

Victoria Point: NMA landscape changes summary

Project Number

13476

Date/Time

17 November 2025

Since the project received planning permission, several amendments have been made to the landscape proposals. A summary of the changes is provided below

In **Zone 1: The Frontage**, the updated proposals include the expansion of planting beds along the façade of Block 5, together with additional tree planting, in order to provide a greener outlook from the student studios. In addition, two new tree planters have been introduced to the front of Block 6 to further enhance the quality of the retail frontage.

In **Zone 2: The Spine**, the proposed benches have been re-arranged and increased in number in front of Blocks 2 and 3, positioned so that they do not sit directly outside student studio windows. The tree planters in front of Block 4 have been adjusted to widen DDA access and to create a clearer entrance point, while the placement of trees has been carefully considered to maintain a green outlook. In addition, an instant privacy screen is proposed along the existing boundary fence beside Block 4.

In **Zone 3: The Recreation Gardens**, the hard landscaped areas have been reconfigured to provide dedicated spaces for outdoor activities linked to the internal uses. This includes a yoga spill-out area adjoining the yoga studio and a gym spill-out area, with line markings to be applied to the resin-bound gravel surface. Moveable green screens have been introduced to define the boundary of spill out zones, while also providing privacy and screening. Tensile canopies have also been added to provide shelter and flexibility of use.

In **Zone 4: The Social Courtyard**, the layout has been slightly adjusted to accommodate changes to the surrounding buildings and to integrate with the requirements of the underground sprinkler tank. Stepped access has been introduced to the fire exit at Block 3, and a new retaining wall has been added along the perimeter of Block 3. The soft landscaping has been extended to respond to the level change between Blocks 3 and 4, creating opportunities for terraced seating within raised planters. A stage area has also been introduced to provide flexible use for events and activities. Tensile canopies have been incorporated to ensure the courtyard can be used throughout the year.

In **Zone 5: The Study Gardens**, the layout has been slightly adjusted to accommodate the level change between Block 2 and the courtyard. New stepped access has been introduced to the fire exit at Block 2. The garden has been reorganised to create two distinctive zones for group study, with a canopy introduced over one of the zones to provide shelter and allow for flexible use throughout the year.

In **Zone 6: Garden Courtyards**, the layout of the courtyard immediately adjacent to Block 6 has been amended to accommodate a dining table for more formal events.

In **Zone 7: Habitat Area**, no changes have been made to the previously approved landscape proposals.

The number of existing retained trees remains unchanged in order to meet Biodiversity Net Gain (BNG) requirements.

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