

APPENDIX 1 – SITE LAYOUT



SOUTH COURT

RESTAURANT

HOSIER
STREET

PLANNING

02	13.11.18	PLANNING ISSUE	PH
01	08.11.18	REST INT LAYOUT UPDATED	PH
REV	DATE	NOTES	CH

Client
MOORGARTH

Project
HOSIER STREET HOTEL,
READING

Drawing Title

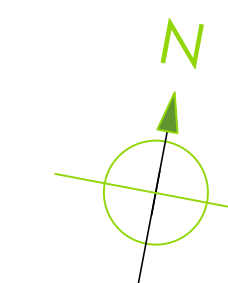
PROPOSED GROUND FLOOR PLAN
OPTION 2

Drawn PHT	Checked PT	Paper Size A1	Scale 1:50	Date 25.10.18
Project No. 18370			Drawing No. 0310	Revision P0

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PLANNING

02	13.11.18	PLANNING ISSUE	PHT
01	08.11.18	ISSUED FOR COMMENT	PHT
REV	DATE	NOTES	CHK

Client
MOORGARTH

Project
HOSIER STREET HOTEL,
READING

Drawing Title

PROPOSED 1ST FLOOR PLAN

Drawn	Checked	Paper Size	Scale	Date
PHT	PT	A1	1:100	24.10.18
Project No.			Drawing No.	Revision
18370			0311	P02

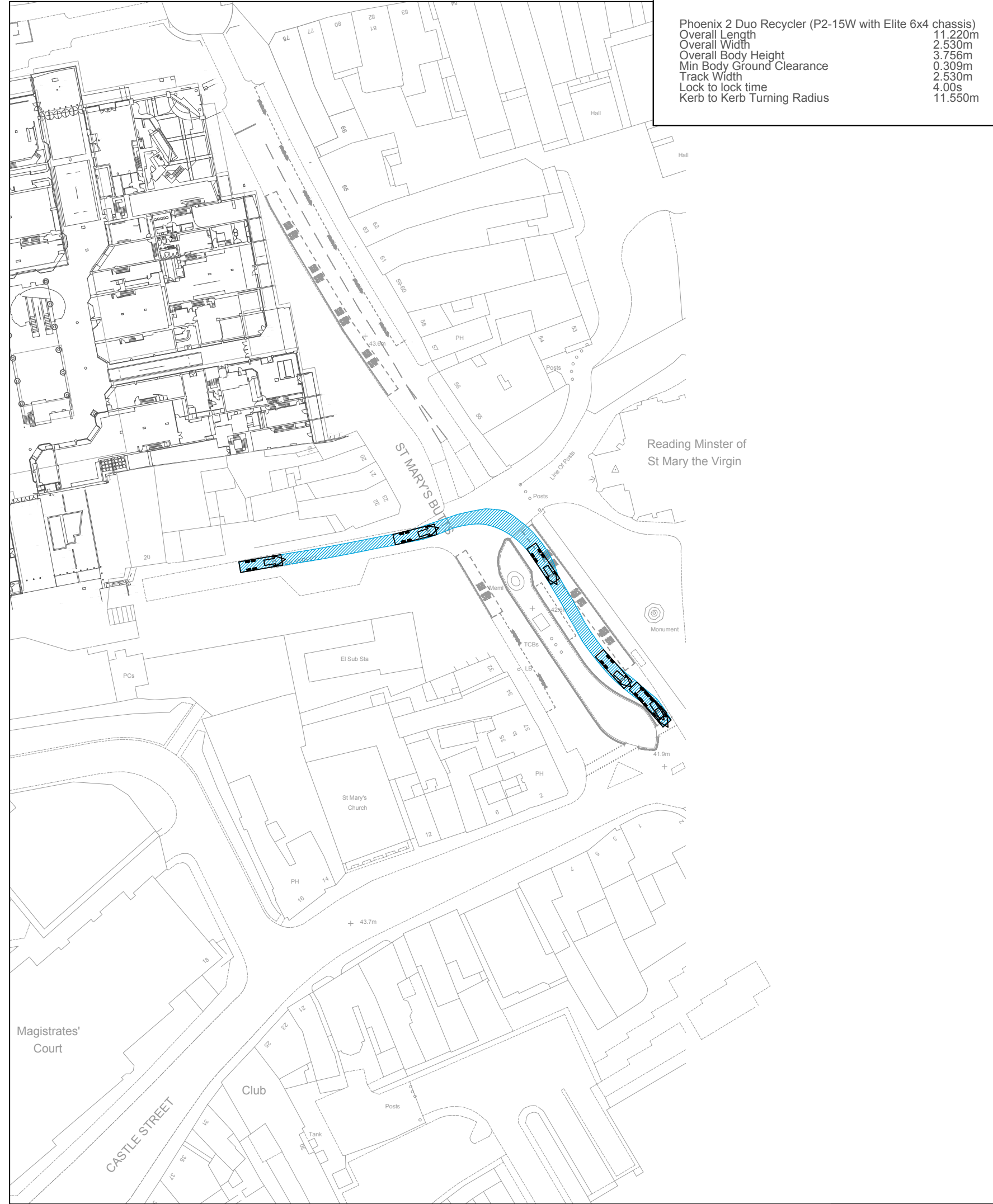
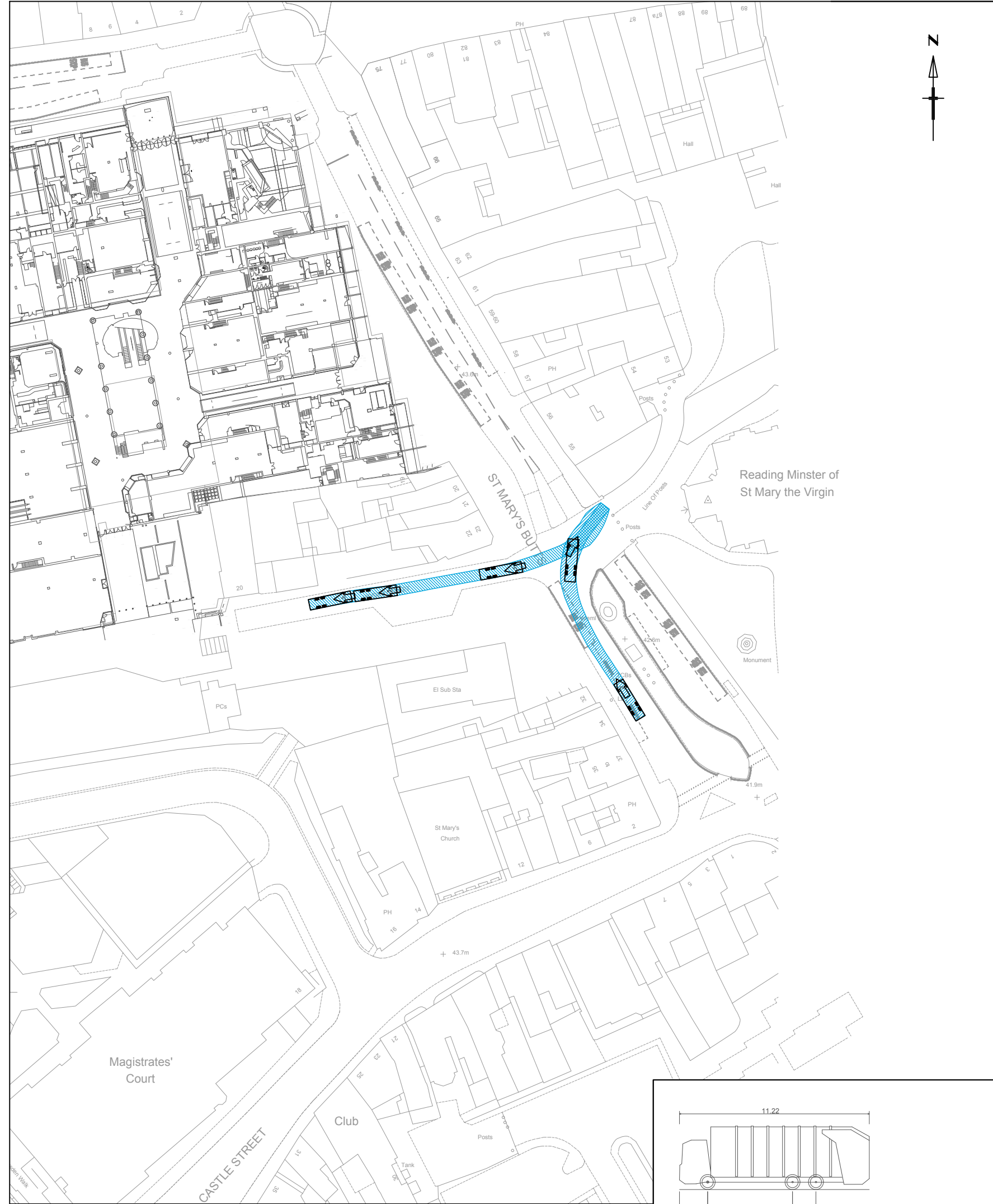
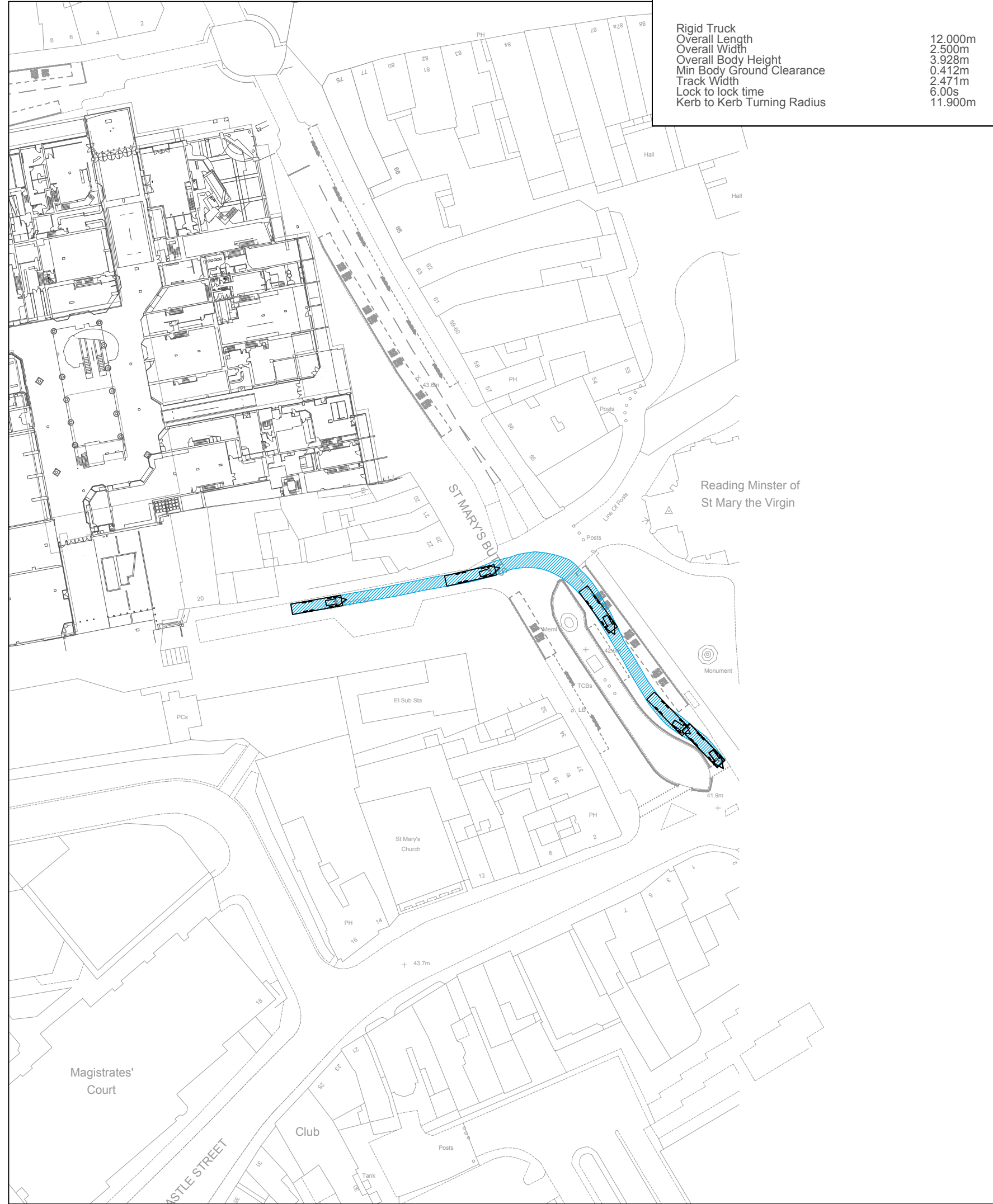
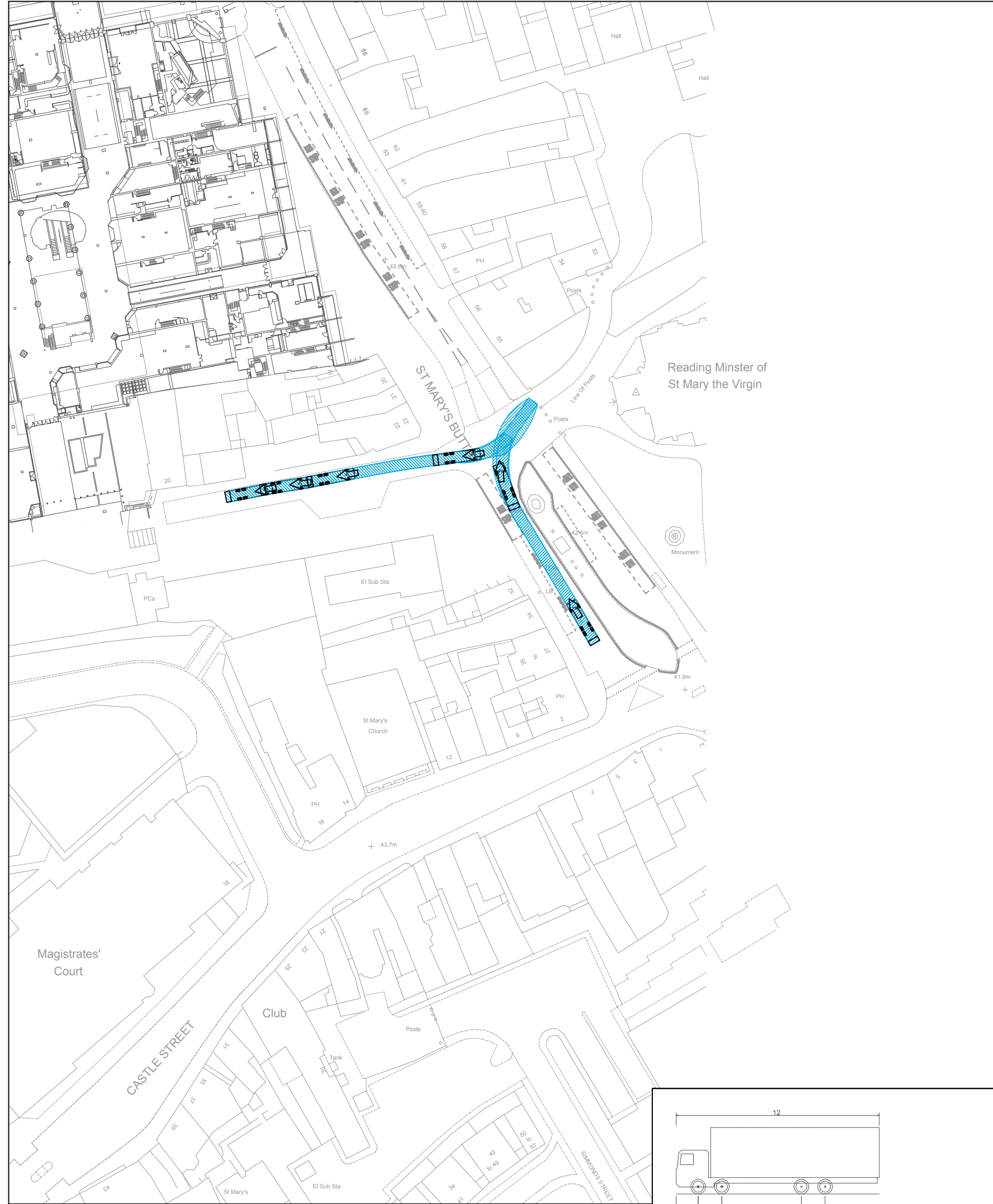
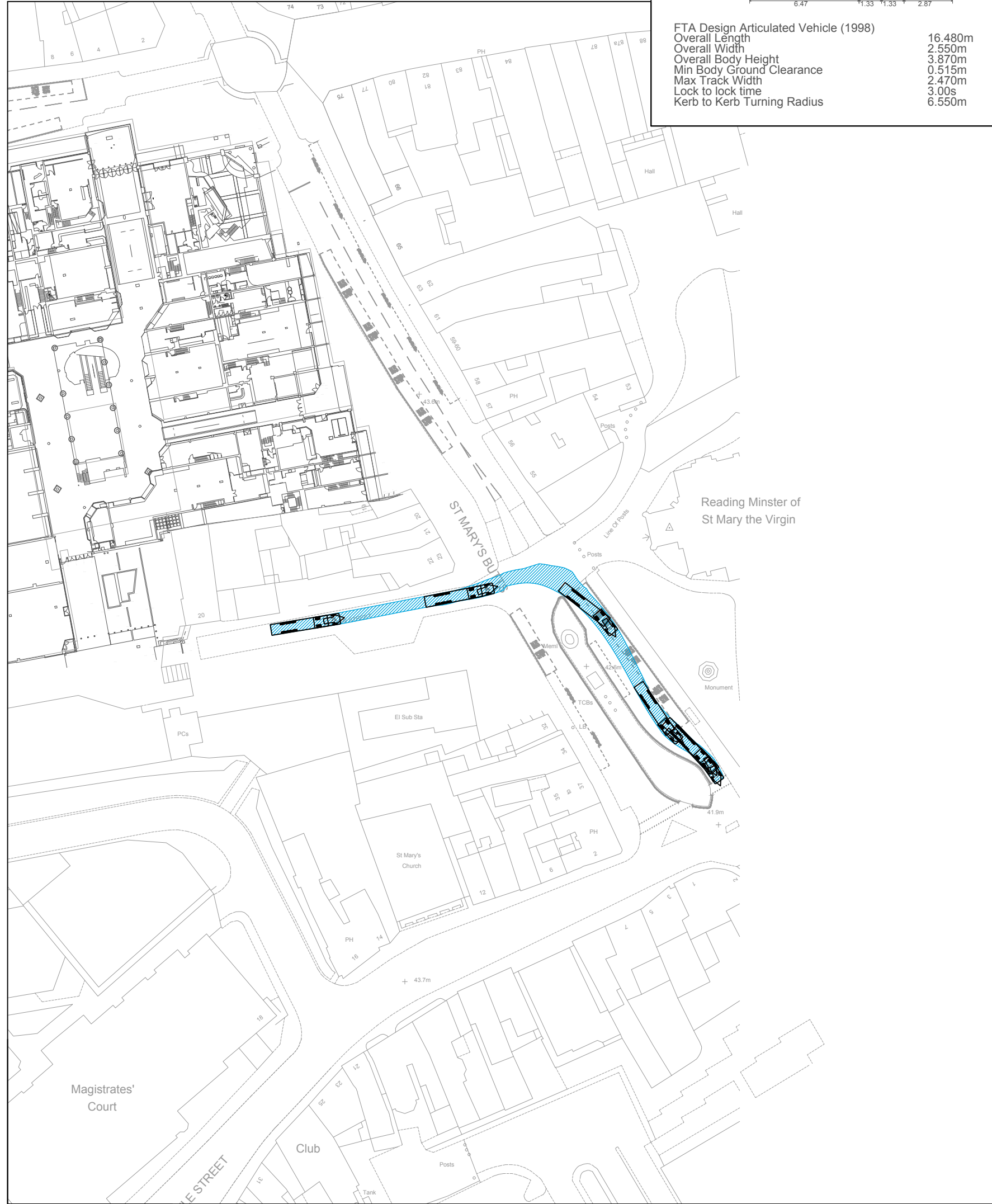
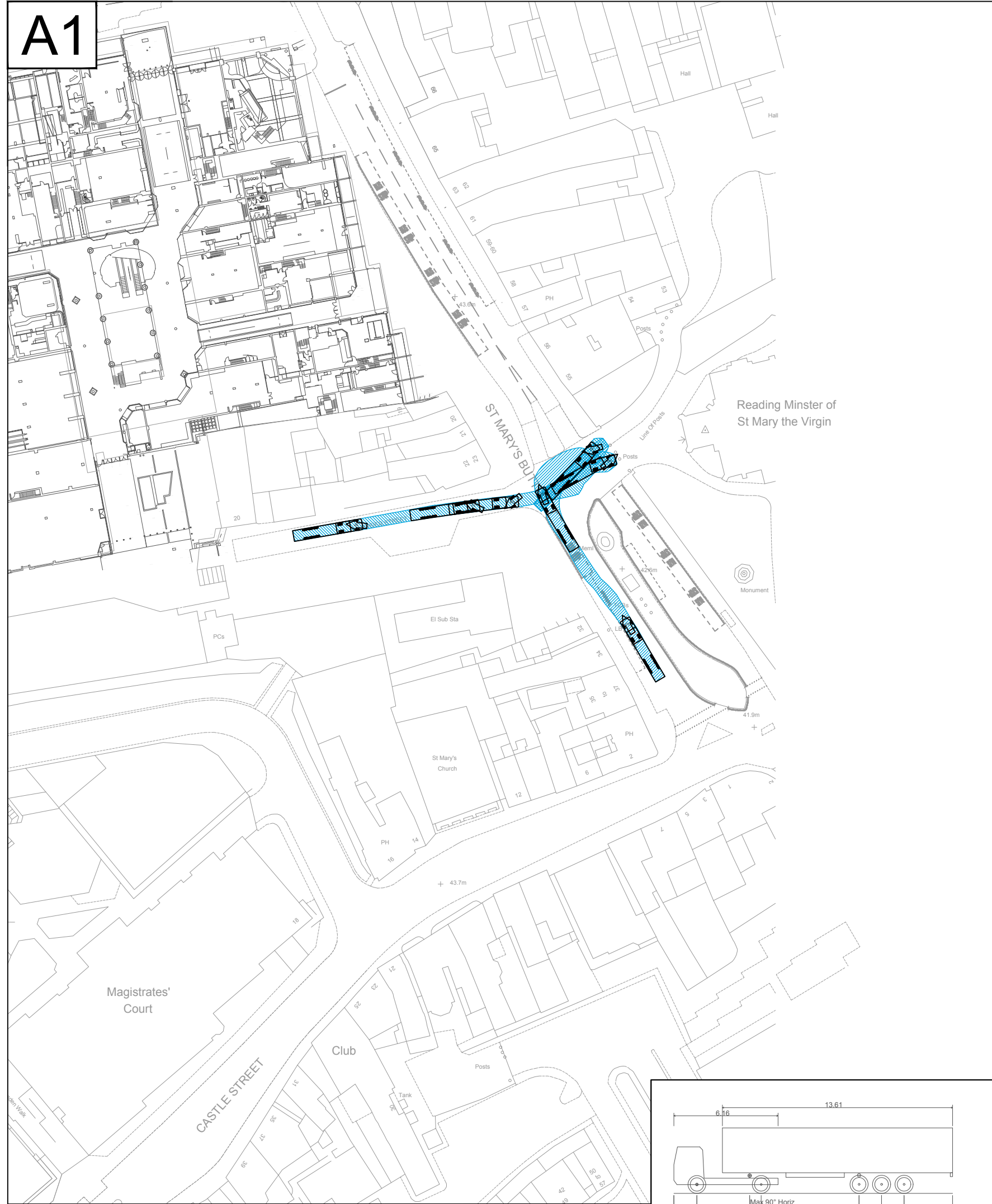
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APPENDIX 2 – SWEPT PATH ANALYSIS

A1



NOTES:

- 1.) OPERATOR TO SATISFY THEMSELVES THAT ALL MANOEUVRES ARE APPROPRIATE AND ACCEPTABLE FOR THE INTENDED USE.
- 2.) THE MANOEUVRES IDENTIFIED ON THIS DRAWING ARE THE RESULTS DERIVED FROM THE AUTO TRACK SOFTWARE.

A	TRACKING AMENDED	B.W.L	02/10/2018
rev.	amendment	by	date

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client
C + W

project
**PROPOSED DEVELOPMENT
READING, BROAD STREET**

title
**SWEPT PATH ANALYSIS
WITH POTENTIAL HOTEL**

scale 1:1000	drawn by N.D.W	checked by H.A.F
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date AUGUST 2018	status INFORMATION
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drawing number 16034-TR001	rev. A
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APPENDIX 3 – TRICS DATA

Calculation Reference: AUDIT-142301-181012-1018

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK

Category : A - HOTELS

VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
03	SOUTH WEST	
	WL WILTSHIRE	1 days
05	EAST MIDLANDS	
	DS DERBYSHIRE	1 days
08	NORTH WEST	
	GM GREATER MANCHESTER	1 days
09	NORTH	
	CB CUMBRIA	1 days
	TV TEES VALLEY	1 days
	TW TYNE & WEAR	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Number of bedrooms
 Actual Range: 24 to 213 (units:)
 Range Selected by User: 15 to 300 (units:)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/10 to 26/09/16

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	2 days
Tuesday	2 days
Wednesday	2 days
Thursday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	7 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Town Centre	7
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This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Commercial Zone	2
Built-Up Zone	4
High Street	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C1 6 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

5,001 to 10,000	1 days
15,001 to 20,000	1 days
20,001 to 25,000	1 days
25,001 to 50,000	4 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

25,001 to 50,000	1 days
75,001 to 100,000	1 days
125,001 to 250,000	1 days
250,001 to 500,000	2 days
500,001 or More	2 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	5 days
1.1 to 1.5	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No 7 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present 7 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	CB-06-A-01	HOTEL		CUMBRIA
	ENGLISH STREET			
	CARLISLE			
	Town Centre			
	High Street			
	Total Number of bedrooms:	92		
	Survey date: MONDAY	20/06/16		Survey Type: MANUAL
2	DS-06-A-02	JURY'S INN		DERBYSHIRE
	KING STREET			
	DERBY			
	Town Centre			
	Commercial Zone			
	Total Number of bedrooms:	213		
	Survey date: TUESDAY	19/07/11		Survey Type: MANUAL
3	EX-06-A-01	TRAVELODGE		ESSEX
	CHICHESTER ROAD			
	SOUTHEND-ON-SEA			
	Town Centre			
	Built-Up Zone			
	Total Number of bedrooms:	55		
	Survey date: WEDNESDAY	23/10/13		Survey Type: MANUAL
4	GM-06-A-08	IBIS		GREATER MANCHESTER
	PORTLAND STREET			
	MANCHESTER			
	Town Centre			
	Built-Up Zone			
	Total Number of bedrooms:	127		
	Survey date: MONDAY	26/09/16		Survey Type: MANUAL
5	TV-06-A-04	THISTLE		TEES VALLEY
	FRY STREET			
	MIDDLESBROUGH			
	Town Centre			
	Commercial Zone			
	Total Number of bedrooms:	132		
	Survey date: THURSDAY	03/10/13		Survey Type: MANUAL
6	TW-06-A-03	HOTEL		TYNE & WEAR
	SANDHILL			
	NEWCASTLE UPON TYNE			
	QUAYSIDE			
	Town Centre			
	Built-Up Zone			
	Total Number of bedrooms:	24		
	Survey date: TUESDAY	14/06/16		Survey Type: MANUAL
7	WL-06-A-02	HOLIDAY INN EXPRESS		WILTSHIRE
	BRIDGE STREET			
	SWINDON			
	Town Centre			
	Built-Up Zone			
	Total Number of bedrooms:	134		
	Survey date: WEDNESDAY	27/11/13		Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/A - HOTELS
VEHICLES

Calculation factor: 1 BEDRMS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	7	111	0.055	7	111	0.088	7	111	0.143
08:00 - 09:00	7	111	0.072	7	111	0.171	7	111	0.243
09:00 - 10:00	7	111	0.076	7	111	0.111	7	111	0.187
10:00 - 11:00	7	111	0.064	7	111	0.075	7	111	0.139
11:00 - 12:00	7	111	0.048	7	111	0.077	7	111	0.125
12:00 - 13:00	7	111	0.059	7	111	0.046	7	111	0.105
13:00 - 14:00	7	111	0.055	7	111	0.041	7	111	0.096
14:00 - 15:00	7	111	0.041	7	111	0.046	7	111	0.087
15:00 - 16:00	7	111	0.037	7	111	0.044	7	111	0.081
16:00 - 17:00	7	111	0.080	7	111	0.053	7	111	0.133
17:00 - 18:00	7	111	0.120	7	111	0.060	7	111	0.180
18:00 - 19:00	7	111	0.084	7	111	0.048	7	111	0.132
19:00 - 20:00	7	111	0.060	7	111	0.049	7	111	0.109
20:00 - 21:00	7	111	0.039	7	111	0.026	7	111	0.065
21:00 - 22:00	7	111	0.040	7	111	0.028	7	111	0.068
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.930			0.963			1.893

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	24 - 213 (units:)
Survey date range:	01/01/10 - 26/09/16
Number of weekdays (Monday-Friday):	7
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/A - HOTELS

OGVS

Calculation factor: 1 BEDRMS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	7	111	0.001	7	111	0.001	7	111	0.002
08:00 - 09:00	7	111	0.004	7	111	0.004	7	111	0.008
09:00 - 10:00	7	111	0.003	7	111	0.003	7	111	0.006
10:00 - 11:00	7	111	0.000	7	111	0.000	7	111	0.000
11:00 - 12:00	7	111	0.000	7	111	0.000	7	111	0.000
12:00 - 13:00	7	111	0.000	7	111	0.000	7	111	0.000
13:00 - 14:00	7	111	0.001	7	111	0.001	7	111	0.002
14:00 - 15:00	7	111	0.001	7	111	0.001	7	111	0.002
15:00 - 16:00	7	111	0.001	7	111	0.001	7	111	0.002
16:00 - 17:00	7	111	0.001	7	111	0.001	7	111	0.002
17:00 - 18:00	7	111	0.000	7	111	0.000	7	111	0.000
18:00 - 19:00	7	111	0.000	7	111	0.000	7	111	0.000
19:00 - 20:00	7	111	0.000	7	111	0.000	7	111	0.000
20:00 - 21:00	7	111	0.000	7	111	0.000	7	111	0.000
21:00 - 22:00	7	111	0.000	7	111	0.000	7	111	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.012			0.012			0.024

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.