Unlocking potential for a better built environment

# RIGHTS OF LIGHT

## IMPACT ON NEIGHBOURING PROPERTIES REPORT: APPENDICES

**Store Street, Manchester**

M1 Developments Limited

**25 November 2025**

GIA No: **22959**

PROJECT DATA:

| | |
|---|---|
| Client | **M1 Developments Limited** |
| Architect | **5plus Architects** |
| Project Title | **Store Street, Manchester** |
| Project Number | **22959** |

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APPENDIX 01

# ASSUMPTIONS & DEFINITIONS

APPENDIX 01
# ASSUMPTIONS & DEFINITIONS

**01**

A 1.1 The context model has been produced using our VU.CITY platform. GIA have extracted the required area, creating a 3D model with an overall building tolerance of up to 150mm. The relevant windows have been added to the VU.CITY model from site photographs, observations and brick counting.

**02**

A 1.2 GIA have sought to create the most accurate model possible based on the data available, however, a degree of tolerance should be applied to this model. Where information was not available best assumptions have been used.

**03**

A 1.3 The property uses have been ascertained by reference to a Valuation Office Agency search carried out on date and/or based upon external observations from a site visit.

**04**

A 1.4 Where GIA have not been able to source detailed internal floor-plans reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made. This is normal practice where access to adjoining properties is undesirable in terms of development confidentiality. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties and 6m deep room (20ft) for commercial properties.

**05**

A 1.5 Floor levels have been assumed for adjoining properties as access has not been obtained. This dictates the level of the working plane which is the point at which the Rights of Light assessments are carried out.

**06**

A 1.6 GIA have assumed that the aerial imagery obtained (Get Mapping/ Google Earth/ F!ND) accurately reflects the sites on the date the photos were taken. Where we have identified a property as over 20 years of age, we have assumed that the apertures will be able to demonstrate a legal right to their light by virtue of Section III of the Prescription Act 1832. This is an important assumption as legal deeds and agreements override prescriptive rights to light. Such documents can also be permissive or restrictive.

**07**

A 1.7 Individual, reasonable compensation budgets are suggested for each property in section 04 of this report and are based on the traditional book value method. The book value method considers a suitable yield of 6% and a light rental value of £5 per sq. ft. for permanent residential properties and £4 per sq ft for transient residential properties and is calculated as follows:

Book value = EFZ sq. ft. loss of light x £5/£4 per sq .ft. x Years Purchase (100/6% yield)

**08**

A 1.8 GIA have applied an uplift to the book value figure of between 3 & 5 times which considers the levels of compensation that may be payable when considering the context of the site and the, location, nature of adjoining owner, market practice and any other relevant factors.

No consideration to the cut back and the profit appraisal approach is included in these values. (Tamares (Vincent Square) v Fairpoint Properties (Vincent Square) Ltd 2007)

**09**

A 1.9 Any compensation budgets included within this report are in reference to the total demise of each of the impacted properties. In the event that one or more buildings have private lessees enjoying a Right to Light this figure has the ability to be elevated due to the need to negotiate with more than one party.

**10**

A 1.10 GIA have assumed that there will be no VAT or SDLT payable on the compensation.

## DEFINITIONS AND INTERPRETATIONS

A 1.11 Prescriptive Period - 20 years uninterrupted access of light through an aperture (without consent).

A 1.12 Prescriptive Rights , – Reference to prescriptive rights within this report means rights acquired via Prescription Act 1832 and/ or Lost Modern Grant "LMG". Such rights are understood to be absolute and indefeasible. More detail on prescription can be found in Principles of Rights of Light in the Glossary of Terms section (Appendix 02).

A 1.13 Other ways of acquiring a prescriptive right of light can be found in our Principles of Rights of Light (Appendix 02).

A 1.14 Interested Parties / Dominant Tenement – those with a legal and dominant interest in the light easement over the site. A more detailed description can be found on in our Principles of Rights of Light in the Glossary of Terms section (Appendix 02).

A 1.15 Room Zones:

- Front zone – first quarter of the room nearest the window
- First zone – second quarter of the room
- Second zone – third quarter of the room
- Makeweight - fourth quarter of the room, closest to the back wall.

A 1.16 Adequate Light: 0.2% sky factor at the working plane (2 ft 9 inches).

A 1.17 Poor Light: where less than 0.2% sky factor is received at the working plane (2 ft 9 inches).

A 1.18 Insufficiently Lit: where more than 50% of the room receives Poor Light.

A 1.19 Well Lit: Adequate Light to 50%+ of the room (50/50 rule of thumb). Details on the method of assessment (Waldram) can be found in section 9 page 8 of our Principles of Rights of Light (Appendix 02).

N.B. There is not only one way of assessing light levels and daylight factor studies using radiance can be an effective means of understanding changes in light. For the purposes of our studies we have applied the Waldram method.

A 1.20 Non-Actionable Injury: 50% of the room retains adequate light upon successful implementation of the development (50/50 rule of thumb).

A 1.21 De Minimis: Some diminution in light may occur which leaves the room less than 50% well-lit, however, the law does not concern itself with trifling matters and in our opinion a de minimis loss of light is not actionable. No further consideration has been given to such losses of light within this report.

A 1.22 Actionable Injury: Loss of light to a room which potentially constitutes a nuisance at common law rendering the room insufficiently 'lit for normal purposes according to the ordinary notions of mankind' based on GIA's interpretation of case law and its application.

A 1.23 Categories to define Actionable Injury: It is possible to interfere with a neighbouring owner's right to light, as it is the amount of light that a room is left with as opposed to that which is taken away that is critical.

A 1.24 There are a number of factors to consider when assessing whether changes to the light are actionable. We have outlined the two principal factors below:

### I. Well-Lit to Well-Lit

A 1.25 Where a room is left Well-Lit if the change in the quantum of light is substantial, for example 90% adequately lit to 57% adequately lit the loss could be considered to cause a nuisance at common law and constitute an actionable injury. The 50/50 rule of thumb is not a rule at law and GIA have used professional judgement to determine whether we believe the change in light is actionable or non-actionable when 50% of the room remains adequately lit.

### II. Insufficiently Lit to Insufficiently Lit

A 1.26 If the room is Insufficiently Lit in the existing condition any change in light may be considered to be actionable. The contour of the light loss should be considered in such cases. For example if a room changes from 30% adequately lit to 20% adequately lit and the contour of the light loss is very thin and across the room it may be questionable as to whether it constitutes a nuisance and the loss could be considered de minmis. Conversely if the

contour is pooled into one area there is the potential for the change to be considered actionable. GIA have used professional judgement to determine whether we believe the change in light is actionable or non-actionable in such circumstances.

A 1.27 Risk: Where a building experiences an actionable injury GIA have reviewed the changes in light to each property and advised as to the risk position on the basis of our understanding of case law and its application.

A 1.28 Where properties are understood to experience actionable losses of light we have provided risk brackets based on the following (but not limited to):

- A the quantum of light loss
- B type of party impacted
- C the use of the property
- D GIA's opinion on the likelihood that the injured party will pursue an injunction; and
- E GIA's opinion of the likelihood of an injunction being granted.

A 1.29 The descriptions of risk are as follows:

### High Risk

A 1.30 Clear interference with the easement of light (based on our understanding of the circumstances of the particular case) and injunctive relief could be awarded were this matter taken to Court.

### Medium Risk

A 1.31 Actionable loss occurring, and should this matter be taken to Court, a Judge may award compensative relief given the facts of the case.

### Low Risk

A 1.32 A technical breach of the light easement, however, based on current case law and the facts of the particular case in our view it is more likely than not that compensative relief would be an adequate remedy (albeit for a judge to decide).

or

A 1.33 Where there is a large quantum of light loss in the second zone and makeweight and the room remains Well Lit.

### Low Risk (injunction)

A 1.34 There is a clear interference with the easement of light, but we believe on the basis of the ownership structure, typology of neighbouring party and other factors that it is unlikely that injunctive relief will be sought or granted we have categorised this risk as low. However, the loss is a clear breach of the light easement and an injunction could still be awarded. In this instance should the developer chose not to actively engage with the dominant tenement the risk would immediately move to the high risk category.

A 1.35 It should be noted that the behaviour of parties has been one of the key considerations in allocating the risk associated within an injury. The above risk positions and the application to the properties within this report, are based on our opinion and professional experience.

A 1.36 Remedies: Where an actionable injury is caused there are two basic remedies open to the injured party;

- A Injunction; and/ or
- B Damages.

A 1.37 Injunction: Details on the different types of injunction that can be sought and obtained can be found in our Principles of Rights of Light (Appendix 02). In this report reference to an injunction is in connection with mandatory or prohibitory unless otherwise stated.

A 1.38 Damages: an award by the court, typically in the form of money, to be paid to a person as compensation for the loss or injury. In rights of light there are two main forms of damages which can be paid out. Details of which can be found in section 5 and 6 pages 3-7 of our Principles of Rights of Light (Appendix 02).

APPENDIX 02

# OUTLINE PRINCIPLES OF THE CURRENT LAW AND PRACTICE OF RIGHTS OF LIGHT

gia

25 November 2025

APPENDIX 02

# OUTLINE PRINCIPLES OF THE CURRENT LAW AND PRACTICE OF RIGHTS TO LIGHT

This brief summary represents GIA's understanding of the law on Rights to Light and the calculation of compensation, updated in January 2017.

A 2.1 It is provided simply as explanatory background and information for GIA clients, it is not a legal report, nor is it produced for reliance on these matters; and thus is not to be used as such. It is intended as no more than a sketch outline of a very detailed subject on which independent legal advice should be sought.

## INTRODUCTION

A 2.2 The measurement of light diminution or loss, and the law and practice which have built up around rights to light is a very complex and technical area. It often raises sensitivities regarding the establishment of development potential and risk for subsequent generation buildings, and hence asset valuations. This is particularly the case in ever more densely developed urban environments. In recent times it has been a particularly controversial, fast-moving and challenging field, notably in cases of rising development opportunities and land values, where policy is driving ever-increasing density of proposals.

A 2.3 The summary which follows is designed solely to assist clients of GIA in gaining a general understanding of the workings of the process. Since the terminology used can be unfamiliar, a Glossary is attached.

A 2.4 Since much of the law in this field has emerged from decided cases in the courts, notably with significant and recent litigation, a summary of the Leading Cases encountered is available on request for those interested in gaining access to a fuller examination of the principles.

## ACQUIRING A RIGHT TO LIGHT

A 2.5 A right to light constitutes an easement in English law – negative in form – which exists in favour of defined apertures in buildings (not simply for a site or plot of land). Its infringement, if established, involves the tort of private nuisance.

A 2.6 Unlike restrictive covenants, the right to light can come into existence in several ways: by express or implied grant, or by long enjoyment (prescription). Creation by both express and implied grant can occur by inadvertence on a sale of land or grant of a lease if the formal documents are not prepared with care.

A 2.7 There are essentially three ways in which long enjoyment can create an easement:-

- by Prescription at Common Law – almost never encountered;
- by the Doctrine of Lost Modern Grant – employing a legal fiction that a grant by a (now lost) deed is taken to have occurred; and
- by Prescription under the Prescription Act 1832 – this is by far the most common method of acquiring an easement of light.

A 2.8 Once acquired, a right may be extinguished by several means, as summarised within this Appendix.

## HEADLINE SUMMARY OF THE LEGAL POSITION

A 2.9 The starting point is to establish whether a right exists in relation to a defined window, and if so, the identity of the party (or parties) enjoying the benefit. Next, the level of infringement which is or would be caused by a nearby development comes into play. If actionable interference is established, is this a degree of severity which could give rise to an injunction if the obstruction were to proceed, or has in fact gone ahead; or is the interference at a lower level where a monetary payment (damages) is likely to be the outcome? The law and corresponding professional market practice in this critical area has been in a state of considerable flux in recent years.

A 2.10 If the level of light loss is sufficiently serious as to place the parties in the territory of injunctions, and the injured party wishes to pursue this remedy, particular tactical considerations come to the fore. If, conversely, the matter is likely to be settled by negotiating for a level of compensation in lieu of an injunction (or runs through the litigation process of a full trial to establish the level of damages to be awarded), the debate switches to entirely different tactical considerations and to the different methods of calculating the level of compensation which should be expected.

A 2.11 This, too, has been a significant area of controversy in recent years, being unavoidably so closely bound in with the injunction versus damages-only equation. The law in this area is always evolving, which inevitably means that further change is likely, both in decided cases and as market practice continues to evolve.

A 2.12 As a broad overview, the following points frame the subject:-

- Rights of light can be obtained solely through defined window openings or glazing.
- A right is not necessarily to the same standard or level of light as currently enjoyed. The question to be posed is not what light is taken away, but what light is left, and whether the light is sufficient for normal purposes according to the ordinary notions of mankind having regard to the purposes for which the building was designed (and the nature of that design), and its potential future purposes, allowing for sensible change of use and alterations.
- There is no right to an exceptional amount of light. Case law does however recognise that, whilst the light must be sufficient for the comfortable beneficial use of the dominant tenement for normal uses having regard to the particular character of the building, different types of uses (residential, shop, factory, office, and so forth) are likely to be subject to different thresholds. Light-sensitive uses can attract a higher level of protection.
- Foreseeable future changes in the layout and organisation of space, and reasonably anticipated changes of use should be brought into the assessment. Determining the question of infringement is not confined to the status quo as revealed by inspection of existing condition.
- The specific location(s) identified as harmed can influence the result. Loss or reduction of light quality in space which has no or only marginal benefit, or areas unlikely to be regarded as important for light enjoyment will count for less than those sensibly considered to be usable only with a higher level of good quality natural light.
- The all-important question of whether a servient tenement obstruction has caused or will cause an actionable interference is a question of fact. If a dispute is litigated to trial, the practice of rights of light surveyors, the use of Waldram diagrams, and the established market approach will not necessarily be taken as the definitive basis of assessment of this – although it will always be highly influential as (at the very least) a starting point. There is no fixed requirement on the Court to accept the practice of specialist surveyors.
- In general terms, artificial light, and the possibility of its enhancement so as to mitigate adverse impacts of an obstruction, is disregarded in deciding whether the nuisance threshold has been crossed. Artificial lighting may, however, be relevant in the outcome, in terms of the relief to be granted – injunction or damages.
- Other sources of light which mitigate a face-on-face loss (e.g. skylights) will be taken into consideration, at least where they have legally secured entitlement to receiving light. In this way, the overall position is brought into assessment so overall gains and losses are to be brought into the reckoning. Glazed tiles and similar modern light-reflecting surfaces will not count for this purpose – these could be removed, and therefore cannot be assumed to remain in place.
- Already poorly lit rooms enter the analysis at a clearly established disadvantage. In these cases, actionable injury can still occur, although the case law is not entirely clear.

A 2.13 Given the scope of this summary note, the above is simply a flavour of the headlines in play in this area of assessment.

## INJUNCTIONS

A 2.14 An Injunction is an equitable remedy, which it is open to a Court to order where a legal right has been proved, and its infringement is demonstrated or immediately threatened. The fact that this is a discretionary remedy, not an automatic right, is important. The conduct of the parties to the litigation may influence the decision of a Court to conclude that the prevention of a proposed action or the insistence on its reversal should be assessed as the outcome. Where damages are an adequate remedy, the Court may well conclude that a continuing infringement may be tolerated, although as a matter of general first approach, a party establishing its right and the infringement of it is usually considered as a starting point to be entitled to an Injunction to restrain or remedy that infringement.

A 2.15 The main types of Injunction encountered in Rights of Light cases are:-

- a Prohibitory Injunction preventing steps from being taken;
- a Mandatory Injunction requiring a positive action from the Defendant to correct and respond to the breach;

- an Interim Injunction – put in place before trial of an action to preserve the status quo before the facts are established and the degree of interference is assessed;
- Quia Timet Injunctions – (literally "because he or she fears") dealing with a threatened or apprehended nuisance, where there is proof of imminent danger or damage, and that if this eventuates, the outcome will be very substantial;
- a Final Injunction – (which may be either prohibitory or mandatory), determining the outcome.

A 2.16 The very serious risk of the Court requiring a cross-undertaking in damages to be given by the Claimant to the Defendant in Interim and Quia Timet cases, where a Claimant seeks to maintain the status quo is a reason why there is a critical need for extreme care and clear advice in framing a litigation strategy in this area.

## COMPENSATION CALCULATION – TECHNICAL SURVEYOR'S ASSESSMENT

A 2.17 If in a rights of light case a Judge considers damages are the appropriate remedy then the question of the basis of those damages is most relevant. At present there is still much debate on this point and therefore we have set out below the two main propositions currently put forward. They relate particularly to the impact on commercial buildings.

A 2.18 This section considers the loss / impact to the dominant owner. The next section considers the consequence of a gain to the developer, or servient owner, through creating this impact.

A 2.19 A compensation formula has been established through case law, and is commonly adopted as a starting point in assessing how the loss of light can be translated into a base-level compensation amount.

A 2.20 The loss of light in a building is assessed by determining the difference in area between a 0.2% sky factor contour (SFC) line in an existing situation, and the contour in the proposed condition.

A 2.21 The area of loss is then zoned in relation to the importance of the light to the room in question. For example if a room of 100 sq ft was under consideration and the light in the existing and proposed conditions was assessed, a situation such as the following may arise:-

| AREA OF ROOM | AREA OF 0.2% SFC (E) | AREA OF 0.2% SFC (P) | ACTUAL AREA OF LOSS |
|---|---|---|---|
| 100 sq ft | 76 sq ft | 24 sq ft | 52 sq ft |

(**E**) = Existing
(**P**) = Proposed

A 2.22 Here the actual area affected is 52 sq ft, but this is before it has been zoned. There are four zones, each representing 25% of the room area. Loss in the front zone is given a weighting of 1.5, that in the first zone a weighting of 1, in the second zone a weighting of 0.5 and finally the third or makeweight zone a weighting of 0.25 (unless the injury is actionable in which case the makeweight zone weighting is 0.5).

A 2.23 In the given example 1sq ft of the front (initial 25% of the room area) zone is affected, all 25 ft of each of the first and second zones, and 1 sq ft of the makeweight zone. This produces the following results (all figures expressed in sq ft):-

| ROOM NO. | WHOLE ROOM | HALF ROOM | AREA OF 0.2% SFC (E) | AREA OF 0.2% SFC (P) | LOSS |
|---|---|---|---|---|---|
| 1 | 100 | 50 | 76 | 24 | 52 |
| Area after Weighting | | | | | |

A 2.24 The Equivalent First Zone (EFZ) is the resultant figure once all of the areas of loss have been factored, and in this case is 39.5.

A 2.25 The EFZ is the area of loss which is entered into the following compensation equation.

**Compensation = EFZ (sq ft) x proportion of rental figure due to rights of light (£) x Year's Purchase (YP)**

A 2.26 The above formula is known as the Book Value (BV) calculation. The proportion of the rental figure which is due to rights of light is unlikely to be large. In an office or residential environment it would be unusual for it to exceed £5.00 per sq ft, potentially reducing below this level for other kinds of use.

A 2.27 If our example were that of an office, the equation would now read,

**Compensation = 39.5 x 5 x (YP)**

A 2.28 The YP is based on the current market yield, which is often provided by valuers. In this example, if a yield of 5% were adopted, the YP would be 20.

A 2.29 Therefore the overall technically assessed BV compensation figure for loss occurring in this room is:-

**BV Compensation = 39.5 x 5 x 20**
**= £3,950.00**
**Say £4,000**

A 2.30 This example is based upon a situation where an Injunction is not being sought by the dominant tenement owner(s). It is usual market practice in such instances for an uplift to be applied to the BV figure to reflect the benefit of this release for the developer. This point is discussed in more detail within this Appendix.

| | FRONT | FIRST | SECOND | MKT | TOTAL |
|---|---|---|---|---|---|
| | 1 | 25 | 25 | 1 | 52 |
| | 1.5 | 25 | 12.5 | 0.5 | 39.5 |

## COMPENSATION – BRIEF LEGAL SUMMARY

### Overview

A 2.31 The method used by rights of light surveyors to convert measured light reduction into a figure of financial compensation can be taken as the starting point for commercial negotiation of terms by which neighbours then begin to explore the basis on which to settle arrangements if it is to be agreed that an infringement is to be allowed to proceed, or the threat of litigation compromised.

A 2.32 The parties' negotiating positions will sit on a spectrum between (at its lower end) a multiple of this often modest amount, and (at its outer limit) a very significant, potentially gain-based share of the profits to be achieved by a successfully implemented building scheme.

A 2.33 Where they sit on this spectrum will be very heavily influenced by the likely extent of the diminution in light, and the adverse impact on the dominant tenement – as well as factors such as the nature of the uses, actual or proposed in the accommodation which enjoys the benefit of light, and the potential for Section 203-206 of the Housing and Planning Act 2016 being used to drive through a scheme which may be considered to offer substantial public benefits. A further consideration will be the behaviour of the parties.

A 2.34 The way in which the Courts approach the computation of damages where damages are considered an adequate remedy in substitution for an Injunction is briefly summarised below. This power is enshrined in section 50 of the Senior Courts Act 1981.

### The Pivotal Decision – Injunction, or Damages

A 2.35 The crux of settling a rights of light dispute, and accurately gauging the strength of a given party's negotiating position, is usually the all-important question of whether the level of harm indicates that an injunction will be forthcoming at trial, to prevent the infringement. Until recently, long-established practice was to apply the so-called Shelfer tests, Shelfer being a leading case decided in 1895 which established that there were four key tests, all of which

had to be met in order to result in a damages-only award. The four tests are:

i Is the injury to the Claimant's legal right small?; and

ii Is it one which is capable of being measured in money?; and

iii Is it one which can be adequately compensated for by a small monetary payment?; and

iv Is it a case in which it would be oppressive to the Defendant to grant an Injunction?

A 2.36 These four factors also had a bearing on the method of calculating damages.

A 2.37 A prominent recent example of a widely publicised ruling from the Court of Appeal (*Regan v Paul*, in 2007) exemplified the fact that where a Claimant has indicated a refusal to accept money, as a matter of general approach he should succeed in obtaining an Injunction, even though as a matter of technical light-loss measurement the extent of the injury is small. Although in laymans' terms the Shelfer tests appeared to be generally applicable in that case, the outcome was that an Injunction was awarded.

A 2.38 The February 2014 Supreme Court ruling in *Coventry v Lawrence* has somewhat altered the position.

### General Damages: the Carr-Saunders Multiplier

A 2.39 Once it has been established that a neighbour with protected rights is in a position to claim a reduction in the enjoyment of light, a developer (who, after all, is able to shrink its project so as to avoid any legal infringement), must face up to the possibility – perhaps inevitability – that a negotiated settlement with an adjoining owner who benefits from rights is unavoidable.

A 2.40 The Carr-Saunders multiplier has been used in practice as a way of "softening the blow" for infringements for which a financial settlement is deeded to be a suitable remedy, by recognising that it is often appropriate for there to be a more generous level of compensation payable to an adjoining owner above the arithmetic-only BV compensation formula-calculating the value of a light reduction.

A 2.41 From this somewhat accommodating culture of nearly thirty years ago, the law has accelerated forward, although the *Carr-Saunders* touchstone is still very important.

### The Overall Approach to the Measure of Damages

A 2.42 Following the February 2014 Supreme Court ruling in *Coventry v Lawrence*, and with it a greater assumed willingness of the Courts to award damages in lieu of an injunction, it is expected that market practice will increasingly move in the direction of the commercial result that damages:

> *should not always be limited to the value of the consequent reduction in the value of the Claimant's property. Whilst double counting must be avoided, the damages might well, at least where it was appropriate, also include the loss of the Claimant's ability to enforce [her] rights which may often be assessed by reference to the benefit to the Defendant of not suffering an Injunction.*

A 2.43 This appears to be a thinly disguised attempt to embrace the concept, which has been accepted in the market in this area, that someone harmed by an infringement has a negotiating position whose value should be converted into a damages claim where an injunction is not available. Commercial parties in a pure negotiation, who have foregone the opportunity to secure an Injunction, are negotiating in an environment in which this elusive benefit has a value which can be very difficult to pin down.

### Damages Equivalent to a Negotiated Price for Permitting the Encroachment

A 2.44 In overall terms these are compensatory damages, concerned with the loss suffered by the Claimant. In addition to general damages (compensatory damages that cannot be quantified with any precision), a party who has a strong negotiating position which empowers him to obstruct a valuable redevelopment has a stand point which it is wise to assume he will defend to the fullest. Surrendering that position can be translated into a "valuable right" which has a monetary cost to remove it in the market place.

A 2.45 Because the law in this area is hard to summarise in the current state of flux, it is helpful to look back to the decided cases in which the "negotiated price" principle has arisen – *Wrotham Park v Parkside Homes (1974), Carr-Saunders (1986), Jaggard v Sawyer (1995), Gafford v Graham (1999), Amec v Jury's Hotel (2000), Tamares (2007) and Forsyth-Grant v Allen (2008)* being prominent examples.

A 2.46 Accepting that the Supreme Court's 2014 ruling in Coventry v Lawrence has acknowledged that the law is in flux on this, it is likely that the direction taken in market practice will come to influence the development of the law – not a reassuring statement for clients dealing with specific negotiations in pressing (especially urgent) commercial circumstances.

### Does it Feel Right?

A 2.47 The cases decided in this area, notably *Amec v Jury's Hotel* and *Tamares*, apply the disarmingly simple-sounding test "does it feel right?" to the end result of a valuation-based damages figure. In some ways this is reassuring, because it seems to import a broad common-sense look at the outcome of what can sometimes be a rather obscure result. On the other hand, it has about it the feeling of the broadest of brushes. The case law tends to bear this out, at present.

### Tamares: The Cut-back Approach

A 2.48 *Tamares* was a case which in some ways illuminated the worst aspects of the operation of an actionable rights of light negotiating position. The outcome (after a full trial) was that the infringement, of a very insignificant aperture in a commercial building in central London, was not one for which an injunction would be granted. So the litigation process culminated in the need to place a value on the infringement, to settle the amount of the damages.

A 2.49 The methodology used to calculate the damages value involved notionally slicing a chunk out of an axonometric cube of the proposed development built-form, and then arriving at a hypothetical value of the profit which would have been derived from building this portion of the proposed cube of development. This necessarily requires a series of calculations in respect of a theoretical scheme, making assumptions about a series of elements, including the costs, time, planning achievability (and delay), deferment, risks, and so on – of a theoretical scheme or schemes.

A 2.50 This illustrates the problems of moving to a non-injunction negotiated settlement framework – particularly in an area where the law is very much in a state of development.

### Gain-Based or Equitable Damages

A 2.51 Moving up the sliding scale, this begins to reach the thinner atmosphere where damages are awarded in order to deprive the Defendant of gains made as a result of his tort. The law begins to fragment quite quickly here – having moved on from compensatory damages (concerned with the loss suffered by the Claimant) into something beginning to feel like exemplary damages, typically awarded where the purpose of the infringement was designed to make a profit.

A 2.52 This is a very complex and fast-changing area, where clients will most certainly need sophisticated advice in several dimensions. Not least because the sums of money involved may be very substantial when parties to the dispute begin to look at (on a spectrum) what might be considered release-fee damages, restitutionary claims or disgorgement damages for unjust enrichment, and the like.

### An Account of Profits

A 2.53 A recent Court of Appeal decision *(Forsyth-Grant v Allen 2008)* indicates that the Courts are likely to be extremely reluctant to countenance the use of proceedings for an account of profits – that is, to obtain from the Defendant the entirety of the profit he has earned from his infringement. The Court clearly thought as a matter of principle that the Claimant had adopted altogether too aggressive an approach.

## EXPRESS DOCUMENTATION

A 2.54 Where there is express documentation concerning Rights of Light, the provisions of such Agreements will override the Common Law principles. Often these documents require clear interpretation with particular regard as to whether they contain restrictive or permissive Covenants.

### (A) Restrictive Deeds

A 2.55 These are documents which forbid parties from building beyond certain profiles or angles. An injunction can be sought where a party intends to breach the permitted profile. Therefore the express consent of the Adjoining Owner will be required to vary or renew the Agreement.

A 2.56 The burden of restrictive covenants generally run with the land, and normally each and every party in that land has an interest in such a covenant. In seeking a variation, a developer must either approach all parties having such an interest or seek an indemnity from the superior interests in respect of potential claims from lesser interests.

### (B) Permissive Deeds

A 2.57 These are documents where, often, one party confirms that it has no objection to a certain building, profile or angle. If one always developed within that profile, there would always be consent available.

A 2.58 If a proposed development exceeds the approved profile an action could only be taken against the developer if that part of the proposed building which exceeds the permitted profile causes a nuisance, i.e. diminishes the light.

## USE OF THE LIGHT

A 2.59 It has been questioned in the past whether the use of the rooms behind the windows under consideration determines whether an actionable interference arises.

A 2.60 Precedent case law has established that the Court should consider not only the actual present use of the premises but also any purpose to which they may reasonably be put.

A 2.61 If the dominant owner (the interest that can demonstrate the Right to Light) chooses to use a well illuminated room for a use for which little light is required he does not lose his right to use at some future time the same room for some other purpose for which more light is required.

A 2.62 The case of *Price v Hilditch (1930)* also supports this view: in that particular case a room was used as a scullery but could have been used as an ordinary habitable room; it was therefore held that there was an actionable nuisance caused by the defendant's building operations.

## METHOD OF ASSESSMENT

A 2.63 The easement of light is directly related to the amount of sky visibility available on the working plane (e.g. the top of a table which is taken to be set at a horizontal level of 2 feet 9 inches, or approximately 850mm). The amount of sky visible is determined by the use of what is known as the Waldram Diagram.

A 2.64 In 1932 it was acknowledged by an International Conference on Illumination that sufficient light to enable visual discrimination would equate to 1 lumen per square foot. This is the amount of light given out over a 1 square foot area by a candle 1 foot distant.

A 2.65 The amount of sky visible through a defined window opening will therefore determine the illumination at a particular point within a room. A sky factor of 0.2% at a point equates to 1 lumen per square foot as an overcast sky provides 500 lumens.

A 2.66 The Consultant therefore evaluates on plan a contour where 0.2% of the sky factor exists at working plane height within a room, firstly in relation to the buildings on the site in question which currently exist opposite the neighbouring window and secondly in relation to the new buildings which are intended to be built opposite this window on the site.

A 2.67 It will be appreciated that where the new buildings are of a greater size and massing than those of the existing, then a smaller area of sky will be observed from a given point in the room. This would mean that to see the amount of sky which equates to 1 lumen one would move closer to the window reducing the area of the room that receives 0.2% sky factor.

A 2.68 If all points within a room which receive 1 lumen per square foot are joined up, a curve is obtained which defines the area of the room which is "well lit". This so called sky factor contour is derived for existing and proposed conditions, enabling the Consultant to calculate areas of loss due to the erection of the proposed building.

A 2.69 This figure can then be put into a formula for assessing the loss in terms of monetary value.

A 2.70 The method of valuation is generally accepted by the Courts who consider experts advice useful but the former will also take into account not only how much light has been taken away but also how much is left to a Dominant Owner's building after a development has taken place.

A 2.71 It has been argued that the availability of 1 lumen or 0.2% sky visibility over half the area of a room may be sufficient to meet one of the Court's requirements which is to provide a sufficient daytime light level "for the ordinary notions of mankind". This is known as the "50/50" rule.

## INTERNAL ROOM LAYOUT

A 2.72 Where rights of light issues arise it is often not possible to determine the size and shape of the rooms behind those windows which provide the Adjoining Owner's right to light.

A 2.73 One should make what are considered to be reasonable assumptions as to the position and size of rooms for the purpose of producing the daylight contours.

A 2.74 It may be that these assumptions are incorrect and this may mean, on occasions, that the advice could change accordingly.

A 2.75 A good example of this situation may be where it is assumed that the adjoining property has one room served by two windows. The reality may in fact be that a partition divides the room into two, each half served by one window.

A 2.76 The difference in light levels to these two rooms, if a development occurred opposite them, could be dramatic compared to the single room.

## TRANSFERRED RIGHTS OF LIGHT

A 2.77 It should also be noted that there is sufficient case law to indicate that the owner of an adjoining building may be successful in an action against the developer even if the window openings within that building are completely new. This is on the basis that the new window openings have a degree of coincidence with those which existed previously in the demolished building.

A 2.78 This concept is known as the "transference" of rights of light. Case law has supported actions brought against developers where this situation has arisen.

## EXTINGUISHMENT OF RIGHTS OF LIGHT

A 2.79 It is possible to extinguish a right to light by the following means:

- It may be released by express agreement between dominant and servient tenement owners.
- By uniting the ownership of the dominant and servient land.
- By abandonment – although considerable care is needed with this, because the case law on abandonment of easements requires a significant burden of proof to demonstrate a fixed intention completely to abandon a right. An area which requires caution.
- Where interruption occurs before the necessary period of more than nineteen years and one day has elapsed, or by employment of the light obstruction notice procedure.
- By the demolition or alteration of the dominant building – but not in every situation where this occurs. As with abandonment, a high threshold of proof is required, and the intention to re-build is likely to displace extinguishment, making use of pre-existing rights.
- Rights extinguished by statutory powers – typically by compulsory purchase or the operation of Section 203-206 of the Housing and Planning Act.

## LIGHT OBSTRUCTION NOTICES

A 2.80 Section 2 of the Rights of Light Act 1959 creates the use of Light Obstruction Notices. The Notice can be regarded as a 'notional' screen erected on the concerned party's land (servient land); replacing the previous need to build a physical obstruction. The Light Obstruction Notice is registered on the Local Land Charges Register.

A 2.81 Interest holders in the building accruing the Right to Light (dominant land) and others affected by the Notice have a one-year period to try and protect their rights before their Prescriptive right (1832 Act) is lost. There are two options available for the dominant owner in terms of remedies; declaratory relief or the cancellation/variation of the Notice.

A 2.82 To register a Notice, there are a number of formalities involved which should be followed under the Act.

A 2.83 Before the application is made, adequate publicity needs to be given to those who are likely to be affected by the Notice. This is evidenced by a certificate from the Lands Tribunal. The concerned party has two ways in which the Notice can be lodged:

- The standard procedure (definitive certificate) provides that there has been adequate publicity at the time of applying for the certificate. The concerned party is required to send the proposed application with a covering letter to all interested parties (those who do or may benefit from rights as adjoining owners), identified through a Land Registry search. A copy of the application should also be sent to the address of the dominant land labelled "occupier" to catch any unregistered interests.
- The expedited procedure (temporary certificate) will only be allowed in exceptional circumstances; the application will need to be supported by a thorough explanation. This procedure is normally utilised where a right of light is about to be accrued as it has been interrupted and there is insufficient time to obtain the definitive certificate to prevent it. The temporary certificate is only effective for a limited time; a definitive certificate needs to be obtained afterwards. The decision to issue a temporary certificate cannot be challenged by judicial review.

A 2.84 As noted above, the Light Obstruction Notice remains in effect for twelve months unless challenged by a prospective dominant owner. If the expedited process is used, the twelve month period begins on the date of the temporary certificate and not on the subsequent definitive certificate. Once a Notice is registered and is unchallenged, section 3 of the 1832 Act provides the restriction of the right to light will be in the same dimensions as specified in the application.

## SECTION 62, LAW OF PROPERTY ACT 1925

A 2.85 Described as "a trap for the unwary" in the Law Commission's review of the law of easements, section 62 operates as a word-saving mechanism designed to shorten and simplify conveyancing documents by importing general words into transfers of land. Unless section 62 is excluded by express wording, a transfer will be deemed to operate to transfer a host of rights and benefits. By this means it is possible for a disposal of land, including the grant of a new lease, to inadvertently convert precarious or fragile benefits enjoyed with land into full legal rights.

A 2.86 The wording of the section makes clear that the importation only occurs if and insofar as a contrary intention is not expressed in the transfer deed. The result is that if land is sold or a lease is granted with no express reservation made in relation to easements of light, it will be inferred that the purchaser or tenant will have acquired proven rights as part of its new legal estate. The point is therefore very important to bear in mind in the general preparation of transfer and lease documents. This is a major red-flag point.

A 2.87 The Law Commission in its earlier 2011 report recommended a change in the operation of the law in this respect, but its recommendations remain to be accepted and passed into law.

## OWNERSHIP

A 2.88 Where two properties are demised to the same owner, this is referred to in legal (easement) language as unity of seisin, or, more accurately, unity of ownership. If the dominant and servient tenements come into the ownership and possession

of the same person, any easement is extinguished. Unity of possession without unity of ownership is not enough; and unity of ownership means acquisition of both tenements for a fee simple absolute (freehold). Easements of light cannot be acquired when unity occurs, because an essential requirement for the creation of an easement is missing; a dominant and servient tenement.

A 2.89 There are ways of avoiding unity of seisin occurring through careful structuring of asset ownerships. This serves to remind us that the law and practice of rights to light is a cross-roads where the legal areas of tort law (nuisance), easements (the enjoyment of a legal right), and remedies (injunctions, and damages in the form of monetary compensation), meet the direct commercial and real estate markets, often in head-on confrontation.

A 2.90 However, it is still possible for a lessee to acquire a prescriptive right over his landlord unless his lease prevents this occurrence.

## THE IMPORTANT CASE LAW

A 2.91 The evolution of a technical area of law by means of litigation can be somewhat unsatisfactory, given the accidental nature of the way in which points arise and are contested through the Courts (or, conversely, settled before a decision is reached); and because the emergence of points of general principle can be restricted by the very particular facts and circumstances thrown up by individual cases. The field of rights to light is a good example of these limitations. Nevertheless, a clear understanding of the law which operates in this area does involve an awareness and understanding of the important cases.

A 2.92 The leading cases which are encountered in the area of rights to light are summarised in more detail in the accompanying Annex. By way of overview, the following points are worth highlighting:

- In less straightforward cases, where a window/aperture is not obvious, be careful to ensure that you have a "building" if you rely on 1832 Act prescriptive rights.
- Apply up-to-date common sense judgement to the level of loss of light, bearing in mind that the Colls "ordinary notions of mankind" test, whilst not assuming artificial light, will recognise the need to live in a modern dense urban environment.
- Avoid the assumption that the *Shelfer tests* still presume that an Injunction will be available unless you risk falling down the cascade of small injury, money-calculation, small amount, oppressive-to-the-defendant test. *Coventry v Lawrence* has changed the game, probably moving the fulcrum on the critical balance more in favour of damages rather than an Injunction.
- Where the window/aperture is of particularly high-value (special light-quality capable of being demonstrated), make sure that your evidence is unimpeachable.
- But have a thoroughly realistic appreciation that the law takes a pretty robust common-sense approach to the use of buildings where accommodation can function perfectly well with modest or lower (declining) levels of light.
- Beware, however, the possibility that a neighbour can quite properly argue for a future change of use needing more light, or the likelihood of carrying out alterations which will need better quality light. Avoid too much reliance on the status quo.
- The *grumble point* (a phrase used in case law) is a helpful reminder that site-inspection and realistic common-sense is often as important as over-reliance on too much technical and IT-based science.
- The 50/50 rule is simply a convenient rule of thumb – no more.
- Certain buildings which admit light, notably those which have, or might reasonably expect to have sensitive receptor occupiers, can put the dominant owner in a powerful position, which servient owners should approach with caution.

A 2.93 In calculating damages:

- When the Mandatory Injunction is destined to fail, and Lord Cairns' Act (in its modern form) is engaged, proceed with caution, and expect that some element of the developer's anticipated profit is up for negotiation.
- Beware of falling into the *Carr-Saunders* difficulty of failing to assist the Judge with the requisite information, so he is left to a largely speculative assessment.
- Pay attention to the granular sub-division of each potential element of a theoretical negotiation along the lines of *Amec v Jury's*, as echoed in *Tamares*.

## SECTION 203-206, HOUSING AND PLANNING ACT 2016

A 2.94 As of July 2016, section 237 of the Town and Country Planning Act 1990 was repealed and replaced with sections 203-206 (section 206) of the Housing and Planning Act 2016.

A 2.95 The effect of sections 203-206 are similar to that of section 237 in that it serves to override rights which benefit neighbouring land , including rights of light, (section 203) and provides a mechanism for compensating the overridden easements (section 204). There are, however, substantiate, albeit subtle, differences between the two sections of the Acts.

A 2.96 One of the principle differences of the effect of sections 203-206 of the 2016 Act, against section 237 of the 1990 Act, is to broaden the categories of authority, '*specified authority*', to whom the ability to override easements and other rights is afforded (i.e. to include statutory undertakers).

A 2.97 As such, not only can the Local Planning Authority (LPA) appropriate land, there is the potential for other bodies including the Greater London Authority (GLA) to utilise this section as means of unlocking development and resolving rights of light disputes. Unlike section 237, sections 203-206 enable successors in title (i.e. a development partner) to the specified authority carry out the works. The land will need to have been in the ownership of the specified authority at some point prior to the works on the land taking place.

A 2.98 Invoking this power requires the active co-operation of the specified authority, satisfied that there is a legitimate planning purpose underlying the scheme, and as before planning permission must have been obtained.

A 2.99 This Act has not yet been in place for long enough to appreciate whether other bodies will take the opportunity to use the powers of sections 203-206.It is likely that it will remain the practice of the specified authorities to consider the use of this procedure as a last resort, applying the policy test and evidential threshold derived from compulsory purchase law – the need to demonstrate that there is a *compelling case in the public interest*. Accordingly, a developer which seeks to engage the benefits of sections 203-206 likely will need to be able to show that every reasonable effort has been made to try to agree terms for settlement with affected dominant owners, usually offering terms to permit interference which can be shown to be calculated on a generous basis. Practice may vary according to the public benefit and importance of the development proposal in this respect.

A 2.100 Compensation is payable to the dominant owner, on the basis of section 7 and 10 of the Compulsory Purchase Act 1965 which considers the diminution in the value of the land of the owner whose rights have been overridden. The assessment of compensation will not take into account any betterment enjoyed by the claimant; and "ransom" values – equitable damages assessed as if a ransom was being released – may not be recovered under the statutory compensation code.

## LAW COMMISSION CONSULTATION ON RIGHTS TO LIGHT

A 2.101 On the 4th December 2014 the Law Commission published their final report on Rights to Light. It represents a thorough and intelligent review of the problems Rights of Light present from both a developer and landowner's perspective.

A 2.102 There are two significant changes to the law in this draft bill.

A 2.103 The first addresses the threat of injunction as the primary solution to an infringement of a rights to light case.

A 2.104 This reform proposes a new statutory test of 'proportionality', specific to rights to light, which recommends that a court should not grant an injunction if considered a disproportionate means of enforcement against a set of fixed criteria. Pursuing or granting an injunction may subsequently be seen as unnecessarily aggressive in some cases.

A 2.105 Arguably, the proposed statutory test (which will replace the Shelfer Test) will do little more than put into statute the sentiment of the Supreme Court in the *Coventry v Lawrence* case in February 2014 (which advocated a more balanced approach to the question of whether an injunction was appropriate). Further, an injunction will still be the primary remedy

(especially where residential is concerned) and the court will still retain a wide discretion as to the right remedy (making the outcome difficult to predict).

A 2.106 Nevertheless, the proposed test acknowledges that there are other things in addition to the impact on light which might be relevant (like artificial light and the public benefit of the development). The conduct of the parties will also be considered, encouraging both sides to be seen to engage in meaningful negotiation. This will be an important step in ensuring the test is seen to be fairer to the competing interests of the parties and should now prevent the inconsistent approach of the courts over the years as to how they should exercise their discretion.

A 2.107 The second significant change is the 'Notice of Proposed Obstruction' (NPO) procedure that will allow a developer to put a neighbour on notice that he expects to obstruct the light to their property.

A 2.108 They will then be required to commence proceedings to claim an injunction within eight months. Should they fail to do so, they will lose the right to claim an injunction, and will only be able to claim for damages.

A 2.109 The Law Commission envisage the NPO regime to be a last resort, to force the hand of those neighbours who are not genuinely concerned about their light, but instead are maintaining the threat of injunction to better their negotiating position. Indeed serving an NPO early in the negotiating process could be seen as an aggressive approach. However, its use as a last resort builds in another eight months delay from the service of the notice before the neighbour has to issues proceedings.

A 2.110 Nonetheless, we would expect this measure to be potentially useful to encourage constructive negotiation with particularly difficult neighbouring owners. These form a very small minority, so whilst the NPO would provide a useful mechanism, in practice we expect it will be used rarely.

A 2.111 Finally, it is worth noting that there is no consensus or recommendation made in the report regarding a change to the measure of damages that can be awarded instead of an injunction. This is quite deliberate, as so many other parts of law focus on the complex area of profit related damages. The market should determine such precedents, if this bill is enacted.

A 2.112 The new recommendations are designed to address a considered imbalance in the law that affects all parties involved, and also goes some way to provide more transparency in the process, while encouraging engagement on rights to light at a much earlier stage in the process.

A 2.113 In summary the Law Commission recommendations would cement in statute the Supreme Courts *Coventry v Lawrence* judgement. The new proposed statutory test would ensure that the remedy of an injunction or damages is proportionate, and for the first time acknowledge the use of artificial light and the public benefit of a development. Secondly, the Notice of Proposed Obstruction regime would be available for the occasional extreme cases that do exist, where a landowner uses the threat of injunction to better their negotiating position. Together these measures may strengthen mainstream practice, where reasonable settlements are agreed.

## PAYMENTS AND RECEIPTS FOR THE RIGHT TO LIGHT

A 2.114 In the light of the High Court decision in the Heaney case, many property developers are giving considerable thought to resolving issues arising from the right to light of neighbouring buildings at an early stage. Typically, 'resolving' involves paying sums of money to the owners of those buildings in order to ensure that they will refrain from obstructing the development. As a result, there are both payments and receipts arising from the existence of rights to light that will have tax and accounting consequences for both parties.

## PAYER

A 2.115 Almost always in such cases, the payer will be a property developer who is looking to construct a building. The cost is, therefore, likely to be a cost of construction and hence should be part of that cost for both direct tax and accounting purposes. However, the indirect tax position will be more complex.

A 2.116 As rights to light are, in law, an 'easement' they are chargeable to stamp duty land tax (SDLT) and there may, therefore, be a requirement to file a land transaction return and pay SDLT. If the transaction is chargeable to SDLT, this will be calculated on the VAT inclusive price of the transaction. The VAT

position here is complex and will depend on a variety of factors including whether the payment represents either damages (outside the scope of VAT) or the acquisition of a right (a supply for VAT purposes). Which side of the line the payment falls may on occasions be unclear and will need to be determined. It will also be relevant whether the recipient has opted to tax their interest in the property that gives rise to the right to light. The key issue for the payer will be whether VAT is payable and if so whether they will be able to recover all of that VAT.

## RECIPIENT

A 2.117 In the case of recipients who are required to reflect the payment in their financial statements, a variety of possible accounting treatments can apply. In practice, such amounts are either recognised in the profit and loss account in full in the period of receipt or are treated as part of an accounting profit or loss on disposal of the underlying property.

A 2.118 From a direct tax perspective, the recipient in most cases receives a capital sum derived from their right and is, therefore, treated as making a disposal. As the receipt is a capital sum, even in cases where financial statements are prepared, the tax treatment will not follow the accounting treatment. Whether or not the receipt gives rise to a charge to either capital gains tax or corporation tax on a capital gain, therefore, is often not straightforward.

A 2.119 Where the property having the right to light is the owner's main residence, it is likely that the disposal will be exempt from capital gains tax. However, where the property is held for investment or business occupation, the receipt is likely to represent a part disposal of the property and the amount chargeable to tax would be reduced by a proportion of the original cost base of the property calculated by reference to the market value of the property after the disposal. This may require a formal valuation exercise to be undertaken. In some cases, it may also be possible to defer tax on any gain that arises until a future disposal of the property itself.

A 2.120 Although the cost of any indirect tax on the transaction would be borne by the payer, it will also be important for the recipient to comply with their obligations. This is particularly relevant to VAT where, if the transaction is a taxable supply, it will be the recipient who is treated as making that supply and will, therefore, need to issue a VAT invoice (where appropriate) for the sale, and correctly account for any VAT on the next VAT return.

## CONCLUDING COMMENTS

A 2.121 Disputes in the rights of light area are often of considerable commercial significance because their resolution becomes necessary to de-risk major development projects. Sophisticated advice is recommended in all but the most straightforward cases. It is easy for neighbours to assert rights and claim injunctive relief or high compensation sums. It is often not straightforward to pin down the level of actual light reduction. In cases where there are several layers of legal interests in addition to the freehold, the situation is complicated by the need to split claims between several parties.

A 2.122 This can mean that the resolution of these matters is very often far from straightforward or quickly resolved.

A 2.123 GIA will be pleased to assist with further clarification of any points which our clients may wish to explore further.

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## GLOSSARY OF TERMS

### Abandonment

A 2.124 It is advisable to proceed with caution when considering whether an established right to light has been abandoned, even where the building containing the apertures which benefit from the right has been demolished. This is because the general law of easements (of which a right to light is a subset) imposes a very high hurdle before abandonment will be taken to have occurred.

### Cross-undertaking in Damage

A 2.125 On an application for an interim injunction the Court will not anticipate the final outcome of the proceedings: it may well turn out that when

determined at trial, the defendant is exonerated from having committed a breach. For this reason the Claimant may be required, as a condition of the grant of an interim injunction, to give an undertaking in damages in respect of any loss suffered by the defendant while the injunction is in force, should it prove to have been wrongly issued.

A 2.126 Given the potentially open-ended and very significant exposure which this often entails, the risk of being required to give a cross-undertaking is a very significant factor in any litigation strategy.

A 2.127 An undertaking in damages will not normally be required where the Crown or a local authority seeks an injunction in the fulfilment of its statutory powers and duties.

### Dominant Tenement (or Dominant Owner)

A 2.128 A term taken from the law of easements, the dominant tenement, which must be "accommodated by" (i.e. benefit from) the right, is the property which has the legal right to enjoy and expect to continue to benefit from a minimum standard of natural light.

### EFZ

A 2.129 In assessing light loss and valuing for its effect, surveyors divide up rooms into separate zones, weighted according to their proximity to or distance from given apertures. As a rule of thumb, one lumen of light should be received to 50% of a room; and the loss is treated as more serious the closer to the window it is demonstrated to be impeded.

A 2.130 The EFZ, or Equivalent First Zone, describes the methodology of converting into a table used for analysis of the weighted measurements according to the separately defined zones within each affected room. The weighting must be adjusted according to the particular facts in any given assessment.

### Light Obstruction Notice

A 2.131 In order to prevent uninterrupted enjoyment of light for the requisite period from gaining a prescriptive easement under the 1832 Act, the Servient Tenement owner must interrupt the use for a period of one year or more, following which the twenty year period for prescription is re-started.

A 2.132 Until the Rights of Light Act 1959 was passed, it was necessary for a servient owner seeking to interrupt the benefit of light by erecting a physical structure in front of a window. The 1959 Act introduces the concept of a notional interruption, by means of registering an appropriate notice and serving it on relevant neighbouring property interests via the Upper Tribunal (Lands Chamber), stating the relevant dimensions of the notional obstruction.

A 2.133 If the notice is not challenged on specified grounds, interruption will be treated as having taken place. It is assumes that the obstruction will serve equally to impede the acquisition of an easement of light under the doctrine of Lost Modern Grant.

### Lost Modern Grant doctrine

A 2.134 Another concept which draws on the general law of easements, a right may be acquired by being derived on the legal fiction that where a use has, without protest or covert action, continued for twenty years, the law will assume that there must have been a grant of a right by some form of deed which has somehow been lost.

A 2.135 This is often considered to add a layer of confusion, particularly in contested litigation, and a strong case has been made for reform by the abolition of the doctrine, but for the present it continues to operate.

### Notice of Proposed Obstruction Procedure

A 2.136 Another proposal made by the Law Commission in its recent consultation (and thus one which is still on the drawing board and subject to further consideration) is a suggested mechanism known as the Notice of Proposed Obstruction or NPO, designed to flush out dominant tenement owners who claim to have an entitlement to an injunction, but who as the law and practice currently operates decide to refuse to engage with a would-be developer, and stonewall any attempts to come to negotiated terms to settle any rights to light dispute.

### Prescription

A 2.137 The law will treat an easement as having come into being through the lapse of time where a landowner make use of a neighbour's property for a sufficient period, openly and peaceably, without protest or interruption. Because the enjoyment of light is passive, the owner of the dominant land need do no more than be able to demonstrate that his windows have been receiving light for twenty years.

A 2.138 References to the period of twenty years in connection with prescription requires qualification to the extent that owing to the peculiarities of the Prescription Act 1832, prescriptive use for nineteen years and one day will be taken to establish the easement, because the servient owner, who must effectively block the light for a full year, will be unable to create a year's interruption before the twentieth anniversary milestone is passed.

A 2.139 The Law Commission's recent consultation provisionally proposed that prescription should be abolished altogether for future rights to light – this change would have only prospective effect – existing rights to light acquired by prescription would continue to be valid. This again is a proposal which has yet to be progressed further.

### Prescription Act 1832

A 2.140 This was the landmark legislation which introduced prescription as a method of acquiring a right of light. The form of the legislation, very different to modern day Parliamentary language and law making, has been much-criticised, but is to a large degree hallowed by many decades of decided cases. It is not available such as to enable rights to be acquired against Crown Land.

A 2.141 The Law Commission's project to review the workings of the law on rights to light recommends a number of changes of significance to the workings of the Act.

### Rights of Light Act 1959

A 2.142 The Act which introduced the concept commonly referred to as a Light Obstruction Notice, explained above.

A 2.143 The Law Commission's current review would involve a number of proposed reforms to the workings of the 1959 Act. At present it is unclear whether these changes will come to pass.

### Section 84, Law of Property Act 1925

A 2.144 Section 84 creates a mechanism by means of which restrictions applying to the user of a building on land can be modified by application to the Lands Chamber of the Upper Tribunal (formerly the Lands Tribunal) provided (paraphrasing):

- the restriction can be considered obsolete because of a change in the character of the property, neighbourhood or otherwise;
- that reasonable use of land is being impeded by the continued existence of a restriction which confers no practicable benefit, or is contrary to the public interest, and that money will adequately compensate for its removal; and
- that the beneficiaries of the restriction can be taken to have agreed to its discharge or modification; or that the requisite change will not injure those beneficiaries.

A 2.145 If the Law Commission's recommendations to change the law are in due course enacted, the current powers and procedures would be capable of discharging or modifying rights to light, including existing rights, by virtue of section 84. Until then, however, the procedure is not available.

### Section 203-206, HPA 2016

A 2.146 This is the mechanism whereby a specified authority may acquire or appropriate land for planning purposes, convert an affected neighbour's entitlement to rights into one for which only a monetary payment will be due, and proceed to interfere with rights. The procedure has been used to enable tall buildings to proceed where infringement of rights is known to occur, and is considered to be appropriate when an adjoining owner who benefits from rights is refusing to co-operate either by simply declining to engage in any negotiation, or is holding out for a level of compensation considered to be beyond the bounds of reasonableness even at a generous level of proposed settlement.

A 2.147 Because the substance of the procedure is akin to the compulsory removal of legal rights, invoking the power can give rise to controversy, and requires the specified authority to be able to demonstrate that there is a compelling case in the public interest permitting it to do so.

### Servient Tenement (or Servient Owner)

A 2.148 The converse of the dominant tenement, a servient tenement is land burdened by the existence of a right to light enjoyed by the dominant tenement.

### Transferred Rights

A 2.149 A notably tricky area in establishing whether rights have been acquired by any given aperture is the extent to which corresponding apertures in a previous building elevation which may overlap with the existing condition in a replacement elevation not in a position for the requisite period itself to have acquired prescriptive rights, can be relied upon so as to connect the two to give rise to transferred rights.

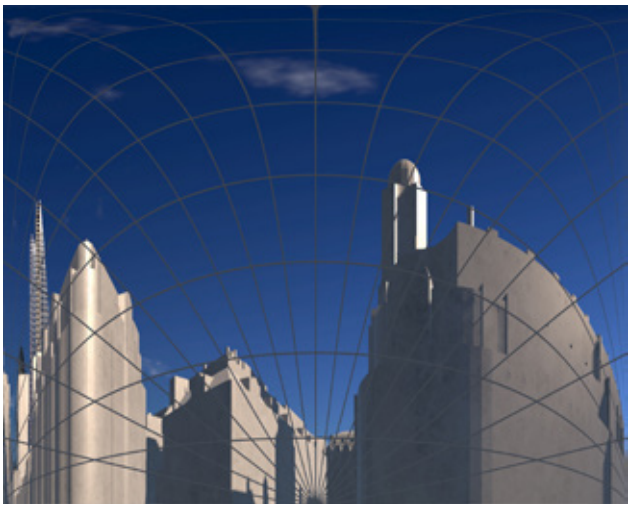
A 2.150 This is partly a consequence of the very high hurdle which must be established before abandonment of an established right to light will be taken to have occurred.

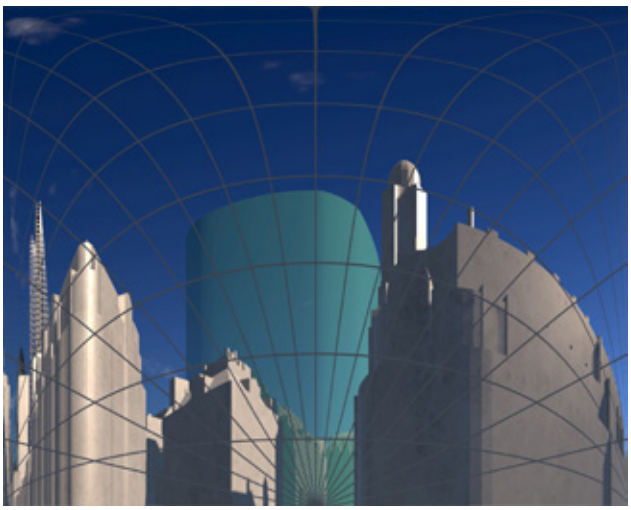
A 2.151 Proving transferred rights requires the production of evidence of the exact dimensions and profile of the relevant parts of the prior building elevation. Issues may arise where the walls of the earlier and later building stand in different positions relative to the servient tenement.

### Waldram Diagram

A 2.152 A method of measuring light devised in the 1920s, and, with up-to-date technology applied, is still in use, by which data is translated into a two dimensional representation of the view from the room in question, for which purpose it is essential to have available mathematically exact information on the before-and-after situations.

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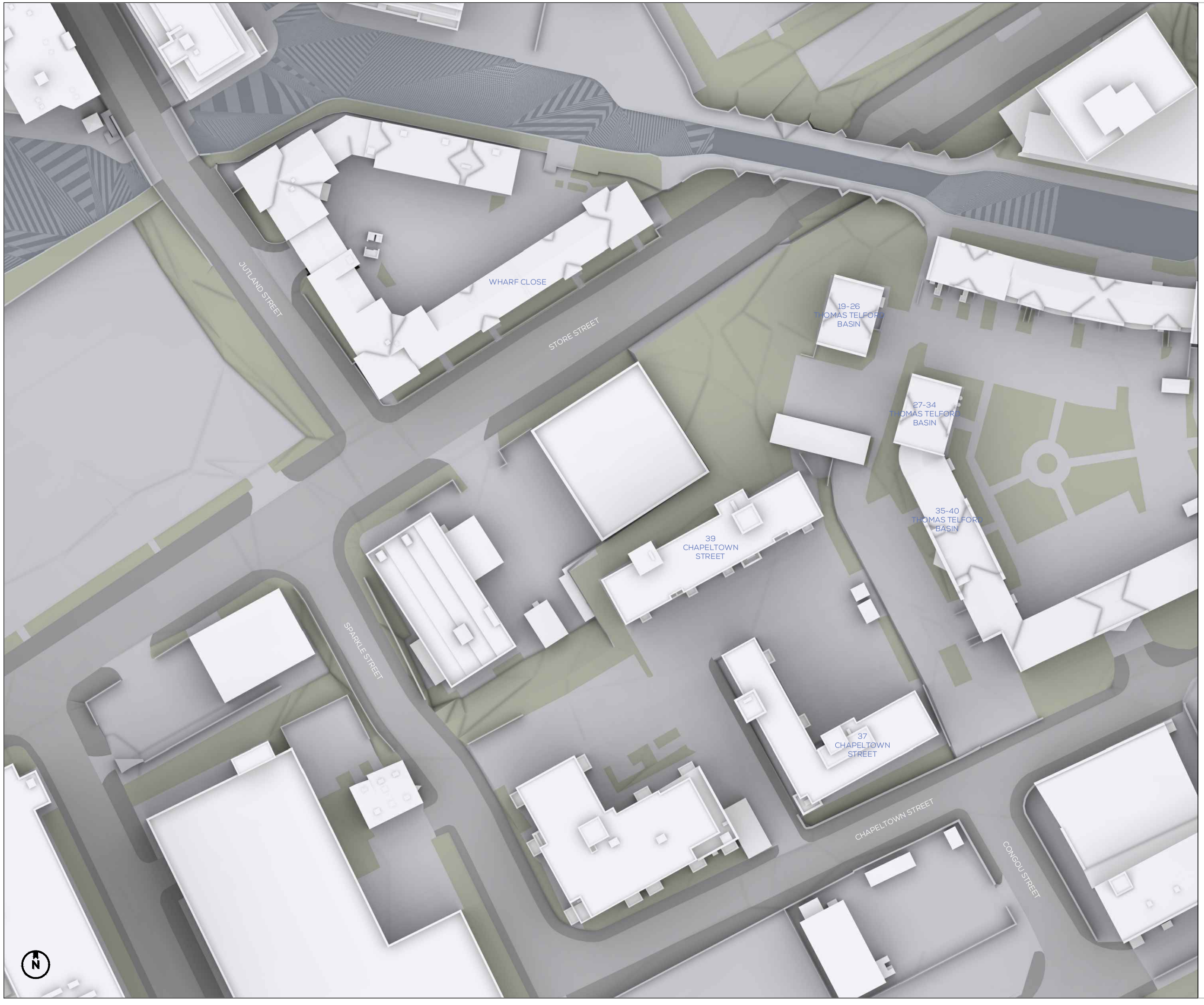
APPENDIX 03
# DRAWINGS

APPENDIX 03
**DRAWINGS:**

# EXISTING

gia

25 November 2025




SOURCES OF INFORMATION

IR04-20210107-Baseline
IR12-20210518- 5 PLUS-22112

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ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

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NOTES:
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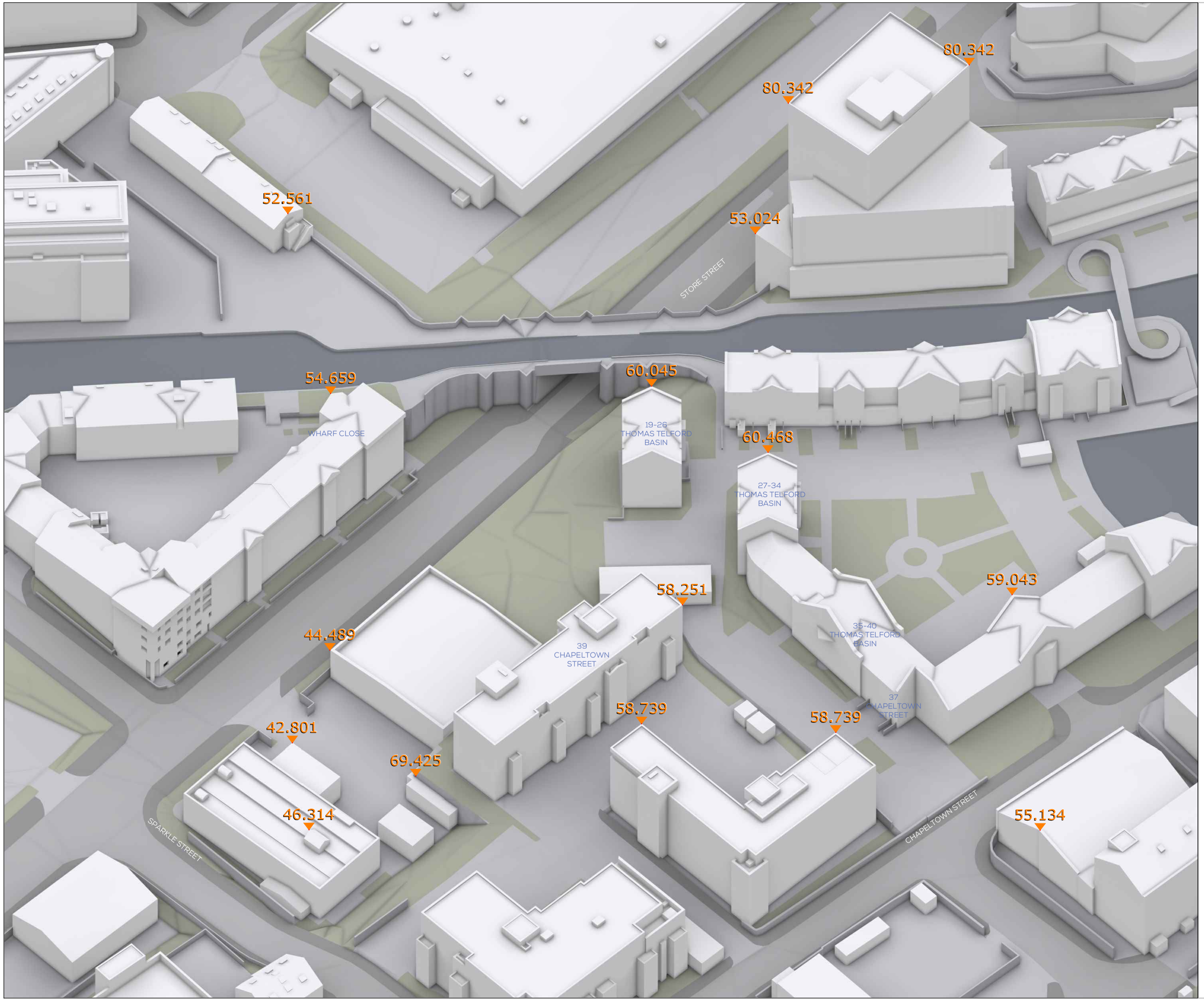
N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
STORE STREET, MANCHESTER

DRAWING NAME:
PLAN VIEW EXISTING

| DWN BY | SCALE | CHK BY | STATUS | DATE |
|---|---|---|---|---|
| ANH | NTS | MM | - | OCT 25 |
| PROJ No. | REL No. | IS No. | DWG No. | REV No. |
| 22959 | 01 | 01 | 01 | - |

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2 Commercial St.
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SOURCES OF INFORMATION

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IR12-20210518- 5 PLUS-22112

.

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NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
STORE STREET, MANCHESTER

DRAWING NAME:
3D VIEW EXISTING

| DWN BY | SCALE | CHK BY | STATUS | DATE |
|---|---|---|---|---|
| ANH | NTS | MM | - | OCT 25 |
| PROJ No. | REL No. | IS No. | DWG No. | REV No. |
| 22959 | 01 | 01 | 02 | - |

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SOURCES OF INFORMATION

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NOTES:
CONSENTED SCHEME SHOWN IN ORANGE
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
STORE STREET, MANCHESTER

DRAWING NAME:
3D VIEW EXISTING

| DWN BY | SCALE | CHK BY | STATUS | DATE |
|---|---|---|---|---|
| ANH | NTS | MM | - | OCT 25 |
| PROJ No. | REL No. | IS No. | DWG No. | REV No. |
| 22959 | 01 | 01 | 03 | - |

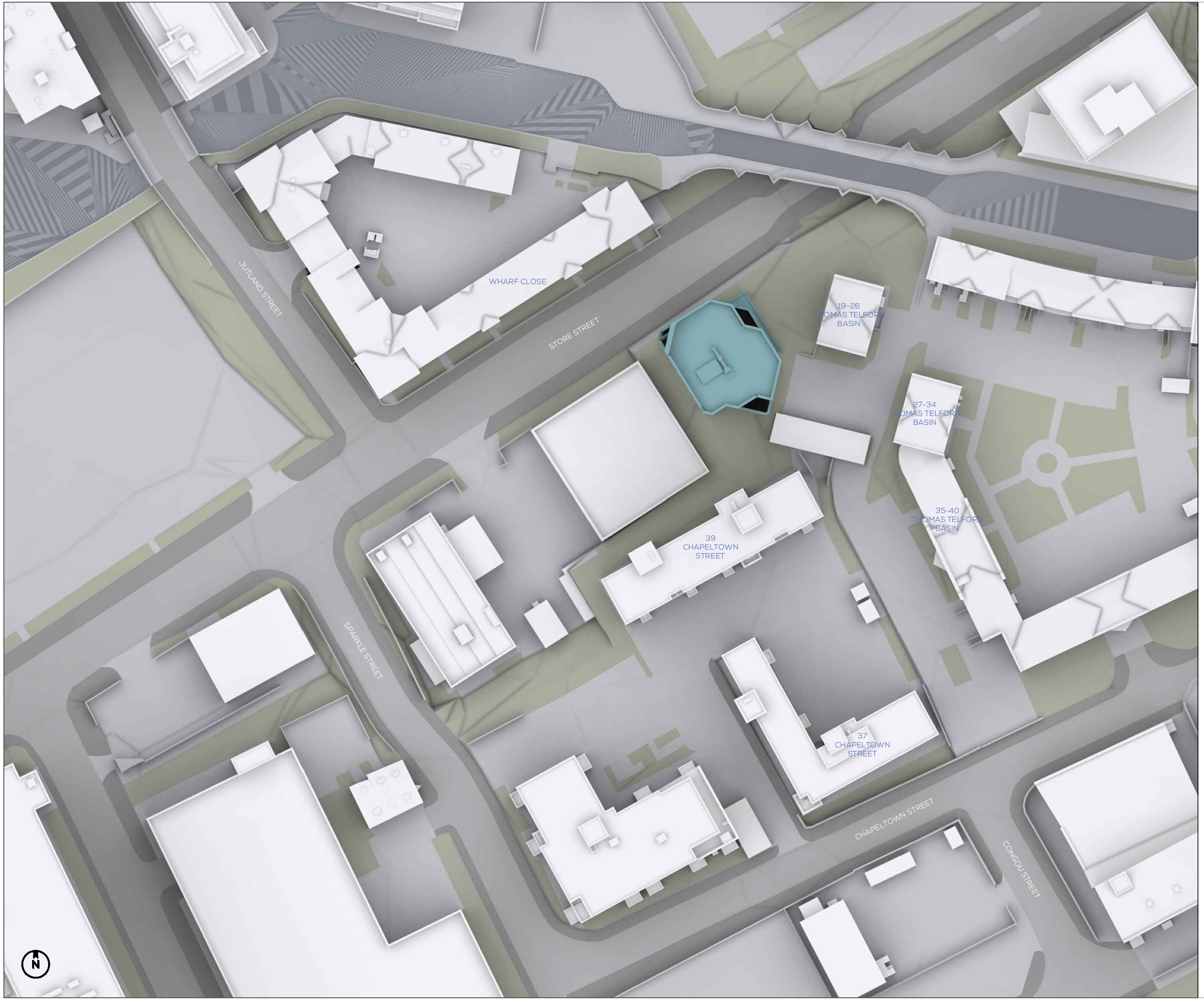
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APPENDIX 03
**DRAWINGS:**

# PROPOSED

gia

25 November 2025




SOURCES OF INFORMATION

IR04-20210107-Baseline
IR12-20210518- 5 PLUS-22112

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ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

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NOTES:

PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:

STORE STREET, MANCHESTER

DRAWING NAME:

PLAN VIEW PROPOSED

| DWN BY | SCALE | CHK BY | STATUS | DATE |
|---|---|---|---|---|
| ANH | NTS | MM | - | OCT 25 |
| PROJ No. | REL No. | IS No. | DWG No. | REV No. |
| 22959 | 01 | 01 | 04 | - |

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IR12-20210518- 5 PLUS-22112

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NOTES:

PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:

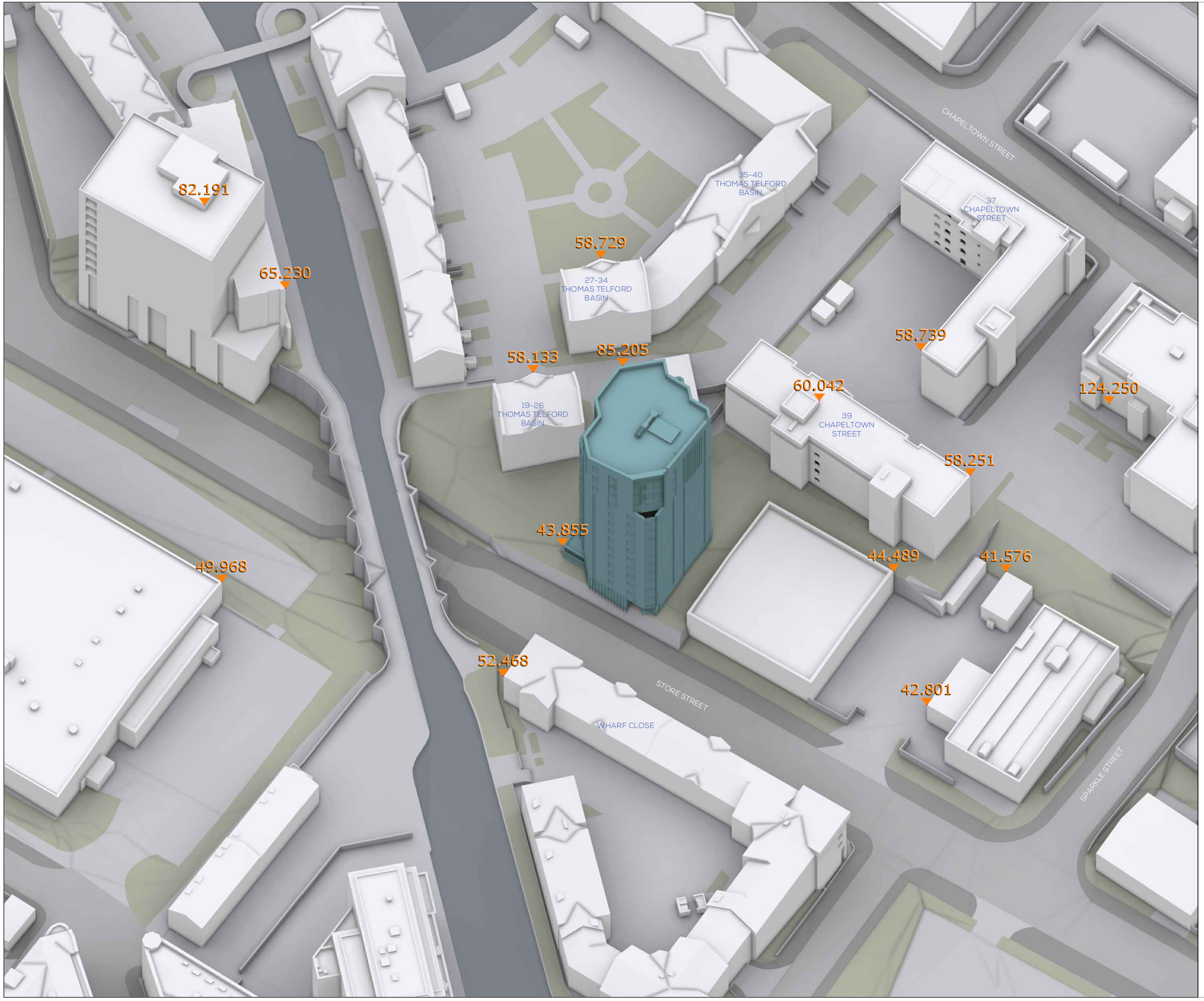
STORE STREET, MANCHESTER

DRAWING NAME:

3D VIEW PROPOSED

| DWN BY | SCALE | CHK BY | STATUS | DATE |
|---|---|---|---|---|
| ANH | NTS | MM | - | OCT 25 |
| PROJ No. | REL No. | IS No. | DWG No. | REV No. |
| 22959 | 01 | 01 | 05 | - |

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IR12-20210518- 5 PLUS-22112

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NOTES:

PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:

STORE STREET, MANCHESTER

DRAWING NAME:

3D VIEW PROPOSED

| DWN BY | SCALE | CHK BY | STATUS | DATE |
|---|---|---|---|---|
| ANH | NTS | MM | - | OCT 25 |
| PROJ No. | REL No. | IS No. | DWG No. | REV No. |
| 22959 | 01 | 01 | 06 | - |

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APPENDIX 04

# RESULTS & CONTOURS

APPENDIX 04
**RESULTS & CONTOURS:**

# EXISTING v PROPOSED (RESULTS)

PROJECT NO: 22959
PROJECT NAME: 48 STORE STREET, MANCHESTER
22/10/2025

EFZ ANALYSIS
EXISTING (EX) VS. PROPOSED (PR)
RELEASE 1, ISSUE 2

ITERATION NO: IR12 - 22112
ARCHITECT: FOUR ARCHITECTS

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | | | | | |
| F00 | R1 | RESIDENTIAL | CIRCULATION SPAC | 73.05 | 69.62 | 68.84 | 0.78 | 0.00 | 0.00 | 0.00 | 0.78 | 0.19 | 95.31 | 94.24 |
| | R2 | RESIDENTIAL | CIRCULATION SPAC | 54.35 | 49.39 | 49.13 | 0.26 | 0.00 | 0.00 | 0.00 | 0.26 | 0.06 | 90.86 | 90.38 |
| | R3 | RESIDENTIAL | LKD | 158.61 | 148.15 | 135.87 | 12.28 | 0.00 | 0.00 | 0.00 | 12.28 | 3.07 | 93.40 | 85.66 |
| | R4 | RESIDENTIAL | KITCHEN | 68.58 | 64.46 | 64.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 93.99 | 93.99 |
| | R5 | RESIDENTIAL | KITCHEN | 70.37 | 67.77 | 67.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 96.30 | 96.30 |
| | R6 | RESIDENTIAL | LKD | 148.27 | 141.96 | 139.43 | 2.53 | 0.00 | 0.00 | 0.00 | 2.53 | 0.63 | 95.75 | 94.04 |
| | R7 | RESIDENTIAL | CIRCULATION SPAC | 59.65 | 56.31 | 55.40 | 0.91 | 0.00 | 0.00 | 0.00 | 0.91 | 0.23 | 94.41 | 92.88 |
| | R8 | RESIDENTIAL | CIRCULATION SPAC | 61.68 | 59.02 | 56.89 | 2.13 | 0.00 | 0.00 | 0.00 | 2.13 | 0.53 | 95.70 | 92.24 |
| | R9 | RESIDENTIAL | CIRCULATION SPAC | 50.41 | 48.05 | 40.55 | 7.50 | 0.00 | 0.00 | 0.00 | 7.50 | 1.87 | 95.31 | 80.43 |
| | R10 | RESIDENTIAL | LKD | 164.50 | 152.34 | 114.87 | 37.47 | 0.00 | 0.00 | 0.00 | 37.46 | 9.37 | 92.60 | 69.83 |
| | R11 | RESIDENTIAL | KITCHEN | 82.42 | 78.43 | 58.56 | 19.87 | 0.00 | 0.00 | 0.00 | 19.87 | 4.97 | 95.16 | 71.05 |
| | R12 | RESIDENTIAL | LIVING ROOM | 168.52 | 130.70 | 94.10 | 36.60 | 0.00 | 0.00 | 0.00 | 36.61 | 9.15 | 77.56 | 55.84 |
| | R13 | RESIDENTIAL | LKD | 127.73 | 111.36 | 58.19 | 53.17 | 0.00 | 5.67 | 47.49 | 0.00 | 29.42 | 87.18 | 45.56 |
| F01 | R1 | RESIDENTIAL | CIRCULATION SPAC | 73.05 | 72.77 | 72.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.62 | 99.62 |
| | R2 | RESIDENTIAL | BEDROOM | 115.93 | 92.25 | 90.65 | 1.60 | 0.00 | 0.00 | 0.00 | 1.61 | 0.40 | 79.58 | 78.19 |
| | R3 | RESIDENTIAL | BATHROOM | 62.54 | 54.53 | 43.87 | 10.66 | 0.00 | 0.00 | 0.00 | 10.66 | 2.67 | 87.20 | 70.15 |
| | R4 | RESIDENTIAL | BEDROOM | 101.11 | 96.08 | 94.84 | 1.24 | 0.00 | 0.00 | 0.00 | 1.24 | 0.31 | 95.02 | 93.80 |
| | R5 | RESIDENTIAL | BEDROOM | 107.78 | 104.43 | 104.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 96.89 | 96.89 |
| | R6 | RESIDENTIAL | BATHROOM | 59.53 | 52.06 | 52.05 | 0.01 | 0.00 | 0.00 | 0.00 | 0.01 | 0.00 | 87.46 | 87.44 |
| | R7 | RESIDENTIAL | BEDROOM | 105.65 | 90.45 | 76.20 | 14.25 | 0.00 | 0.00 | 0.00 | 14.26 | 3.56 | 85.62 | 72.13 |
| | R8 | RESIDENTIAL | CIRCULATION SPAC | 61.81 | 61.72 | 61.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.85 | 99.85 |
| | R9 | RESIDENTIAL | BEDROOM | 106.88 | 89.73 | 79.23 | 10.50 | 0.00 | 0.00 | 0.00 | 10.50 | 2.63 | 83.96 | 74.13 |
| | R10 | RESIDENTIAL | BATHROOM | 57.11 | 50.86 | 36.65 | 14.21 | 0.00 | 0.00 | 0.00 | 14.21 | 3.55 | 89.06 | 64.18 |
| | R11 | RESIDENTIAL | BEDROOM | 103.30 | 98.77 | 67.03 | 31.74 | 0.00 | 0.00 | 0.00 | 31.74 | 7.94 | 95.62 | 64.89 |
| | R12 | RESIDENTIAL | BEDROOM | 93.68 | 88.55 | 76.49 | 12.06 | 0.00 | 0.00 | 0.00 | 12.07 | 3.02 | 94.53 | 81.65 |
| | R13 | RESIDENTIAL | CIRCULATION SPAC | 62.13 | 46.22 | 26.85 | 19.36 | 0.00 | 4.21 | 15.15 | 0.00 | 11.79 | 74.39 | 43.23 |
| | R14 | RESIDENTIAL | BEDROOM | 139.36 | 127.94 | 65.88 | 62.06 | 0.00 | 3.80 | 58.26 | 0.00 | 32.93 | 91.80 | 47.27 |
| F02 | R1 | RESIDENTIAL | BEDROOM | 75.65 | 70.86 | 70.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 93.66 | 93.66 |
| | R2 | RESIDENTIAL | BATHROOM | 56.84 | 49.66 | 49.65 | 0.01 | 0.00 | 0.00 | 0.00 | 0.01 | 0.00 | 87.36 | 87.34 |
| | R3 | RESIDENTIAL | KITCHEN | 80.59 | 72.93 | 66.12 | 6.81 | 0.00 | 0.00 | 0.00 | 6.82 | 1.70 | 90.50 | 82.04 |

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE (CONTINUED) | | | | | | | | | | | | | | |
| F02 | R4 | RESIDENTIAL | KITCHEN | 80.23 | 74.94 | 69.53 | 5.41 | 0.00 | 0.00 | 0.00 | 5.41 | 1.35 | 93.40 | 86.66 |
| | R5 | RESIDENTIAL | BATHROOM | 55.32 | 51.12 | 43.72 | 7.40 | 0.00 | 0.00 | 0.00 | 7.40 | 1.85 | 92.41 | 79.03 |
| | R6 | RESIDENTIAL | BEDROOM | 75.66 | 73.40 | 67.01 | 6.39 | 0.00 | 0.00 | 0.00 | 6.39 | 1.60 | 97.01 | 88.56 |
| | R7 | RESIDENTIAL | BEDROOM | 73.43 | 71.64 | 65.52 | 6.12 | 0.00 | 0.00 | 0.00 | 6.13 | 1.53 | 97.57 | 89.22 |
| | R8 | RESIDENTIAL | BATHROOM | 55.38 | 51.33 | 41.72 | 9.61 | 0.00 | 0.00 | 0.00 | 9.60 | 2.40 | 92.68 | 75.34 |
| | R9 | RESIDENTIAL | KITCHEN | 79.89 | 73.79 | 70.15 | 3.64 | 0.00 | 0.00 | 0.00 | 3.64 | 0.91 | 92.36 | 87.80 |
| | R10 | RESIDENTIAL | BEDROOM | 71.79 | 70.60 | 47.48 | 23.12 | 0.00 | 0.00 | 0.00 | 23.12 | 5.78 | 98.34 | 66.14 |
| | R11 | RESIDENTIAL | BEDROOM | 112.03 | 109.83 | 86.51 | 23.32 | 0.00 | 0.00 | 0.00 | 23.31 | 5.83 | 98.04 | 77.23 |
| | R12 | RESIDENTIAL | KITCHEN | 79.06 | 77.80 | 50.21 | 27.59 | 0.00 | 0.00 | 0.00 | 27.60 | 6.90 | 98.41 | 63.50 |
| | R13 | RESIDENTIAL | CIRCULATION SPAC | 57.39 | 57.15 | 57.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.60 | 99.60 |
| | R14 | RESIDENTIAL | CIRCULATION SPAC | 53.08 | 52.93 | 52.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.71 | 99.71 |
| F03 | R1 | RESIDENTIAL | CIRCULATION SPAC | 57.39 | 57.12 | 57.12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.54 | 99.54 |
| | R2 | RESIDENTIAL | BEDROOM | 75.65 | 71.35 | 71.34 | 0.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 94.30 | 94.30 |
| | R3 | RESIDENTIAL | BATHROOM | 56.84 | 50.82 | 50.80 | 0.02 | 0.00 | 0.00 | 0.00 | 0.01 | 0.00 | 89.40 | 89.38 |
| | R4 | RESIDENTIAL | KITCHEN | 80.59 | 73.80 | 67.22 | 6.58 | 0.00 | 0.00 | 0.00 | 6.58 | 1.64 | 91.57 | 83.41 |
| | R5 | RESIDENTIAL | KITCHEN | 80.23 | 75.43 | 70.10 | 5.33 | 0.00 | 0.00 | 0.00 | 5.33 | 1.33 | 94.01 | 87.37 |
| | R6 | RESIDENTIAL | BATHROOM | 55.32 | 51.64 | 44.37 | 7.27 | 0.00 | 0.00 | 0.00 | 7.27 | 1.82 | 93.35 | 80.21 |
| | R7 | RESIDENTIAL | BEDROOM | 75.66 | 73.92 | 67.37 | 6.55 | 0.00 | 0.00 | 0.00 | 6.55 | 1.64 | 97.70 | 89.04 |
| | R8 | RESIDENTIAL | CIRCULATION SPAC | 53.08 | 52.94 | 52.93 | 0.01 | 0.00 | 0.00 | 0.00 | 0.01 | 0.00 | 99.74 | 99.71 |
| | R9 | RESIDENTIAL | BEDROOM | 73.43 | 72.01 | 65.77 | 6.24 | 0.00 | 0.00 | 0.00 | 6.24 | 1.56 | 98.07 | 89.57 |
| | R10 | RESIDENTIAL | BATHROOM | 55.38 | 51.79 | 42.32 | 9.47 | 0.00 | 0.00 | 0.00 | 9.46 | 2.37 | 93.52 | 76.43 |
| | R11 | RESIDENTIAL | KITCHEN | 79.89 | 73.89 | 70.26 | 3.62 | 0.00 | 0.00 | 0.00 | 3.62 | 0.91 | 92.48 | 87.95 |
| | R12 | RESIDENTIAL | BEDROOM | 71.79 | 71.13 | 48.56 | 22.57 | 0.00 | 0.00 | 0.00 | 22.57 | 5.64 | 99.08 | 67.64 |
| | R13 | RESIDENTIAL | BEDROOM | 112.03 | 110.20 | 87.56 | 22.64 | 0.00 | 0.00 | 0.00 | 22.64 | 5.66 | 98.37 | 78.16 |
| | R14 | RESIDENTIAL | KITCHEN | 79.06 | 78.05 | 50.62 | 27.43 | 0.00 | 0.00 | 0.00 | 27.44 | 6.86 | 98.72 | 64.02 |
| F04 | R1 | RESIDENTIAL | BEDROOM | 75.65 | 72.37 | 72.25 | 0.12 | 0.00 | 0.00 | 0.00 | 0.12 | 0.03 | 95.66 | 95.49 |
| | R2 | RESIDENTIAL | BATHROOM | 56.84 | 49.79 | 49.24 | 0.55 | 0.00 | 0.00 | 0.00 | 0.55 | 0.14 | 87.59 | 86.62 |
| | R3 | RESIDENTIAL | KITCHEN | 80.59 | 73.88 | 65.42 | 8.46 | 0.00 | 0.00 | 0.00 | 8.46 | 2.12 | 91.67 | 81.17 |
| | R4 | RESIDENTIAL | KITCHEN | 80.23 | 73.51 | 67.29 | 6.22 | 0.00 | 0.00 | 0.00 | 6.21 | 1.55 | 91.62 | 83.87 |
| | R5 | RESIDENTIAL | BATHROOM | 55.32 | 48.76 | 38.85 | 9.91 | 0.00 | 0.00 | 0.00 | 9.91 | 2.48 | 88.14 | 70.23 |

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE (CONTINUED) | | | | | | | | | | | | | | |
| F04 | R6 | RESIDENTIAL | BEDROOM | 75.66 | 72.34 | 64.08 | 8.26 | 0.00 | 0.00 | 0.00 | 8.26 | 2.07 | 95.60 | 84.68 |
| | R7 | RESIDENTIAL | BEDROOM | 73.43 | 70.56 | 64.10 | 6.46 | 0.00 | 0.00 | 0.00 | 6.46 | 1.61 | 96.09 | 87.30 |
| | R8 | RESIDENTIAL | BATHROOM | 55.38 | 48.88 | 37.88 | 11.00 | 0.00 | 0.00 | 0.00 | 11.00 | 2.75 | 88.27 | 68.40 |
| | R9 | RESIDENTIAL | KITCHEN | 79.89 | 70.73 | 65.09 | 5.64 | 0.00 | 0.00 | 0.00 | 5.64 | 1.41 | 88.53 | 81.48 |
| | R10 | RESIDENTIAL | BEDROOM | 71.79 | 69.74 | 46.50 | 23.24 | 0.00 | 0.00 | 0.00 | 23.23 | 5.81 | 97.14 | 64.78 |
| | R11 | RESIDENTIAL | BEDROOM | 112.03 | 107.97 | 85.55 | 22.42 | 0.00 | 0.00 | 0.00 | 22.42 | 5.60 | 96.38 | 76.37 |
| | R12 | RESIDENTIAL | KITCHEN | 79.06 | 77.66 | 50.01 | 27.65 | 0.00 | 0.00 | 0.00 | 27.66 | 6.91 | 98.23 | 63.25 |
| | R13 | RESIDENTIAL | CIRCULATION SPAC | 57.39 | 56.88 | 56.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.12 | 99.11 |
| | R14 | RESIDENTIAL | CIRCULATION SPAC | 53.08 | 52.79 | 52.62 | 0.17 | 0.00 | 0.00 | 0.00 | 0.17 | 0.04 | 99.45 | 99.13 |
| TOTALS | | | | 5,557.02 | 5,171.85 | 4,453.38 | 718.45 | 0.00 | 13.68 | 120.90 | 583.87 | 220.09 | | |
| 19-26 THOMAS TELFORD BASIN | | | | | | | | | | | | | | |
| F00 | R1 | RESIDENTIAL | BEDROOM | 161.80 | 159.69 | 123.27 | 36.42 | 0.00 | 0.00 | 0.00 | 36.42 | 9.10 | 98.70 | 76.19 |
| | R2 | RESIDENTIAL | BATHROOM | 66.14 | 63.38 | 57.28 | 6.10 | 0.00 | 0.00 | 0.00 | 6.11 | 1.53 | 95.83 | 86.60 |
| | R3 | RESIDENTIAL | BATHROOM | 65.65 | 62.89 | 57.11 | 5.78 | 0.00 | 0.00 | 0.00 | 5.78 | 1.44 | 95.80 | 87.00 |
| | R4 | RESIDENTIAL | BEDROOM | 158.89 | 157.71 | 153.19 | 4.52 | 0.00 | 0.00 | 0.00 | 4.52 | 1.13 | 99.25 | 96.41 |
| | R5 | RESIDENTIAL | LIVING ROOM | 129.99 | 128.04 | 126.08 | 1.96 | 0.00 | 0.00 | 0.00 | 1.96 | 0.49 | 98.50 | 96.99 |
| | R6 | RESIDENTIAL | KITCHEN | 86.70 | 82.95 | 77.72 | 5.23 | 0.00 | 0.00 | 0.00 | 5.22 | 1.31 | 95.67 | 89.64 |
| F01 | R1 | RESIDENTIAL | BEDROOM | 161.80 | 159.81 | 126.77 | 33.04 | 0.00 | 0.00 | 0.00 | 33.05 | 8.26 | 98.77 | 78.35 |
| | R2 | RESIDENTIAL | BATHROOM | 66.14 | 64.74 | 57.59 | 7.15 | 0.00 | 0.00 | 0.00 | 7.15 | 1.79 | 97.89 | 87.08 |
| | R3 | RESIDENTIAL | BATHROOM | 65.65 | 64.24 | 58.85 | 5.39 | 0.00 | 0.00 | 0.00 | 5.38 | 1.35 | 97.85 | 89.65 |
| | R4 | RESIDENTIAL | BEDROOM | 158.89 | 157.77 | 154.10 | 3.66 | 0.00 | 0.00 | 0.00 | 3.67 | 0.92 | 99.29 | 96.99 |
| | R5 | RESIDENTIAL | LIVING ROOM | 129.99 | 128.12 | 125.80 | 2.32 | 0.00 | 0.00 | 0.00 | 2.32 | 0.58 | 98.56 | 96.78 |
| | R6 | RESIDENTIAL | KITCHEN | 86.70 | 83.28 | 78.01 | 5.27 | 0.00 | 0.00 | 0.00 | 5.26 | 1.32 | 96.05 | 89.98 |
| F02 | R1 | RESIDENTIAL | BEDROOM | 161.80 | 160.82 | 146.43 | 14.39 | 0.00 | 0.00 | 0.00 | 14.39 | 3.60 | 99.40 | 90.50 |
| | R2 | RESIDENTIAL | BATHROOM | 66.14 | 64.80 | 56.87 | 7.93 | 0.00 | 0.00 | 0.00 | 7.93 | 1.98 | 97.98 | 85.98 |
| | R3 | RESIDENTIAL | BATHROOM | 65.65 | 64.28 | 59.73 | 4.55 | 0.00 | 0.00 | 0.00 | 4.55 | 1.14 | 97.92 | 90.99 |
| | R4 | RESIDENTIAL | BEDROOM | 158.89 | 157.84 | 154.12 | 3.72 | 0.00 | 0.00 | 0.00 | 3.72 | 0.93 | 99.34 | 96.99 |
| | R5 | RESIDENTIAL | LIVING ROOM | 129.99 | 128.40 | 126.38 | 2.02 | 0.00 | 0.00 | 0.00 | 2.02 | 0.50 | 98.77 | 97.22 |
| | R6 | RESIDENTIAL | KITCHEN | 86.70 | 83.29 | 78.08 | 5.21 | 0.00 | 0.00 | 0.00 | 5.21 | 1.30 | 96.06 | 90.05 |

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19-26 THOMAS TELFORD BASIN (CONTINUED) | | | | | | | | | | | | | | |
| F03 | R1 | RESIDENTIAL | BEDROOM | 161.80 | 160.88 | 160.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.43 | 99.43 |
| | R2 | RESIDENTIAL | BATHROOM | 66.14 | 64.82 | 56.52 | 8.30 | 0.00 | 0.00 | 0.00 | 8.30 | 2.07 | 98.00 | 85.45 |
| | R3 | RESIDENTIAL | BATHROOM | 65.65 | 64.32 | 60.29 | 4.03 | 0.00 | 0.00 | 0.00 | 4.03 | 1.01 | 97.99 | 91.85 |
| | R4 | RESIDENTIAL | BEDROOM | 158.89 | 157.70 | 151.95 | 5.75 | 0.00 | 0.00 | 0.00 | 5.74 | 1.44 | 99.25 | 95.63 |
| | R5 | RESIDENTIAL | LIVING ROOM | 129.99 | 128.33 | 126.48 | 1.85 | 0.00 | 0.00 | 0.00 | 1.85 | 0.46 | 98.72 | 97.30 |
| | R6 | RESIDENTIAL | KITCHEN | 86.70 | 81.51 | 76.69 | 4.82 | 0.00 | 0.00 | 0.00 | 4.81 | 1.20 | 94.01 | 88.45 |
| TOTALS | | | | 2,676.68 | 2,629.61 | 2,450.19 | 179.41 | 0.00 | 0.00 | 0.00 | 179.39 | 44.85 | | |
| 27-34 THOMAS TELFORD BASIN | | | | | | | | | | | | | | |
| F00 | R1 | RESIDENTIAL | BEDROOM | 155.90 | 148.05 | 144.73 | 3.32 | 0.00 | 0.00 | 0.00 | 3.32 | 0.83 | 94.97 | 92.84 |
| | R2 | RESIDENTIAL | BATHROOM | 65.65 | 63.16 | 46.55 | 16.61 | 0.00 | 0.00 | 0.00 | 16.61 | 4.15 | 96.21 | 70.91 |
| | R3 | RESIDENTIAL | BATHROOM | 66.14 | 63.70 | 48.52 | 15.18 | 0.00 | 0.00 | 0.00 | 15.18 | 3.79 | 96.31 | 73.36 |
| | R4 | RESIDENTIAL | BEDROOM | 161.80 | 145.60 | 140.48 | 5.12 | 0.00 | 0.00 | 0.00 | 5.11 | 1.28 | 89.99 | 86.83 |
| F01 | R1 | RESIDENTIAL | BEDROOM | 155.90 | 150.42 | 150.13 | 0.28 | 0.00 | 0.00 | 0.00 | 0.29 | 0.07 | 96.49 | 96.30 |
| | R2 | RESIDENTIAL | BATHROOM | 65.65 | 64.31 | 46.57 | 17.74 | 0.00 | 0.00 | 0.00 | 17.74 | 4.43 | 97.96 | 70.95 |
| | R3 | RESIDENTIAL | BATHROOM | 66.14 | 65.01 | 48.61 | 16.40 | 0.00 | 0.00 | 0.00 | 16.39 | 4.10 | 98.29 | 73.50 |
| | R4 | RESIDENTIAL | BEDROOM | 161.80 | 147.45 | 139.24 | 8.21 | 0.00 | 0.00 | 0.00 | 8.21 | 2.05 | 91.13 | 86.06 |
| F02 | R1 | RESIDENTIAL | BEDROOM | 155.90 | 153.61 | 153.61 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 98.54 | 98.54 |
| | R2 | RESIDENTIAL | BATHROOM | 65.65 | 64.33 | 47.42 | 16.91 | 0.00 | 0.00 | 0.00 | 16.92 | 4.23 | 98.00 | 72.23 |
| | R3 | RESIDENTIAL | BATHROOM | 66.14 | 65.01 | 49.58 | 15.43 | 0.00 | 0.00 | 0.00 | 15.43 | 3.86 | 98.29 | 74.96 |
| | R4 | RESIDENTIAL | BEDROOM | 161.80 | 154.09 | 147.85 | 6.24 | 0.00 | 0.00 | 0.00 | 6.24 | 1.56 | 95.24 | 91.38 |
| F03 | R1 | RESIDENTIAL | BEDROOM | 155.90 | 153.39 | 153.39 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 98.39 | 98.39 |
| | R2 | RESIDENTIAL | BATHROOM | 65.65 | 64.39 | 47.92 | 16.47 | 0.00 | 0.00 | 0.00 | 16.46 | 4.12 | 98.08 | 73.00 |
| | R3 | RESIDENTIAL | BATHROOM | 66.14 | 65.01 | 49.97 | 15.04 | 0.00 | 0.00 | 0.00 | 15.04 | 3.76 | 98.29 | 75.55 |
| | R4 | RESIDENTIAL | BEDROOM | 161.80 | 155.51 | 149.49 | 6.03 | 0.00 | 0.00 | 0.00 | 6.03 | 1.51 | 96.12 | 92.39 |
| TOTALS | | | | 1,797.96 | 1,723.04 | 1,564.06 | 158.98 | 0.00 | 0.00 | 0.00 | 158.97 | 39.74 | | |
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | | | | | |
| F00 | R1 | RESIDENTIAL | KITCHEN | 80.79 | 60.75 | 60.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75.19 | 75.19 |
| | R2 | RESIDENTIAL | LKD | 210.34 | 188.51 | 186.36 | 2.15 | 0.00 | 0.00 | 0.00 | 2.15 | 0.54 | 89.62 | 88.60 |
| | R3 | RESIDENTIAL | LKD | 210.34 | 187.18 | 184.51 | 2.67 | 0.00 | 0.00 | 0.00 | 2.67 | 0.67 | 88.99 | 87.72 |

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN (CONTINUED) | | | | | | | | | | | | | | |
| F00 | R4 | RESIDENTIAL | KITCHEN | 80.79 | 61.65 | 61.29 | 0.36 | 0.00 | 0.00 | 0.00 | 0.36 | 0.09 | 76.31 | 75.87 |
| | R5 | RESIDENTIAL | CIRCULATION SPAC | 57.37 | 47.87 | 44.42 | 3.45 | 0.00 | 0.00 | 0.00 | 3.45 | 0.86 | 83.44 | 77.42 |
| | R6 | RESIDENTIAL | LKD | 213.37 | 168.12 | 162.70 | 5.42 | 0.00 | 0.00 | 0.00 | 5.42 | 1.36 | 78.79 | 76.25 |
| | R7 | RESIDENTIAL | BEDROOM | 115.75 | 79.80 | 56.60 | 23.20 | 0.00 | 1.27 | 21.93 | 0.00 | 12.24 | 68.94 | 48.90 |
| | R8 | RESIDENTIAL | BEDROOM | 154.80 | 100.03 | 72.63 | 27.40 | 0.00 | 4.77 | 22.63 | 0.00 | 16.08 | 64.62 | 46.92 |
| F01 | R1 | RESIDENTIAL | KITCHEN | 80.79 | 67.79 | 67.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 83.92 | 83.92 |
| | R2 | RESIDENTIAL | LKD | 210.34 | 203.34 | 201.77 | 1.57 | 0.00 | 0.00 | 0.00 | 1.56 | 0.39 | 96.67 | 95.93 |
| | R3 | RESIDENTIAL | LKD | 210.34 | 203.08 | 200.82 | 2.26 | 0.00 | 0.00 | 0.00 | 2.26 | 0.57 | 96.55 | 95.48 |
| | R4 | RESIDENTIAL | KITCHEN | 80.79 | 67.98 | 67.70 | 0.28 | 0.00 | 0.00 | 0.00 | 0.29 | 0.07 | 84.15 | 83.80 |
| | R5 | RESIDENTIAL | UNKNOWN | 110.53 | 98.80 | 97.37 | 1.43 | 0.00 | 0.00 | 0.00 | 1.43 | 0.36 | 89.39 | 88.09 |
| | R6 | RESIDENTIAL | LKD | 213.37 | 184.82 | 179.62 | 5.20 | 0.00 | 0.00 | 0.00 | 5.20 | 1.30 | 86.62 | 84.18 |
| | R7 | RESIDENTIAL | BEDROOM | 115.75 | 91.30 | 62.13 | 29.17 | 0.00 | 0.00 | 0.00 | 29.17 | 7.29 | 78.87 | 53.68 |
| | R8 | RESIDENTIAL | BEDROOM | 154.80 | 123.81 | 88.80 | 35.01 | 0.00 | 0.00 | 0.00 | 35.01 | 8.75 | 79.98 | 57.36 |
| F02 | R1 | RESIDENTIAL | KITCHEN | 80.79 | 73.68 | 73.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 91.20 | 91.20 |
| | R2 | RESIDENTIAL | LKD | 210.34 | 206.10 | 204.28 | 1.82 | 0.00 | 0.00 | 0.00 | 1.82 | 0.46 | 97.98 | 97.12 |
| | R3 | RESIDENTIAL | LKD | 210.34 | 206.06 | 205.24 | 0.82 | 0.00 | 0.00 | 0.00 | 0.81 | 0.20 | 97.97 | 97.58 |
| | R4 | RESIDENTIAL | KITCHEN | 80.79 | 72.28 | 72.05 | 0.23 | 0.00 | 0.00 | 0.00 | 0.23 | 0.06 | 89.47 | 89.19 |
| | R5 | RESIDENTIAL | UNKNOWN | 110.53 | 106.22 | 104.69 | 1.53 | 0.00 | 0.00 | 0.00 | 1.53 | 0.38 | 96.11 | 94.72 |
| | R6 | RESIDENTIAL | LKD | 213.37 | 201.12 | 196.13 | 4.99 | 0.00 | 0.00 | 0.00 | 4.98 | 1.25 | 94.26 | 91.92 |
| | R7 | RESIDENTIAL | BEDROOM | 115.75 | 95.09 | 65.99 | 29.10 | 0.00 | 0.00 | 0.00 | 29.10 | 7.27 | 82.15 | 57.01 |
| | R8 | RESIDENTIAL | BEDROOM | 154.80 | 126.79 | 90.95 | 35.84 | 0.00 | 0.00 | 0.00 | 35.84 | 8.96 | 81.90 | 58.75 |
| F03 | R1 | RESIDENTIAL | LKD | 210.34 | 117.38 | 117.09 | 0.29 | 0.00 | 0.00 | 0.00 | 0.29 | 0.07 | 55.81 | 55.67 |
| | R2 | RESIDENTIAL | LKD | 210.34 | 116.38 | 116.23 | 0.15 | 0.00 | 0.00 | 0.00 | 0.16 | 0.04 | 55.33 | 55.26 |
| TOTALS | | | | 3,897.65 | 3,255.93 | 3,041.59 | 214.34 | 0.00 | 6.04 | 44.56 | 163.73 | 69.26 | | |
| 37 CHAPELTOWN STREET | | | | | | | | | | | | | | |
| F00 | R1 | RESIDENTIAL | UNKNOWN | 207.36 | 153.45 | 134.94 | 18.51 | 0.00 | 0.00 | 0.00 | 18.51 | 4.63 | 74.00 | 65.07 |
| | R2 | RESIDENTIAL | UNKNOWN | 116.29 | 93.95 | 82.39 | 11.56 | 0.00 | 0.00 | 0.00 | 11.57 | 2.89 | 80.79 | 70.85 |
| | R3 | RESIDENTIAL | CIRCULATION SPAC | 89.23 | 81.06 | 81.06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 90.84 | 90.84 |
| | R4 | RESIDENTIAL | CIRCULATION SPAC | 174.27 | 93.73 | 86.01 | 7.72 | 0.00 | 1.13 | 6.60 | 0.00 | 4.43 | 53.79 | 49.35 |

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 37 CHAPELTOWN STREET (CONTINUED) | | | | | | | | | | | | | | |
| F00 | R5 | RESIDENTIAL | UNKNOWN | 106.60 | 59.48 | 49.44 | 10.04 | 0.00 | 3.86 | 6.18 | 0.00 | 6.95 | 55.80 | 46.38 |
| | R6 | RESIDENTIAL | UNKNOWN | 146.72 | 130.48 | 130.48 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 88.93 | 88.93 |
| F01 | R1 | RESIDENTIAL | UNKNOWN | 207.36 | 131.48 | 119.19 | 12.29 | 0.00 | 0.00 | 0.00 | 12.30 | 3.07 | 63.41 | 57.48 |
| | R2 | RESIDENTIAL | UNKNOWN | 116.29 | 80.65 | 71.19 | 9.46 | 0.00 | 0.00 | 0.00 | 9.47 | 2.37 | 69.36 | 61.22 |
| | R3 | RESIDENTIAL | CIRCULATION SPAC | 89.23 | 84.54 | 84.55 | -0.01 | 0.00 | -0.01 | 0.00 | 0.00 | 0.00 | 94.75 | 94.75 |
| | R4 | RESIDENTIAL | CIRCULATION SPAC | 174.27 | 68.73 | 60.09 | 8.64 | 0.00 | 8.64 | 0.00 | 0.00 | 8.64 | 39.44 | 34.48 |
| | R5 | RESIDENTIAL | UNKNOWN | 106.60 | 52.19 | 42.94 | 9.25 | 0.00 | 9.26 | 0.00 | 0.00 | 9.26 | 48.96 | 40.28 |
| | R6 | RESIDENTIAL | UNKNOWN | 146.72 | 138.73 | 138.73 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 94.56 | 94.56 |
| F02 | R1 | RESIDENTIAL | UNKNOWN | 207.36 | 190.34 | 168.35 | 21.99 | 0.00 | 0.00 | 0.00 | 22.00 | 5.50 | 91.79 | 81.18 |
| | R2 | RESIDENTIAL | UNKNOWN | 116.29 | 110.79 | 90.18 | 20.61 | 0.00 | 0.00 | 0.00 | 20.61 | 5.15 | 95.27 | 77.55 |
| | R3 | RESIDENTIAL | CIRCULATION SPAC | 89.23 | 85.59 | 85.59 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 95.91 | 95.91 |
| | R4 | RESIDENTIAL | CIRCULATION SPAC | 174.27 | 94.38 | 82.70 | 11.68 | 0.00 | 4.43 | 7.24 | 0.00 | 8.05 | 54.16 | 47.46 |
| | R5 | RESIDENTIAL | UNKNOWN | 106.60 | 69.90 | 57.31 | 12.59 | 0.00 | 0.00 | 0.00 | 12.59 | 3.15 | 65.57 | 53.76 |
| | R6 | RESIDENTIAL | UNKNOWN | 146.72 | 141.87 | 140.76 | 1.11 | 0.00 | 0.00 | 0.00 | 1.12 | 0.28 | 96.70 | 95.94 |
| F03 | R1 | RESIDENTIAL | UNKNOWN | 207.36 | 196.48 | 172.87 | 23.61 | 0.00 | 0.00 | 0.00 | 23.60 | 5.90 | 94.75 | 83.37 |
| | R2 | RESIDENTIAL | UNKNOWN | 116.29 | 115.02 | 92.44 | 22.58 | 0.00 | 0.00 | 0.00 | 22.58 | 5.64 | 98.91 | 79.49 |
| | R3 | RESIDENTIAL | CIRCULATION SPAC | 89.23 | 83.74 | 83.74 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 93.84 | 93.84 |
| | R4 | RESIDENTIAL | CIRCULATION SPAC | 174.27 | 111.09 | 96.71 | 14.38 | 0.00 | 0.00 | 0.00 | 14.38 | 3.59 | 63.75 | 55.50 |
| | R5 | RESIDENTIAL | UNKNOWN | 106.60 | 76.38 | 70.72 | 5.66 | 0.00 | 0.00 | 0.00 | 5.66 | 1.41 | 71.65 | 66.34 |
| | R6 | RESIDENTIAL | UNKNOWN | 146.72 | 144.50 | 140.64 | 3.86 | 0.00 | 0.00 | 0.00 | 3.86 | 0.97 | 98.49 | 95.86 |
| F04 | R1 | RESIDENTIAL | UNKNOWN | 190.62 | 110.09 | 95.33 | 14.76 | 0.00 | 0.00 | 0.00 | 14.77 | 3.69 | 57.76 | 50.01 |
| | R2 | RESIDENTIAL | UNKNOWN | 136.96 | 88.54 | 75.63 | 12.91 | 0.00 | 0.00 | 0.00 | 12.90 | 3.23 | 64.64 | 55.22 |
| | R3 | RESIDENTIAL | CIRCULATION SPAC | 186.43 | 94.96 | 81.65 | 13.31 | 0.00 | 11.57 | 1.75 | 0.00 | 12.44 | 50.94 | 43.80 |
| | R4 | RESIDENTIAL | LKD | 265.92 | 111.14 | 101.81 | 9.33 | 0.00 | 9.33 | 0.00 | 0.00 | 9.33 | 41.79 | 38.29 |
| TOTALS | | | | 4,141.81 | 2,993.28 | 2,717.44 | 275.84 | 0.00 | 48.21 | 21.77 | 205.92 | 110.57 | | |
| 39 CHAPELTOWN STREET | | | | | | | | | | | | | | |
| F00 | R1 | RESIDENTIAL | UNKNOWN | 129.97 | 89.43 | 68.13 | 21.30 | 0.00 | 0.00 | 0.00 | 21.30 | 5.32 | 68.80 | 52.42 |
| | R2 | RESIDENTIAL | UNKNOWN | 137.75 | 89.54 | 49.86 | 39.68 | 0.00 | 19.01 | 20.66 | 0.00 | 29.34 | 65.00 | 36.20 |
| | R3 | RESIDENTIAL | UNKNOWN | 176.57 | 104.85 | 49.87 | 54.98 | 0.00 | 38.41 | 16.56 | 0.00 | 46.69 | 59.38 | 28.25 |

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET (CONTINUED) | | | | | | | | | | | | | | |
| F00 | R4 | RESIDENTIAL | CIRCULATION SPAC | 122.75 | 114.86 | 59.57 | 55.29 | 0.00 | 1.80 | 53.49 | 0.00 | 28.55 | 93.58 | 48.53 |
| | R5 | RESIDENTIAL | CIRCULATION SPAC | 82.29 | 64.69 | 58.56 | 6.13 | 0.00 | 0.00 | 0.00 | 6.12 | 1.53 | 78.61 | 71.17 |
| | R6 | RESIDENTIAL | UNKNOWN | 248.03 | 195.30 | 155.58 | 39.72 | 0.00 | 0.00 | 0.00 | 39.71 | 9.93 | 78.74 | 62.73 |
| | R7 | RESIDENTIAL | UNKNOWN | 359.95 | 209.98 | 164.95 | 45.03 | 0.00 | 15.03 | 30.00 | 0.00 | 30.03 | 58.34 | 45.83 |
| | R8 | RESIDENTIAL | CIRCULATION SPAC | 95.94 | 59.14 | 58.48 | 0.66 | 0.00 | 0.00 | 0.00 | 0.66 | 0.17 | 61.64 | 60.95 |
| | R9 | RESIDENTIAL | UNKNOWN | 381.05 | 264.63 | 253.22 | 11.41 | 0.00 | 0.00 | 0.00 | 11.42 | 2.85 | 69.45 | 66.45 |
| F01 | R1 | RESIDENTIAL | UNKNOWN | 129.97 | 125.54 | 122.71 | 2.83 | 0.00 | 0.00 | 0.00 | 2.83 | 0.71 | 96.59 | 94.41 |
| | R2 | RESIDENTIAL | UNKNOWN | 137.75 | 127.37 | 68.67 | 58.70 | 0.00 | 0.20 | 58.50 | 0.00 | 29.45 | 92.47 | 49.85 |
| | R3 | RESIDENTIAL | UNKNOWN | 176.57 | 144.32 | 85.66 | 58.66 | 0.00 | 2.63 | 56.03 | 0.00 | 30.64 | 81.73 | 48.51 |
| | R4 | RESIDENTIAL | CIRCULATION SPAC | 122.75 | 111.14 | 66.33 | 44.81 | 0.00 | 0.00 | 0.00 | 44.82 | 11.20 | 90.55 | 54.03 |
| | R5 | RESIDENTIAL | CIRCULATION SPAC | 82.29 | 71.59 | 66.58 | 5.01 | 0.00 | 0.00 | 0.00 | 5.01 | 1.25 | 87.00 | 80.91 |
| | R6 | RESIDENTIAL | UNKNOWN | 248.03 | 241.71 | 218.63 | 23.08 | 0.00 | 0.00 | 0.00 | 23.08 | 5.77 | 97.45 | 88.15 |
| | R7 | RESIDENTIAL | UNKNOWN | 359.95 | 312.52 | 265.28 | 47.24 | 0.00 | 0.00 | 0.00 | 47.24 | 11.81 | 86.82 | 73.70 |
| | R8 | RESIDENTIAL | CIRCULATION SPAC | 95.94 | 71.00 | 70.75 | 0.25 | 0.00 | 0.00 | 0.00 | 0.26 | 0.06 | 74.00 | 73.74 |
| | R9 | RESIDENTIAL | UNKNOWN | 381.05 | 331.41 | 322.84 | 8.57 | 0.00 | 0.00 | 0.00 | 8.57 | 2.14 | 86.97 | 84.73 |
| F02 | R1 | RESIDENTIAL | UNKNOWN | 129.97 | 125.18 | 123.00 | 2.18 | 0.00 | 0.00 | 0.00 | 2.19 | 0.55 | 96.31 | 94.63 |
| | R2 | RESIDENTIAL | UNKNOWN | 137.75 | 125.38 | 66.39 | 58.99 | 0.00 | 2.48 | 56.51 | 0.00 | 30.74 | 91.02 | 48.20 |
| | R3 | RESIDENTIAL | UNKNOWN | 176.57 | 141.58 | 80.94 | 60.64 | 0.00 | 7.35 | 53.29 | 0.00 | 34.00 | 80.18 | 45.84 |
| | R4 | RESIDENTIAL | CIRCULATION SPAC | 122.75 | 115.00 | 64.51 | 50.49 | 0.00 | 0.00 | 0.00 | 50.49 | 12.62 | 93.68 | 52.55 |
| | R5 | RESIDENTIAL | CIRCULATION SPAC | 82.29 | 69.98 | 64.75 | 5.23 | 0.00 | 0.00 | 0.00 | 5.22 | 1.31 | 85.04 | 78.69 |
| | R6 | RESIDENTIAL | UNKNOWN | 248.03 | 242.70 | 215.72 | 26.98 | 0.00 | 0.00 | 0.00 | 26.98 | 6.74 | 97.85 | 86.97 |
| | R7 | RESIDENTIAL | UNKNOWN | 359.95 | 295.37 | 245.15 | 50.22 | 0.00 | 0.00 | 0.00 | 50.22 | 12.56 | 82.06 | 68.10 |
| | R8 | RESIDENTIAL | CIRCULATION SPAC | 95.94 | 64.90 | 64.53 | 0.37 | 0.00 | 0.00 | 0.00 | 0.37 | 0.09 | 67.64 | 67.26 |
| | R9 | RESIDENTIAL | UNKNOWN | 381.05 | 323.26 | 314.31 | 8.95 | 0.00 | 0.00 | 0.00 | 8.94 | 2.24 | 84.83 | 82.49 |
| F03 | R1 | RESIDENTIAL | UNKNOWN | 129.97 | 124.09 | 118.40 | 5.69 | 0.00 | 0.00 | 0.00 | 5.69 | 1.42 | 95.47 | 91.09 |
| | R2 | RESIDENTIAL | UNKNOWN | 137.75 | 116.55 | 61.31 | 55.24 | 0.00 | 7.56 | 47.68 | 0.00 | 31.40 | 84.61 | 44.51 |
| | R3 | RESIDENTIAL | UNKNOWN | 176.57 | 132.61 | 70.99 | 61.62 | 0.00 | 17.30 | 44.32 | 0.00 | 39.46 | 75.10 | 40.20 |
| | R4 | RESIDENTIAL | CIRCULATION SPAC | 82.29 | 66.35 | 60.69 | 5.66 | 0.00 | 0.00 | 0.00 | 5.66 | 1.42 | 80.63 | 73.75 |
| | R5 | RESIDENTIAL | UNKNOWN | 248.03 | 237.11 | 194.88 | 42.23 | 0.00 | 0.00 | 0.00 | 42.22 | 10.56 | 95.60 | 78.57 |
| | R6 | RESIDENTIAL | UNKNOWN | 359.95 | 257.10 | 209.40 | 47.70 | 0.00 | 0.00 | 0.00 | 47.70 | 11.93 | 71.43 | 58.17 |

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | FRONT | 1st | 2nd | MKWT | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET (CONTINUED) | | | | | | | | | | | | | | |
| F03 | R7 | RESIDENTIAL | UNKNOWN | 381.05 | 306.75 | 297.11 | 9.64 | 0.00 | 0.00 | 0.00 | 9.64 | 2.41 | 80.50 | 77.97 |
| | R8 | RESIDENTIAL | CIRCULATION SPAC | 122.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| F04 | R1 | RESIDENTIAL | UNKNOWN | 169.19 | 169.19 | 164.17 | 5.02 | 0.00 | 0.00 | 0.00 | 5.02 | 1.26 | 100.00 | 97.03 |
| | R2 | RESIDENTIAL | UNKNOWN | 131.51 | 125.37 | 57.47 | 67.90 | 0.00 | 8.29 | 59.62 | 0.00 | 38.10 | 95.34 | 43.70 |
| | R3 | RESIDENTIAL | UNKNOWN | 183.42 | 180.10 | 153.98 | 26.12 | 0.00 | 0.00 | 0.00 | 26.12 | 6.53 | 98.19 | 83.95 |
| | R4 | RESIDENTIAL | UNKNOWN | 146.98 | 146.97 | 146.97 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 99.99 | 99.99 |
| | R5 | RESIDENTIAL | UNKNOWN | 108.53 | 103.31 | 93.71 | 9.60 | 0.00 | 0.00 | 0.00 | 9.60 | 2.40 | 95.19 | 86.35 |
| | R6 | RESIDENTIAL | UNKNOWN | 105.12 | 101.82 | 98.06 | 3.76 | 0.00 | 0.00 | 0.00 | 3.75 | 0.94 | 96.85 | 93.28 |
| | R7 | RESIDENTIAL | UNKNOWN | 169.66 | 166.20 | 160.66 | 5.54 | 0.00 | 0.00 | 0.00 | 5.54 | 1.39 | 97.96 | 94.69 |
| | R8 | RESIDENTIAL | UNKNOWN | 109.71 | 106.24 | 98.49 | 7.75 | 0.00 | 0.00 | 0.00 | 7.75 | 1.94 | 96.84 | 89.77 |
| | R9 | RESIDENTIAL | UNKNOWN | 169.66 | 163.35 | 159.29 | 4.06 | 0.00 | 0.00 | 0.00 | 4.07 | 1.02 | 96.28 | 93.89 |
| | R10 | RESIDENTIAL | CIRCULATION SPAC | 83.79 | 77.30 | 77.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 92.24 | 92.24 |
| | R11 | RESIDENTIAL | UNKNOWN | 118.69 | 118.69 | 118.69 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 |
| TOTALS | | | | 8,337.52 | 6,931.47 | 5,786.54 | 1,144.93 | 0.00 | 120.06 | 496.66 | 528.19 | 500.47 | | |

APPENDIX 04
**RESULTS & CONTOURS:**

# EXISTING v PROPOSED (CONTOURS)

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL1
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F00 | R1 | Residential | Circulation Space | 73.05 | 69.62 | 68.84 | 0.78 | 0.19 | 95.31 | 94.24 |
| F00 | R2 | Residential | Circulation Space | 54.35 | 49.39 | 49.13 | 0.26 | 0.06 | 90.86 | 90.38 |
| F00 | R3 | Residential | LKD | 158.61 | 148.15 | 135.87 | 12.28 | 3.07 | 93.4 | 85.66 |
| F00 | R4 | Residential | Kitchen | 68.58 | 64.46 | 64.46 | 0.00 | 0 | 93.99 | 93.99 |
| F00 | R5 | Residential | Kitchen | 70.37 | 67.77 | 67.77 | 0.00 | 0 | 96.3 | 96.3 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL2
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID




## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F00 | R6 | Residential | LKD | 148.27 | 141.96 | 139.43 | 2.53 | 0.63 | 95.75 | 94.04 |
| F00 | R7 | Residential | Circulation Space | 59.65 | 56.31 | 55.40 | 0.91 | 0.23 | 94.41 | 92.88 |
| F00 | R8 | Residential | Circulation Space | 61.68 | 59.02 | 56.89 | 2.13 | 0.53 | 95.7 | 92.24 |
| F00 | R9 | Residential | Circulation Space | 50.41 | 48.05 | 40.55 | 7.50 | 1.87 | 95.31 | 80.43 |
| F00 | R10 | Residential | LKD | 164.50 | 152.34 | 114.87 | 37.47 | 9.37 | 92.6 | 69.83 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL3
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID




F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F00 | R11 | Residential | Kitchen | 82.42 | 78.43 | 58.56 | 19.87 | 4.97 | 95.16 | 71.05 |
| F00 | R12 | Residential | Living Room | 168.52 | 130.70 | 94.10 | 36.60 | 9.15 | 77.56 | 55.84 |
| F00 | R13 | Residential | LKD | 127.73 | 111.36 | 58.19 | 53.17 | 29.42 | 87.18 | 45.56 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL4
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID



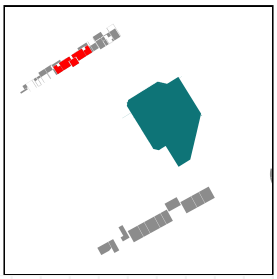

## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F01 | R1 | Residential | Circulation Space | 73.05 | 72.77 | 72.77 | 0.00 | 0 | 99.62 | 99.62 |
| F01 | R2 | Residential | Bedroom | 115.93 | 92.25 | 90.65 | 1.60 | 0.4 | 79.58 | 78.19 |
| F01 | R3 | Residential | Bathroom | 62.54 | 54.53 | 43.87 | 10.66 | 2.67 | 87.2 | 70.15 |
| F01 | R4 | Residential | Bedroom | 101.11 | 96.08 | 94.84 | 1.24 | 0.31 | 95.02 | 93.8 |
| F01 | R5 | Residential | Bedroom | 107.78 | 104.43 | 104.43 | 0.00 | 0 | 96.89 | 96.89 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL5
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID






## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F01 | R6 | Residential | Bathroom | 59.53 | 52.06 | 52.05 | 0.01 | 0 | 87.46 | 87.44 |
| F01 | R7 | Residential | Bedroom | 105.65 | 90.45 | 76.20 | 14.25 | 3.56 | 85.62 | 72.13 |
| F01 | R8 | Residential | Circulation Space | 61.81 | 61.72 | 61.72 | 0.00 | 0 | 99.85 | 99.85 |
| F01 | R9 | Residential | Bedroom | 106.88 | 89.73 | 79.23 | 10.50 | 2.63 | 83.96 | 74.13 |
| F01 | R10 | Residential | Bathroom | 57.11 | 50.86 | 36.65 | 14.21 | 3.55 | 89.06 | 64.18 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL6
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F01 | R11 | Residential | Bedroom | 103.30 | 98.77 | 67.03 | 31.74 | 7.94 | 95.62 | 64.89 |
| F01 | R12 | Residential | Bedroom | 93.68 | 88.55 | 76.49 | 12.06 | 3.02 | 94.53 | 81.65 |
| F01 | R13 | Residential | Circulation Space | 62.13 | 46.22 | 26.85 | 19.36 | 11.79 | 74.39 | 43.23 |
| F01 | R14 | Residential | Bedroom | 139.36 | 127.94 | 65.88 | 62.06 | 32.93 | 91.8 | 47.27 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL7
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F02 | R1 | Residential | Bedroom | 75.65 | 70.86 | 70.86 | 0.00 | 0 | 93.66 | 93.66 |
| F02 | R2 | Residential | Bathroom | 56.84 | 49.66 | 49.65 | 0.01 | 0 | 87.36 | 87.34 |
| F02 | R3 | Residential | Kitchen | 80.59 | 72.93 | 66.12 | 6.81 | 1.7 | 90.5 | 82.04 |
| F02 | R4 | Residential | Kitchen | 80.23 | 74.94 | 69.53 | 5.41 | 1.35 | 93.4 | 86.66 |
| F02 | R5 | Residential | Bathroom | 55.32 | 51.12 | 43.72 | 7.40 | 1.85 | 92.41 | 79.03 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL8
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID



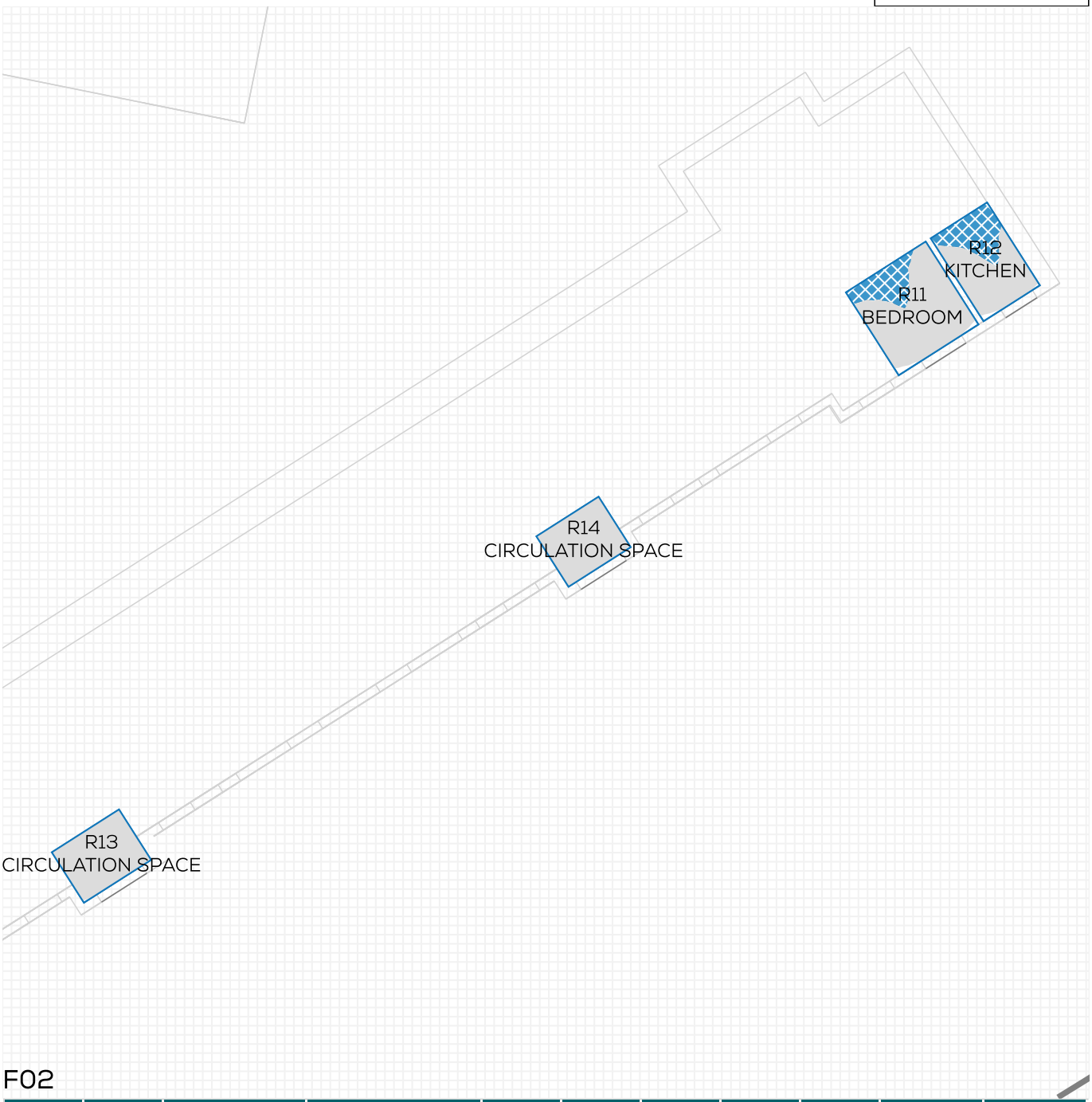

## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F02 | R6 | Residential | Bedroom | 75.66 | 73.40 | 67.01 | 6.39 | 1.6 | 97.01 | 88.56 |
| F02 | R7 | Residential | Bedroom | 73.43 | 71.64 | 65.52 | 6.12 | 1.53 | 97.57 | 89.22 |
| F02 | R8 | Residential | Bathroom | 55.38 | 51.33 | 41.72 | 9.61 | 2.4 | 92.68 | 75.34 |
| F02 | R9 | Residential | Kitchen | 79.89 | 73.79 | 70.15 | 3.64 | 0.91 | 92.36 | 87.8 |
| F02 | R10 | Residential | Bedroom | 71.79 | 70.60 | 47.48 | 23.12 | 5.78 | 98.34 | 66.14 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL9
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F02 | R11 | Residential | Bedroom | 112.03 | 109.83 | 86.51 | 23.32 | 5.83 | 98.04 | 77.23 |
| F02 | R12 | Residential | Kitchen | 79.06 | 77.80 | 50.21 | 27.59 | 6.9 | 98.41 | 63.5 |
| F02 | R13 | Residential | Circulation Space | 57.39 | 57.15 | 57.15 | 0.00 | 0 | 99.6 | 99.6 |
| F02 | R14 | Residential | Circulation Space | 53.08 | 52.93 | 52.93 | 0.00 | 0 | 99.71 | 99.71 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL10
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F03

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F03 | R1 | Residential | Circulation Space | 57.39 | 57.12 | 57.12 | 0.00 | 0 | 99.54 | 99.54 |
| F03 | R2 | Residential | Bedroom | 75.65 | 71.35 | 71.34 | 0.01 | 0 | 94.3 | 94.3 |
| F03 | R3 | Residential | Bathroom | 56.84 | 50.82 | 50.80 | 0.02 | 0 | 89.4 | 89.38 |
| F03 | R4 | Residential | Kitchen | 80.59 | 73.80 | 67.22 | 6.58 | 1.64 | 91.57 | 83.41 |
| F03 | R5 | Residential | Kitchen | 80.23 | 75.43 | 70.10 | 5.33 | 1.33 | 94.01 | 87.37 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL11
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F03

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F03 | R6 | Residential | Bathroom | 55.32 | 51.64 | 44.37 | 7.27 | 1.82 | 93.35 | 80.21 |
| F03 | R7 | Residential | Bedroom | 75.66 | 73.92 | 67.37 | 6.55 | 1.64 | 97.7 | 89.04 |
| F03 | R8 | Residential | Circulation Space | 53.08 | 52.94 | 52.93 | 0.01 | 0 | 99.74 | 99.71 |
| F03 | R9 | Residential | Bedroom | 73.43 | 72.01 | 65.77 | 6.24 | 1.56 | 98.07 | 89.57 |
| F03 | R10 | Residential | Bathroom | 55.38 | 51.79 | 42.32 | 9.47 | 2.37 | 93.52 | 76.43 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL12
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F03

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F03 | R11 | Residential | Kitchen | 79.89 | 73.89 | 70.26 | 3.62 | 0.91 | 92.48 | 87.95 |
| F03 | R12 | Residential | Bedroom | 71.79 | 71.13 | 48.56 | 22.57 | 5.64 | 99.08 | 67.64 |
| F03 | R13 | Residential | Bedroom | 112.03 | 110.20 | 87.56 | 22.64 | 5.66 | 98.37 | 78.16 |
| F03 | R14 | Residential | Kitchen | 79.06 | 78.05 | 50.62 | 27.43 | 6.86 | 98.72 | 64.02 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL13
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F04

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F04 | R1 | Residential | Bedroom | 75.65 | 72.37 | 72.25 | 0.12 | 0.03 | 95.66 | 95.49 |
| F04 | R2 | Residential | Bathroom | 56.84 | 49.79 | 49.24 | 0.55 | 0.14 | 87.59 | 86.62 |
| F04 | R3 | Residential | Kitchen | 80.59 | 73.88 | 65.42 | 8.46 | 2.12 | 91.67 | 81.17 |
| F04 | R4 | Residential | Kitchen | 80.23 | 73.51 | 67.29 | 6.22 | 1.55 | 91.62 | 83.87 |
| F04 | R5 | Residential | Bathroom | 55.32 | 48.76 | 38.85 | 9.91 | 2.48 | 88.14 | 70.23 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL14
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID



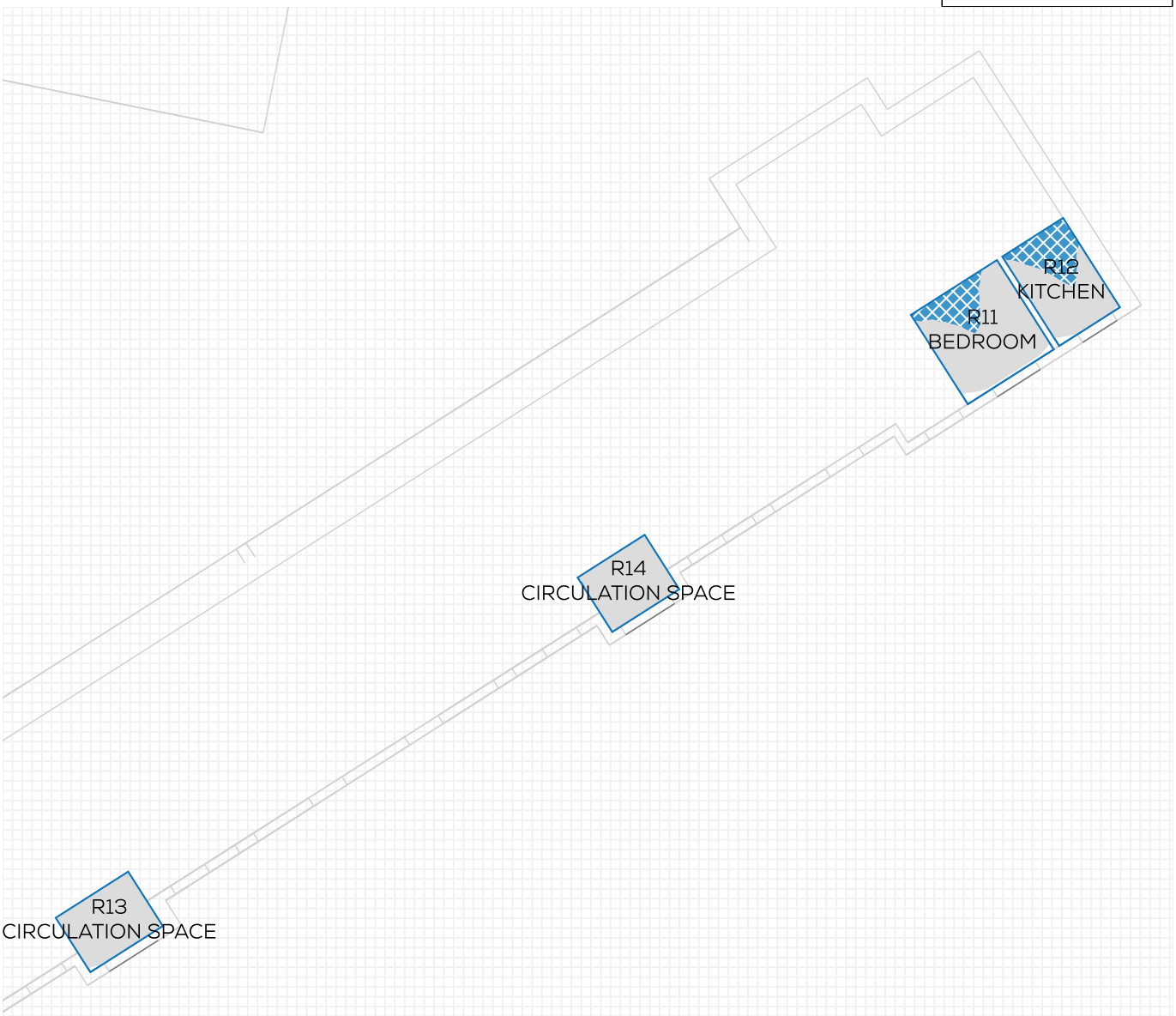

## F04

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F04 | R6 | Residential | Bedroom | 75.66 | 72.34 | 64.08 | 8.26 | 2.07 | 95.6 | 84.68 |
| F04 | R7 | Residential | Bedroom | 73.43 | 70.56 | 64.10 | 6.46 | 1.61 | 96.09 | 87.3 |
| F04 | R8 | Residential | Bathroom | 55.38 | 48.88 | 37.88 | 11.00 | 2.75 | 88.27 | 68.4 |
| F04 | R9 | Residential | Kitchen | 79.89 | 70.73 | 65.09 | 5.64 | 1.41 | 88.53 | 81.48 |
| F04 | R10 | Residential | Bedroom | 71.79 | 69.74 | 46.50 | 23.24 | 5.81 | 97.14 | 64.78 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: WHARF CLOSE
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL15
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID



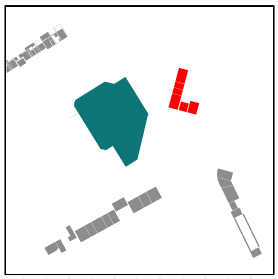

## F04

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| WHARF CLOSE | | | | | | | | | | |
| F04 | R11 | Residential | Bedroom | 112.03 | 107.97 | 85.55 | 22.42 | 5.6 | 96.38 | 76.37 |
| F04 | R12 | Residential | Kitchen | 79.06 | 77.66 | 50.01 | 27.65 | 6.91 | 98.23 | 63.25 |
| F04 | R13 | Residential | Circulation Space | 57.39 | 56.88 | 56.88 | 0.00 | 0 | 99.12 | 99.11 |
| F04 | R14 | Residential | Circulation Space | 53.08 | 52.79 | 52.62 | 0.17 | 0.04 | 99.45 | 99.13 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 19-26 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL16
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID





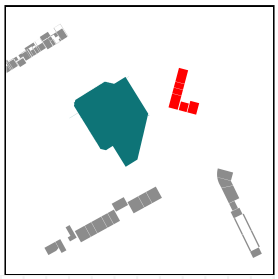

## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 19-26 THOMAS TELFORD BASIN | | | | | | | | | | |
| F00 | R1 | Residential | Bedroom | 161.80 | 159.69 | 123.27 | 36.42 | 9.1 | 98.7 | 76.19 |
| F00 | R2 | Residential | Bathroom | 66.14 | 63.38 | 57.28 | 6.10 | 1.53 | 95.83 | 86.6 |
| F00 | R3 | Residential | Bathroom | 65.65 | 62.89 | 57.11 | 5.78 | 1.44 | 95.8 | 87 |
| F00 | R4 | Residential | Bedroom | 158.89 | 157.71 | 153.19 | 4.52 | 1.13 | 99.25 | 96.41 |
| F00 | R5 | Residential | Living Room | 129.99 | 128.04 | 126.08 | 1.96 | 0.49 | 98.5 | 96.99 |
| F00 | R6 | Residential | Kitchen | 86.70 | 82.95 | 77.72 | 5.23 | 1.31 | 95.67 | 89.64 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 19-26 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL17
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID





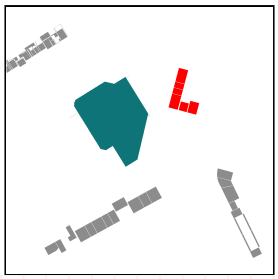

## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 19-26 THOMAS TELFORD BASIN | | | | | | | | | | |
| F01 | R1 | Residential | Bedroom | 161.80 | 159.81 | 126.77 | 33.04 | 8.26 | 98.77 | 78.35 |
| F01 | R2 | Residential | Bathroom | 66.14 | 64.74 | 57.59 | 7.15 | 1.79 | 97.89 | 87.08 |
| F01 | R3 | Residential | Bathroom | 65.65 | 64.24 | 58.85 | 5.39 | 1.35 | 97.85 | 89.65 |
| F01 | R4 | Residential | Bedroom | 158.89 | 157.77 | 154.10 | 3.66 | 0.92 | 99.29 | 96.99 |
| F01 | R5 | Residential | Living Room | 129.99 | 128.12 | 125.80 | 2.32 | 0.58 | 98.56 | 96.78 |
| F01 | R6 | Residential | Kitchen | 86.70 | 83.28 | 78.01 | 5.27 | 1.32 | 96.05 | 89.98 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 19-26 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL18
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID





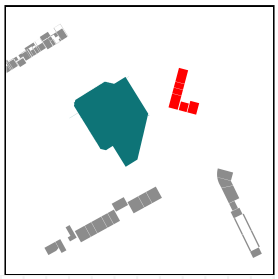

## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 19-26 THOMAS TELFORD BASIN | | | | | | | | | | |
| F02 | R1 | Residential | Bedroom | 161.80 | 160.82 | 146.43 | 14.39 | 3.6 | 99.4 | 90.5 |
| F02 | R2 | Residential | Bathroom | 66.14 | 64.80 | 56.87 | 7.93 | 1.98 | 97.98 | 85.98 |
| F02 | R3 | Residential | Bathroom | 65.65 | 64.28 | 59.73 | 4.55 | 1.14 | 97.92 | 90.99 |
| F02 | R4 | Residential | Bedroom | 158.89 | 157.84 | 154.12 | 3.72 | 0.93 | 99.34 | 96.99 |
| F02 | R5 | Residential | Living Room | 129.99 | 128.40 | 126.38 | 2.02 | 0.5 | 98.77 | 97.22 |
| F02 | R6 | Residential | Kitchen | 86.70 | 83.29 | 78.08 | 5.21 | 1.3 | 96.06 | 90.05 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 19-26 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL19
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID





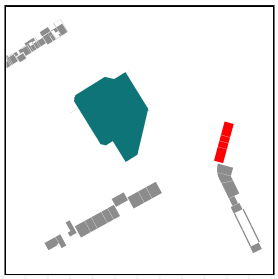

## F03

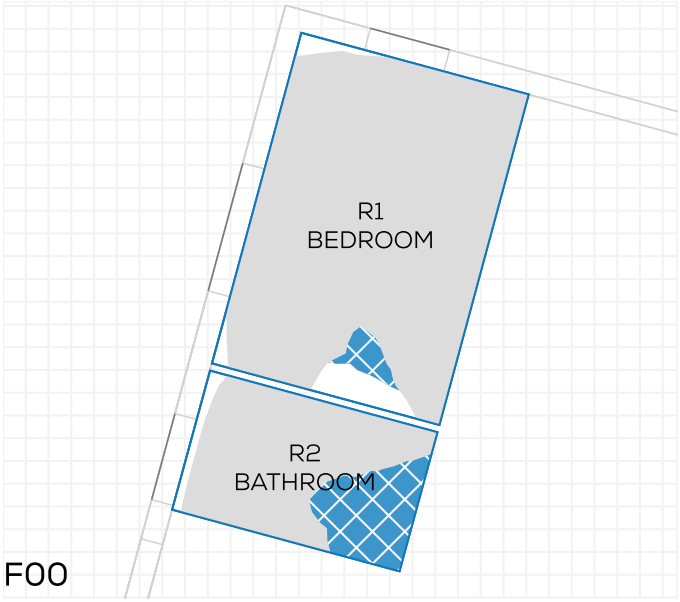
| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 19-26 THOMAS TELFORD BASIN | | | | | | | | | | |
| F03 | R1 | Residential | Bedroom | 161.80 | 160.88 | 160.88 | 0.00 | 0 | 99.43 | 99.43 |
| F03 | R2 | Residential | Bathroom | 66.14 | 64.82 | 56.52 | 8.30 | 2.07 | 98 | 85.45 |
| F03 | R3 | Residential | Bathroom | 65.65 | 64.32 | 60.29 | 4.03 | 1.01 | 97.99 | 91.85 |
| F03 | R4 | Residential | Bedroom | 158.89 | 157.70 | 151.95 | 5.75 | 1.44 | 99.25 | 95.63 |
| F03 | R5 | Residential | Living Room | 129.99 | 128.33 | 126.48 | 1.85 | 0.46 | 98.72 | 97.3 |
| F03 | R6 | Residential | Kitchen | 86.70 | 81.51 | 76.69 | 4.82 | 1.2 | 94.01 | 88.45 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 27-34 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL20
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID

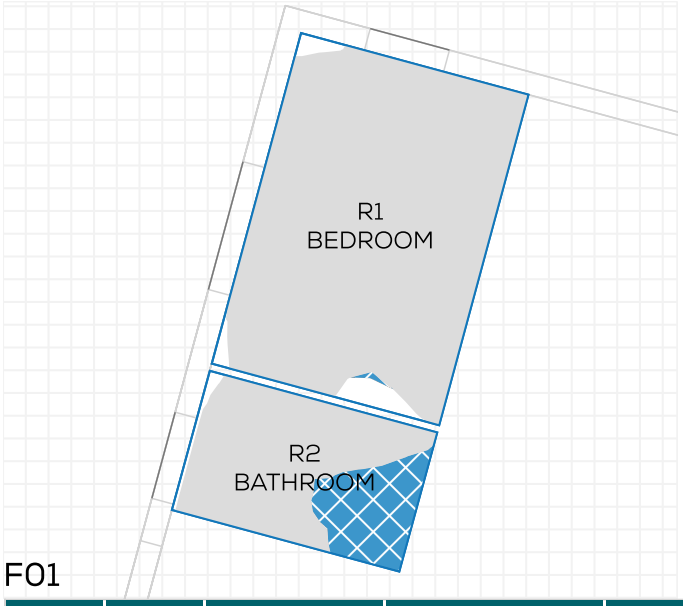




F00



F00



F01



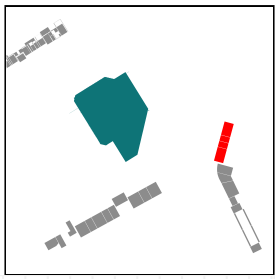
F01

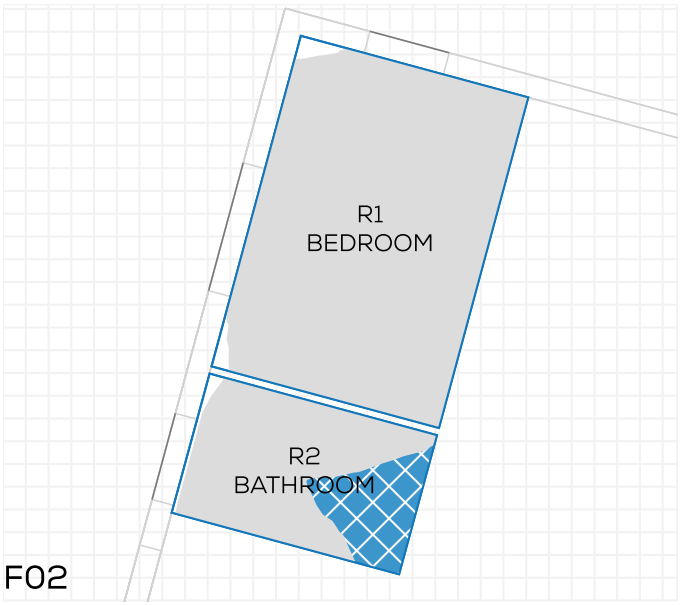
| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 27-34 THOMAS TELFORD BASIN | | | | | | | | | | |
| F00 | R1 | Residential | Bedroom | 155.90 | 148.05 | 144.73 | 3.32 | 0.83 | 94.97 | 92.84 |
| F00 | R2 | Residential | Bathroom | 65.65 | 63.16 | 46.55 | 16.61 | 4.15 | 96.21 | 70.91 |
| F00 | R3 | Residential | Bathroom | 66.14 | 63.70 | 48.52 | 15.18 | 3.79 | 96.31 | 73.36 |
| F00 | R4 | Residential | Bedroom | 161.80 | 145.60 | 140.48 | 5.12 | 1.28 | 89.99 | 86.83 |
| F01 | R1 | Residential | Bedroom | 155.90 | 150.42 | 150.13 | 0.28 | 0.07 | 96.49 | 96.3 |
| F01 | R2 | Residential | Bathroom | 65.65 | 64.31 | 46.57 | 17.74 | 4.43 | 97.96 | 70.95 |
| F01 | R3 | Residential | Bathroom | 66.14 | 65.01 | 48.61 | 16.40 | 4.1 | 98.29 | 73.5 |
| F01 | R4 | Residential | Bedroom | 161.80 | 147.45 | 139.24 | 8.21 | 2.05 | 91.13 | 86.06 |

# ROL CONTOURS

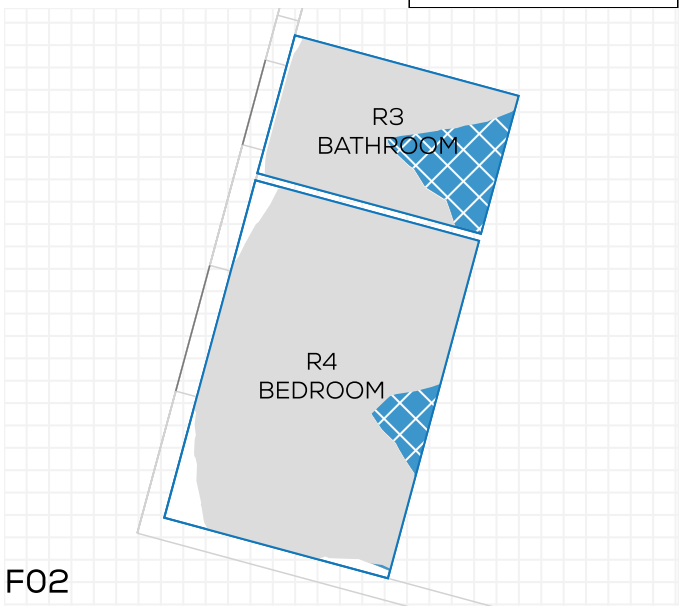
PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 27-34 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL21
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID

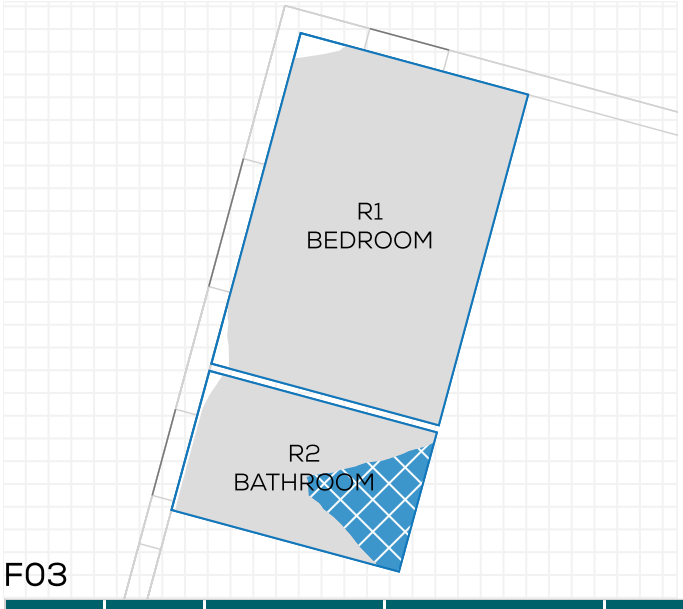




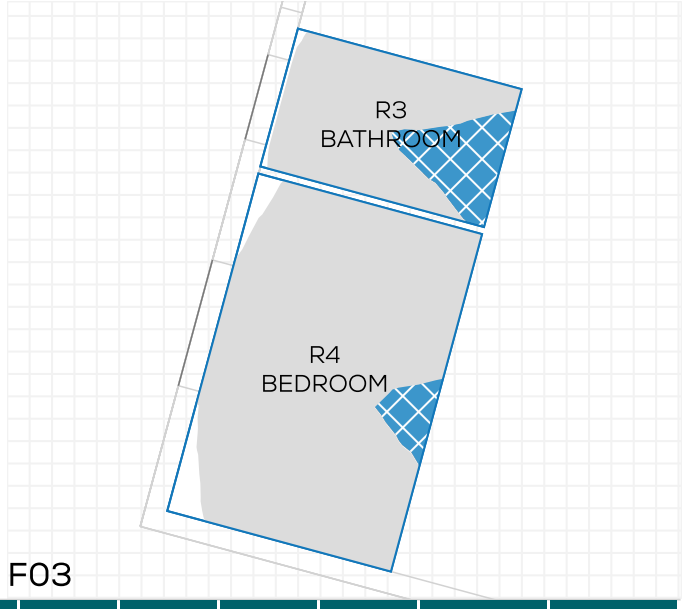
F02



F02



F03



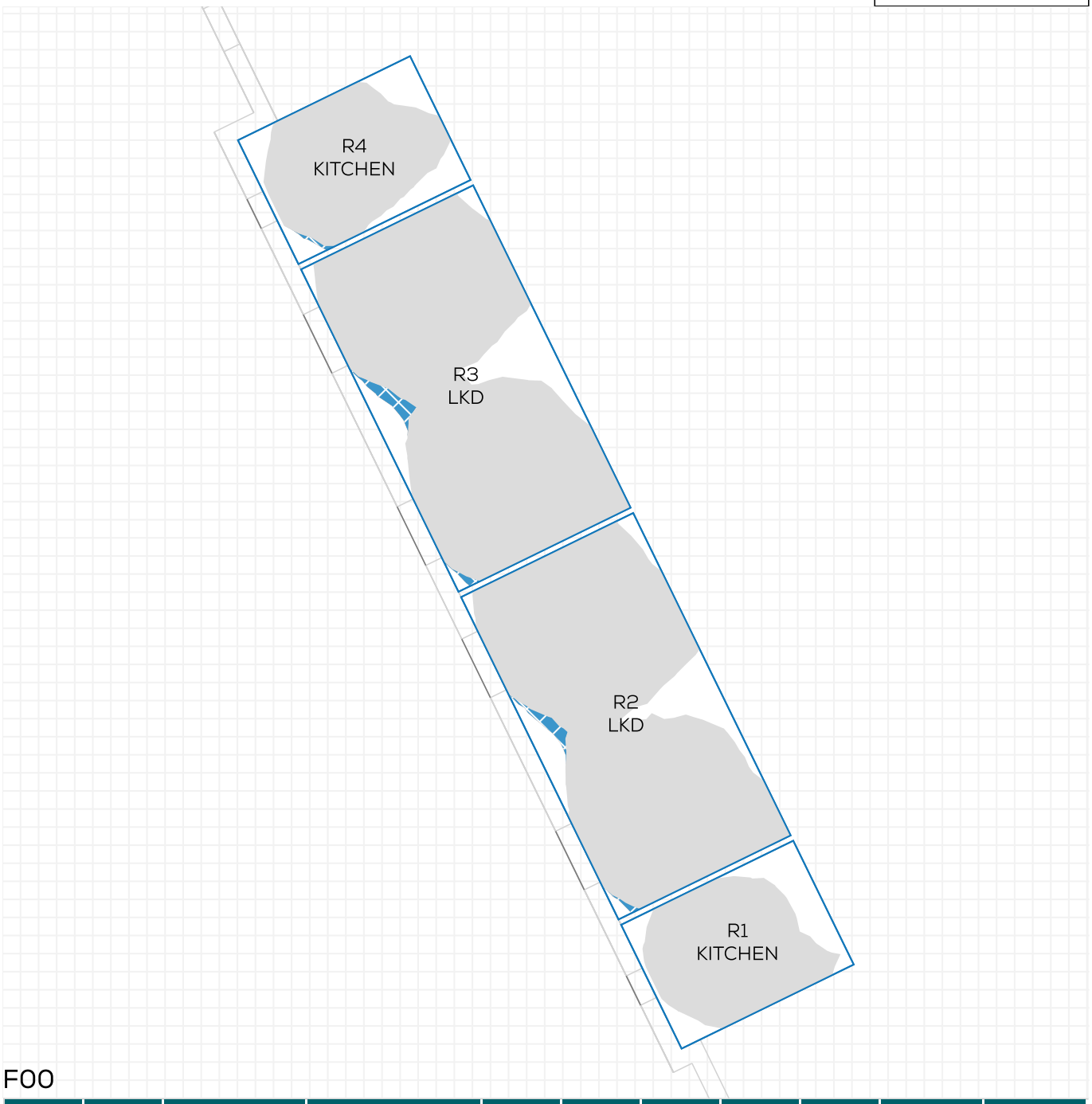
F03

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 27-34 THOMAS TELFORD BASIN | | | | | | | | | | |
| F02 | R1 | Residential | Bedroom | 155.90 | 153.61 | 153.61 | 0.00 | 0 | 98.54 | 98.54 |
| F02 | R2 | Residential | Bathroom | 65.65 | 64.33 | 47.42 | 16.91 | 4.23 | 98 | 72.23 |
| F02 | R3 | Residential | Bathroom | 66.14 | 65.01 | 49.58 | 15.43 | 3.86 | 98.29 | 74.96 |
| F02 | R4 | Residential | Bedroom | 161.80 | 154.09 | 147.85 | 6.24 | 1.56 | 95.24 | 91.38 |
| F03 | R1 | Residential | Bedroom | 155.90 | 153.39 | 153.39 | 0.00 | 0 | 98.39 | 98.39 |
| F03 | R2 | Residential | Bathroom | 65.65 | 64.39 | 47.92 | 16.47 | 4.12 | 98.08 | 73 |
| F03 | R3 | Residential | Bathroom | 66.14 | 65.01 | 49.97 | 15.04 | 3.76 | 98.29 | 75.55 |
| F03 | R4 | Residential | Bedroom | 161.80 | 155.51 | 149.49 | 6.03 | 1.51 | 96.12 | 92.39 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 35-40 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL22
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID



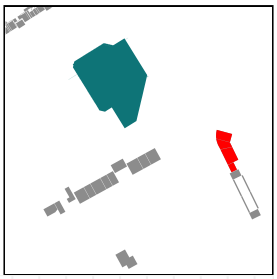

## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | |
| F00 | R1 | Residential | Kitchen | 80.79 | 60.75 | 60.75 | 0.00 | 0 | 75.19 | 75.19 |
| F00 | R2 | Residential | LKD | 210.34 | 188.51 | 186.36 | 2.15 | 0.54 | 89.62 | 88.6 |
| F00 | R3 | Residential | LKD | 210.34 | 187.18 | 184.51 | 2.67 | 0.67 | 88.99 | 87.72 |
| F00 | R4 | Residential | Kitchen | 80.79 | 61.65 | 61.29 | 0.36 | 0.09 | 76.31 | 75.87 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 35-40 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL23
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID





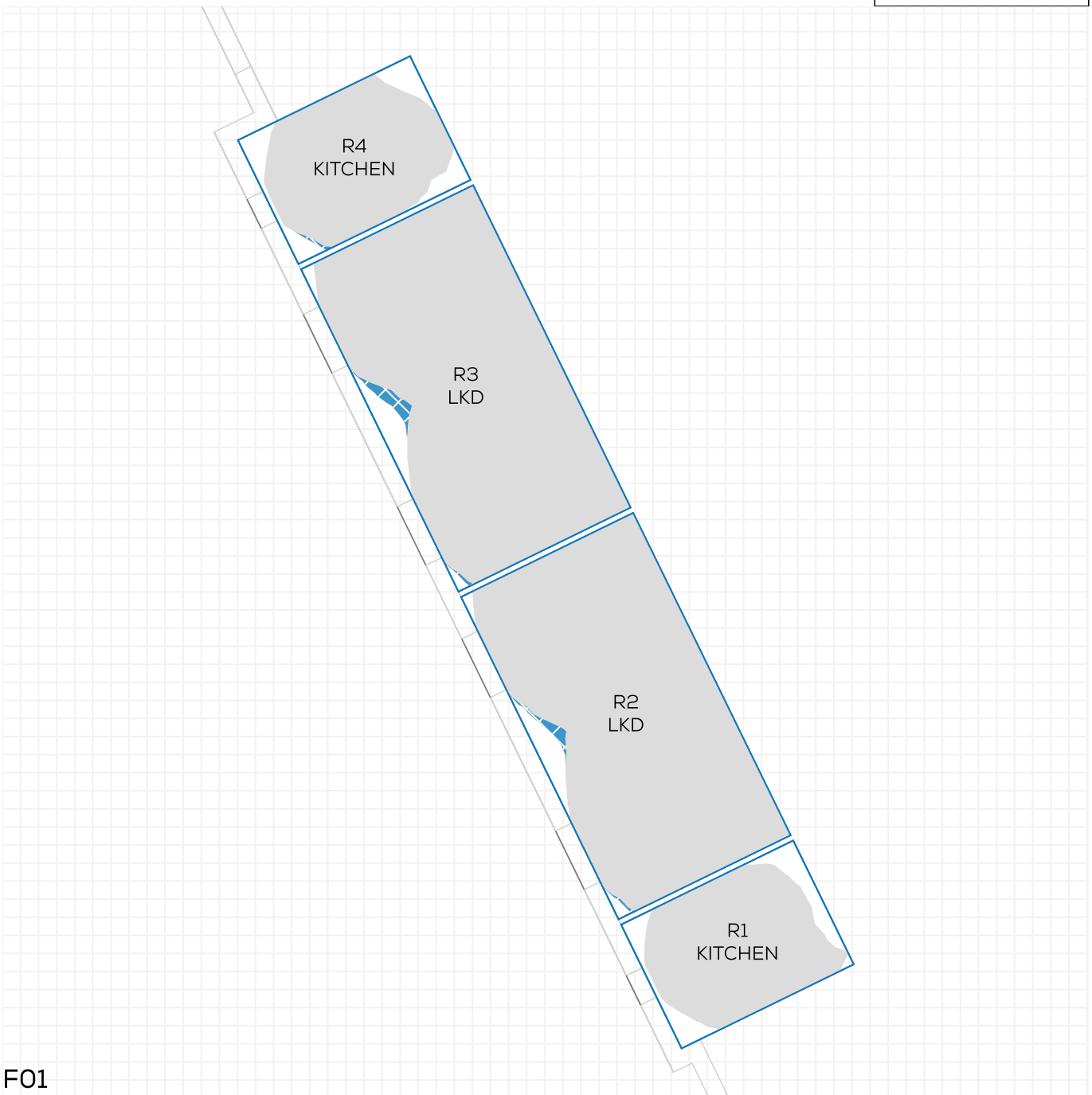

## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | |
| F00 | R5 | Residential | Circulation Space | 57.37 | 47.87 | 44.42 | 3.45 | 0.86 | 83.44 | 77.42 |
| F00 | R6 | Residential | LKD | 213.37 | 168.12 | 162.70 | 5.42 | 1.36 | 78.79 | 76.25 |
| F00 | R7 | Residential | Bedroom | 115.75 | 79.80 | 56.60 | 23.20 | 12.24 | 68.94 | 48.9 |
| F00 | R8 | Residential | Bedroom | 154.80 | 100.03 | 72.63 | 27.40 | 16.08 | 64.62 | 46.92 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 35-40 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL24
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID



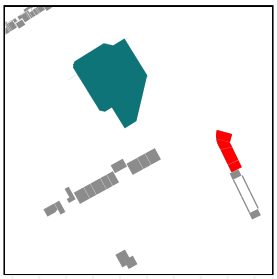

## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | |
| F01 | R1 | Residential | Kitchen | 80.79 | 67.79 | 67.79 | 0.00 | 0 | 83.92 | 83.92 |
| F01 | R2 | Residential | LKD | 210.34 | 203.34 | 201.77 | 1.57 | 0.39 | 96.67 | 95.93 |
| F01 | R3 | Residential | LKD | 210.34 | 203.08 | 200.82 | 2.26 | 0.57 | 96.55 | 95.48 |
| F01 | R4 | Residential | Kitchen | 80.79 | 67.98 | 67.70 | 0.28 | 0.07 | 84.15 | 83.8 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 35-40 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL25
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID





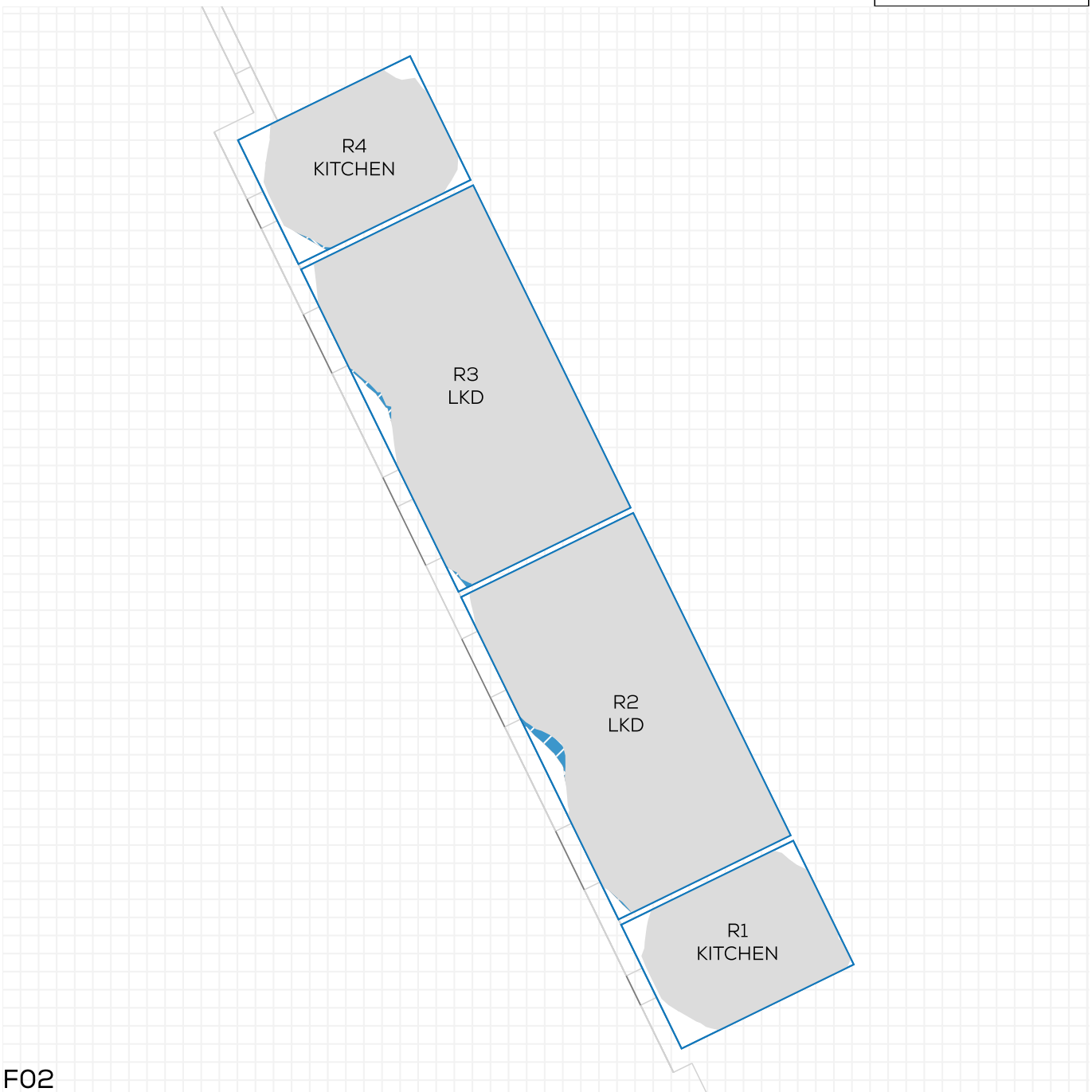

## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | |
| F01 | R5 | Residential | Unknown | 110.53 | 98.80 | 97.37 | 1.43 | 0.36 | 89.39 | 88.09 |
| F01 | R6 | Residential | LKD | 213.37 | 184.82 | 179.62 | 5.20 | 1.3 | 86.62 | 84.18 |
| F01 | R7 | Residential | Bedroom | 115.75 | 91.30 | 62.13 | 29.17 | 7.29 | 78.87 | 53.68 |
| F01 | R8 | Residential | Bedroom | 154.80 | 123.81 | 88.80 | 35.01 | 8.75 | 79.98 | 57.36 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 35-40 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL26
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID



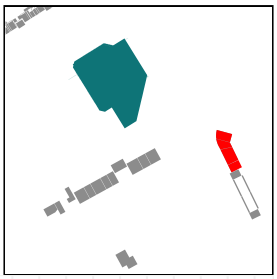

## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | |
| F02 | R1 | Residential | Kitchen | 80.79 | 73.68 | 73.68 | 0.00 | 0 | 91.2 | 91.2 |
| F02 | R2 | Residential | LKD | 210.34 | 206.10 | 204.28 | 1.82 | 0.46 | 97.98 | 97.12 |
| F02 | R3 | Residential | LKD | 210.34 | 206.06 | 205.24 | 0.82 | 0.2 | 97.97 | 97.58 |
| F02 | R4 | Residential | Kitchen | 80.79 | 72.28 | 72.05 | 0.23 | 0.06 | 89.47 | 89.19 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 35-40 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL27
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID





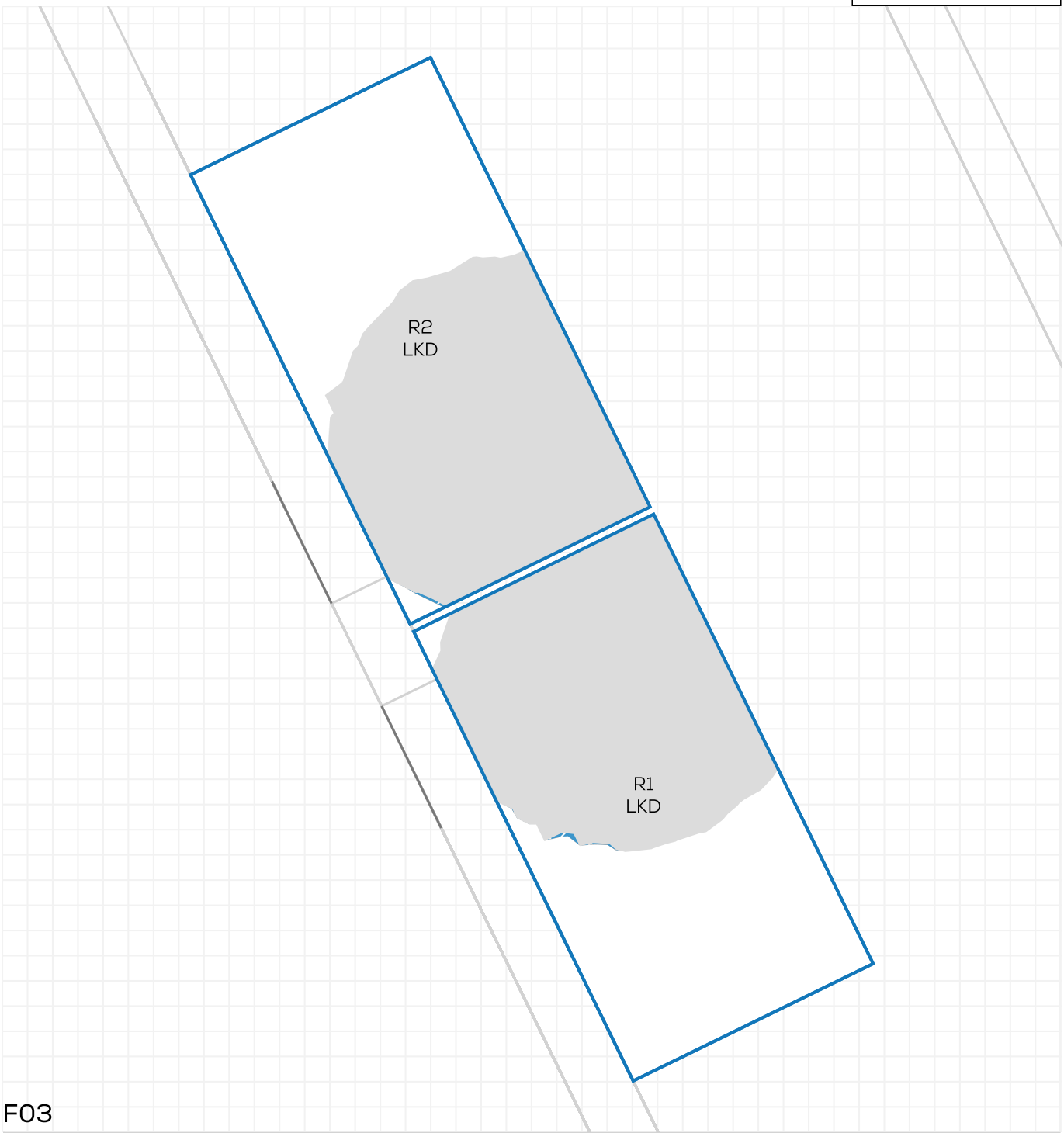

## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | |
| F02 | R5 | Residential | Unknown | 110.53 | 106.22 | 104.69 | 1.53 | 0.38 | 96.11 | 94.72 |
| F02 | R6 | Residential | LKD | 213.37 | 201.12 | 196.13 | 4.99 | 1.25 | 94.26 | 91.92 |
| F02 | R7 | Residential | Bedroom | 115.75 | 95.09 | 65.99 | 29.10 | 7.27 | 82.15 | 57.01 |
| F02 | R8 | Residential | Bedroom | 154.80 | 126.79 | 90.95 | 35.84 | 8.96 | 81.9 | 58.75 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 35-40 THOMAS TELFORD BASIN
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL28
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID




## F03

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 35-40 THOMAS TELFORD BASIN | | | | | | | | | | |
| F03 | R1 | Residential | LKD | 210.34 | 117.38 | 117.09 | 0.29 | 0.07 | 55.81 | 55.67 |
| F03 | R2 | Residential | LKD | 210.34 | 116.38 | 116.23 | 0.15 | 0.04 | 55.33 | 55.26 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 37 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL29
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 37 CHAPELTOWN STREET | | | | | | | | | | |
| F00 | R1 | Residential | Unknown | 207.36 | 153.45 | 134.94 | 18.51 | 4.63 | 74 | 65.07 |
| F00 | R2 | Residential | Unknown | 116.29 | 93.95 | 82.39 | 11.56 | 2.89 | 80.79 | 70.85 |
| F00 | R3 | Residential | Circulation Space | 89.23 | 81.06 | 81.06 | 0.00 | 0 | 90.84 | 90.84 |
| F00 | R4 | Residential | Circulation Space | 174.27 | 93.73 | 86.01 | 7.72 | 4.43 | 53.79 | 49.35 |
| F00 | R5 | Residential | Unknown | 106.60 | 59.48 | 49.44 | 10.04 | 6.95 | 55.8 | 46.38 |
| F00 | R6 | Residential | Unknown | 146.72 | 130.48 | 130.48 | 0.00 | 0 | 88.93 | 88.93 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 37 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL30
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 37 CHAPELTOWN STREET | | | | | | | | | | |
| F01 | R1 | Residential | Unknown | 207.36 | 131.48 | 119.19 | 12.29 | 3.07 | 63.41 | 57.48 |
| F01 | R2 | Residential | Unknown | 116.29 | 80.65 | 71.19 | 9.46 | 2.37 | 69.36 | 61.22 |
| F01 | R3 | Residential | Circulation Space | 89.23 | 84.54 | 84.55 | -0.01 | 0 | 94.75 | 94.75 |
| F01 | R4 | Residential | Circulation Space | 174.27 | 68.73 | 60.09 | 8.64 | 8.64 | 39.44 | 34.48 |
| F01 | R5 | Residential | Unknown | 106.60 | 52.19 | 42.94 | 9.25 | 9.26 | 48.96 | 40.28 |
| F01 | R6 | Residential | Unknown | 146.72 | 138.73 | 138.73 | 0.00 | 0 | 94.56 | 94.56 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 37 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL31
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID




## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 37 CHAPELTOWN STREET | | | | | | | | | | |
| F02 | R1 | Residential | Unknown | 207.36 | 190.34 | 168.35 | 21.99 | 5.5 | 91.79 | 81.18 |
| F02 | R2 | Residential | Unknown | 116.29 | 110.79 | 90.18 | 20.61 | 5.15 | 95.27 | 77.55 |
| F02 | R3 | Residential | Circulation Space | 89.23 | 85.59 | 85.59 | 0.00 | 0 | 95.91 | 95.91 |
| F02 | R4 | Residential | Circulation Space | 174.27 | 94.38 | 82.70 | 11.68 | 8.05 | 54.16 | 47.46 |
| F02 | R5 | Residential | Unknown | 106.60 | 69.90 | 57.31 | 12.59 | 3.15 | 65.57 | 53.76 |
| F02 | R6 | Residential | Unknown | 146.72 | 141.87 | 140.76 | 1.11 | 0.28 | 96.7 | 95.94 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 37 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL32
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID



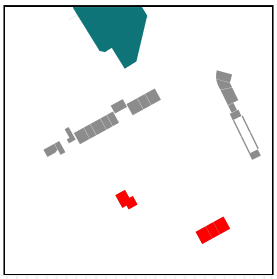

## F03

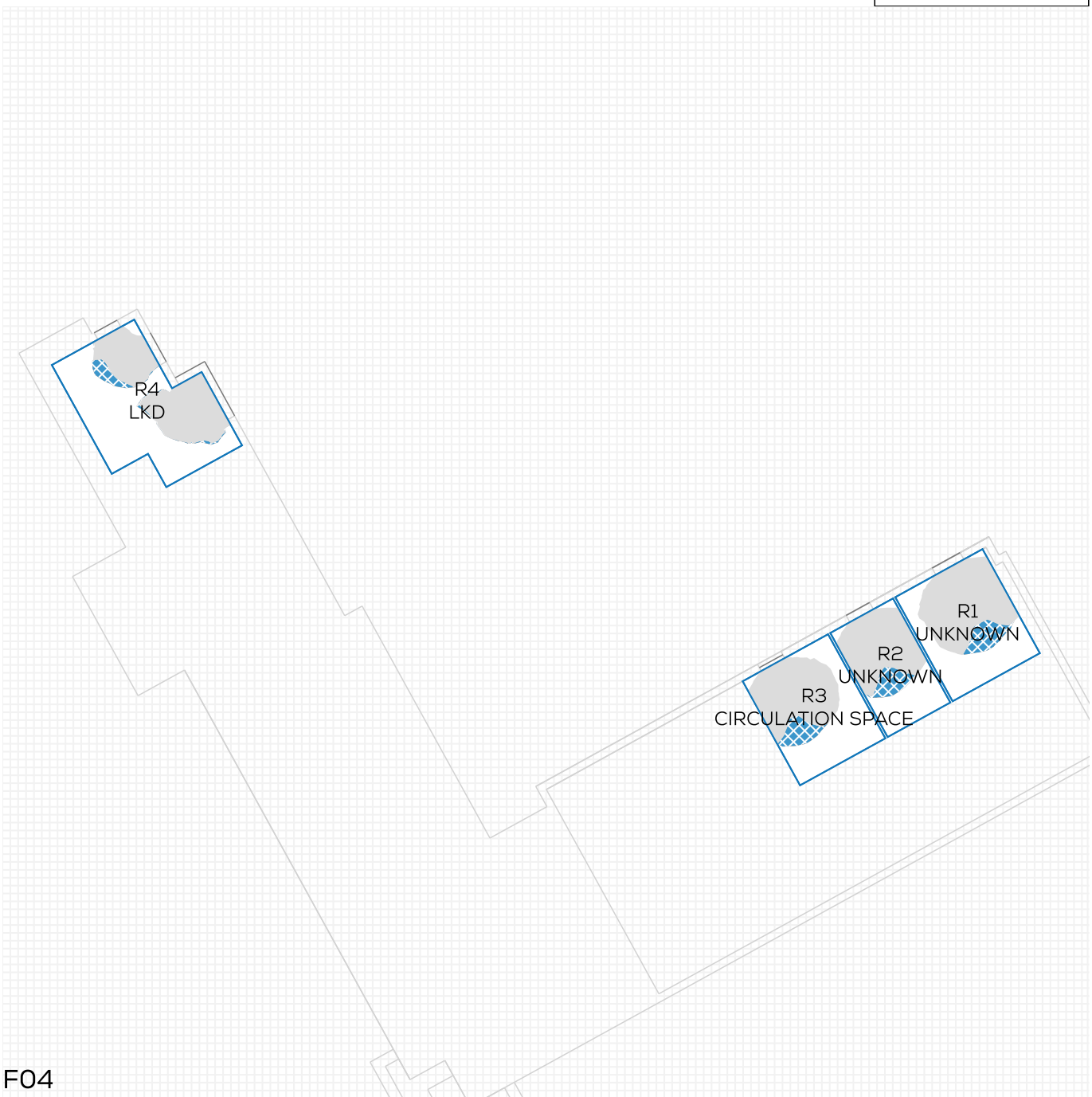
| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 37 CHAPELTOWN STREET | | | | | | | | | | |
| F03 | R1 | Residential | Unknown | 207.36 | 196.48 | 172.87 | 23.61 | 5.9 | 94.75 | 83.37 |
| F03 | R2 | Residential | Unknown | 116.29 | 115.02 | 92.44 | 22.58 | 5.64 | 98.91 | 79.49 |
| F03 | R3 | Residential | Circulation Space | 89.23 | 83.74 | 83.74 | 0.00 | 0 | 93.84 | 93.84 |
| F03 | R4 | Residential | Circulation Space | 174.27 | 111.09 | 96.71 | 14.38 | 3.59 | 63.75 | 55.5 |
| F03 | R5 | Residential | Unknown | 106.60 | 76.38 | 70.72 | 5.66 | 1.41 | 71.65 | 66.34 |
| F03 | R6 | Residential | Unknown | 146.72 | 144.50 | 140.64 | 3.86 | 0.97 | 98.49 | 95.86 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 37 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL33
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID






## F04

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 37 CHAPELTOWN STREET | | | | | | | | | | |
| F04 | R1 | Residential | Unknown | 190.62 | 110.09 | 95.33 | 14.76 | 3.69 | 57.76 | 50.01 |
| F04 | R2 | Residential | Unknown | 136.96 | 88.54 | 75.63 | 12.91 | 3.23 | 64.64 | 55.22 |
| F04 | R3 | Residential | Circulation Space | 186.43 | 94.96 | 81.65 | 13.31 | 12.44 | 50.94 | 43.8 |
| F04 | R4 | Residential | LKD | 265.92 | 111.14 | 101.81 | 9.33 | 9.33 | 41.79 | 38.29 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL34
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F00 | R1 | Residential | Unknown | 129.97 | 89.43 | 68.13 | 21.30 | 5.32 | 68.8 | 52.42 |
| F00 | R2 | Residential | Unknown | 137.75 | 89.54 | 49.86 | 39.68 | 29.34 | 65 | 36.2 |
| F00 | R3 | Residential | Unknown | 176.57 | 104.85 | 49.87 | 54.98 | 46.69 | 59.38 | 28.25 |
| F00 | R4 | Residential | Circulation Space | 122.75 | 114.86 | 59.57 | 55.29 | 28.55 | 93.58 | 48.53 |
| F00 | R5 | Residential | Circulation Space | 82.29 | 64.69 | 58.56 | 6.13 | 1.53 | 78.61 | 71.17 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL35
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID



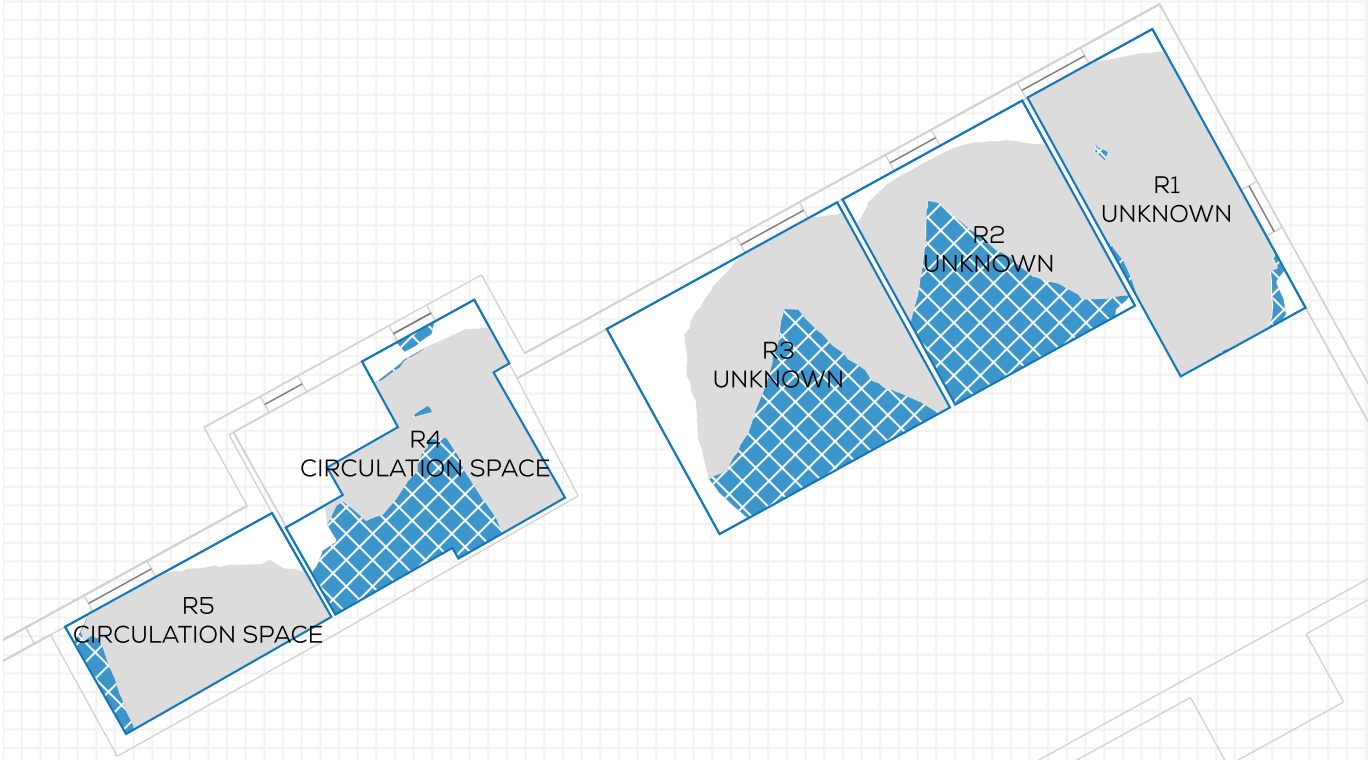

## F00

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F00 | R6 | Residential | Unknown | 248.03 | 195.30 | 155.58 | 39.72 | 9.93 | 78.74 | 62.73 |
| F00 | R7 | Residential | Unknown | 359.95 | 209.98 | 164.95 | 45.03 | 30.03 | 58.34 | 45.83 |
| F00 | R8 | Residential | Circulation Space | 95.94 | 59.14 | 58.48 | 0.66 | 0.17 | 61.64 | 60.95 |
| F00 | R9 | Residential | Unknown | 381.05 | 264.63 | 253.22 | 11.41 | 2.85 | 69.45 | 66.45 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL36
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F01 | R1 | Residential | Unknown | 129.97 | 125.54 | 122.71 | 2.83 | 0.71 | 96.59 | 94.41 |
| F01 | R2 | Residential | Unknown | 137.75 | 127.37 | 68.67 | 58.70 | 29.45 | 92.47 | 49.85 |
| F01 | R3 | Residential | Unknown | 176.57 | 144.32 | 85.66 | 58.66 | 30.64 | 81.73 | 48.51 |
| F01 | R4 | Residential | Circulation Space | 122.75 | 111.14 | 66.33 | 44.81 | 11.2 | 90.55 | 54.03 |
| F01 | R5 | Residential | Circulation Space | 82.29 | 71.59 | 66.58 | 5.01 | 1.25 | 87 | 80.91 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL37
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID




## F01

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F01 | R6 | Residential | Unknown | 248.03 | 241.71 | 218.63 | 23.08 | 5.77 | 97.45 | 88.15 |
| F01 | R7 | Residential | Unknown | 359.95 | 312.52 | 265.28 | 47.24 | 11.81 | 86.82 | 73.7 |
| F01 | R8 | Residential | Circulation Space | 95.94 | 71.00 | 70.75 | 0.25 | 0.06 | 74 | 73.74 |
| F01 | R9 | Residential | Unknown | 381.05 | 331.41 | 322.84 | 8.57 | 2.14 | 86.97 | 84.73 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL38
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F02 | R1 | Residential | Unknown | 129.97 | 125.18 | 123.00 | 2.18 | 0.55 | 96.31 | 94.63 |
| F02 | R2 | Residential | Unknown | 137.75 | 125.38 | 66.39 | 58.99 | 30.74 | 91.02 | 48.2 |
| F02 | R3 | Residential | Unknown | 176.57 | 141.58 | 80.94 | 60.64 | 34 | 80.18 | 45.84 |
| F02 | R4 | Residential | Circulation Space | 122.75 | 115.00 | 64.51 | 50.49 | 12.62 | 93.68 | 52.55 |
| F02 | R5 | Residential | Circulation Space | 82.29 | 69.98 | 64.75 | 5.23 | 1.31 | 85.04 | 78.69 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL39
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID



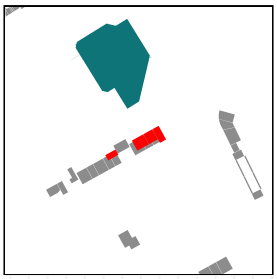

## F02

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F02 | R6 | Residential | Unknown | 248.03 | 242.70 | 215.72 | 26.98 | 6.74 | 97.85 | 86.97 |
| F02 | R7 | Residential | Unknown | 359.95 | 295.37 | 245.15 | 50.22 | 12.56 | 82.06 | 68.1 |
| F02 | R8 | Residential | Circulation Space | 95.94 | 64.90 | 64.53 | 0.37 | 0.09 | 67.64 | 67.26 |
| F02 | R9 | Residential | Unknown | 381.05 | 323.26 | 314.31 | 8.95 | 2.24 | 84.83 | 82.49 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL40
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID





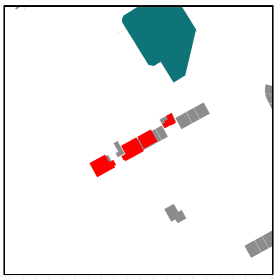

## F03

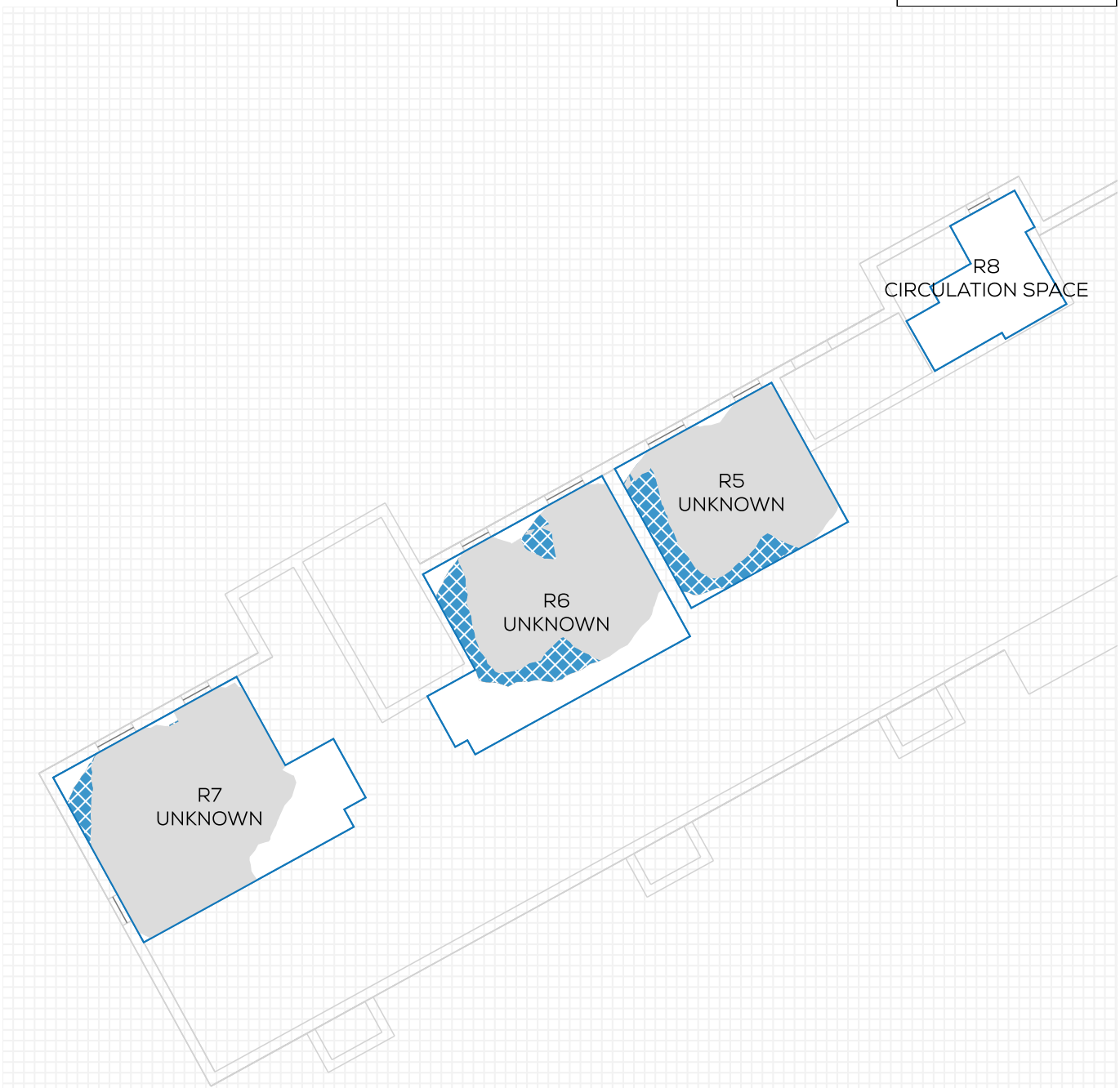
| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F03 | R1 | Residential | Unknown | 129.97 | 124.09 | 118.40 | 5.69 | 1.42 | 95.47 | 91.09 |
| F03 | R2 | Residential | Unknown | 137.75 | 116.55 | 61.31 | 55.24 | 31.4 | 84.61 | 44.51 |
| F03 | R3 | Residential | Unknown | 176.57 | 132.61 | 70.99 | 61.62 | 39.46 | 75.1 | 40.2 |
| F03 | R4 | Residential | Circulation Space | 82.29 | 66.35 | 60.69 | 5.66 | 1.42 | 80.63 | 73.75 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL41
SCHEME IR: IR12 - 22112

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 FT GRID





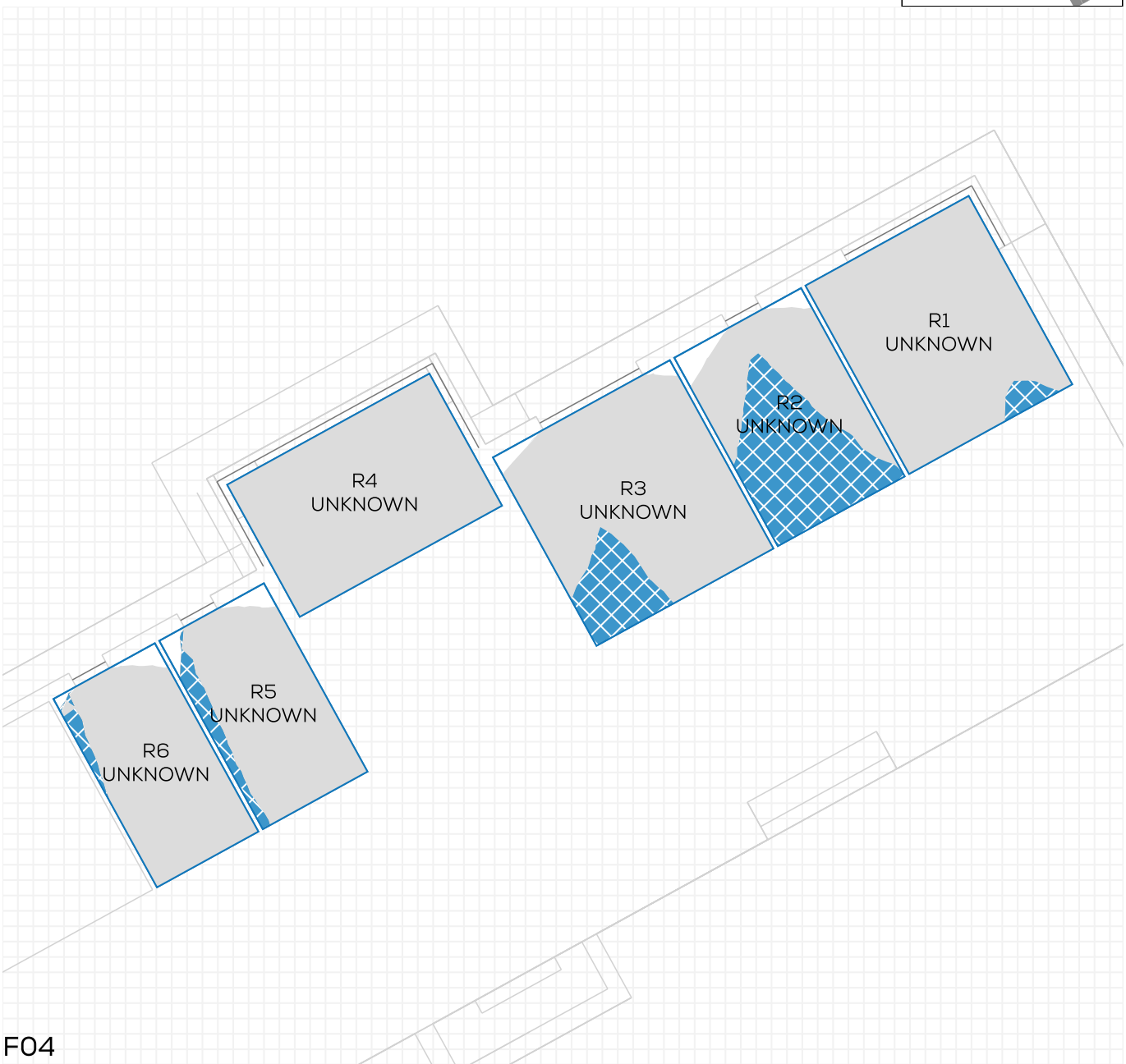

## F03

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F03 | R5 | Residential | Unknown | 248.03 | 237.11 | 194.88 | 42.23 | 10.56 | 95.6 | 78.57 |
| F03 | R6 | Residential | Unknown | 359.95 | 257.10 | 209.40 | 47.70 | 11.93 | 71.43 | 58.17 |
| F03 | R7 | Residential | Unknown | 381.05 | 306.75 | 297.11 | 9.64 | 2.41 | 80.5 | 77.97 |
| F03 | R8 | Residential | Circulation Space | 122.75 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL42
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F04

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F04 | R1 | Residential | Unknown | 169.19 | 169.19 | 164.17 | 5.02 | 1.26 | 100 | 97.03 |
| F04 | R2 | Residential | Unknown | 131.51 | 125.37 | 57.47 | 67.90 | 38.1 | 95.34 | 43.7 |
| F04 | R3 | Residential | Unknown | 183.42 | 180.10 | 153.98 | 26.12 | 6.53 | 98.19 | 83.95 |
| F04 | R4 | Residential | Unknown | 146.98 | 146.97 | 146.97 | 0.00 | 0 | 99.99 | 99.99 |
| F04 | R5 | Residential | Unknown | 108.53 | 103.31 | 93.71 | 9.60 | 2.4 | 95.19 | 86.35 |
| F04 | R6 | Residential | Unknown | 105.12 | 101.82 | 98.06 | 3.76 | 0.94 | 96.85 | 93.28 |

# ROL CONTOURS

PROJECT: 22959 - 48 STORE STREET, MANCHEST
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 39 CHAPELTOWN STREET
DATE: 22/10/2025
DRAWING No.: 22959-REL01-IS02-ROL43
SCHEME IR: IR12 - 22112

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 FT GRID




## F04

| FLOOR | ROOM | PROPERTY TYPE | ROOM USE | WHOLE ROOM | EX >0.2% | PR >0.2% | LOSS | EFZ | % WELL-LIT EX | % WELL-LIT PR |
|---|---|---|---|---|---|---|---|---|---|---|
| 39 CHAPELTOWN STREET | | | | | | | | | | |
| F04 | R7 | Residential | Unknown | 169.66 | 166.20 | 160.66 | 5.54 | 1.39 | 97.96 | 94.69 |
| F04 | R8 | Residential | Unknown | 109.71 | 106.24 | 98.49 | 7.75 | 1.94 | 96.84 | 89.77 |
| F04 | R9 | Residential | Unknown | 169.66 | 163.35 | 159.29 | 4.06 | 1.02 | 96.28 | 93.89 |
| F04 | R10 | Residential | Circulation Space | 83.79 | 77.30 | 77.30 | 0.00 | 0 | 92.24 | 92.24 |
| F04 | R11 | Residential | Unknown | 118.69 | 118.69 | 118.69 | 0.00 | 0 | 100 | 100 |

gia

## What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

## Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester

**GIA SURVEYORS LIMITED** incorporated and registered in England and Wales with company number **14032506** whose registered office is at **The Whitehouse, Belvedere Road, London SE1 8GA**

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