Appendix 9.6 Baseline vs Cumulative Massing Images

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

CLIENT:
Urban Village Group

PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-01	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10

Massing Legend

- Existing
- Proposed
- Consented Schemes

All heights in m AOD

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

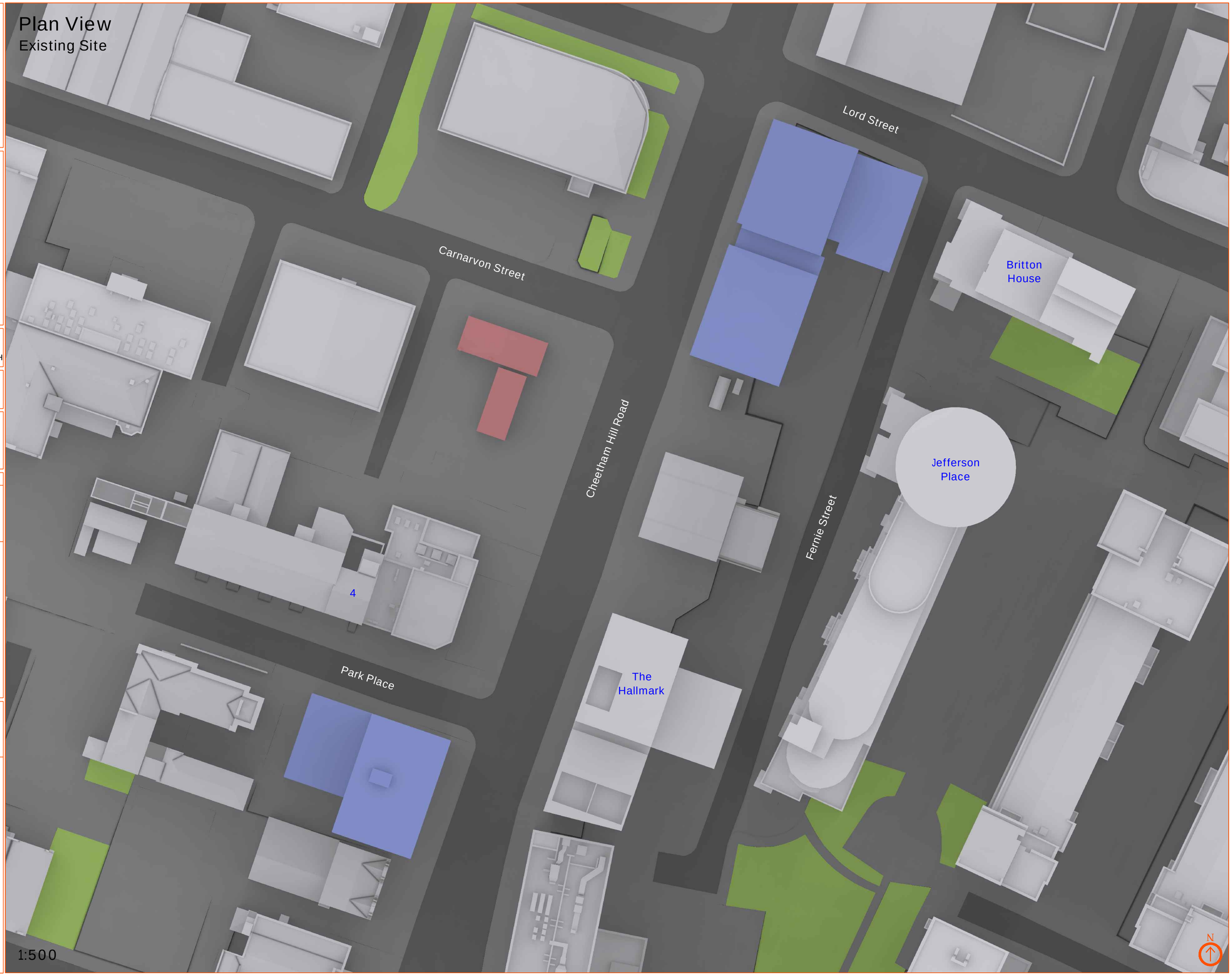
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Plan View
Existing Site



1:500

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CLIENT:
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PROJECT:
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Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-02	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10

Massing Legend

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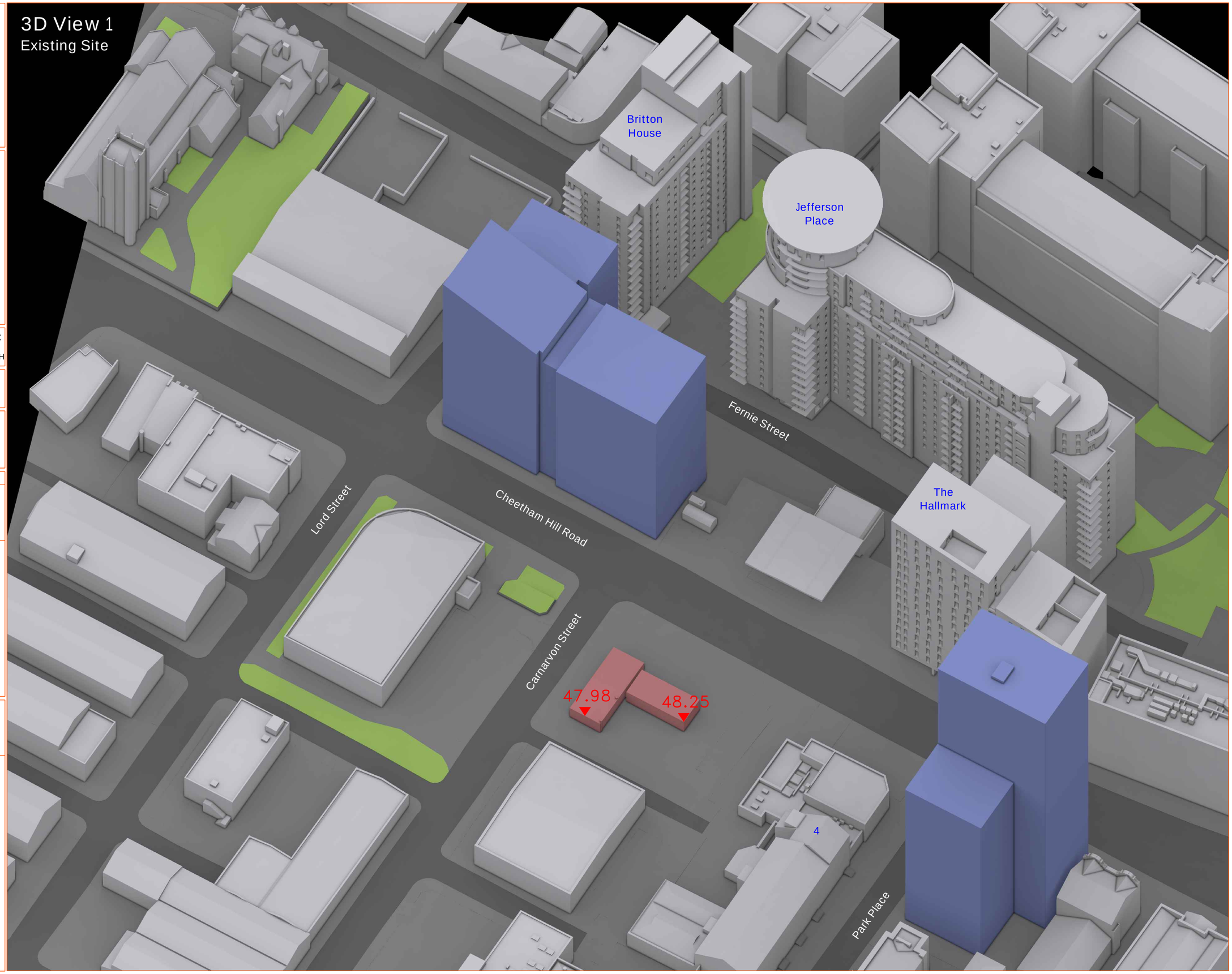
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"



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Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-03	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10

Massing Legend

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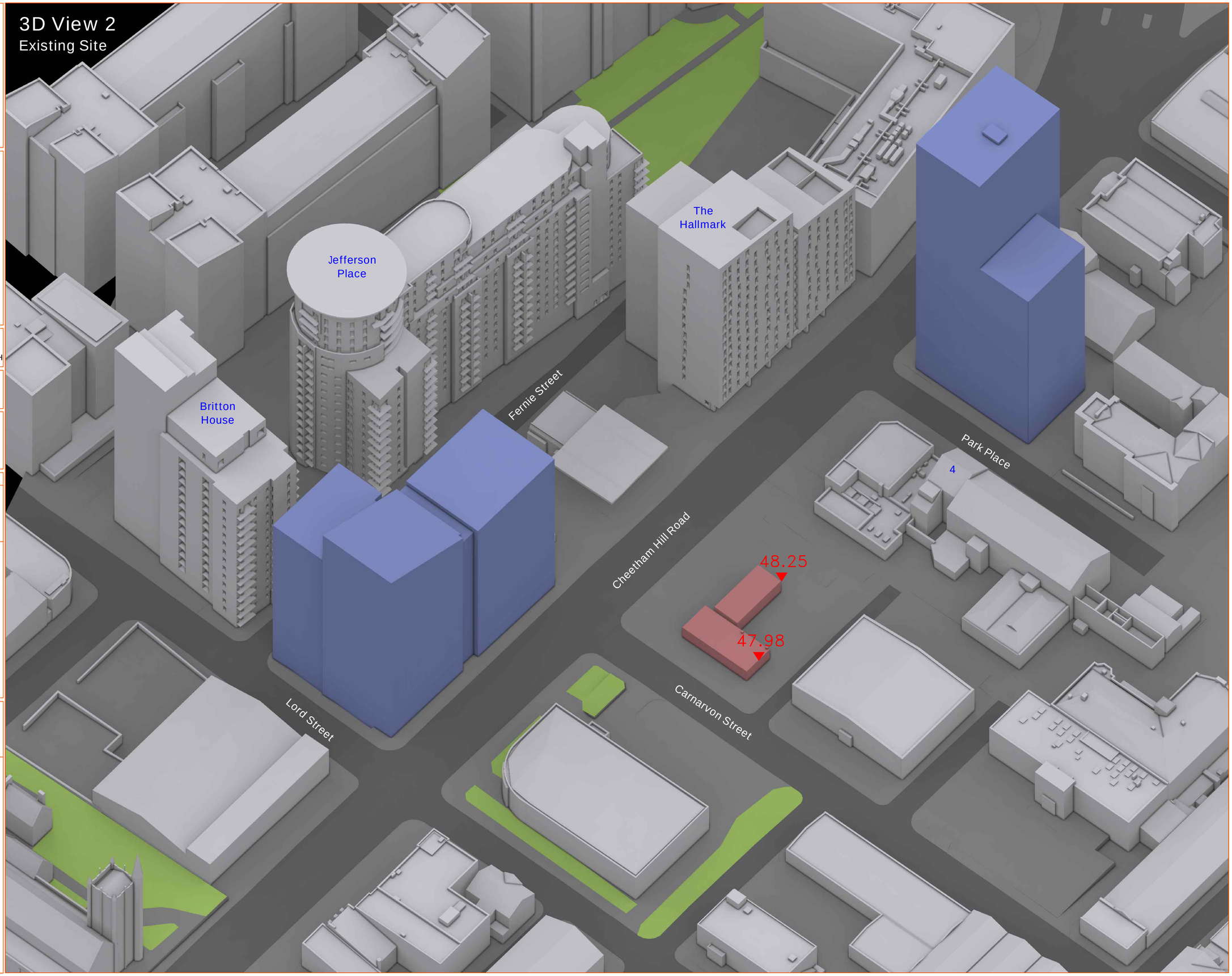
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"



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33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-04	02

REV:	NOTES:	DRWN:	DATE:
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Massing Legend

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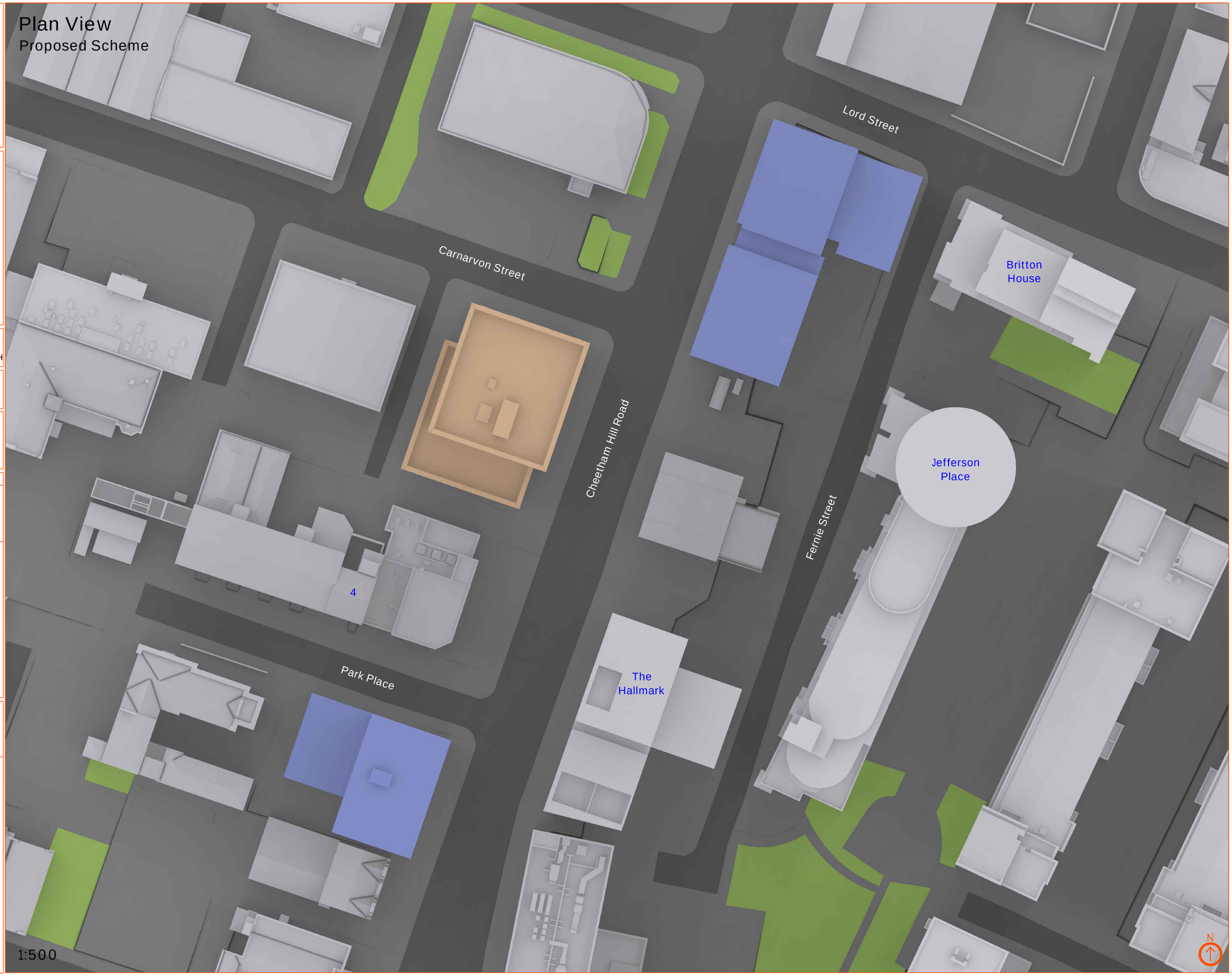

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PROJECT:
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Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	09.11.2023	CHECKED:	DMH

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2029_MA-05	02

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Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-06	02

REV:	NOTES:	DRWN:	DATE:
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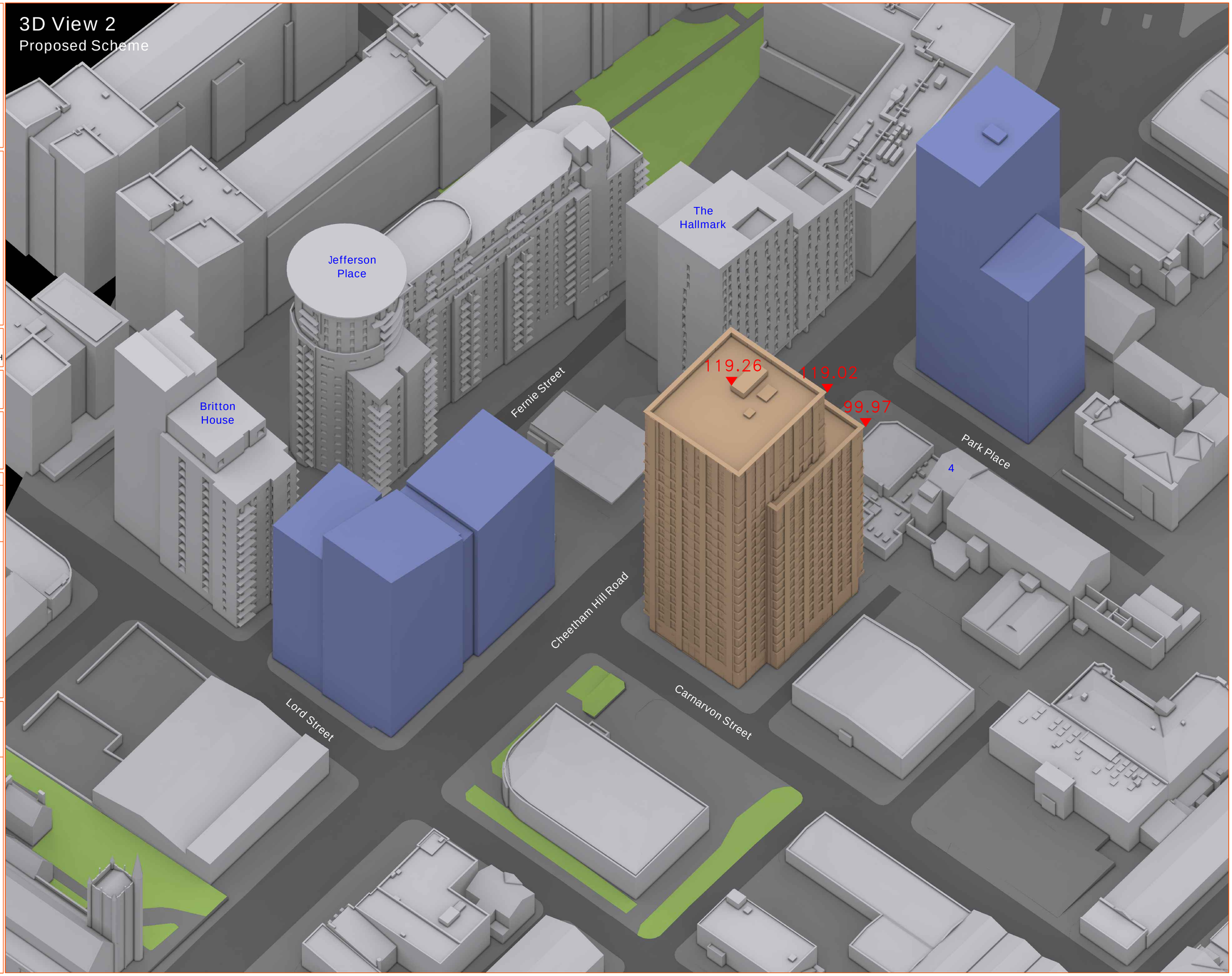
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"