

333101170 ROYAL ELM PARK, PROPOSED BLOCK 6, PHASE 5

PRELIMINARY ACCOMMODATION SCHEDULE

06/11/2025

Rev P1 - Planning Issue

NOTE A: All proposed unit meets the Technical housing standards- nationally described space standards, published 27March 2015:

1. All proposed units meet the standard Gross Internal Area set in Table 1 of the above document. Proposed areas are noted in 'UNIT GIA **' and are the following: minimum 37sqm for 1B1P, 61sqm for 2B3P, 70sqm for 2B4P, 86sqm for 3B5P, 95sqm for 3B6P and 112sqm for 4B6P townhouses.

2. All proposed units provide built-in storage as set in Table 1 of the above document.

3. All single bedrooms are min. 7.5sqm and 2.15m wide

4. All 2 bedspace bedrooms are min.11.5sqm

5. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

6. The proposed floor to ceiling height for the units is 2.5m and therefore meets Technical housing standards (the minimum floor to ceiling height of 2.3m for at least 75% of the Gross Internal Area required).

4no. of the proposed units are designed to M4(3) standards (5% of all units). All the remaining units are designed to M4(2) standards. It should be noted that all townhouses, in addition to stepped private access have secondary level access, provided through main entrance/ communal garden to satisfy M4(2) requirement.

NOTE B:

* GF GIA areas include Plant room (Comms and Residential Sprinkler Tank Room).

** UNIT GIA refers to The Gross Internal Area of unit and is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs (Technical housing standards- nationally described space standards, published 27March 2015).

*** It should be noted that all proposed townhouses, in addition to stepped private access, have a secondary level access provided through main entrances of West and East Block via a communal garden to satisfy M4(2) requirement.

BLOCK	FLOOR NO.		UNIT TYPE	PART M STANDARD	UNIT GIA**	NIA	FLOOR GIA
West/East Block	LG	parking/ refuse and cycle store/ plant/ residential lobbies	N/A		0	0	2207
	GF*	0_1	2B4P W	M4(3)	86	349	563
		0_2	2B 4P	M4(2)	70		
		0_3	1B1P	M4(2)	37		
		0_4	2B 4P	M4(2)	70		
		0_5	2B 4P W	M4(3)	86		
	1F	1_1	2B 4P	M4(2)	70	408	563
		1_2	2B 4P	M4(2)	70		
		1_3	2B3P	M4(2)	61		
		1_4	2B3P	M4(2)	61		
		1_5	2B4P	M4(2)	73		
		1_6	2B4P	M4(2)	73		
	2F	2_1	2B 4P	M4(2)	70	408	563
		2_2	2B 4P	M4(2)	70		
		2_3	2B3P	M4(2)	61		
		2_4	2B3P	M4(2)	61		
		2_5	2B4P	M4(2)	73		
		2_6	2B4P	M4(2)	73		

West	3F	3_1	2B 4P	M4(2)	70	408	563	
		3_2	2B 4P	M4(2)	70			
		3_3	2B3P	M4(2)	61			
		3_4	2B3P	M4(2)	61			
		3_5	2B4P	M4(2)	73			
		3_6	2B4P	M4(2)	73			
	4F	4_1	2B 4P	M4(2)	70	408	563	
		4_2	2B 4P	M4(2)	70			
		4_3	2B3P	M4(2)	61			
		4_4	2B3P	M4(2)	61			
		4_5	2B4P	M4(2)	73			
		4_6	2B4P	M4(2)	73			
	5F	5_1	2B 4P	M4(2)	70	408	563	
		5_2	2B 4P	M4(2)	70			
		5_3	2B3P	M4(2)	61			
		5_4	2B3P	M4(2)	61			
		5_5	2B4P	M4(2)	73			
		5_6	2B4P	M4(2)	73			
	6F	6_1	2B3P	M4(2)	62	1047	423	
		6_2	2B3P	M4(2)	63			
		6_3	2B3P	M4(2)	66			
		6_4	3B6P	M4(2)	97			
East	GF*	0_1	2B4P W	M4(3)	86	350	563	
		0_2	2B 4P	M4(2)	71			
		0_3	1B1P	M4(2)	37			
		0_4	2B 4P	M4(2)	71			
		0_5	2B 4P W	M4(3)	86			
	1F	1_1	2B 4P	M4(2)	73	410	563	
		1_2	2B 4P	M4(2)	73			
		1_3	2B3P	M4(2)	61			
		1_4	2B3P	M4(2)	61			
		1_5	2B4P	M4(2)	71			
		1_6	2B4P	M4(2)	71			
	2F	2_1	2B 4P	M4(2)	73	410	563	
		2_2	2B 4P	M4(2)	73			
		2_3	2B3P	M4(2)	61			
		2_4	2B3P	M4(2)	61			
		2_5	2B4P	M4(2)	71			
		2_6	2B4P	M4(2)	71			
	3F	3_1	2B 4P	M4(2)	73	410	563	
		3_2	2B 4P	M4(2)	73			
		3_3	2B3P	M4(2)	61			
		3_4	2B3P	M4(2)	61			
		3_5	2B4P	M4(2)	71			
		3_6	2B4P	M4(2)	71			
	4F	4_1	2B 4P	M4(2)	73	410	563	
		4_2	2B 4P	M4(2)	73			
		4_3	2B3P	M4(2)	61			
		4_4	2B3P	M4(2)	61			

		4_5	2B4P	M4(2)	71			
		4_6	2B4P	M4(2)	71			
	5F	5_1	2B 4P	M4(2)	73	410	563	
		5_2	2B 4P	M4(2)	73			
		5_3	2B3P	M4(2)	61			
		5_4	2B3P	M4(2)	61			
		5_5	2B4P	M4(2)	71			
		5_6	2B4P	M4(2)	71			
	6F	6_1	3B5P	M4(2)	91	310	442	
		6_2	3B5P	M4(2)	91			
		6_3	2B3P	M4(2)	64			
		6_4	2B3P	M4(2)	64			
TOWNHOUSES	T1 (3 storey SE)	4B6P	M4(2)***	122	751	751		
	T1 (3 storey SE)	4B6P	M4(2)***	122				
	T1 (3 storey SE)	4B6P	M4(2)***	122				
	T2 (4 storey NW)	4B6P	M4(2)***	128				
	T2 (4 storey NW)	4B6P	M4(2)***	128				
	T2 (4 storey NW)	4B6P	M4(2)***	128				
TOTAL			NO OF UNITS		UNIT GIA**	FLOOR GIA		
			84		6136	10575		