

Readipop Extension/Refurbishment

Readipop

15 Trafford Rd, Reading, RG1 8JP

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1 Introduction

- 1.1. The following Design and Access Statement has been prepared and researched by Gray Baynes + Shew Architects on behalf of Readipop.
- 1.2. GBS Architects were commissioned by Readipop to design an extension to 15 Trafford Rd, Reading RG1 8JP and to carry out a general refurbishment.
- 1.3. The Proposal is a SIPS modular unit to the rear of the property and minor works to the front to improve parking situations.

2 Existing

- 2.1. The site is located within an industrial estate in Reading - 15 Trafford Rd, RG1 8JP.
- 2.2. The existing site is made up of gravel and tarmac.
- 2.3. The site is used for music production, organising events and helping the local youth clubs.
- 2.4. Readipop is a semi-detached building, comprising of 3 No. buildings within a row.
- 2.5. The existing building has an orange brick finish.

3 Proposed

- 3.1. The proposal seeks to promote the current use of the existing site in Reading, along with the addition of the roof extension to enable more space for music production.
- 3.2. The proposal of the SIPS unit will provide/enable the following additions to the property:
 - Larger Office
 - Additional WC/Welfare Facilities
 - Additional Storage.
 - Lift for Accessible use.
 - Additional Modular Studio Booths
 - Balcony/Terrace.
 - Kitchen.
 - Sitting Area.
 - Improved/additional fire escape route

4 Access

- 4.1. As previously noted, the existing terrain is made up from gravel and tarmac.
- 4.2. The site is currently all level access – however, we will be improving the existing surface and adding parking bay lines to clearly set out Readipops boundary, along with cycle stand and a new timber fence.
- 4.3. A trial pit has been dug to access the existing foundations and to determine if they were adequate for the SIPS unit to directly position on the existing structure. The results confirmed that the foundations are significant for the proposed extension.

5 Flood Risk Assessment

- 5.1. During the pre-application that was submitted on 7th April, one of the requirements was the site was located within a Flood Zone 2 and required a site-specific flood risk assessment, however the site is in a low-risk area which means the chances of flooding is between 0.1% and 1%. Therefore, we believe a flood risk assessment is not required.

6 Noise Impact Statement

- 6.1. During the pre-application that was submitted on the 7th April 2022, one of the requirements was that an Acoustic Statement was carried and therefore, has been included within this application – titled 'Acoustic Assessment'.

7 Traffic Statement

- 7.1 During the pre-application that was submitted on 7th April 2022, one of the requirements was that a Transport Statement was carried out and therefore, has been included within this application – titled 'Transport Statement'.

8 Daylight or Sunlight Assessment

- 7.1. We do not feel a daylight or sunlight assessment is necessary due to the location of Readipop as the surrounding areas are mostly car parks and the proposed extension will not effect on the daylight or sunlight to nearby properties.

9 Conclusion

- 8.1. In conclusion, the proposed project for the extension of Readipop contains no major change or any significant changes to the external car park area. The additional space is designed to add additional functions that work within the existing property.
- 8.2. Readipops proposed works will increase the amount of charitable work and help younger generations to pursue their passion in music.

