Victoria Point Manchester

Empiric Student Property PLC
Block 1 - Design & Access Statement

19/09/2025
Issue 01

bell phillips

Executive Summary

This design and access statement has been prepared to support an application to the existing ‘Block 1’ at Victoria Point.

The changes being proposed are as follows:

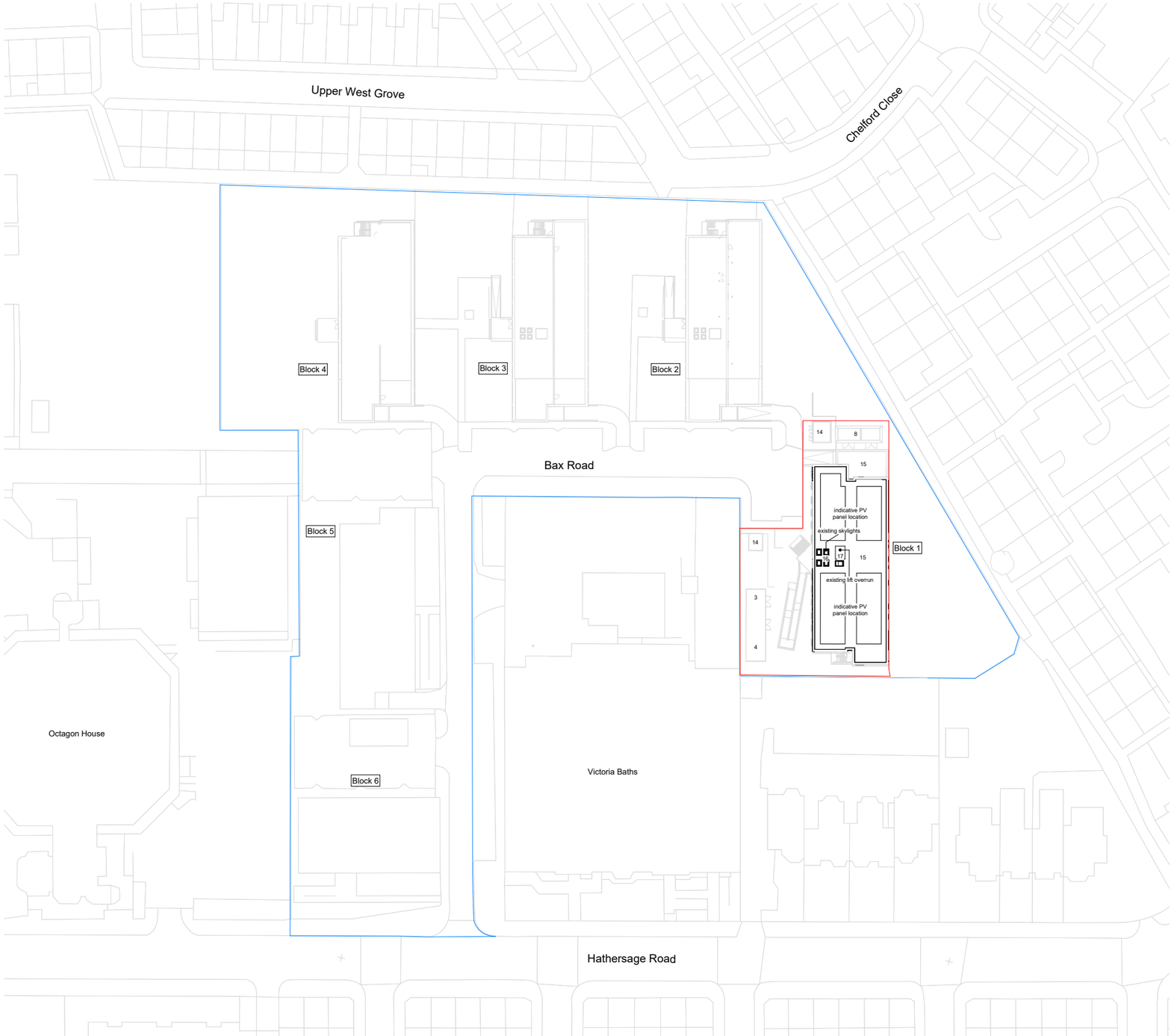
- Improvements to external fabric and appearance
- Improvements to existing fire safety arrangements

This application is independent of the consented application 139987/FO/2024.

The existing block 1 has an external envelope constructed from white brick with areas of High Pressure Laminate cladding integrated with the window assemblies. The windows are fixed with tall side hung ‘vents’ that provide ventilation to the units. The roof and car park roof have no parapet and recent investigations have identified the following issues:

- the condition of the roof is at the end of its life and should be replaced
- there are leaks within the basement area that require remediation
- the fire risk assessment has identified ‘intolerable’ risks to the external facade construction and requires short term attention under the BSA 2022 regulations

Given the condition of the existing blocks, ESP wish to bring forward changes to this block



Space key:

application boundary

wider Victoria Point site

Existing

Existing Block 1
Site Photos

These photos are from various angles looking towards Block 1.

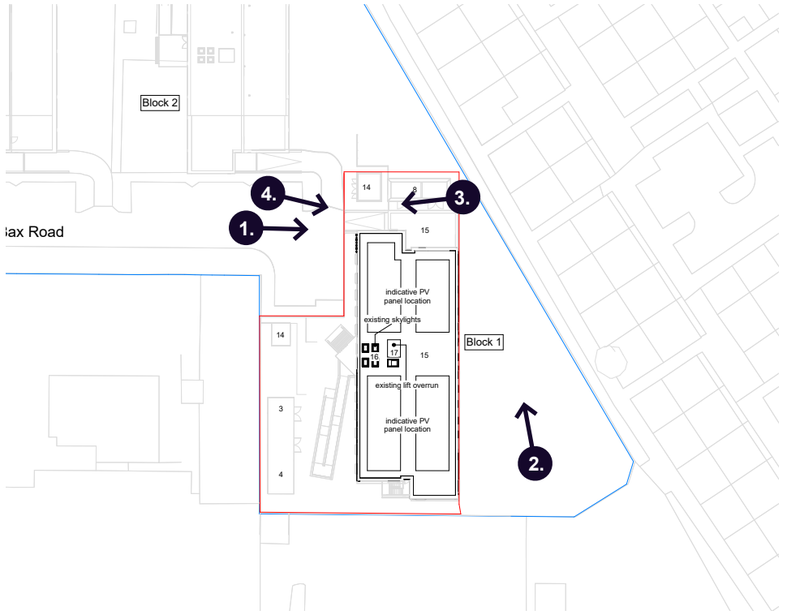
Block 1 sits at the south-eastern corner of the site. It sits to the north of the site boundary wall which backs on to 42 Hathersage Road. To the east of the building is a triangular corner of visual amenity. Beyond this is a footpath connecting Hathersage Road with Chelford Close. To the west of the site is the back of Victoria Baths, a Grade 2 listed building.



1. View of the end of the block towards the car park entrance



2. View to the rear of the block





3. View of the dilapidated flat roof to the car park

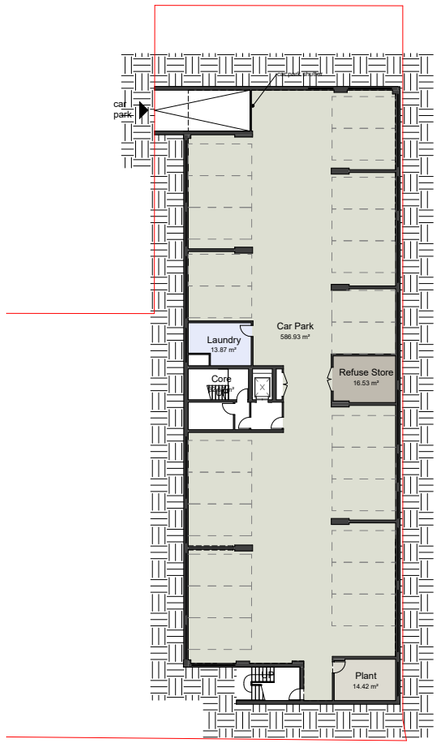


4. View of the side elevation

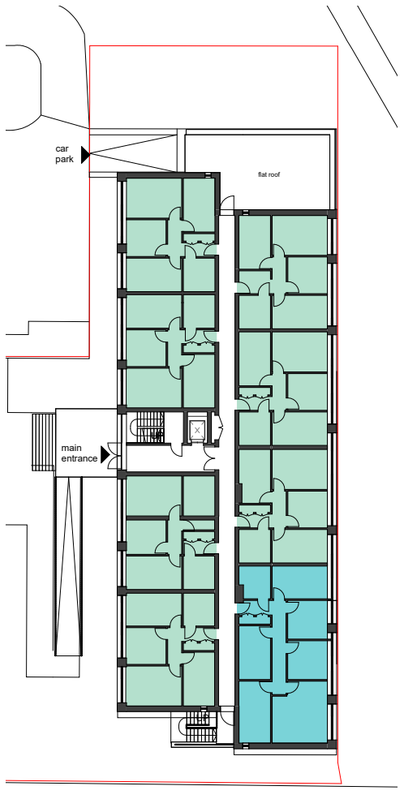
Existing Block 1
Plans

The existing block accommodates the following:

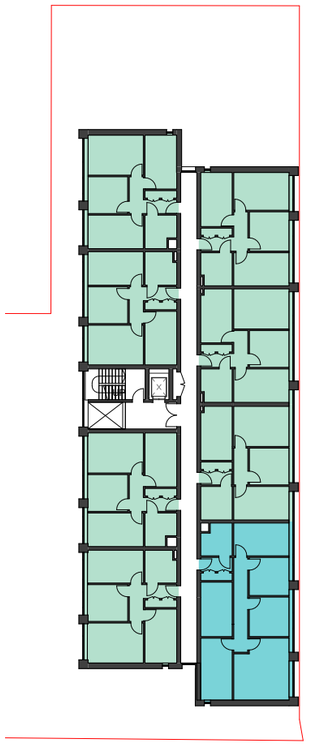
- 24 parking spaces within its half level basement
- a small laundry room at half level basement
- a small plant room and bin store at half level basement
- 22 x 3 bed student apartments
- 8 x 4 bed student apartments



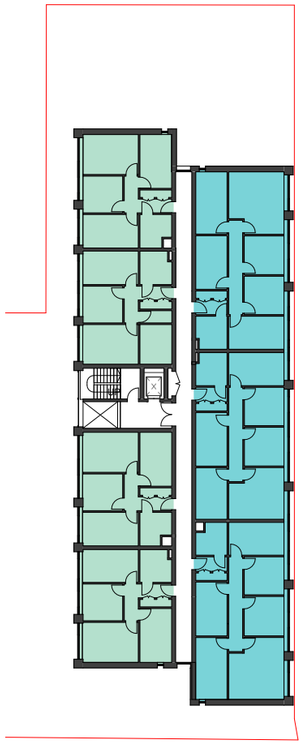
Existing Basement Level



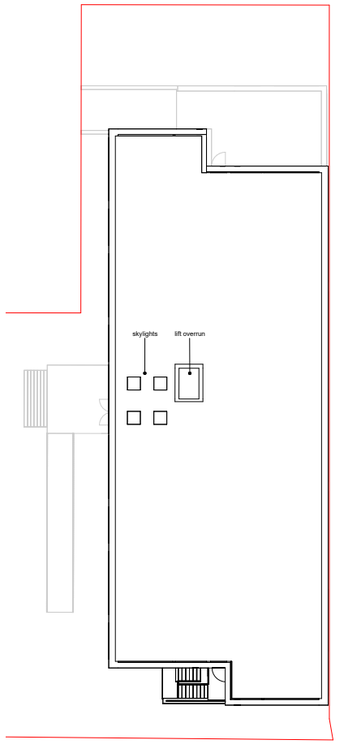
Existing Ground Floor



Existing First Floor



Existing Second-Third Floor



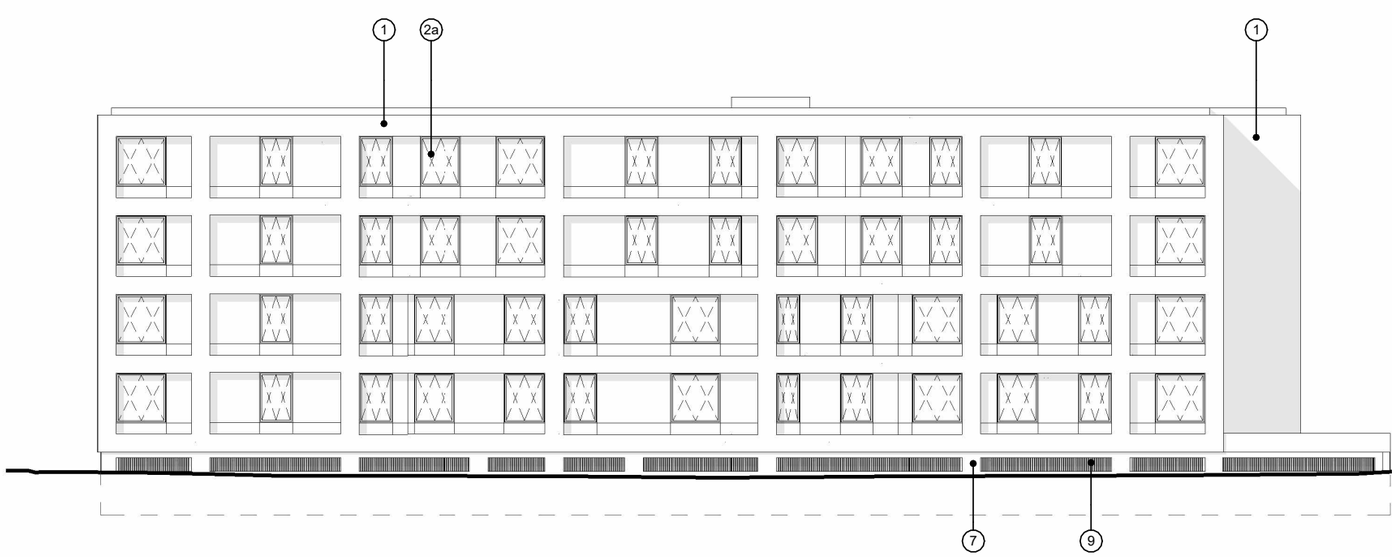
Existing Roof

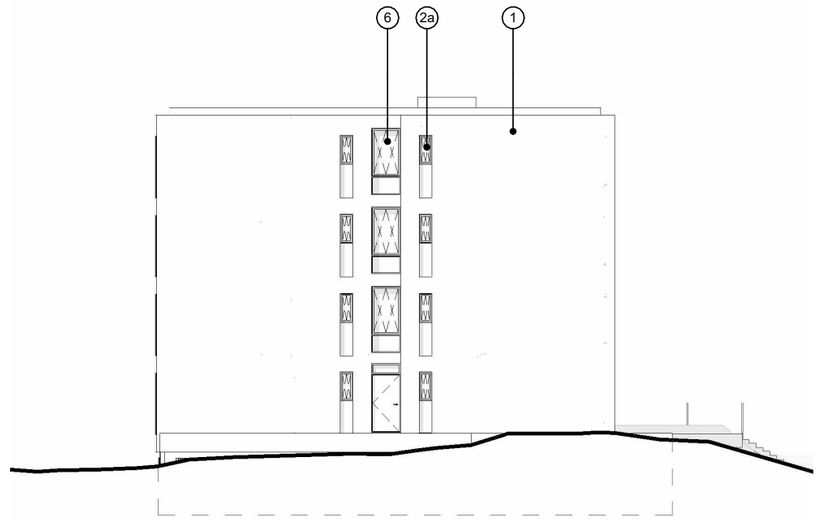
Existing Block 1
Elevations

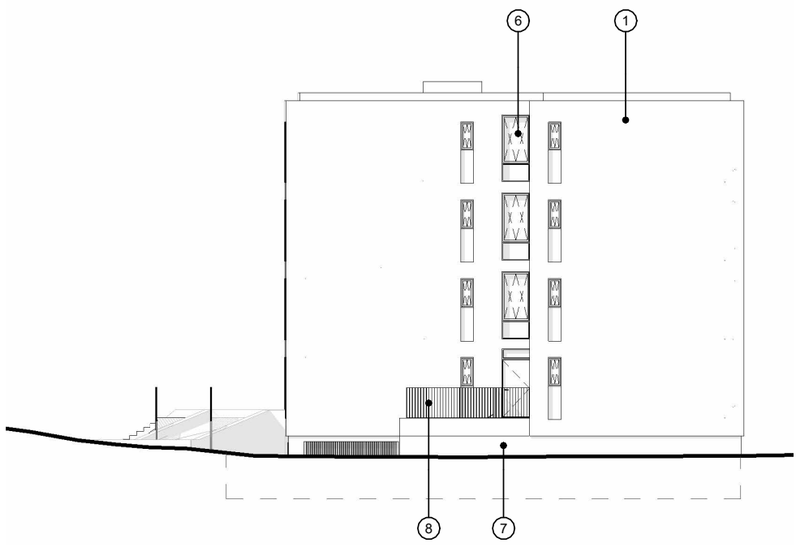
please refer to drawing set for key reference

EXISTING MATERIAL KEY:

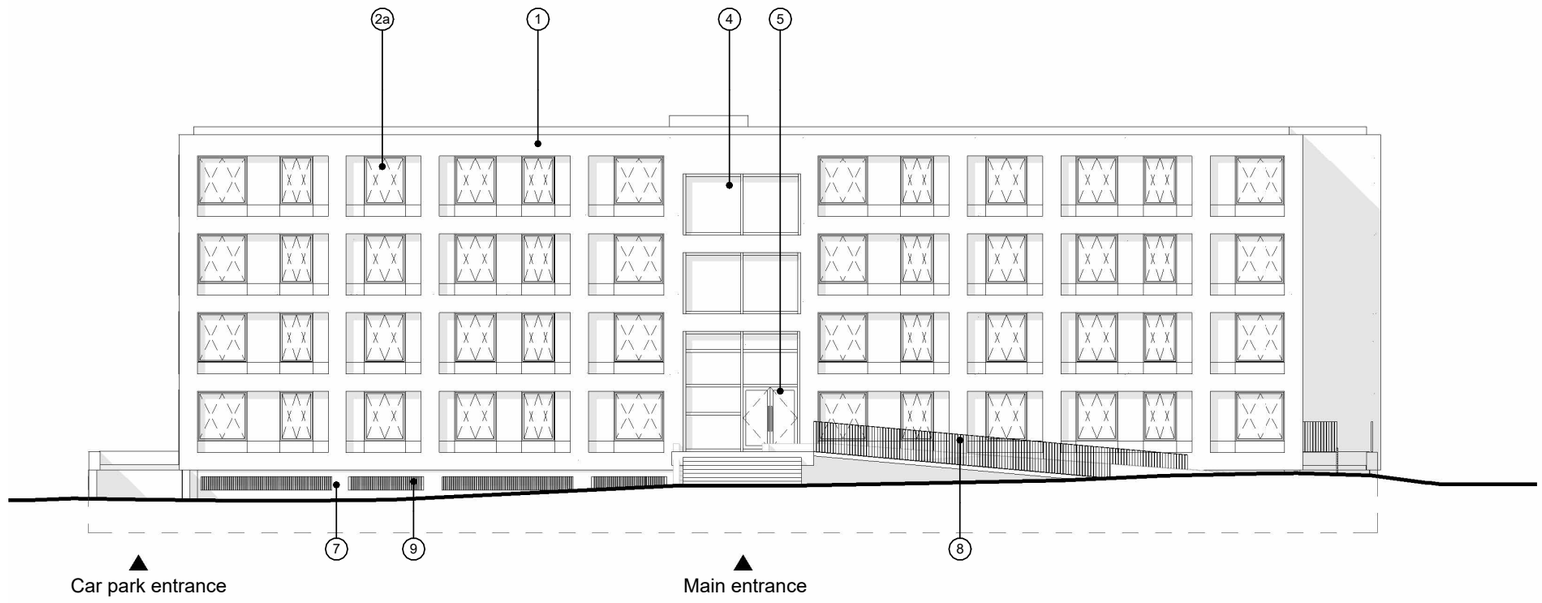
1. White facing brick
2a. Glazed unit with timber laminate infill panels and integrated vents
2b. Timber laminate panels
3a. Glazed unit with Trespa infill panels and integrated vents
3b. Trespa panels
4. Double glazed curtain wall
5. Double glazed entry door
6. Double glazed window/AOV
7. In-situ cast fairfaced concrete
8. Galvanised steel railing
9. Galvanised steel guarding







3 Existing South Elevation
1 : 200



4 Existing West Elevation
1 : 200

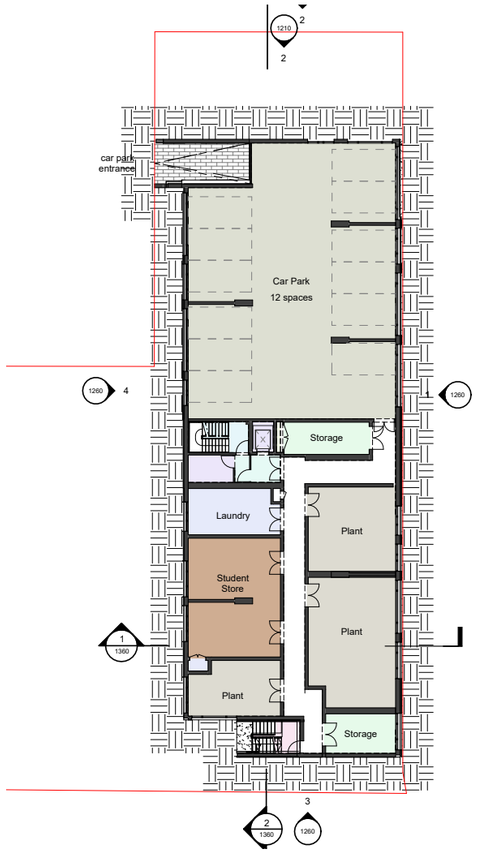
Refurbished

Refurbished Block 1
Plans

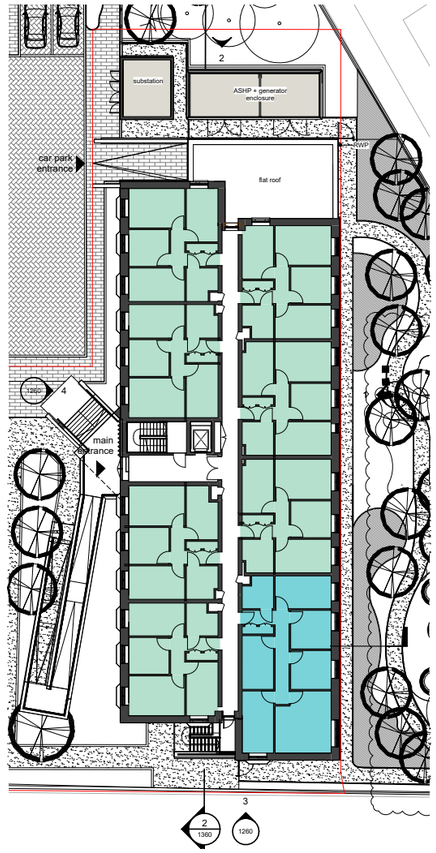
The refurbished block accommodates the following:

- 12 parking spaces within its half level basement
- a revised basement layout for additional plant and services
- a new laundry room
- refurbished 22 x 3 bed student apartments with all internal arrangements remaining unchanged
- refurbished 8 x 4 bed student apartments with all internal arrangements remaining unchanged
- new windows and external envelope
- a taller parapet to ensure safe maintenance access

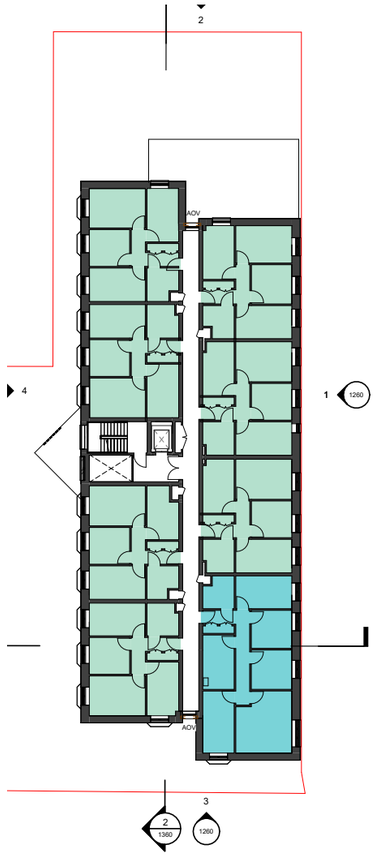
In order to improve the thermal fabric and energy performance of the block and to further the lifespan of the scheme, the building services is being replaced which requires additional plant rooms. These are principally located within the basement with an external plant enclosure provided to the north of the block.



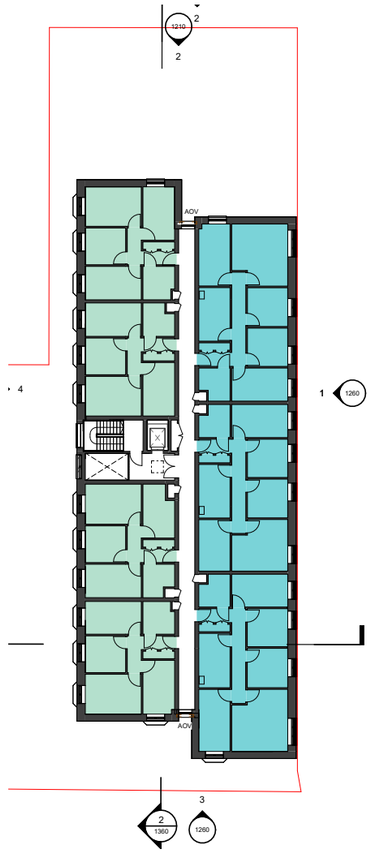
Proposed Basement Level



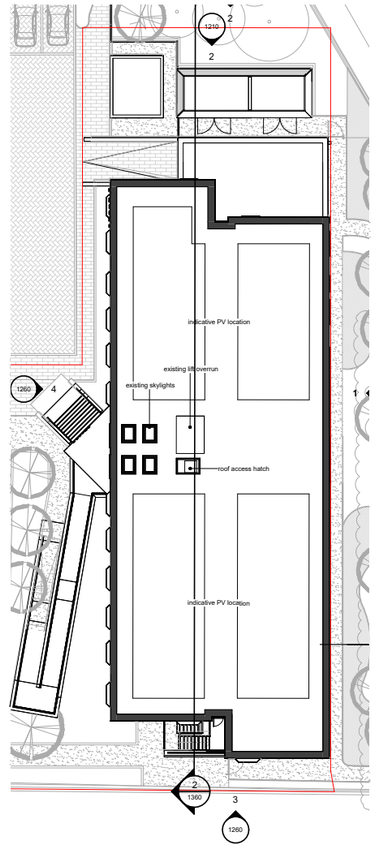
Proposed Ground Floor



Proposed First Floor



Proposed Second-Third Floor

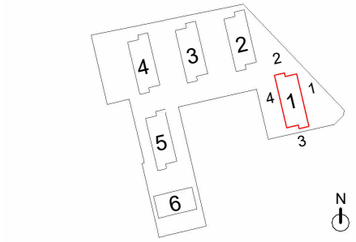


Proposed Roof

Refurbished Block 1
Elevations

These improvements will:

- Retain the locations of the windows, albeit some adjustment is made owing to the new spandrel and overall window aperture size
- improve the overall thermal performance of the block
- See the replacement of the existing PIR insulation with non-combustible insulation
- Remediate the existing fabric to provide a fully compliant building envelope
- See the replacement of the existing roof as this is at its end of life



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
4a. Brick type D (Olive Green Glazed or similar approved) in stretcher bond
4b. Brick type D laid at 45° to create serrated wall / seating
5a. Brick type E (Marine Glazed or similar approved) in stretcher bond
5b. Brick type E 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)

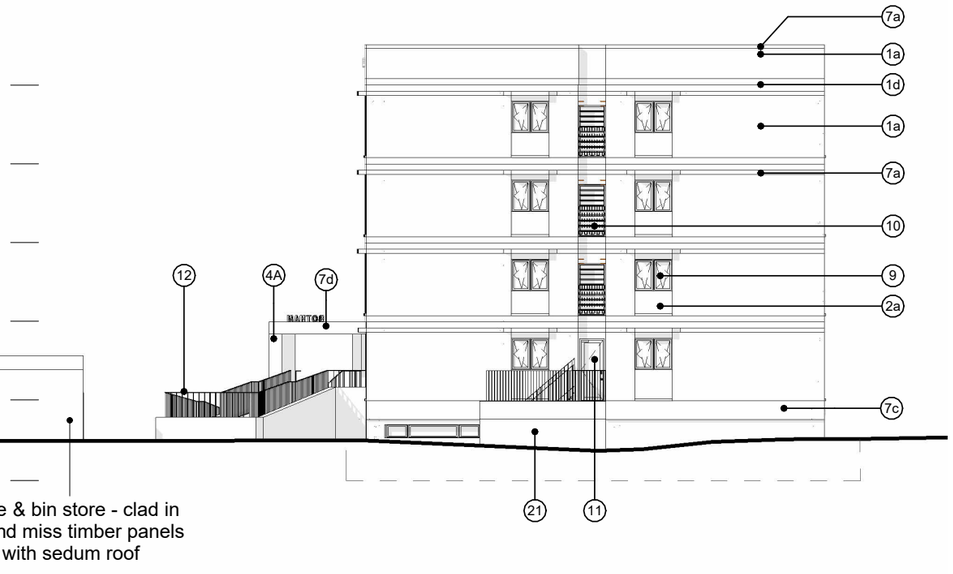
8. Precast pigmented soffit cladding to entrances (colour: Cheshire Red)

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

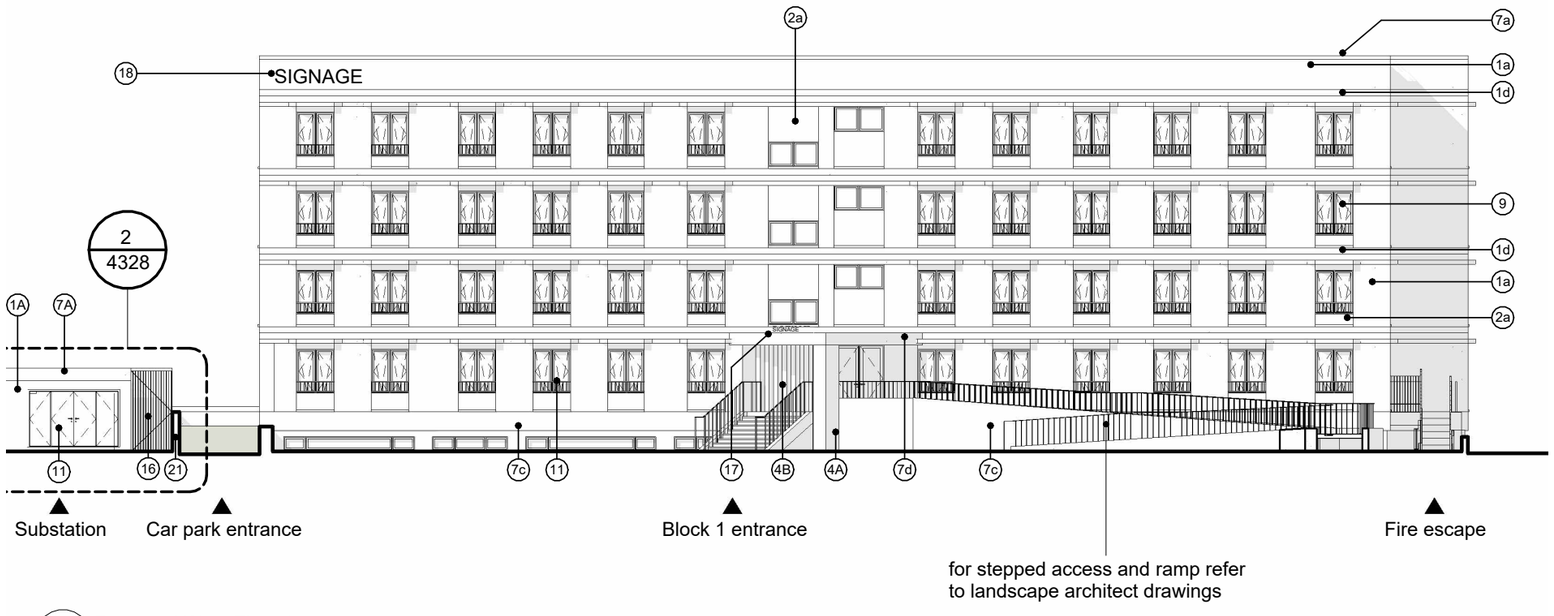
12. PPC metal railing (RAL 3005)
13. PPC metal louvre (RAL 3005)
14. PPC metal plant screen (RAL 3005)
15. PPC solid metal panel (RAL 3005)
16. PPC metal entrance gate / fence with diagonal frame (RAL 3005)
17. PPC metal signage (RAL 3005)
18. PPC metal illuminated signage (colour and appearance TBC)
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)

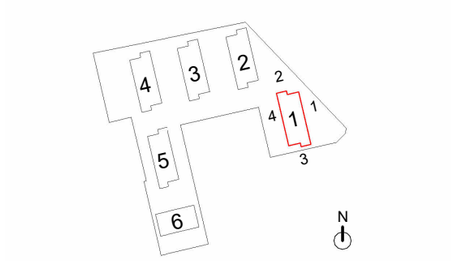


3 Proposed South Elevation
1 : 200



4 Proposed West Elevation
1 : 200

Refurbished Block 1
Elevations



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
4a. Brick type D (Olive Green Glazed or similar approved) in stretcher bond
4b. Brick type D laid at 45° to create serrated wall / seating
5a. Brick type E (Marine Glazed or similar approved) in stretcher bond
5b. Brick type E 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)

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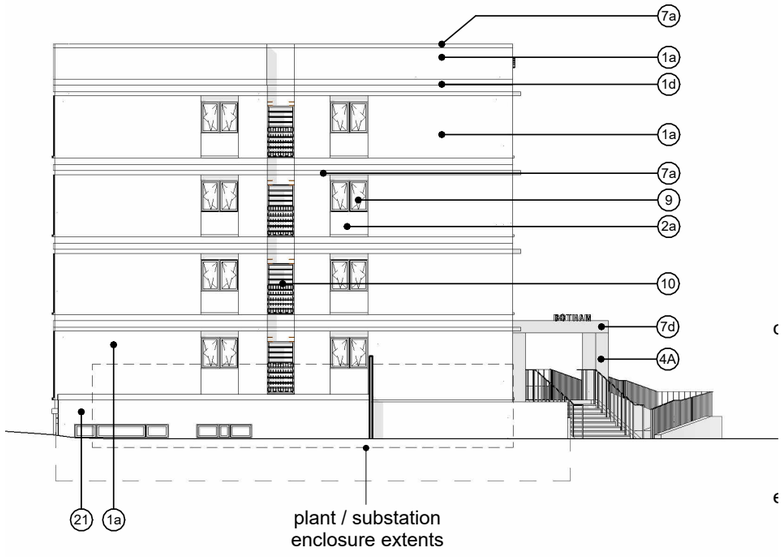
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17. PPC metal signage (RAL 3005)
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19. PPC rainwater goods (RAL 3005)
20. PPC perforated metal panel (RAL 3005)

21. Mineral paint (colour: light red)

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



1 Proposed East Elevation
1 : 200



2 Proposed North Elevation
1 : 200

Refurbished Block 1
Bay Study

The materiality of the block takes inspiration from the Manchester industrial and institutional heritage buildings.

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, all windows facing south or west 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.

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)

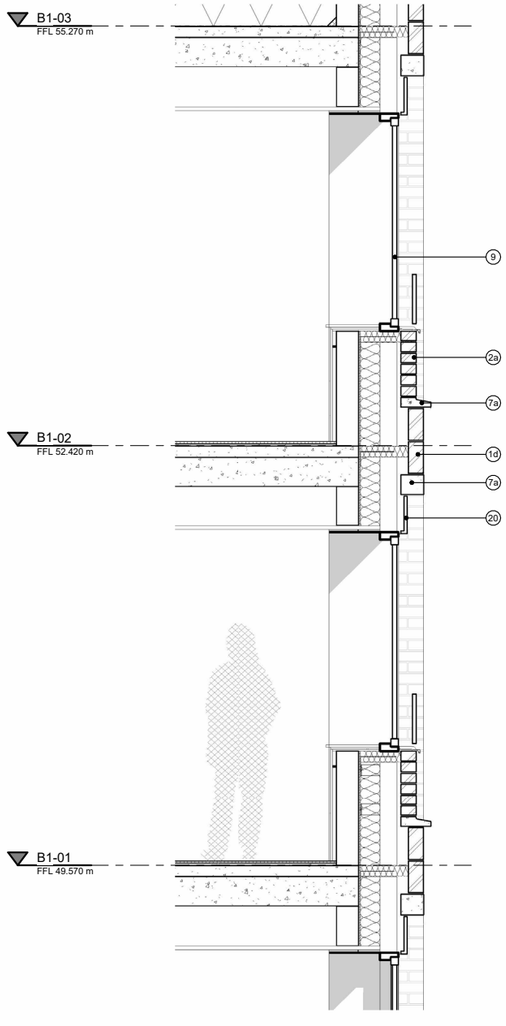
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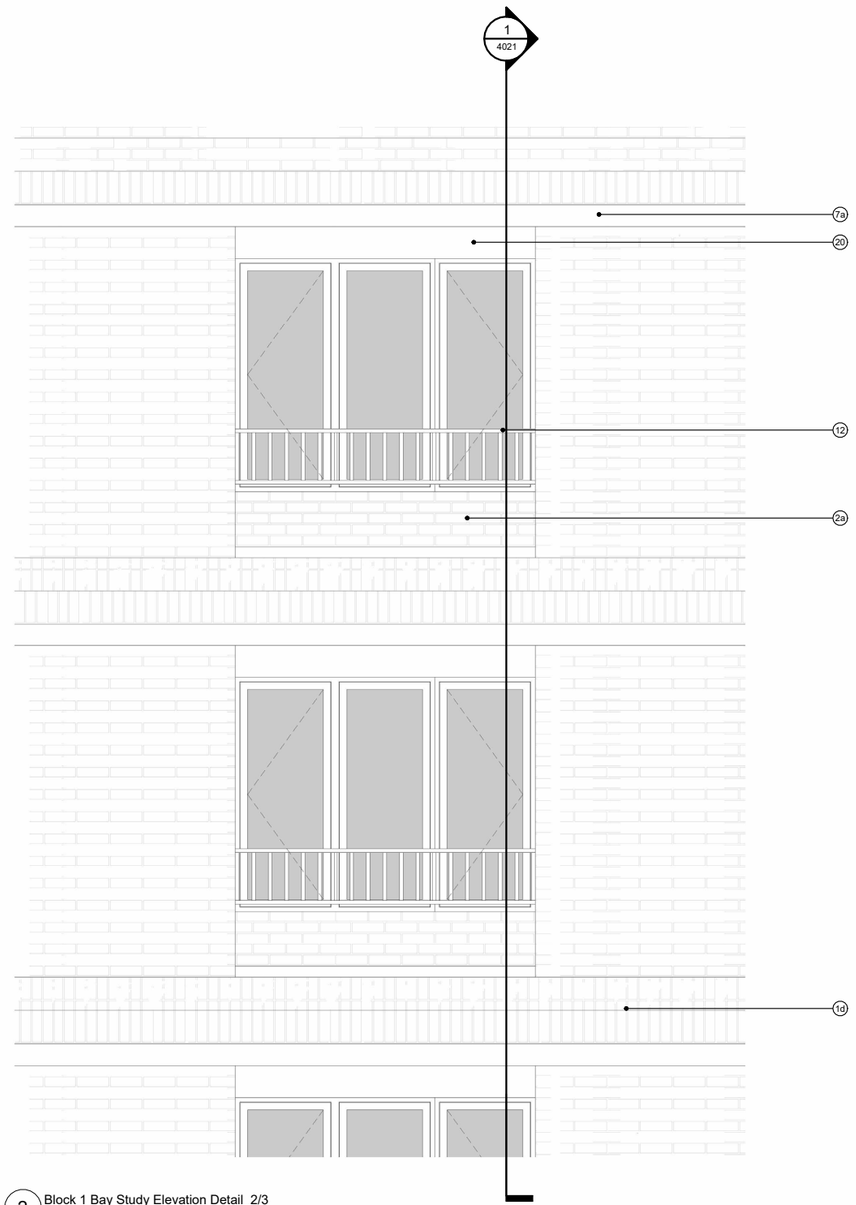
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12. PPC metal railing (RAL 3005)
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18. PPC metal illuminated signage (colour and appearance TBC)
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20. PPC perforated metal panel (RAL 3005)

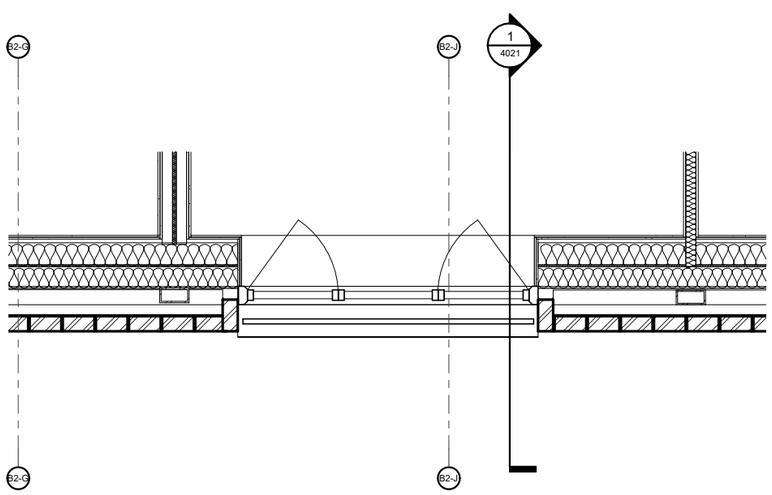
21. Mineral paint (colour: light red)

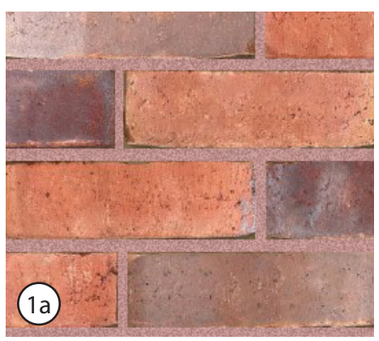
22. Stairs overrun (insulated render finish)
23. Lift Overrun (insulated render finish)





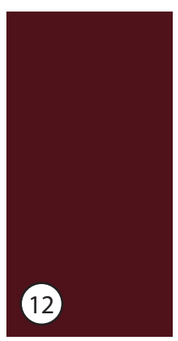
2 Block 1 Bay Study Elevation Detail_2/3
1 : 25











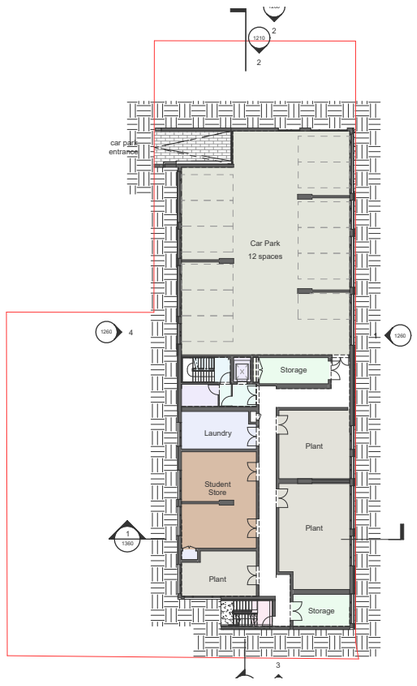
Access Strategy

Access Strategy

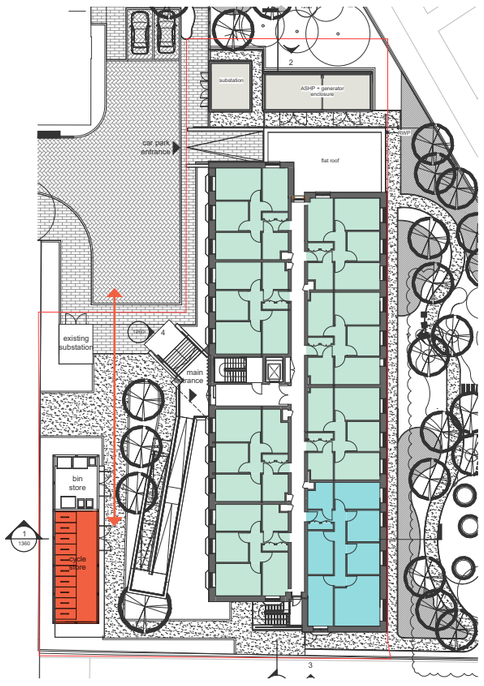
Cycles

An enclosed external cycle store is to be provided which will provide cycle parking for 20 bicycles.

The enclosure will be secure and lockable and is easily accessible to both residential entrance and street.



Proposed Basement Level



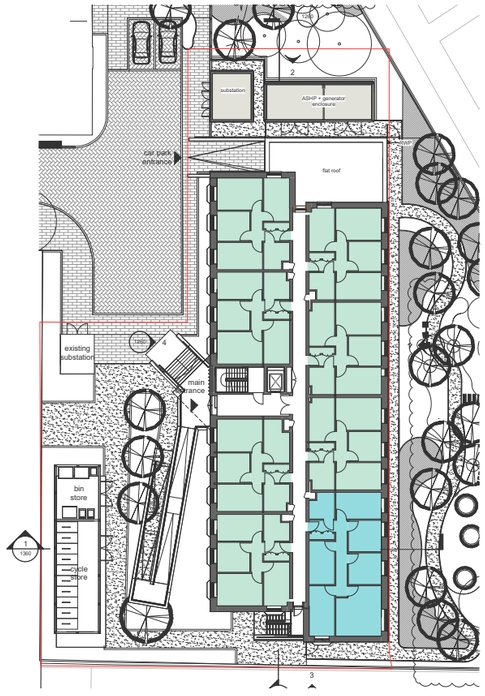
Proposed Ground Floor

Vehicles

Vehicular parking is reduced from 24 spaces to 12 parking spaces within the reduced half level basement.



Proposed Basement Level

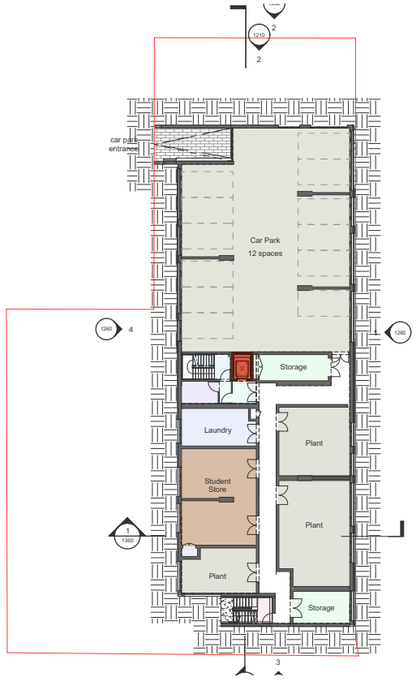


Proposed Ground Floor

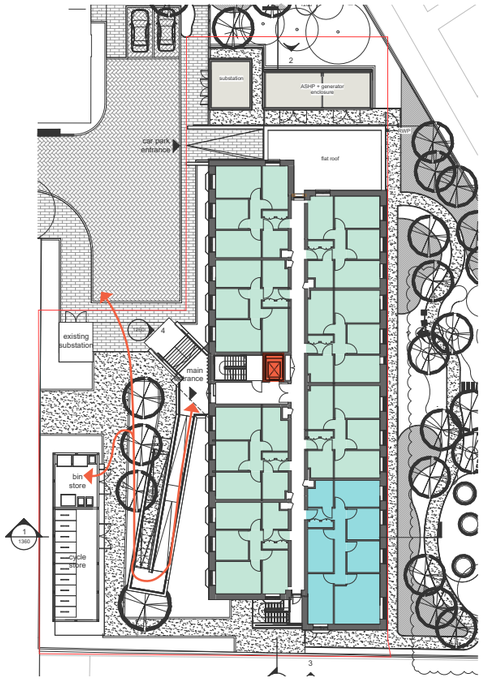
Access Strategy
Inclusive Access

There are no wheelchair accessible units within the existing Block 1 and as this is a refurbishment, no additional wheelchair accessible units are to be provided.

Access remains the same as previously provided with the entrane accessible via a ramp and stair. Lift access is provided to all floors.



Proposed Basement Level



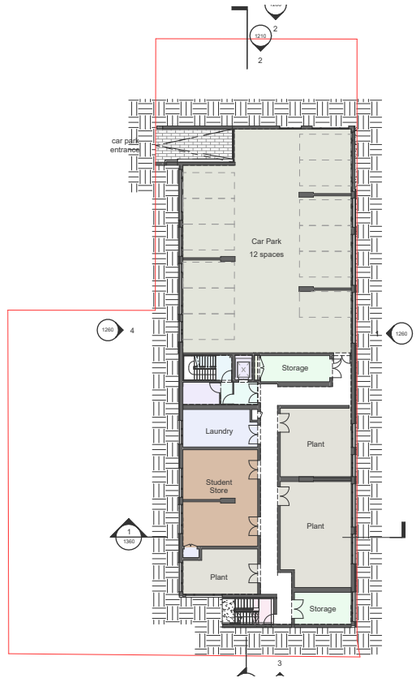
Proposed Ground Floor

Refuse

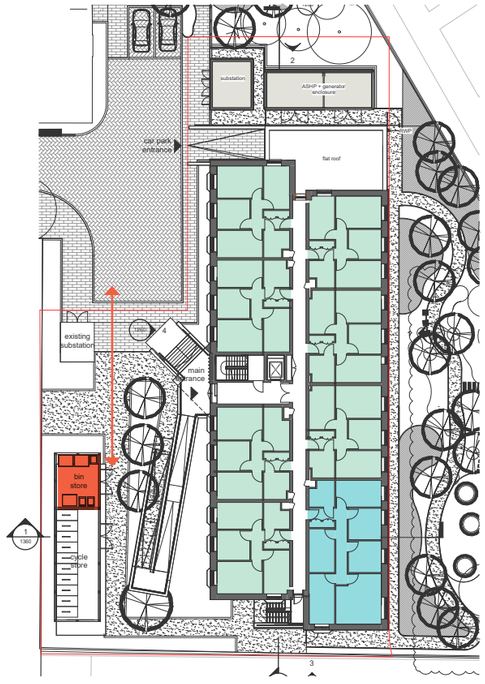
An independent bin store is to be provicded at grade adjacent to the new external cycle store. This bin store is easily accessible from the street and is an improvement from the existing bin store which was located at basement and required operatives to manually wheel the eurobins up the vehicle ramp.

Refuse storage calcuylations 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 for new developments v7.0’.

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



Proposed Basement Level



Proposed Ground Floor

	hab room requirement	total requirement	bin requirement
General	13.75 L/week	1347.5 L	1 x 1100L + 1 x 240L
Recycling 1	11 L/week	1100 L	1 x 1100 L
Recycling 1	11 L/week	1100 L	1 x 1100 L
Food	2.5 L/week	245 L	2 x 240 L

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