

252 Kings Road
Reading
RG1 4JL



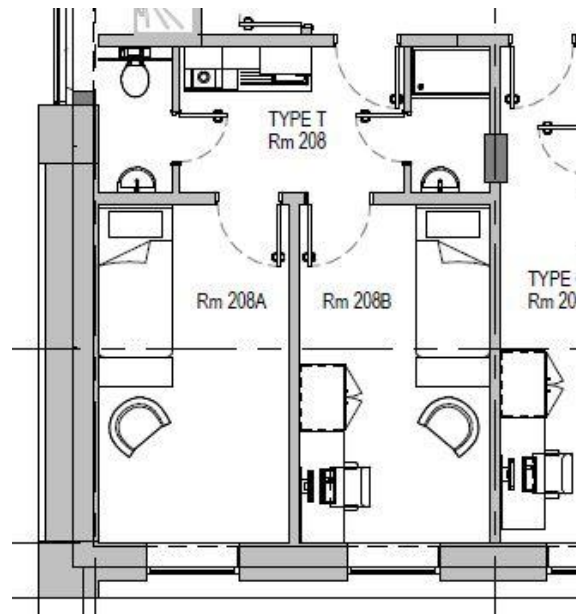
Twodio Design Briefing

252 Kings Road, Reading, RG1 4JL

Issue 1:

Twodio Definition

The consented scheme contains a number of 'twodio' units. The layout of these units is as per the layout below;



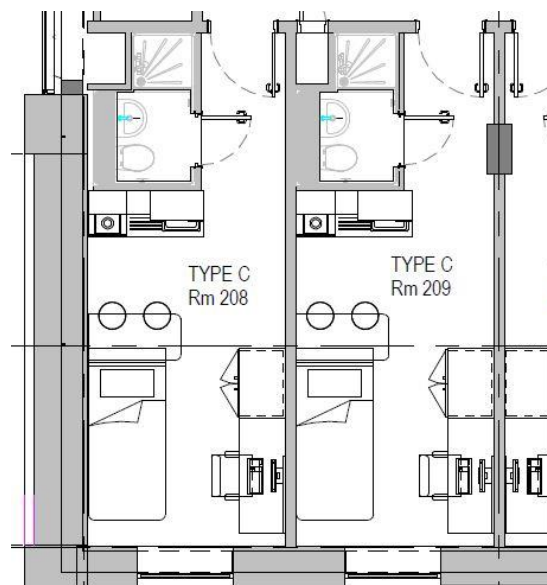
The rooms consist of two bedrooms sharing a kitchen and WC/bathroom.

In the planning application they were classified as a single 'unit' which consists of 2 bedrooms.

The planning application was submitted with 112 studios, 5 twin rooms and 12 wheelchair accessible rooms i.e. 129 rooms. The twin rooms were counted as 1 room, although they provide 2 bed spaces. Therefore the approved scheme contained **134** bed spaces.

Proposal

The 'twodios' will be laid out as ensuite studios as per the diagram below, the layouts match the other studios.





This will affect 5 groups of two rooms, which will now be counted as individual rooms.

The room count will be as follows; 122 studios, 12 wheelchair accessible rooms. This gives rise to 134 rooms and a total of **134** bed spaces.

We propose that this amendment is non-material and covered by a section 96a application to substitute plan drawings because there is no material change to the number of bedrooms in the building.

Reasons

1. Twodio rooms are not considered marketable by Cityblock, in relation to their brand and market conditions in Reading. Studio bedrooms with ensuite bathrooms are considered a superior and more lettable product.