



W [www.sada-architecture.com](http://www.sada-architecture.com)  
E [letterbox@sada-architecture.com](mailto:letterbox@sada-architecture.com)  
P : 1st Floor, 26c George Street, St Albans, AL3 4ES  
T 01727 860810

| Rev. |            |
|------|------------|
| P.01 | 2025.07.24 |
| P.02 | 2025.08.29 |
| P.03 | 2025.11.14 |

24-013- Abbey Gardens - Accommodation Schedule (Duplex)

| Level | Unit | Aspect     | Mix           | Habitable Rooms | Unit Area GIA (sq.m) | NDSS | Storage (sq.m) | NDSS | Bedroom 1 (sq.m) | NDSS | Bedroom 2 (sq.m) | NDSS | Bedroom 3 (sq.m) | NDSS |
|-------|------|------------|---------------|-----------------|----------------------|------|----------------|------|------------------|------|------------------|------|------------------|------|
|       |      |            |               |                 |                      |      |                |      |                  |      |                  |      |                  |      |
| 5     | 1    | East       | 1B2P (duplex) | 2               | 58.5                 | 58   | 11.29          | 1.5  | 12.98            | 11.5 |                  |      |                  |      |
| 5     | 2    | East       | 1B2P (duplex) | 2               | 59.9                 | 58   | 2.41           | 1.5  | 24.7             | 11.5 |                  |      |                  |      |
| 5     | 3    | East       | 1B2P (duplex) | 2               | 59.2                 | 58   | 2.41           | 1.5  | 21.66            | 11.5 |                  |      |                  |      |
| 5     | 4    | East       | 1B2P (duplex) | 2               | 58.8                 | 58   | 2.41           | 1.5  | 21.63            | 11.5 |                  |      |                  |      |
| 5     | 5    | North/East | 1B2P (duplex) | 2               | 60.5                 | 58   | 2.41           | 1.5  | 18.01            | 11.5 |                  |      |                  |      |
| 5     | 6    | North/West | 2B3P (duplex) | 3               | 71.4                 | 70   | 2.49           | 2    | 14.42            | 11.5 | 14.1             | 7.5  |                  |      |
| 5     | 7    | West       | 3B5P (duplex) | 4               | 100.6                | 93   | 4.29           | 2.5  | 13.3             | 11.5 | 9.69             | 7.5  | 12.56            | 11.5 |
| 5     | 8    | West       | 1B2P (duplex) | 2               | 58.9                 | 58   | 2.81           | 1.5  | 21.33            | 11.5 |                  |      |                  |      |
| 5     | 9    | West       | 1B2P (duplex) | 2               | 58.3                 | 58   | 3.36           | 1.5  | 20.44            | 11.5 |                  |      |                  |      |
| 5     | 10   | West       | 1B2P (duplex) | 2               | 62.1                 | 58   | 2.19           | 1.5  | 20.03            | 11.5 |                  |      |                  |      |
| 5     | 11   | West       | 1B2P (duplex) | 2               | 59.6                 | 58   | 2.19           | 1.5  | 19.51            | 11.5 |                  |      |                  |      |
|       |      |            |               |                 |                      |      |                |      |                  |      |                  |      |                  |      |
| 6     | 12   | North      | 2B4P (duplex) | 3               | 83.2                 | 79   | 5.4            | 2    | 18.6             | 11.5 | 12               | 11.5 |                  |      |
| 6     | 13   | North/East | 2B3P (duplex) | 3               | 83.8                 | 70   | 2.9            | 2    | 14               | 11.5 | 10.7             | 7.5  |                  |      |
| 6     | 14   | South      | 1B2P (duplex) | 2               | 58                   | 58   | 3.9            | 1.5  | 15.4             | 11.5 |                  |      |                  |      |
| 6     | 15   | South      | 1B2P (duplex) | 2               | 58.1                 | 58   | 4.2            | 1.5  | 21.6             | 11.5 |                  |      |                  |      |
| 6     | 15   | South      | 1B2P (duplex) | 2               | 58.7                 | 58   | 11.8           | 1.5  | 15.4             | 11.5 |                  |      |                  |      |
| 6     | 17   | West       | 1B2P (duplex) | 2               | 60.1                 | 58   | 2.6            | 1.5  | 13.7             | 11.5 |                  |      |                  |      |
|       |      |            |               |                 |                      |      |                |      |                  |      |                  |      |                  |      |
| TOTAL |      |            |               |                 | 1109.7               |      |                |      |                  |      |                  |      |                  |      |

|             |    |
|-------------|----|
| 1B2P        | 13 |
| 2B3P        | 2  |
| 2B4P        | 1  |
| 3B5P        | 1  |
|             |    |
| Total Units | 17 |

NDSS: Requirement of nationally described space standard