

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
2 Hour Time in Sun
Existing

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	19.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-07	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

Amenity Legend

Area analysed

Area with more than 2 Hours direct sunlight

Area with less than 2 Hours direct sunlight

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from 3D Contextual Model produced by
Accucities Ltd.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing - "10450_UBS Moda
Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"



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