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
Proposed + Consented

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

DRAWING NUMBER:	REV:
2022_MA-09	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"