



Project Title:	Wensley Road Site, Reading
Client:	Reading Borough Council
Document Title:	Schedule of Accommodation
Document Ref:	RBC-WLR_HTA-A_XX-NA_SC_0800

Rev	Date	Notes
*	18/11/2019	Initial Issue
A	02/12/2019	Issue to Consultants
B	20/12/2019	Issue to Consultants
C	22/01/2020	Issue for Planning

Combined Sites							
	Unit Type	Bed Spaces (per unit type)	Habitable Rooms (per unit type)	Total Units	Total Bed Spaces	Total Habitable Rooms	Mix

Existing To be retained (Wensley Road Site)	1 Bed 1 Person	1	1	68	68	68	25%
	1 Bed 2 Person	2	2	19	38	38	7%
	2 Bed 4 Person	4	3	112	448	336	42%
	3 Bed 6 Person	6	5	68	408	340	25%
	Total - To be Retained			267	962	782	100%

Proposed New	1 Bed 1 Person	1	1	2	2	2	4%
	1 Bed 2 Person	2	2	6	12	12	13%
	2 Bed 3 Person	3	3	2	6	6	4%
	2 Bed 4 Person	4	3	8	32	24	17%
	3 Bed 6 Person	6	5	26	156	130	57%
	4 Bed 7 Person	7	6	2	14	12	4%
	Total - Proposed New			46	222	186	100%

Total - Existing (Existing Removed & Retained)	267	962	782
Per Hectare (Site Area = 2.36 hectares)	113	419	341

Total - Proposed (Existing Retained & Proposed New)	313	1184	968
Per Hectare (Site Area = 2.36 hectares)	133	516	422

Increase / Uplift (from Existing to Proposed)	46	222	186
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	Unit Types												Total	Total Dwellings per hectare
	Studio/Bedsit		1B2P		2B3P	2B3P	2B4P		3B6P			4B7P		
	Flat	WCH Flat	Flat	WCH Flat	Flat	WCH Flat	Flat	Maisonette	WCH Unit	Flat	House	House		
Number of Storeys	1	1	1	1	1	1	1	2	1-2	1	3	3		
NDSS Min Area (m2)	39	50	50	61	61	70	70	79	86-93	86	99	121		

Sites														
Wensley Road & Garage Site		Site Area (1.934 + 0.175) = 2.294 hectares												
*Existing To be retained	Wensley Court	0	25	0	4	0	0	34	0	0	26	0	0	89
	Irving Court	0	14	15	0	0	0	45	0	0	15	0	0	89
	Riversley Court	29	0	0	0	0	0	33	0	0	27	0	0	89
Proposed	Block A	0	0	0	0	0	0	0	0	0	0	5	2	7
	Block B	0	2	6	0	0	2	8	0	0	0	7	0	25
	Block C	0	0	0	0	0	0	0	0	0	0	14	0	14
Total Existing		29	39	15	4	0	0	112	0	0	68	0	0	267
Mix (%)		25%		7%		0%		42%		25%			0%	100%
Total Proposed (retained & new)		29	41	21	4	0	2	120	0	0	68	26	2	313
Mix (%)		22%		8%		1%		38%		30%			1%	100%
Increase / Uplift		0	2	6	0	0	2	8	0	0	0	26	2	46