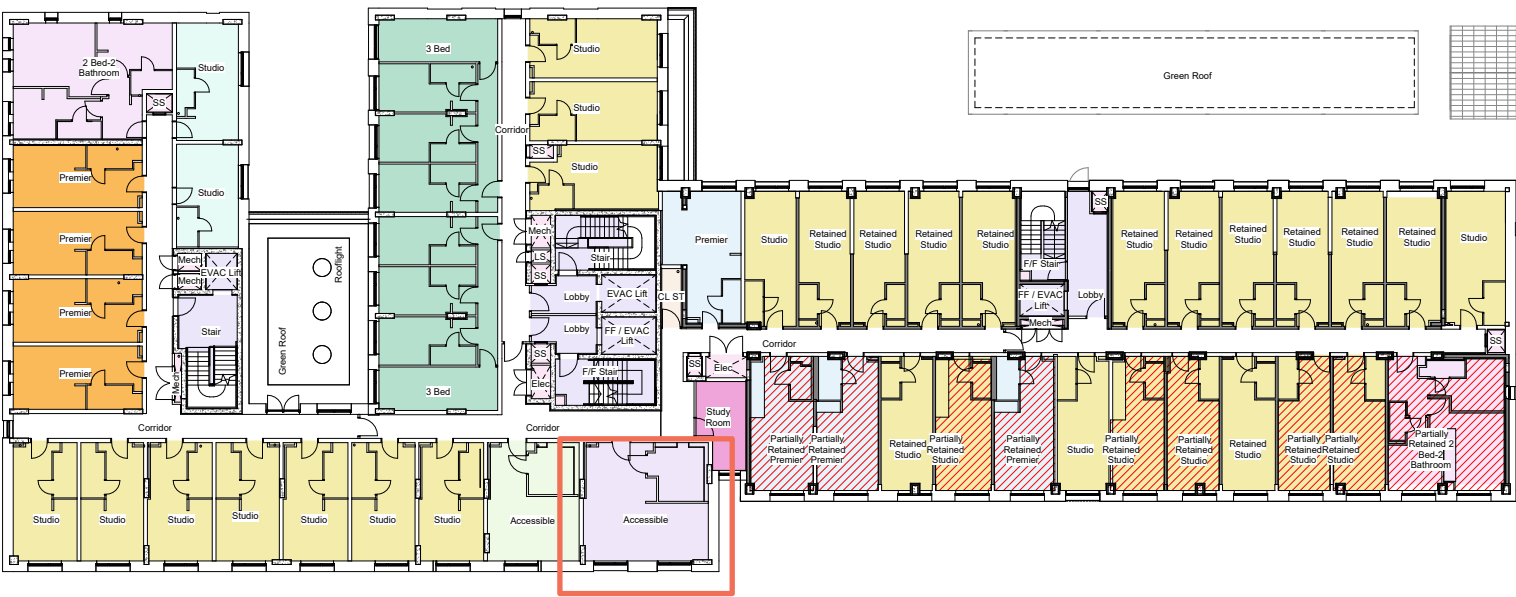
Accessible Studios

In order to meet the requirements for accessible studios across the campus, 5 No. additional accessible studios have been added to Block 6, by replacing 4 No. 2 bed studios and 2 studios and 2 No. studios, resulting in a reduction of units from 304 to 303, and a reduction of bedspaces from 365 to 360 for Blocks 5 and 6.

The first floor plan shows where the new accessible studios are located - this is repeated from first to fifth floor.



Planning Approved First Floor Plan



Proposed First Floor Plan (indicative of first to fifth floor changes)

Summary of Proposed Changes

Accommodation Schedule

Accommodation Schedule - By Level		
Type	Units	Habitable Rooms
Block 5		
UG		
Partially Retained 2 Bed-2 Bathroom	1	2
Partially Retained Premier	3	3
Partially Retained Studio	5	5
Premier	1	1
Retained Studio	11	11
Studio	1	1
	22	23
01		
Partially Retained 2 Bed-2 Bathroom	1	2
Partially Retained Premier	3	3
Partially Retained Studio	5	5
Premier	1	1
Retained Studio	12	12
Studio	3	3
	25	26
02		
Partially Retained 2 Bed-2 Bathroom	1	2
Partially Retained Premier	3	3
Partially Retained Studio	5	5
Premier	1	1
Retained Studio	12	12
Studio	3	3
	25	26
03		
Partially Retained 2 Bed-2 Bathroom	1	2
Partially Retained Premier	3	3
Partially Retained Studio	5	5
Premier	1	1
Retained Studio	12	12
Studio	3	3
	25	26
04		
2 Bed-2 Bathroom	1	2
Premier	4	4
Retained Studio	10	10
Studio	10	10
	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	172	179

Accommodation Schedule - By Level		
Type	Units	Habitable Rooms
Block 6		
00		
2 Bed-2 Bathroom	1	2
Premier	2	2
Studio	1	1
	4	5
01		
2 Bed-2 Bathroom	1	2
3 Bed	2	6
Accessible	2	2
Premier	4	4
Studio	12	12
	21	26
02		
2 Bed-2 Bathroom	1	2
3 Bed	2	6
Accessible	2	2
Premier	4	4
Studio	12	12
	21	26
03		
2 Bed-2 Bathroom	1	2
3 Bed	2	6
Accessible	2	2
Premier	4	4
Studio	12	12
	21	26
04		
3 Bed	2	6
Accessible	2	2
Studio	4	4
	8	12
05		
3 Bed	2	6
Accessible	2	2
Studio	4	4
	8	12
06		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
07		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
08		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
09		
2 Bed-1 Bathroom	1	2
3 Bed	2	6
Accessible	1	1
Studio	4	4
	8	13
10		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
Accessible	1	1
Premier	2	2
Studio	3	3
	8	11
11		
2 Bed-1 Bathroom	1	2
3 Bed	1	3
Accessible	1	1
Premier	2	2
Studio	3	3
	8	11
Block 6	131	181
Grand Total	303	360

Accommodation Schedule - Total Mix			
Type	Units	Habitable Rooms	Percentage (Habitable Rooms)
2 Bed-1 Bathroom	6	12	3.3%
2 Bed-2 Bathroom	7	14	3.9%
3 Bed	20	60	16.7%
Accessible	16	16	4.4%
Partially Retained 2 Bed-2 Bathroom	4	8	2.2%
Partially Retained Premier	12	12	3.3%
Partially Retained Studio	20	20	5.6%
Premier	34	34	9.4%
Retained Studio	57	57	15.8%
Studio	127	127	35.3%
Grand total: 303	303	360	100.0%

2-Bed 1-Bathroom - Total Area By Level	
Level	Area
06	41.0 m²
07	39.9 m²
08	39.9 m²
09	39.9 m²
10	39.9 m²
11	39.9 m²

2-Bed 2-Bathroom - Total Area By Level	
Level	Area
00	88.6 m²
01	88.6 m²
02	88.6 m²
03	88.6 m²
04	41.9 m²
05	41.6 m²
06	41.5 m²

3-Bed - Total Area By Level	
Level	Area
01	125.7 m²
02	125.7 m²
03	125.7 m²
04	125.7 m²
05	125.7 m²
06	125.7 m²
07	125.7 m²
08	125.7 m²
09	125.7 m²
10	62.8 m²
11	64.0 m²

Accessible Studio - Total Area By Level	
Level	Area
01	68.5 m²
02	68.6 m²
03	68.6 m²
04	69.2 m²
05	69.2 m²
06	28.9 m²
07	29.0 m²
08	29.0 m²
09	29.0 m²
10	29.0 m²
11	28.9 m²

Standard Studio - Total Area By Level	
Level	Area
00	345.1 m²
01	625.7 m²
02	625.8 m²
03	625.9 m²
04	465.0 m²
05	463.6 m²
06	530.2 m²
07	82.1 m²
08	82.1 m²
09	82.1 m²
10	63.9 m²
11	62.1 m²

Premier Studio - Total Area By Level	
Level	Area
00	133.1 m²
01	179.2 m²
02	179.4 m²
03	179.4 m²
04	90.3 m²
05	91.0 m²
06	24.3 m²
10	52.9 m²
11	52.7 m²

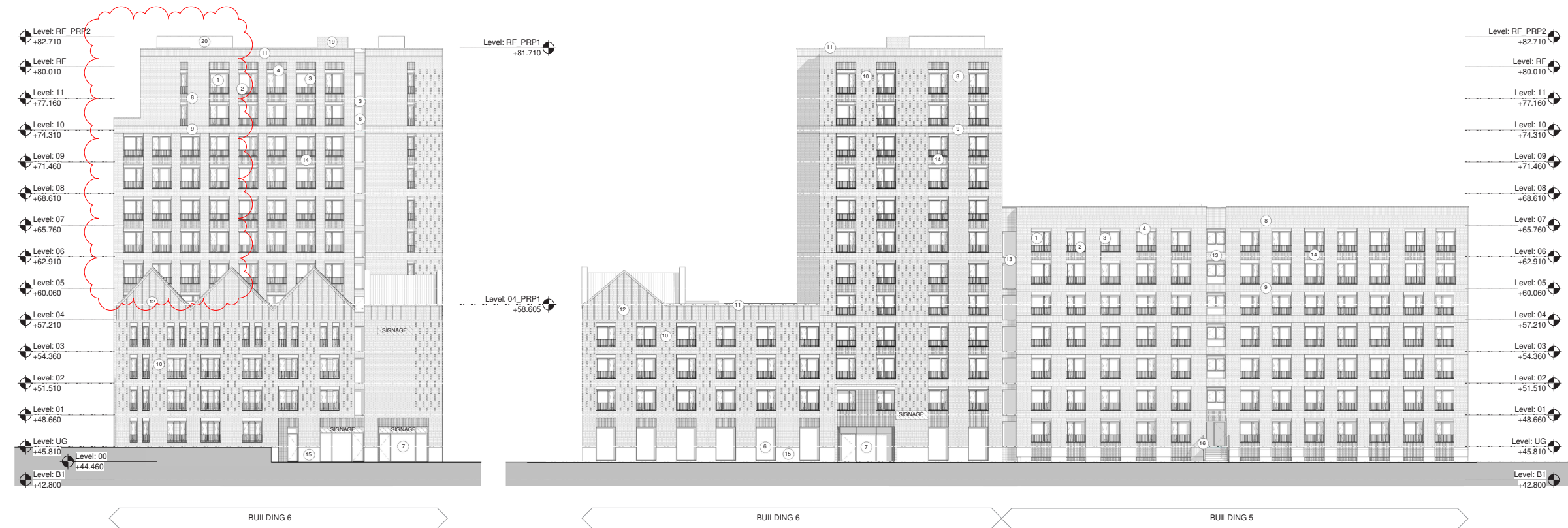
Elevation Alterations

Summary of Proposed Changes

South and East Elevations

A number of minor elevational changes have been made to accommodate design development, most notably due to structural requirements and updates to fire safety standard BS9991:2024

- 1. Windows lowered due to lower floor level at ground floor to account for changes to Hathersage Road core
- 2. Louvres added to commercial space and amenity space
- 3. Door added to parcel store
- 4. Door altered from fire exit
- 5. Windows altered (position and design) to account for existing structure
- 6. Pitched roof reduces at rear to allow access to plant



Planning Approved South and East Elevations



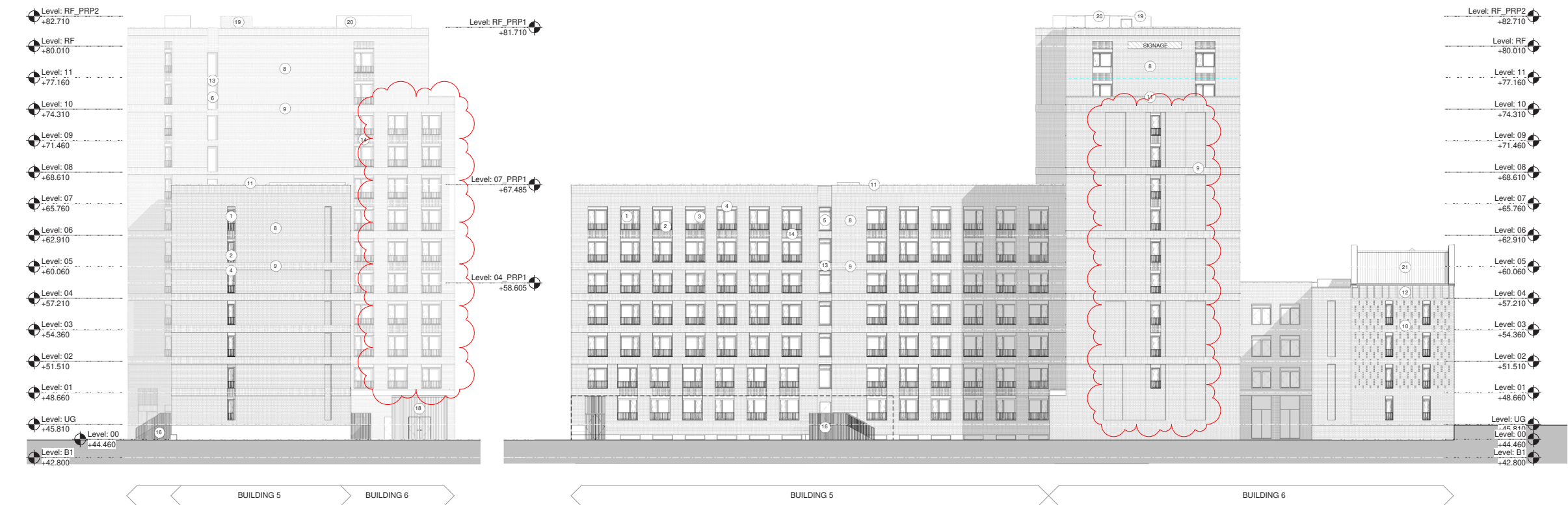
Proposed South and East Elevations

Summary of Proposed Changes

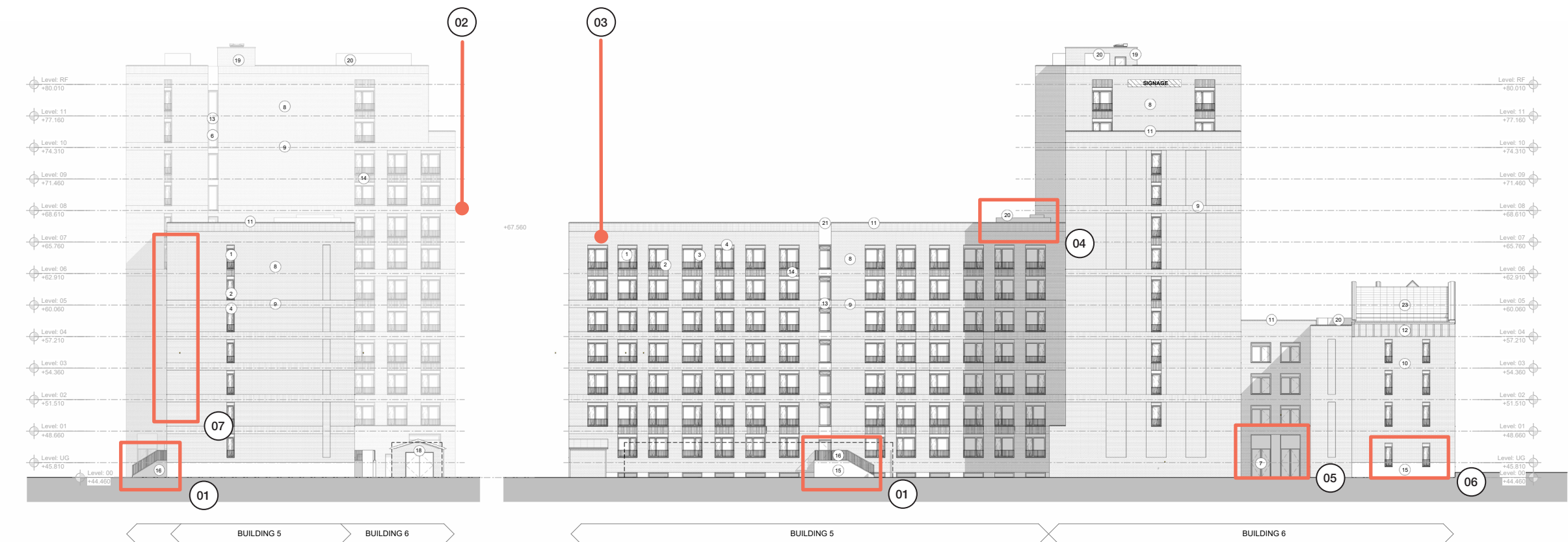
North and West Elevations

A number of minor elevational changes have been made to accommodate design development, most notably due to structural requirements and updates to fire safety standard BS9991:2024

- 1. Stair design altered to reveal concrete base
- 2. Parapet raised by 75mm to Block 5 to allow safe parapet height
- 3. Window positions altered slightly to account for existing structure
- 4. Generator relocated
- 5. Door openings into courtyard shown
- 6. Windows altered (position and design) to account for existing structure
- 7. Windows removed to accessible studios



Planning Approved North and West Elevations



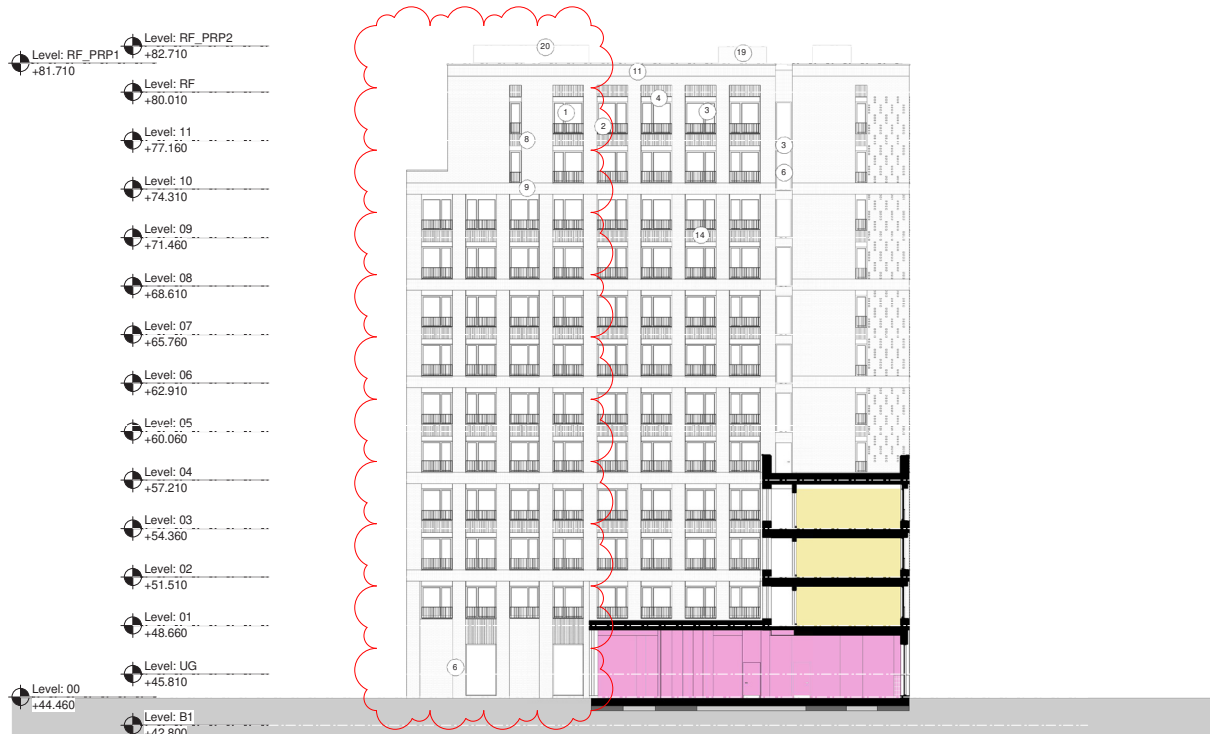
Proposed North and West Elevations

Summary of Proposed Changes

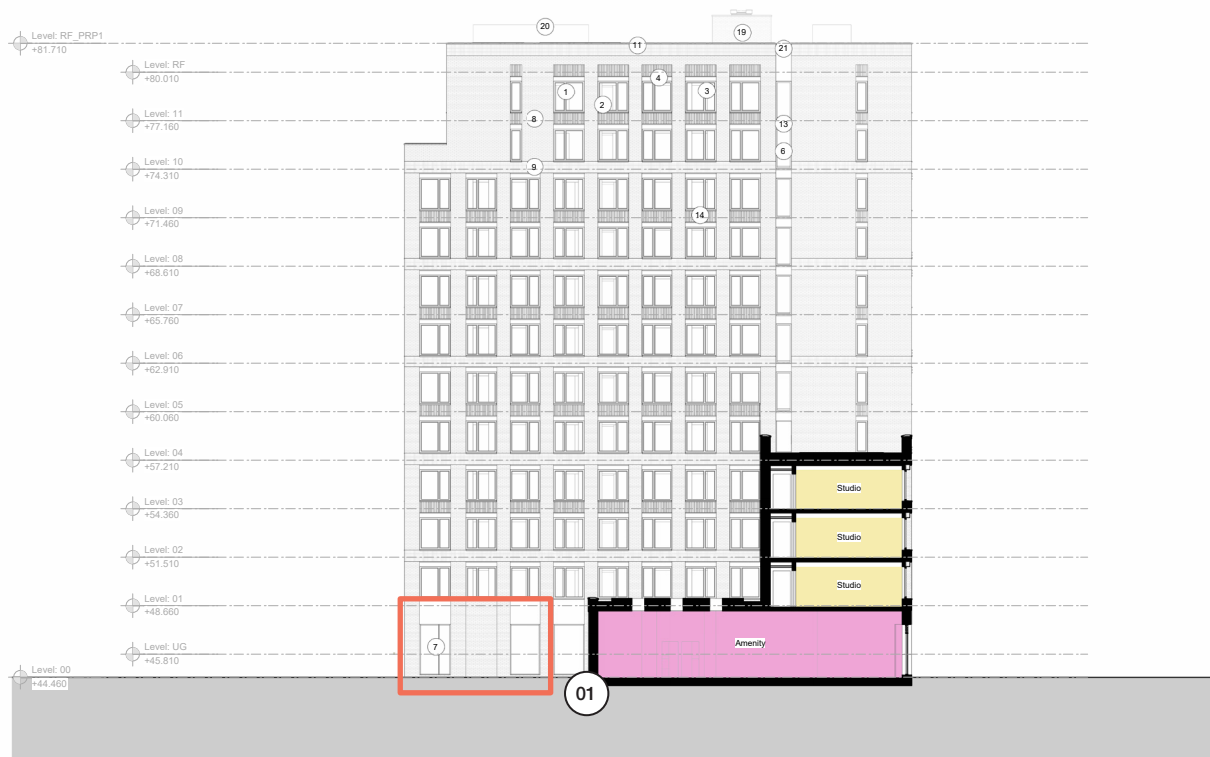
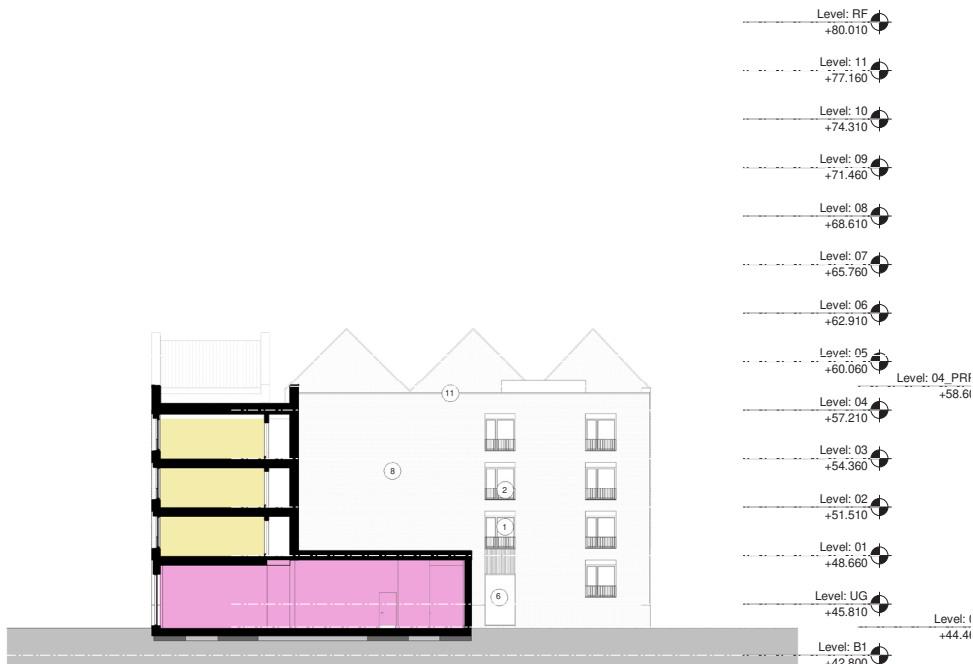
South and Courtyard Elevation

A number of minor elevational changes have been made to accommodate design development, most notably due to structural requirements and updates to fire safety standard BS9991:2024

1. Mullion added and window relocated
2. Window lowered due to lower floor level at ground floor level to account for changes to Hathersage Road core



Planning Approved South and Courtyard Elevation



Proposed South and Courtyard Elevation

