

PROJECT NAME: **ROYAL OAK, SPARROW'S HERNE**
 REF: 4813
 DATE: 27/05/2020

| UNIT | FLOOR | BEDS | PEOPLE | NSA | AMENITY AREA | HAB ROOMS |
|------|--------|------|--------|-------|--------------|-----------|
| U1 | GF | 2 | 4 | 85sqm | 34sqm | 3 |
| U2 | LGF/GF | 3 | 5 | 91sqm | 15sqm | 4 |
| U3 | LGF/GF | 2 | 4 | 82sqm | 16sqm | 3 |
| U4 | FF | 2 | 4 | 80sqm | 5sqm | 3 |
| U5 | FF | 1 | 2 | 52sqm | 8sqm | 2 |
| U6 | FF | 1 | 2 | 51sqm | 6sqm | 2 |

COMMUNAL GREENSPACE

134sqm

| | | | |
|------|---------------|---------------|-----------|
| TOT: | 441sqm | 218sqm | 17 |
|------|---------------|---------------|-----------|

| MIX: | | | |
|------|------------|---|--------|
| | STUDIO BED | 0 | 0.0% |
| | 1 BED | 2 | 33.3% |
| | 2 BED | 3 | 50.0% |
| | 3 BED + | 1 | 16.7% |
| | TOT: | 6 | 100.0% |

DENSITY

Site Area
0.0906ha

Hab room/unit
2.83

| |
|---------------------|
| Hab Rooms/ha |
| 187.6 |

| |
|----------------|
| Unit/ha |
| 66.2 |

| TOTAL GIA's | |
|--------------|---------------|
| LGF | 67sqm |
| GF | 230sqm |
| FF | 207sqm |
| TOTAL | 504sqm |