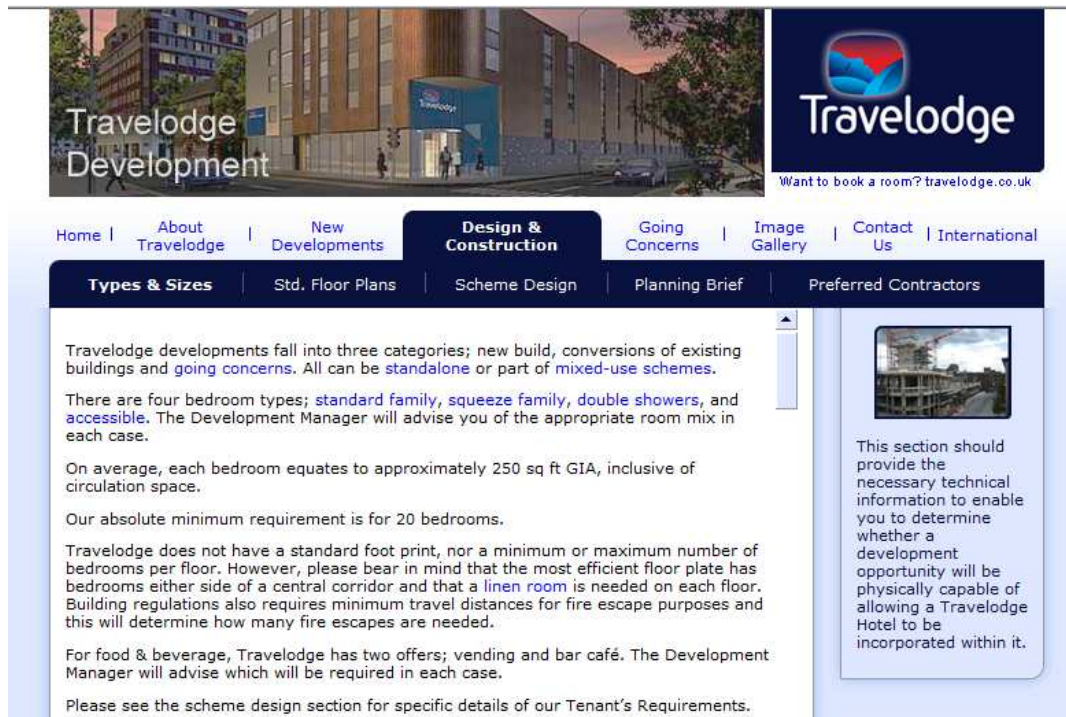


## Travelodge Development website – 21 February 2014

[http://www.travelogdedevelopment.co.uk/thl\\_website/construction\\_design\\_planning/types\\_size/](http://www.travelogdedevelopment.co.uk/thl_website/construction_design_planning/types_size/)



The screenshot shows the 'Types & Sizes' page of the Travelodge Development website. The header features a navigation menu with 'Design & Construction' selected. The main content area is titled 'Types & Sizes' and contains several paragraphs of text. A sidebar on the right contains a small image of a building under construction and a text box with technical requirements.

**Travelodge Development**

Want to book a room? [travelodge.co.uk](http://travelodge.co.uk)

Home | About Travelodge | New Developments | **Design & Construction** | Going Concerns | Image Gallery | Contact Us | International

**Types & Sizes** | Std. Floor Plans | Scheme Design | Planning Brief | Preferred Contractors

Travelodge developments fall into three categories; new build, conversions of existing buildings and [going concerns](#). All can be [standalone](#) or part of [mixed-use schemes](#).

There are four bedroom types; [standard family](#), [squeeze family](#), [double showers](#), and [accessible](#). The Development Manager will advise you of the appropriate room mix in each case.

On average, each bedroom equates to approximately 250 sq ft GIA, inclusive of circulation space.

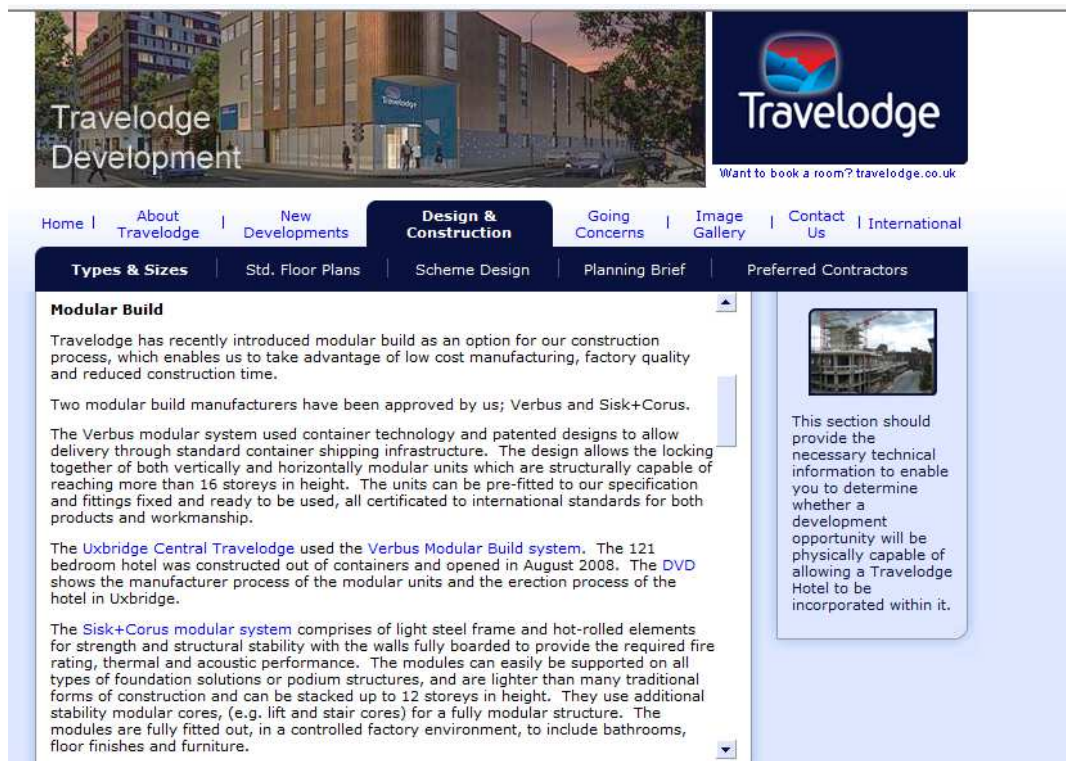
Our absolute minimum requirement is for 20 bedrooms.

Travelodge does not have a standard foot print, nor a minimum or maximum number of bedrooms per floor. However, please bear in mind that the most efficient floor plate has bedrooms either side of a central corridor and that a [linen room](#) is needed on each floor. Building regulations also requires minimum travel distances for fire escape purposes and this will determine how many fire escapes are needed.

For food & beverage, Travelodge has two offers; vending and bar café. The Development Manager will advise which will be required in each case.

Please see the scheme design section for specific details of our Tenant's Requirements.

This section should provide the necessary technical information to enable you to determine whether a development opportunity will be physically capable of allowing a Travelodge Hotel to be incorporated within it.



This screenshot shows the 'Modular Build' section of the Travelodge Development website. The layout is similar to the previous screenshot, but the main content area is titled 'Modular Build' and discusses the use of modular construction techniques. The sidebar on the right remains the same.

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**Modular Build**

Travelodge has recently introduced modular build as an option for our construction process, which enables us to take advantage of low cost manufacturing, factory quality and reduced construction time.

Two modular build manufacturers have been approved by us; Verbus and Sisk+Corus.

The Verbus modular system used container technology and patented designs to allow delivery through standard container shipping infrastructure. The design allows the locking together of both vertically and horizontally modular units which are structurally capable of reaching more than 16 storeys in height. The units can be pre-fitted to our specification and fittings fixed and ready to be used, all certificated to international standards for both products and workmanship.

The [Uxbridge Central Travelodge](#) used the [Verbus Modular Build system](#). The 121 bedroom hotel was constructed out of containers and opened in August 2008. The [DVD](#) shows the manufacturer process of the modular units and the erection process of the hotel in Uxbridge.

The [Sisk+Corus modular system](#) comprises of light steel frame and hot-rolled elements for strength and structural stability with the walls fully boarded to provide the required fire rating, thermal and acoustic performance. The modules can easily be supported on all types of foundation solutions or podium structures, and are lighter than many traditional forms of construction and can be stacked up to 12 storeys in height. They use additional stability modular cores, (e.g. lift and stair cores) for a fully modular structure. The modules are fully fitted out, in a controlled factory environment, to include bathrooms, floor finishes and furniture.

This section should provide the necessary technical information to enable you to determine whether a development opportunity will be physically capable of allowing a Travelodge Hotel to be incorporated within it.