

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:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:250	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-07	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

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

NOTES:

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

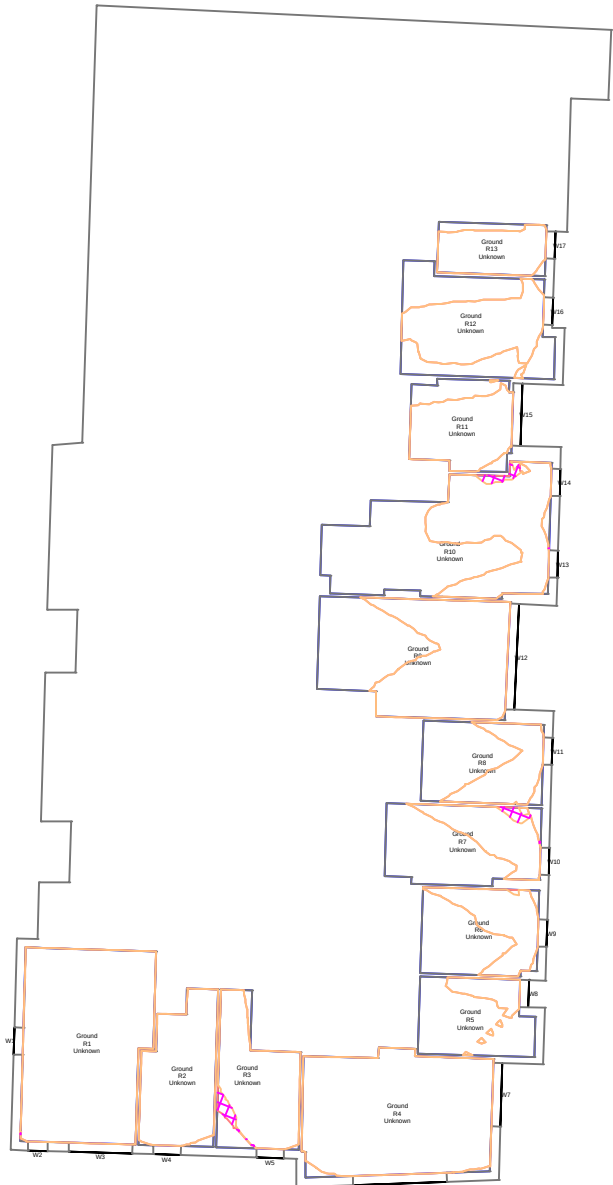
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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"

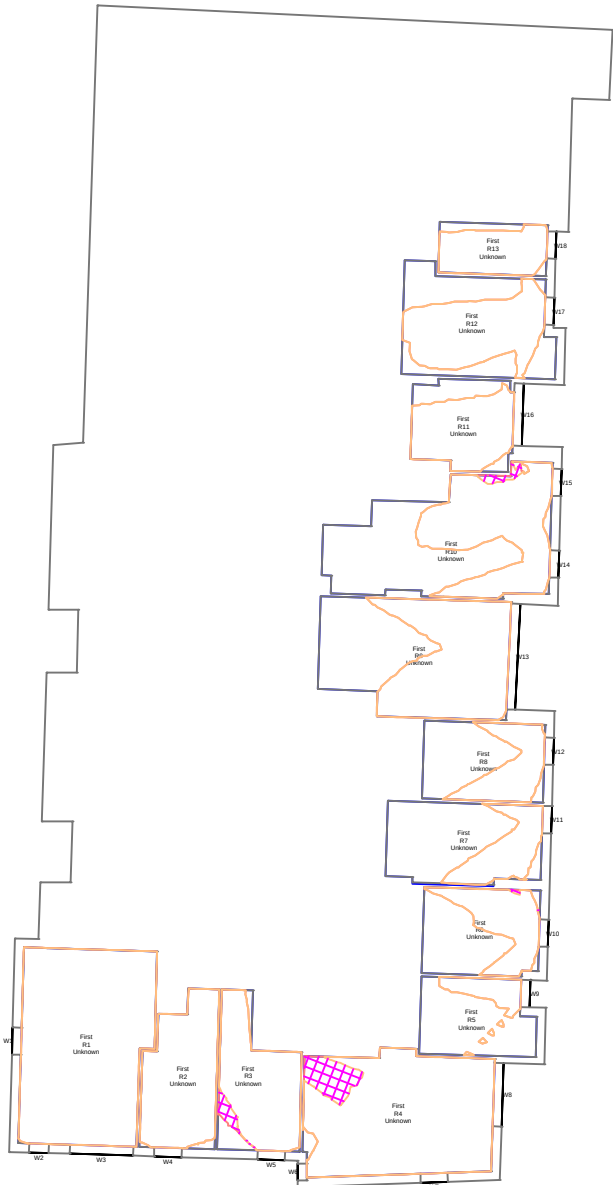
Britton House Ground Floor



1:250



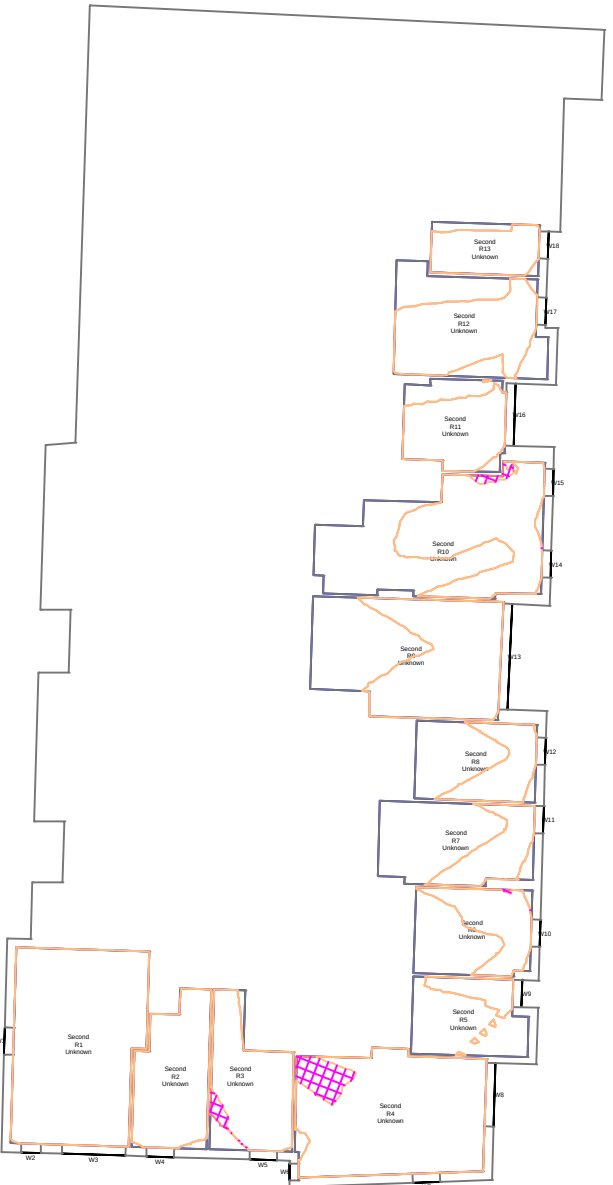
Britton House First Floor



1:250



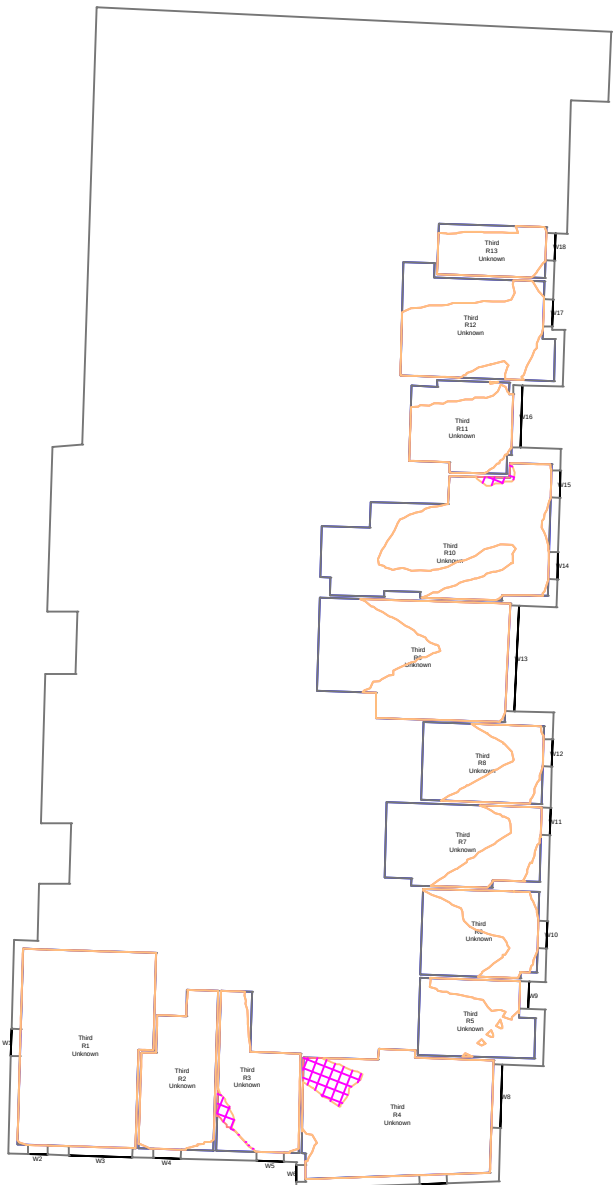
Britton House Second Floor



1:250



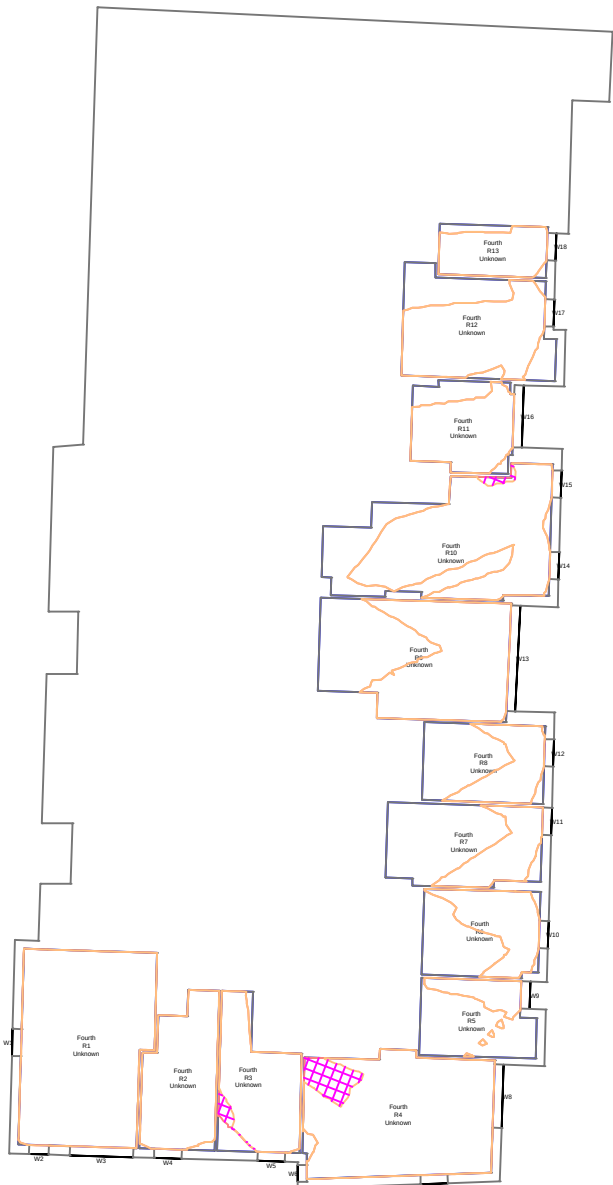
Britton House Third Floor



1:250



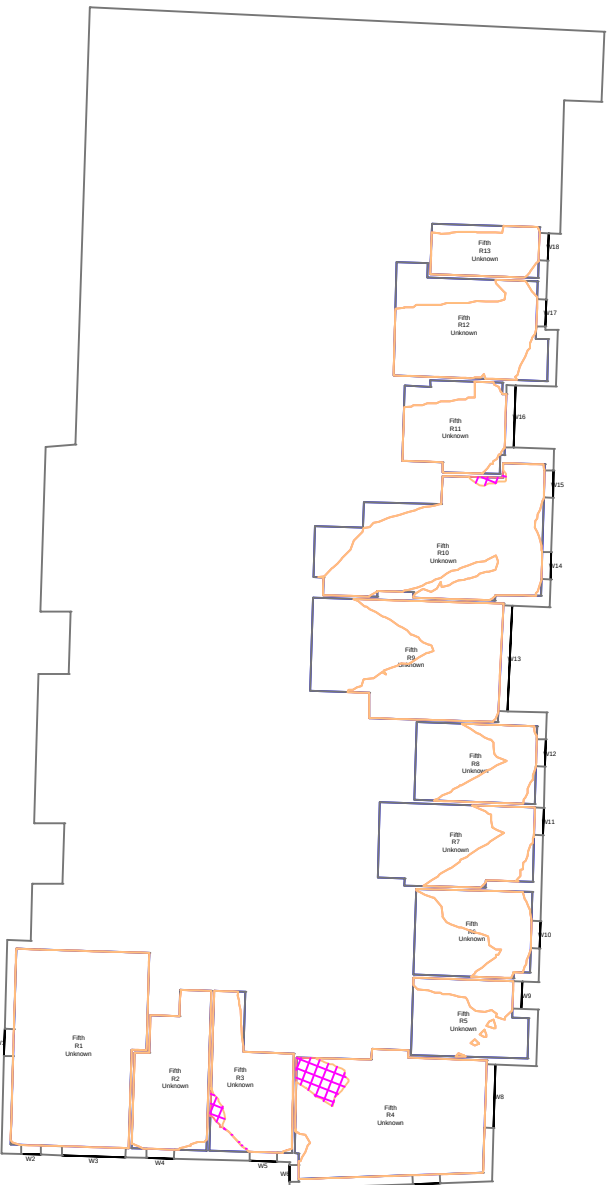
Britton House Fourth Floor



1:250



Britton House Fifth Floor



1:250



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PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:250	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-08	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

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

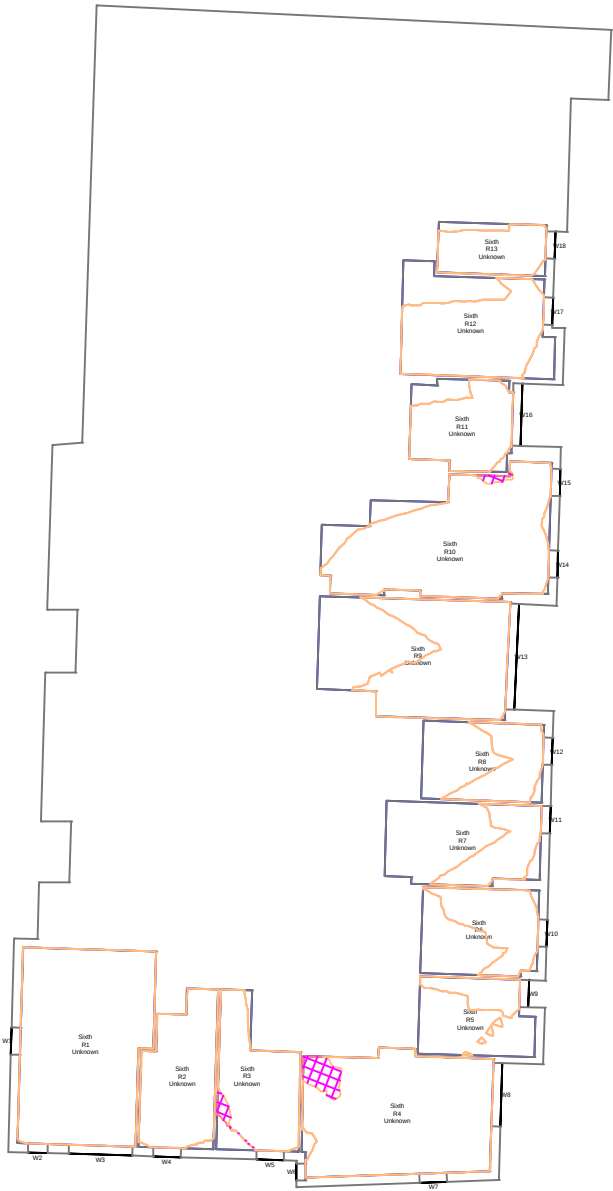
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Proposed Model
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

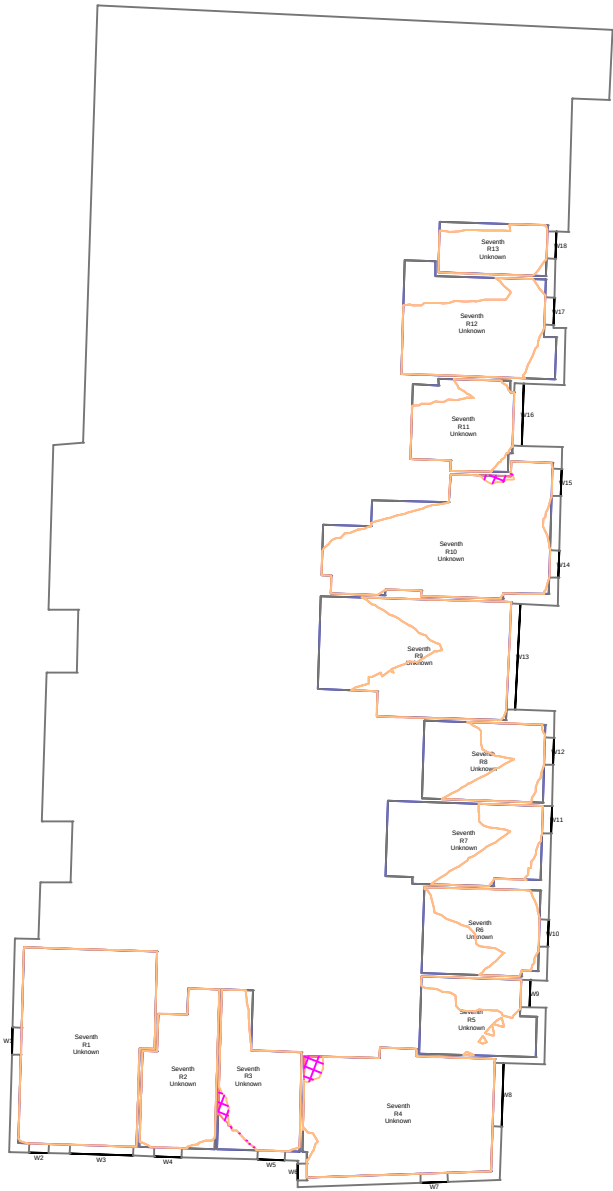
Britton House
Sixth Floor



1:250



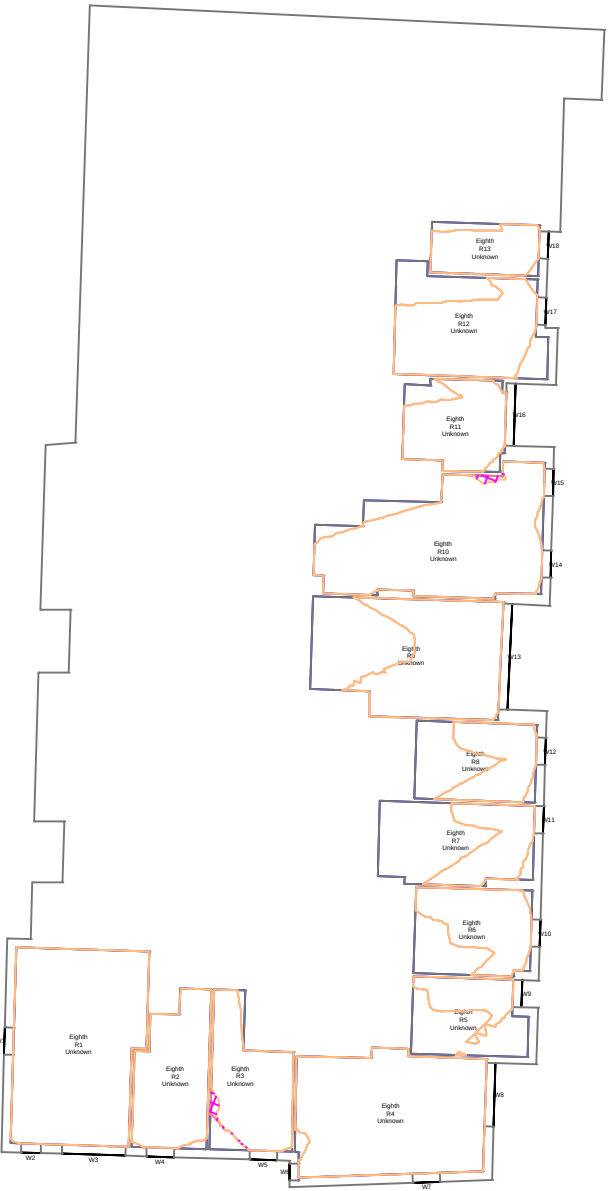
Britton House
Seventh Floor



1:250



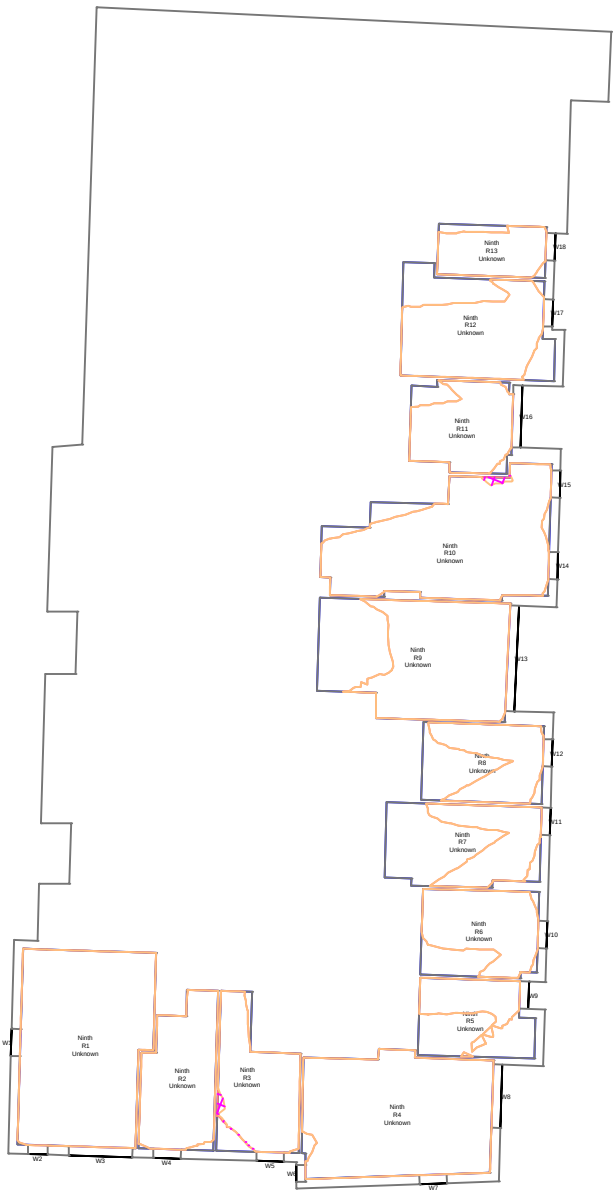
Britton House
Eighth Floor



1:250



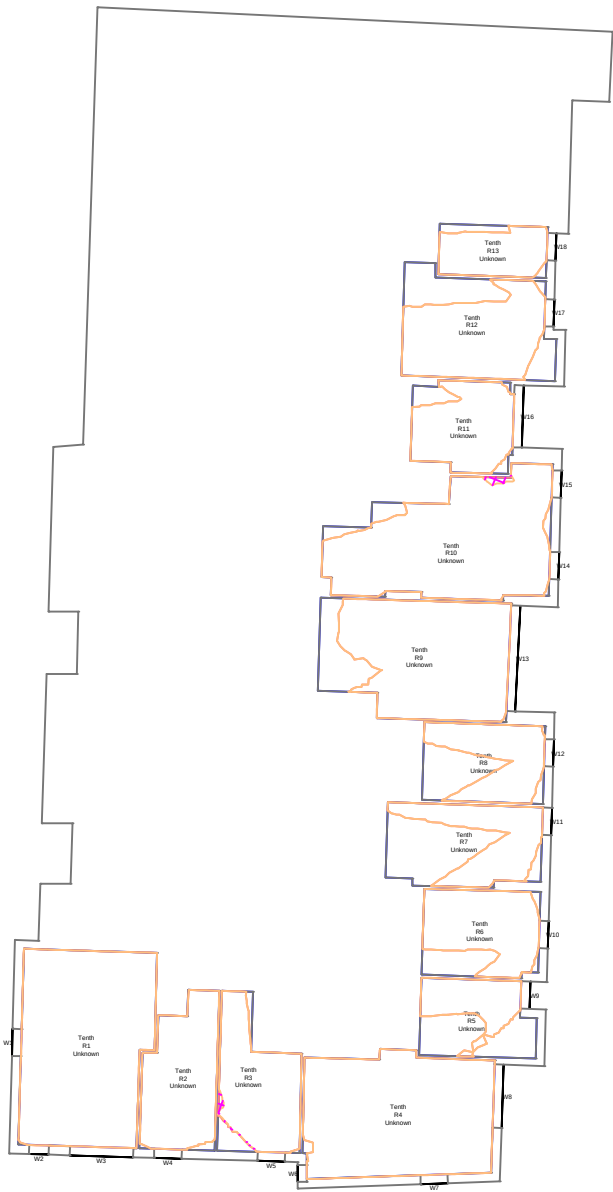
Britton House
Ninth Floor



1:250



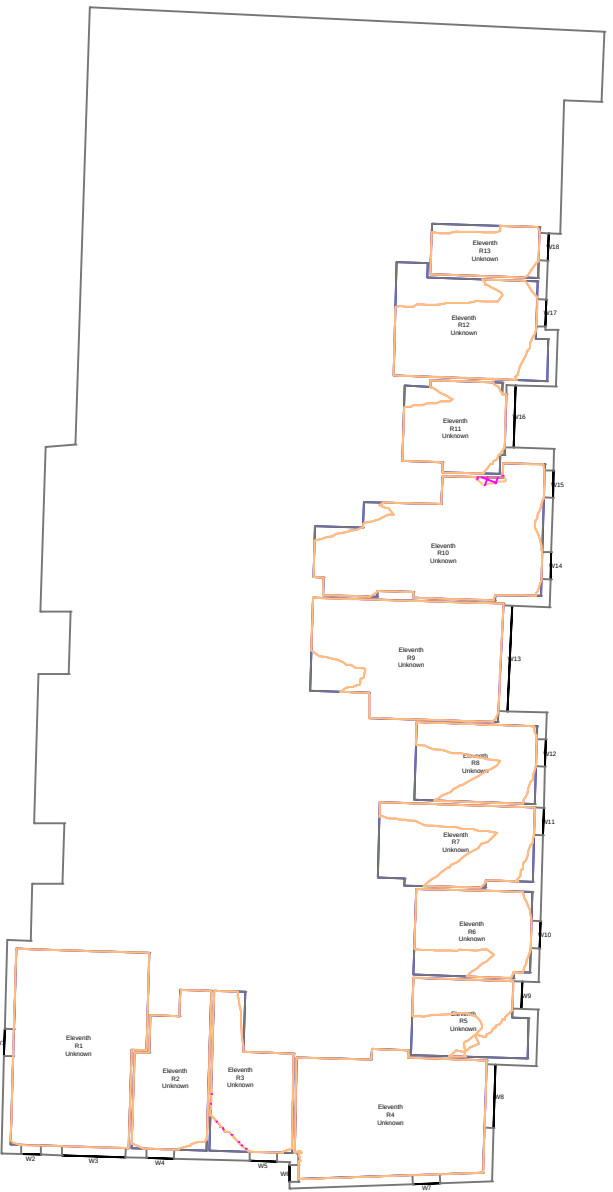
Britton House
Tenth Floor



1:250



Britton House
Eleventh Floor



1:250



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33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100/250	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-09	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

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

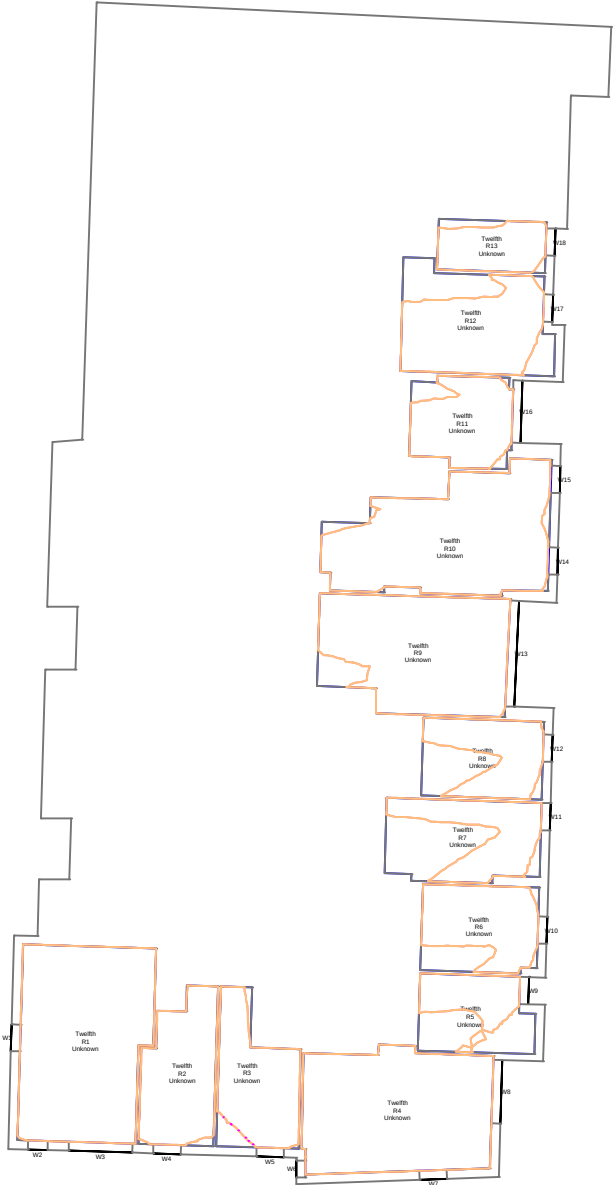
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Proposed Model
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

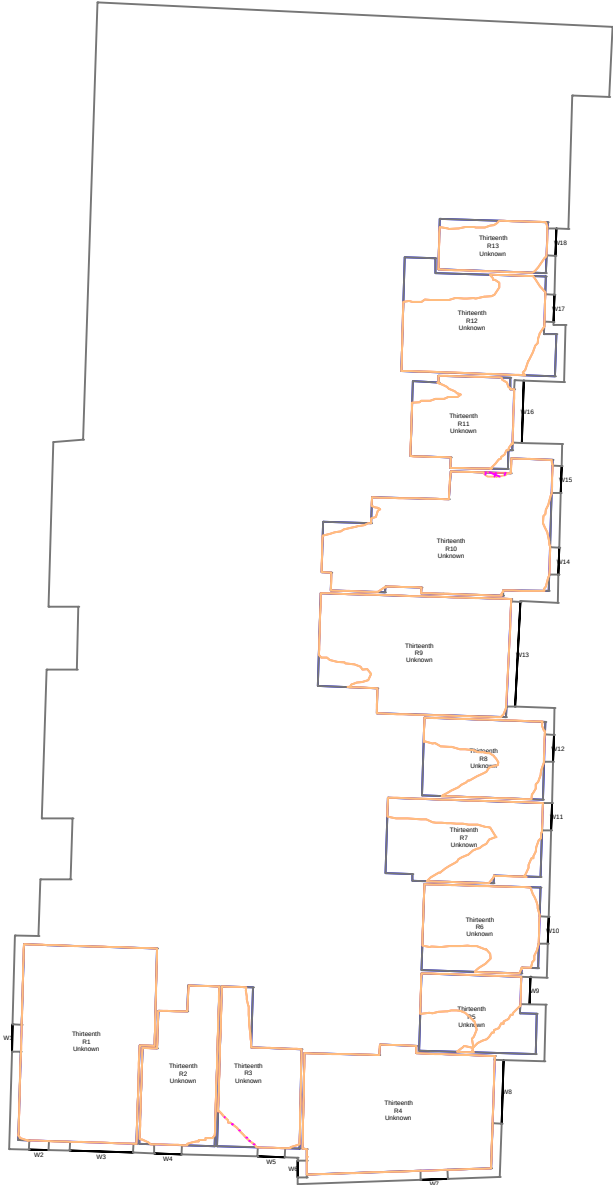
Britton House
Twelfth Floor



1:250



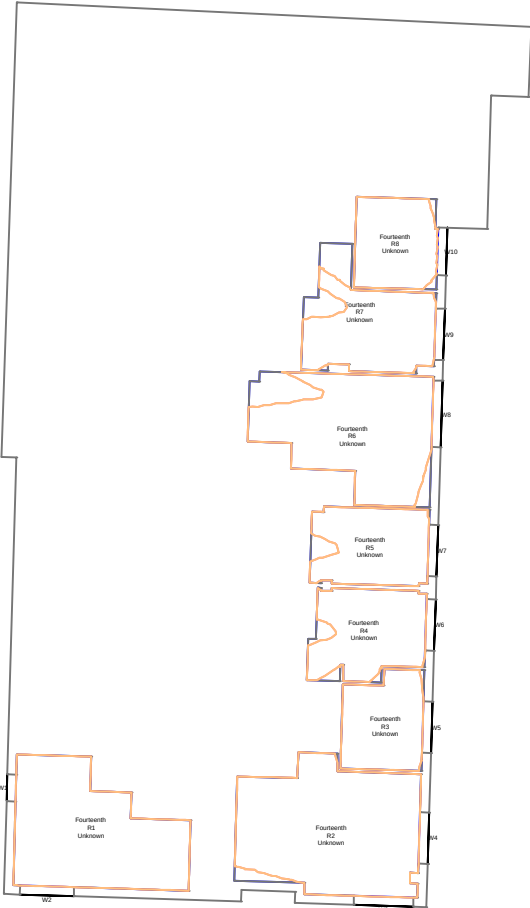
Britton House
Thirteenth Floor



1:250



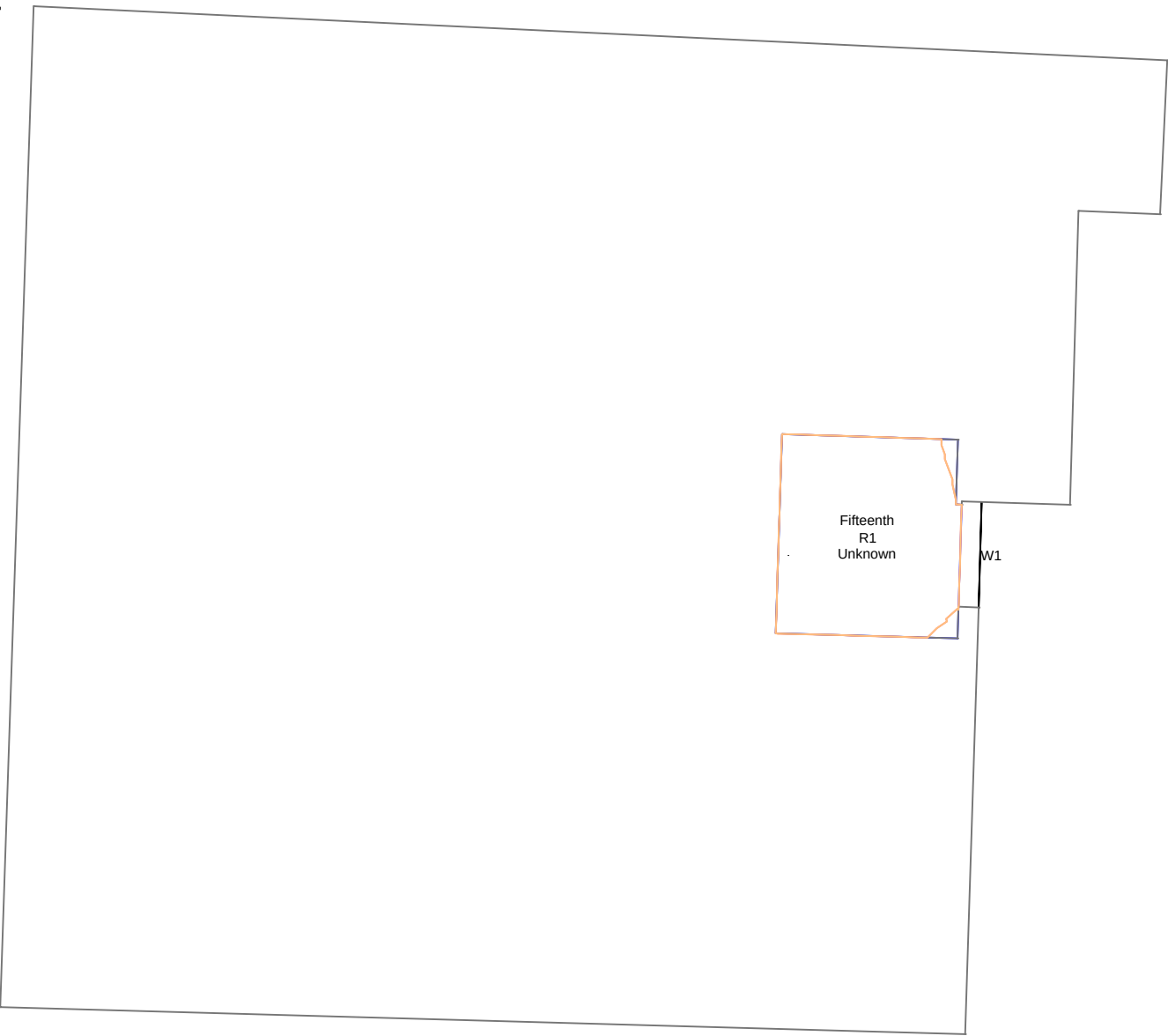
Britton House
Fourteenth Floor



1:250



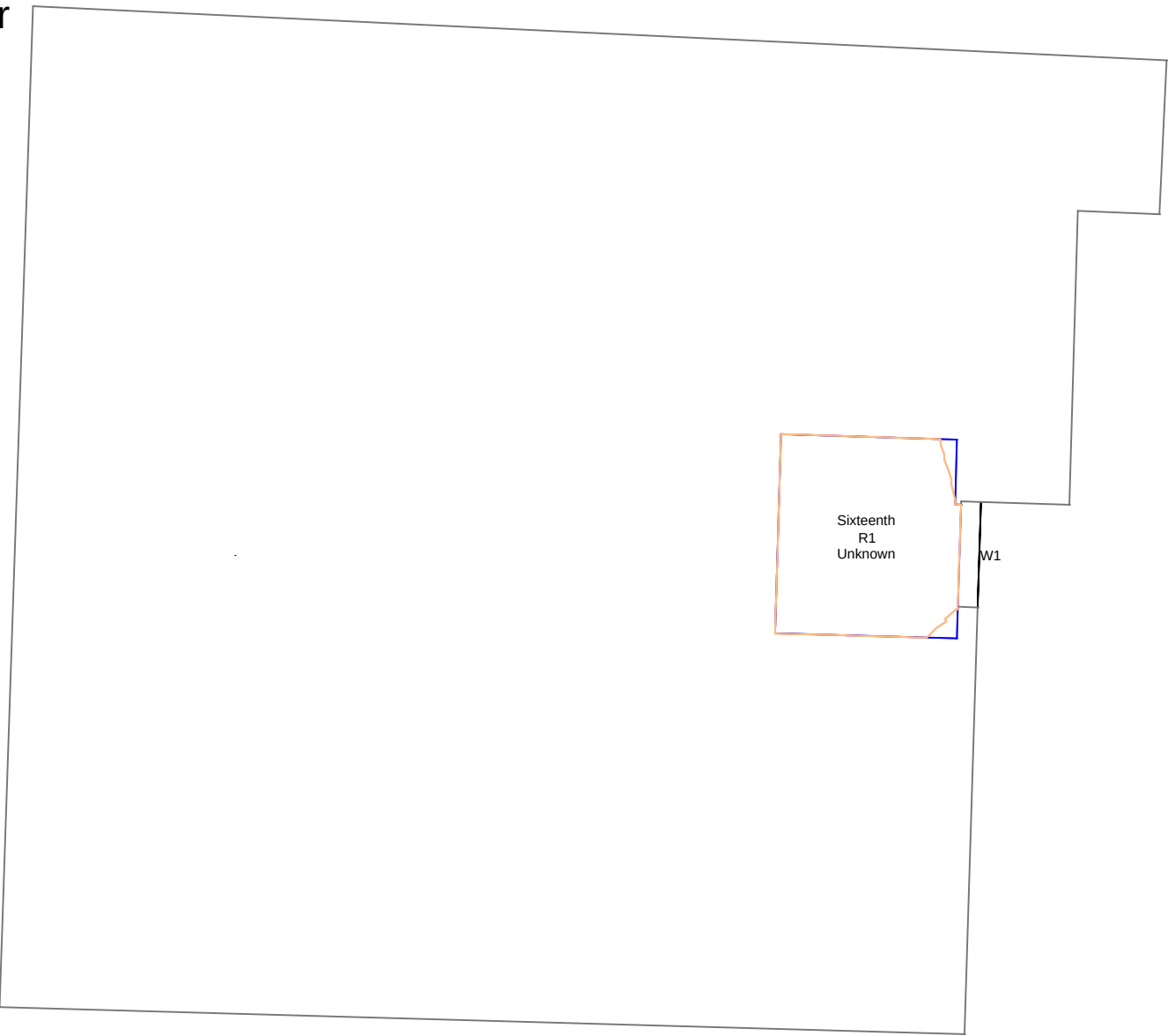
Britton House
Fifteenth Floor



1:100



Britton House
Sixteenth Floor



1:100



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CLIENT:
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PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-10	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

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

NOTES:

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Analysis
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Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
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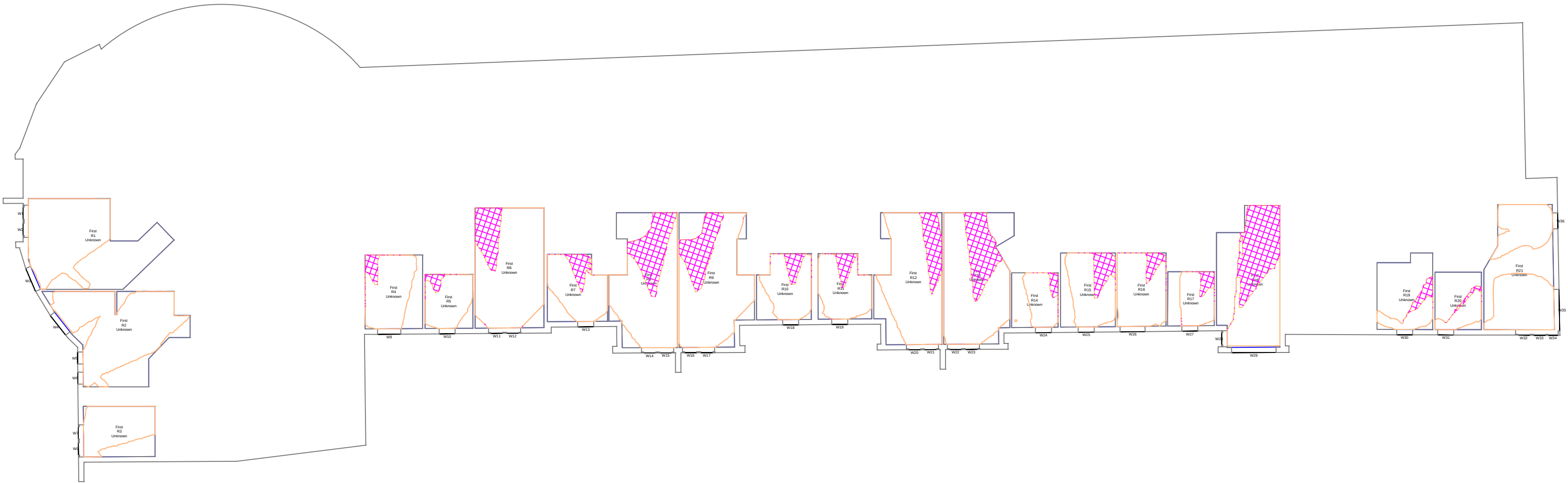
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Proposed Model

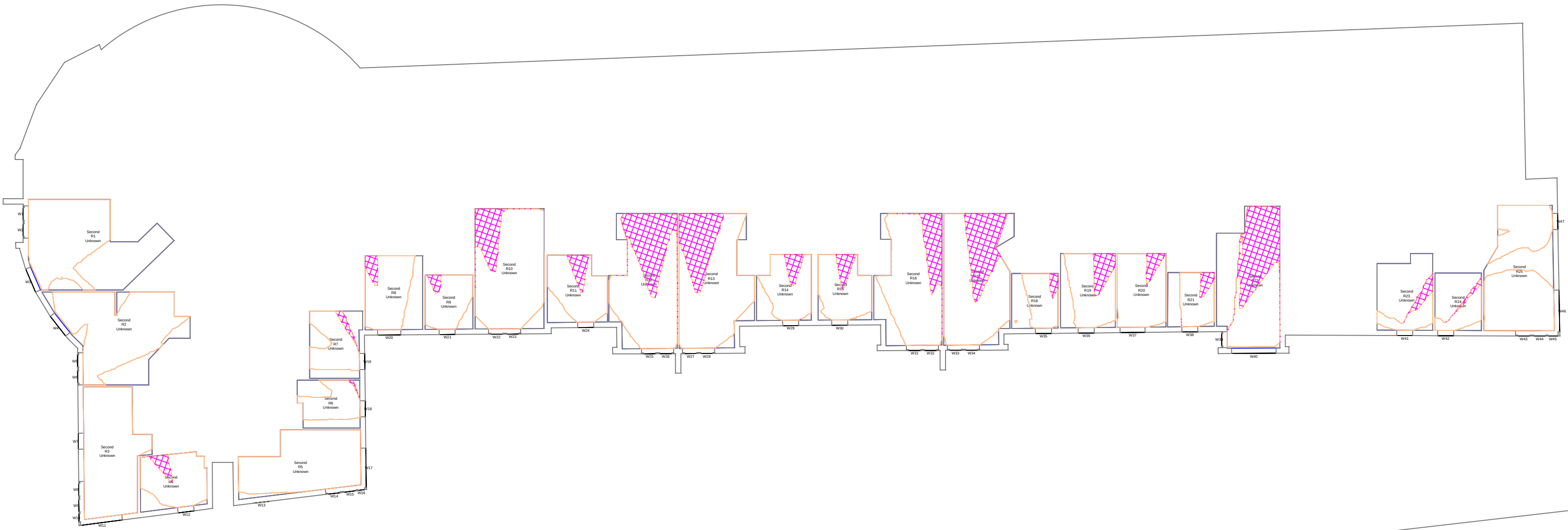
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place
First Floor



1:200

Jefferson Place
Second Floor



1:200

Proximity

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Tel: 0161 444 3950

CLIENT:
Urban Village Group

PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-11	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

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

NOTES:

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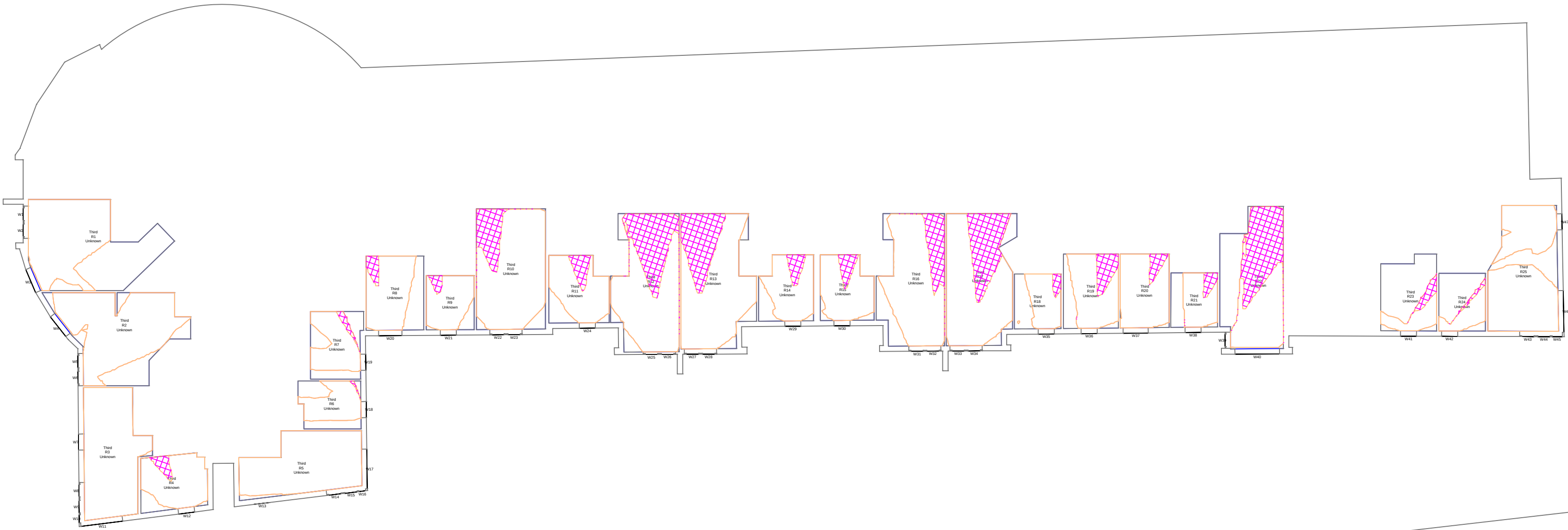
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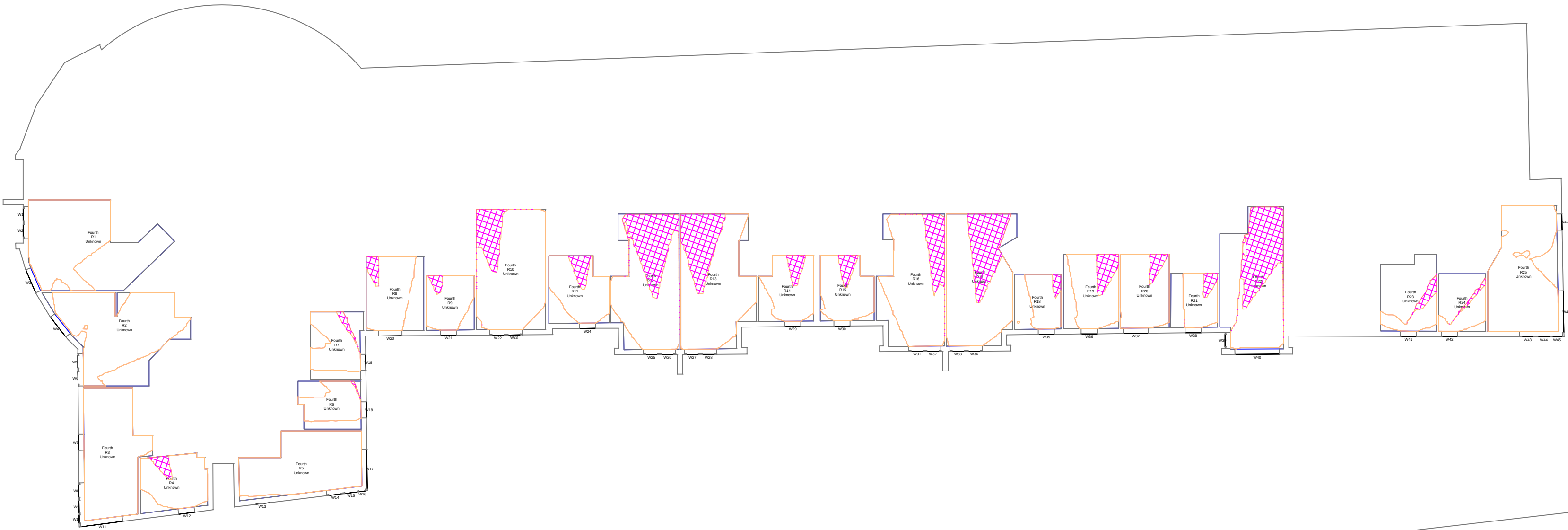
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place
Third Floor



1:200

Jefferson Place
Fourth Floor



1:200

Proximity

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weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Urban Village Group

PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-12	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

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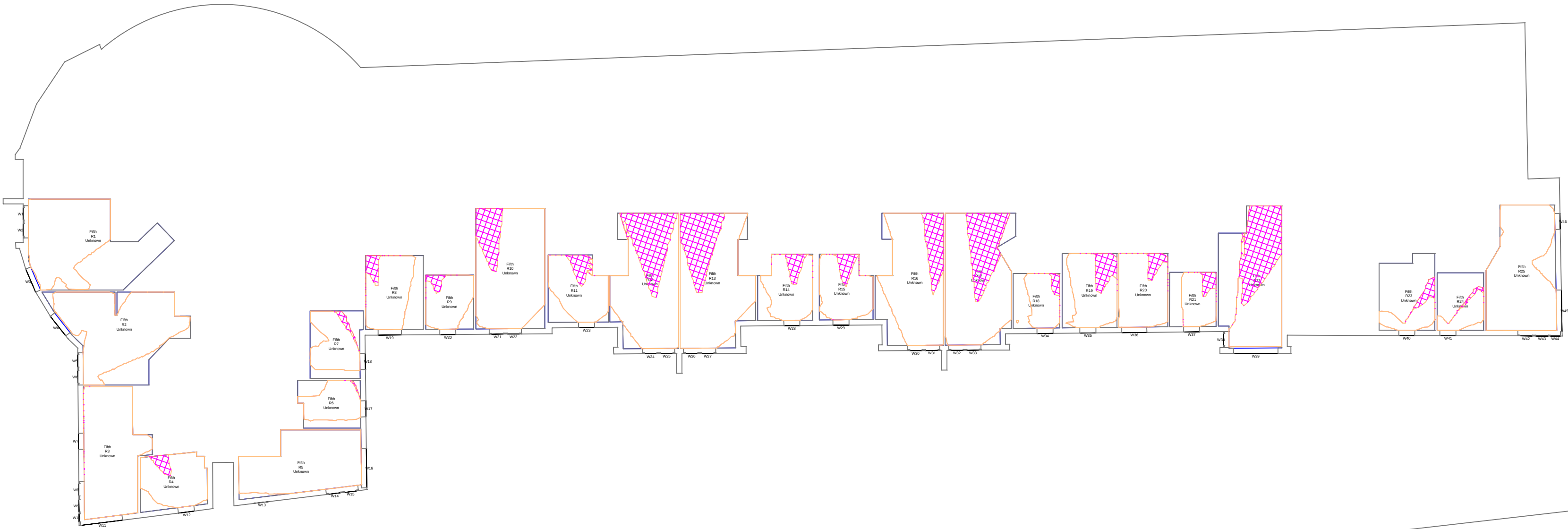
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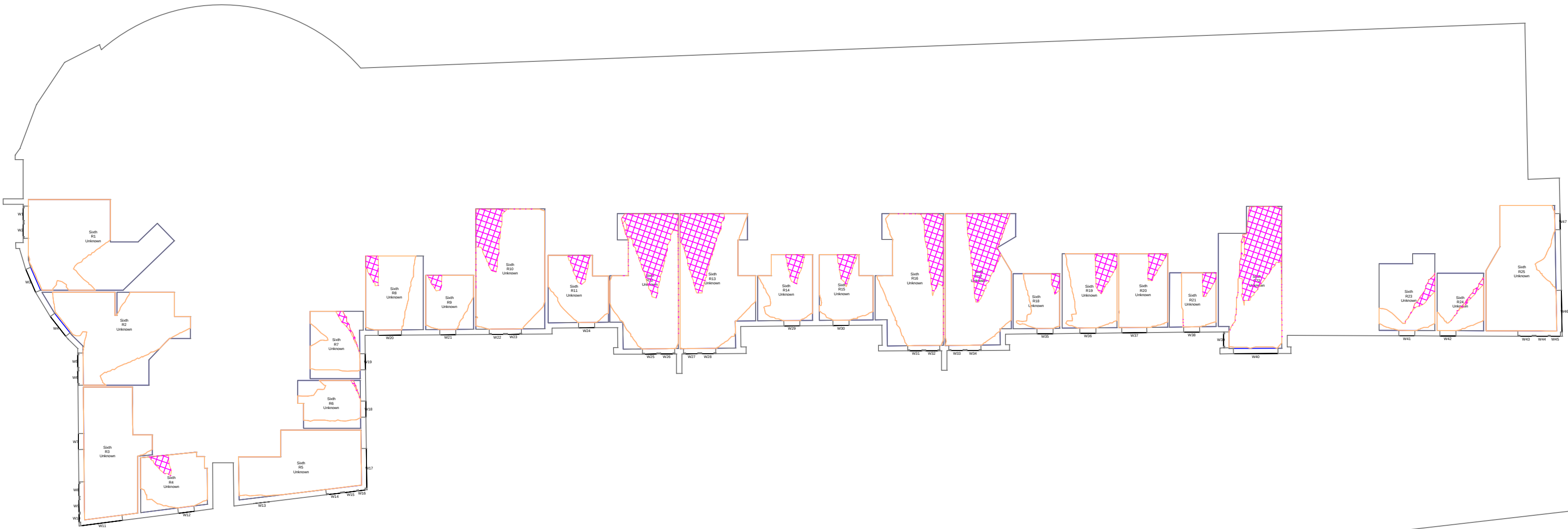
Proposed Model
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place Fifth Floor



1:200

Jefferson Place Sixth Floor



1:200

Proximity

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weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Urban Village Group

PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-13	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

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

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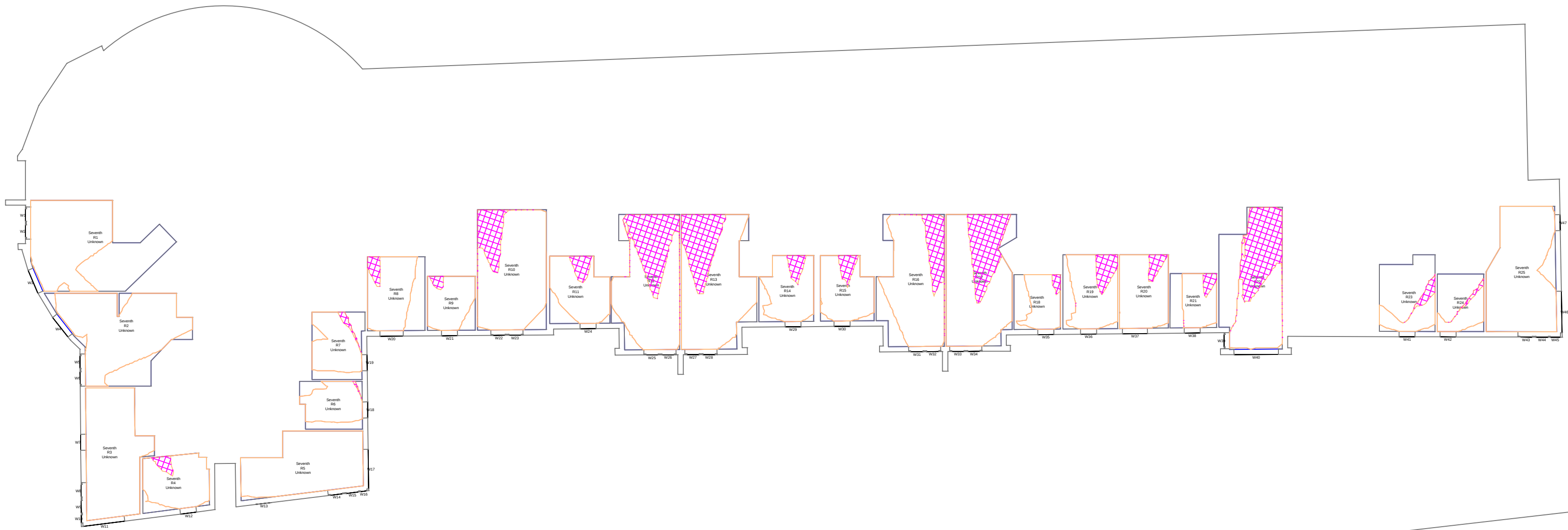
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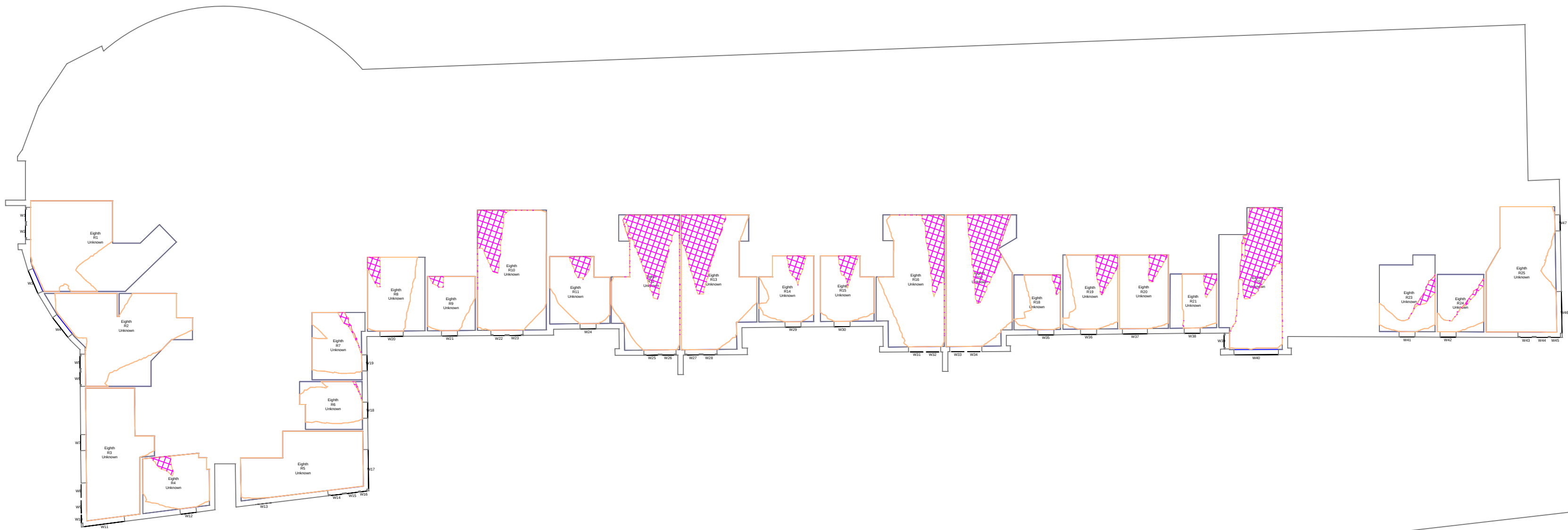
Proposed Model

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

Jefferson Place
Seventh Floor



Jefferson Place
Eighth Floor



Proximity

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Urban Village Group

PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-14	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

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

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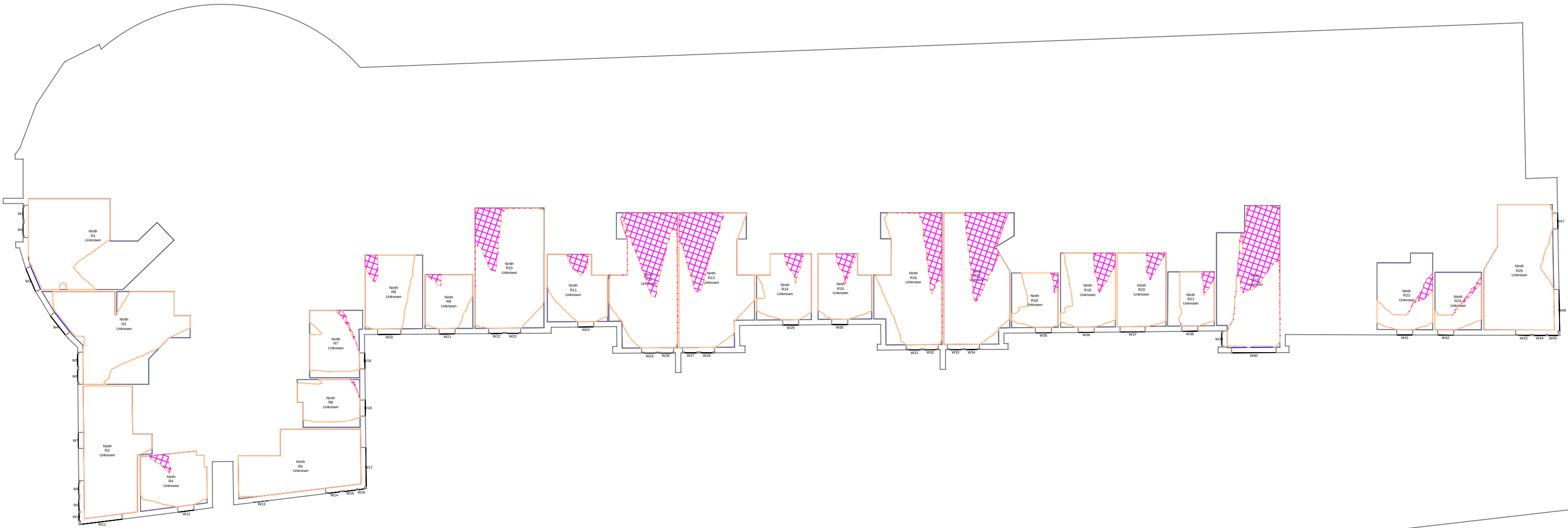
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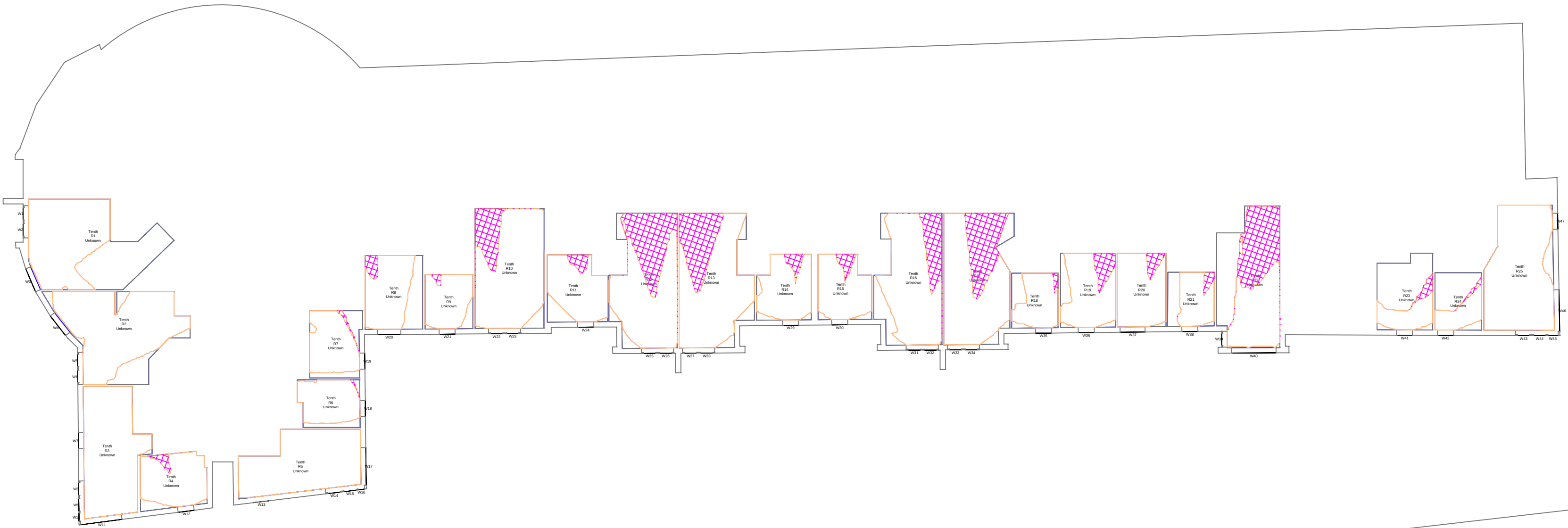
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place Ninth Floor



1:200

Jefferson Place Tenth Floor



1:200

Proximity

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Urban Village Group

PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-15	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

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

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

Jefferson Place Eleventh Floor



Proximity

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DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-16	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

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

Jefferson Place
Thirteenth Floor



1:200



Jefferson Place
Fourteenth Floor



1:200



Proximity

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Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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

DRAWING NUMBER:	REV:
2029_MA-17	02

REV:	NOTES:	DRWN:	DATE:
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Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

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

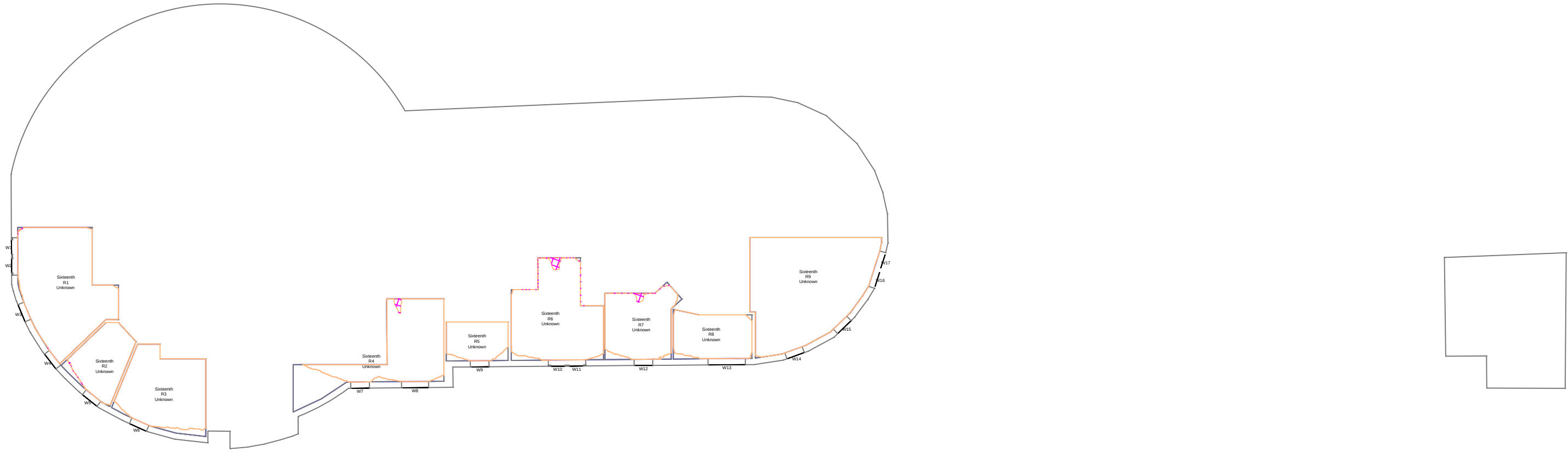
Jefferson Place
Fifteenth Floor



1:200



Jefferson Place
Sixteenth Floor



1:200



Proximity

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CLIENT:
Urban Village Group

PROJECT:
33 Cheetham Hill Road
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-18	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

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Proposed NoSky Area

Area of Loss/Gain

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

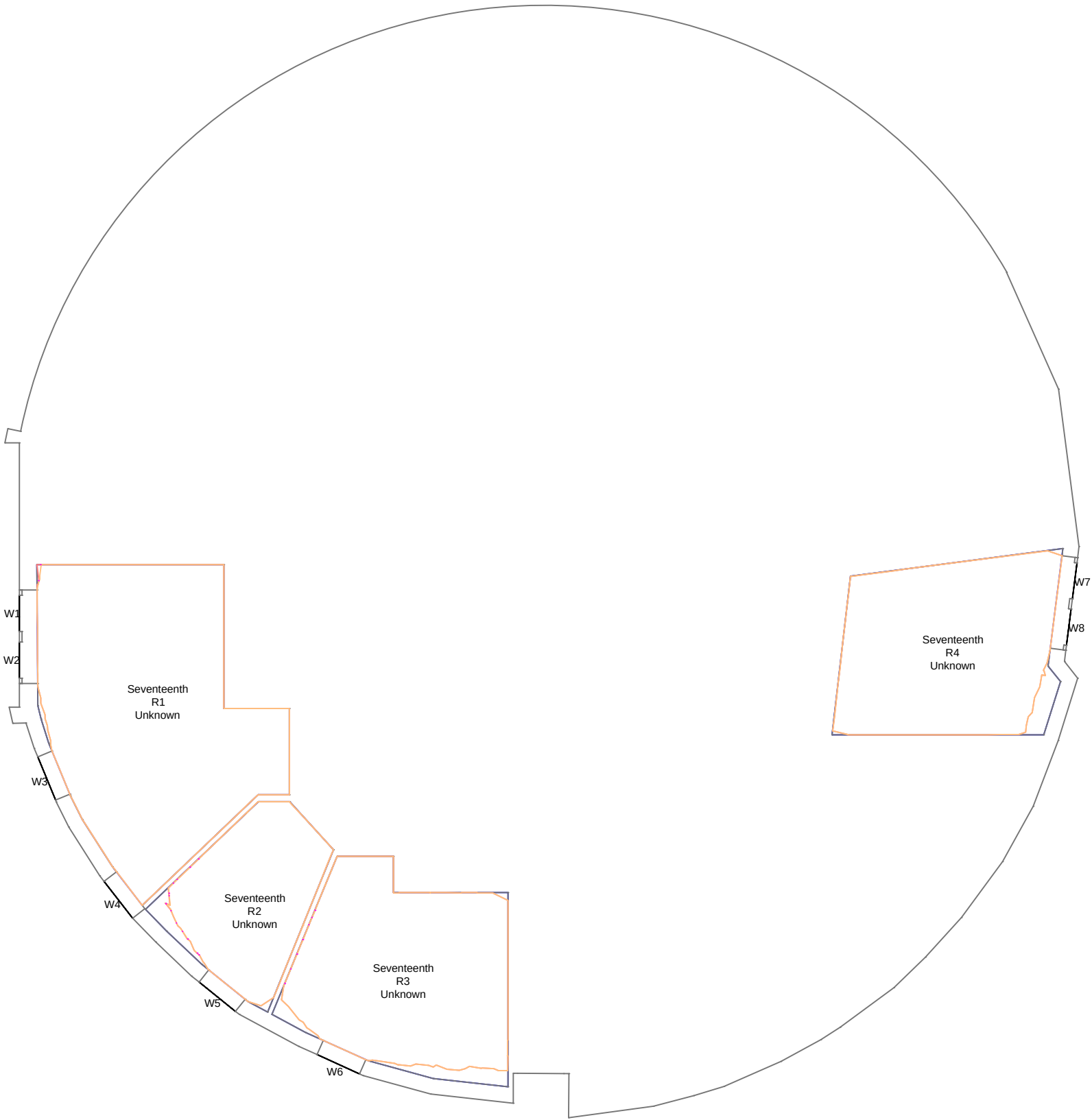
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from Accucities Ltd.

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"

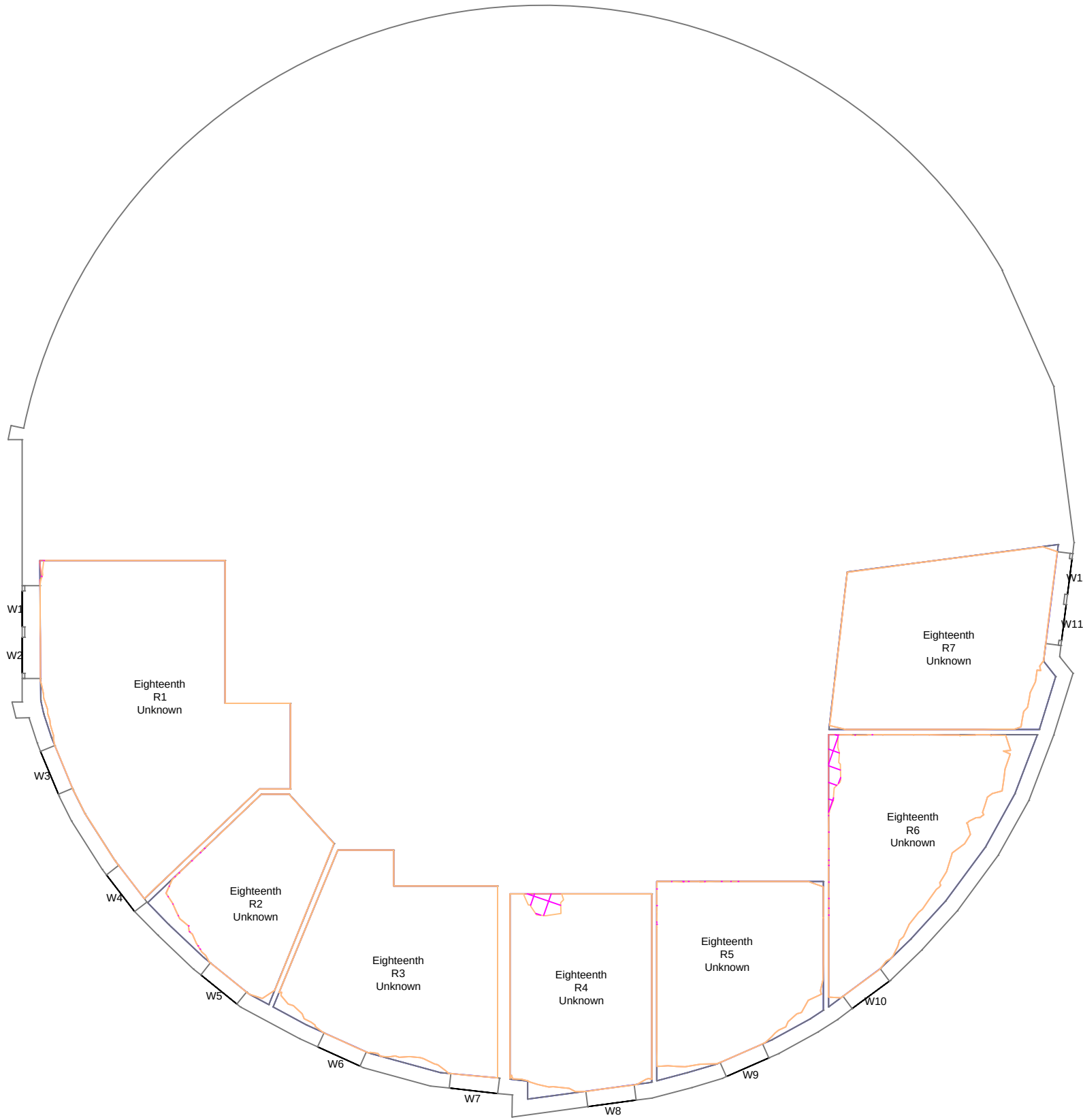
Jefferson Place
Seventeenth Floor



1:100



Jefferson Place
Eighteenth Floor



1:100



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:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:250	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-19	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

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

NOTES:

No dimensions are to be scaled from this drawing.
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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
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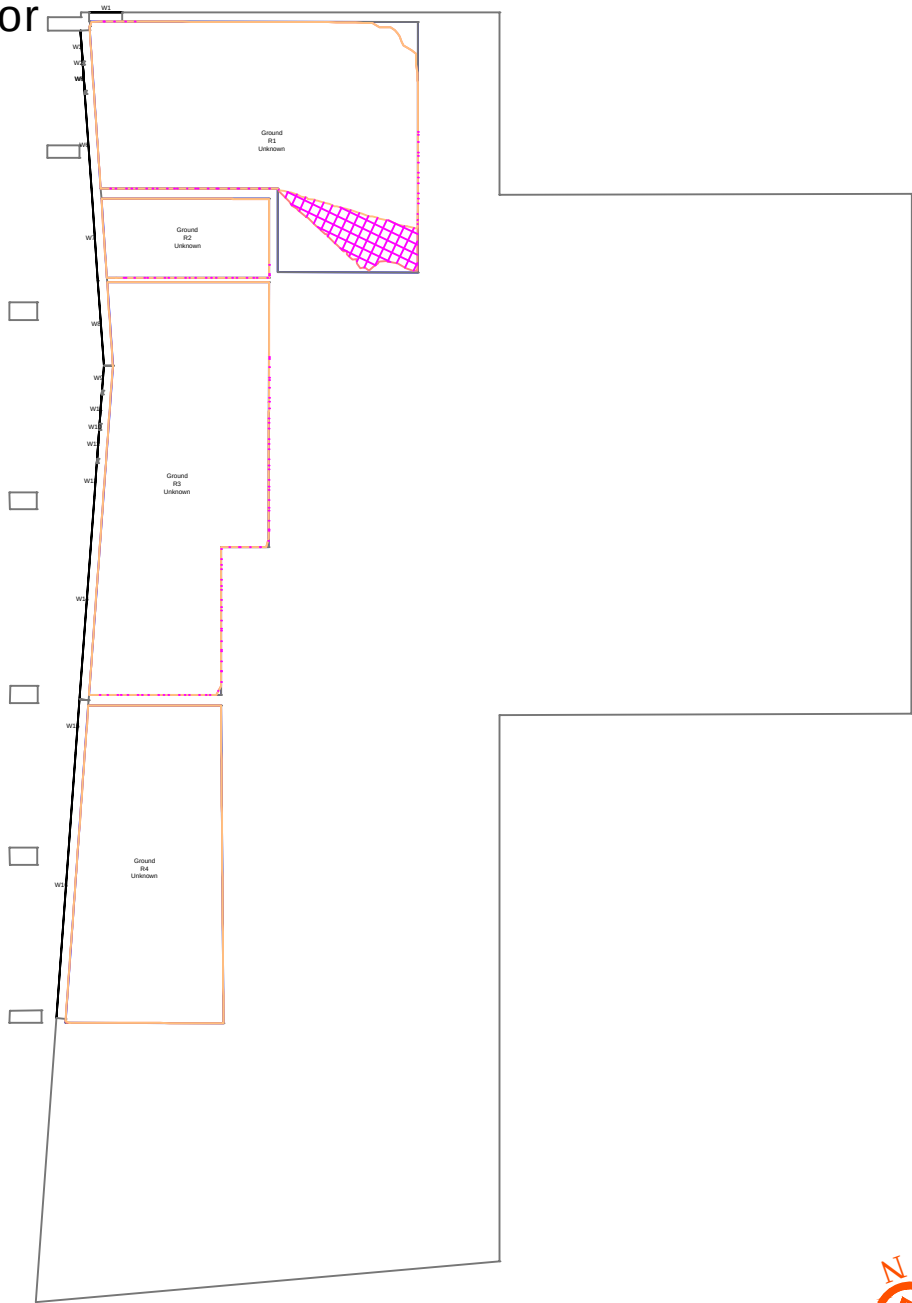
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photography, Bing Maps and Google Earth.

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

The Hallmark

Ground Floor

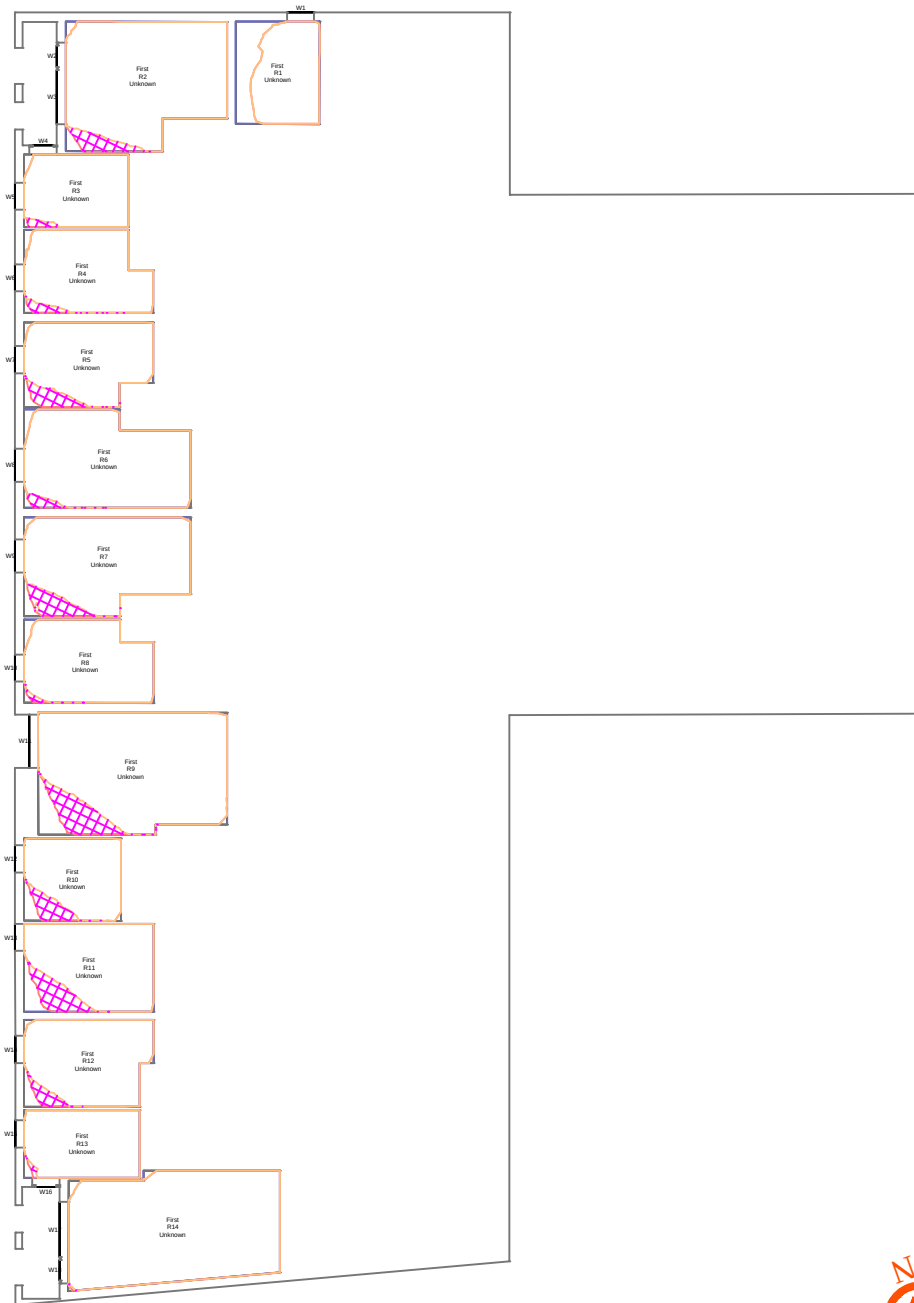
1:250



The Hallmark

First Floor

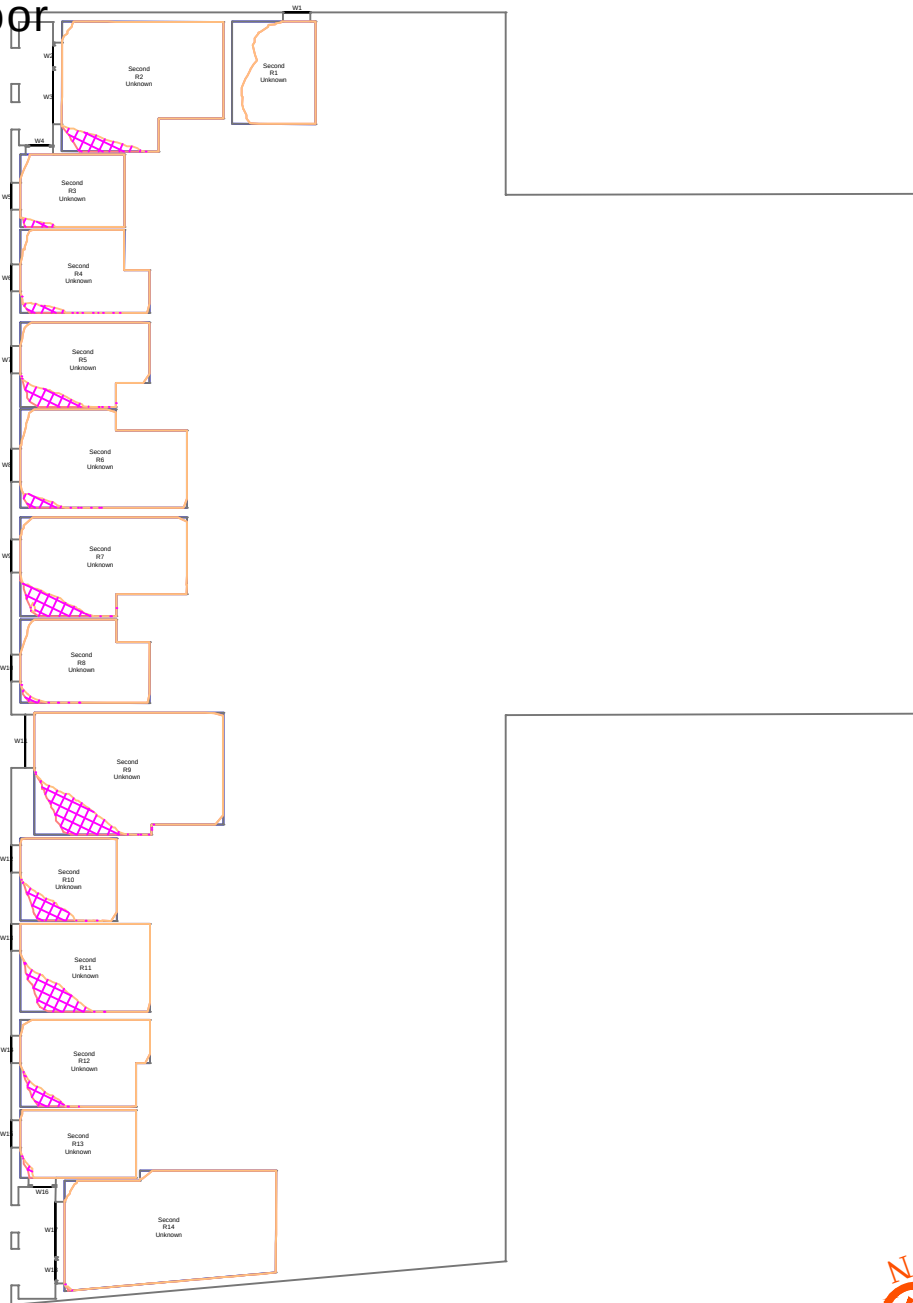
1:250



The Hallmark

Second Floor

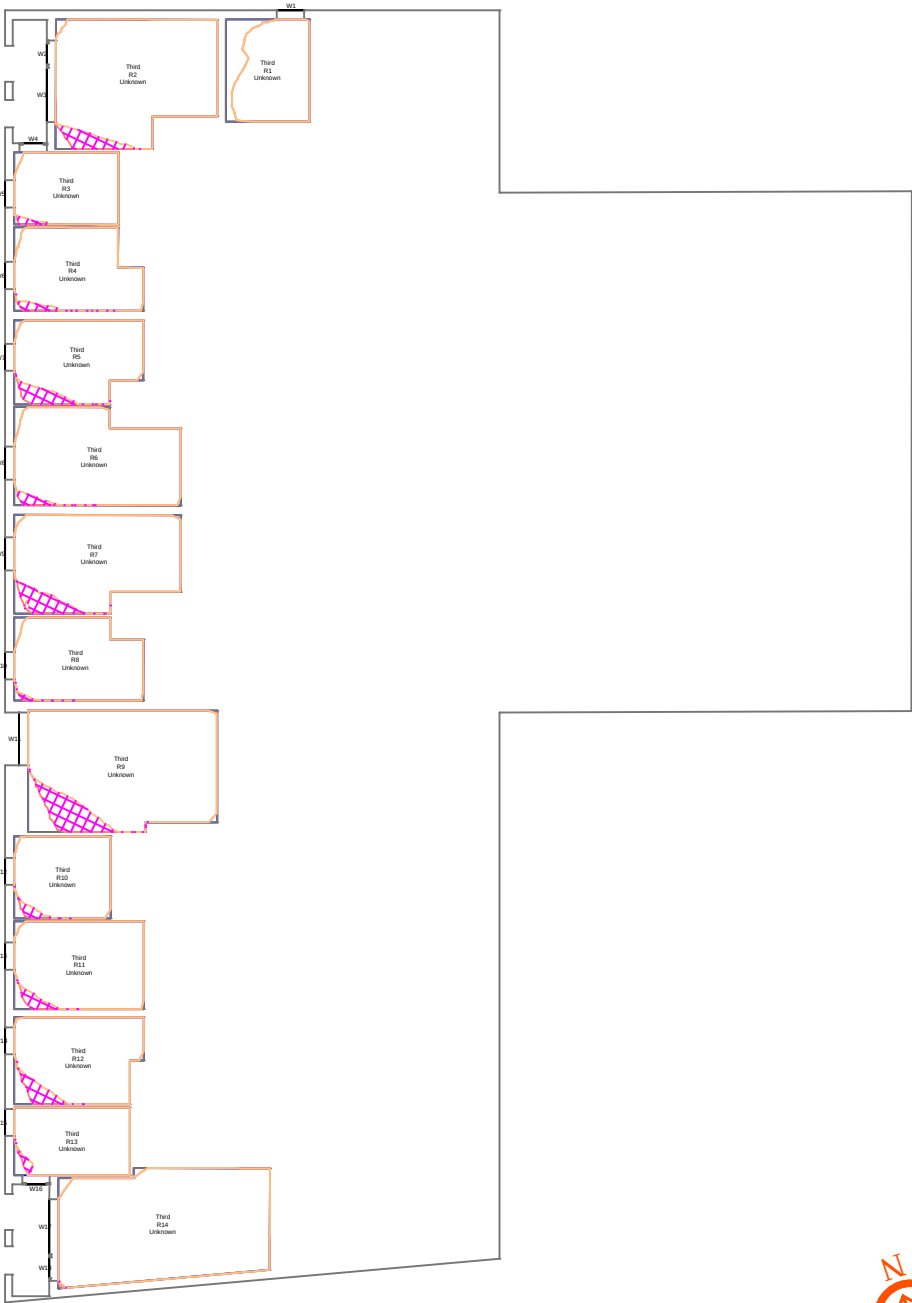
1:250



The Hallmark

Third Floor

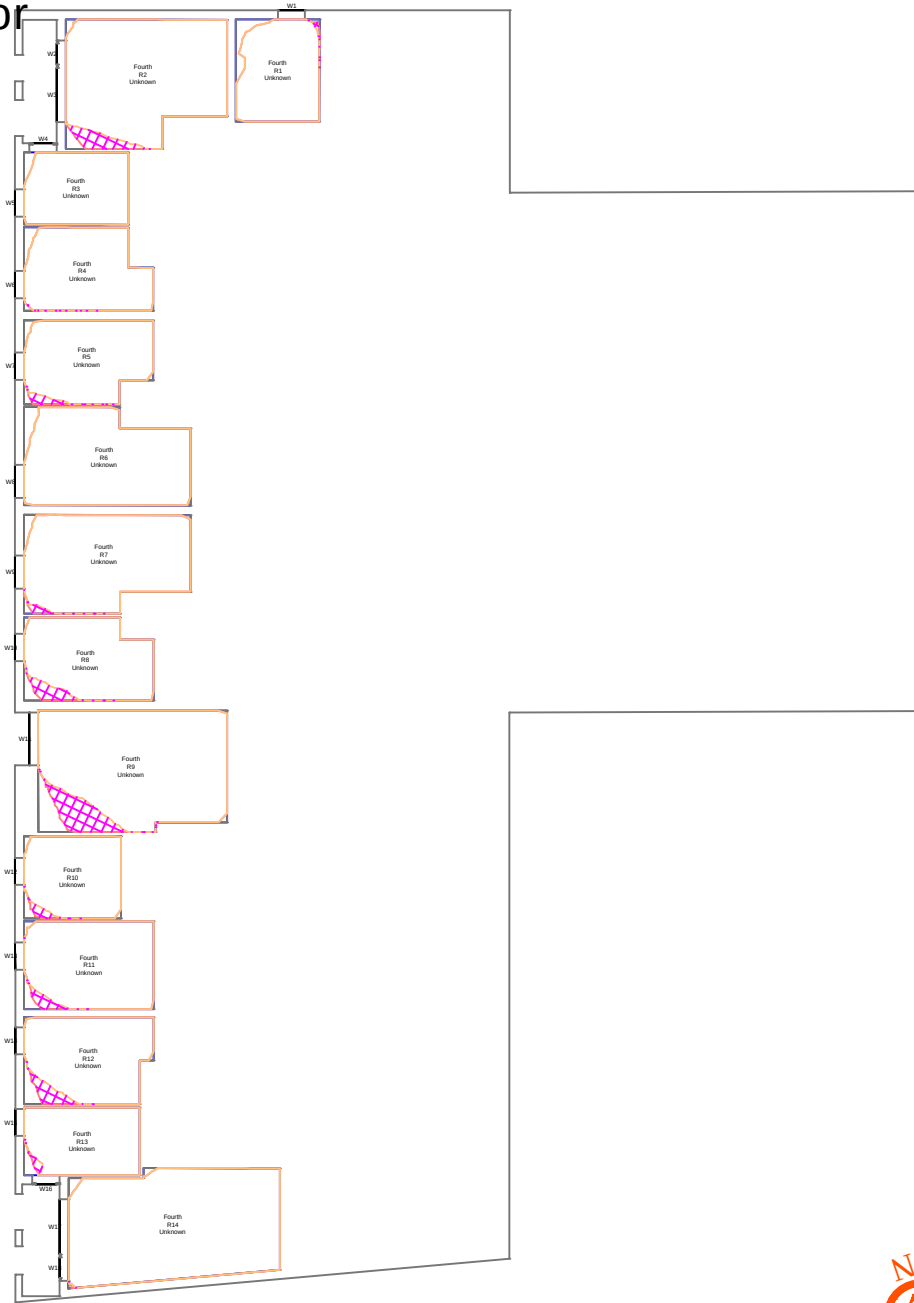
1:250



The Hallmark

Fourth Floor

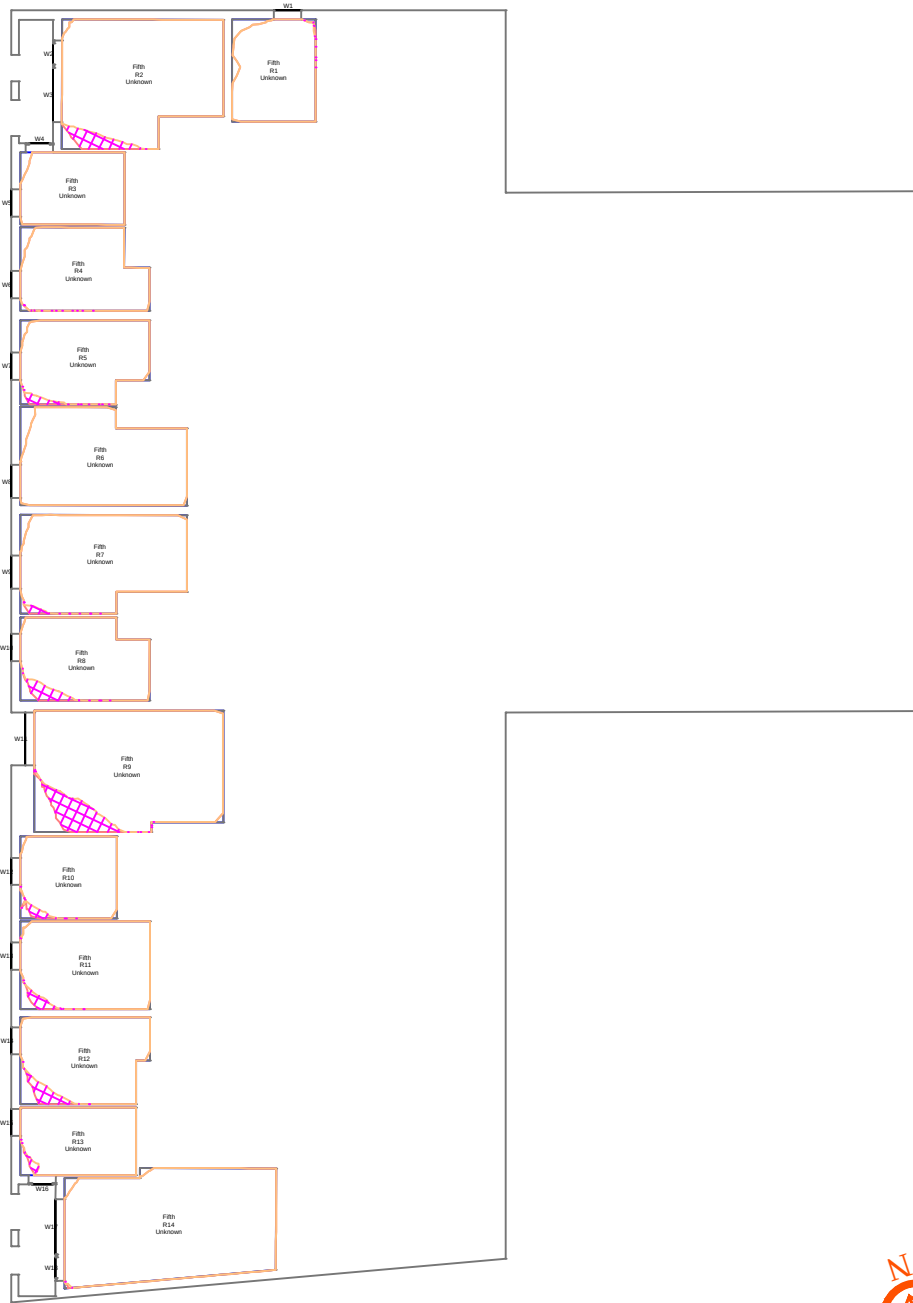
1:250



The Hallmark

Fifth Floor

1:250



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:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:250	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-20	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky 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 Accucities Ltd.

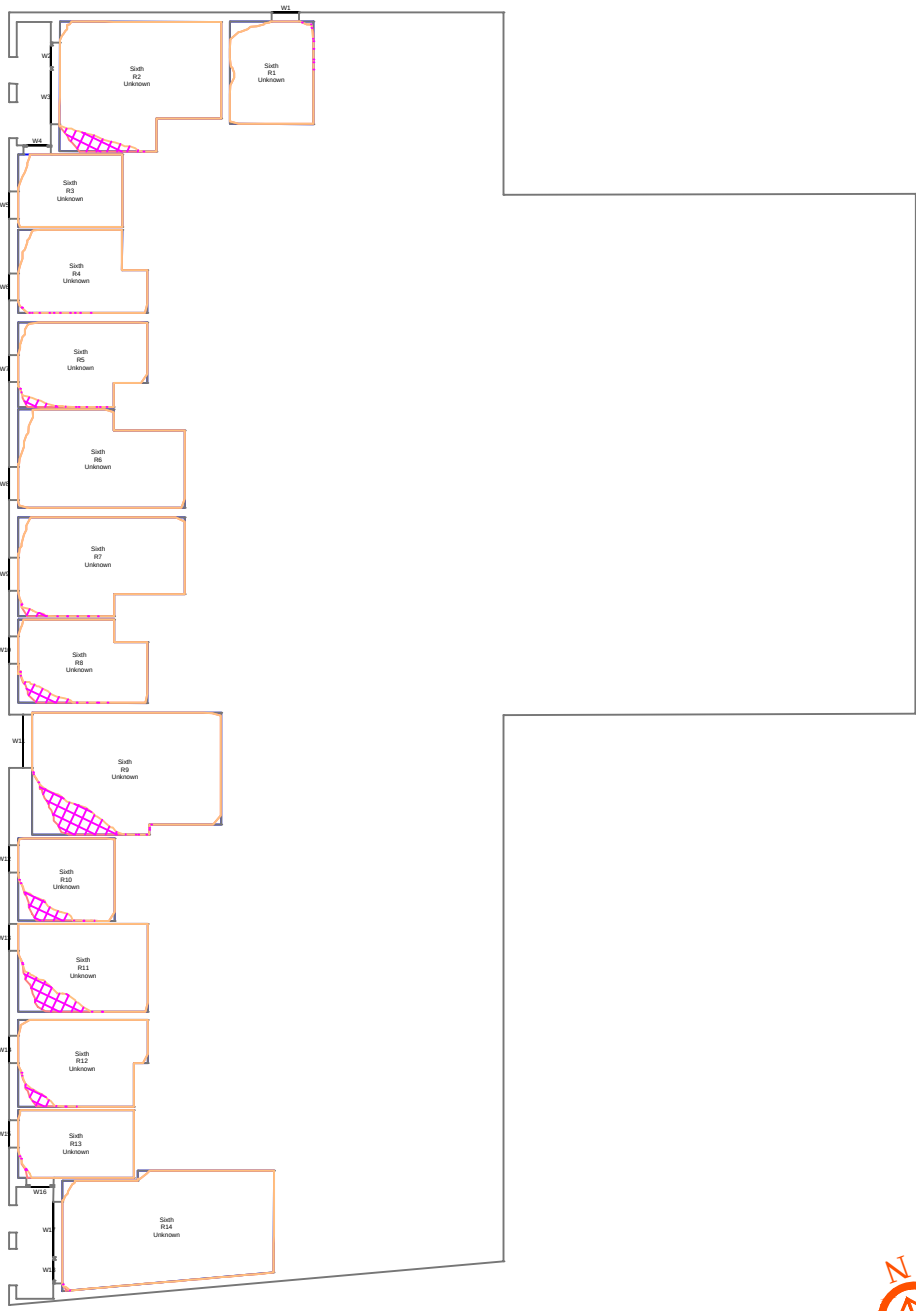
Neighbouring Buildings internal room layouts,
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Proposed Model
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

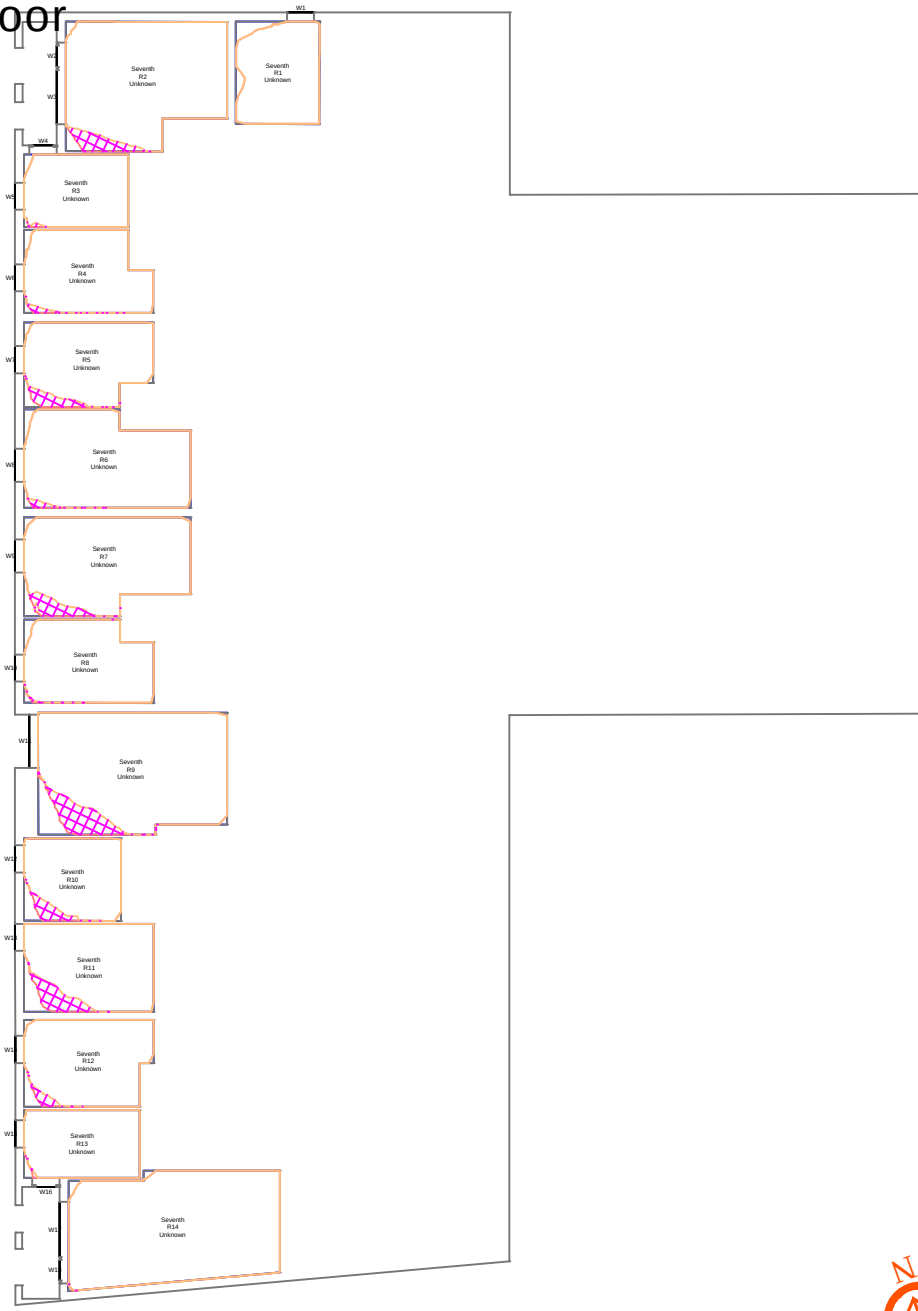
The Hallmark
Sixth Floor

1:250



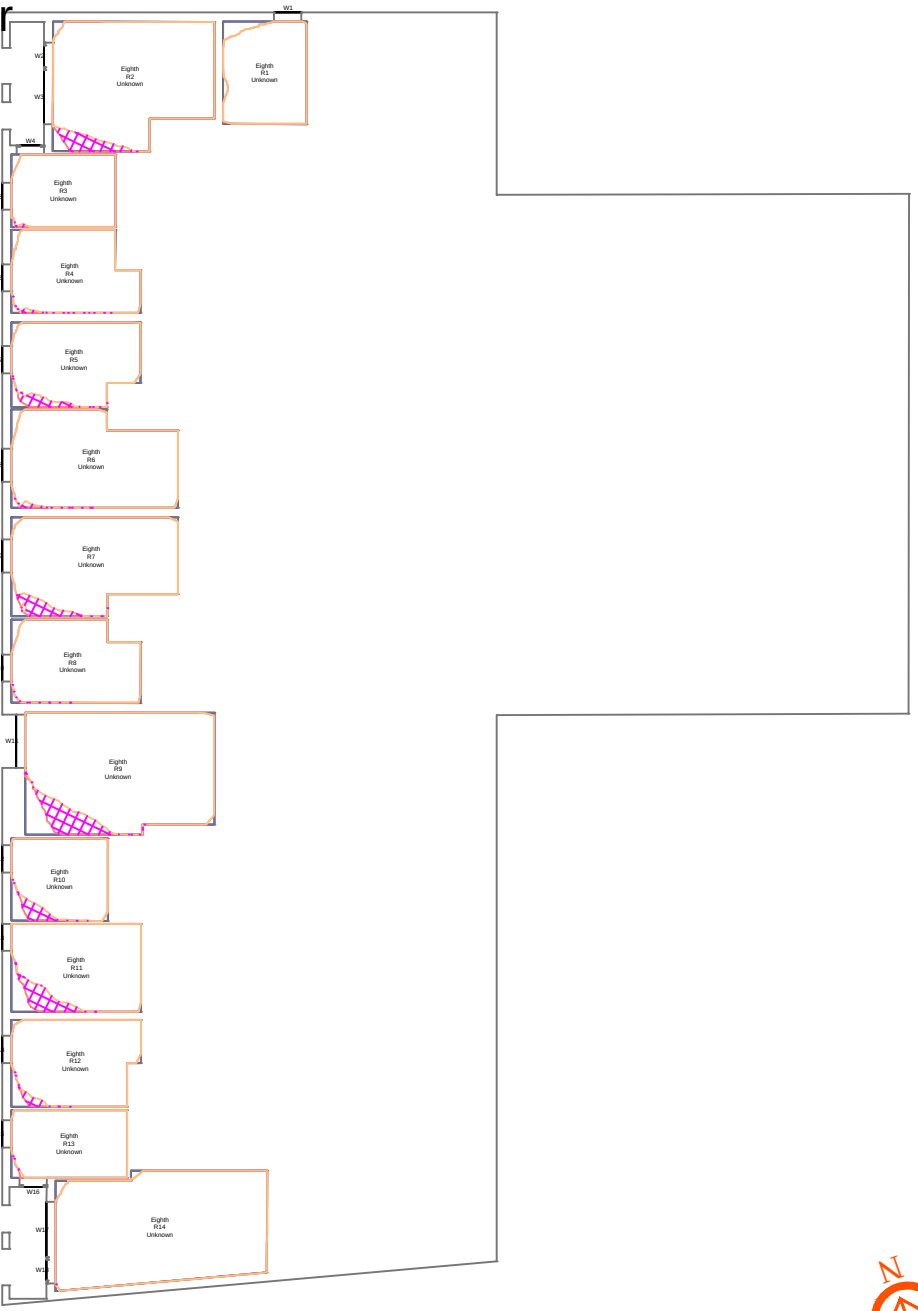
The Hallmark
Seventh Floor

1:250



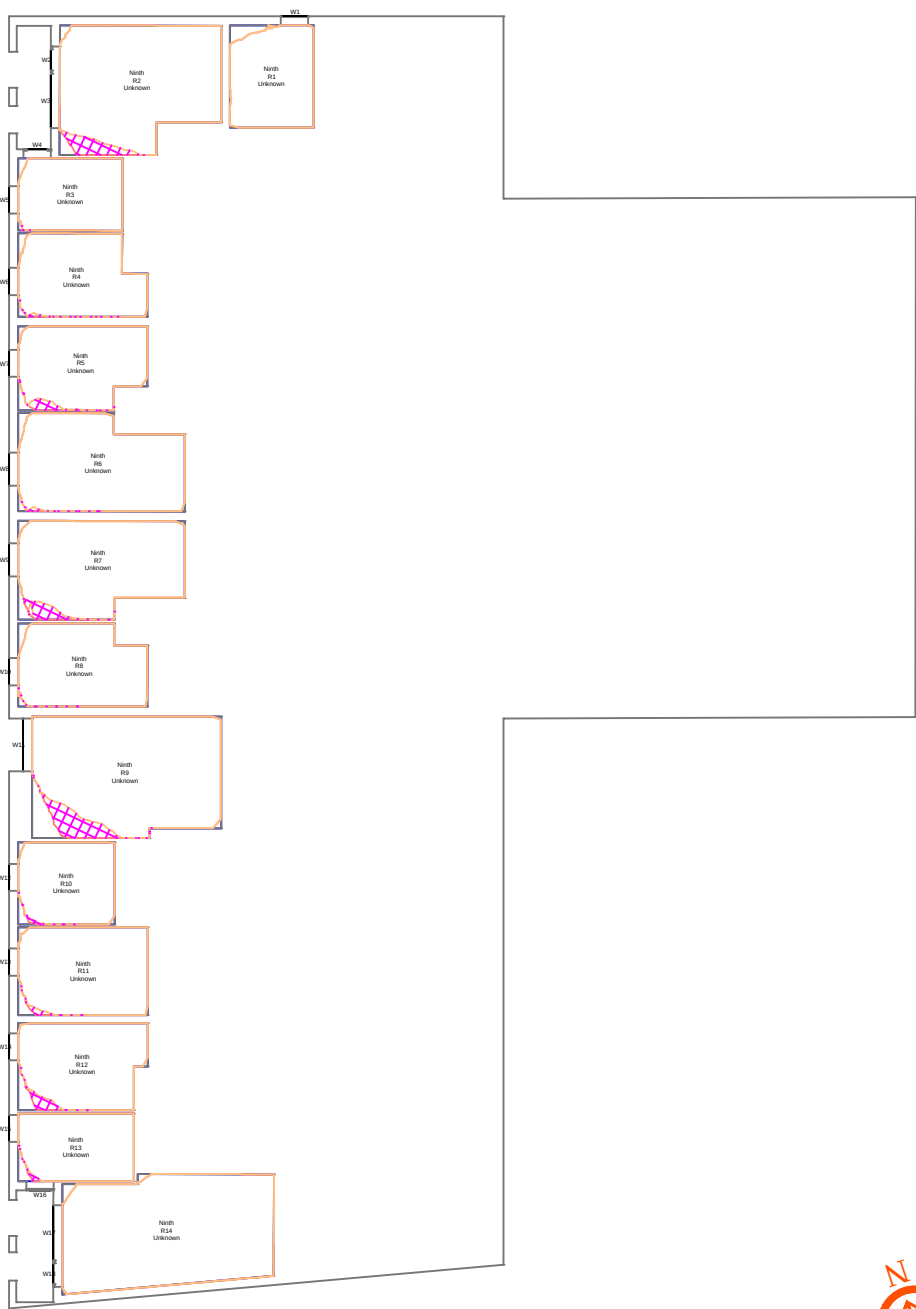
The Hallmark
Eighth Floor

1:250



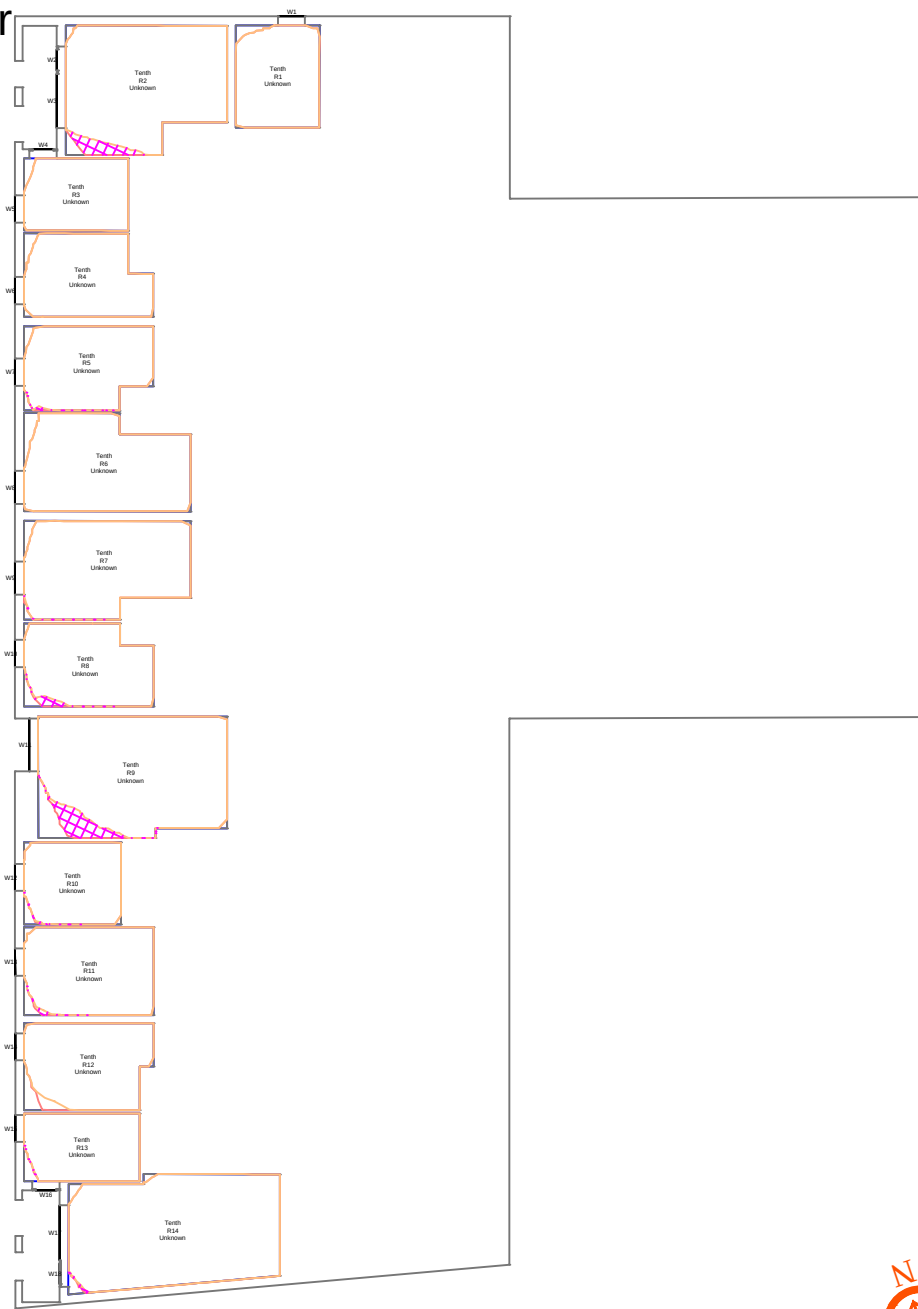
The Hallmark
Ninth Floor

1:250



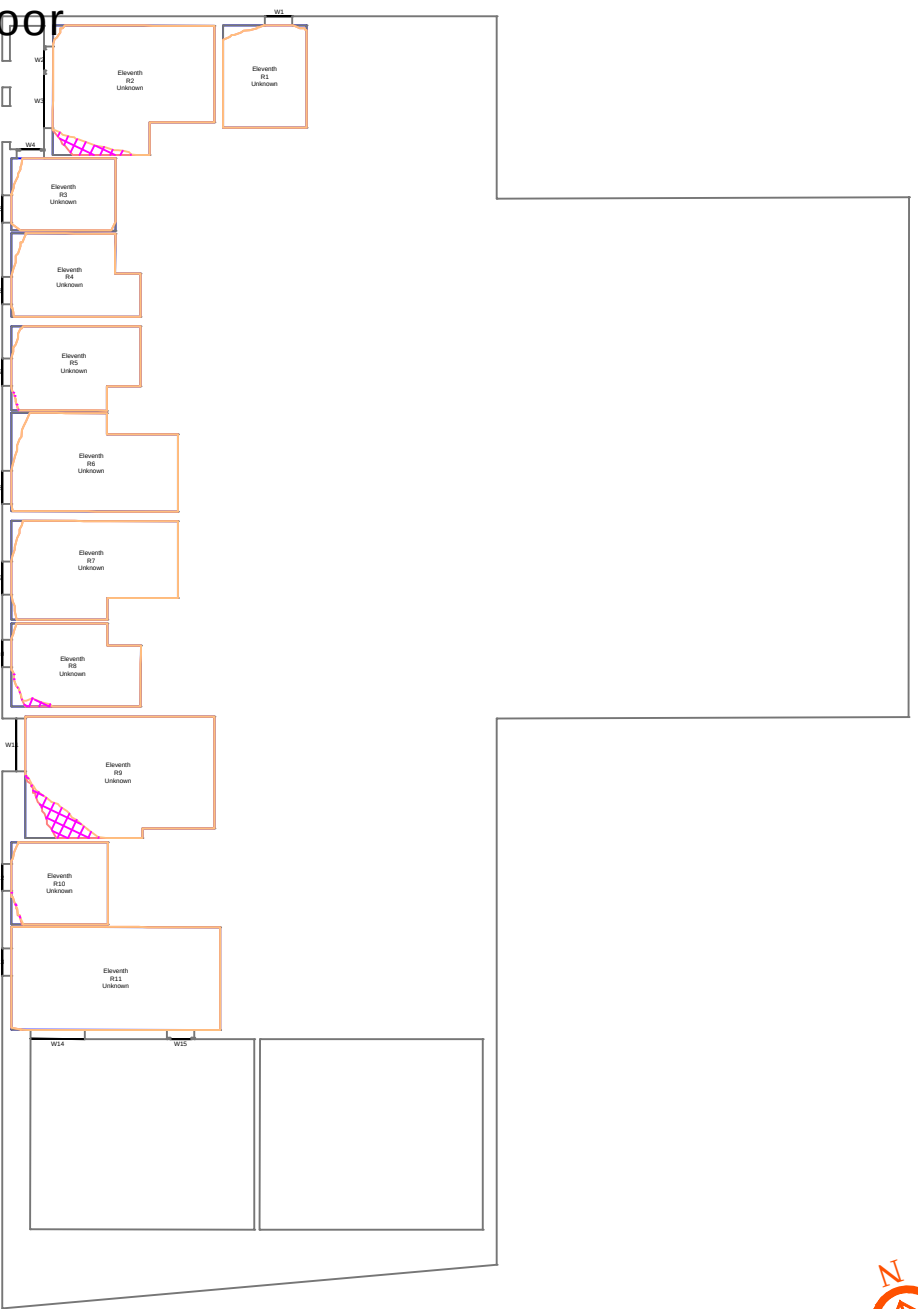
The Hallmark
Tenth Floor

1:250



The Hallmark
Eleventh Floor

1:250



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:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:250	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-21	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

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

NOTES:

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

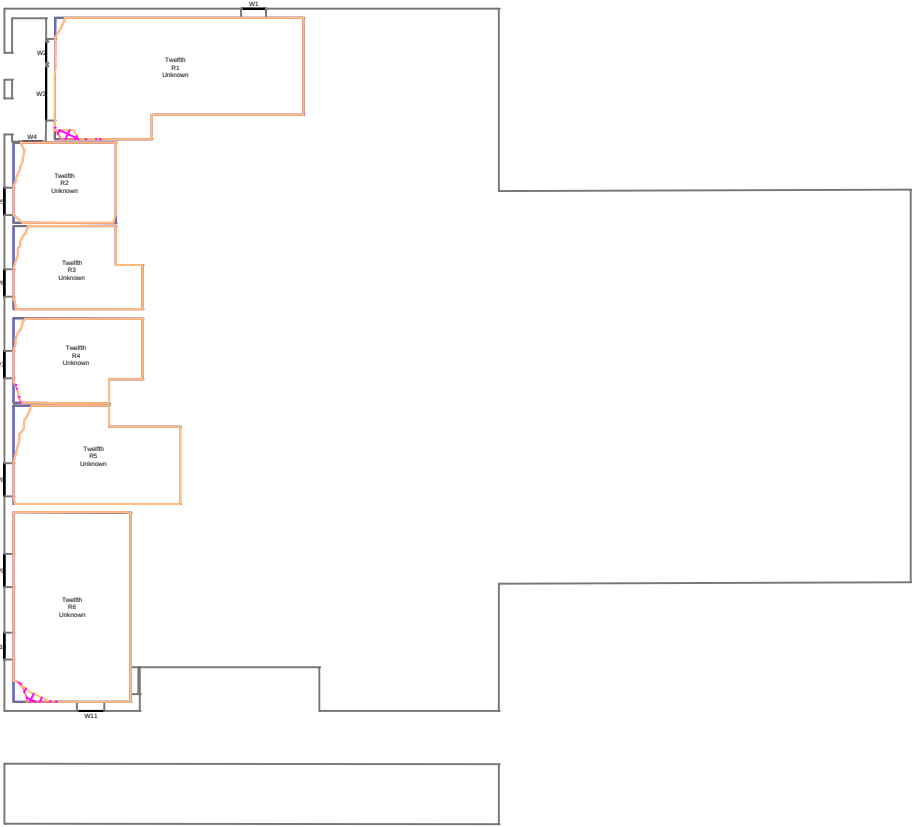
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
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Proposed Model
Proposed scheme massing -
"CHR-HBA-01-ZZ-M3-A-0001.dwg"

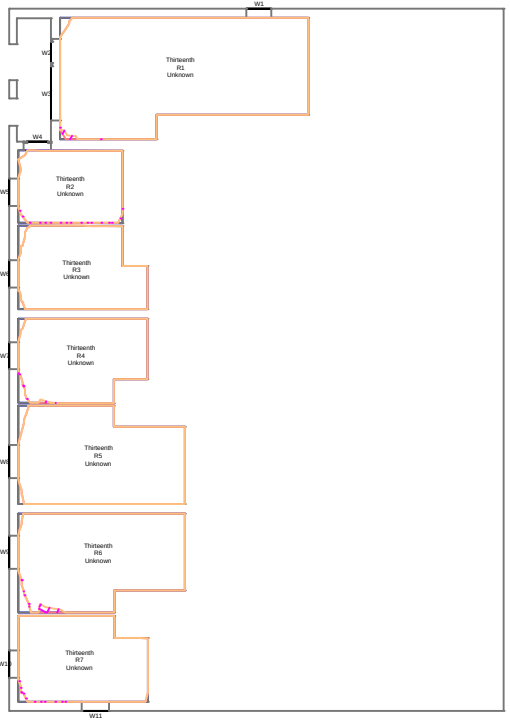
The Hallmark
Twelfth Floor



1:250



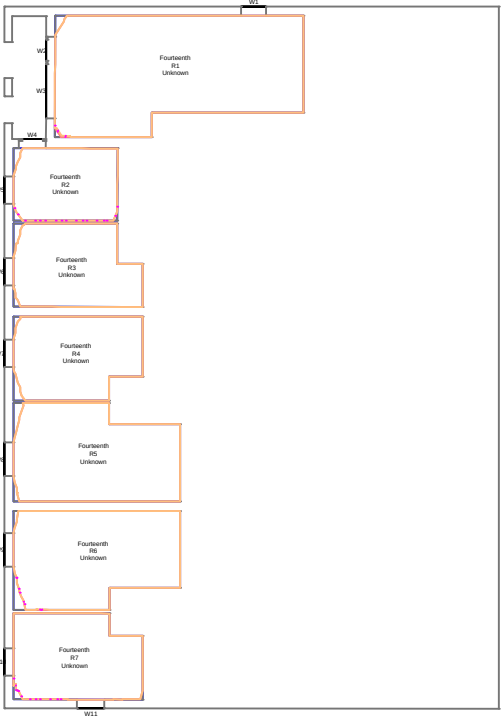
The Hallmark
Thirteenth Floor



1:250



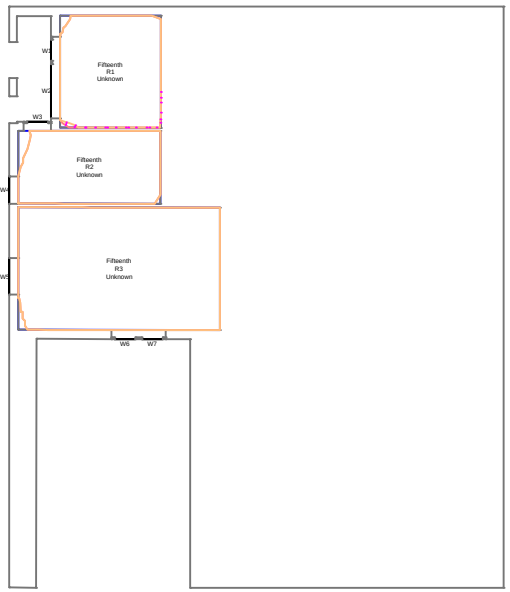
The Hallmark
Fourteenth Floor



1:250



The Hallmark
Fifteenth Floor



1:250



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:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100	09.11.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-22	02

REV:	NOTES:	DRWN:	DATE:
01	Updated Proposal + full BRE analysis ran	SC	25/10
02	Added neighbouring building + full BRE analysis ran	SC	09/11

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

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Analysis
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MBS Survey Software Ltd (www.mbs-software.co.uk)

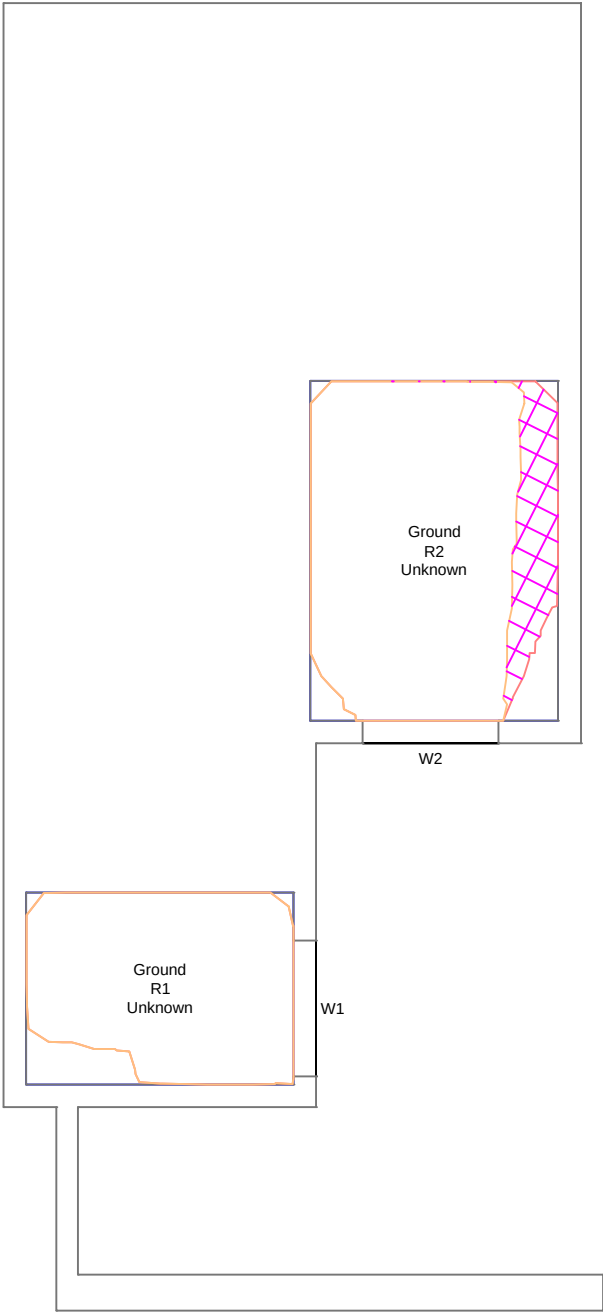
Existing Model & Surrounding Model
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Proposed scheme massing -
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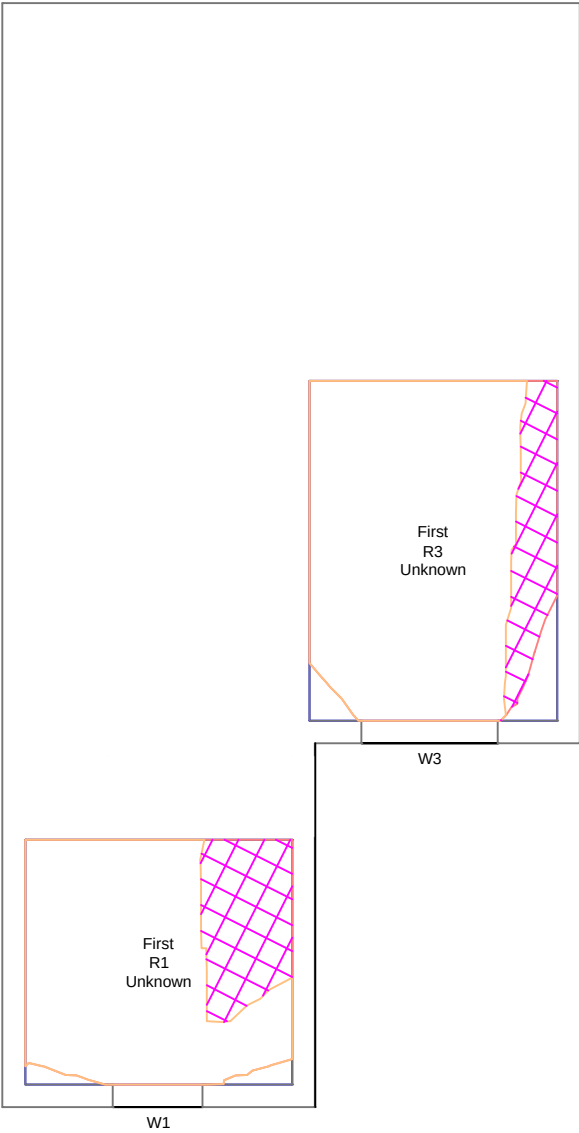
4 Park Place
Ground Floor



1:100



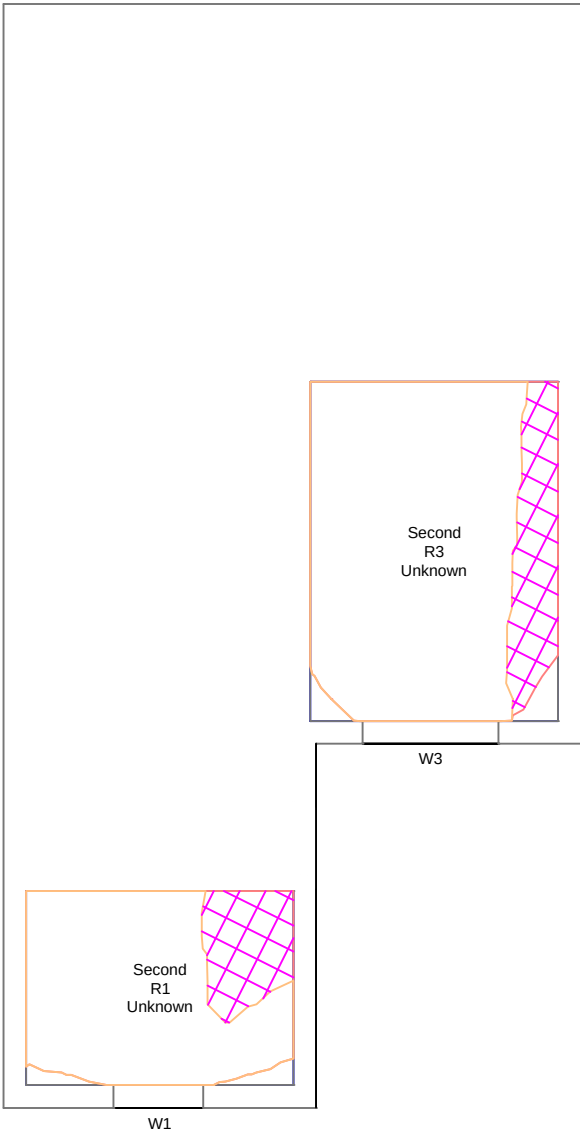
4 Park Place
First Floor



1:100



4 Park Place
Second Floor



1:100



4 Park Place
Third Floor



1:100

