

Plan View
Existing Site

Grosvenor Street

Stockland Close

Hanworth Close

Upper Brook Street

Kincardine Road

Inchley Road

Booth Street East

Whitekirk Close

1 3 5 7 9 11 13 15 17 19 21 23

2 4 6 8

9 Justin Close

46 44 42 40 38

2-22 Helmshore Walk

4 2

Hello Student Accommodation

Unite Students Kincardine Court

DRAWING NUMBER: 2022_MA-01	REV: .
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[illegible]

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.

Existing Model & Surrounding Model

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

Proposed Model
Proposed scheme missing -
"6601-SRA-SI-ZZ-M3-A-00001_Simplified
Missing.dwg"
"20230518_10450_UBS_Missing_UncontrolledWIP.dwg"

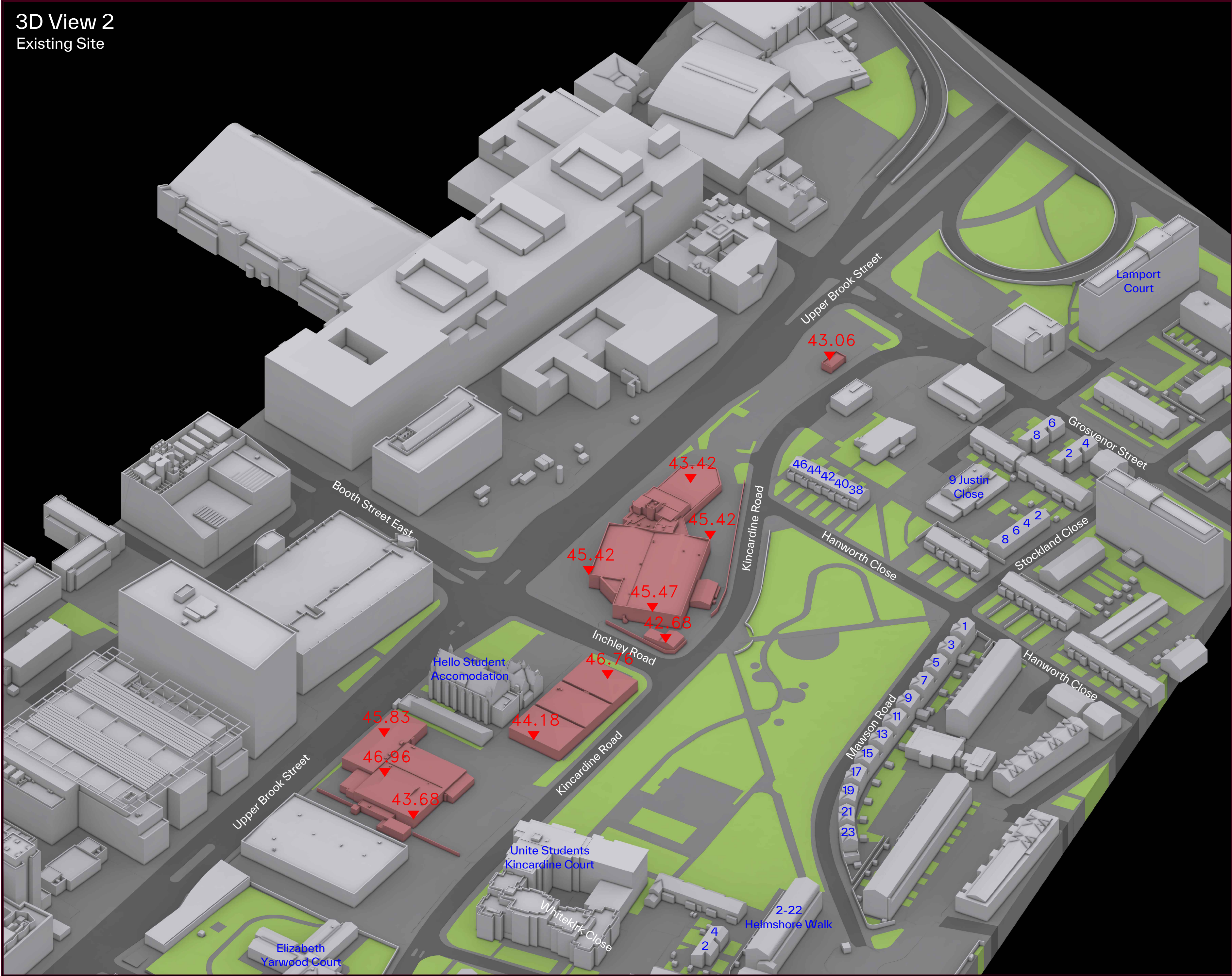
All heights in m AOD

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

DRAWING TITLE:
3D View 1
Existing Site

DRAWING NUMBER:	REV:
2022_MA-02	.

3D View 2
Existing Site



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"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

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

CLIENT:
Property Alliance Group

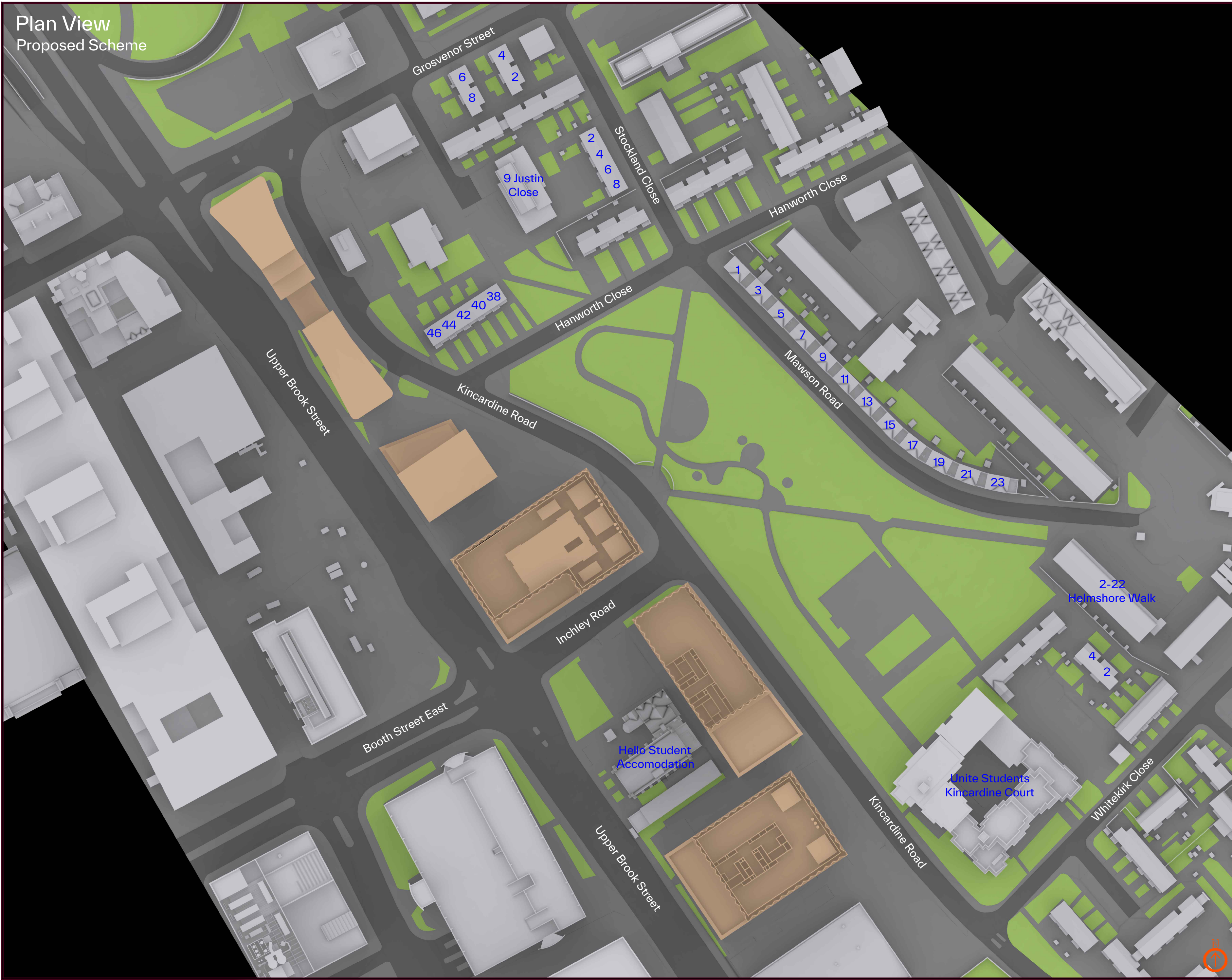
PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	23.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-03	.

Plan View
Proposed Scheme



NOTES:

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Analysis
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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

REV:	NOTES:	DRWN:	DATE:

Proximity

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Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	23.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-04	.



3D View 1
Proposed Scheme



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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

REV:	NOTES:	DRWN:	DATE:

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Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	23.03.2023	CHECKED:	DMH

DRAWING NUMBER: 2022_MA-05	REV: .
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3D View 2
Proposed Scheme



NOTES:
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Proposed scheme massing -
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Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

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CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	23.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-06	.