

Our ref. 2437-4.1-jeg-designaccess

16/03/2026

GENTING CASINO, 18 RICHFIELD AVENUE, READING, RG1 8PA

ENLARGEMENT OF EXISTING EXTERNAL TERRACE & FORMATION OF NEW BIN STORE BEHIND.

DESIGN & ACCESS STATEMENT

SITE AND SURROUNDINGS

The application relates to the Genting Casino located on Richfield Avenue within an established commercial and leisure area to the west of Reading town centre.

The building is situated within a predominantly commercial and light industrial context characterised by warehouse buildings, leisure uses and associated service roads. The immediate surroundings include a fitness studio located within a converted warehouse building adjacent to the site.

The existing terrace is positioned on the West elevation of the building facing vehicular access to the car parking at the rear & side. There are no residential properties within the immediate vicinity of the proposed terrace.

The site is within Flood Zone 2, however the proposal does not increase flood risk as it does not introduce new built footprint or alter site drainage patterns.

PROPOSED DEVELOPMENT

The proposal seeks planning permission for the enlargement of the external terrace associated with the casino.

The works include:

- Removal of sections of the existing external walls adjacent the existing terrace, to create a larger opening onto the expanded terrace.
- Removal & replacement of the existing fencing, which forms the outer perimeter of the existing terrace. New perimeter to be formed from rendered cement board fixed to new 90mm SHS mild steel posts, fixed securely to new foundation pad stones.
- Construction of new external grade studwork enclosure walls separating the terrace from the casino interior.
- Installation of a new Aqua cement board insulated ceiling above the internal faces of the terrace.
- Installation of external fire exit doors providing emergency egress from the terrace.

- Removal of existing terrace roof & installation of a lightweight canopy structure over part of the terrace area, with mild steel posts, pitched flat roof over (pitched to discharge rainwater into new RWP), and black aluminium brise soleil skirting to external faces.
- Relocation of existing man-safe ladder, and relocation of existing AC condensers to new dedicated bin store behind the expanded terrace.

The terrace will provide additional external amenity space for patrons of the premises.

DESIGN APPROACH

The terrace has been designed to integrate with the existing building, and mirror the cream painted columns to the main façade.

The terrace perimeter wall will be finished in a light grey render. Decorative pale cream projecting arch features will be incorporated onto the wall, providing articulation to the elevation.

External access doors serving the terrace will be dark grey leaf-and-a-half solid core doors fitted with internal panic bars in accordance with fire safety requirements.

CANOPY STRUCTURE

A lightweight canopy structure will be installed over the terrace area, to replace the existing roof.

The canopy will comprise a flat roof finished with a single ply membrane roofing system. The roof will be formed with a fall discharging into a valley gutter which connects to the existing rainwater pipe system serving the building.

Along the outer edge of the canopy a brise soleil skirt will be installed to provide solar shading and architectural definition. The brise soleil will be formed from black powder-coated aluminium fins.

MATERIALS

The principal materials proposed include:

- Rendered perimeter wall – light grey finish.
- Projecting decorative arches – pale cream render.
- Brise soleil fins – black powder-coated aluminium.
- External doors – dark grey metal solid-core doors with panic hardware.
- Canopy roof – single ply membrane roofing system with black EPC aluminium flashing.
- New bin store & relocated condensers to the rear of the terrace, as indicated on 2437.P02 latest issue.
- Relocation of existing mansafe ladder, re-installed in strict accordance with manufacturer's instructions.

These materials have been selected to provide durability and visual coherence with the existing building while remaining suitable for an external hospitality environment.

ACCESS

Access to the terrace will be provided internally from the casino.

Emergency egress will be provided by outward opening fire exit doors which discharge directly onto the site car park to the side of the casino, utilising the existing terrace ramp. All as existing.

IMPACT ON SURROUNDINGS

The extended terrace is located within a predominantly commercial and leisure area and faces a warehouse rather than residential properties.

Adjacent uses include commercial warehouse-style premises including a fitness studio. Due to this context, the enlarged terrace is not expected to give rise to adverse impacts on residential amenity.

The development does not materially increase the footprint of the building and the canopy structure is lightweight and visually subordinate to the host building.

CONCLUSION

The proposal will provide additional external terrace space which supports the existing leisure use of the premises and enhances the facilities available to patrons.

The design has been developed to integrate with the host building through the use of simple architectural forms and durable external materials.

The development is modest in scale, appropriate to its surroundings and is therefore considered acceptable in design and planning terms.