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	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-07	01

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

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.
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

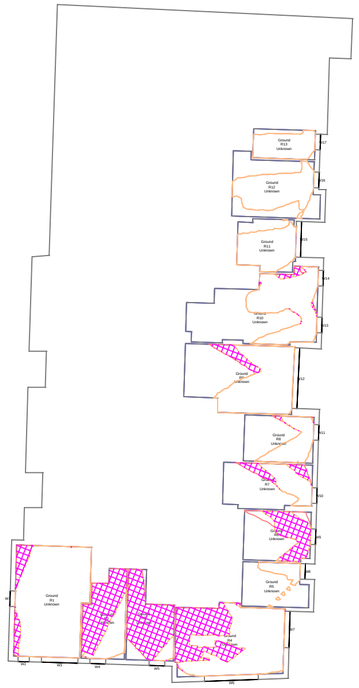
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

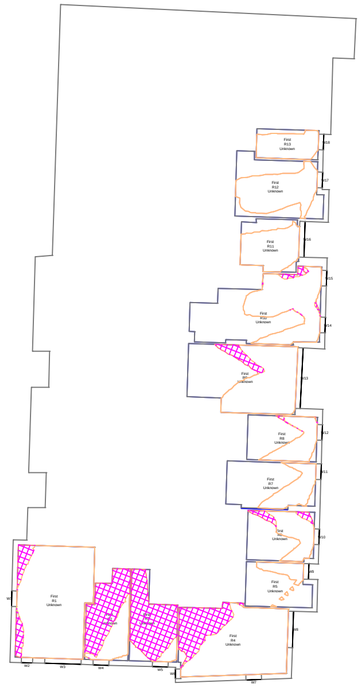
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Britton House
Ground Floor



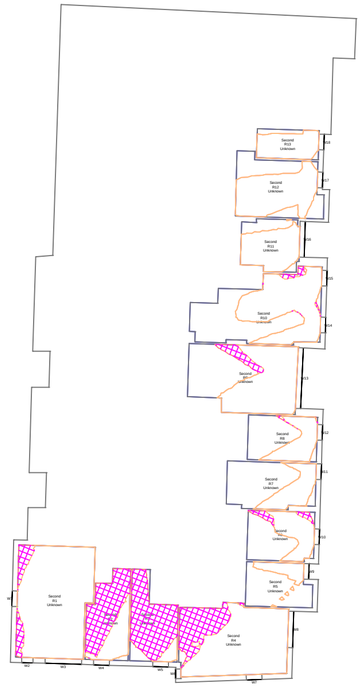
1:250

Britton House
First Floor



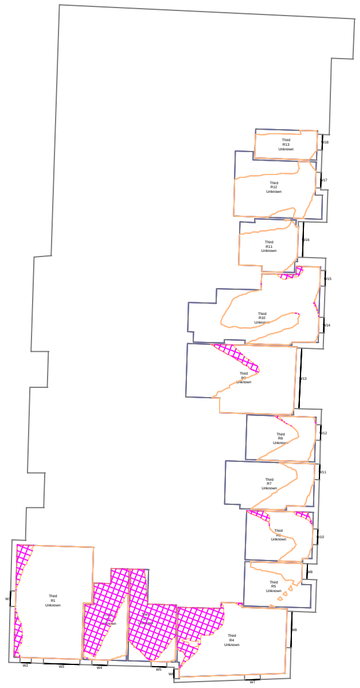
1:250

Britton House
Second Floor



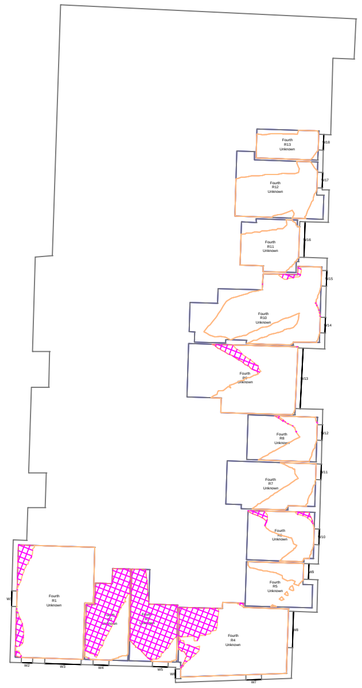
1:250

Britton House
Third Floor



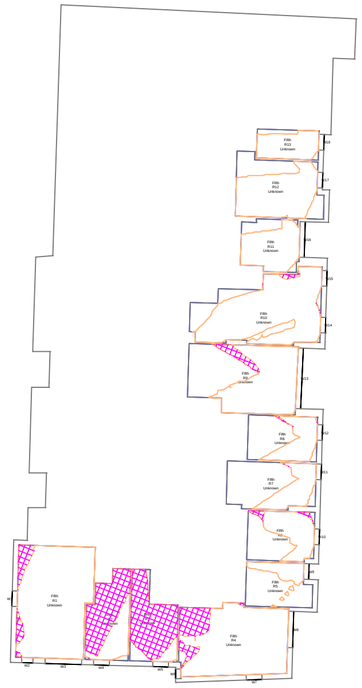
1:250

Britton House
Fourth Floor



1:250

Britton House
Fifth Floor



1:250

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	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-08	01

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

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.
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)

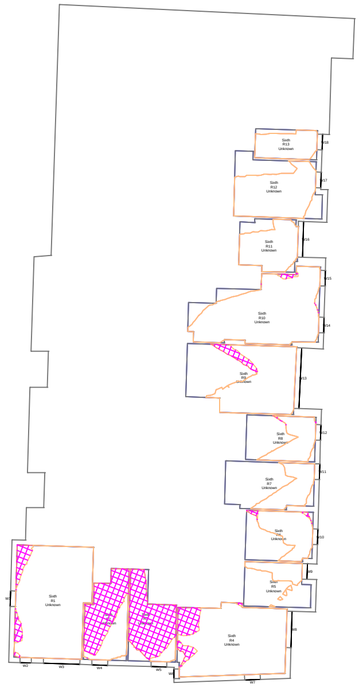
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

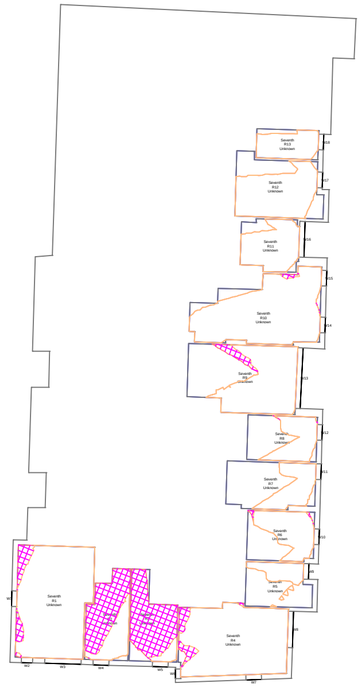
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Britton House
Sixth Floor



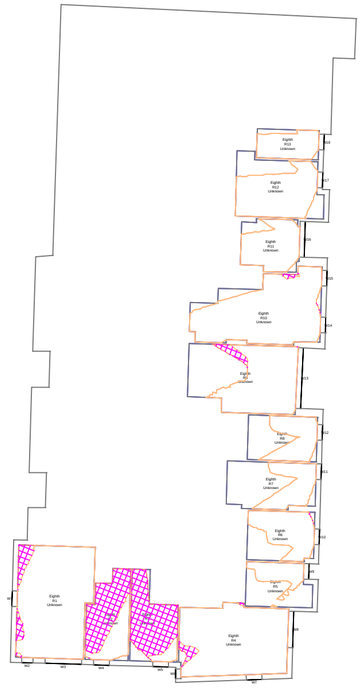
1:250

Britton House
Seventh Floor



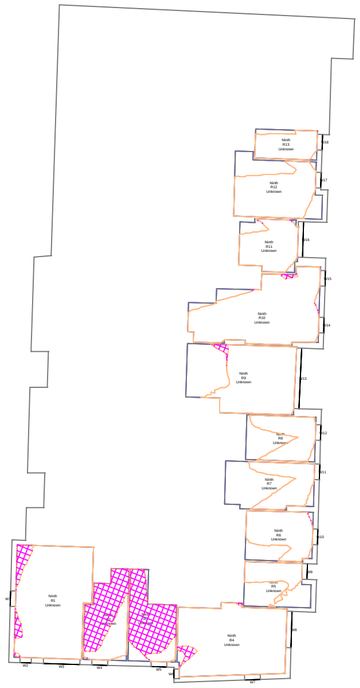
1:250

Britton House
Eighth Floor



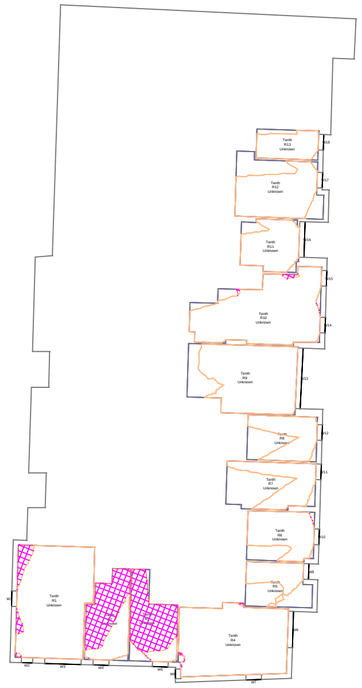
1:250

Britton House
Ninth Floor



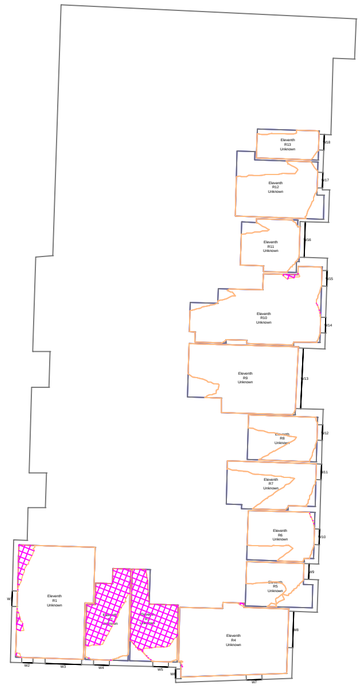
1:250

Britton House
Tenth Floor



1:250

Britton House
Eleventh Floor



1:250

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
1:100/250	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-09	01

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

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.
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

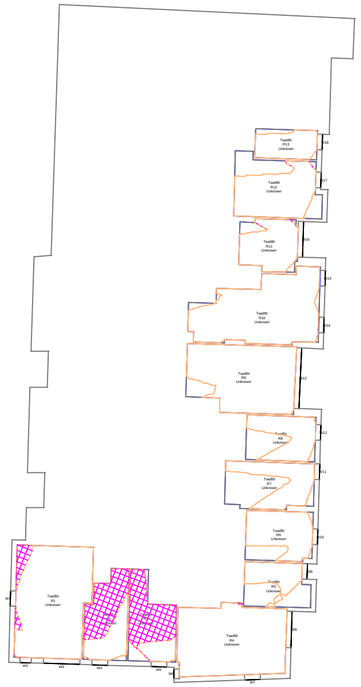
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

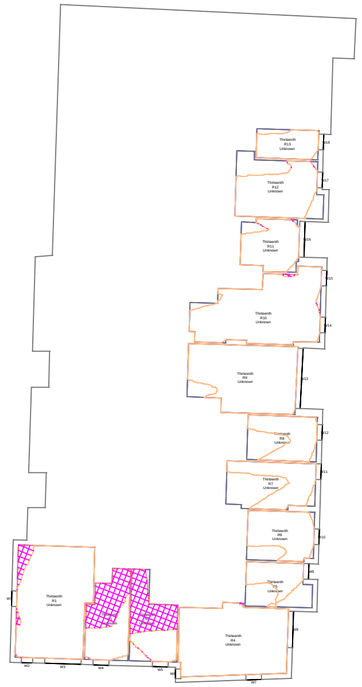
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Britton House
Twelfth Floor



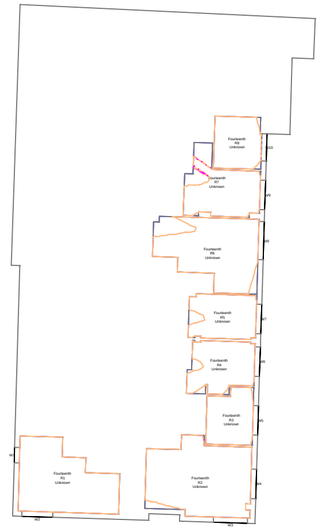
1:250

Britton House
Thirteenth Floor



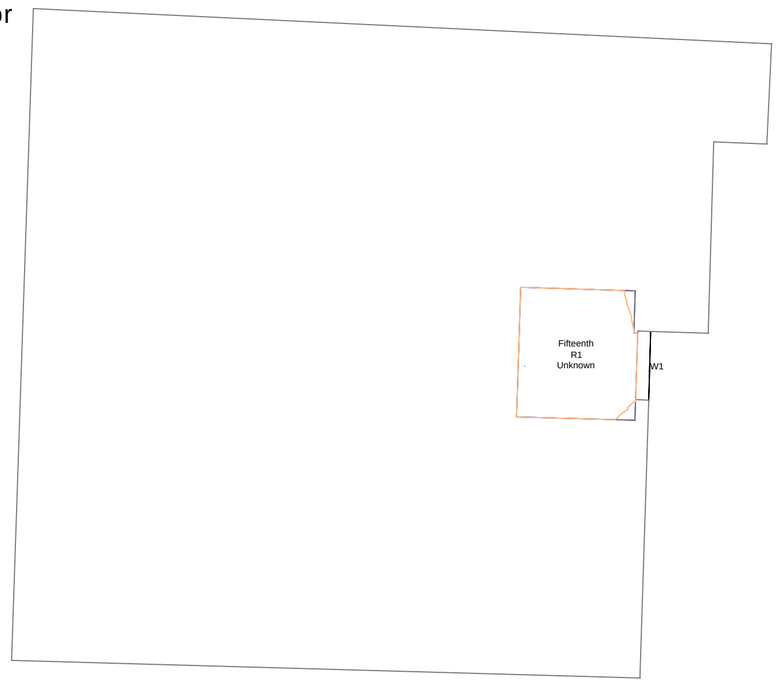
1:250

Britton House
Fourteenth Floor



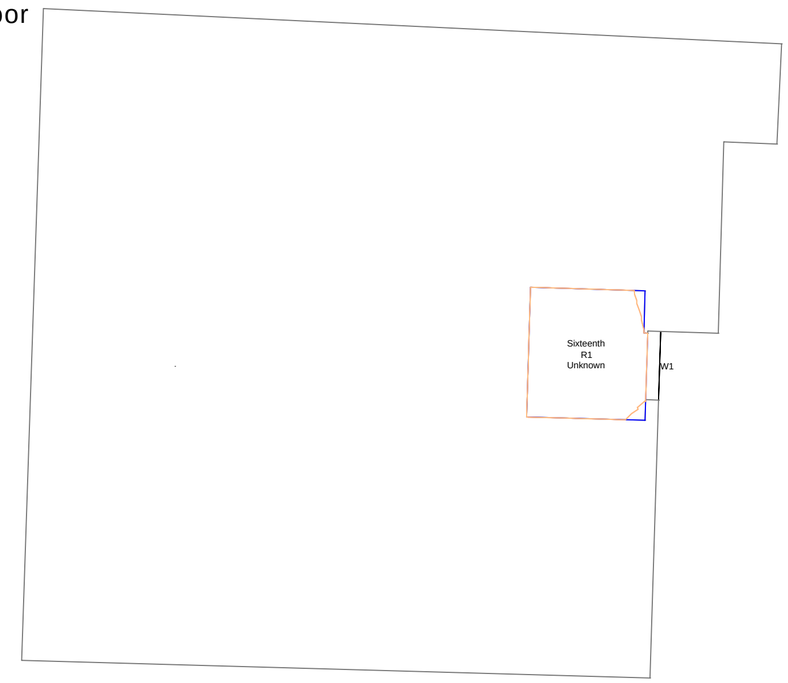
1:250

Britton House
Fifteenth Floor



1:100

Britton House
Sixteenth Floor



1:100

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-10	01

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

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.
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)

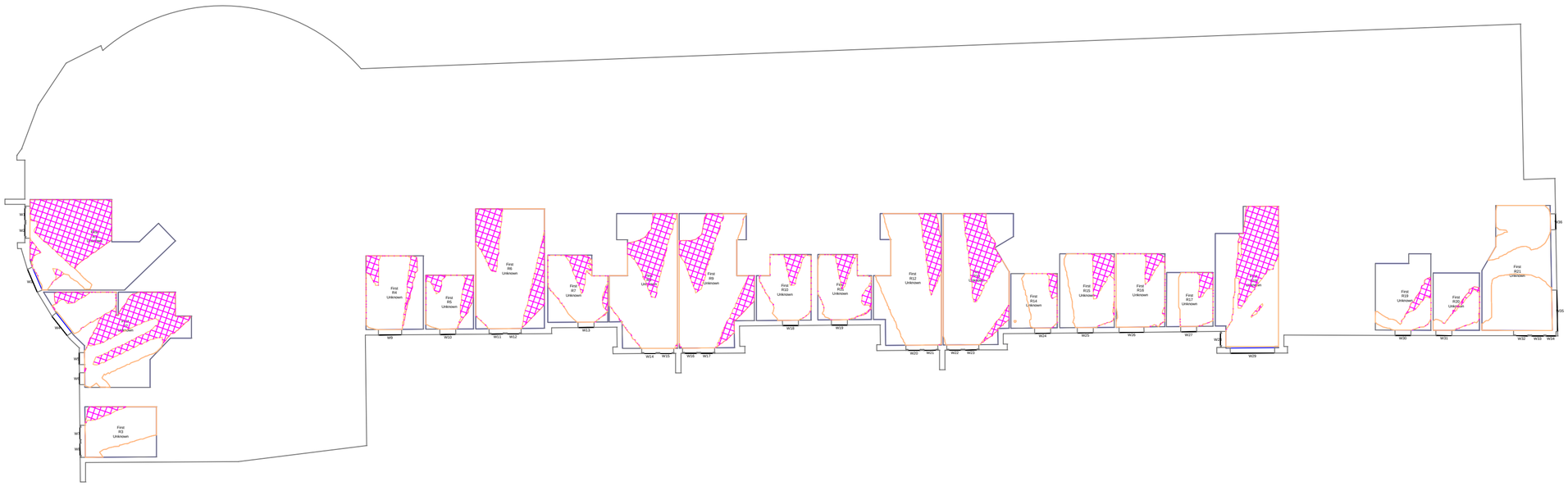
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

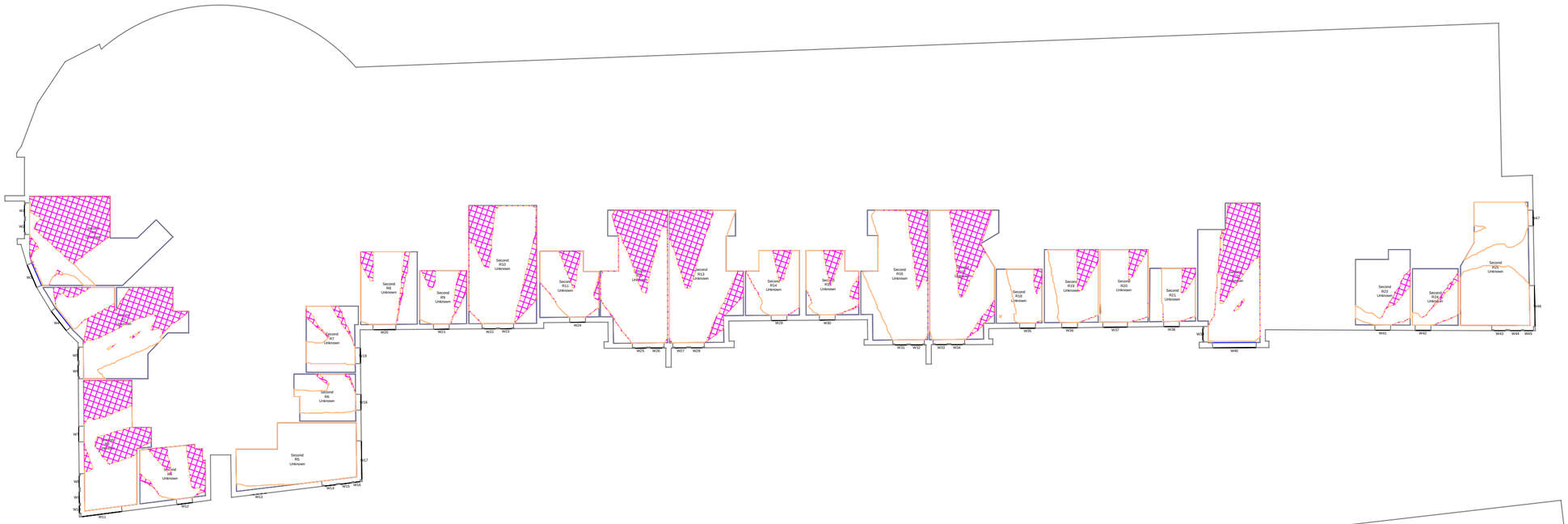
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place
First Floor



1:200

Jefferson Place
Second Floor



1:200

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-11	01

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

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.
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)

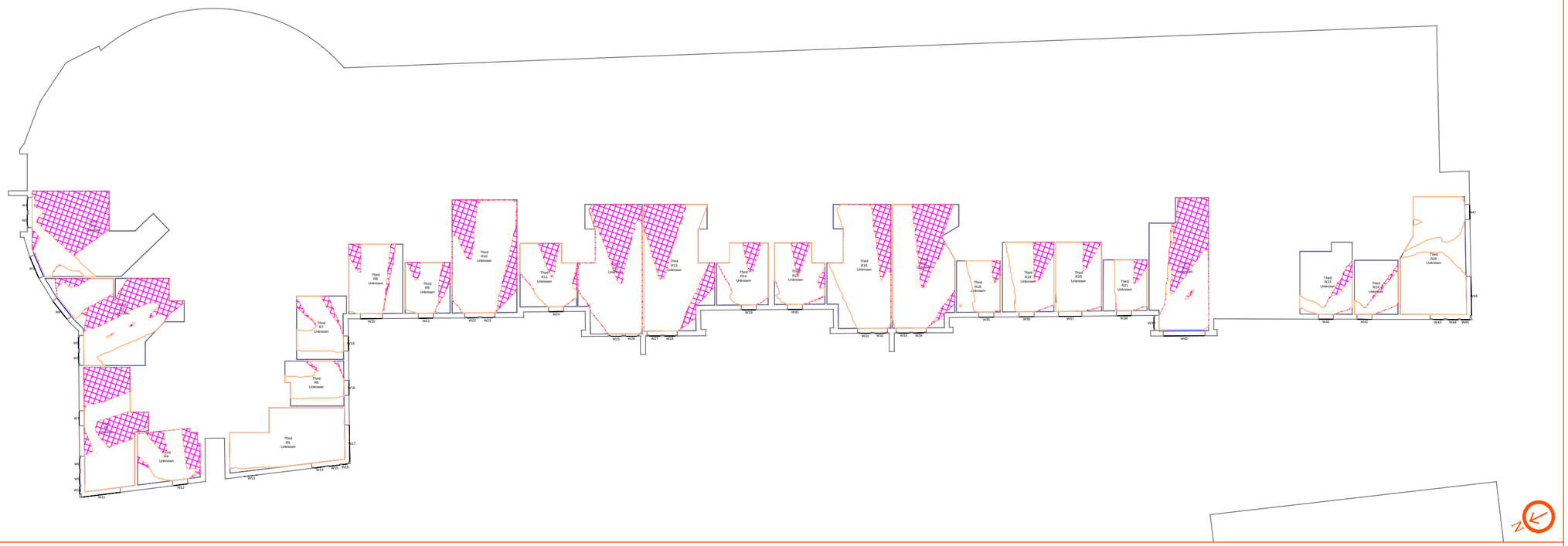
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

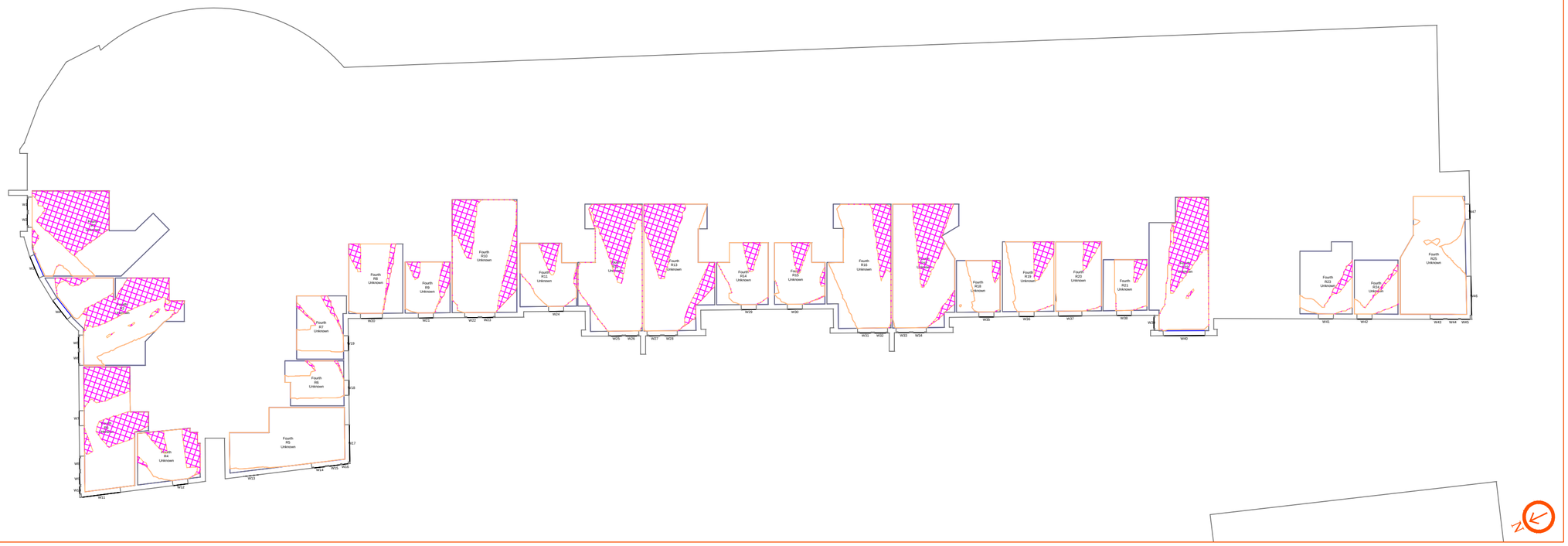
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place
Third Floor



1:200

Jefferson Place
Fourth Floor



1:200

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-12	01

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

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.
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)

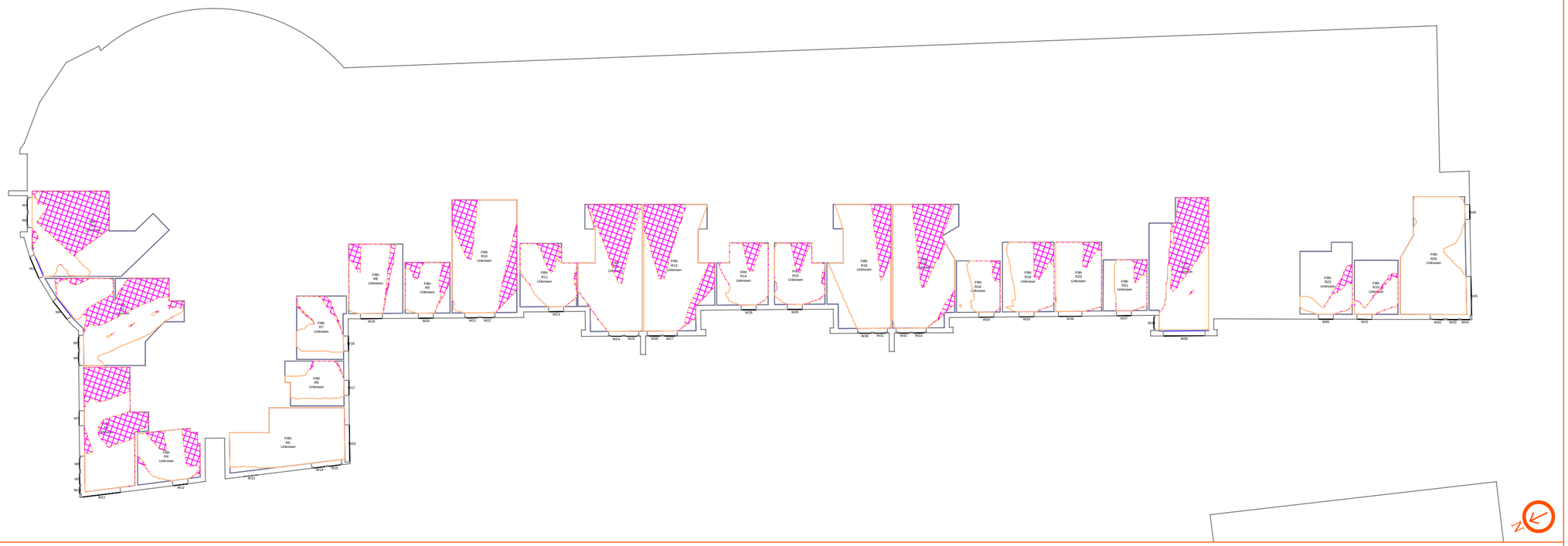
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

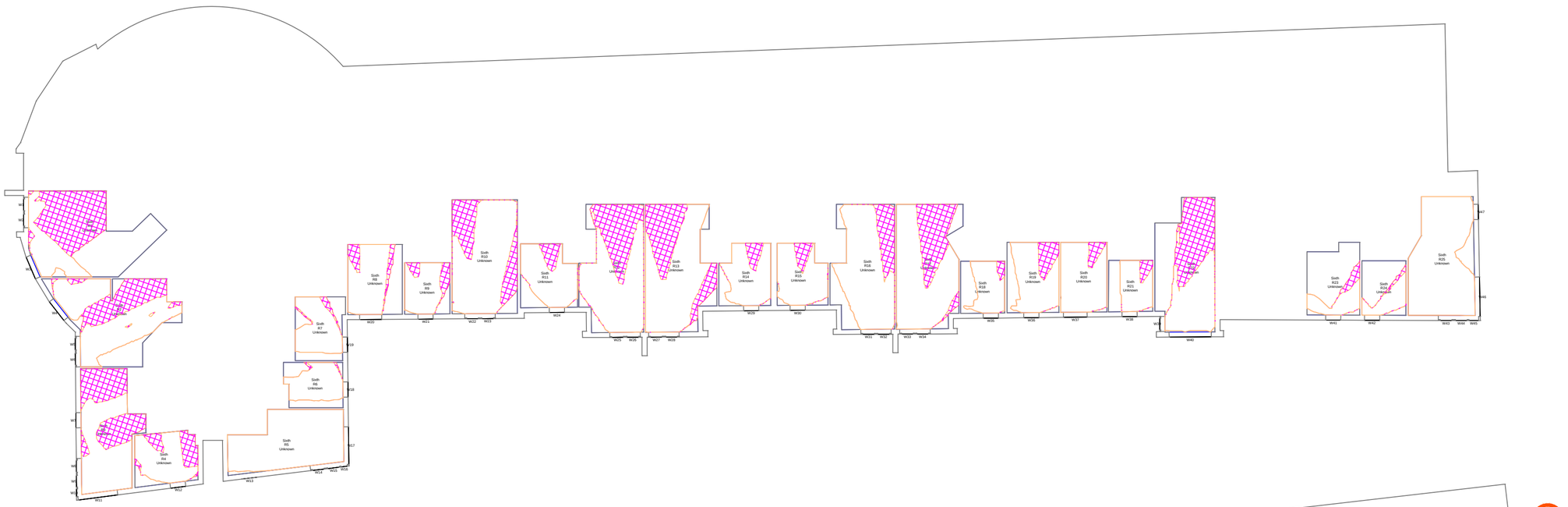
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place
Fifth Floor



1:200

Jefferson Place
Sixth Floor



1:200

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-13	01

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

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.
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)

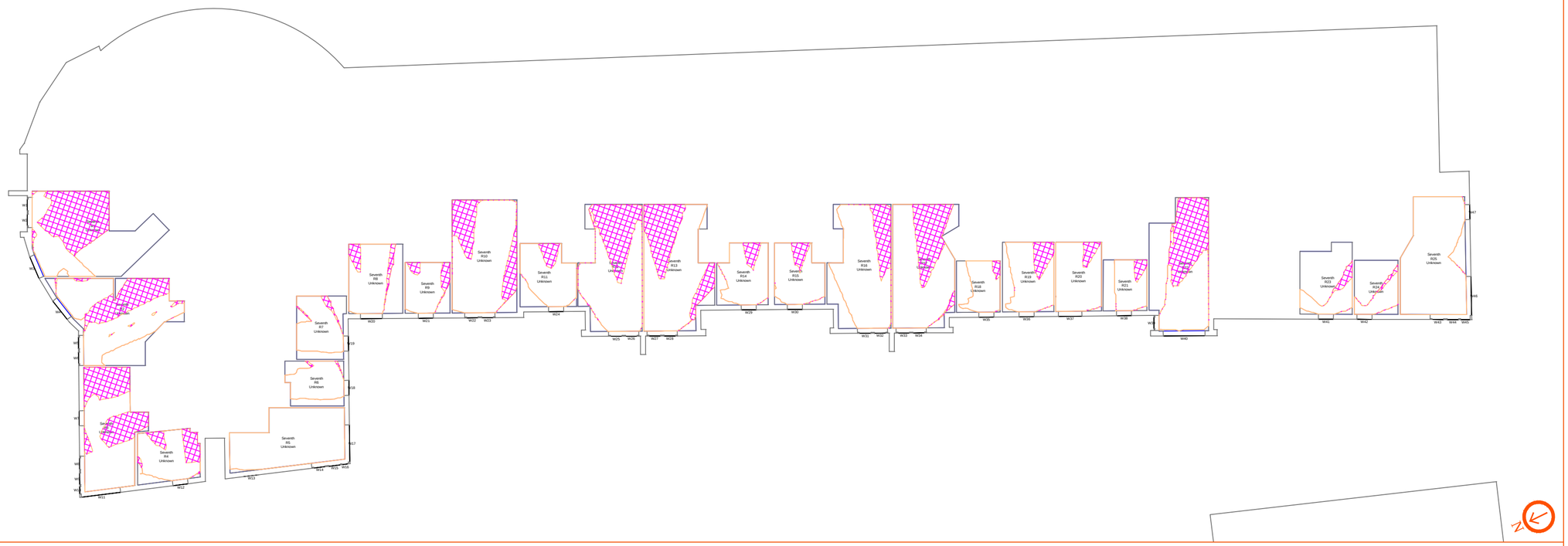
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

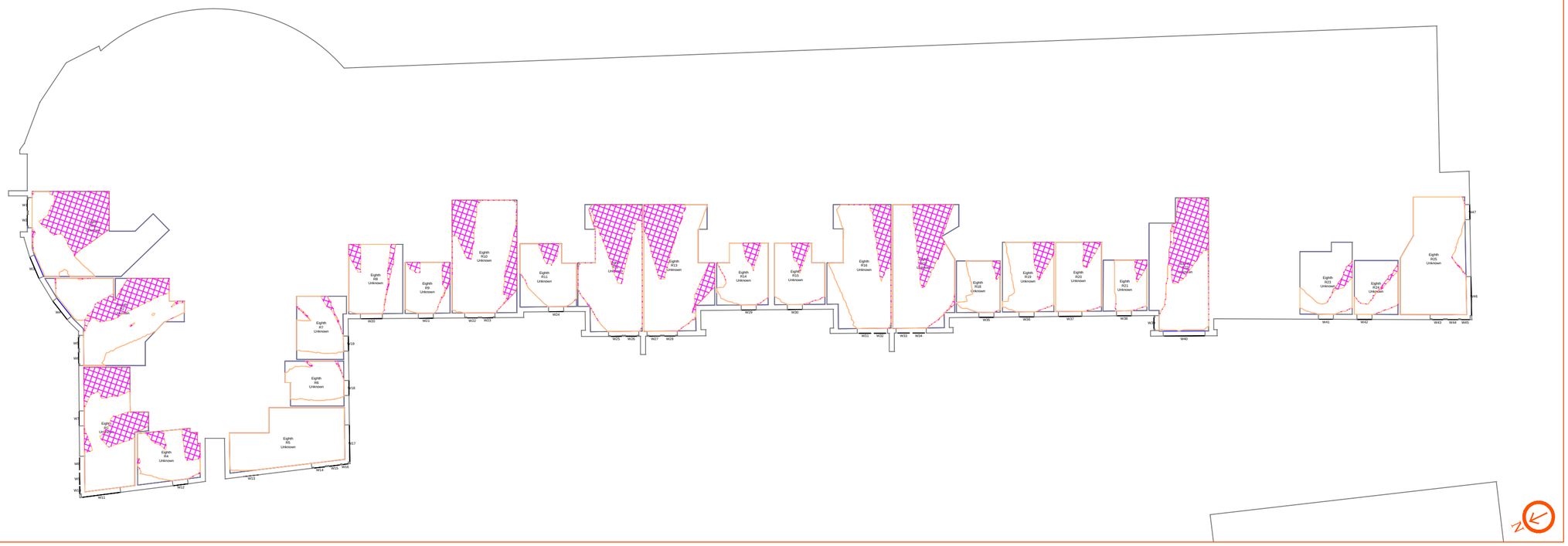
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place
Seventh Floor



1:200

Jefferson Place
Eighth Floor



1:200

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-14	01

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

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.
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"

Jefferson Place
Ninth Floor

1:200

Jefferson Place
Tenth Floor

1:200

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-15	01

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

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.
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.

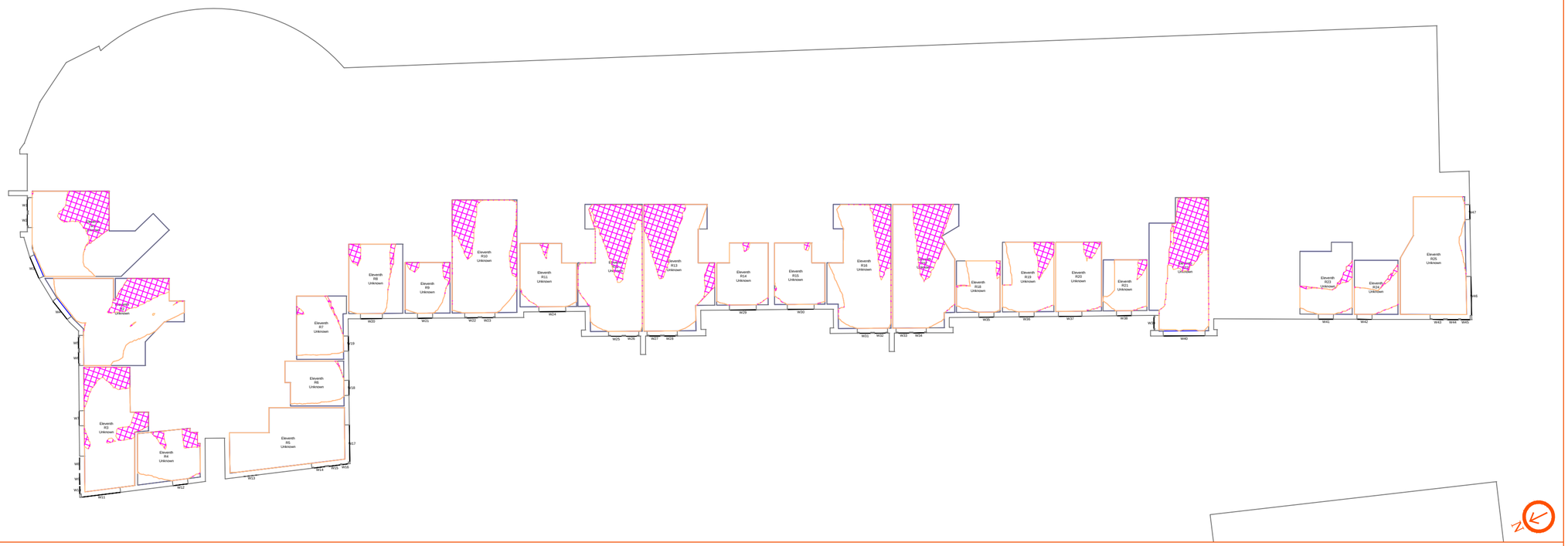
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

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"

Jefferson Place
Eleventh Floor



1:200

Jefferson Place
Twelfth Floor

1:200

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-16	01

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

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.
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"

Jefferson Place
Thirteenth Floor

1:200

Jefferson Place
Fourteenth Floor

1:200

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
1:200	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-17	01

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

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.
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.

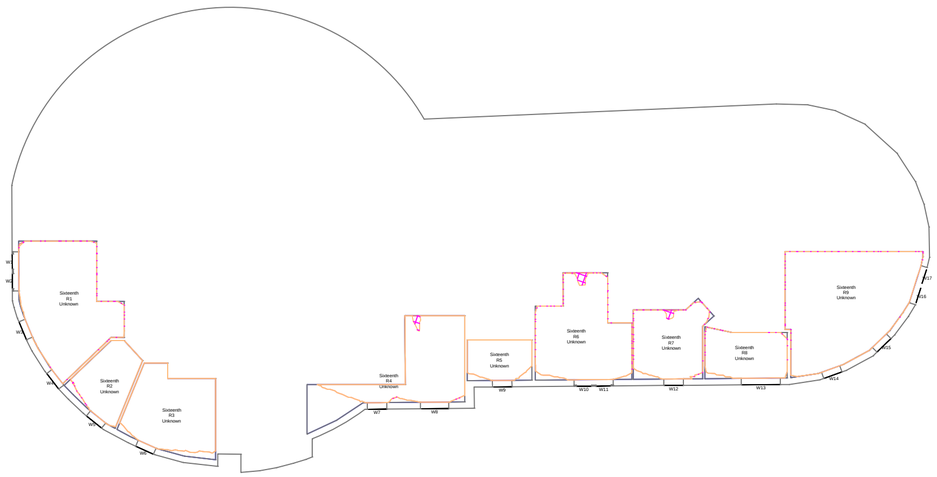
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

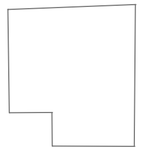
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

Jefferson Place
Fifteenth Floor

1:200

Jefferson Place
Sixteenth Floor





1:200

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	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-18	01

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

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.
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

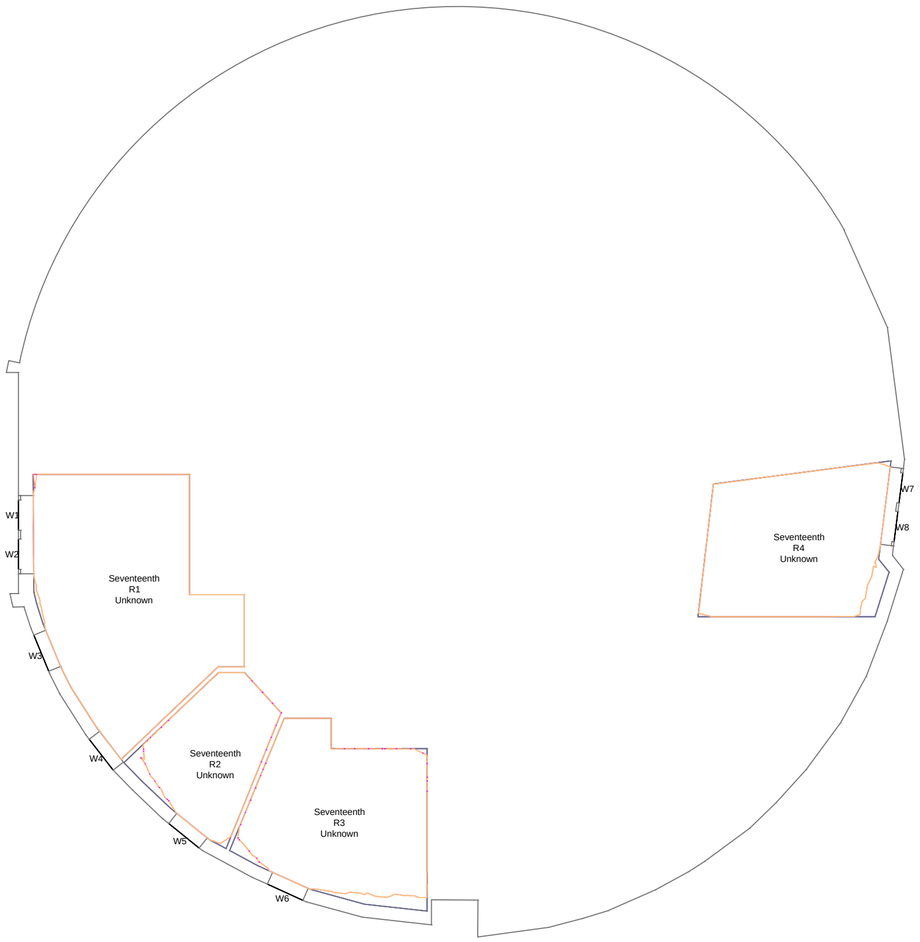
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

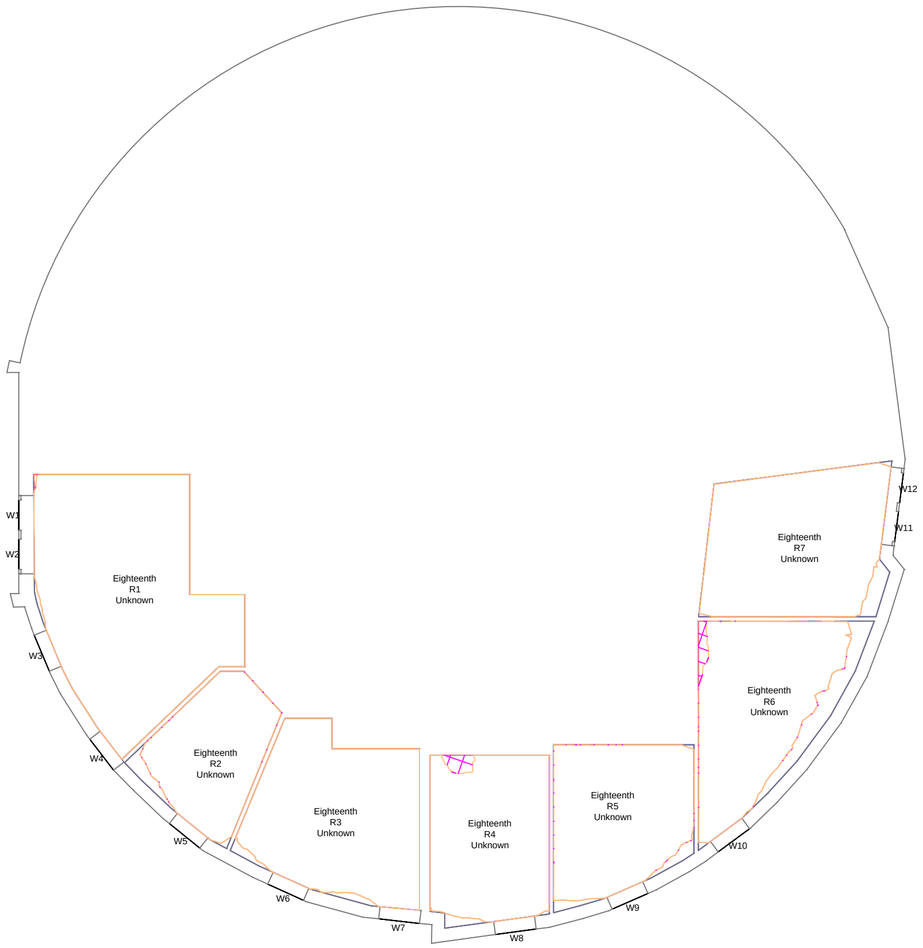
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

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	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-19	01

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

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.
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

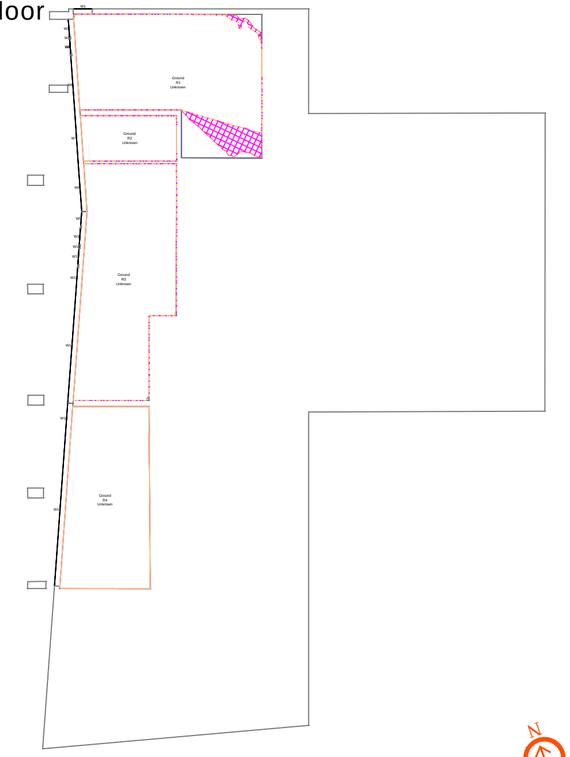
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

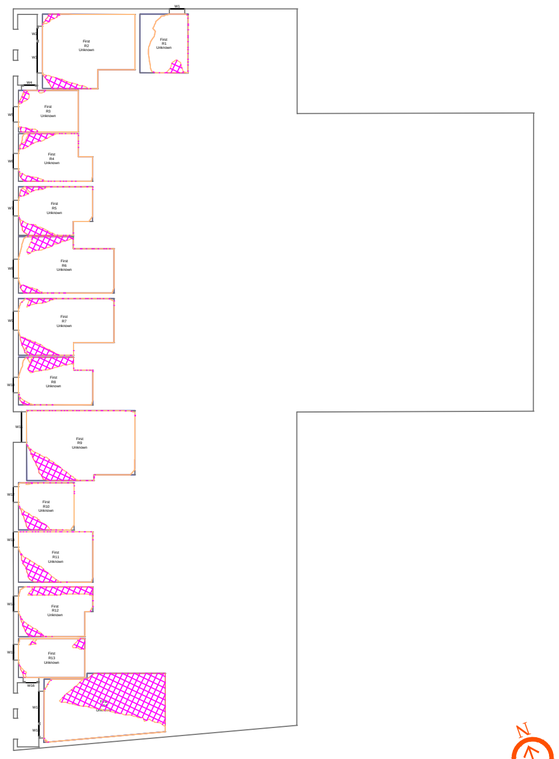
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

The Hallmark
Ground Floor



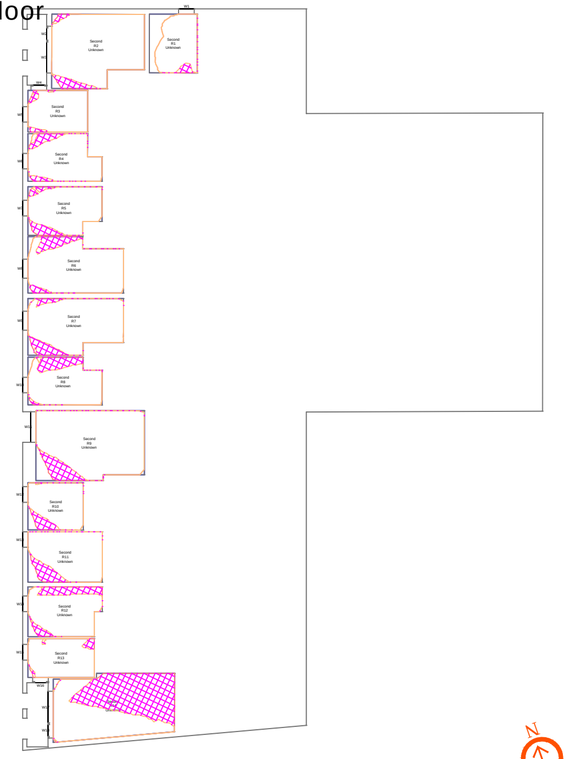
1:250

The Hallmark
First Floor



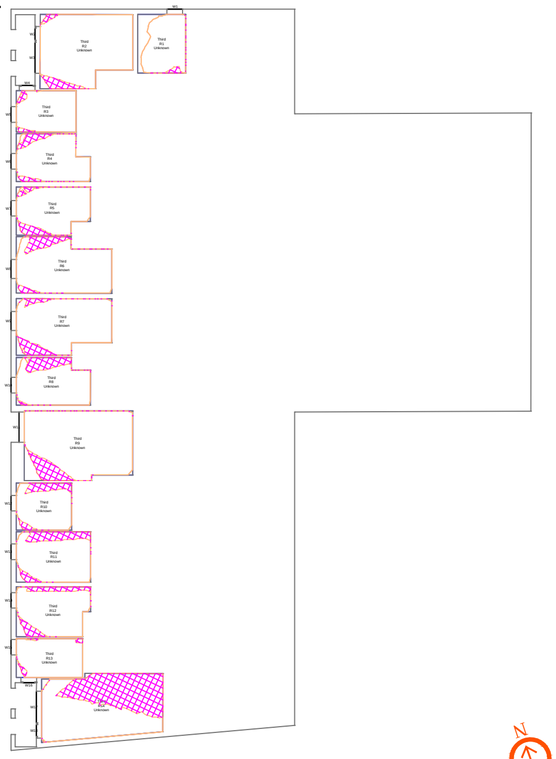
1:250

The Hallmark
Second Floor



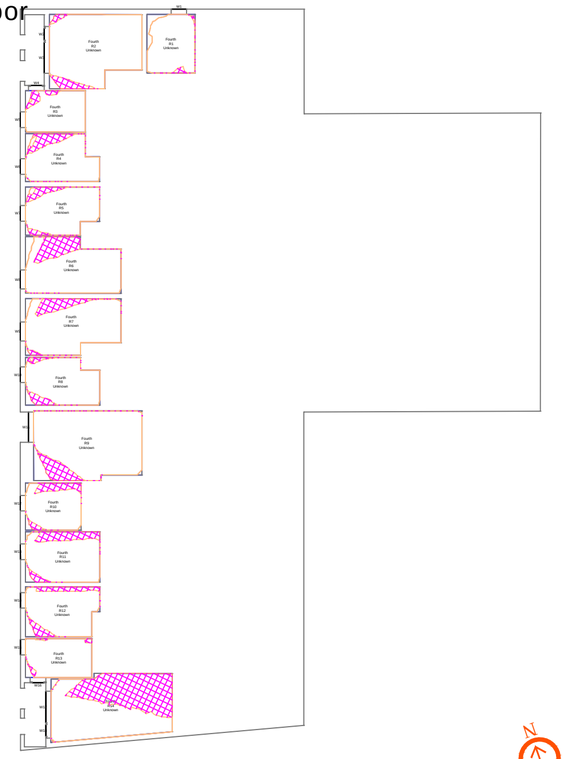
1:250

The Hallmark
Third Floor



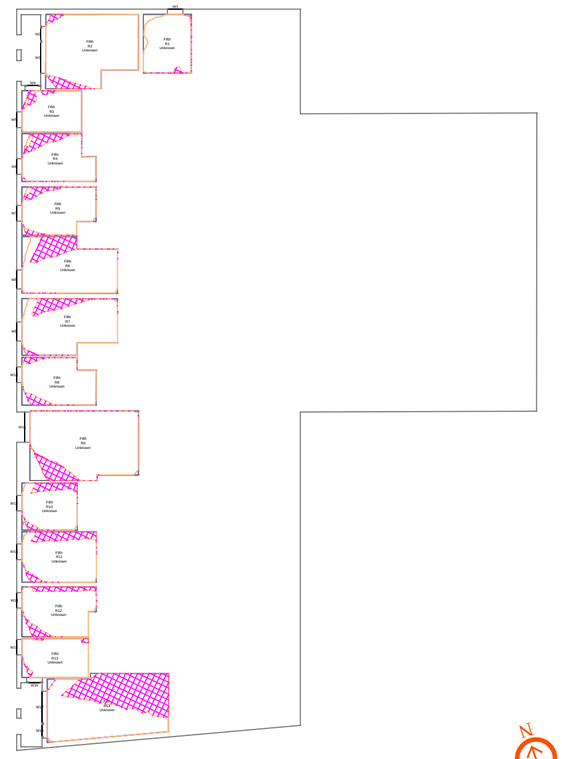
1:250

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	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-20	01

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

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.
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

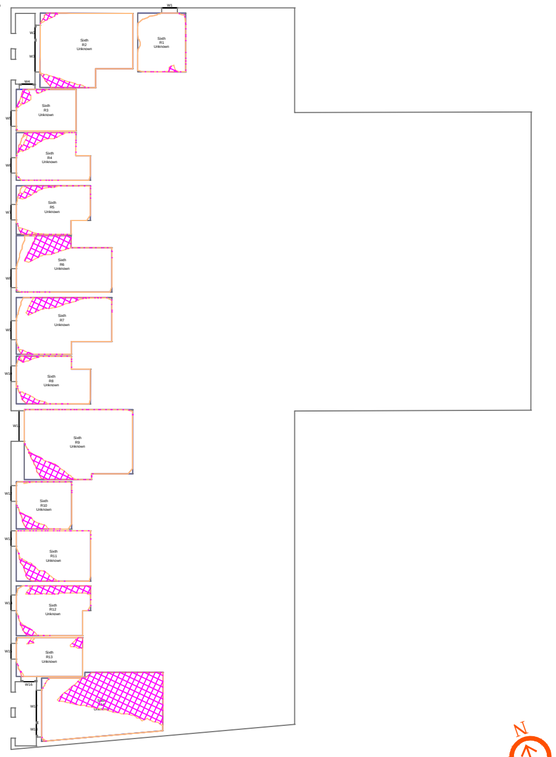
Existing Site and Surrounding neighbours modelled from Accucities Ltd.

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.

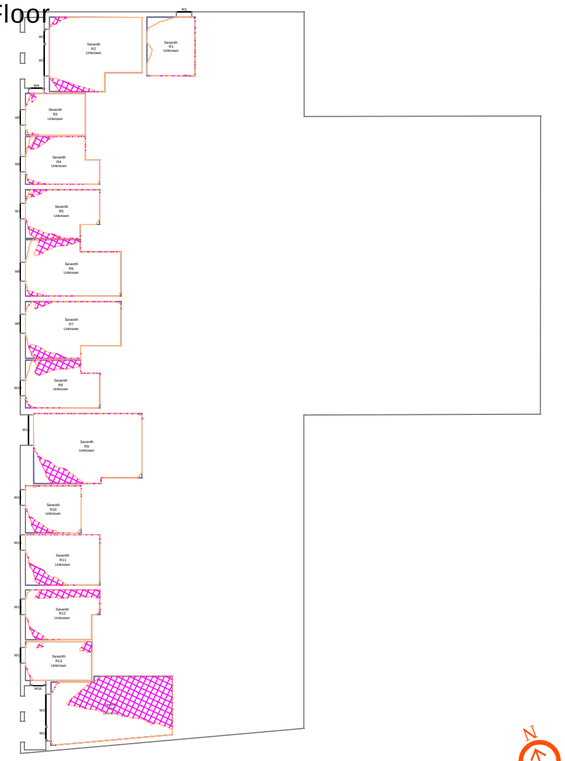
Proposed Model
Proposed scheme massing - "CHR-HBA-01-ZZ-M3-A-0001.dwg"

The Hallmark
Sixth Floor



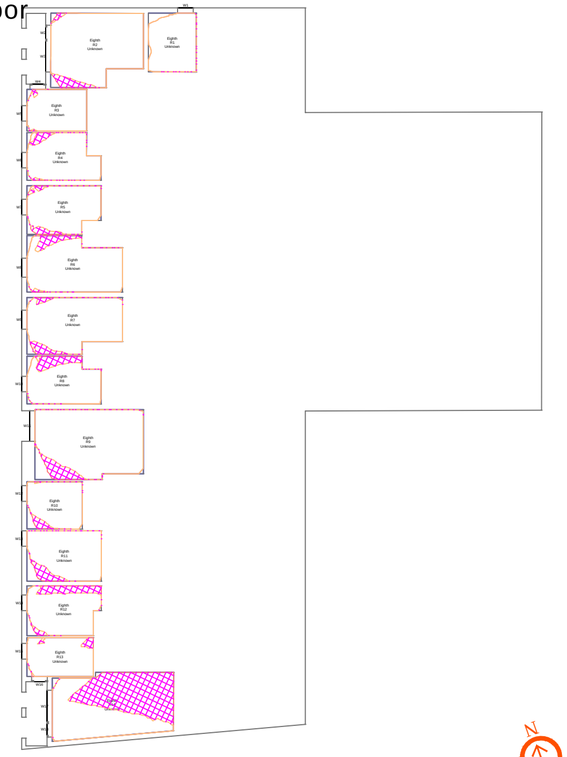
1:250

The Hallmark
Seventh Floor



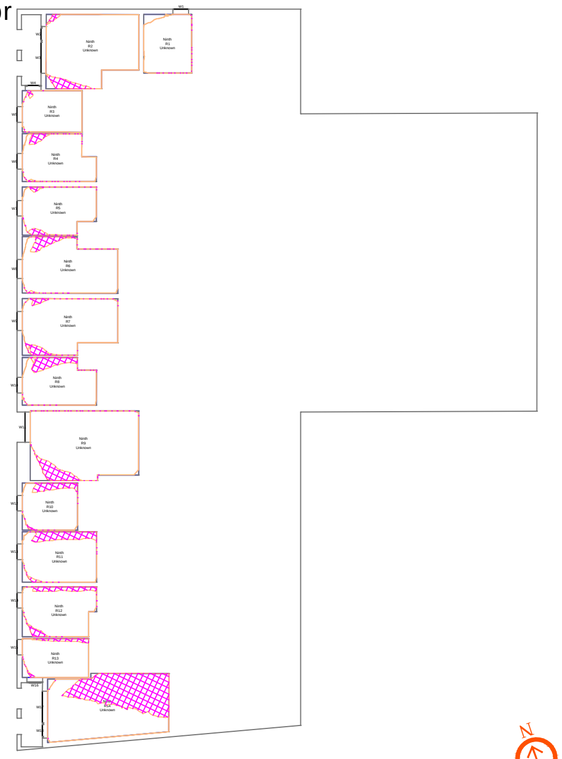
1:250

The Hallmark
Eighth Floor



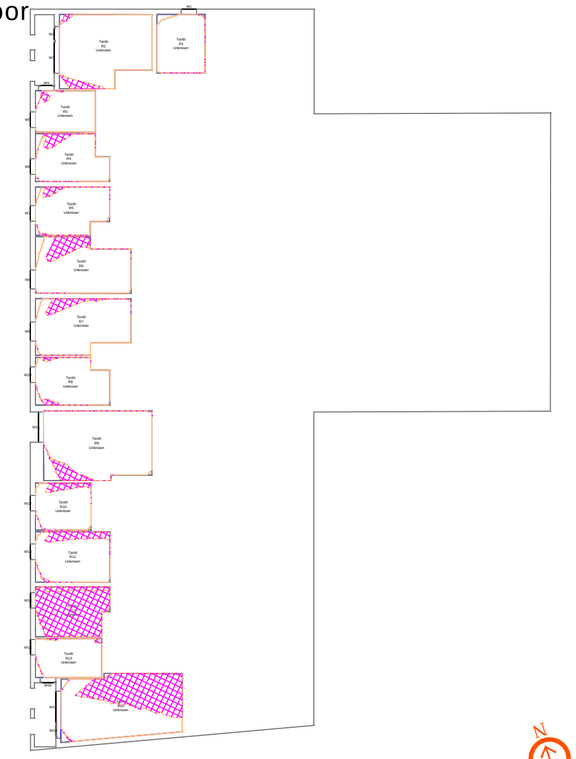
1:250

The Hallmark
Ninth Floor



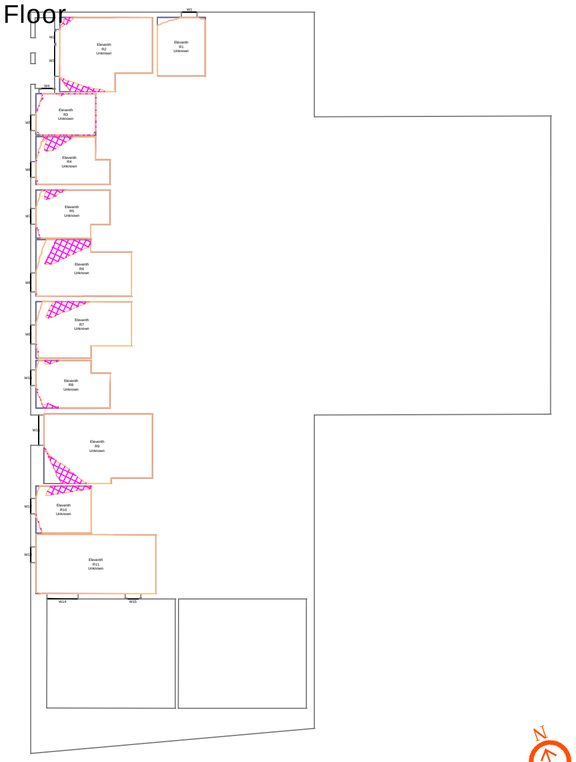
1:250

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	25.10.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2029_MA-21	01

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

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.
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.

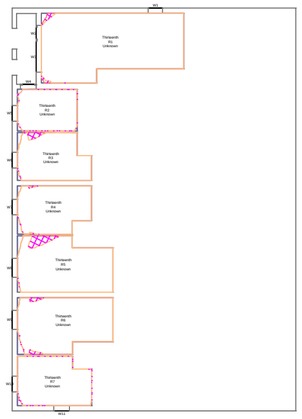
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

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

The Hallmark
Twelfth Floor

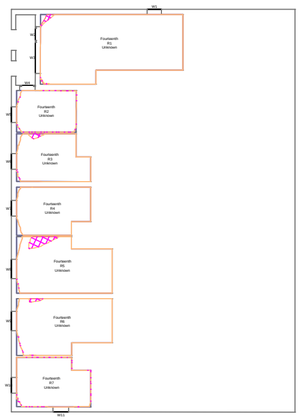
1:250

The Hallmark
Thirteenth Floor



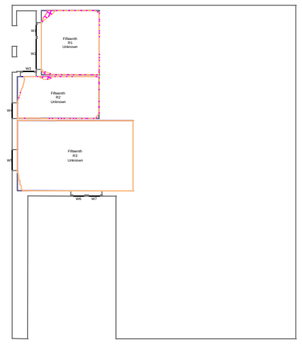
1:250

The Hallmark
Fourteenth Floor



1:250

The Hallmark
Fifteenth Floor



1:250