

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:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:250	12.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-07	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed
All heights in m AOD

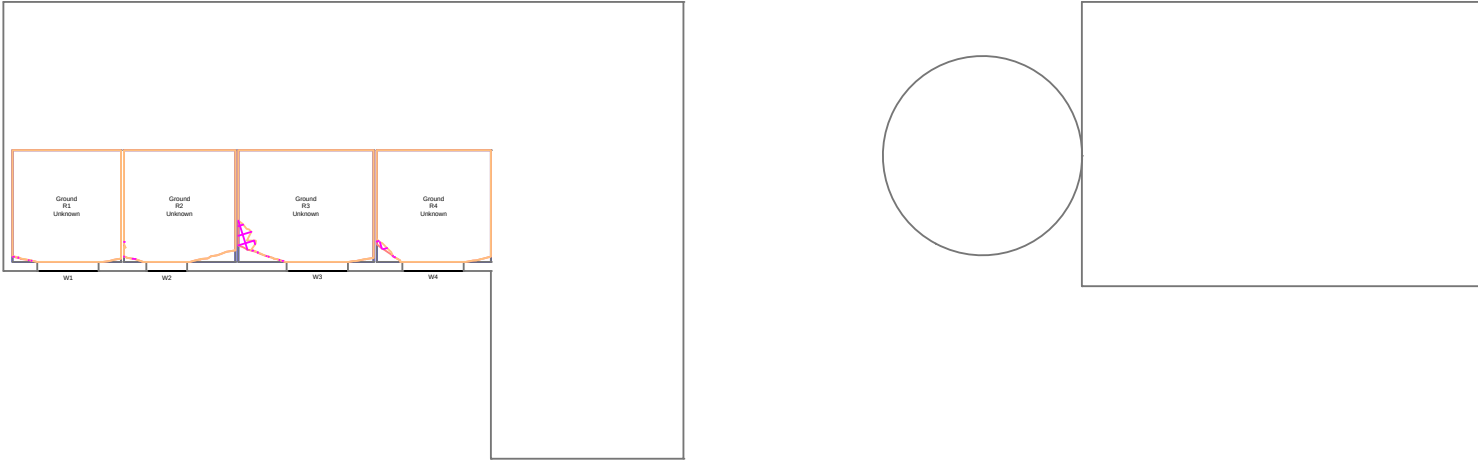
ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

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

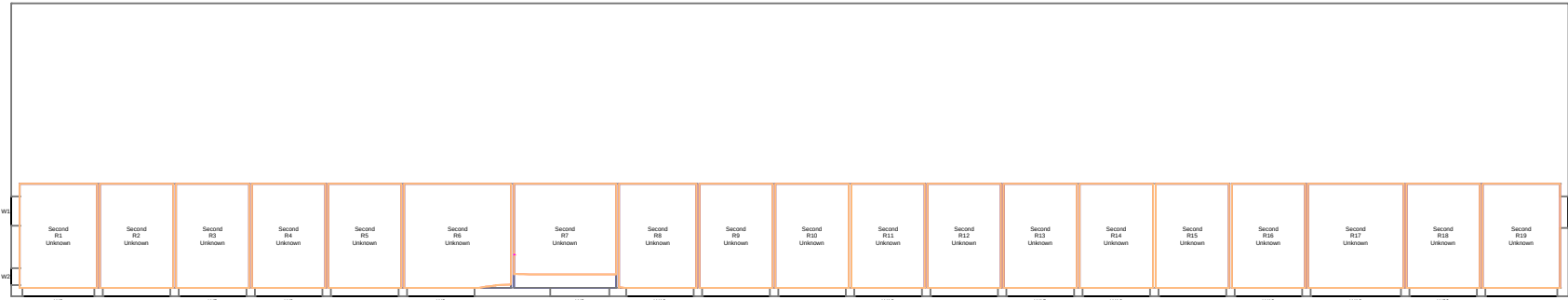
Lamport Court
Ground Floor



1:250



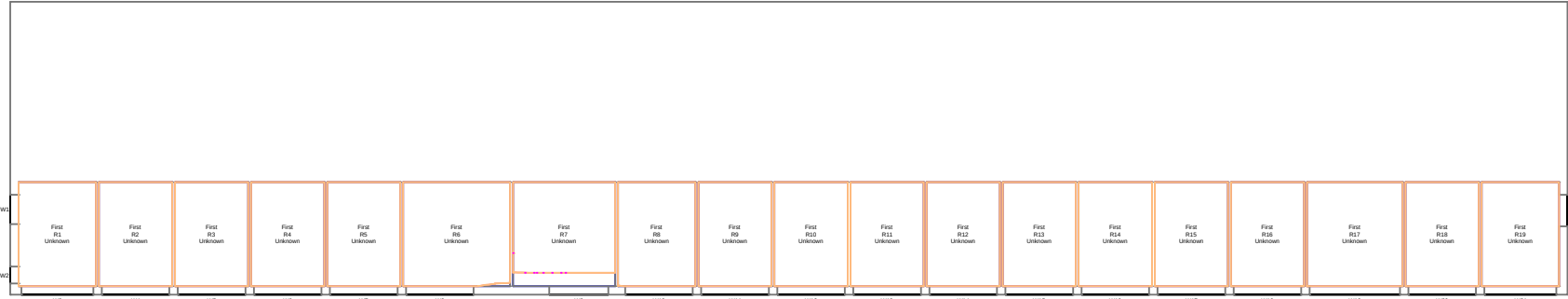
Lamport Court
Second Floor



1:250



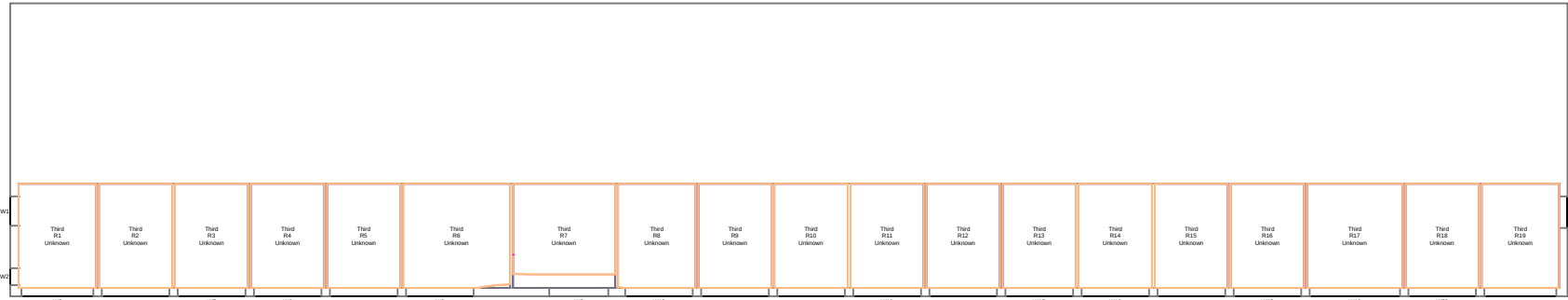
Lamport Court
First Floor



1:250



Lamport Court
Third Floor



1:250



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2022_MA-08	03

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Massing Legend

Existing

Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

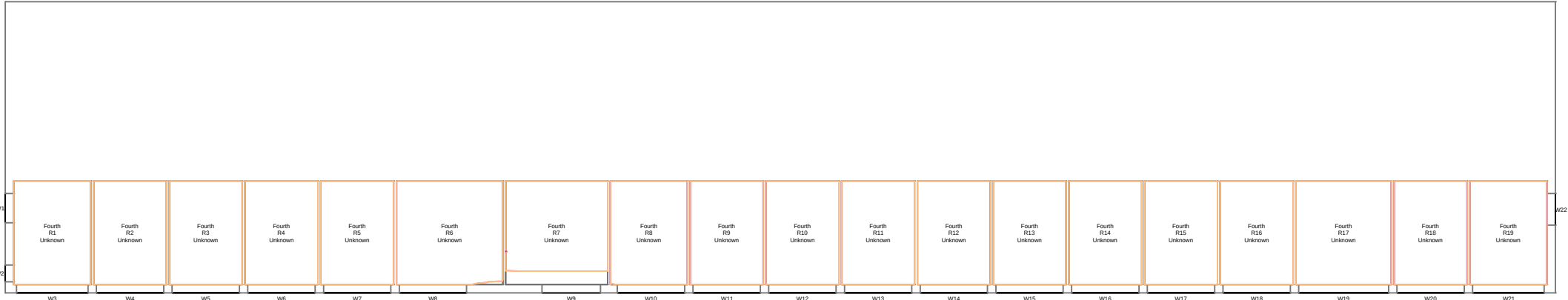
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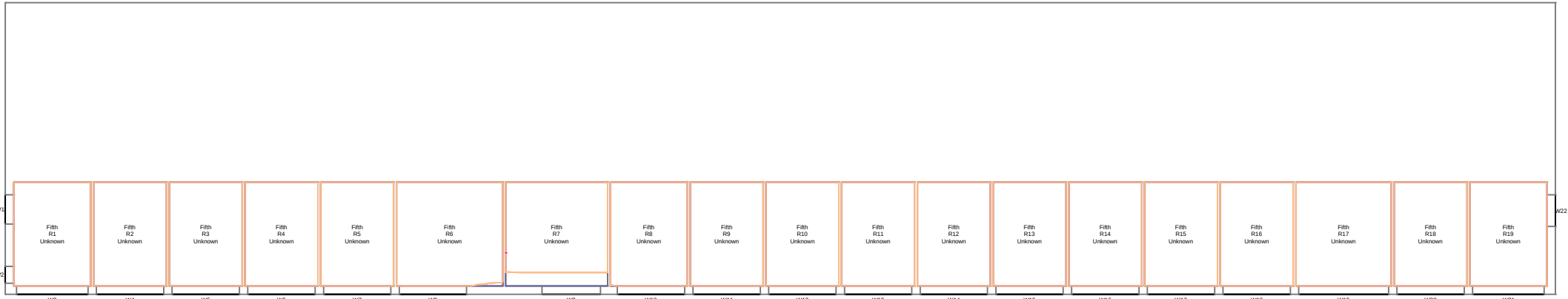
Lamport Court Fourth Floor



1:200



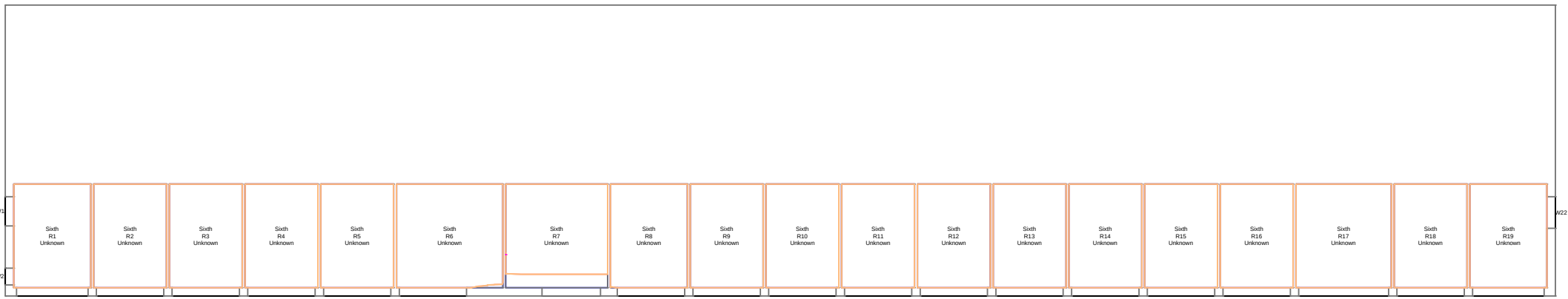
Lamport Court Fifth Floor



1:200



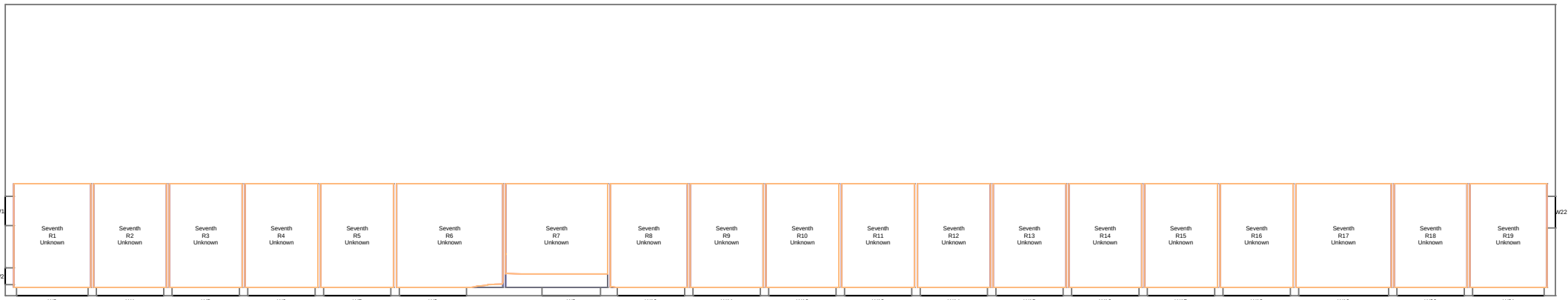
Lamport Court Sixth Floor



1:200



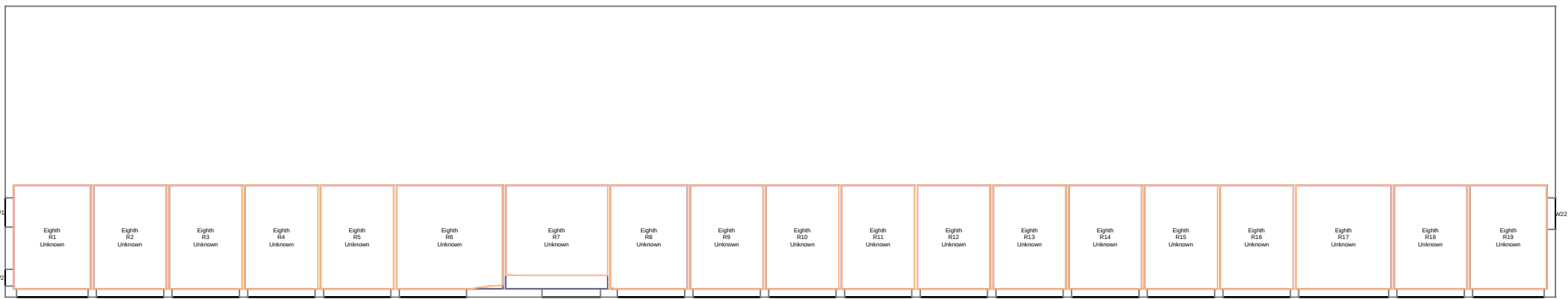
Lamport Court Seventh Floor



1:200



Lamport Court Eighth Floor



1:200



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2022_MA-09	03

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Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

NOTES:

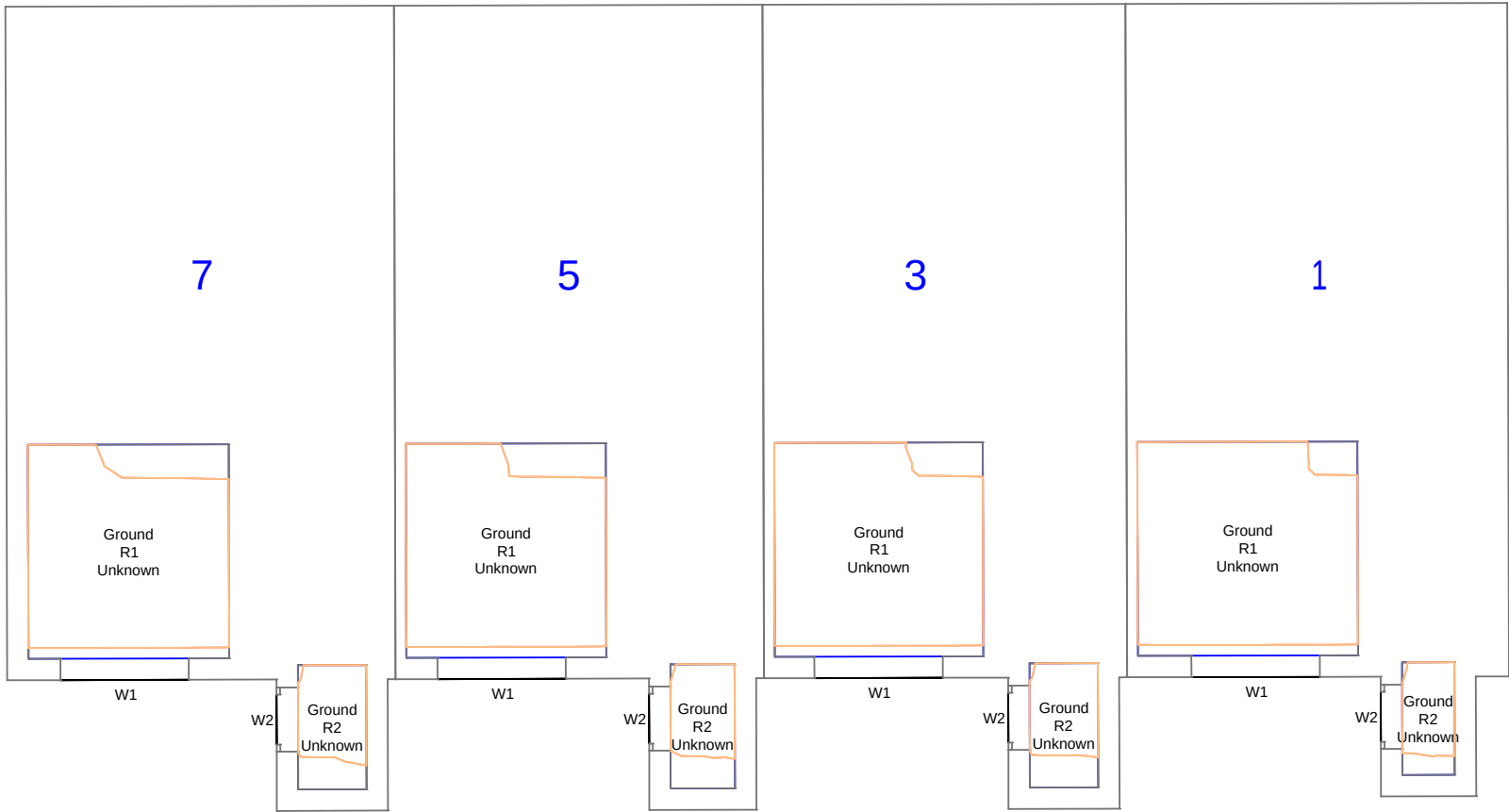
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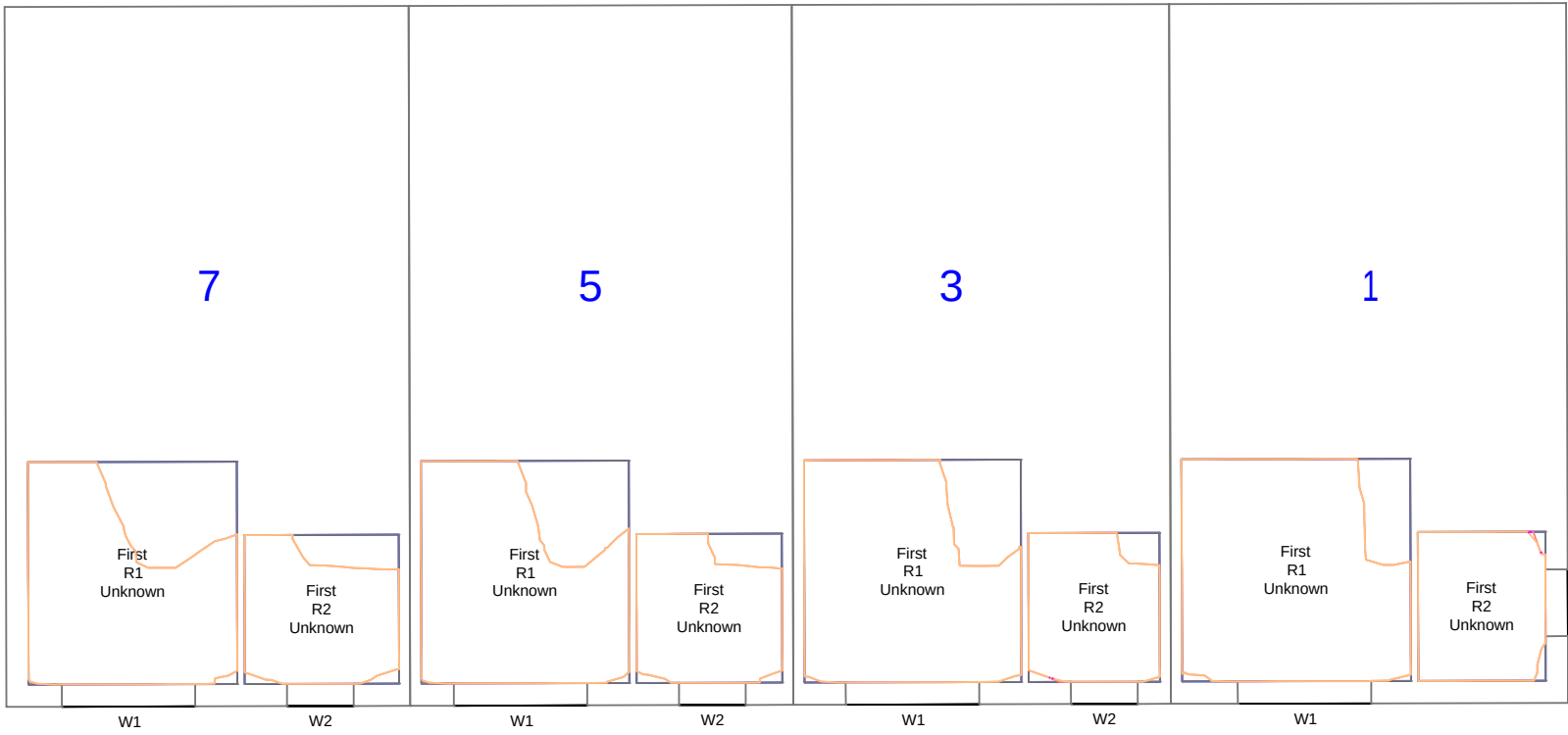
1-7 Litcham Close
Ground Floor



1:100



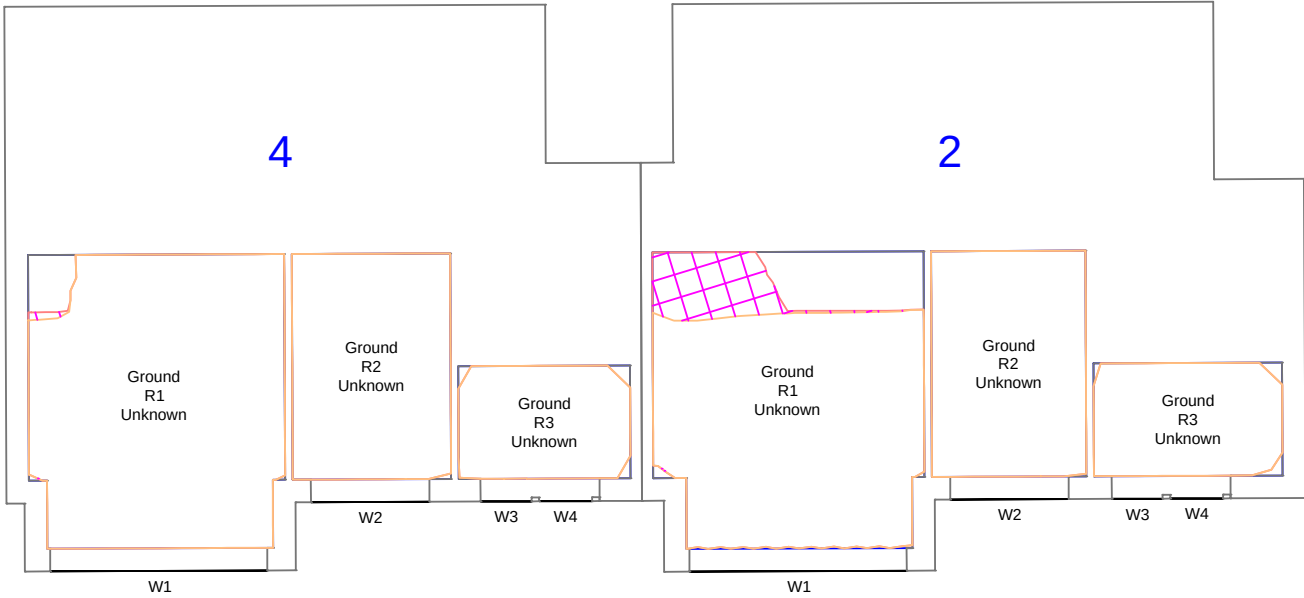
1-7 Litcham Close
First Floor



1:100



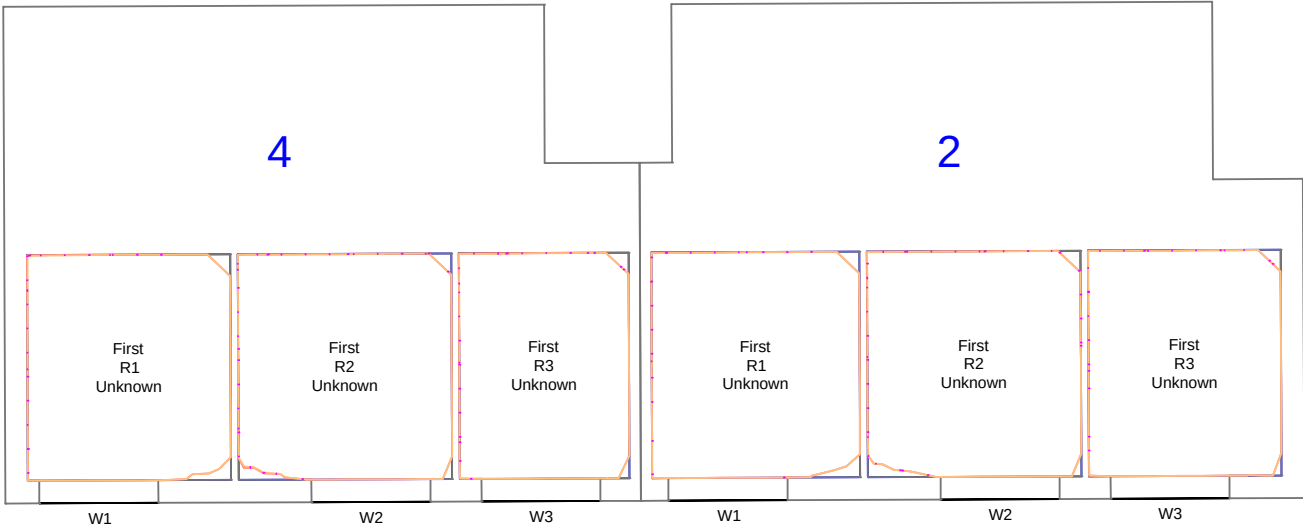
2-4 Wadesmill Walk
Ground Floor



1:100



2-4 Wadesmill Walk
First Floor



1:100



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Massing Legend

Existing

Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:

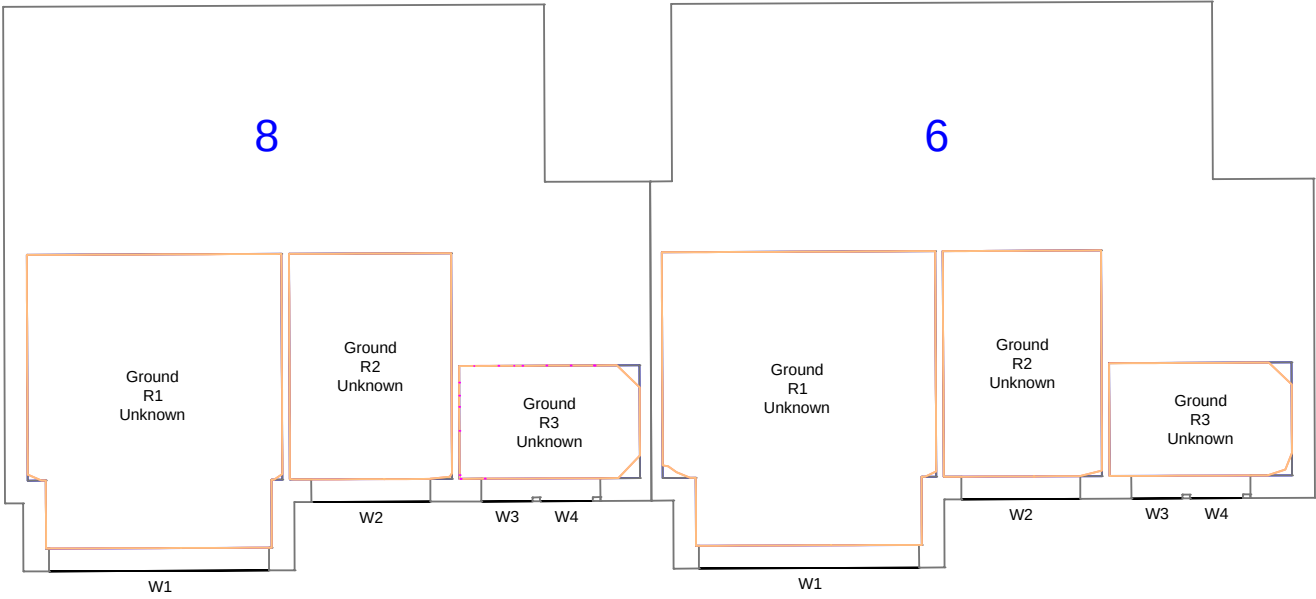
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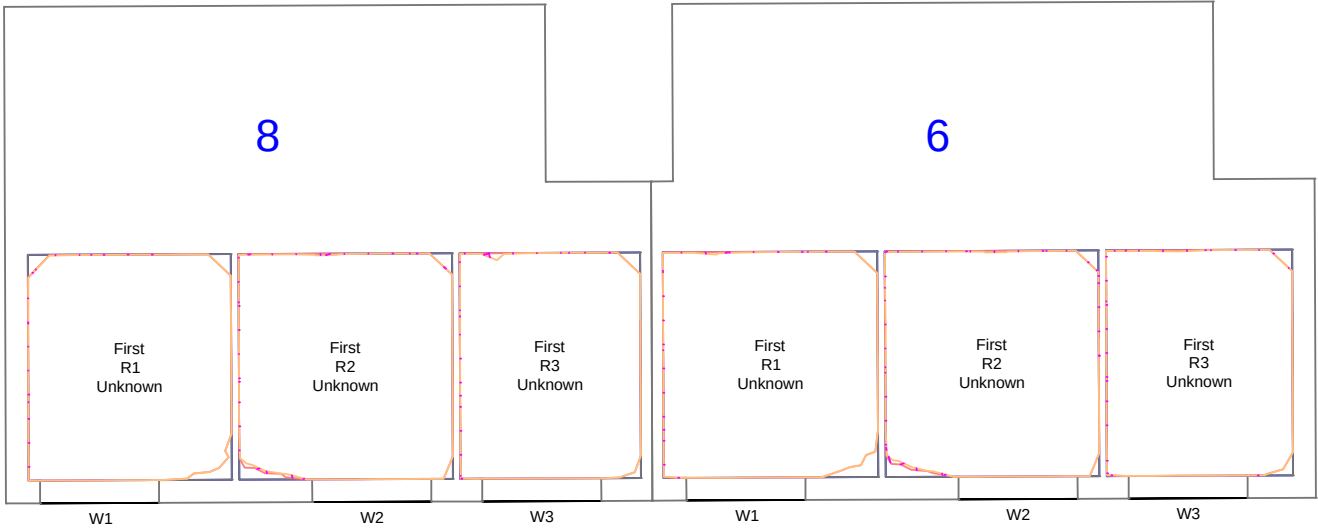
6-8 Wadesmill Walk
Ground Floor



1:100

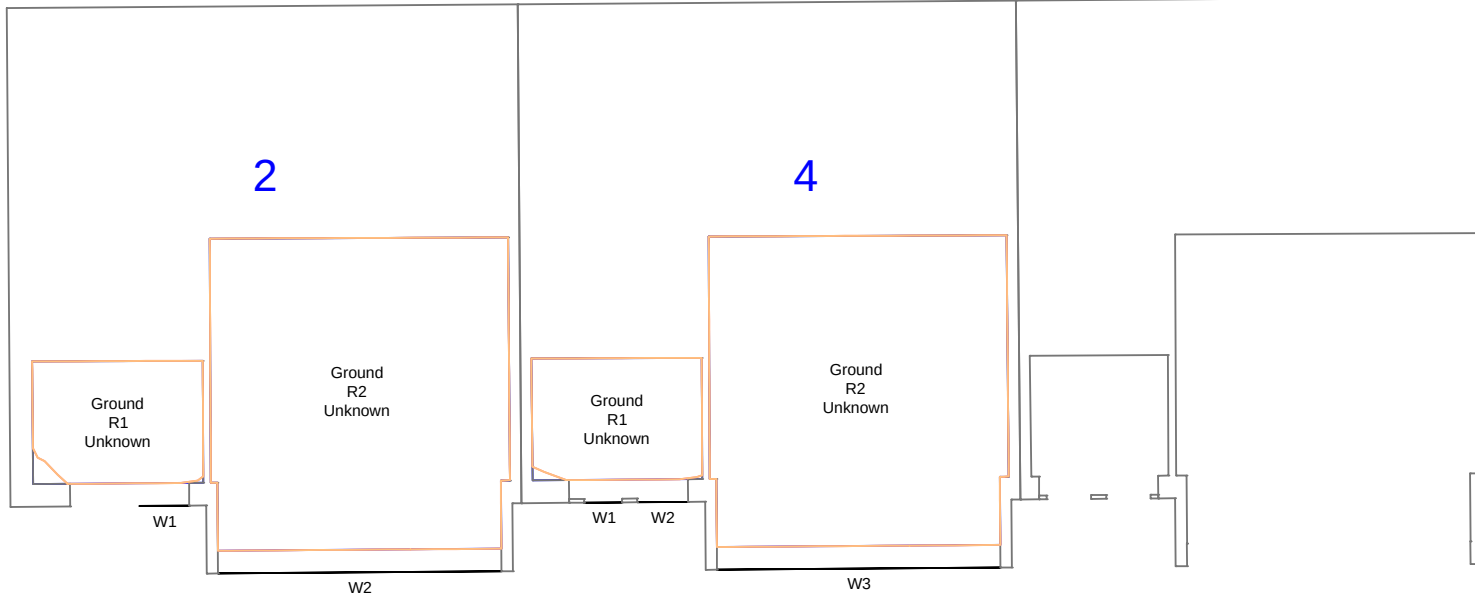


6-8 Wadesmill Walk
First Floor



1:100

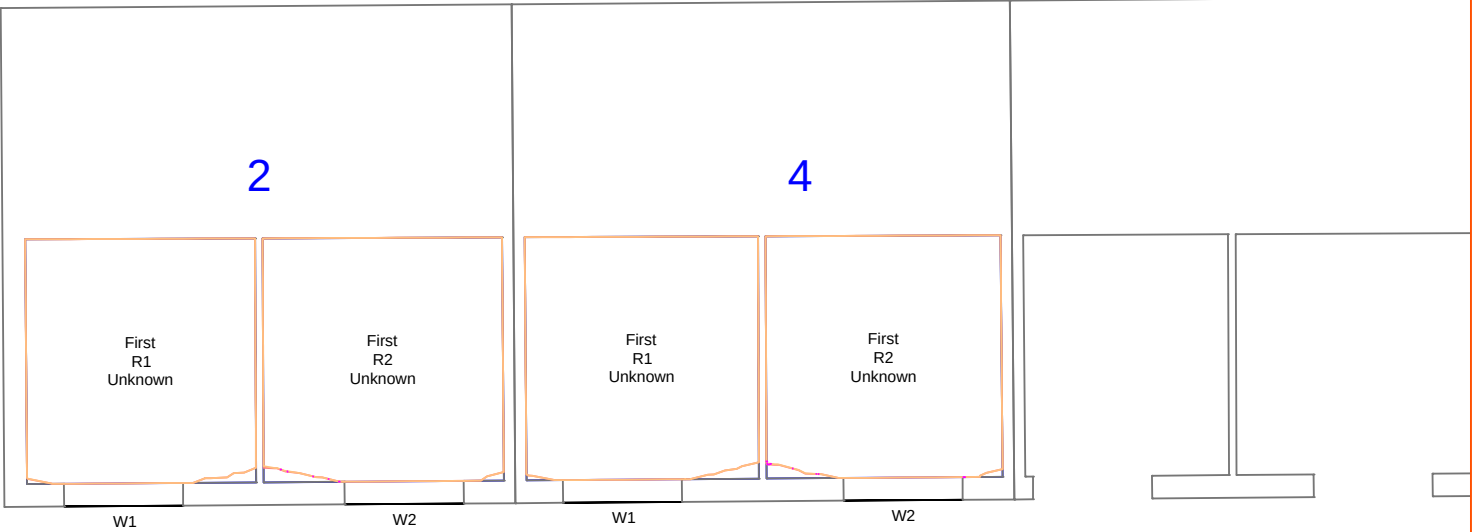
2-4 Stockland Close
Ground Floor



1:100



2-4 Stockland Close
First Floor



1:100



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Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

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Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

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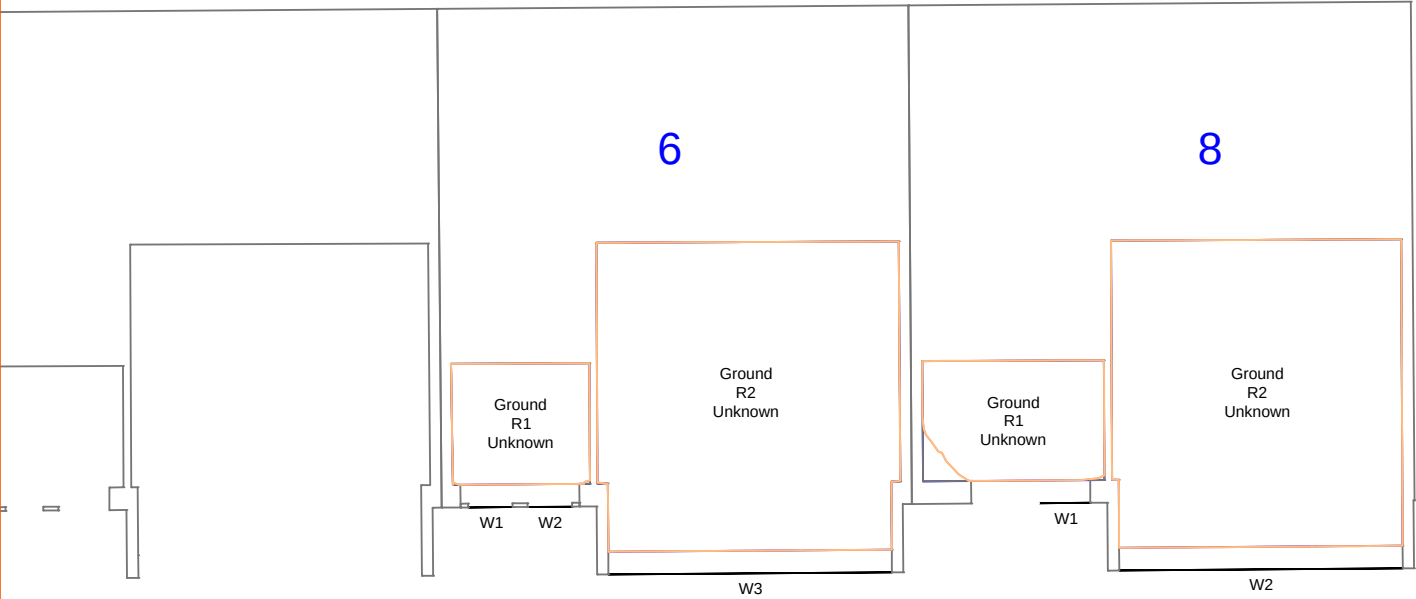
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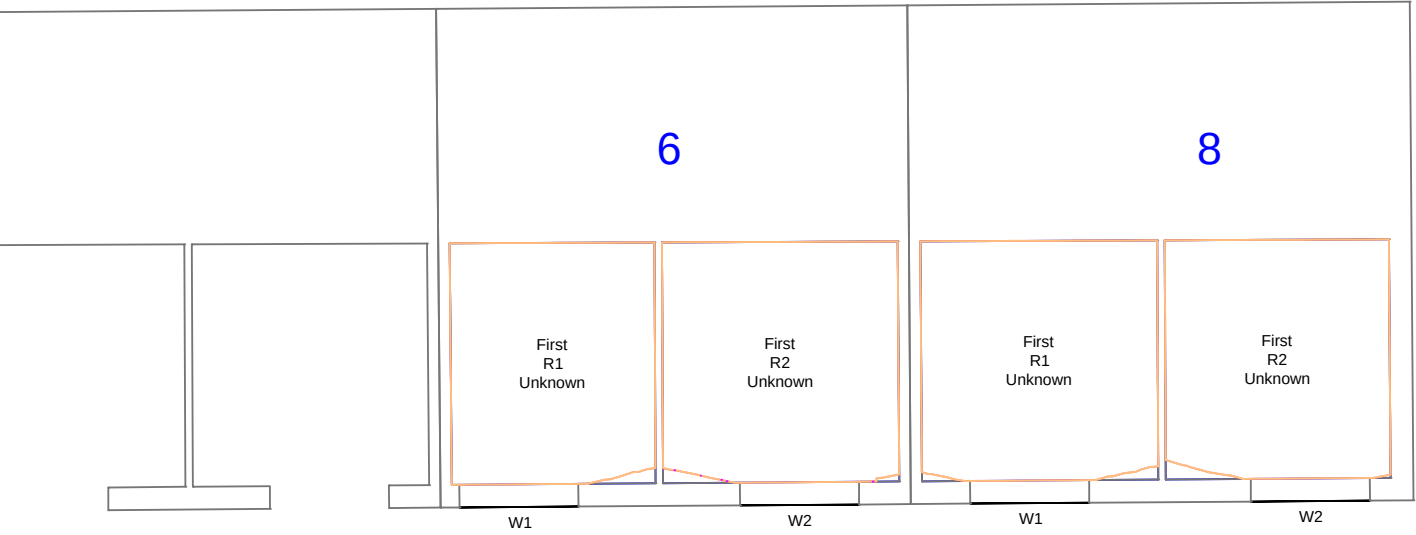
6-8 Stockland Close
Ground Floor



1:100



6-8 Stockland Close
First Floor



1:100



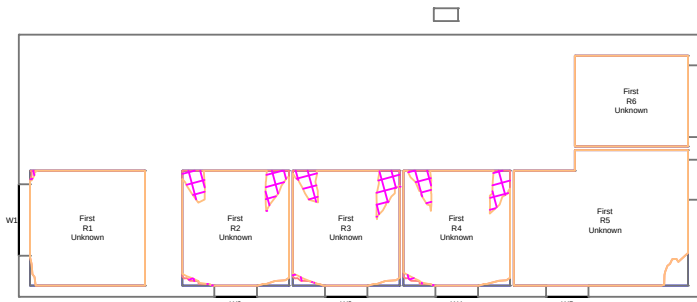
9 Justin Close
Ground Floor



1:200



9 Justin Close
First Floor



1:200



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2022_MA-12	03

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Massing Legend

Existing

Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

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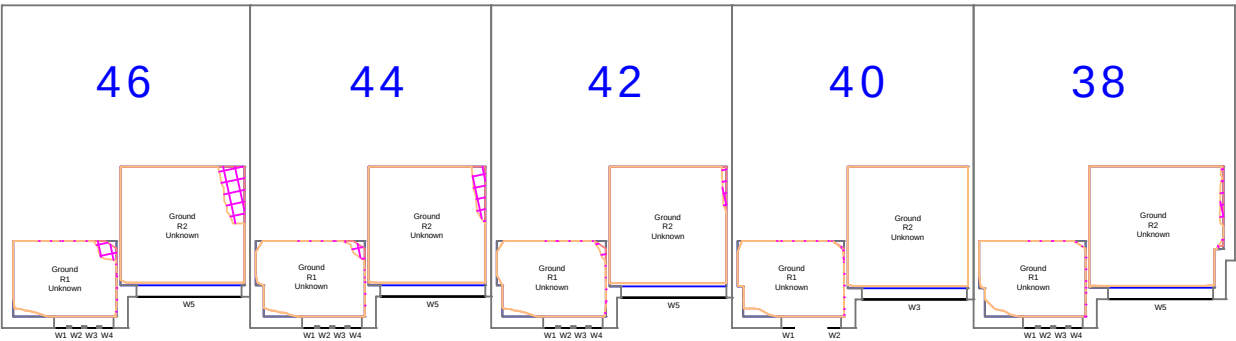
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"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

38-46 Hanworth Close

Ground Floor

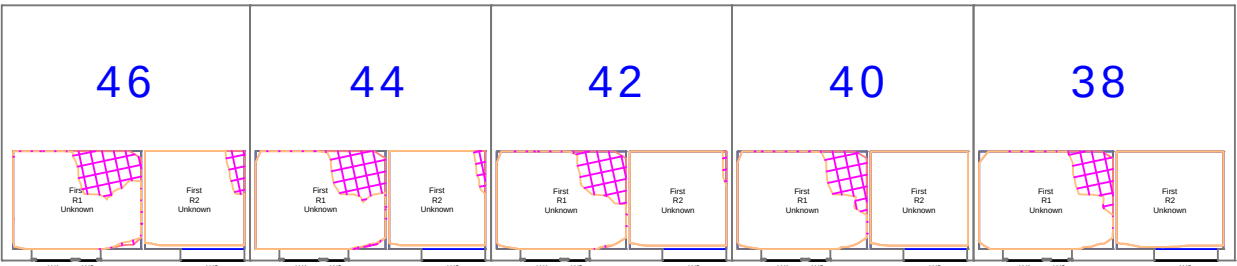


1:200



38-46 Hanworth Close

First Floor



1:200



1-7 Mawson Road

Ground Floor

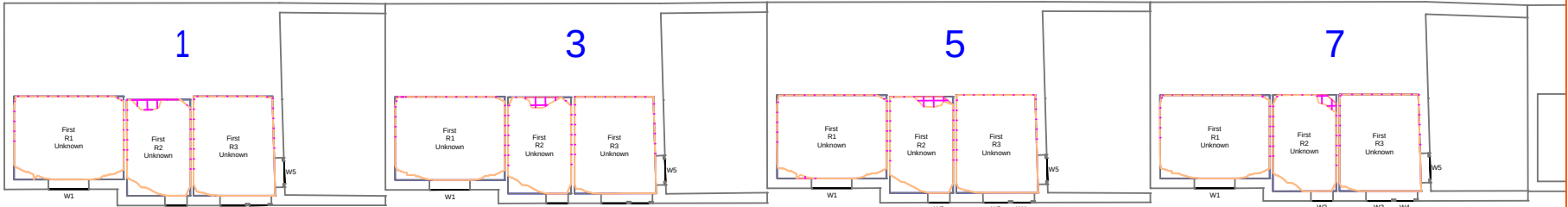


1:200



1-7 Mawson Road

First Floor

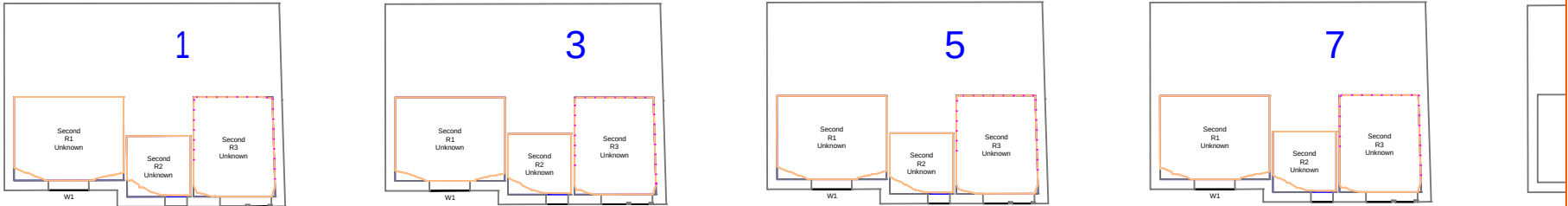


1:200



1-7 Mawson Road

Second Floor



1:200



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Massing Legend

Existing

Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

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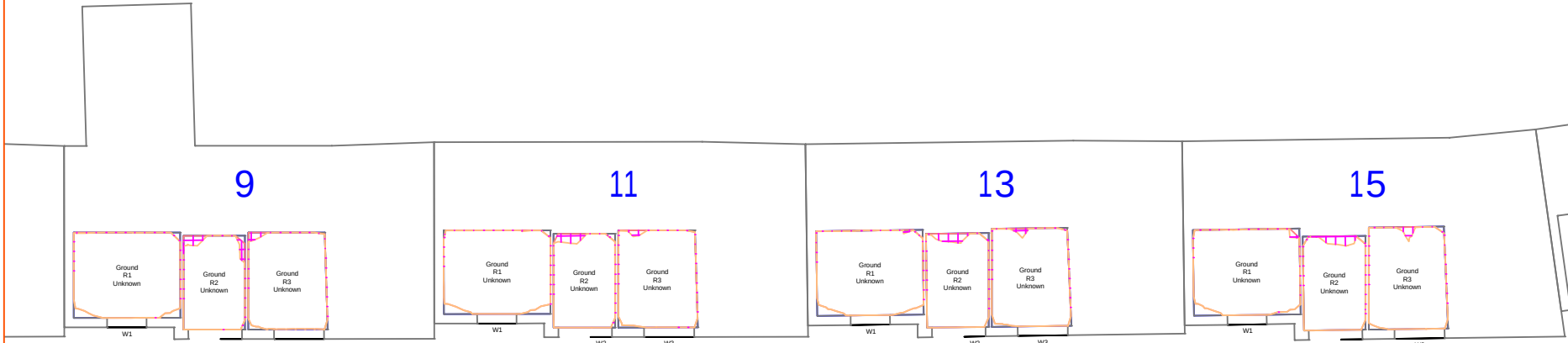
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9-15 Mawson Road

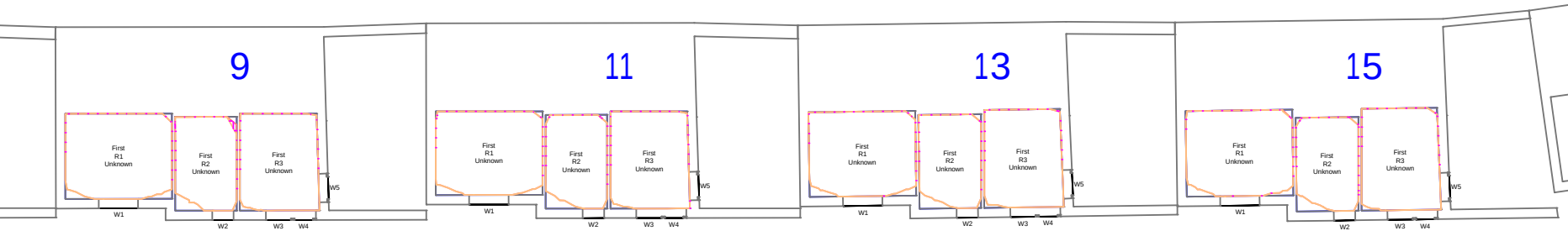
Ground Floor



1:200

9-15 Mawson Road

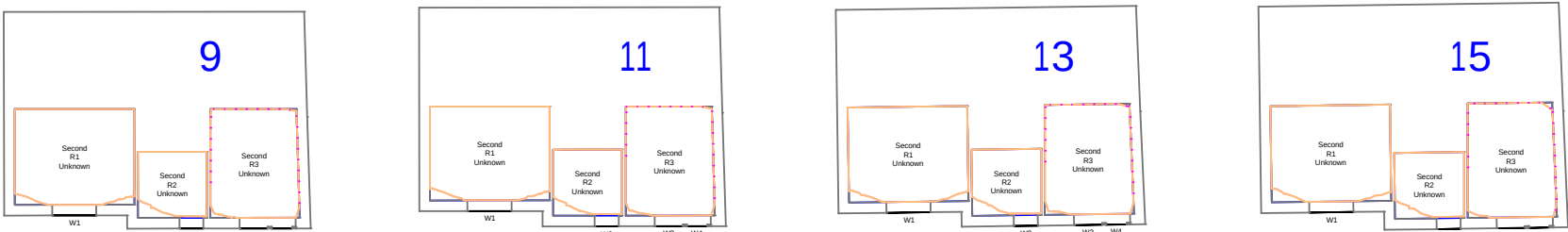
First Floor



1:200

9-15 Mawson Road

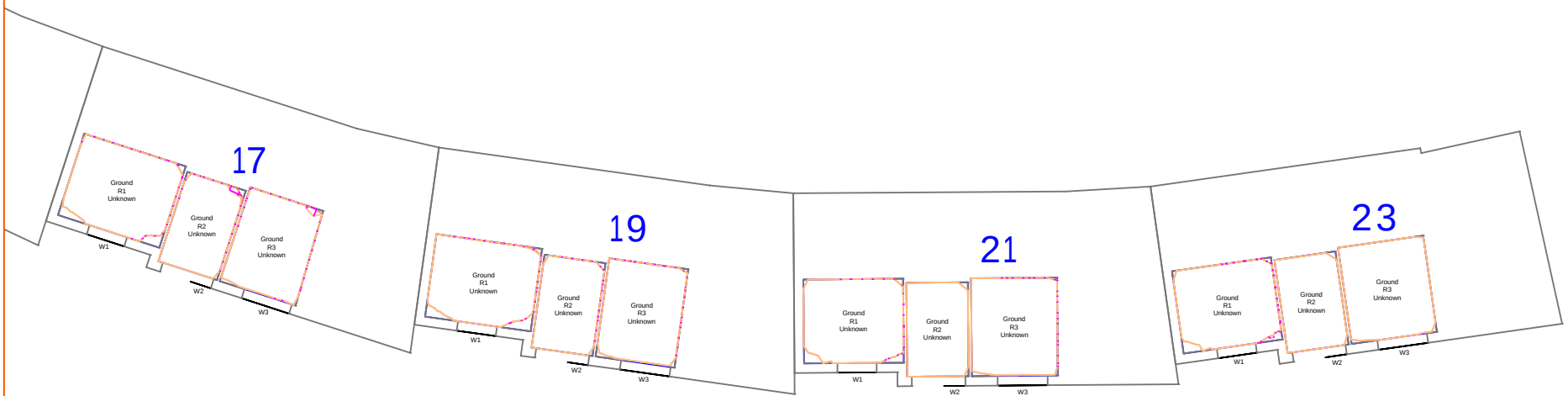
Second Floor



1:200

17-23 Mawson Road

Ground Floor



1:200

17-23 Mawson Road

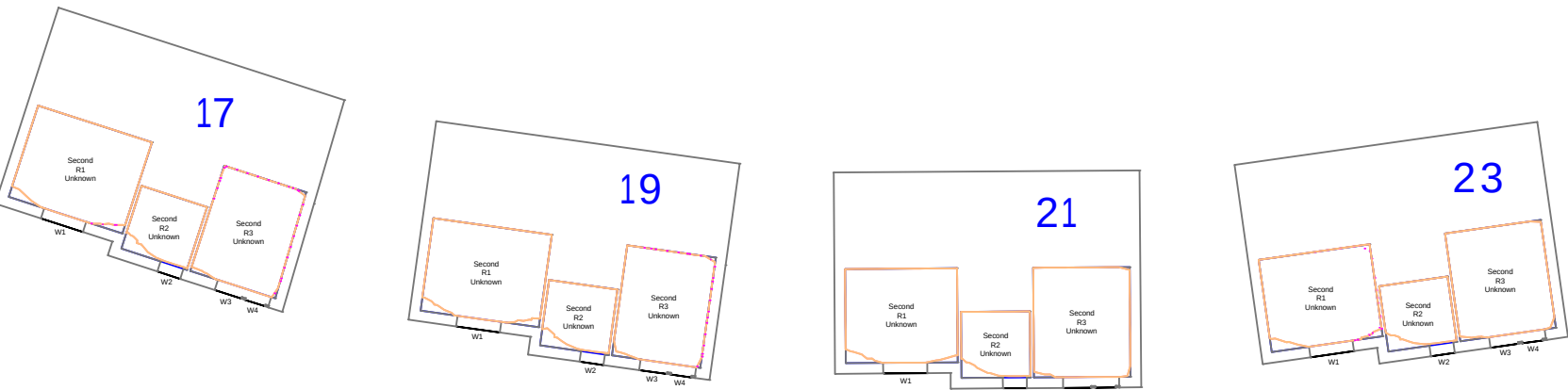
First Floor



1:200

17-23 Mawson Road

Second Floor



1:200

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Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

NOTES:

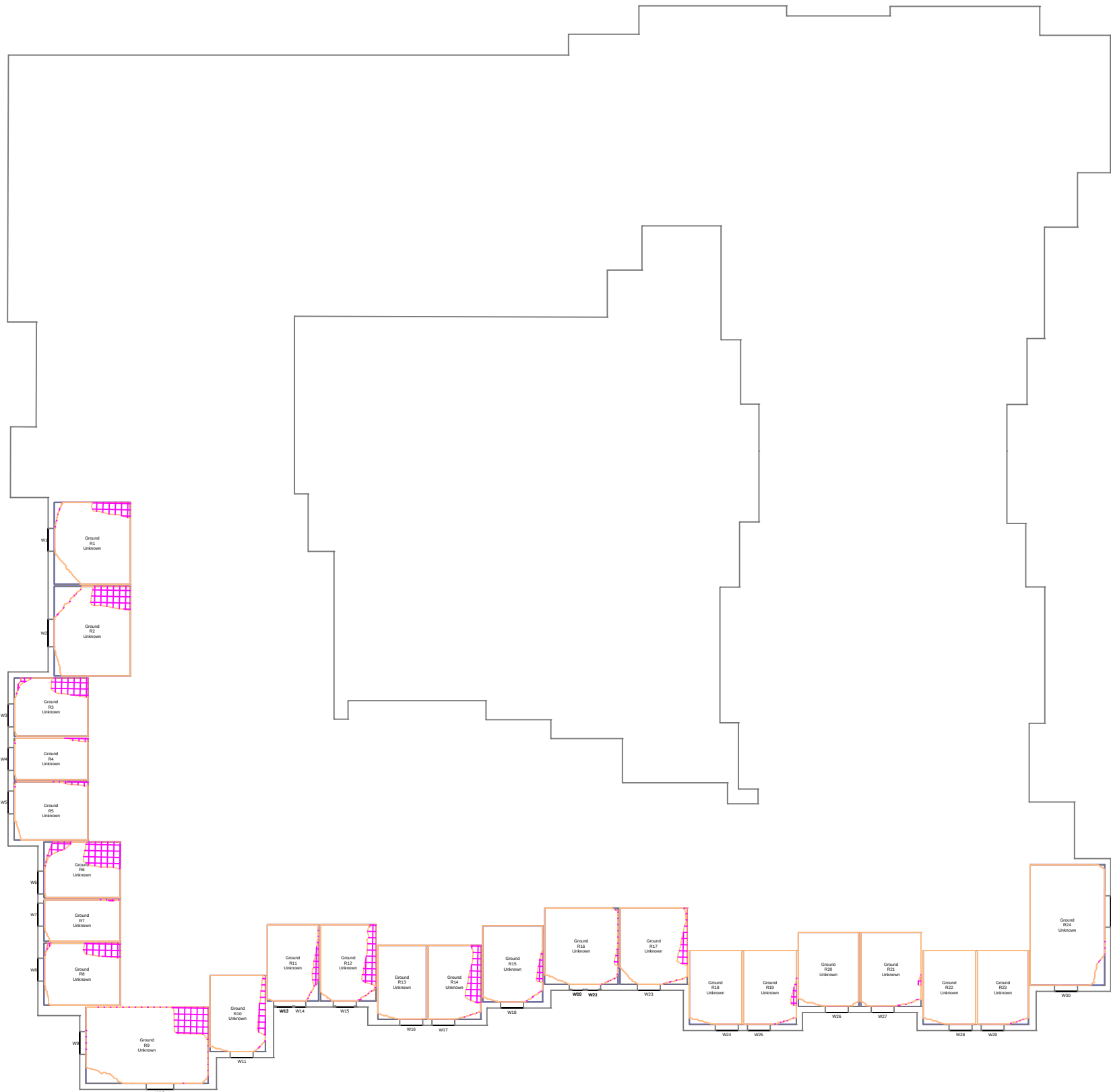
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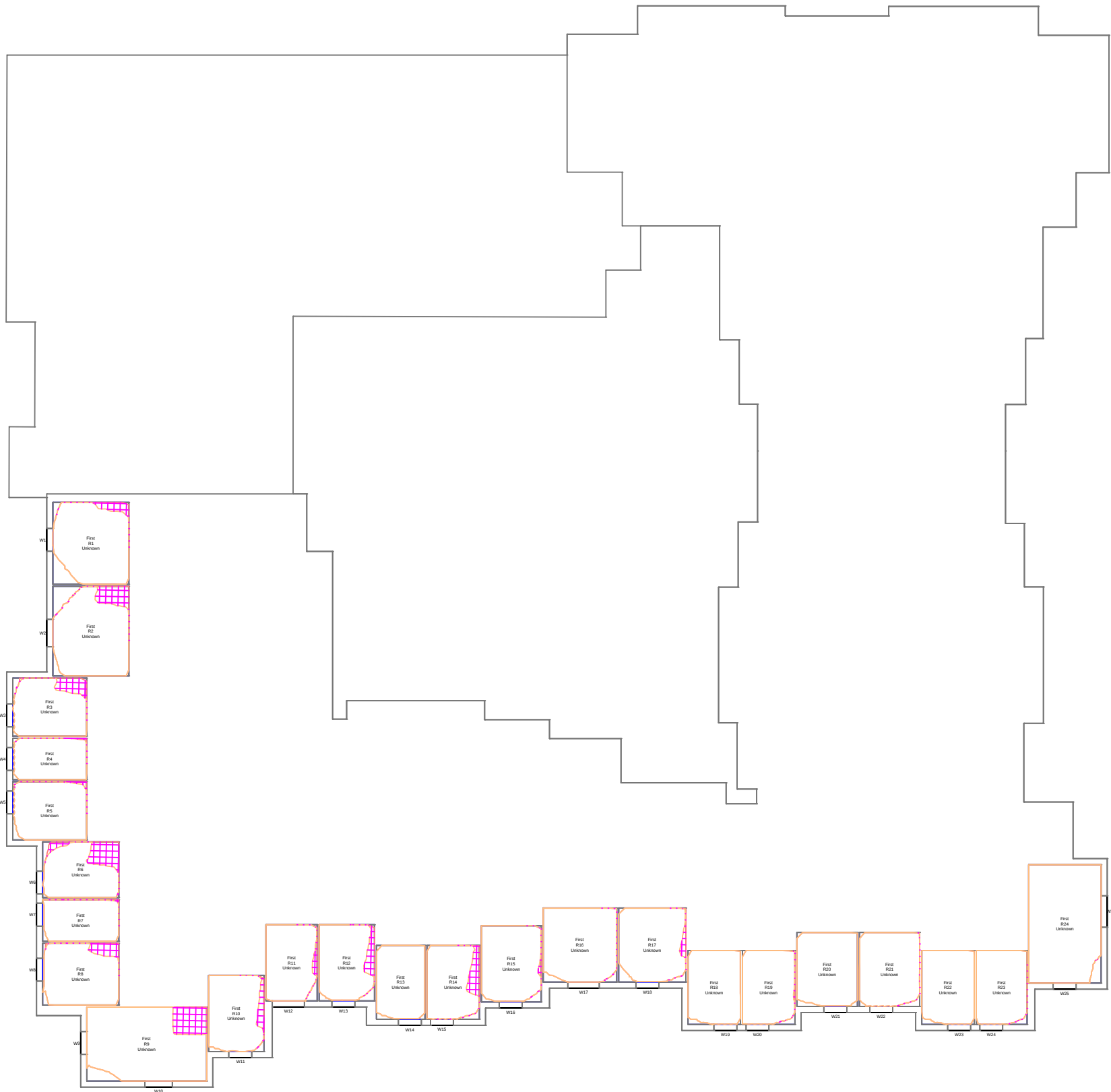
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Unite Students - Kincardine Court
Ground Floor



1:250

Unite Students - Kincardine Court
First Floor



1:250

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Massing Legend

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Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:

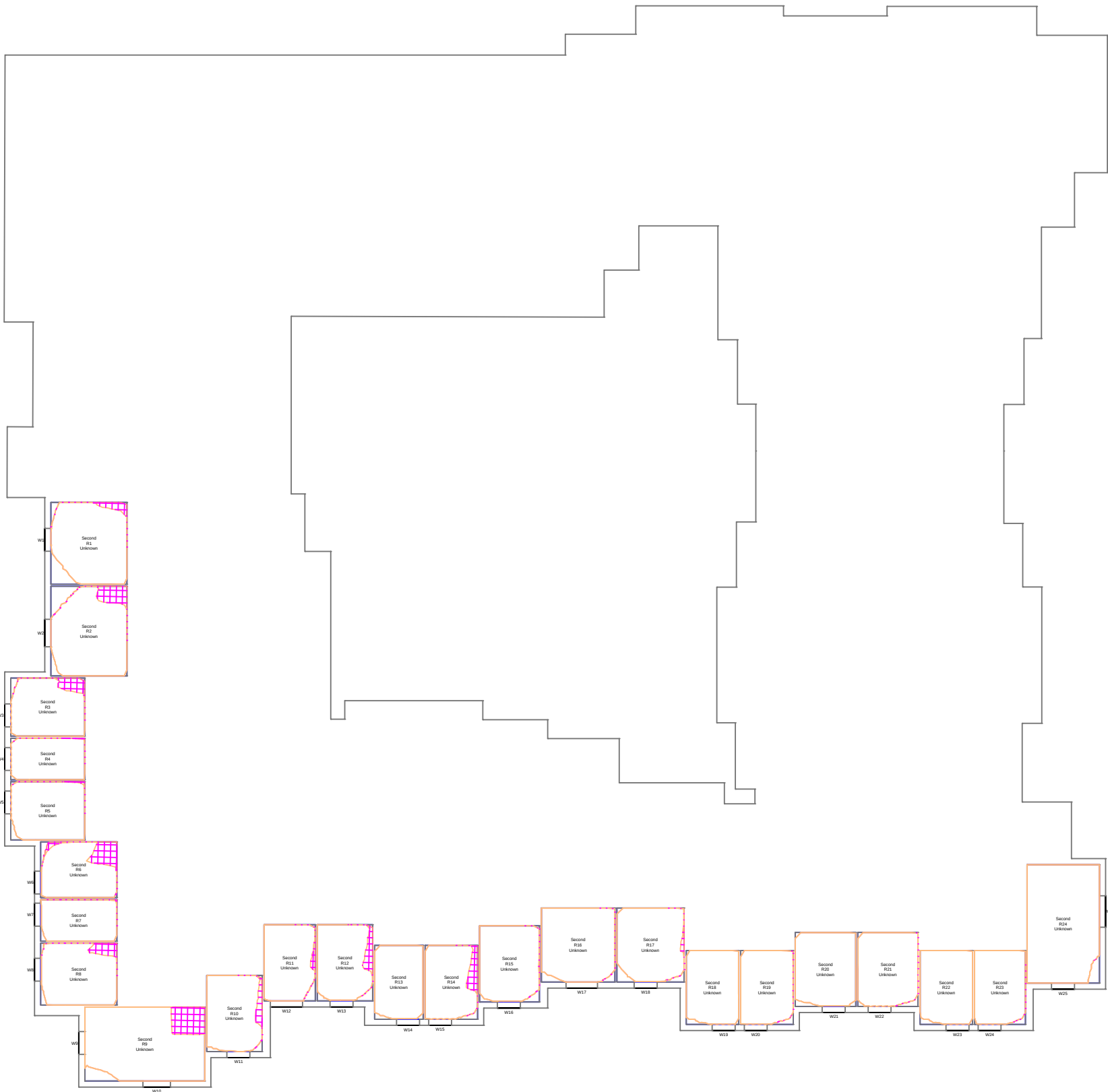
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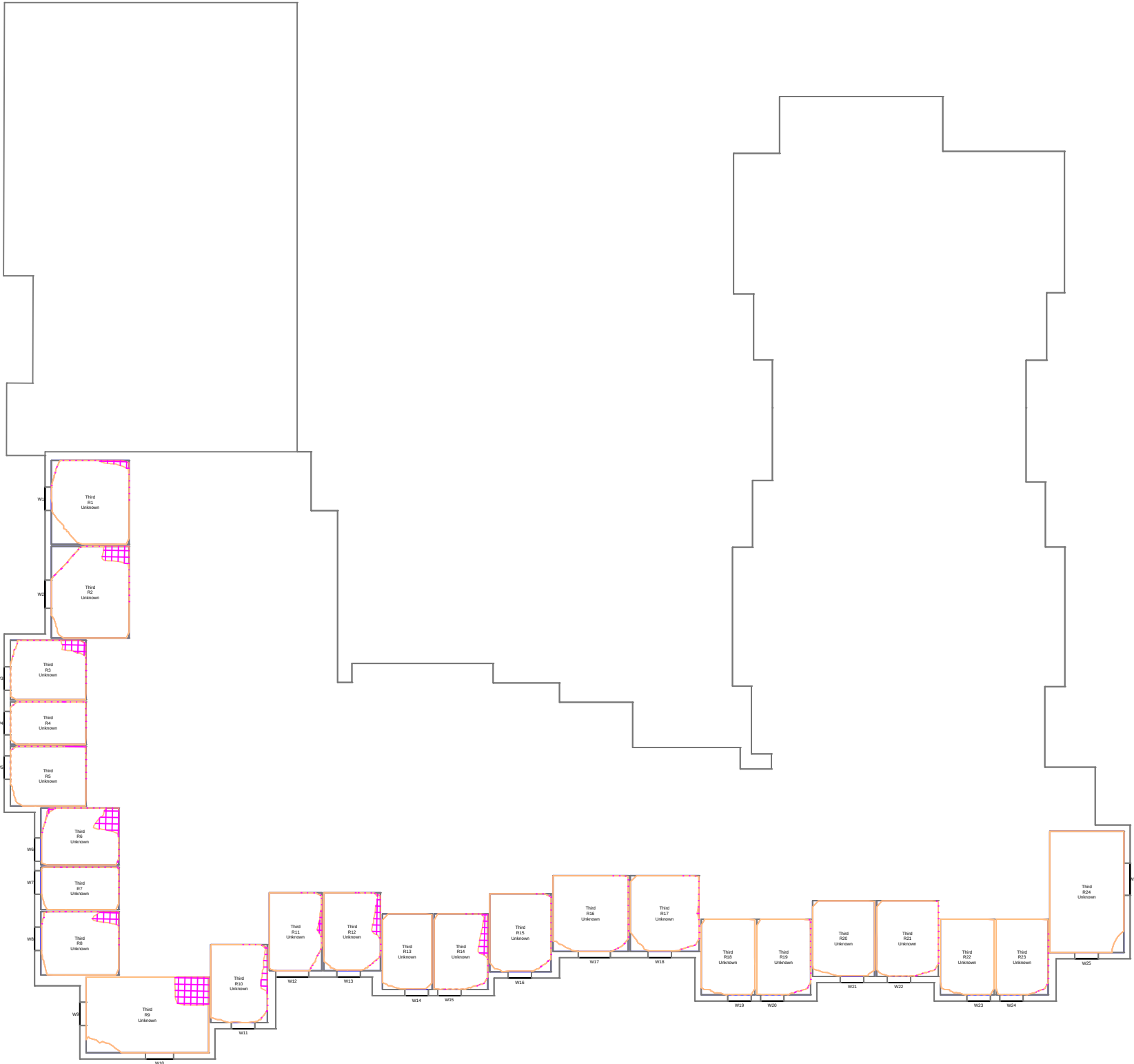
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Unite Students - Kincardine Court
Second Floor



1:250

Unite Students - Kincardine Court
Third Floor



1:250

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Proposed

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ROL Legend

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Proposed Lit Area

Area of Loss/Gain

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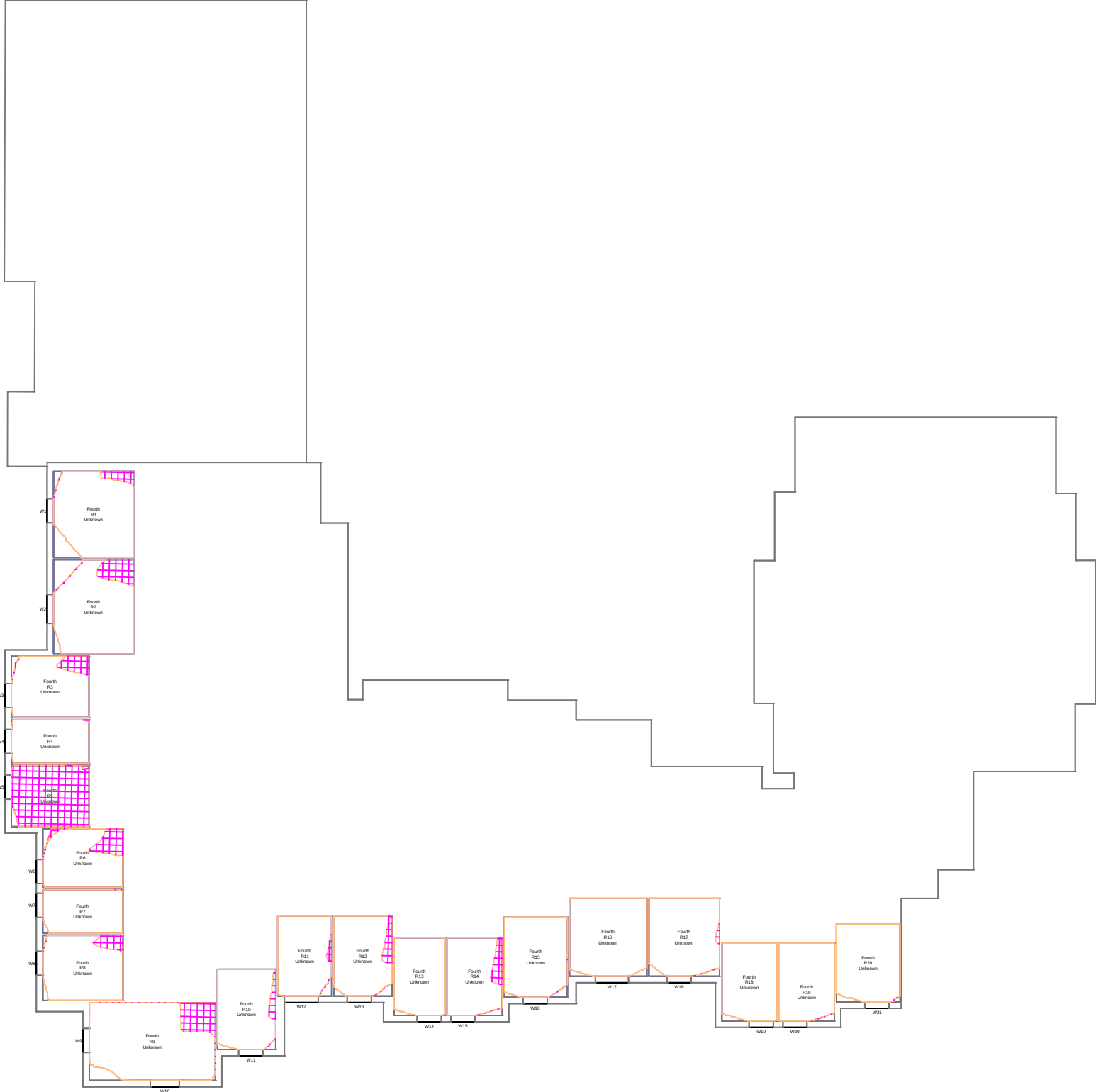
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Unite Students - Kincardine Court

Fourth Floor

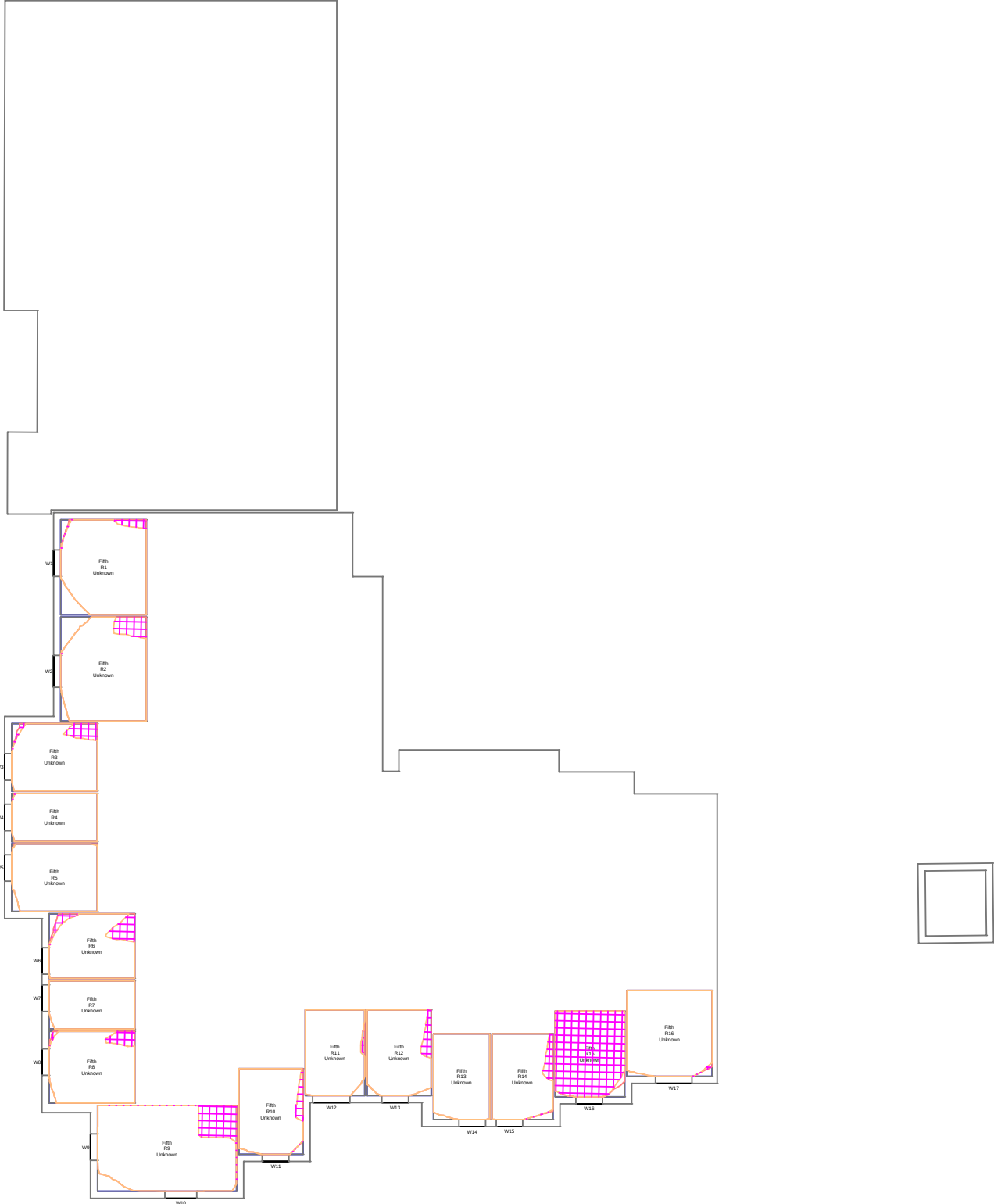


1:250



Unite Students - Kincardine Court

Fifth Floor



1:250



CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:250	12.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-17	03

REV.	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

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.

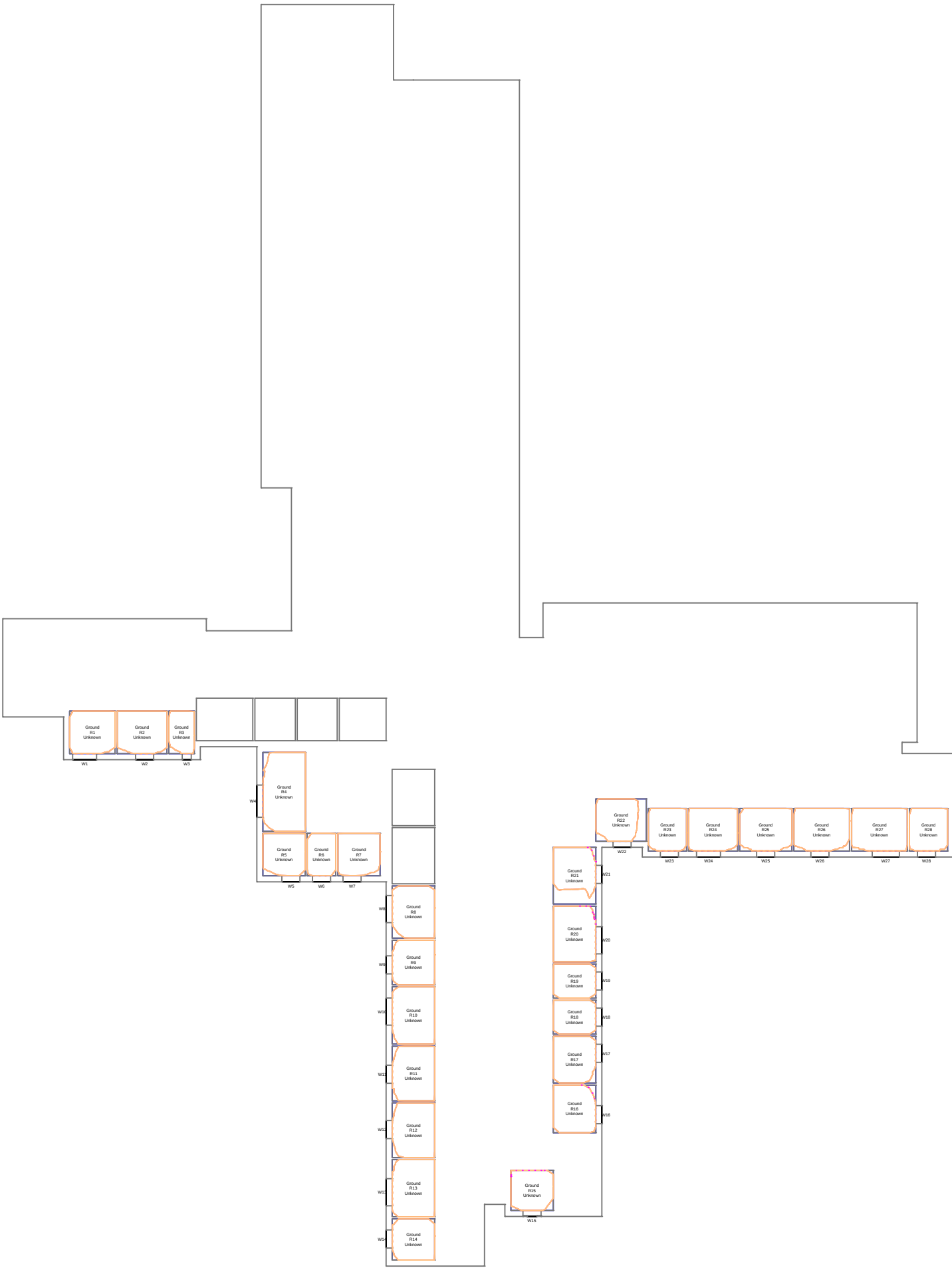
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model

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

Elizabeth Yarwood Court

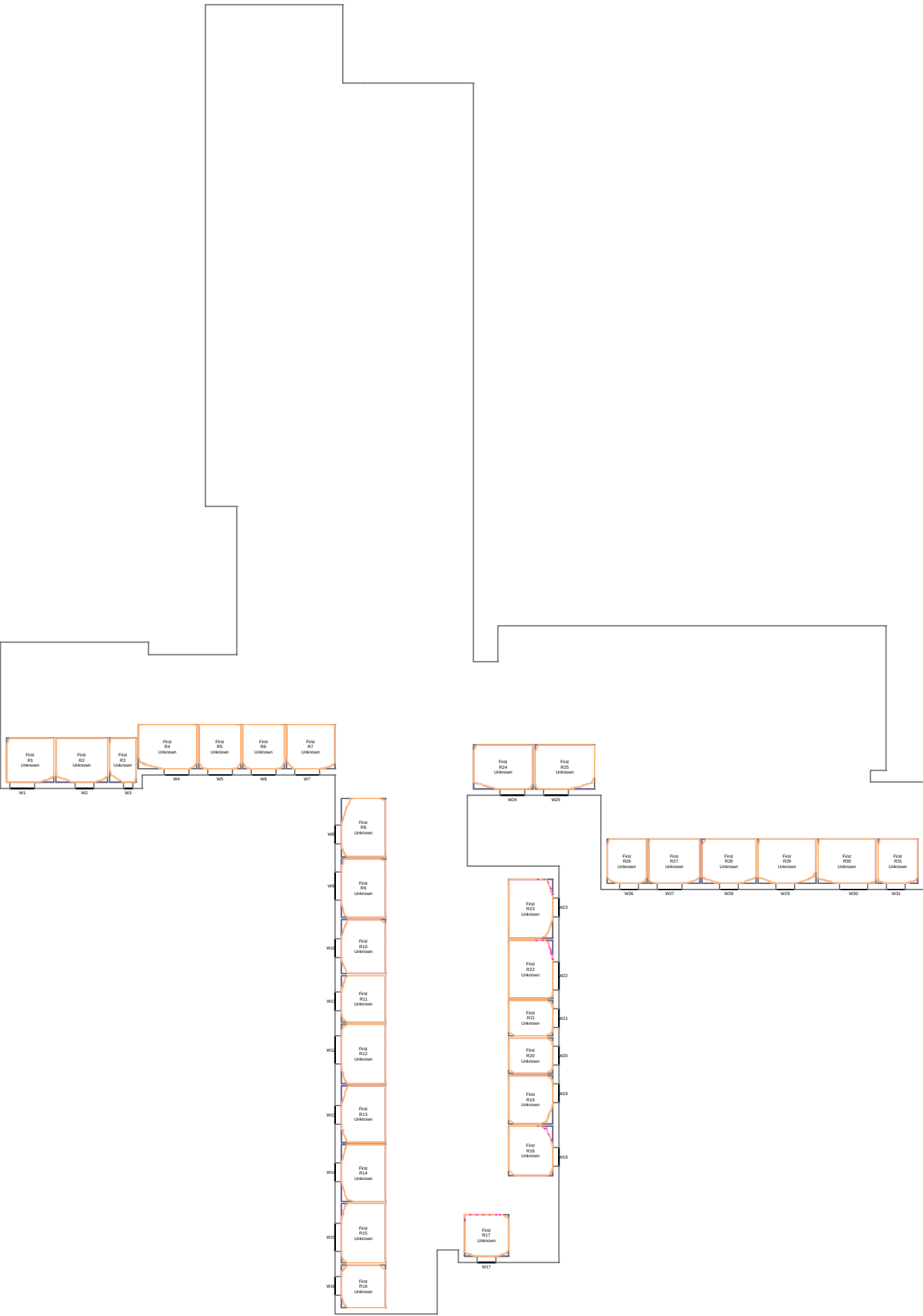
Ground Floor



1:250

Elizabeth Yarwood Court

First Floor



1:250

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:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	12.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-18	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

ROL Legend

	Room Area (Measured Layout)
	Existing Lit Area
	Proposed Lit Area
	Area of Loss/Gain

NOTES:

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
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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"

Hello Student Accommodation - The Chapel

Ground Floor



1:200



Hello Student Accommodation - The Chapel

First Floor



1:200



CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	12.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-19	03

REV.	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:

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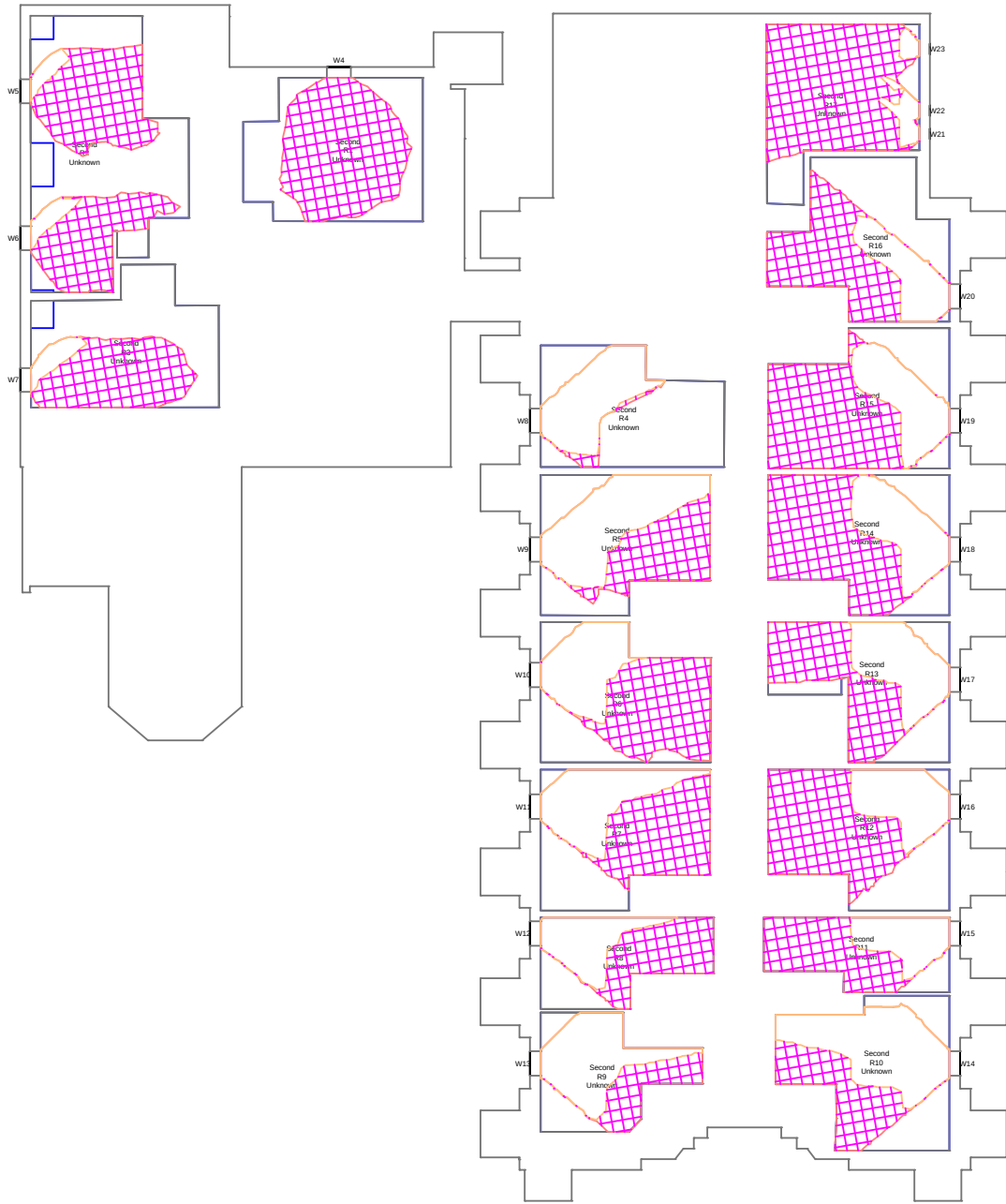
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from 3D Contextual Model produced by
Accucities Ltd.
Neighbouring Buildings internal room layouts,
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Proposed Model
Proposed scheme massing - "10450_UBS Moda
Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Hello Student Accommodation - The Chapel

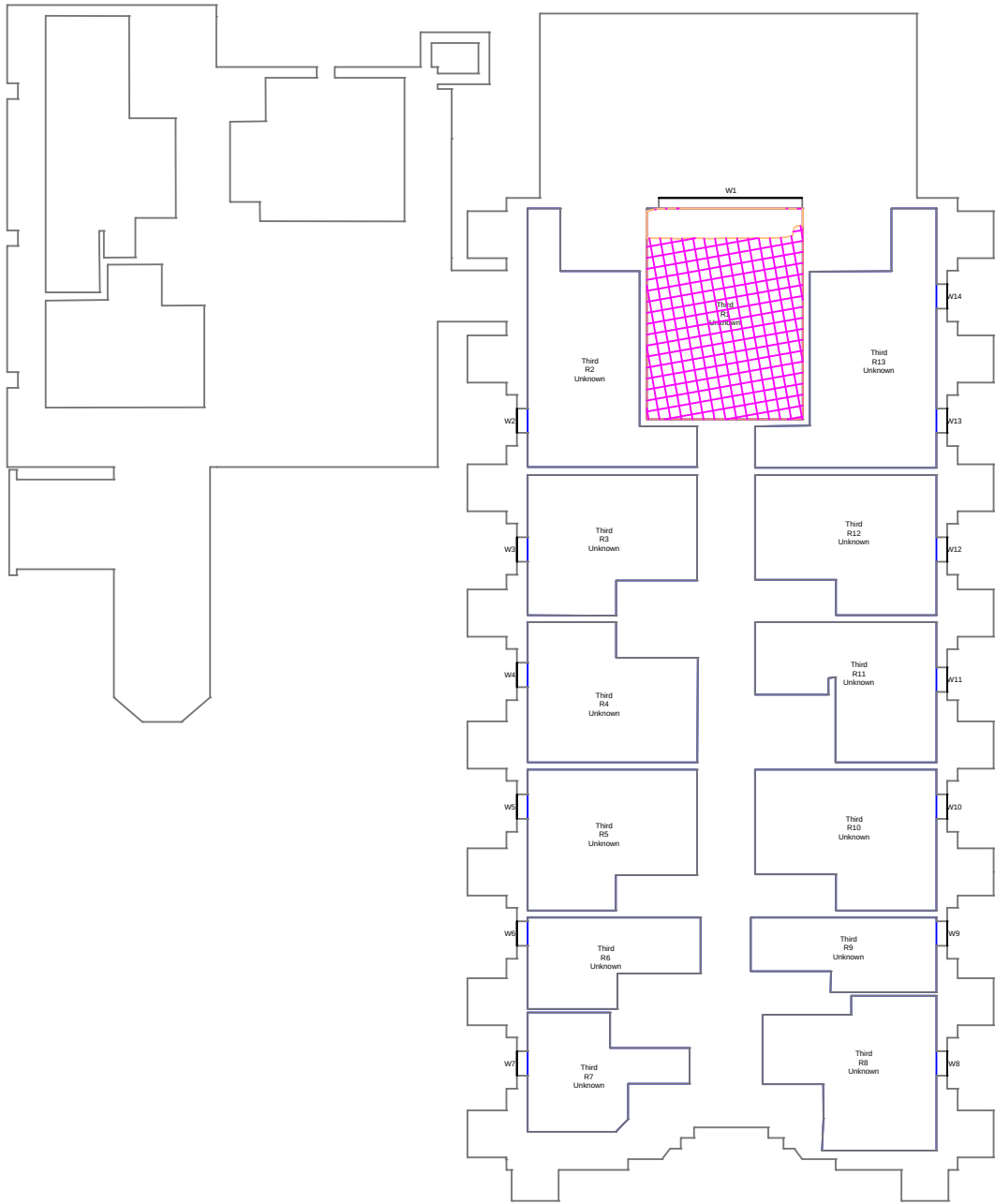
Second Floor



1:200

Hello Student Accommodation - The Chapel

Third Floor



1:200

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:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	12.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-20	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:

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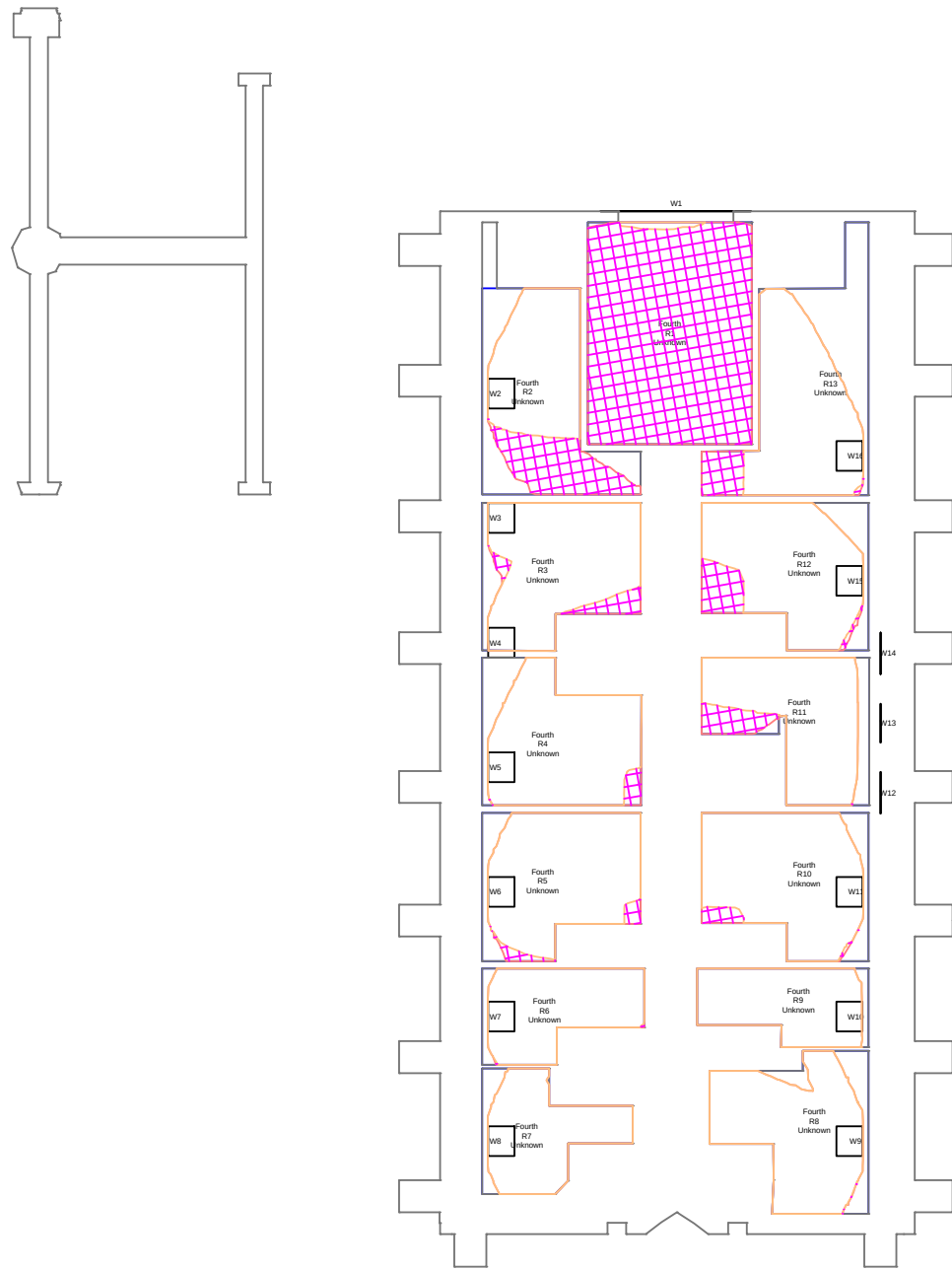
Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from 3D Contextual Model produced by
Accucities Ltd.
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Proposed Model
Proposed scheme massing - "10450_UBS Moda
Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Hello Student Accommodation - The Chapel

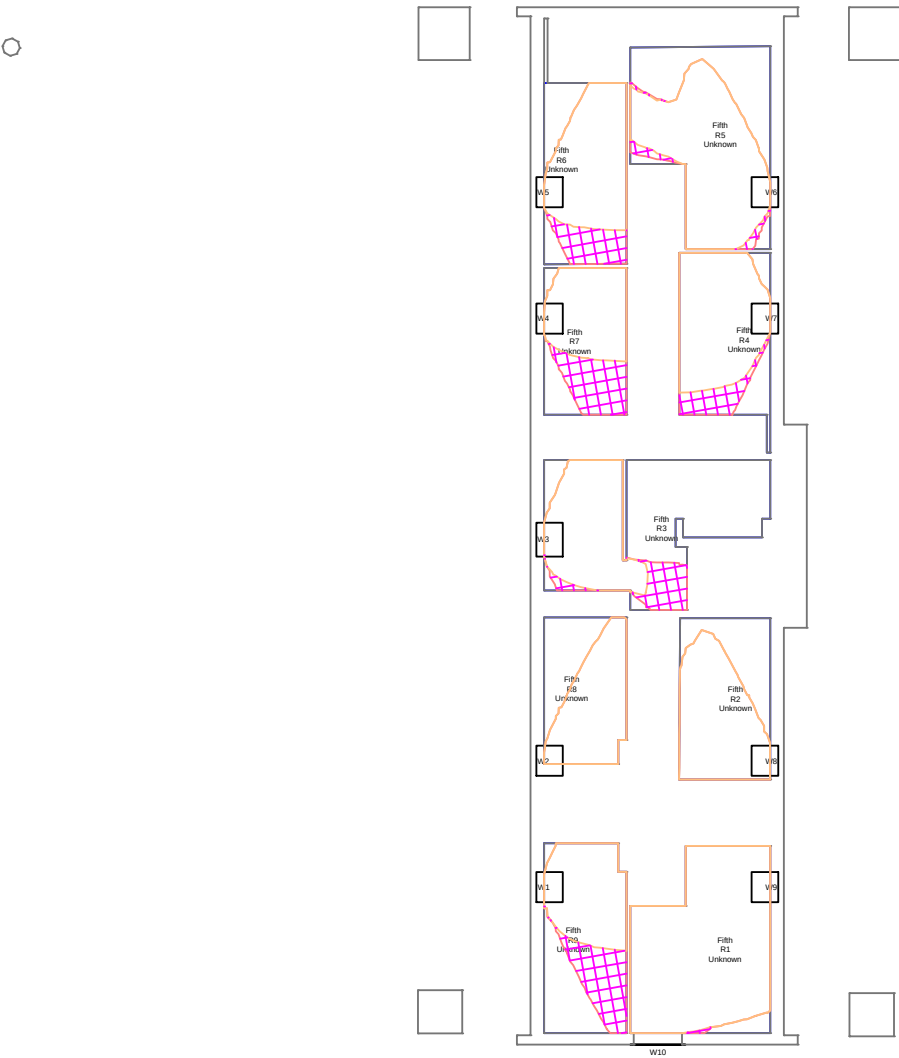
Fourth Floor



1:200

Hello Student Accommodation - The Chapel

Fifth Floor



1:200