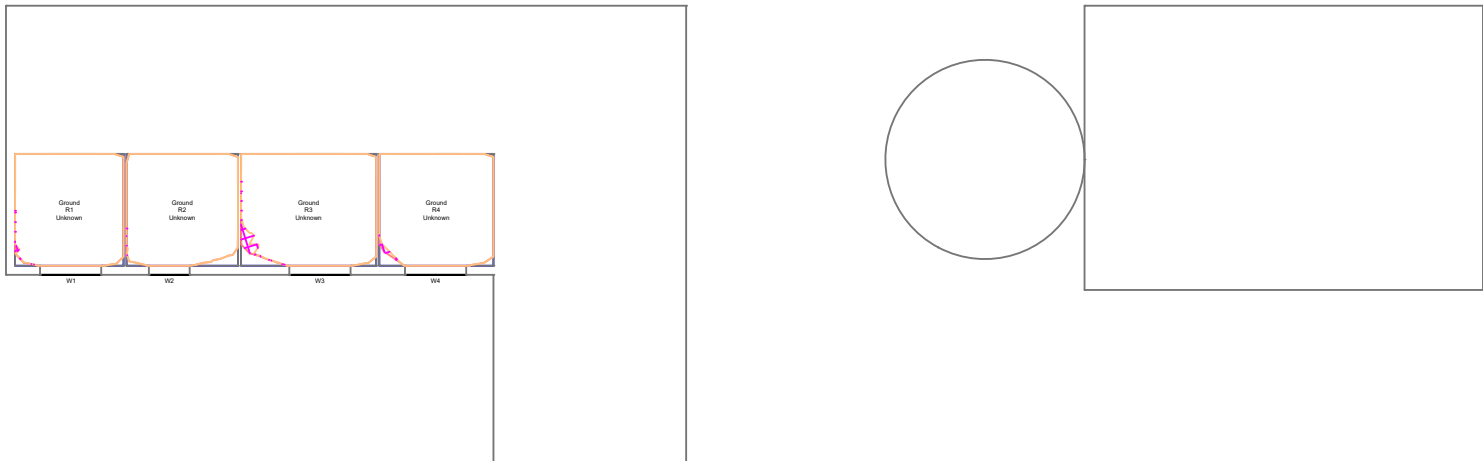


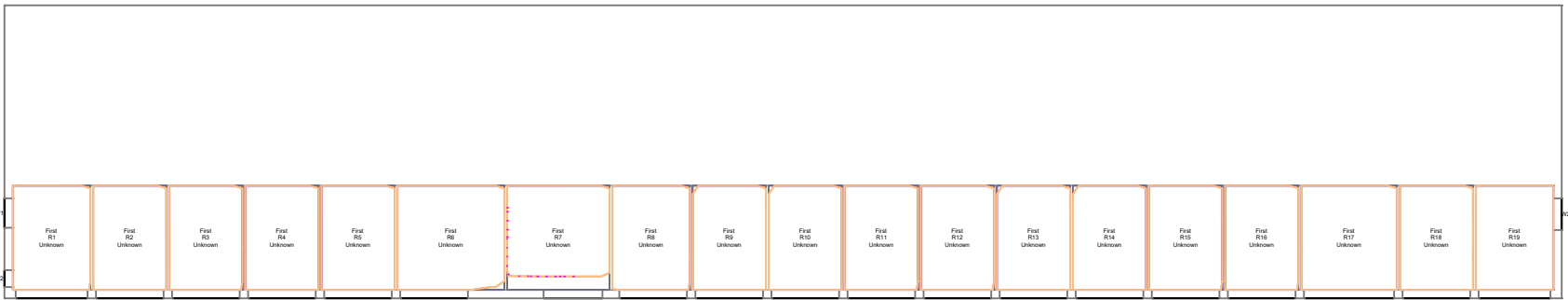
Lamport Court
Ground Floor



1:250



Lamport Court
First Floor



1:250



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 Accutities 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 -
"6601-SRA-SI-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

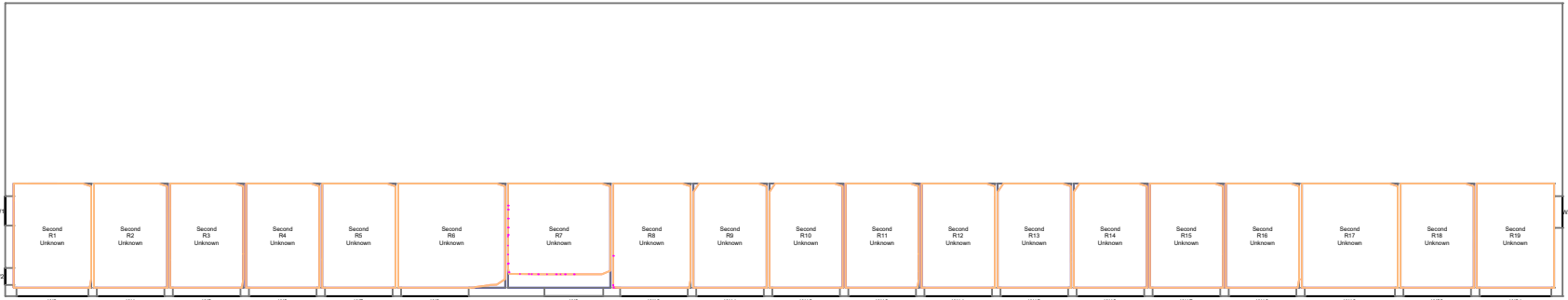
Existing
Proposed

All heights in m AOD

DD Legend

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

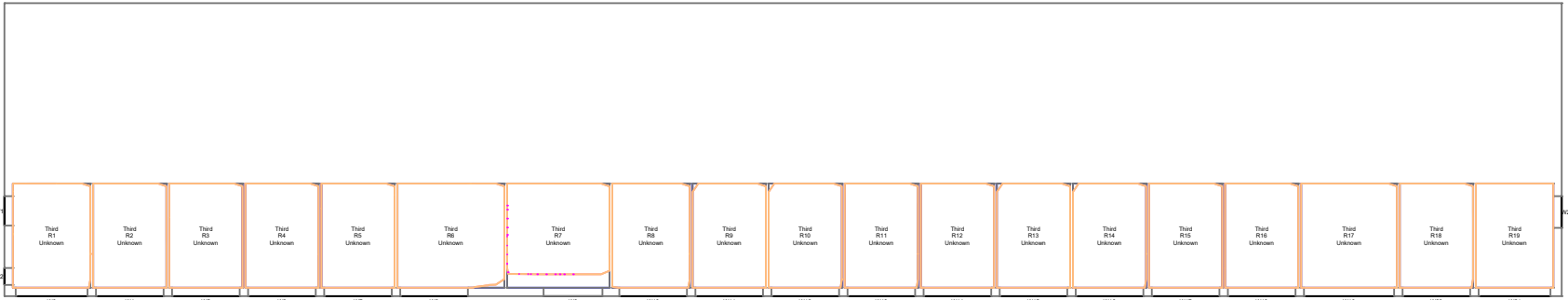
Lamport Court
Second Floor



1:250



Lamport Court
Third Floor



1:250



REV:	NOTES:	DRWN:	DATE:

Proximity

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

CLIENT:
Property Alliance Group

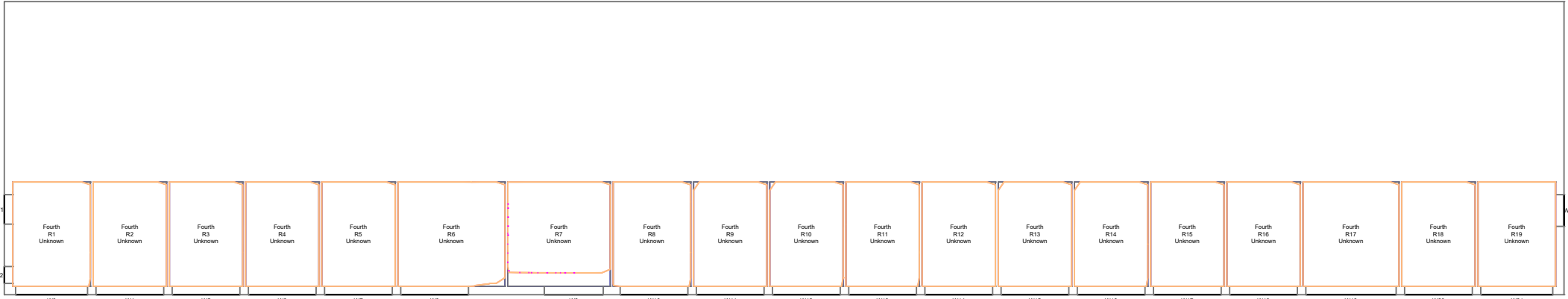
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:250	07/06/2023	CHECKED:	DMH

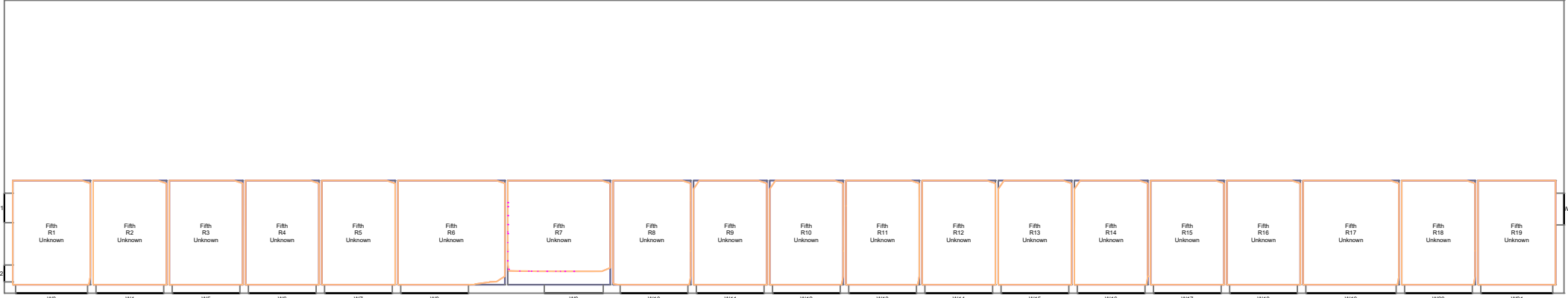
DRAWING NUMBER: 2022_MA-07	REV: .
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Lamport Court
Fourth Floor



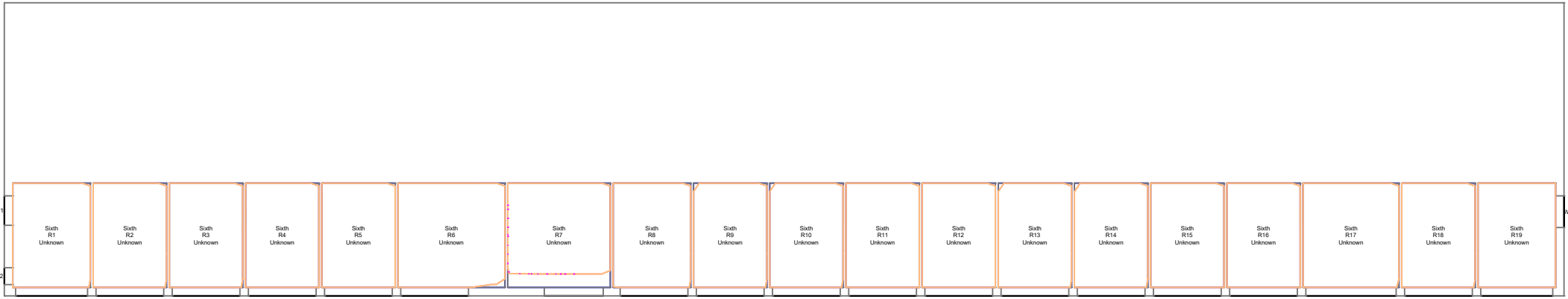
1:200

Lamport Court
Fifth Floor



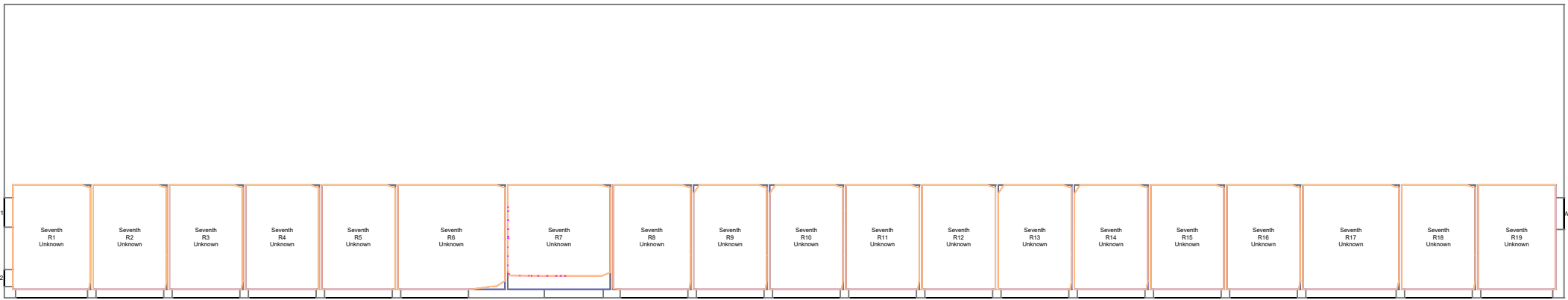
1:200

Lamport Court
Sixth Floor



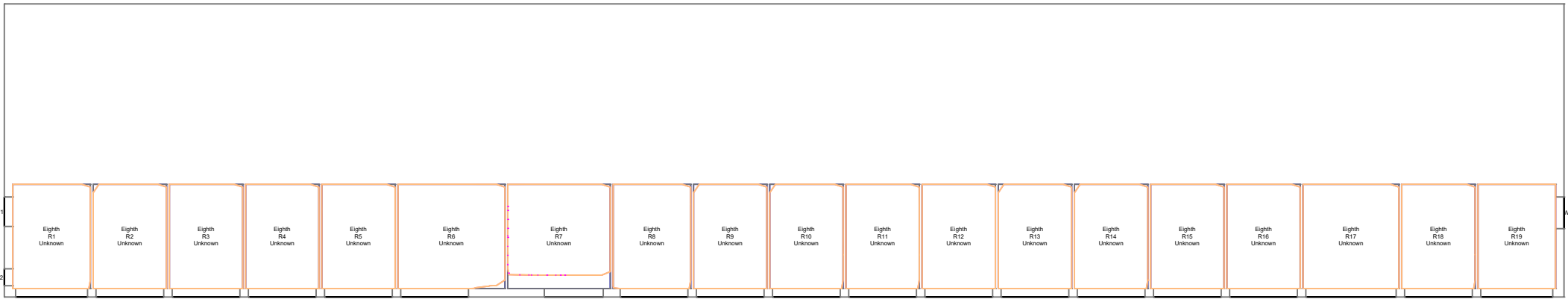
1:200

Lamport Court
Seventh Floor



1:200

Lamport Court
Eighth Floor



1:200

NOTES:

No dimensions are to be scaled from this drawing.
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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 Accuties Ltd.

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

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Proposed Model
Proposed scheme massing -
"6601-SRA-SI-ZZ-M3-A-00001_Simplified
Massing.dwg"
R20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

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

NOTES:	DRWN:	DATE:

Proximity

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

CLIENT:
Property Alliance Group

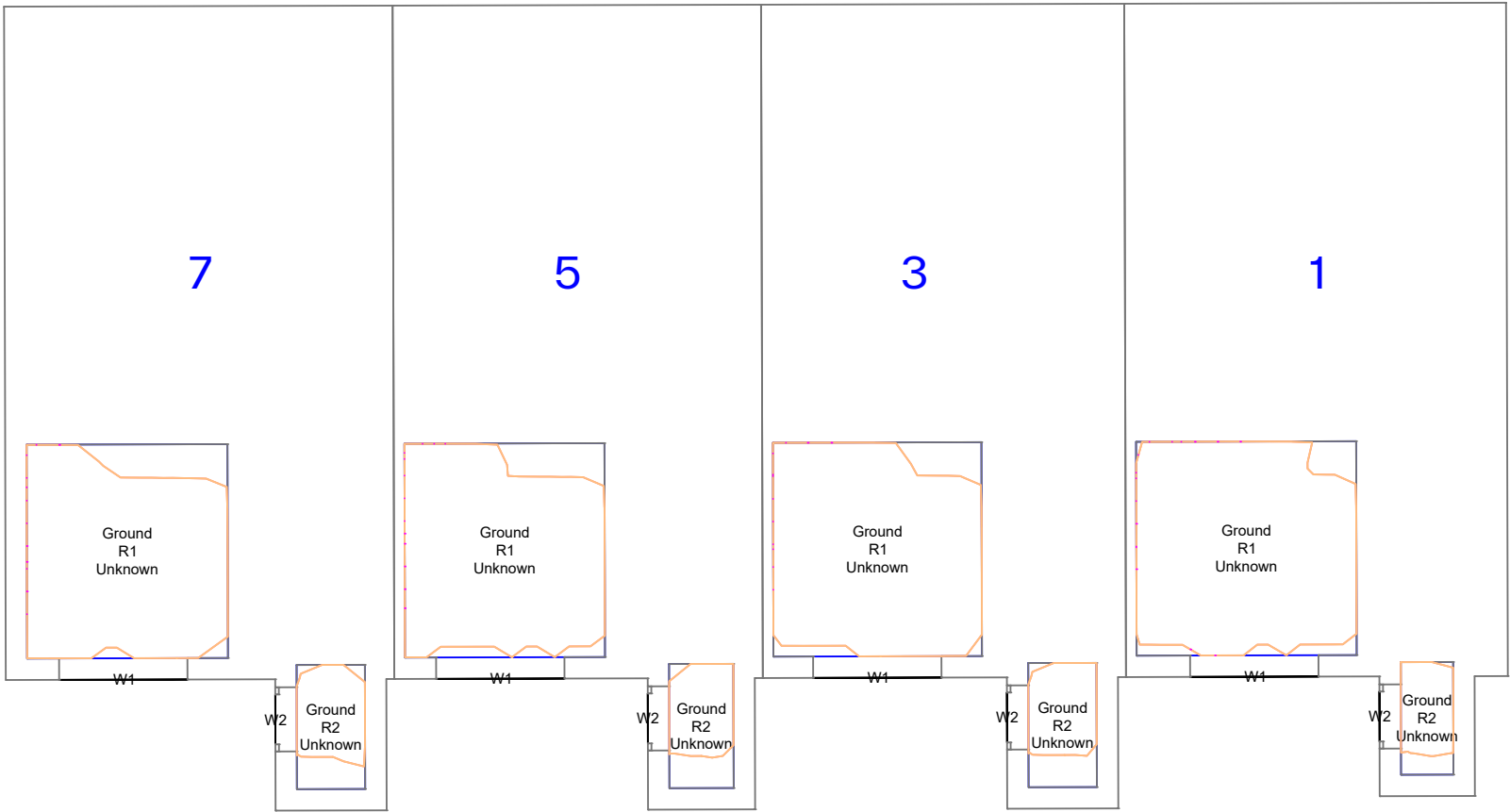
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-08	.

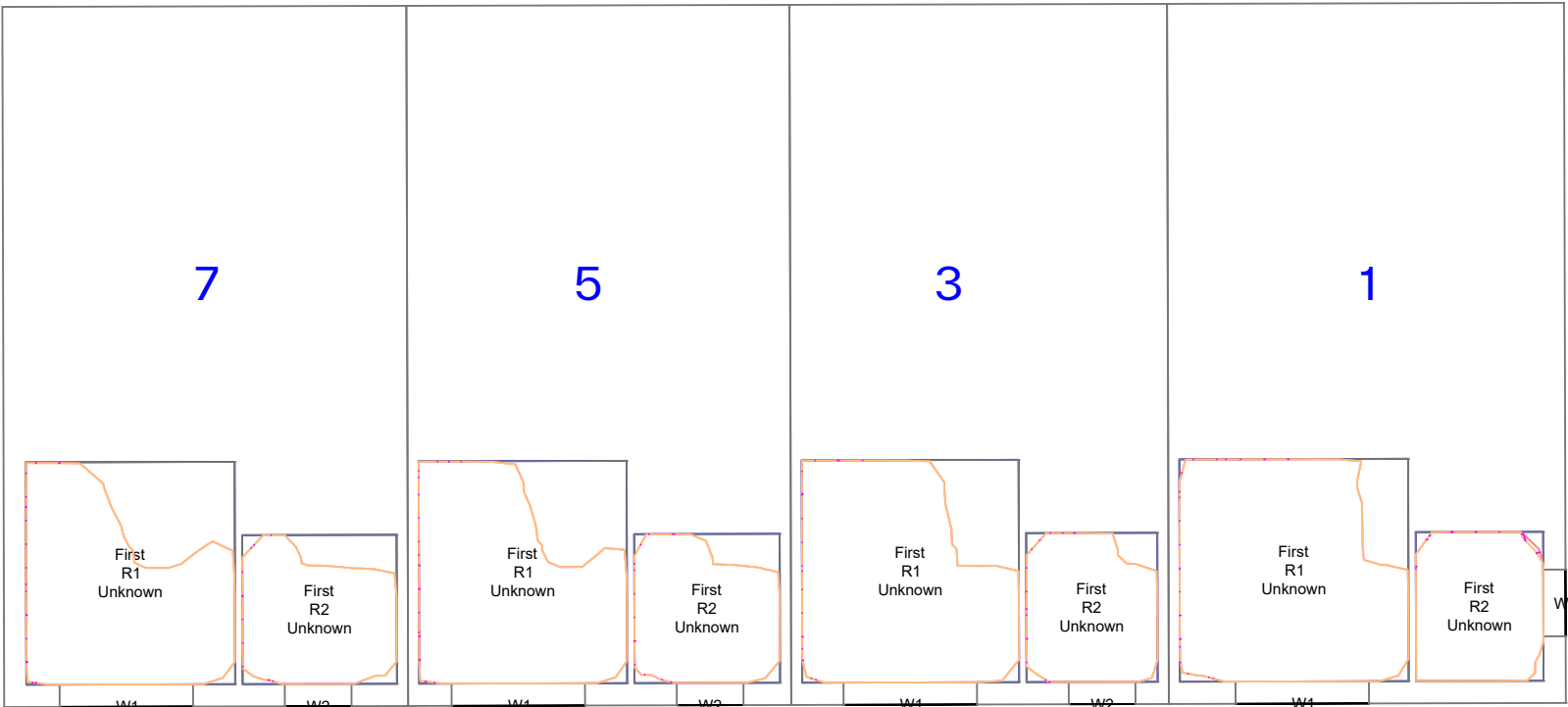
1-7 Litcham Close
Ground Floor



1:100



1-7 Litcham Close
First Floor



1:100



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 -
"6601-SRA-St-ZZ-M3-A-00001_Simplified
Massing.dwg"
R20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

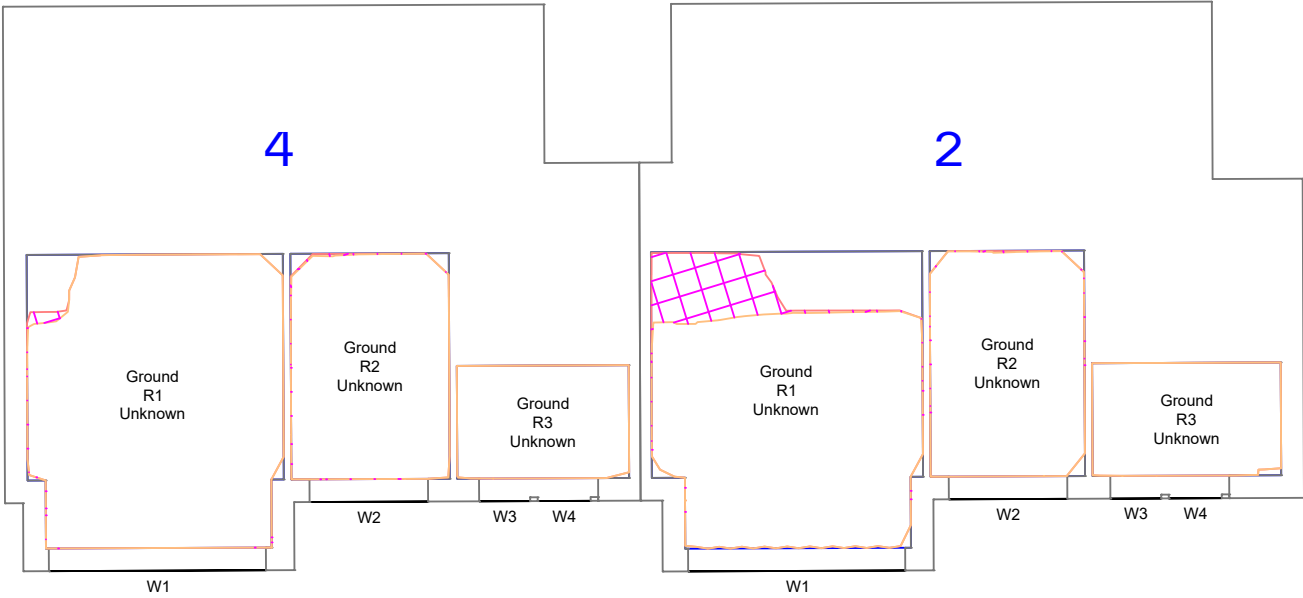
Existing
Proposed

All heights in m AOD

DD Legend

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

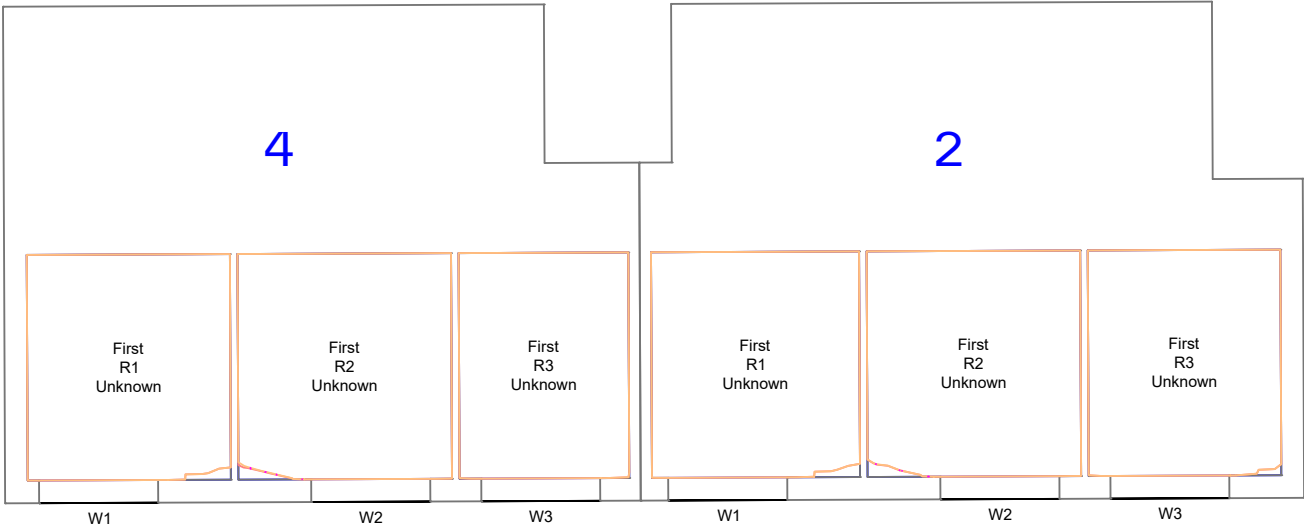
2-4 Wadesmill Walk
Ground Floor



1:100



2-4 Wadesmill Walk
First Floor



1:100



NOTES:	DRWN:	DATE:

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

CLIENT:
Property Alliance Group

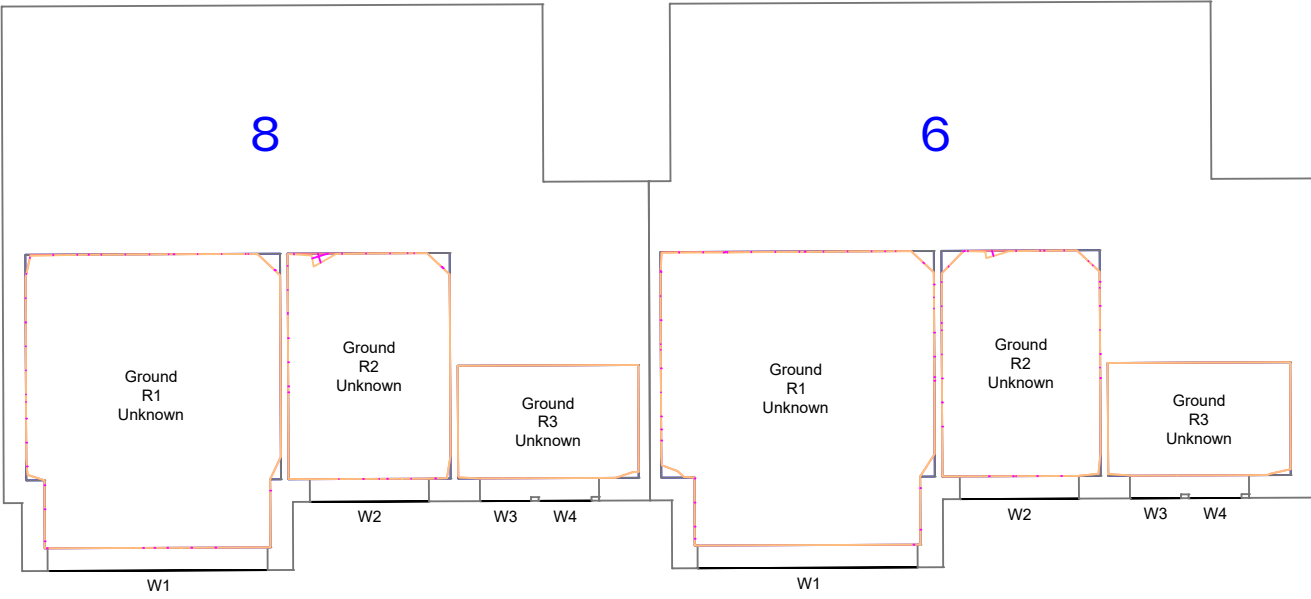
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-09	.

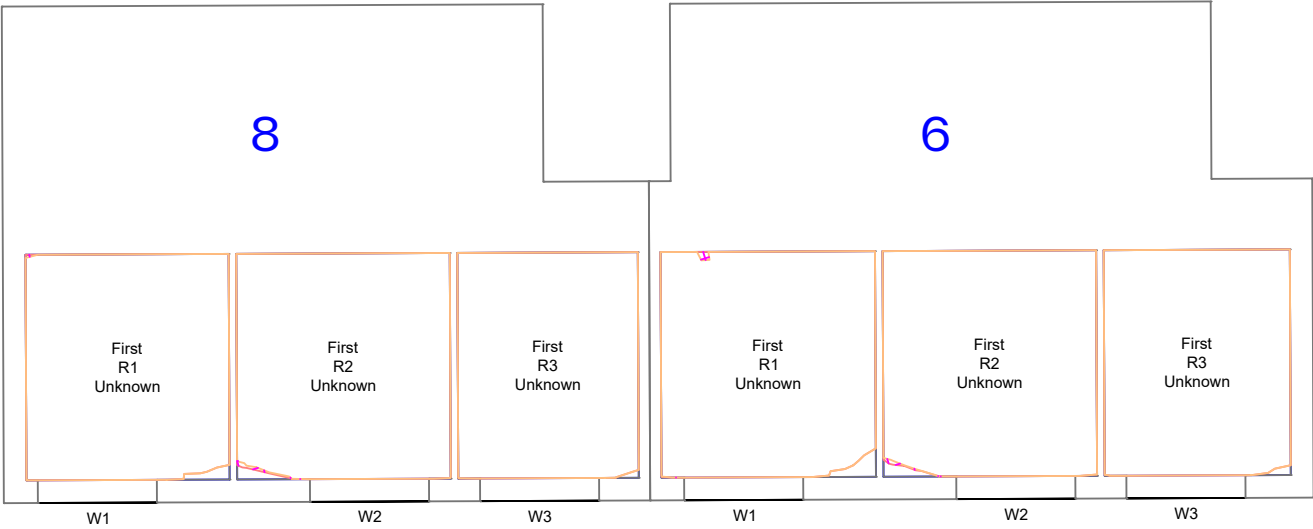
6-8 Wadesmill Walk
Ground Floor



1:100



6-8 Wadesmill Walk
First Floor



1:100



NOTES:
No dimensions are to be scaled from this drawing.
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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 Accuties 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 -
"6601-SRA-St-ZZ-M3-A-00001_Simplified_Massing.dwg"
R20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

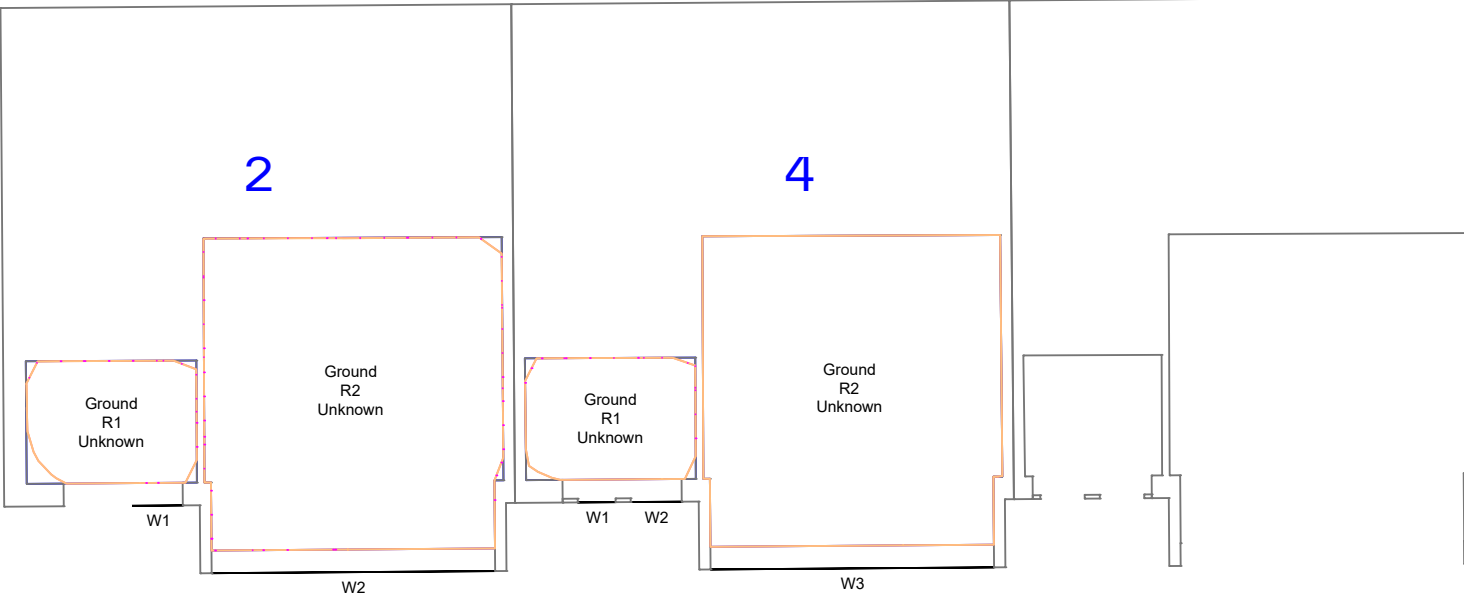
Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

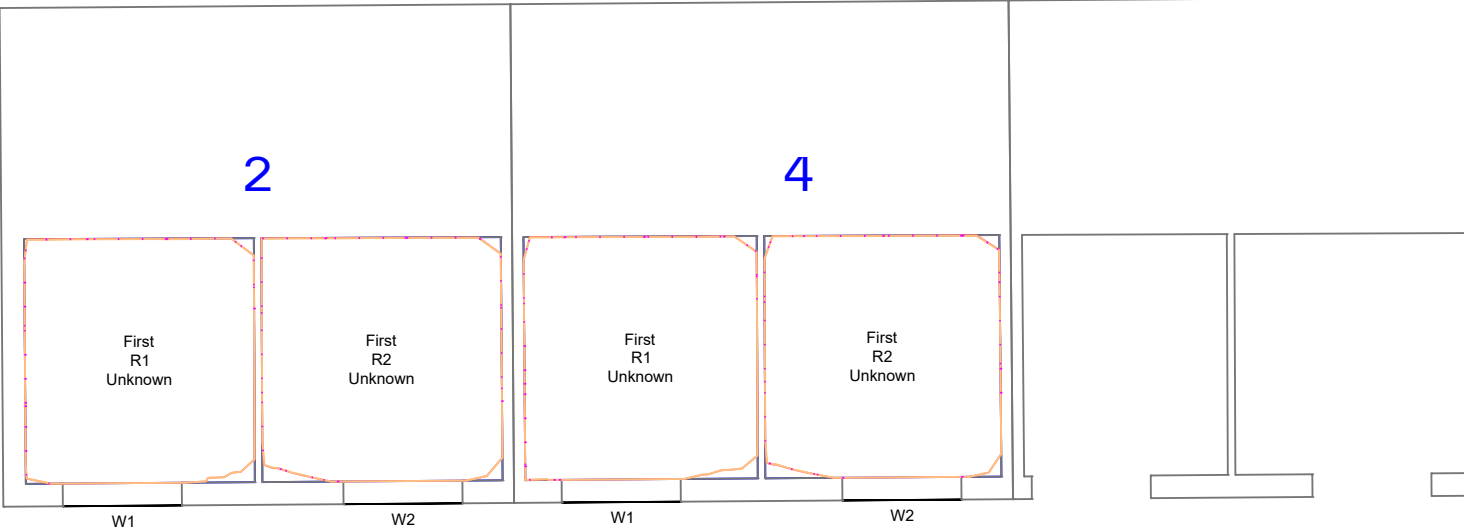
2-4 Stockland Close
Ground Floor



1:100



2-4 Stockland Close
First Floor



1:100



NOTES:

DRWN:

DATE:

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
Daylight Distribution

SCALE @ A2:

DATE:

DRAWN:

SC

1:100

07/06/2023

CHECKED:

DMH

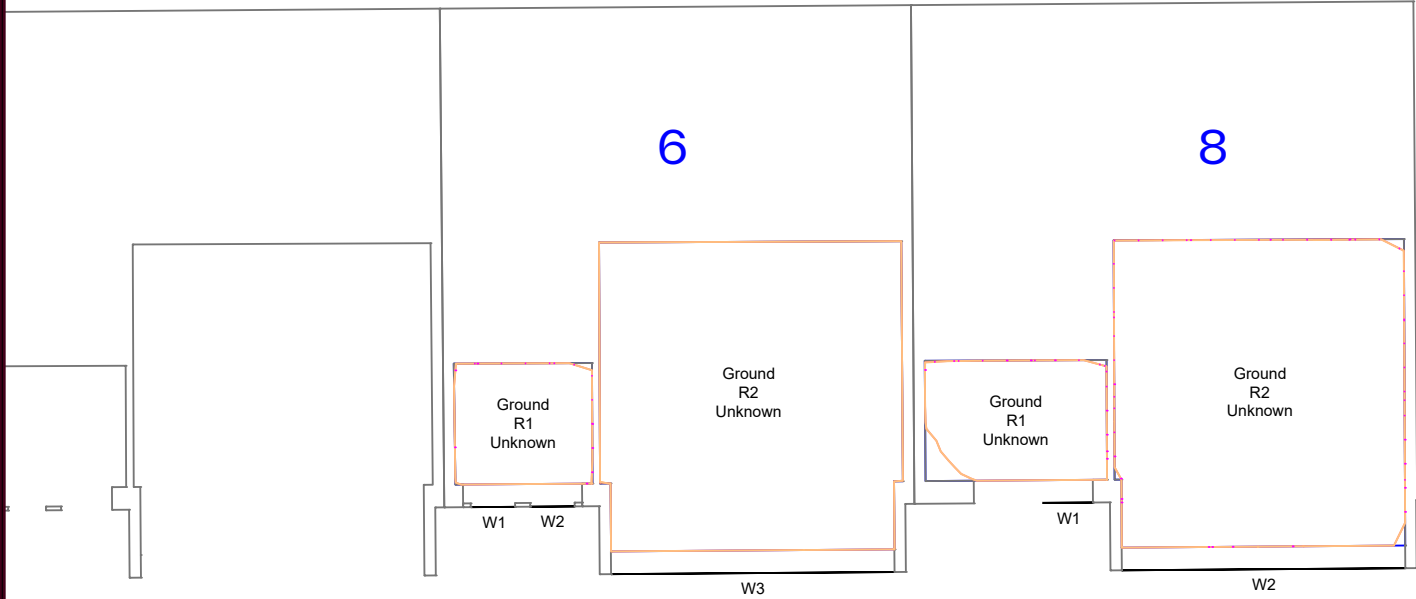
DRAWING NUMBER:

REV:

2022_MA-10

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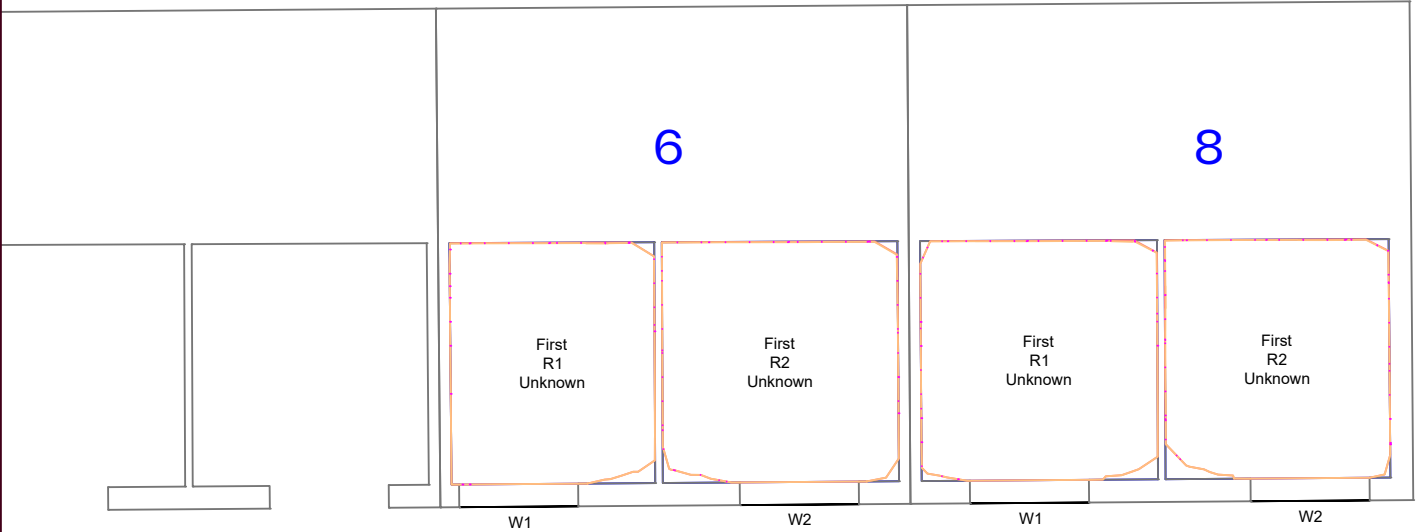
6-8 Stockland Close
Ground Floor



1:100



6-8 Stockland Close
First Floor



1:100



NOTES:
No dimensions are to be scaled from this drawing.
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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 Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
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Proposed Model
Proposed scheme massing -
"6601-SRA-St-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

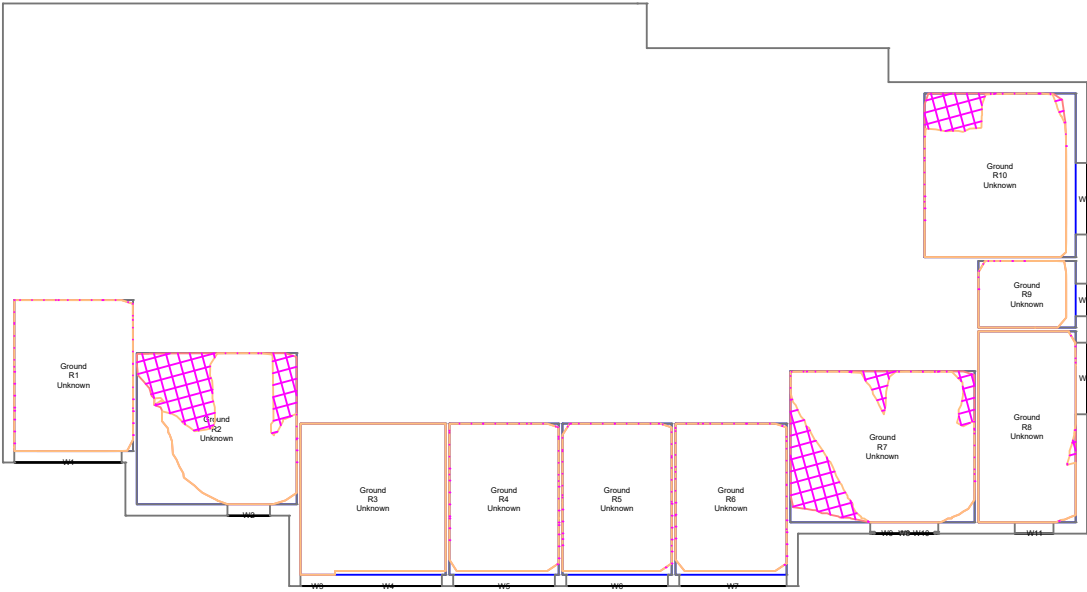
Existing
Proposed

All heights in m AOD

DD Legend

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

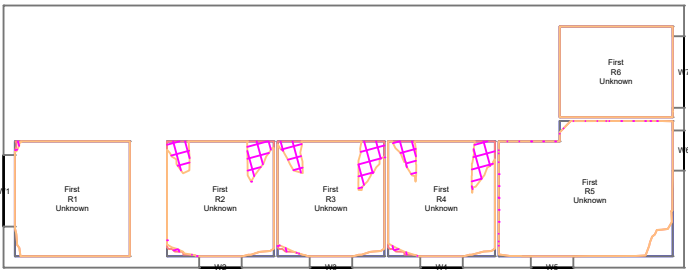
9 Justin Close
Ground Floor



1:200



9 Justin Close
First Floor



1:200



NOTES:	DRWN:	DATE:

Proximity

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

CLIENT:
Property Alliance Group

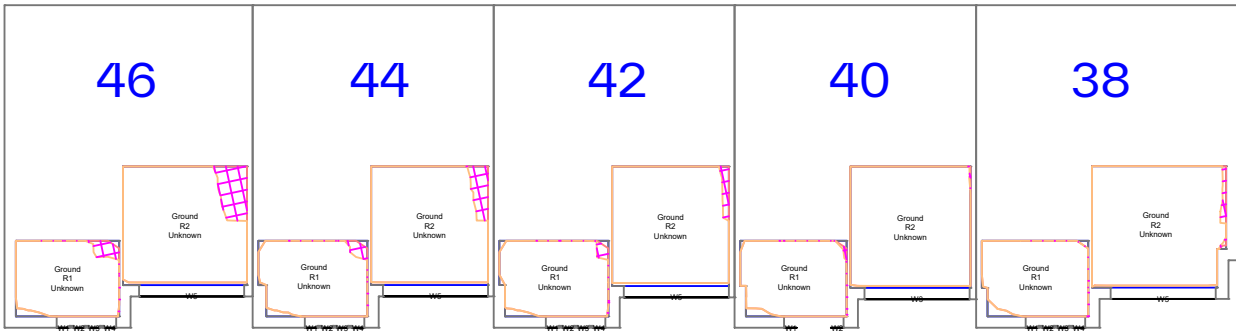
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100/200	07/06/2023	CHECKED:	DMH

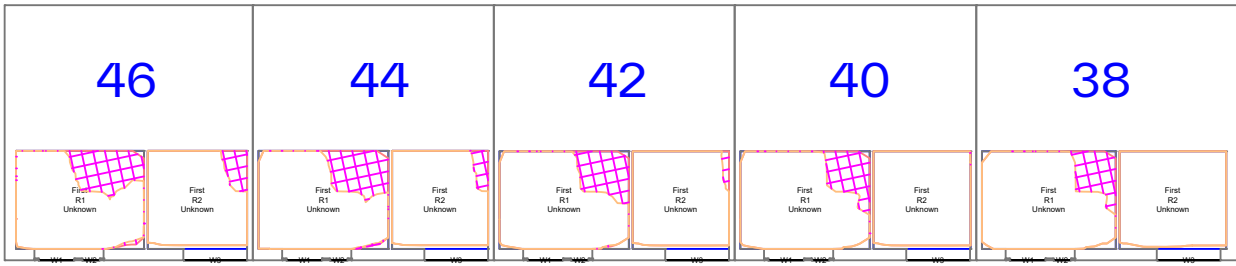
DRAWING NUMBER: 2022_MA-11	REV: .
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38-46 Hanworth Close
Ground Floor



1:200

38-46 Hanworth Close
First Floor



1:200

NOTES:
No dimensions are to be scaled from this drawing.
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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 Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
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Proposed Model
Proposed scheme massing -
"6601-SRA-SI-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

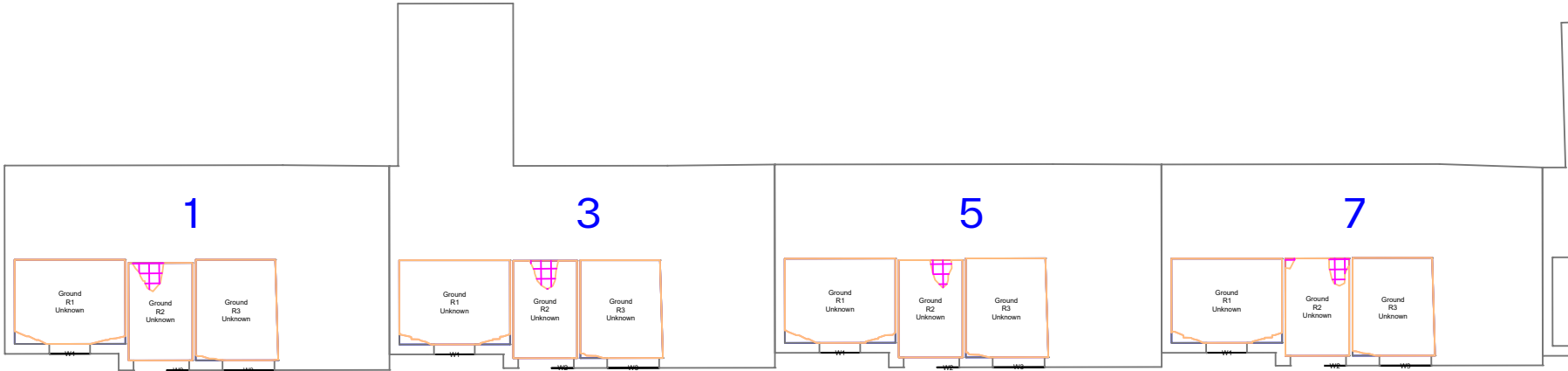
Existing
Proposed

All heights in m AOD

DD Legend

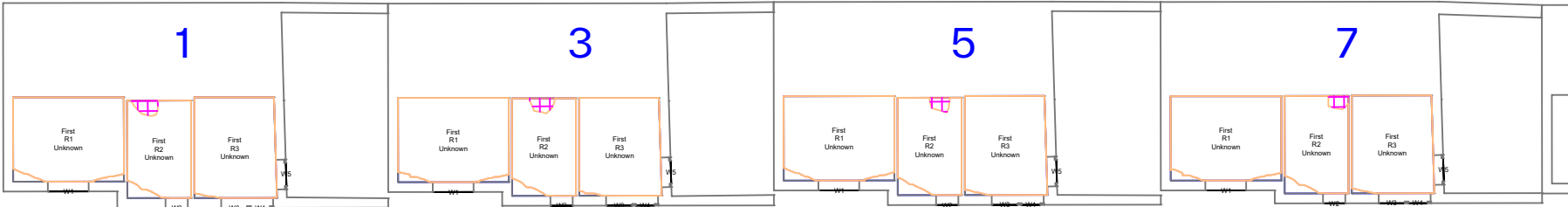
Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

1-7 Mawson Road
Ground Floor



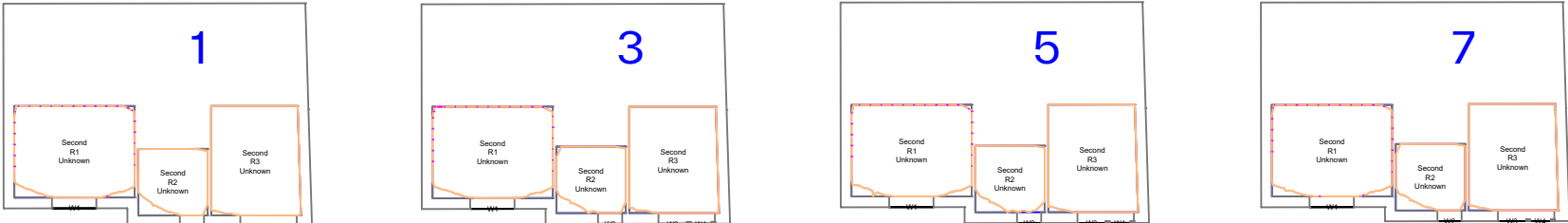
1:200

1-7 Mawson Road
First Floor



1:200

1-7 Mawson Road
Second Floor



1:200

NOTES:	DRWN:	DATE:

Proximity

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

CLIENT:
Property Alliance Group

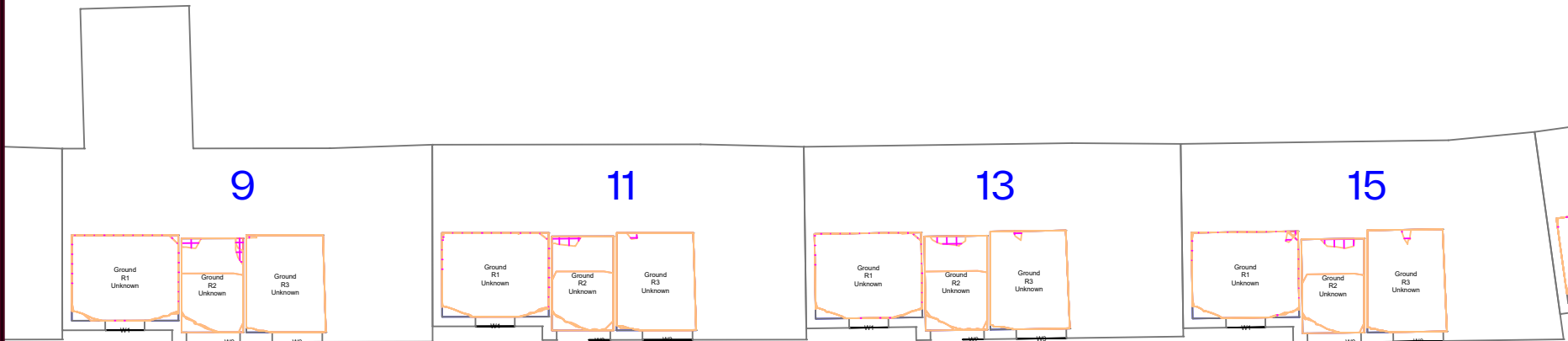
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRWN:	SC
1:200	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-12	.

9-15 Mawson Road
Ground Floor



1:200



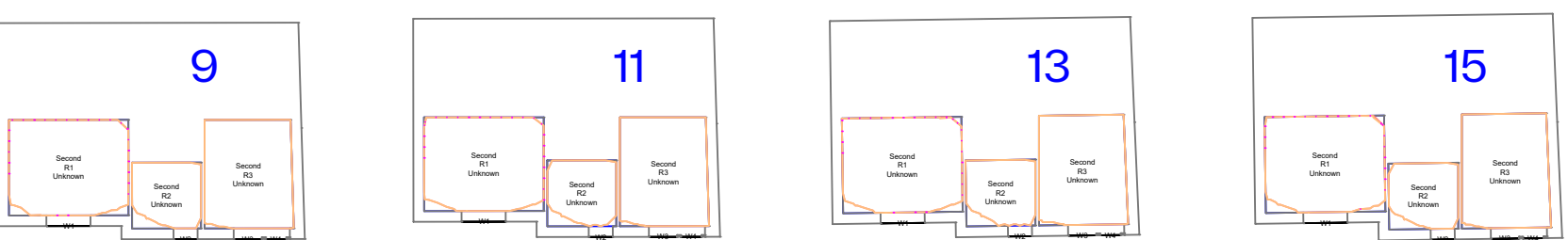
9-15 Mawson Road
First Floor



1:200



9-15 Mawson Road
Second Floor



1:200



NOTES:
No dimensions are to be scaled from this drawing.
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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 Accuties 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 -
"6601-SRA-SI-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

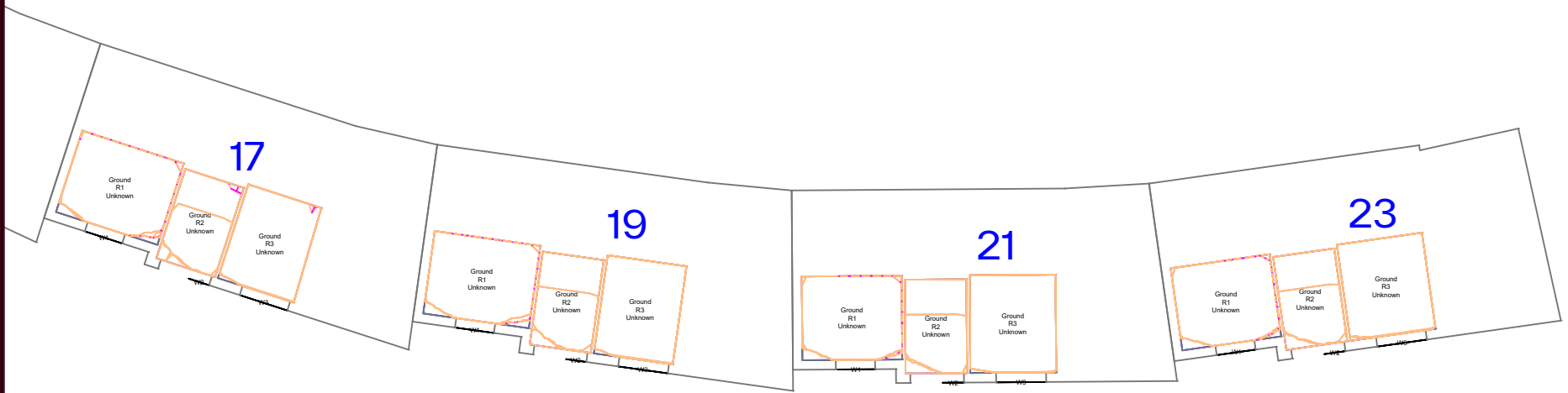
Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

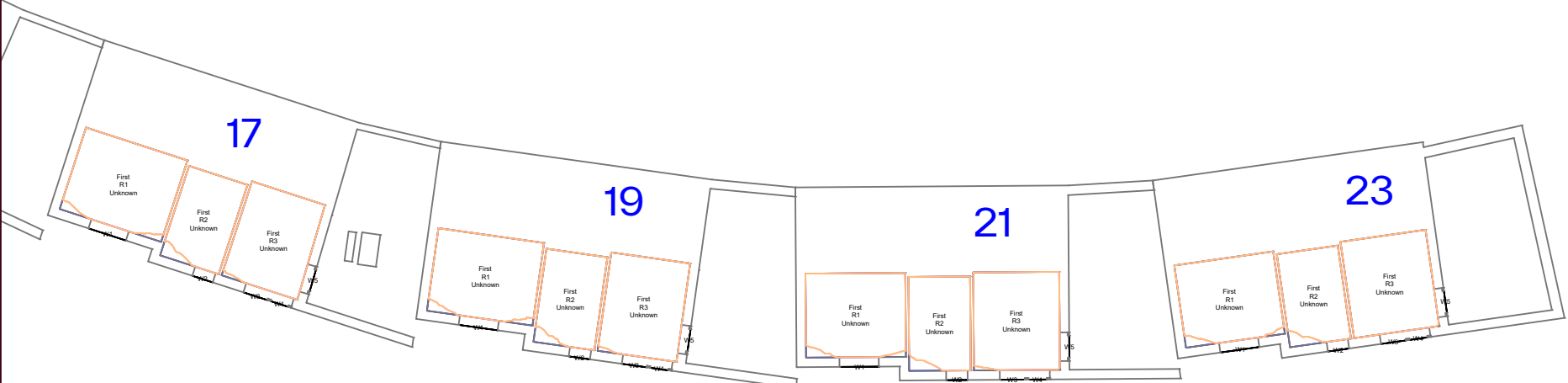
17-23 Mawson Road
Ground Floor



1:200



17-23 Mawson Road
First Floor



1:200



17-23 Mawson Road
Second Floor



1:200



NOTES:	DRWN:	DATE:

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

CLIENT:
Property Alliance Group

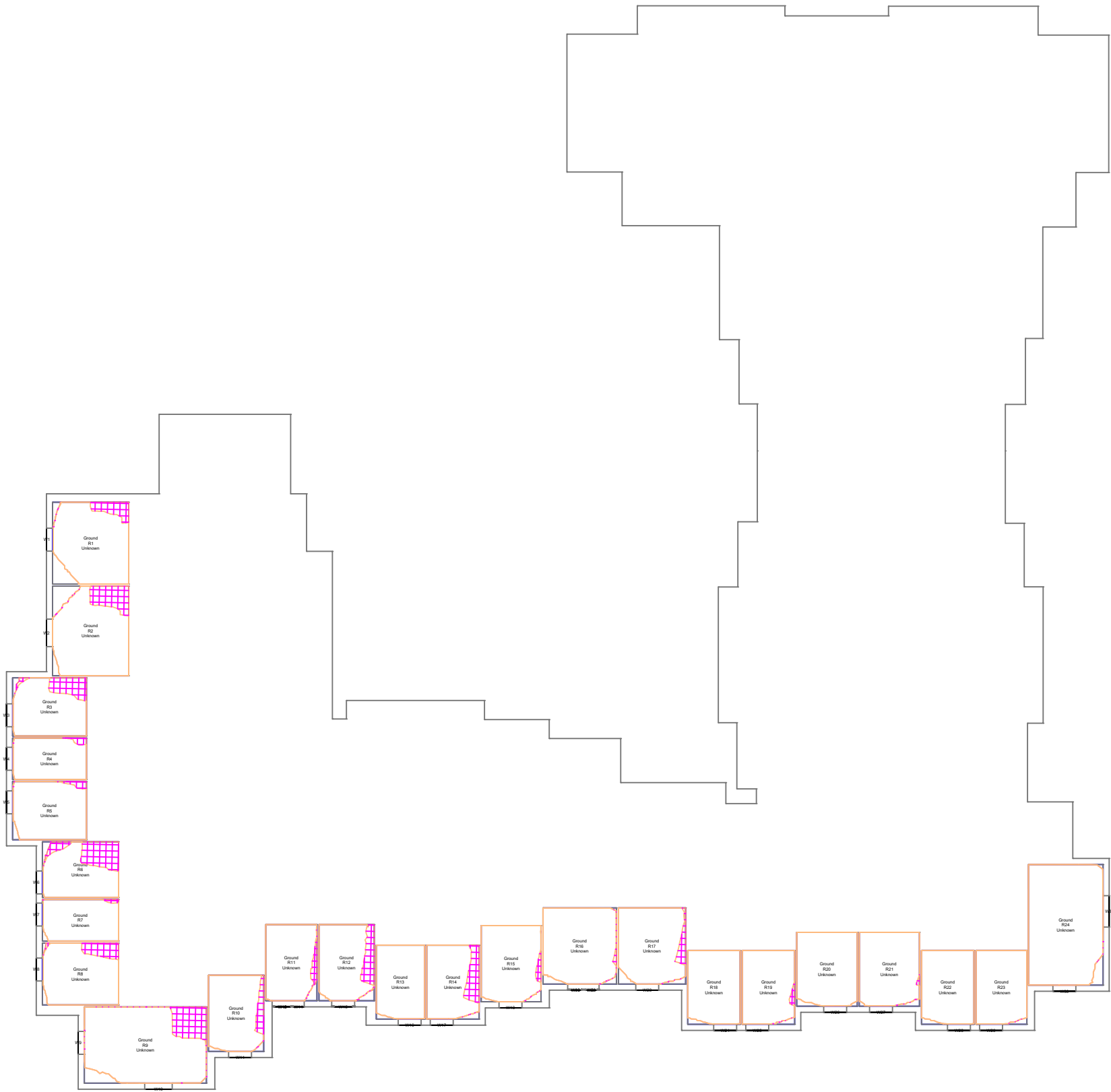
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-13	.

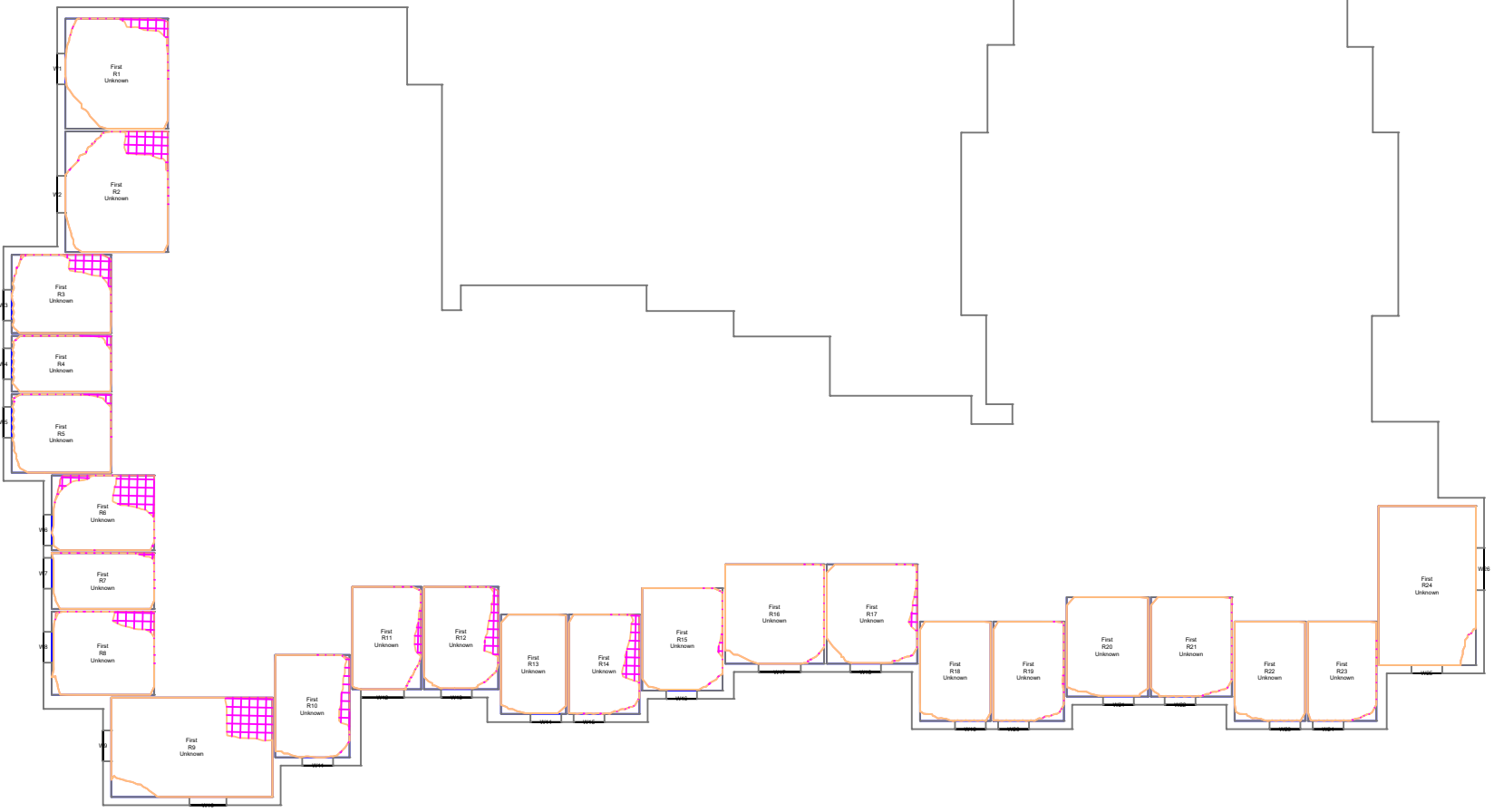
Unite Students - Kincardine Court
Ground Floor



1:250



Unite Students - Kincardine Court
First Floor



1:250



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 Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
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Proposed Model
Proposed scheme massing -
"6601-SRA-St-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:

DRWN:

DATE:

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
Daylight Distribution

SCALE @ A2:
1:250

DATE:
07/06/2023

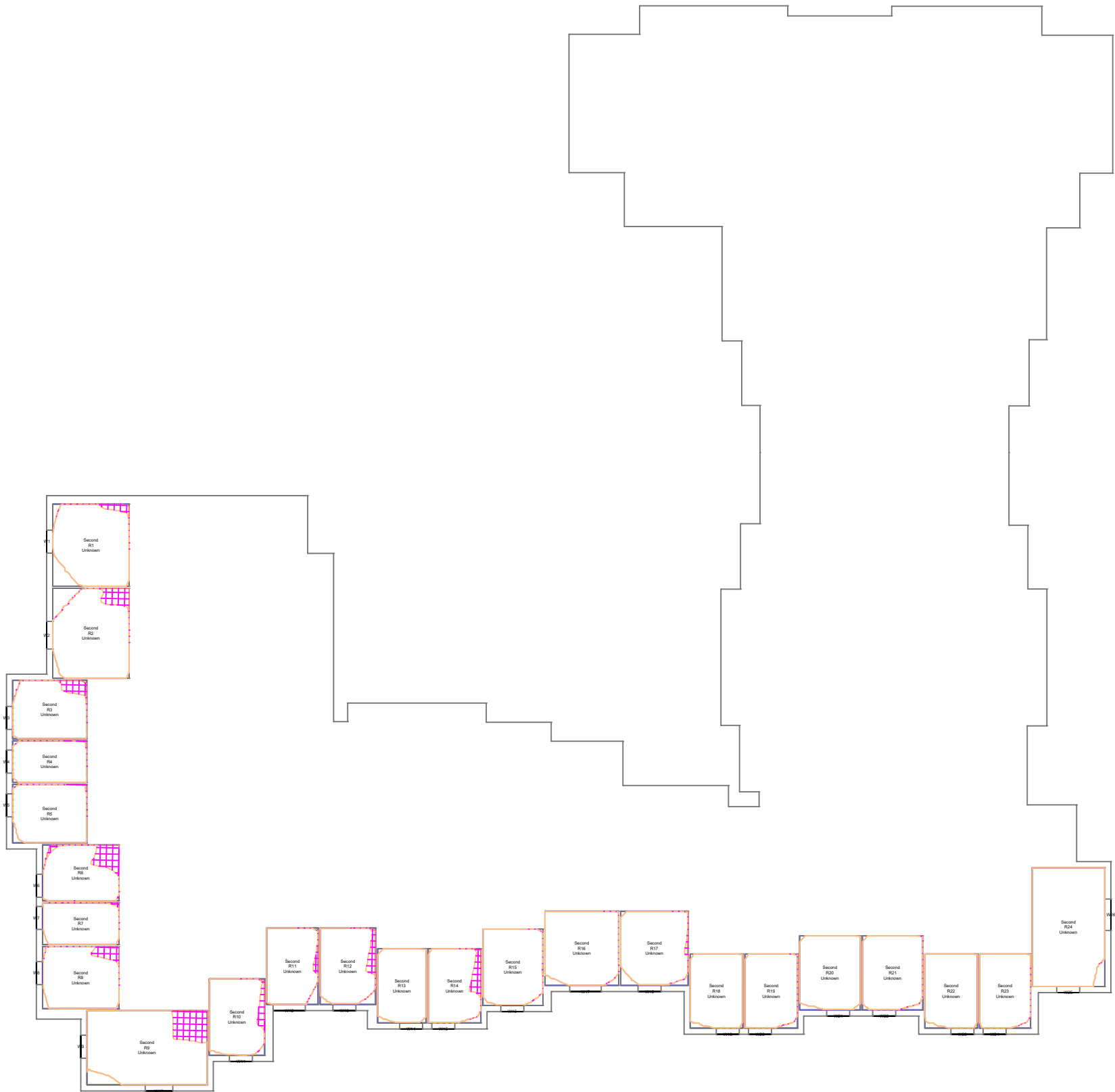
DRAWN:
SC

CHECKED:
DMH

DRAWING NUMBER:
2022_MA-16

REV:
.

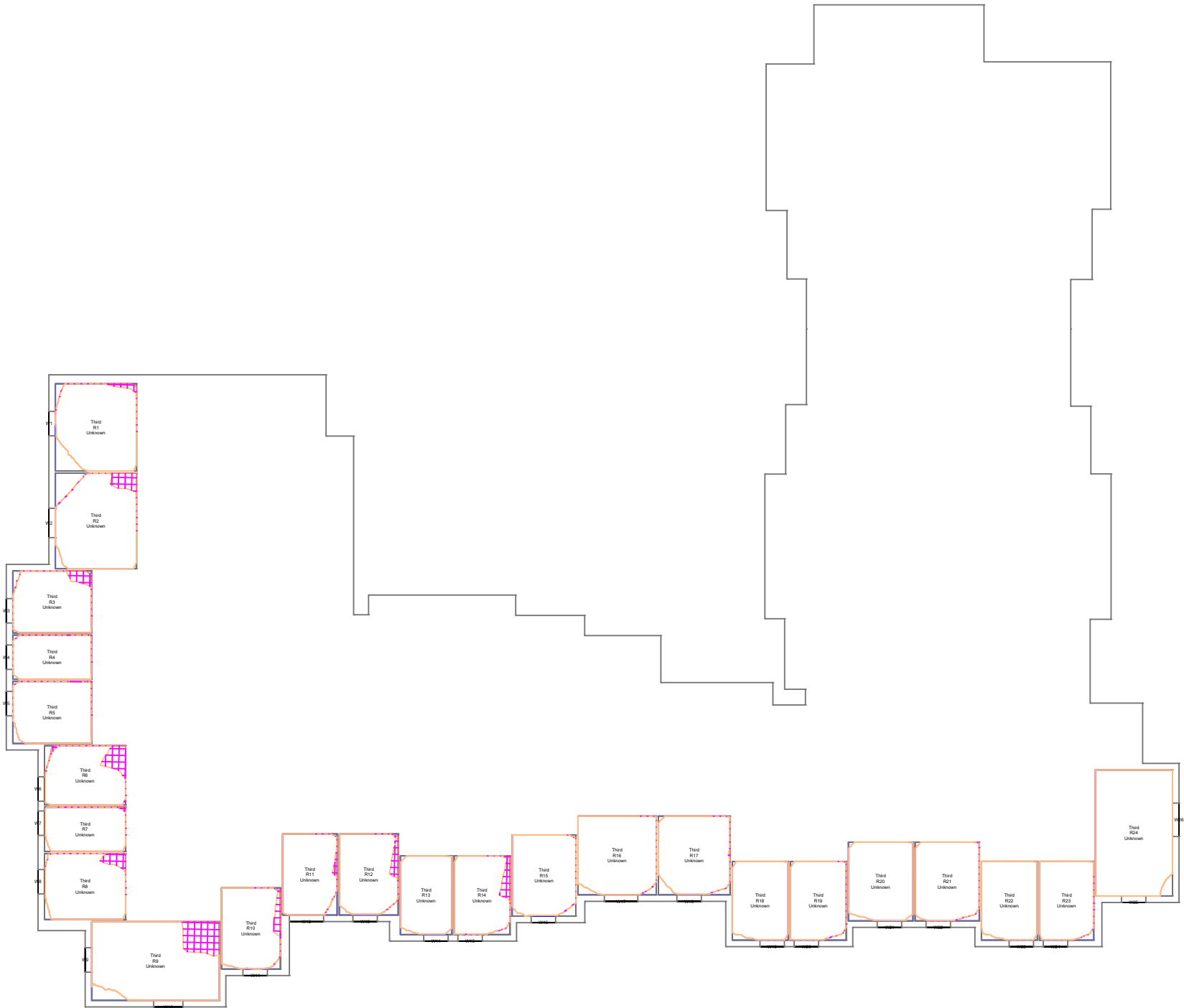
Unite Students - Kincardine Court
Second Floor



1:250



Unite Students - Kincardine Court
Third Floor



1:250



NOTES:
No dimensions are to be scaled from this drawing.
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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 derived from plans found on the planning portal/sales history.
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Proposed Model
Proposed scheme massing -
"6601-SRA-St-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:	DRWN:	DATE:

Proximity

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

CLIENT:
Property Alliance Group

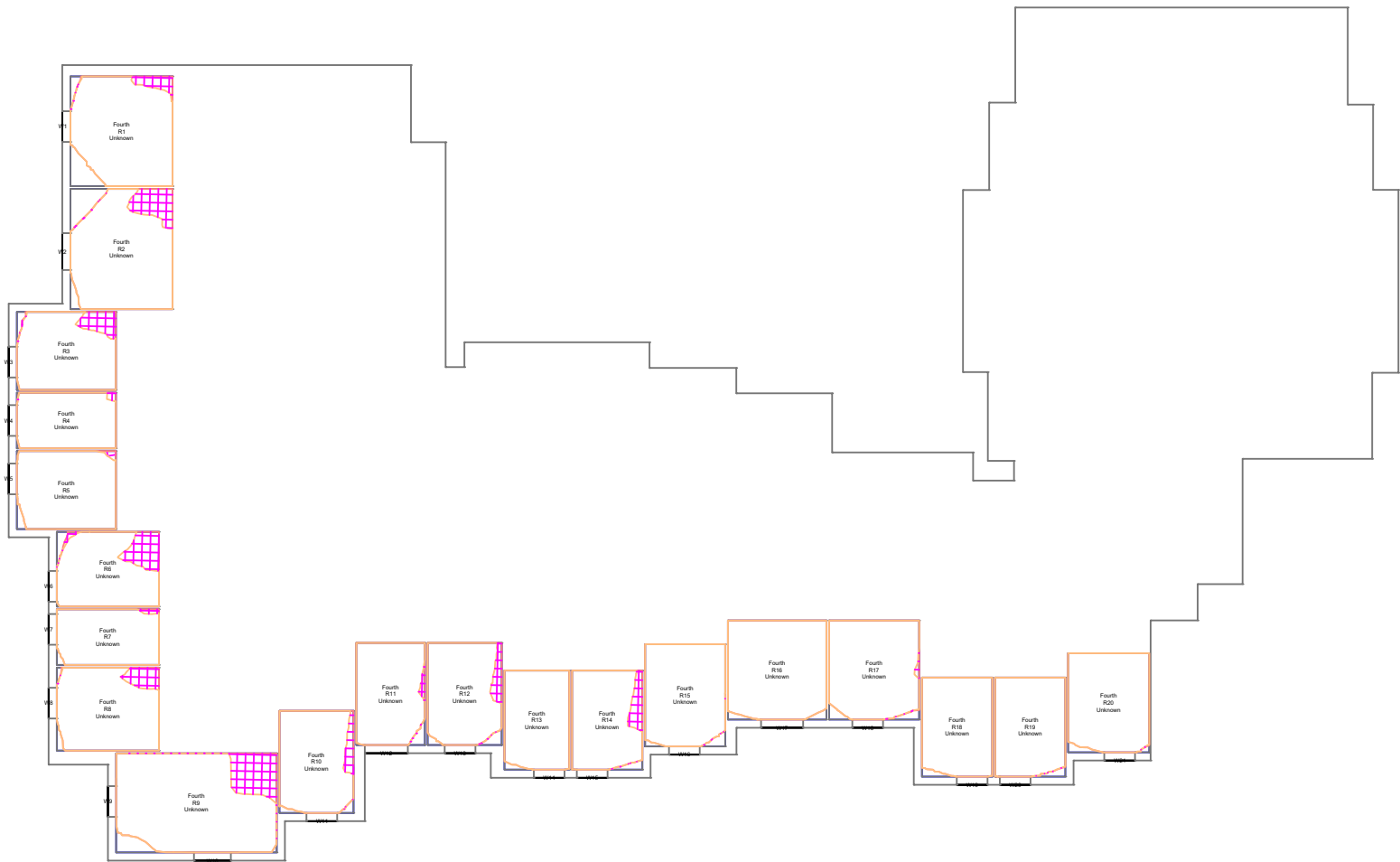
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:250	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-17	.

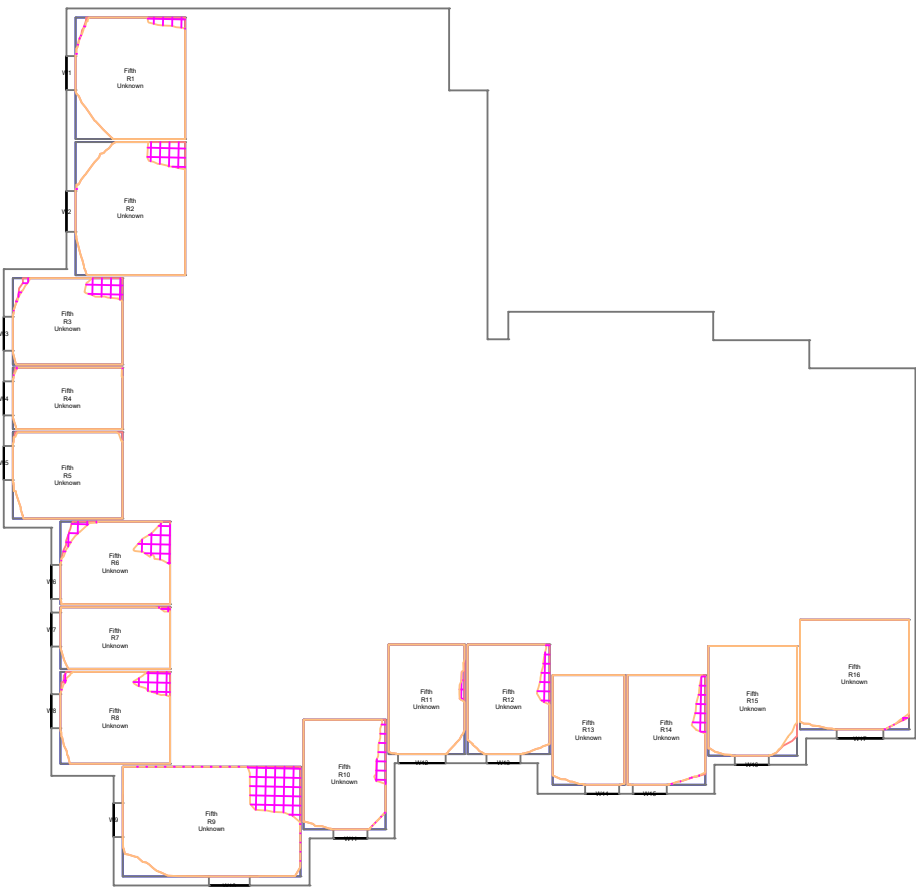
Unite Students - Kincardine Court
Fourth Floor



1:250



Unite Students - Kincardine Court
Fifth Floor



1:250



NOTES:
No dimensions are to be scaled from this drawing.
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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 -
"6601-SRA-St-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:	DRWN:	DATE:

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

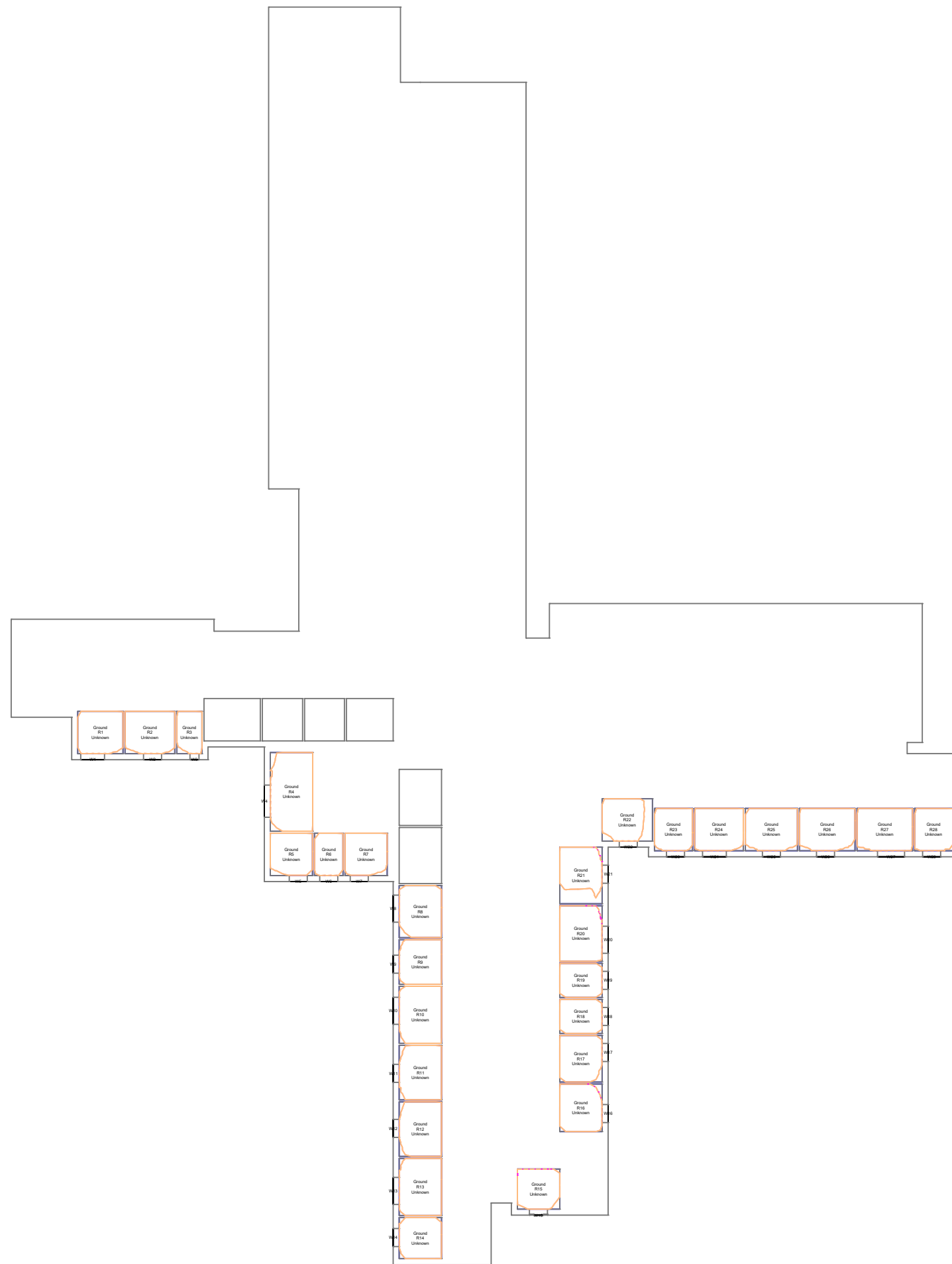
DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2: 1:250	DATE: 07/06/2023	DRAWN: SC	CHECKED: DMH
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DRAWING NUMBER: 2022_MA-18	REV: .
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Elizabeth Yarwood Court

Ground Floor

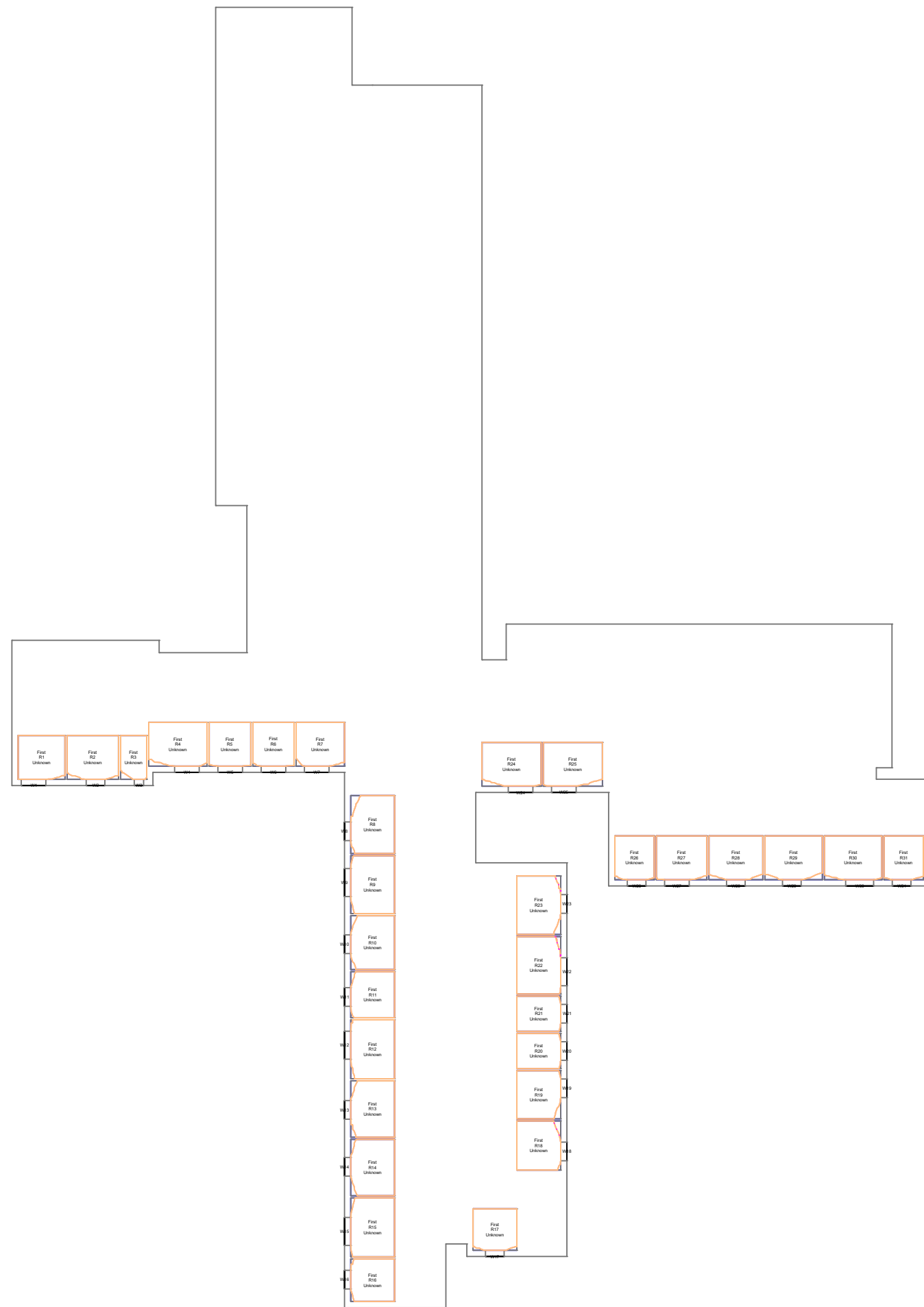


1:250



Elizabeth Yarwood Court

First Floor



1:250



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 -
 "6601-SRA-SI-ZZ-M3-A-00001_Simplified
 Massing.dwg"
 "20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

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

NOTES:

RWN: DATE:

TE:

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
Daylight Distribution

SCALE @ A2:

1:250

DATE: _____

07/06/2023

RAWN: SC

CHECKED: DMH

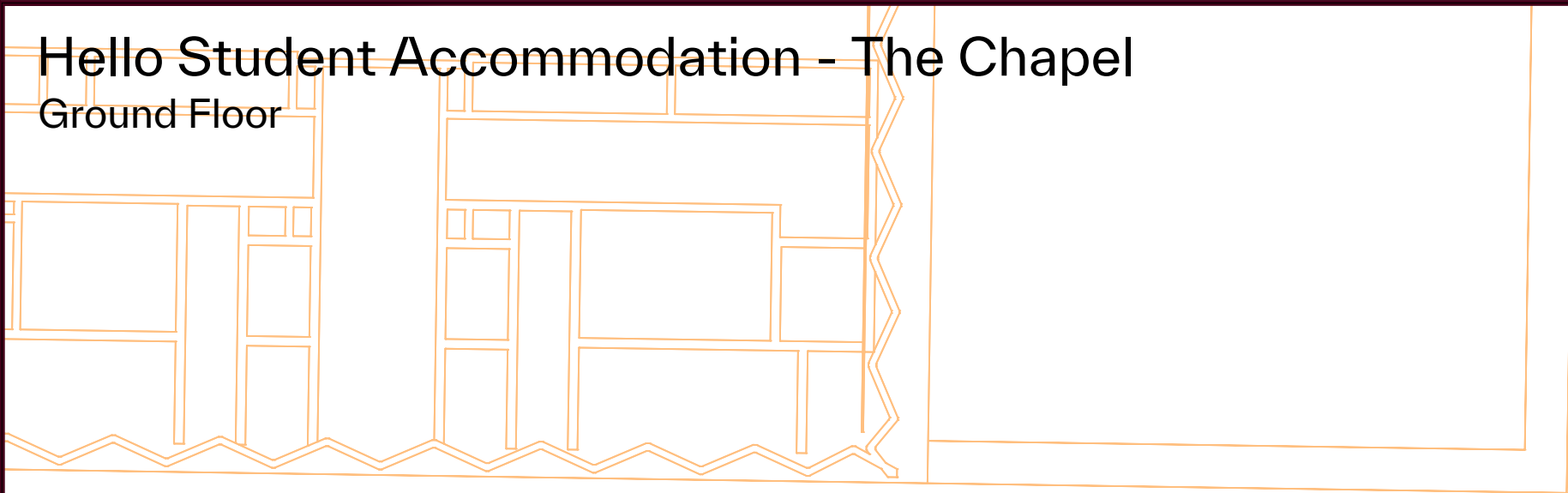
DRAWING NUMBER:

2022_MA-19

REV:

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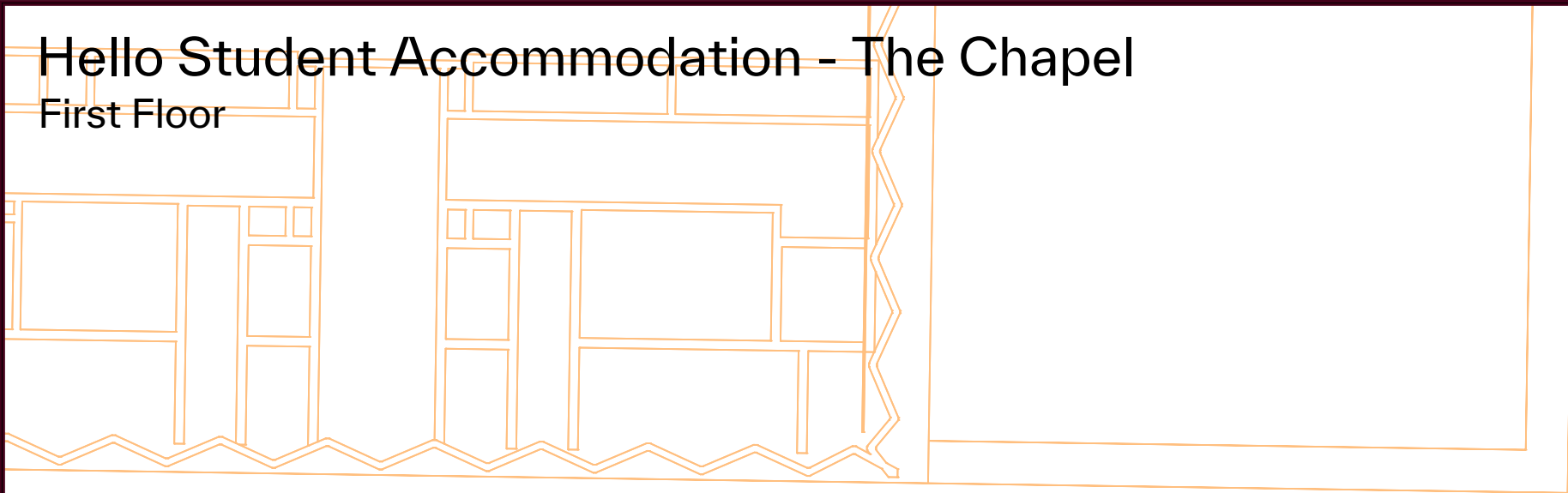
Hello Student Accommodation - The Chapel
Ground Floor



1:200



Hello Student Accommodation - The Chapel
First Floor



1:200



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 Accuties Ltd.
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Proposed Model
Proposed scheme massing -
"6601-SRA-SI-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

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

NOTES:	DRAWN:	DATE:

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

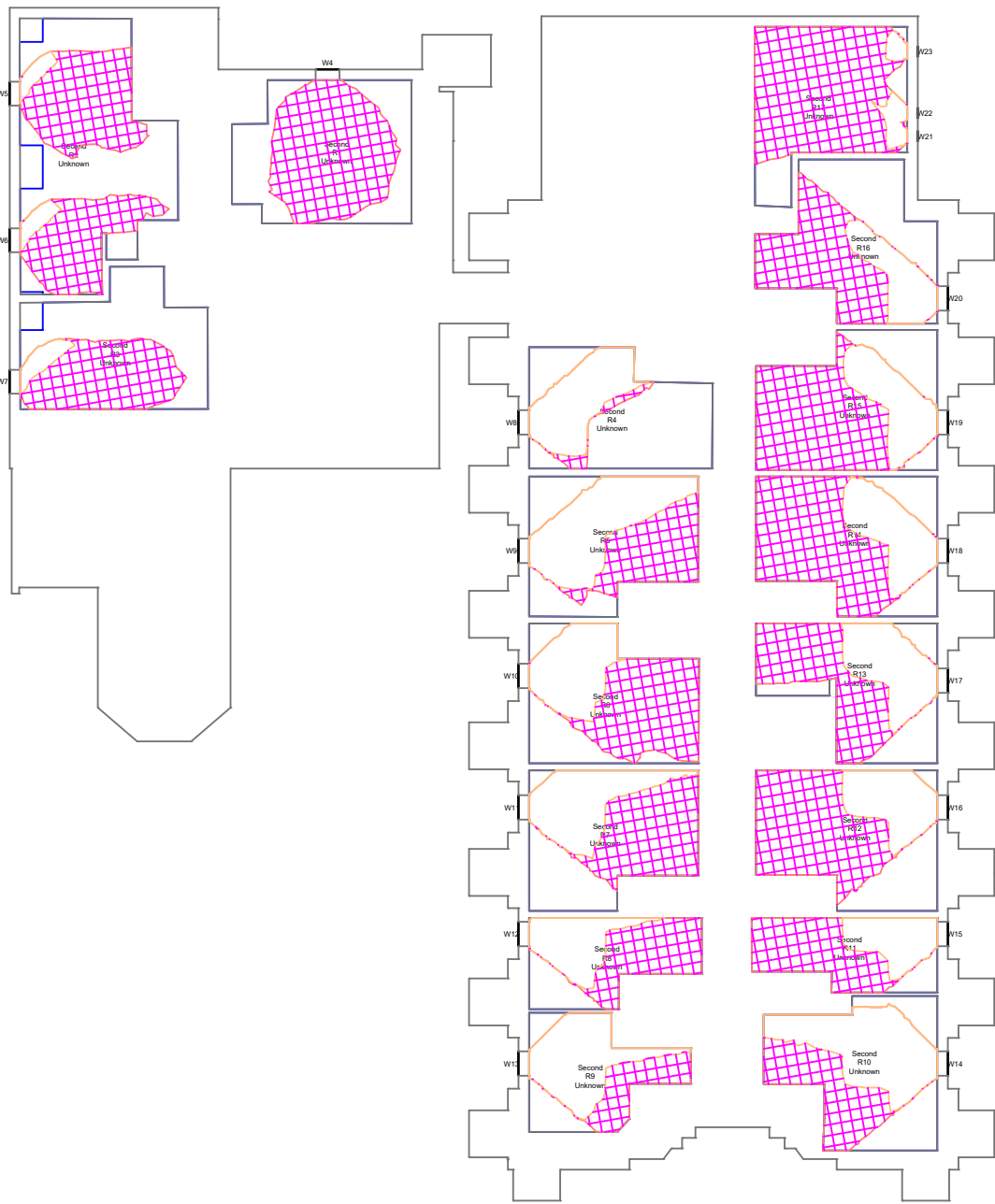
DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-20	.

Hello Student Accommodation - The Chapel

Second Floor

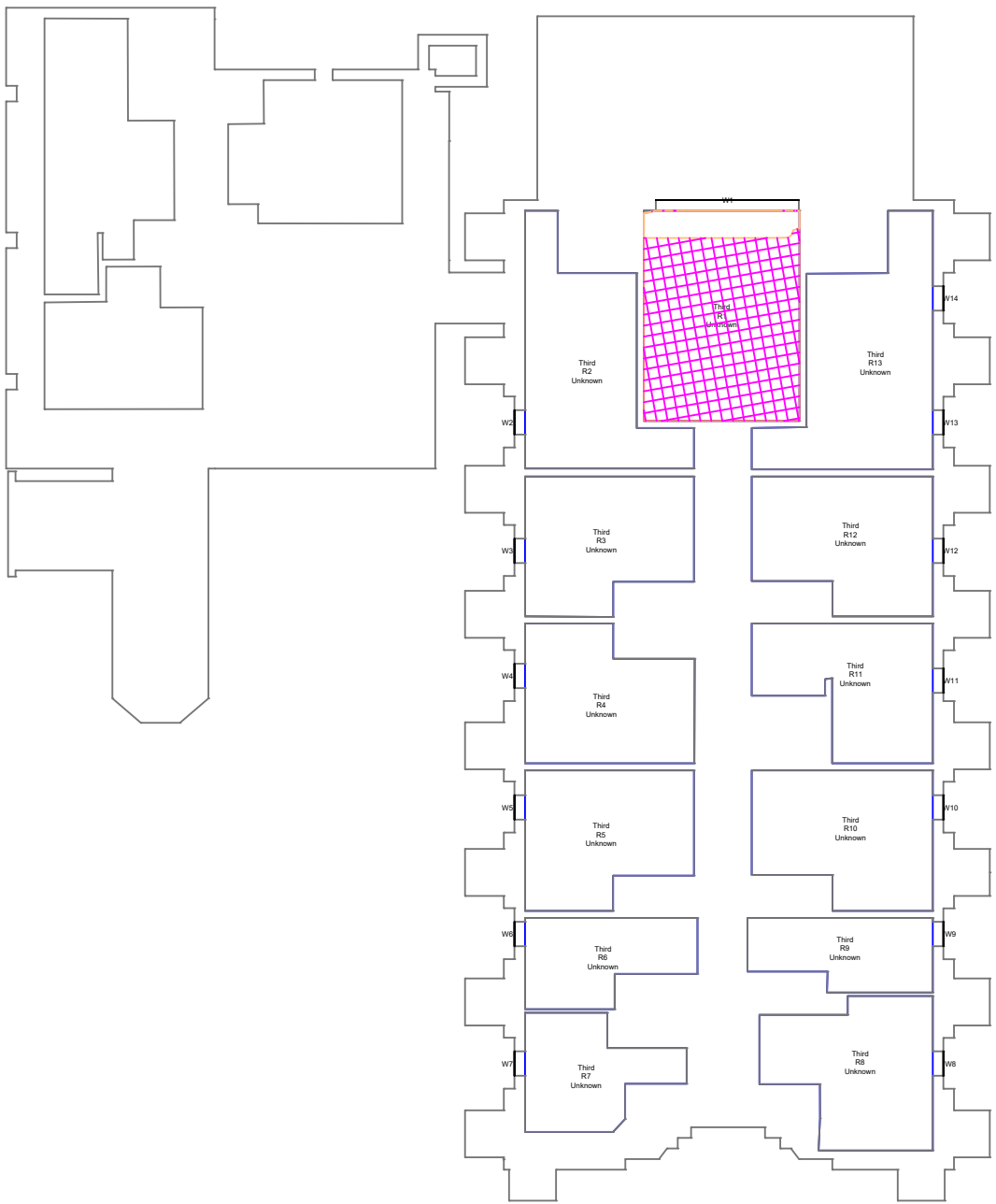


1:200



Hello Student Accommodation - The Chapel

Third Floor



1:200



NOTES:

No dimensions are to be scaled from this drawing.
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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 Model

Proposed scheme massing -
"6601-SRA-St-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

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

NOTES:

CLIENT:

Property Alliance Group

PROJECT:

Upper Brook Street
Manchester

DRAWING TITLE:

Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:

2022_MA-21

REV:

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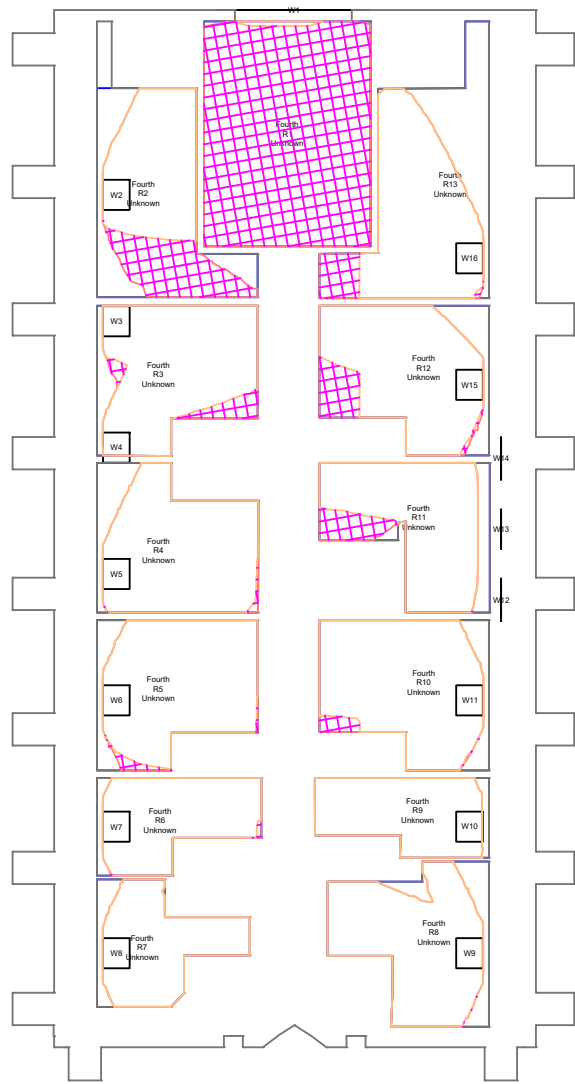
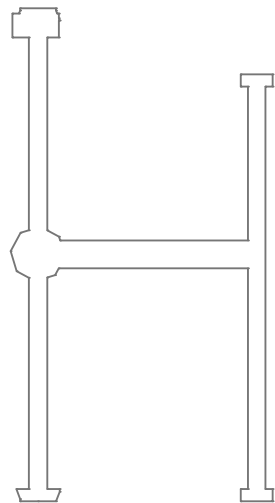
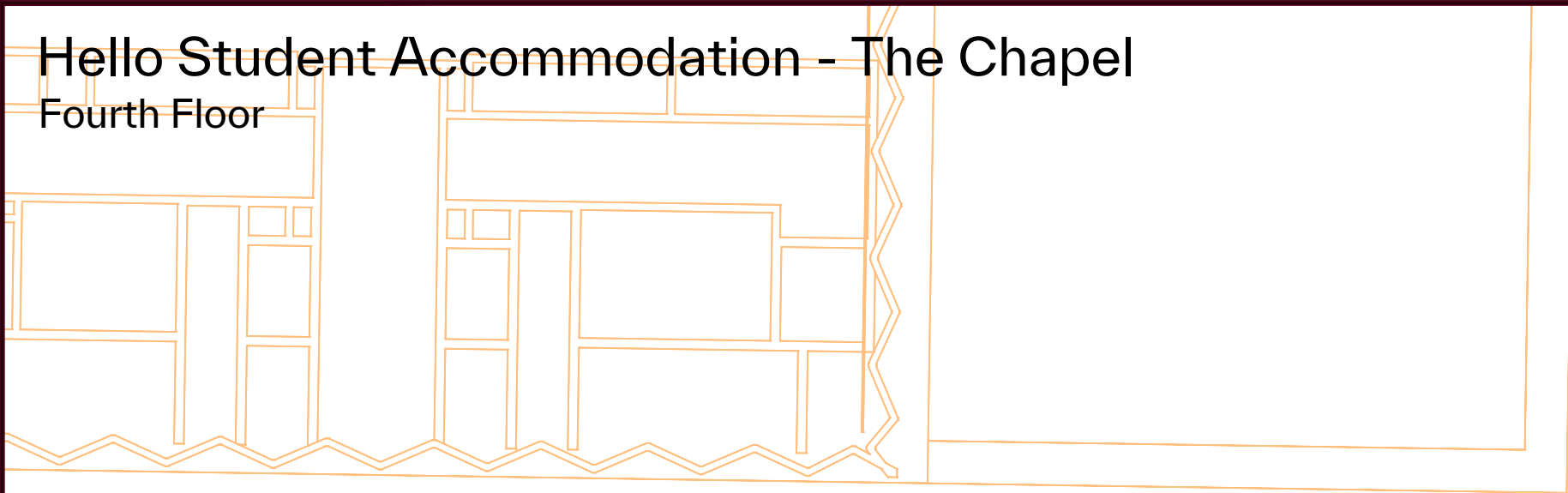
Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES

weareproximity.co.uk
Tel: 0161 444 3950

Hello Student Accommodation - The Chapel

Fourth Floor

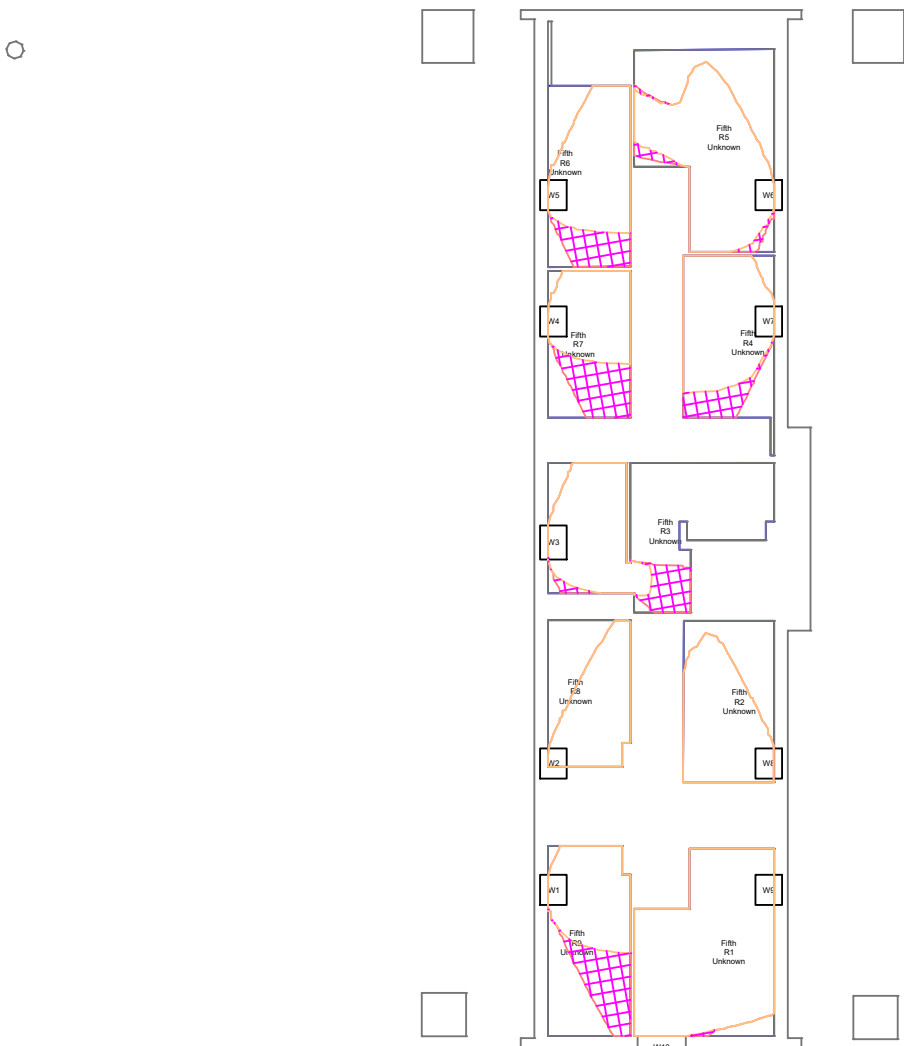
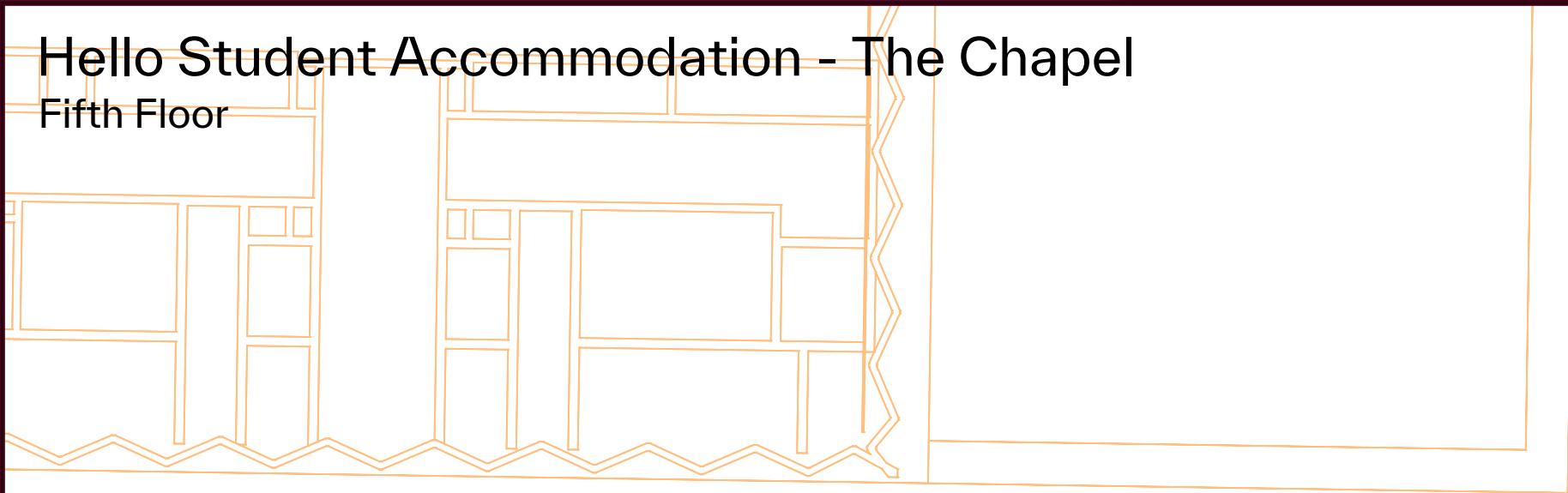


1:200



Hello Student Accommodation - The Chapel

Fifth Floor



1:200



NOTES:

No dimensions are to be scaled from this drawing.
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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 Model
Proposed scheme massing -
"6601-SRA-St-ZZ-M3-A-00001_Simplified Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing Lit Area

Proposed Lit Area

Area of Loss/Gain

NOTES:	DRWN:	DATE:

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
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	07/06/2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-22	.