



 **LEVEL 1**
 proposed scale 1:100
 GROSS INTERNAL AREA: 1062.33 sq.m
 NUMBER OF FLATS: 8 (2 accessible to all)

- Flat 1 = 65.03 sqm GFA (0 usable external spaces)
- Flat 2 = 109.73 + 9 usable external spaces (< 13.71 sqm) = 118.73 sqm GFA
- Flat 3 = 138.05 + 11.5 usable external spaces (< 13.71 sqm) = 149.55 sqm GFA
- Flat 4 = 138.14 + 11.5 usable external spaces (< 13.71 sqm) = 149.64 sqm GFA
- Flat 5 = 134.43 + 11.5 usable external spaces (< 13.71 sqm) = 145.93 sqm GFA
- Flat 6 = 134.52 + 11.5 usable external spaces (< 13.71 sqm) = 146.02 sqm GFA
- Flat 7 = 130.81 + 11.5 usable external spaces (< 13.71 sqm) = 142.31 sqm GFA
- Flat 8 = 133.91 + 11.22 usable external spaces (< 11.5 sqm) = 145.13 sqm GFA

where **5.5** is 10% of 55 sqm = 1 bedroom threshold
 where **9** is 10% of 90 sqm = 2 bedrooms threshold
 where **11.5** is 10% of 115 sqm = 3 bedrooms threshold