Emerging Context
Victoria Point Proposal

Victoria Point Consented Scheme

Planning consent has been secured to redevelop the Victoria Point student housing site. The project sees the retrofit and expansion of Victoria Point, increasing accommodation from 566 to 876 bedspaces (a net uplift of 310 beds). Wherever possible, existing buildings are retained and retrofitted, whilst two new buildings will be added.

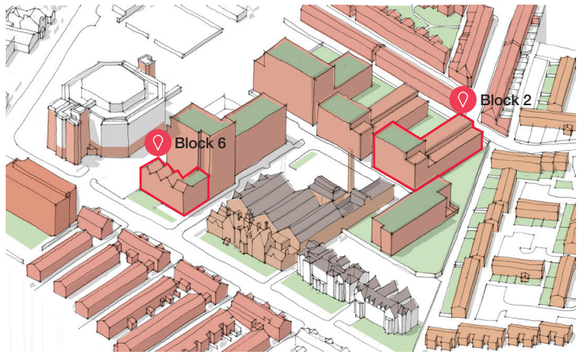
A strong grid of windows will be set deep into new brick facades, reminiscent of historic warehouse buildings. Subtle banding and coloured ceramic detailing echoes that of Victoria Baths nearby. New facilities include a large gym, co-working spaces, staff training facilities and meeting spaces to enhance the development's appeal and sense of community. Generous cycle storage, improved walking connections and landscaping form part of the development's focus on sustainability and wellbeing. The development is targeted to BREEAM Excellent and aims to achieve significant biodiversity net gains.

The masterplan will improve the urban design and placemaking of the site as part of a comprehensive regeneration strategy, and provides the opportunity to:

- Invest in the public realm and streetscape to prioritise pedestrians and cyclists and diminish the dominance of car parking.
- Capitalise on the baths as a destination by creating a new civic space/square to the rear.
- Create a more varied and improved townscape through remodelling the existing 6 buildings.
- Improve the setting of all of the buildings through improvements to the green space and better delineating between public and private spaces.
- Re-address the Hathersage Road frontage to improve the setting of the baths whilst improving the "front door" of Victoria Point.
- Allow for a future connection between Bax Road and Carmoor Road.
- Improve the connectivity between blocks by creating an active street frontage across the site

Block 2 and Block 6

In the consented scheme, Block 2 will be partially retrofitted, with a new facade featuring characterful masonry detailing and a 6 storey addition. Block 6 will be demolished and replaced with a distinctive pitched roof and corner gable built form addressing Victoria Baths.



Aerial illustration of the consented proposal, highlighting Block 2 and Block 6.



Proposal view of new block 6 along Hathersage Road



Proposal view along Bax Road. New block 4 and block 3 entrances shown in foreground left, with retrofit and expansion of blocks 2 and 3 beyond.



Proposal view of new courtyard landscaping between blocks 2 and 3



Proposal view of new Bax Road approach, facing block 3. Block 2 and 3 are identical blocks in the proposed scheme, and are characterised by a partial retrofit and extension.

Technical Overview
Existing Condition

Overview

The application covering the Block 2 and Blocks 6 of the Manchester Victoria Point Site is predicated on the basis that external wall system does not meet the minimum requirements for surface spread of flame for a building of this type and height.

As the building is a residential purpose group (purpose group 1 and 2) and is greater than 11m,table 10.1 of Building Regulations 2010 Approved Document B Fire Safety Volume 1: Dwellings 2019 edition incorporating 2020 and 2022 amendments – for use in England, applies. The reaction to fire performance of external surface of walls should be Class A2-s1, d0 or better.

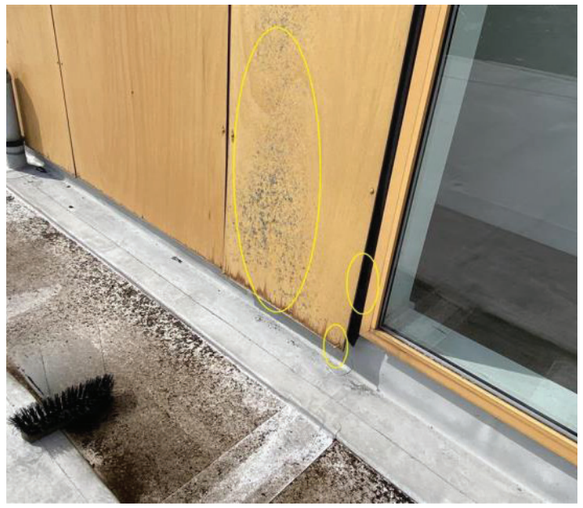
In addition to non-compliance with this requirement, workmanship deficiencies were identified across Block 2 and Block 6.



Photographs of block 2 showing damage to external facade brickwork and areas of High Pressure Laminate across the facade.



Photograph of block 6 showing larger areas of High Pressure Laminate which is not suitable for this building type.













Photographs of block 2 showing roof finish, areas of weakness and damage, and condition High Pressure Laminate facade from Bauder drainage report. High Pressure Laminate not suitable for this building type.

Existing Block 2
Site Photos

These photos are from various angles looking towards Block 2.

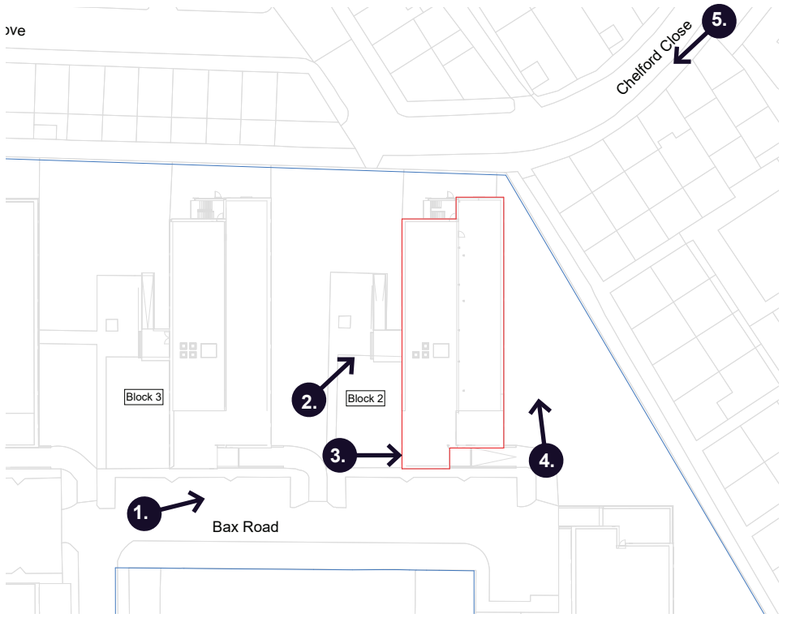
Block 2 is located at the north-eastern corner of the student accommodation campus. To the east of the building is a triangular corner of visual green amenity, and to the west is a courtyard garden and entrance to the block. Along the north-eastern edge beyond the boundary is a footpath connecting Hathersage Road with Chelford Close. To the south of the site is Bax Road which contains extensive car parking and forms the boundary to the back of Victoria Baths, a Grade 2 listed building.



1. View of the end of the block from the car park approach



2. View of the entrance and west elevation





3. Detail photograph showing existing recessed window system with openable vent side panel, clad in HPL (High Pressure Laminate).



4. View of the east elevation and visual green amenity at boundary



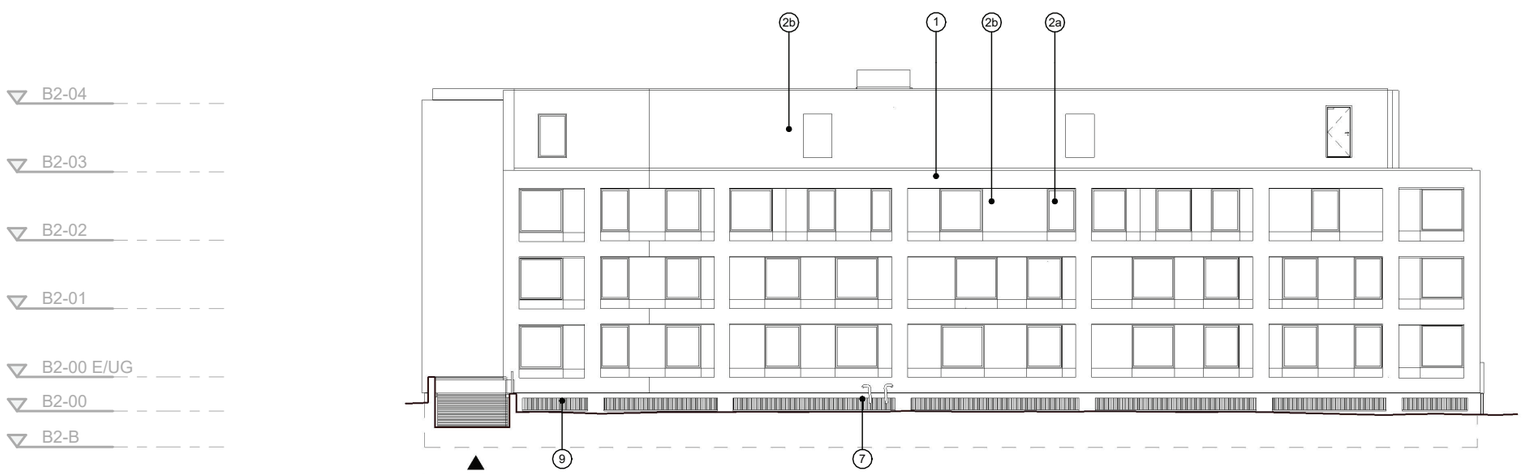
5. View of the north-eastern corner, from Chelford Close

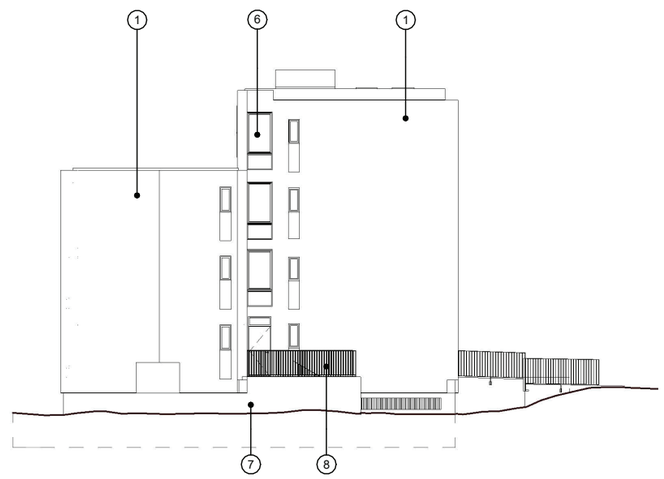
Existing Block 2
Elevations

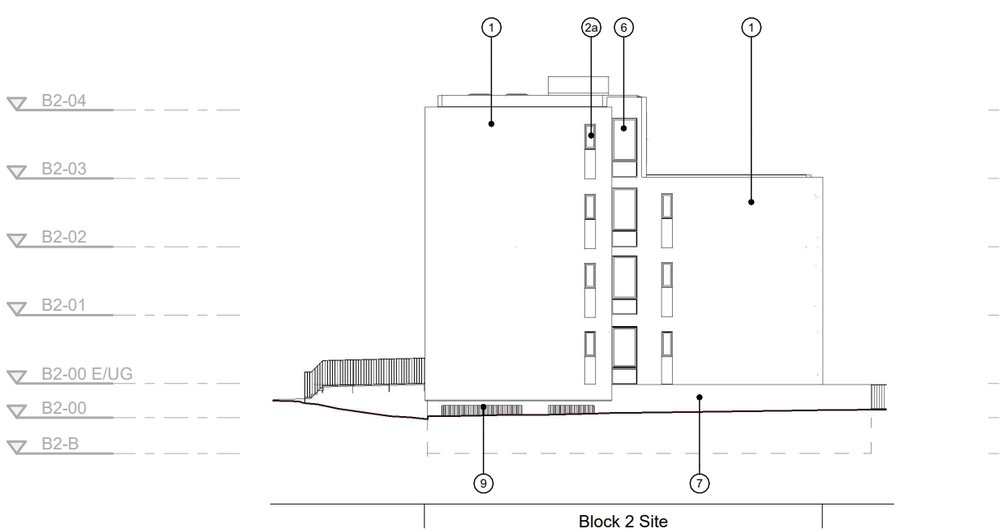
please refer to drawing set for key reference

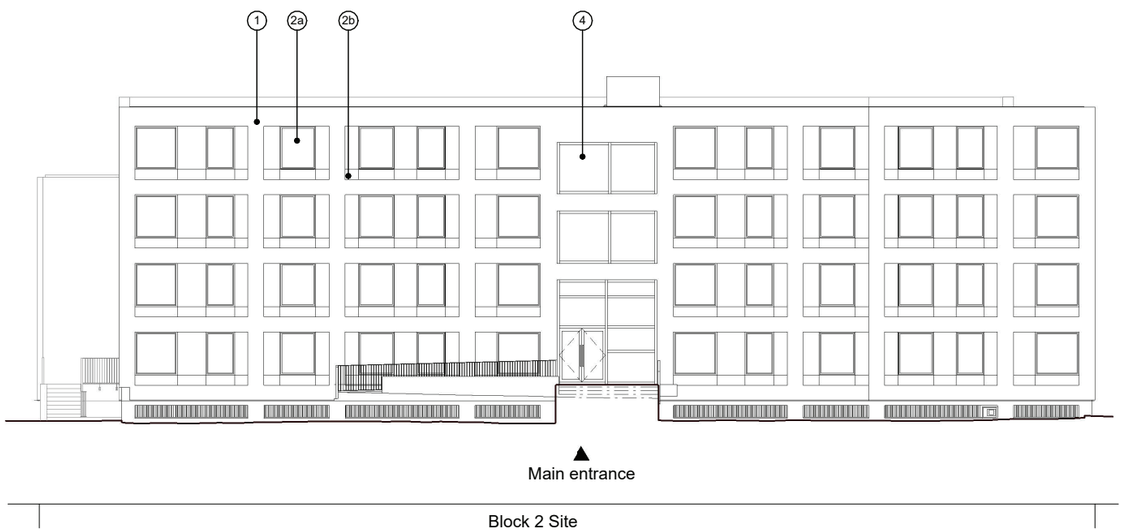
EXISTING MATERIAL KEY:

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
10. Metal sill / soffit plate / coping









Existing Block 6
Site Photo

These photos are from various angles looking towards Block 6.

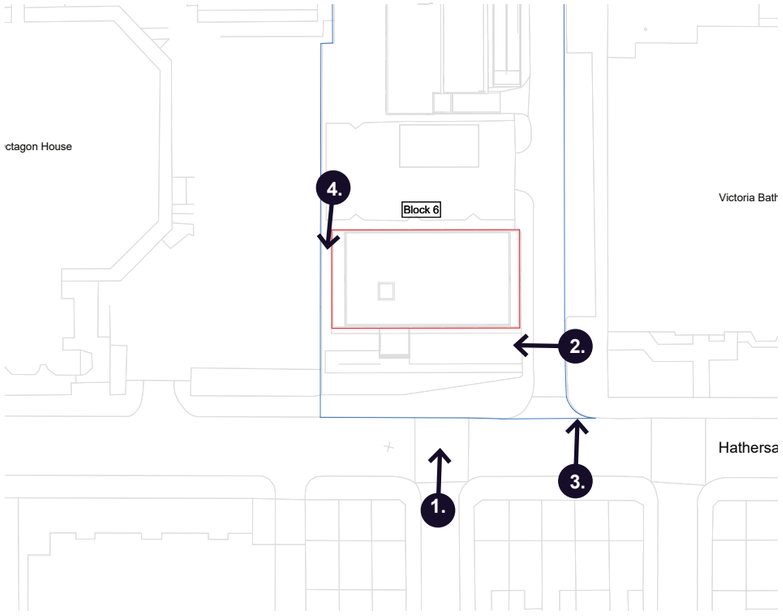
Block 6 is located at the south-western corner of the student accommodation campus. It forms a prominent position along Hathersage Road, adjacent to the Victoria Baths, a Grade 2 listed building, and the entrance to the campus via Bax Road. To the north of the building is a small car park, and similarly to the west of the building beyond the site boundary is another car park.



1. View of south elevation fronting Hathersage Road



2. View of entrance ramp and flank wall from Bax Road





3. View along Bax Road from Hathersage Road, showing prominent relationship with Victoria Baths



4. Detail photograph showing corner window and western boundary, facing Hathersage Road

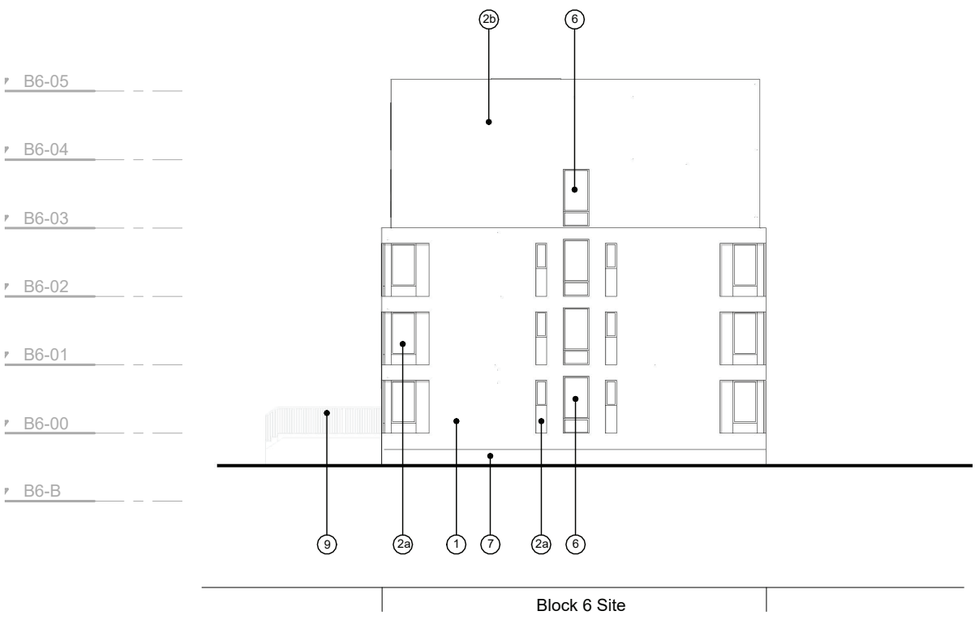
Existing Block 6
Elevations

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
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3a. Glazed unit with Trespa infill panels and integrated vents
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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
10. Metal sill / soffit plate / coping







Proposal

Design Approach
Material Overview

Block 2 and 6 Reclad Approach

In both blocks, existing windows will be retained in order to minimise disruption to existing students. Existing brickwork will be replaced with the same red-multi brick from the consented scheme, and installed using lime mortar so that it can be removed and reused.

Where a light-weight replacement material is required as a meanwhile measure, it is proposed to use a through-coloured fibre cement board similar to that pictured opposite. This system sits on lightweight aluminium rails. The aluminium rails can either be reused elsewhere or fully recycled, and similarly the fibre cement board panels can be reinstalled elsewhere.

As Block 2 will be partially retained, it is proposed to install as much as possible of the final proposed consented scheme now, to minimise construction waste and future requirements for demolition. This sustainable approach protects our vital resources and further minimises future disruption.

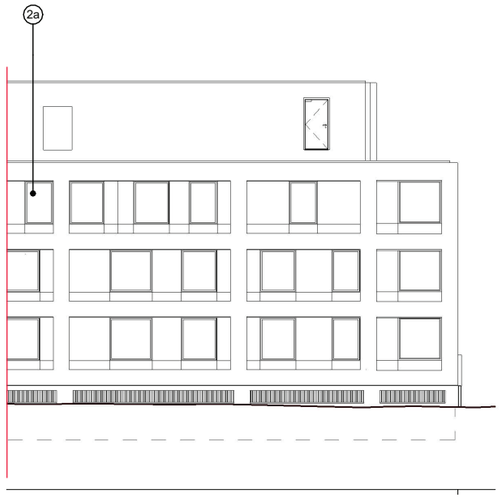
As Block 6 will be fully demolished, the materials will be specified using the same material palette and designed using fully demountable and reusable systems, so that all of these materials can be responsibly removed and reinstalled in the future consented scheme proposals and new buildings. The top two floors of block 6 currently feature a lightweight facade, and as such cannot support brickwork. It is therefore proposed that this is entirely clad in the lightweight fibre cement board, with subtle horizontal bands that nod to the striped stone bands of the adjacent Victoria Baths.

Material Application and Re-usability

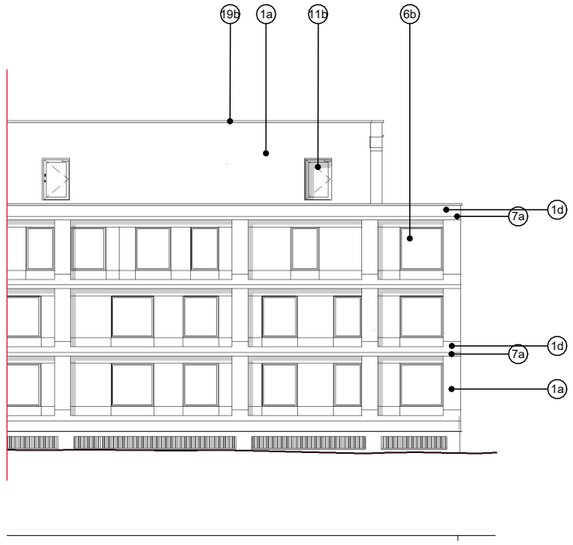
Key materials:
1a. Brick Type A - Harbourne Red Multi or similar approved
2a. Brick Type B - Ruby Glazed or similar approved
6a. Fibre Cement Board - Equitone Natura N359 Ruby, or similar approved
7a. Precast Pigmented Concrete Parapet / Band / Coping in Cheshire Red finish
19b. PPC metal - RAL 3005

The table below summarises current and future material application:

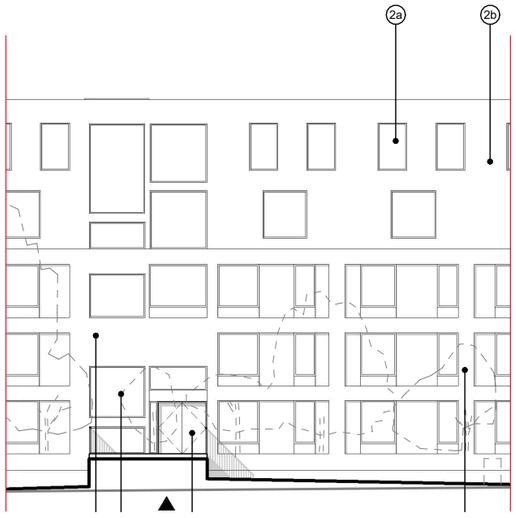
	1a.	2a.	6a.	7b.	19b.
Block 2 (current)	yes	yes	yes	yes	yes
Block 6 (current)	yes	yes	yes	no	yes
Suitable for re-use in Future Consented Proposal	yes	yes	no	yes	yes
Suitable for re-use in other new buildings	yes	yes	yes	yes	yes



Existing Block 2 Elevation Extract
The top floor recess and window surrounds feature high pressure laminate.



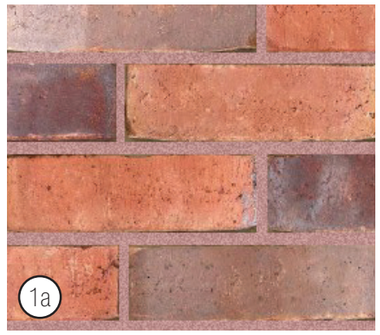
Current Proposal - Block 2 Elevation Extract
Areas of high pressure laminate are replaced with fibre cement board or glazed bricks.
Existing brickwork is replaced with precast banding and brickwork to align with the consented scheme, and can remain in place.

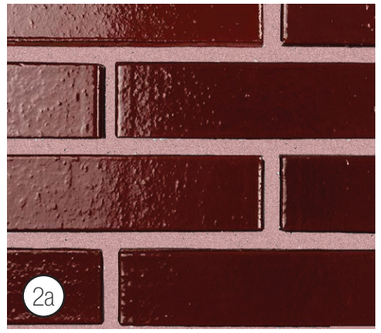


Existing Block 6 Elevation Extract
The top two floors and window surrounds feature high pressure laminate.

Current Proposal - Block 6 Elevation Extract
Areas of high pressure laminate are replaced with fibre cement board or glazed bricks.
Existing brickwork is replaced with the same brick used in the consented scheme and installed with lime mortar, so that it can easily be salvaged and reused.

Key Materials











Design Approach
Material Precedents

The material palette builds on the considered approach to the Victoria Point masterplan consented scheme, which seeks to enhance and improve the setting of the Victoria Baths.

Victoria Point consented scheme material approach

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

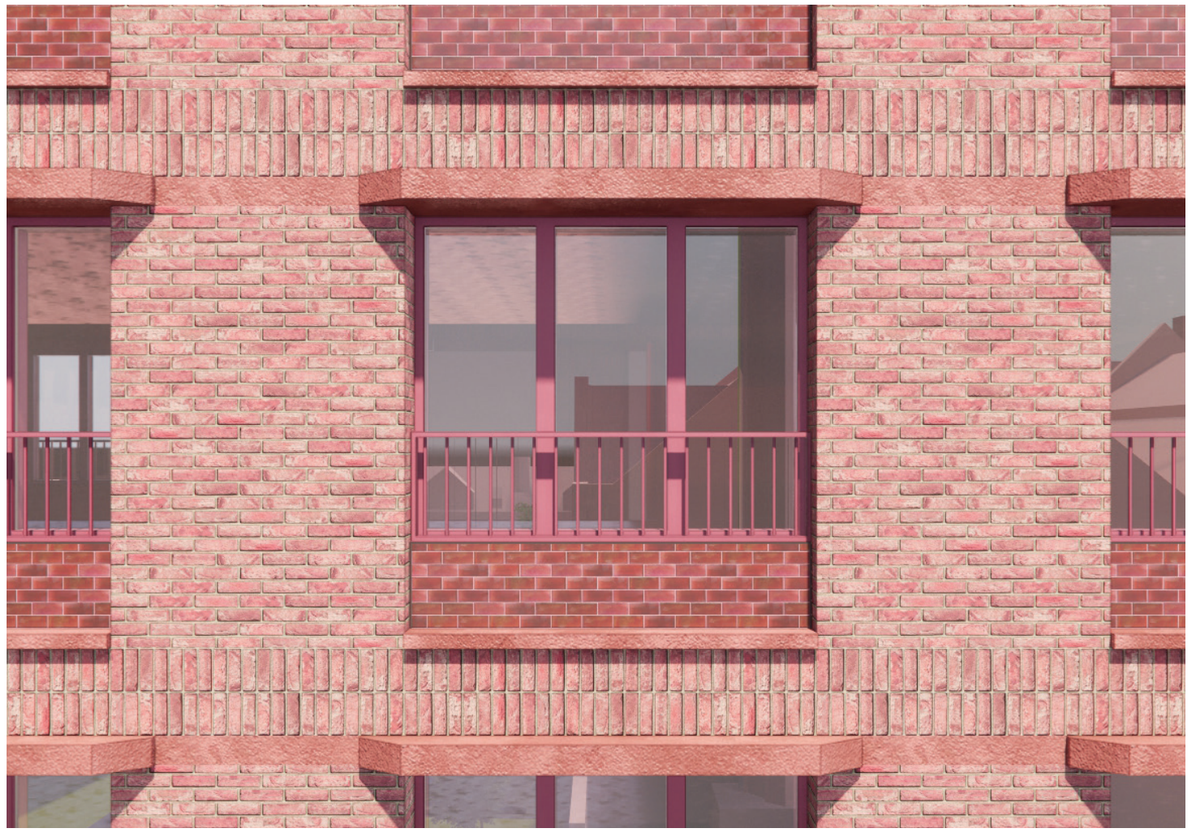
Subtle brickwork detailing is proposed, taking inspiration from both the Victoria Baths banding and the typical brickwork detailing found across Manchester's heritage buildings. Subtle banding, formed from a double soldier course, is proposed. Additionally, all windows facing south or west will feature 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.

The complementary palette of materials can be seen in the illustrative bay study on the right.

Block 2 and 6 material approach

As noted previously, block 2 and 6 will be specified with the same materials as the consented scheme, to ensure that the reclad provides an improved setting to the existing and emerging developments in the area.

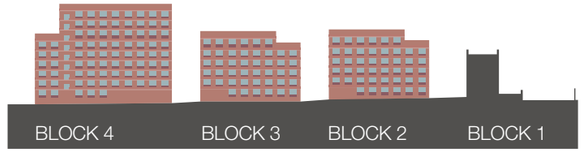
Where masonry cannot be supported and a light-weight reclad material is required, it is proposed to use a through-coloured fibre cement board similar to that pictured in the image of a built scheme on the right.



Consented scheme bay study describing proposed block 1-4 facade materials to be reused in proposed block 2 and 6 reclad: red multi-tone brick in stretcher and soldier courses, tinted precast banding, and ruby glazed spandrel panels below windows.



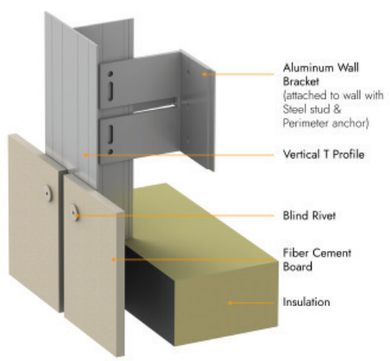
View of Victoria Baths along Bax Road, from rear of block 6, showing stone banding.







Proposed lightweight, fully reusable and demountable material to be used to replace larger areas of high-pressure laminate in proposed block 2 and 6 reclad: fibre cement board in complementary ruby colour tone. Twin House by Graeme Williamson Architects pictured.



Manufacturer's detail, demonstrating mechanical fixings to support a fully reusable facade system

Design Approach

Block 2 Circular Material Approach

Current Proposal

1. Current Proposal Step 1 - Partial Facade Demolition
   - External envelope outer leaf removed entirely.
   - Existing windows retained.
   - Inner leaf retained.

2. Current Proposal Step 2 - Retain and Refurbish Existing Components
   - Existing windows refurbished and re-installed in same positions as before.
   - Inset HPL wall cladding and openable vent cover replaced with lightweight fibre cement board above window sill, and glazed brick slip to match future proposal below sill.
   - Interior layouts remain unchanged with minimal disruption to current resident students.

3. Current Proposal - Completion
   - Precast concrete band and associated masonry support installed to match future proposal.
   - Brickwork in stretcher and soldier bonds installed to match future proposal.
   - Lime mortar used to allow for future proposal brickwork to be dressed in as required.

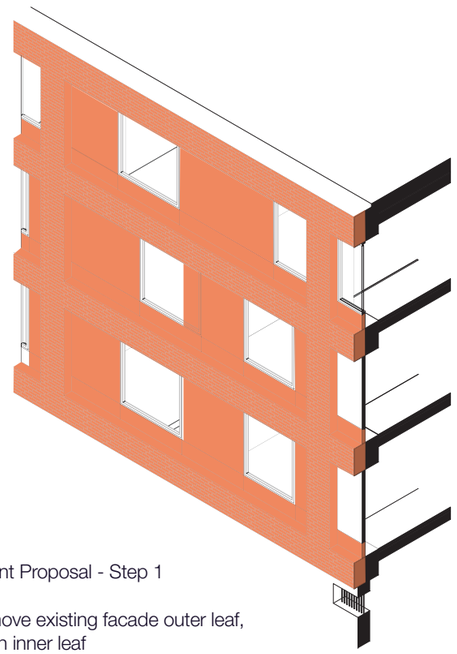
Future Proposal

4. Future Proposal Step 1 - Removal and Reuse
   - Remove and responsibly recycle existing windows.
   - Remove fibre cement board and aluminium rail system, to be made available for re-use in other new buildings.
   - Remove and retain all glazed brick spandrel panels and aluminium rail supports, for re-use across consented masterplan buildings in corresponding positions.

5. Future Proposal Step 2 - Retention and Retrofit
   - Retain precast concrete bands and associated supports.
   - Remove brickwork return from brick piers (lime mortar used) and clean for reuse within future proposal facade.
   - Deep retrofit of interiors.

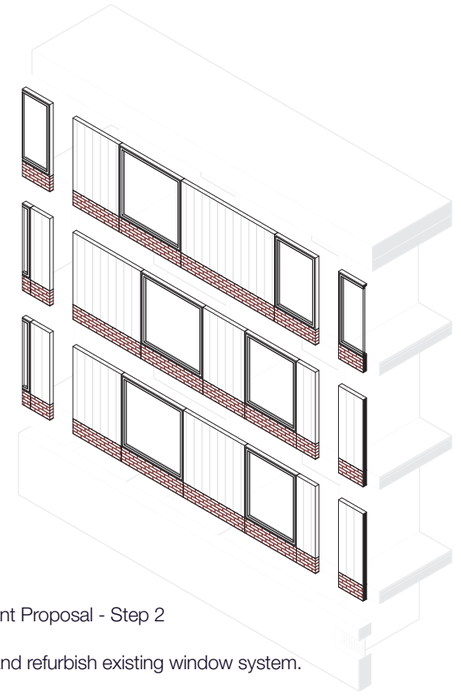
6. Future Proposal - Completion
   - Install remaining facade brickwork and new windows, as captured in consented scheme for Victoria Point.
   - All facade materials demolished to allow for the proposed extension to this block can also be reclaimed and re-installed in this same extension.

Current Proposal (external wall remediation captured in this DAS and planning submission)



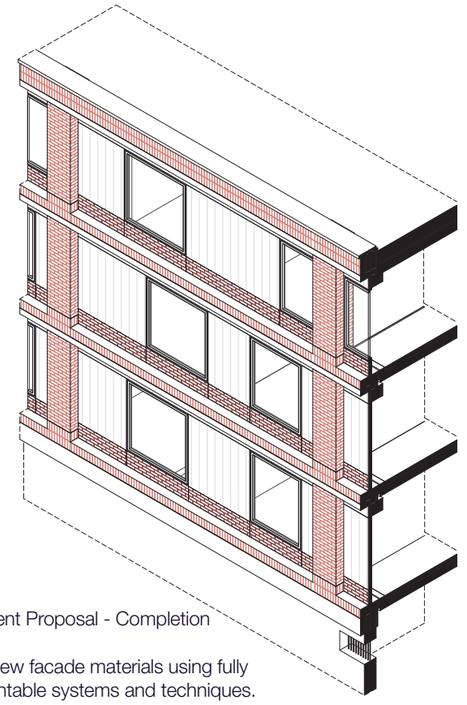
1. Current Proposal - Step 1

Remove existing facade outer leaf, retain inner leaf



2. Current Proposal - Step 2

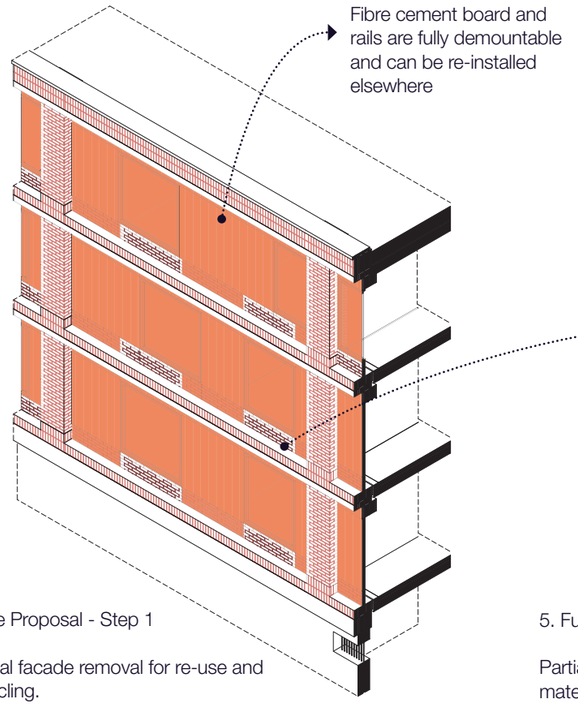
Retain and refurbish existing window system.



3. Current Proposal - Completion

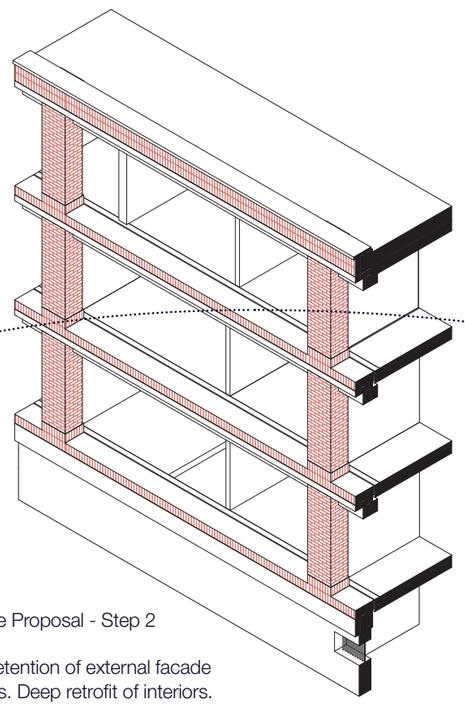
Install new facade materials using fully demountable systems and techniques.

Future Proposal (future deep retrofit and extension within consented Victoria Point masterplan)



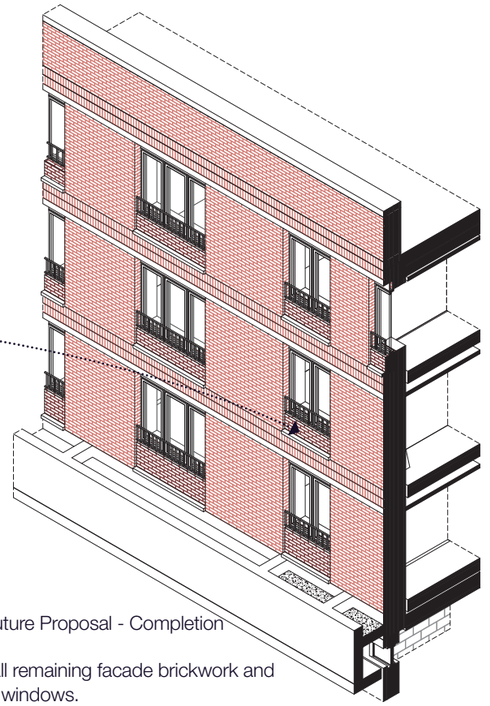
4. Future Proposal - Step 1

Partial facade removal for re-use and recycling.



5. Future Proposal - Step 2

Partial retention of external facade materials. Deep retrofit of interiors.



6. Future Proposal - Completion

Install remaining facade brickwork and new windows.

Design Approach

Block 6 Circular Material Approach

Current Proposal

1. Current Proposal Step 1 - Partial Facade Demolition
   - External envelope outer leaf removed entirely.
   - Existing windows retained.
   - Inner leaf retained.

2. Current Proposal Step 2 - Retain and Refurbish Existing Components
   - Existing windows refurbished and re-installed in same positions as before.
   - Inset HPL wall cladding and openable vent cover replaced with lightweight fibre cement board above window sill, and glazed brick slip to match future proposal below sill.
   - Interior layouts remain unchanged with minimal disruption to current resident students.

3. Current Proposal - Completion
   - Brickwork installed in stretcher bond to complete facade.
   - Lime mortar used to be able to fully reclaim all brickwork in future proposal

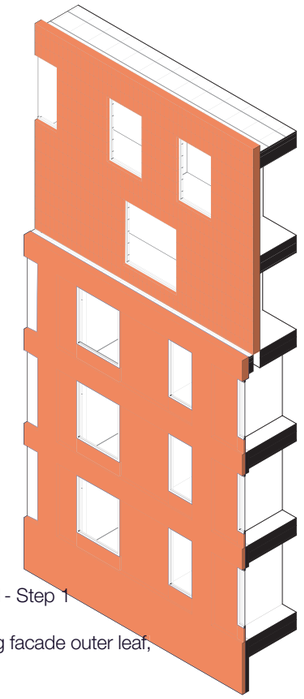
Future Proposal

4. Future Proposal Step 1 - Full Demolition
   - Remove and responsibly recycle existing windows.
   - Remove fibre cement board and aluminium rail system, to be made available for re-use in other new buildings.
   - Remove and retain all glazed brick spandrel panels and aluminium rail supports, for re-use across consented masterplan buildings in corresponding positions.
   - Remove and clean up all brickwork for re-use across consented masterplan buildings (lime mortar used).
   - Other demolition waste to be reviewed for re-usability.

5. Future Proposal - Block 6 Completion
   - Future facade proposal to utilise salvaged brickwork from current proposal, and/or:

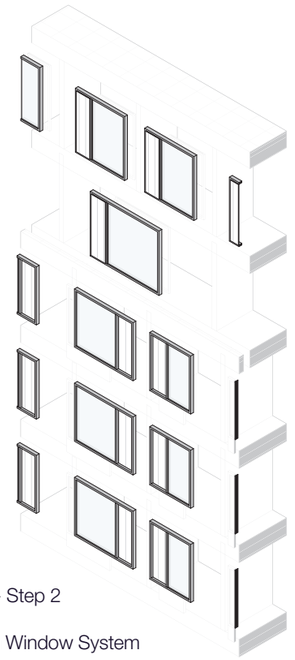
6. Future Proposal - Block 1-4 Completion
   - Future blocks 1-4 to utilise salvaged brickwork.
   - Future blocks 1-4 to utilise glazed brick spandrel panels and support rails, as captured in consented scheme.

Current Proposal (external wall remediation captured in this DAS and planning submission)



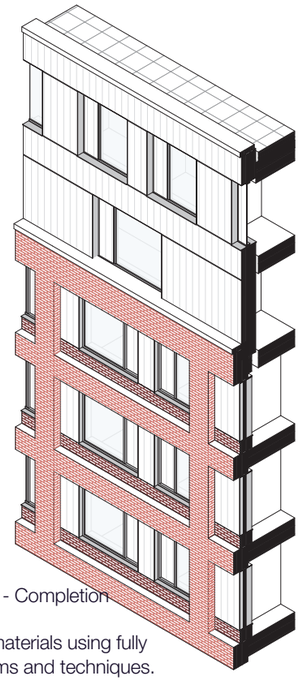
1. Current Proposal - Step 1

Remove existing facade outer leaf, retain inner leaf



2. Current Proposal - Step 2

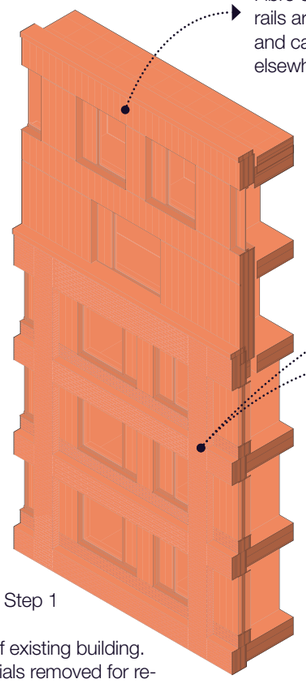
Retain and Refurbish Window System



3. Current Proposal - Completion

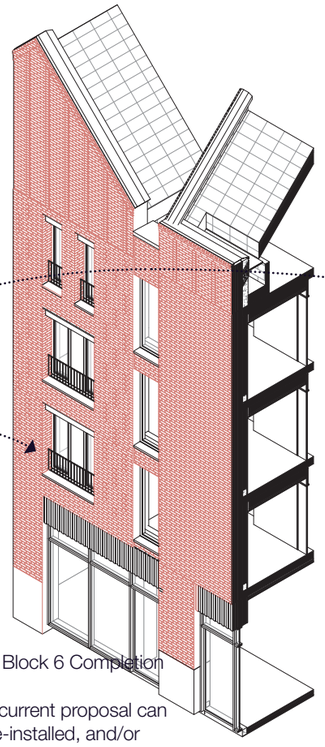
Install new facade materials using fully demountable systems and techniques.

Future Proposal (full demolition and material re-use in new buildings within consented Victoria Point masterplan)



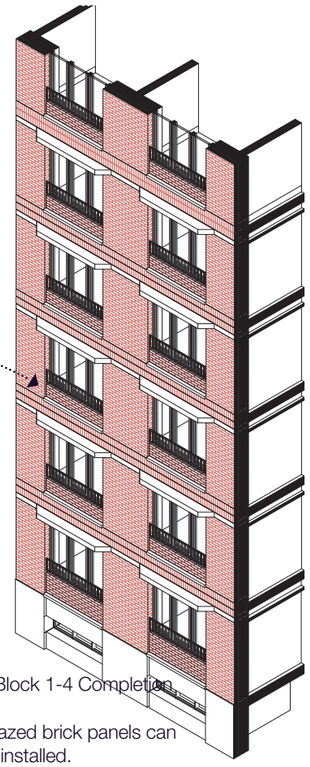
4. Future Proposal - Step 1

Full demolition of existing building. All facade materials removed for re-use and recycling.



5. Future Proposal Block 6 Completion

All brickwork from current proposal can be salvaged and re-installed, and/or

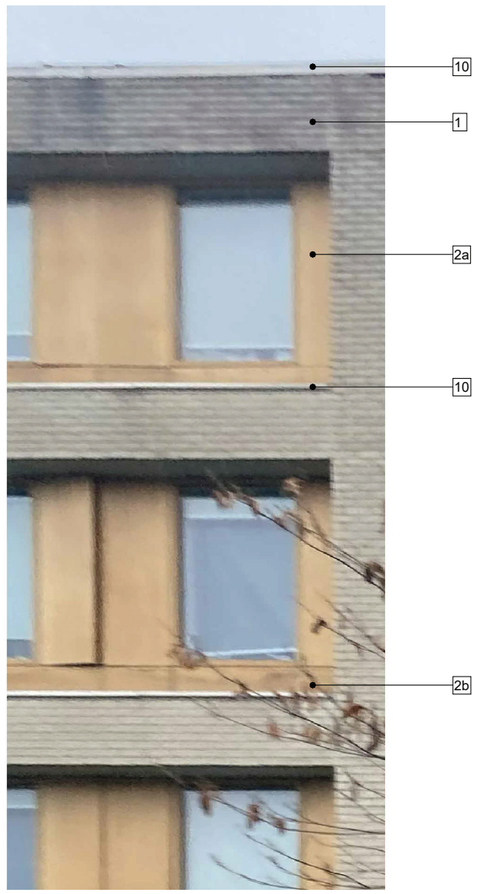


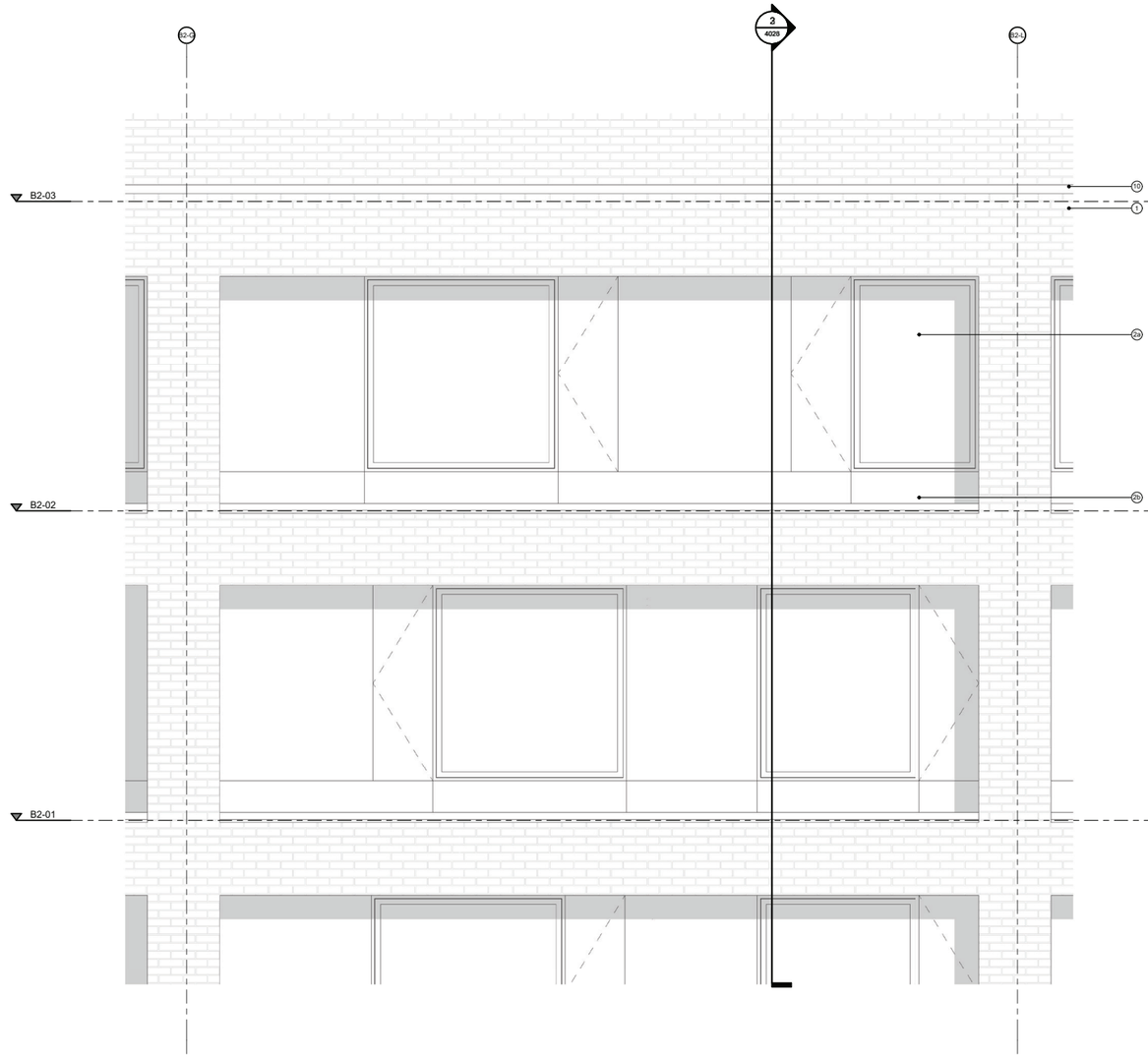
6. Future Proposal Block 1-4 Completion

All brickwork and glazed brick panels can be salvaged and re-installed.

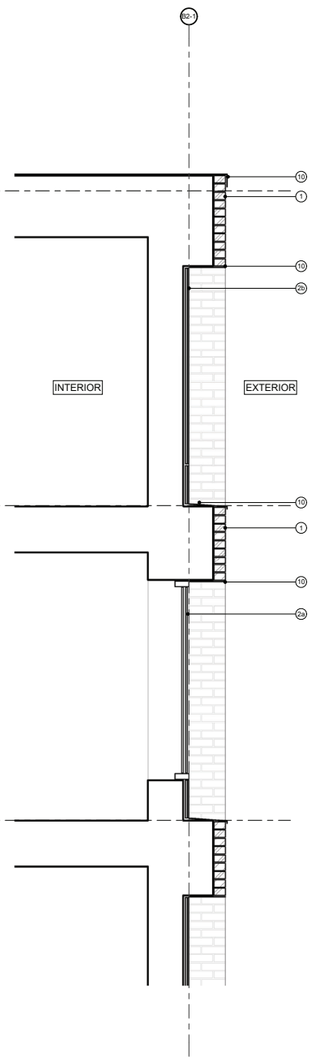
Block 2 Reclad Proposal

Existing Block 2 Bay Study

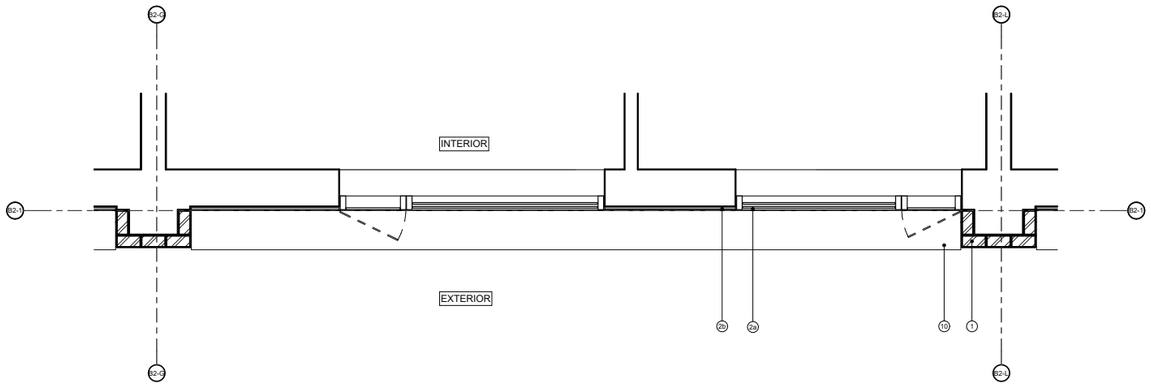




1 Block 2 Reclad - Existing Bay Study - Elevation
1 : 25



2 Block 2 Reclad - Existing Bay Study - Section
1 : 25

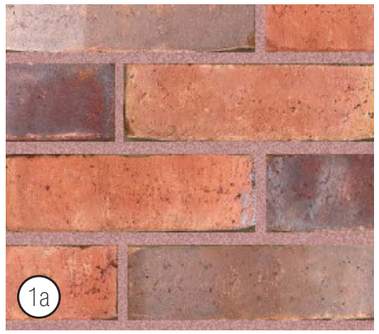


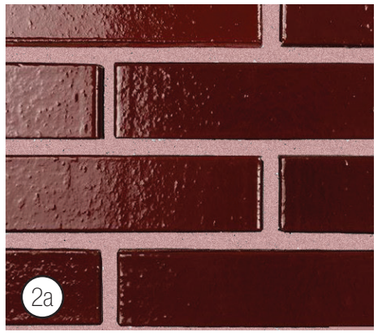
4 Block 2 Reclad - Existing Bay Study - Plan
1 : 25

Block 2 Reclad Proposal
Bay Study

Material Overview

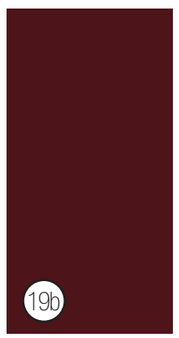
1a. Brick Type A - Harbourne Red Multi or similar approved
2a. Brick Type B - Ruby Glazed or similar approved
6a. Fibre Cement Board - Equitone Natura N359 Ruby, or similar approved
7a. Precast Pigmented Concrete Parapet / Band / Coping in Cheshire Red finish
19b. PPC metal - RAL 3005

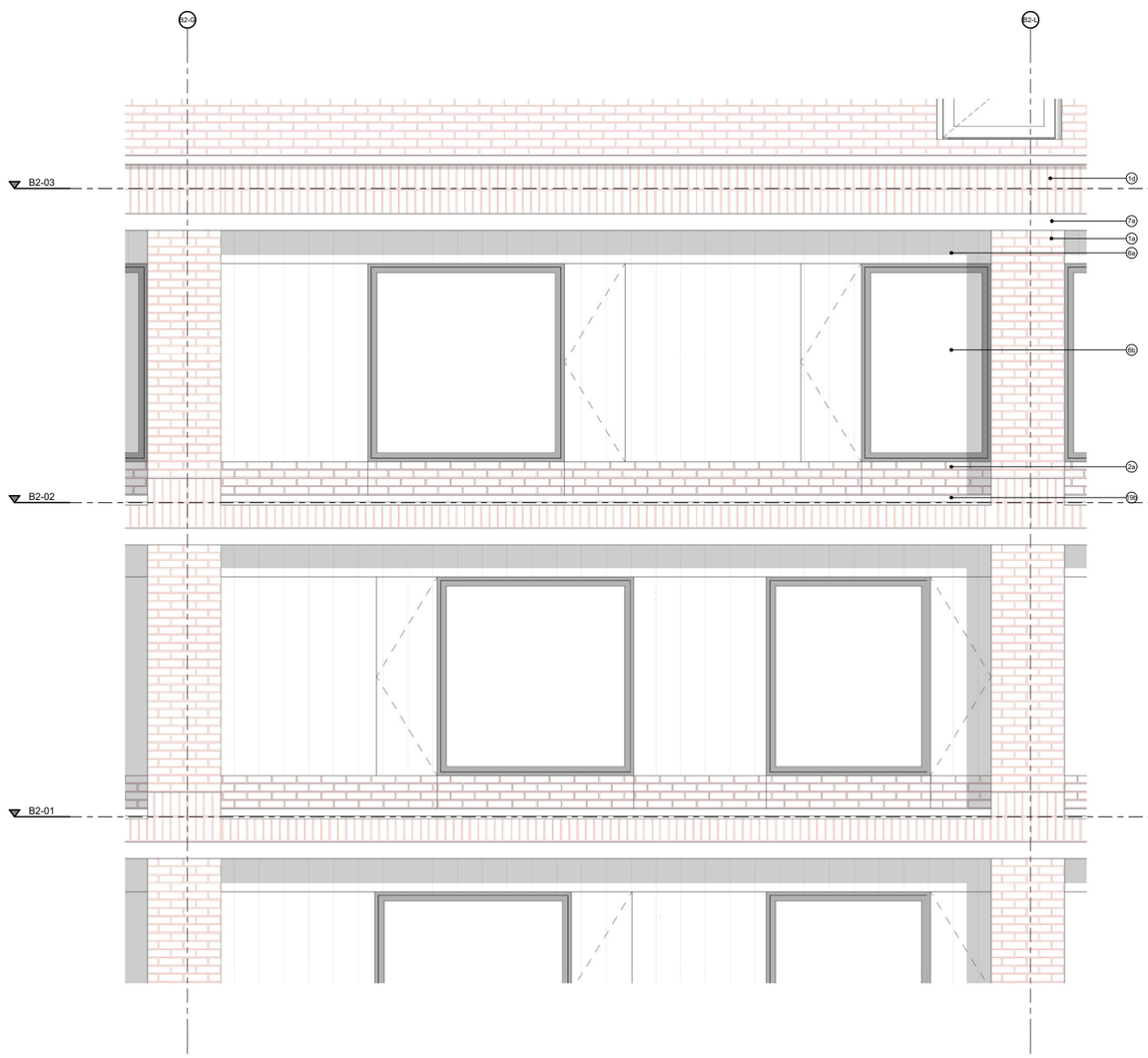






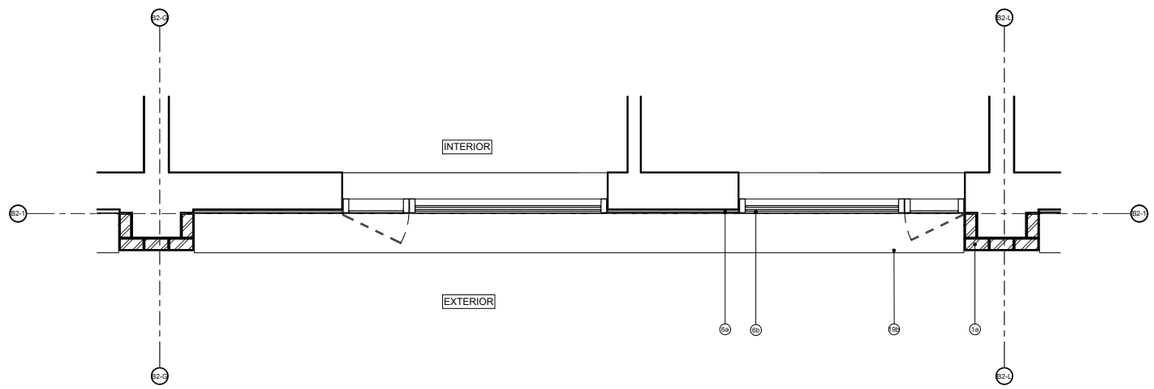






1 Block 2 Reclad - Bay Study - Proposed
1 : 25

2 Block 2 Reclad - Proposed Bay Study - Section
1 : 25



4 Block 2 Reclad - Existing Bay Study - Plan
1 : 25

Block 2 Reclad Proposal

Proposed Block 2 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

6a. Fibre Cement Board (Equitone Natura N359 Ruby or similar approved) lightweight rainscreen cladding at 225mm vertical panel spacing.
6b. Retained existing window system with integrated side vent panel in Fibre Cement Board (Equitone Natura N359 Ruby or similar approved) at 225mm vertical panel spacing, and with spandrel panel in Material 2a as described above
6c. Refurbished existing window system with spandrel panel in Material 2a as described above.

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)
11b. Retained existing door / window

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)
19b. PPC metal sill (RAL 3005)
19c. PPC metal soffit panel (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)

