

Wensley Road Development

Welcome to the Public Consultation Event

Thank you for joining us!

Why?

Reading Borough Council is looking to invest in new affordable homes and improvements on the site surrounding Wensley Road flats.

Tell us what you think...

We are here today to discuss with you, three initial design proposals for the site based on discussions with residents from the first consultation event. We want to know your thoughts and ideas for the future of your neighbourhood.

Who?

Reading Borough Council

The local authority responsible for delivering and maintaining local facilities, services and affordable homes across the Borough of Reading.



Gleeds

A global property and construction consultancy, established since 1885.



HTA Design LLP

A design consultancy specialising in housing, placemaking & urban regeneration, collaborating between its multidisciplinary team, clients and communities.



What's Next?

We are looking to submit a planning application later this year. As part of this we like to hear your thoughts and ideas as the design develops. Please see below for the next key dates. We hope to see you again at the next event.

Today - 25 September 2019

Public Consultation Workshop



Wednesday 23rd October

Public Exhibition



End of 2019

Planning Application Submission



Winter 2020

Construction Starts



Spring 2022

End of Construction

Get in Touch

If you have any further questions or comments please contact Reading Borough Council on - 0118 937 2467 or HTA Design at - Coley.Rise@hta.co.uk



Reading
Borough Council
Working better with you

Wensley Road Development

Welcome to the Public Consultation Event

Where?



What?

New Homes

Reading Borough Council is seeking to build new affordable homes for local people on Council owned sites across the borough.

As part of this, the Wensley Road flats and neighbouring garage site have been identified as a suitable location for new affordable homes.

Potential Improvements Associated with New Homes

- New refuse and recycling areas
- Designated cycle routes
- Improved play areas.
- Re-designed car parking, including wheelchair accessible and electric charging bays

How many homes are in your area?

In the Coley Park Estate there are:

521 homes

The area of Coley Park Estate is:

10.678 hectare

Current density of Coley Park Estate is:

49 homes per hectare

Across Reading densities of up to 120 homes per hectare are recommended, depending on the location within the town.

With the homes in the design options we are showing you today, the density of Coley Park Estate would be 53 homes per hectare.

How we've responded

...to your feedback

Listening to your feedback

At the first public consultation event on 28th August 2019 representatives from both Reading Borough Council and HTA met with residents at the Wensley Road flats.

During the event we discussed with residents their thoughts on the existing site and ideas for how it could be developed.



Play Space

You Said...

That the playground is in a great location. But suggested that the facilities need updating.

We are...

Looking at designs that have a re-designed play area including a range of facilities for different ages. Options for where the play areas could be located on the site.



Car + Cycle Parking

You Said...

There is a general lack of parking in the area, which is uncontrolled and un-managed in the parking courts and on street.

We are...

Designing options for parking arrangements that re-provide the same amount of parking spaces and provide additional parking for any new homes. New cycle storage to also be included in the designs.



Landscape

You Said...

Retain existing trees, play facilities, and some green spaces as the residents enjoy these aspects of the Wensley Road flats.

We are...

Designing options for the site that retain where possible mature trees and include new trees and planting.



Refuse

You Said...

There is a lack of refuse facilities and poor maintenance which has led to an ongoing rat problem.

We are...

Including new refuse stores for each of the existing towers as part of the proposed wider improvements to the site.



Improvements

...to Wensley Road Flats

Since the three tower blocks were completed in the early 1960s there have been a number of works on the towers.

As part of the redevelopment proposal, potential improvement works have been identified.

Past Works

- 1959** Wensley Court and Irving Court were constructed
- 1961** Riversley Court Constructed
- 1993** All blocks were re-rendered
- 1992** Riversley Court entrance lobby was extended and refurbished.
- 1994**
- 2017** Cycle storage lockers installed on site
- 2018** Planning Application approved for sprinkler system water storage tank

Planned Improvement Works

- Installation of sprinklers to every flat along with a new water tank and mains.
Due for completion 2022.

Potential Improvement Works



- 1** Replace windows and improve the exteriors
Improve the aesthetic appearance and thermal performance of towers
- 2** Renovate and improve entrance areas
- 3** Improvements to external spaces
- 4** Improve Refuse & Recycling Facilities
- 5** Re-configure Car Parking Courts
Adding more wheelchair accessible parking and electric charging points
- 6** Use Roof Space for PV Panels







Design Option 1



Key Details

Existing Homes Retained	267
Proposed Homes	45
Total Number of Homes	312
Existing Car Parking	196
Proposed Additional Parking	45
Proposed Total Car Parking Bays	241

Legend

	1 Bedroom Flat (Including two wheelchair adaptable flats at ground floor)	8
	2 Bedroom Flat (Including three wheelchair adaptable flats at ground floor)	15
	3 Bedroom House	22
	Refuse Store & Cycle Parking	

Design option 2



Key Details

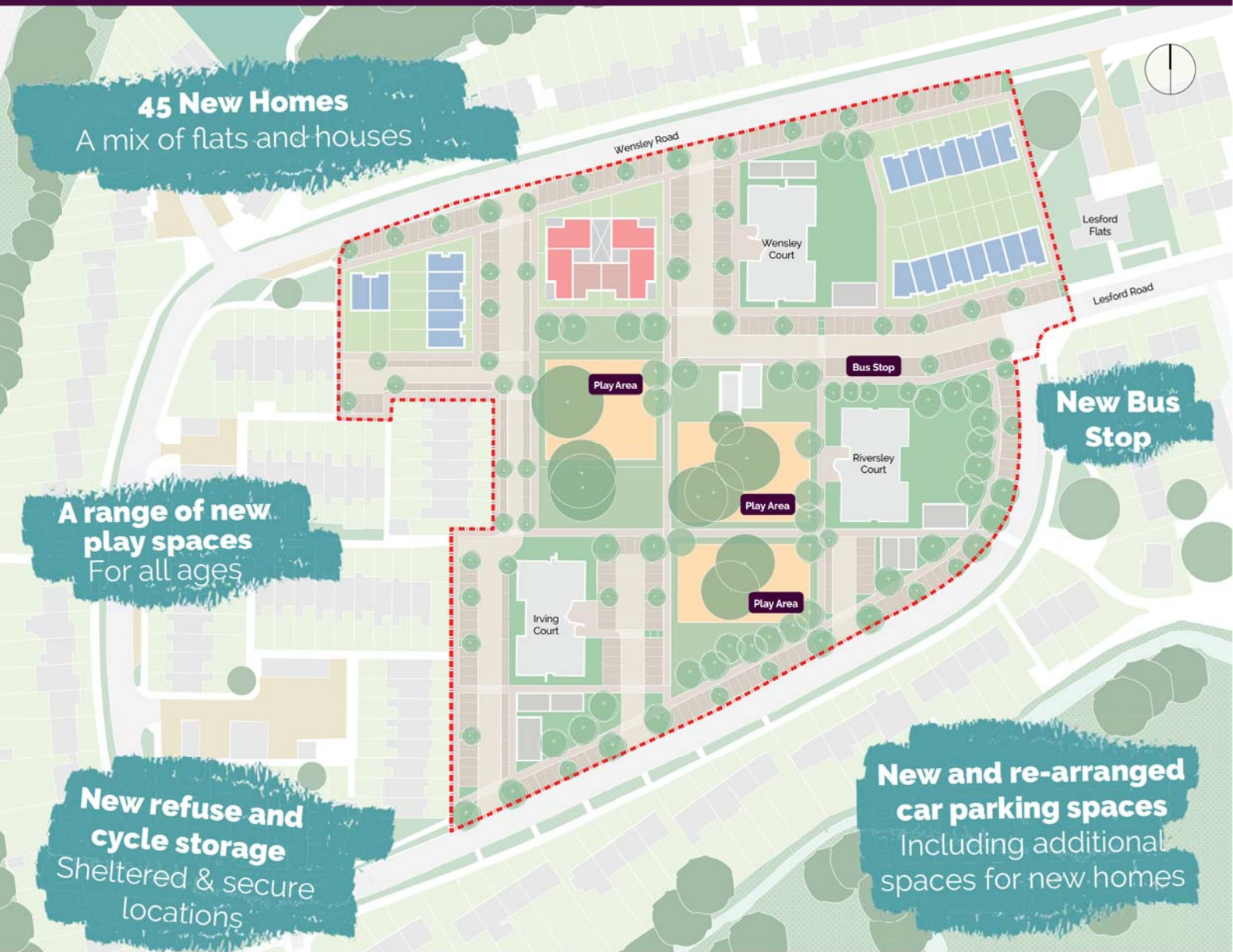
Existing Homes Retained	267
Proposed Homes	37
Total Number of Homes	304

Existing Car Parking	196
Proposed Additional Parking	37
Proposed Total Car Parking Bays	233

Legend

■	2 Bedroom House	20
■	3 Bedroom House	17
■	Refuse Store & Cycle Parking	

Design option 3



Key Details

Existing Homes Retained	267
Proposed Homes	45
Total Number of Homes	312
Existing Car Parking	196
Proposed Additional Parking	45
Proposed Total Car Parking Bays	241

Legend

	1 Bedroom Flat (Including two wheelchair adaptable flats at ground floor)	8
	2 Bedroom Flat (Including three wheelchair adaptable flats at ground floor)	15
	3 Bedroom House	22
	Refuse Store & Cycle Parking	

Landscape Proposals

Tell us what you think is important to the landscape?

Examples of what new space could look like...

Community Garden



Signage/Wayfinding and improved connections to broader landscape.



Growing Spaces



Increased Biodiversity



Signage



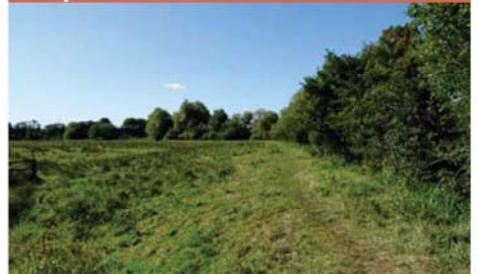
Existing Oak Trees



Improved Lighting



Enhanced Connection to Holybrook Footpath



Proposed Trees





Improved route to Courage Park



Your thoughts...

Use the green and red dot stickers on the boards to tell us what you think.

-  You like these ideas
-  You do not like these ideas

Play Proposals

Tell us what you think is important to the landscape?

Examples of what new play spaces could look like...

Under 5's/natural play



Play for 5-11 year olds





Play for 12+ year olds



Your thoughts...

Use the green and red dot stickers on the boards to tell us what you think.

-  You like these ideas
-  You do not like these ideas

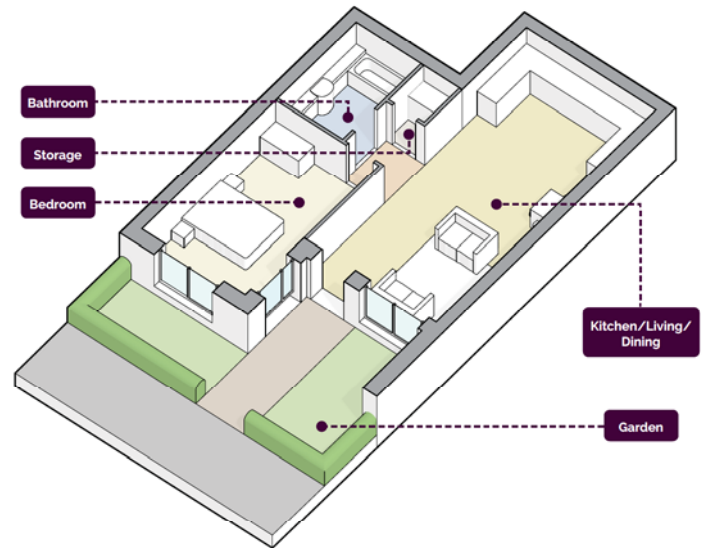
New Homes

Possible Flat Types

1 Bedroom 2 Person - WCH Flat

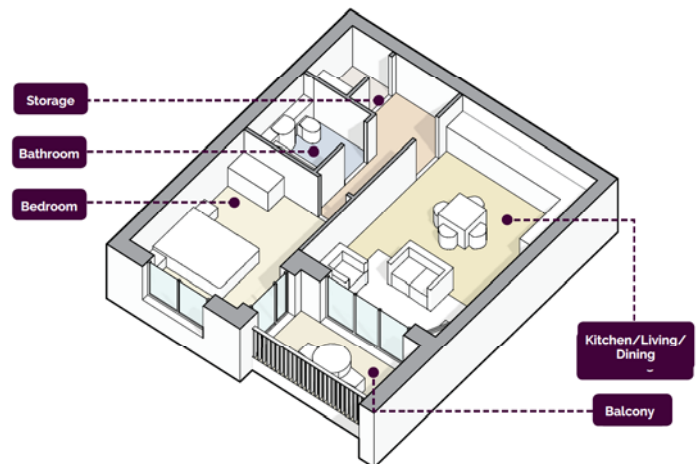
Wheelchair Adaptable Flat

Total Floor Area:
60.4m² / 649.9ft²²



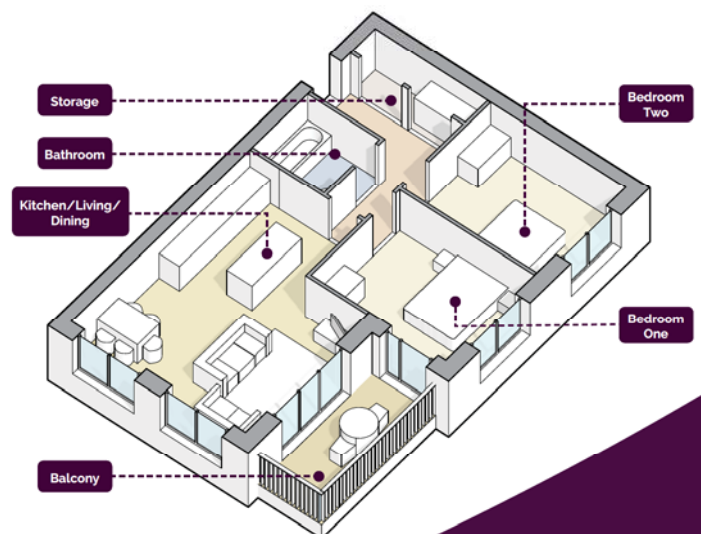
1 Bedroom 2 Person - Flat

Total Floor Area:
50.6m² / 541.4ft²²



2 Bedroom 4 Person - Flat

Total Floor Area:
70.9m² / 763.2ft²²

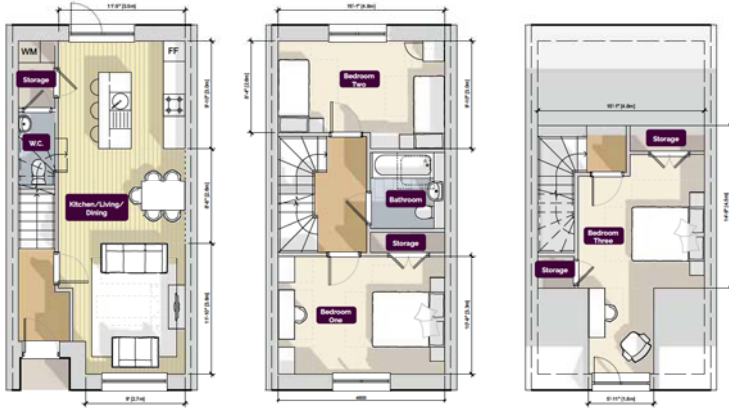


New Homes

Possible House Types

3 Bedroom 6 Person Townhouse

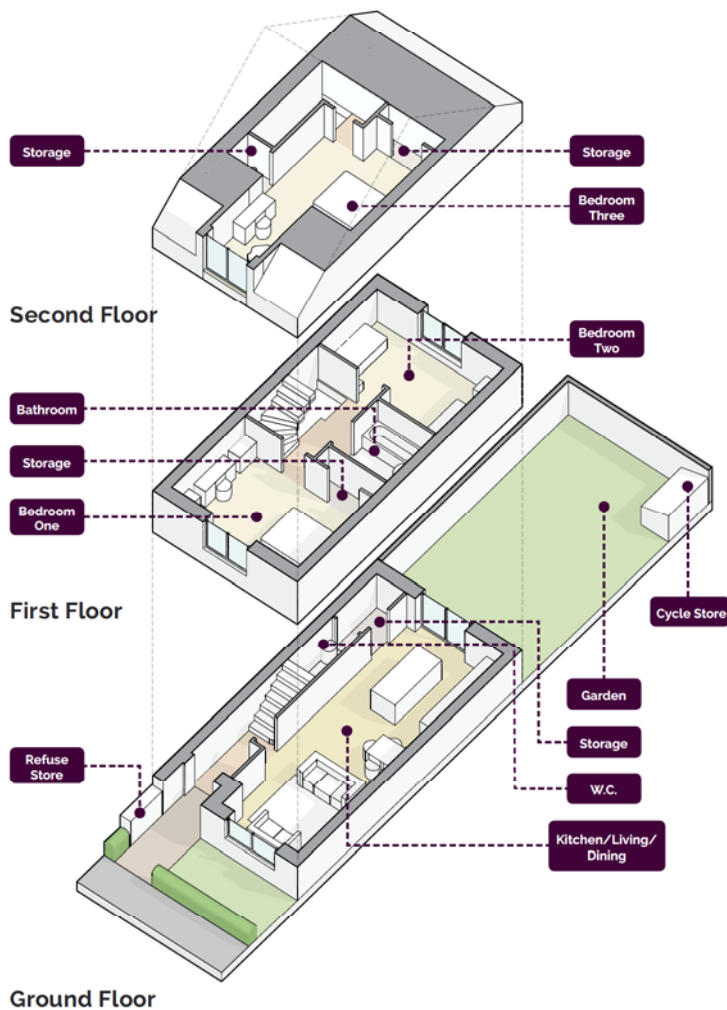
Townhouse - Total Floor Area - 108m² / 1162.5ft²



Ground Floor Plan
40.7m²/437.9ft²

First Floor Plan
42.4m²/456.2ft²

Second Floor Plan
24.9m²/267.9ft²



3 Bedroom 6 Person Cornerhouse

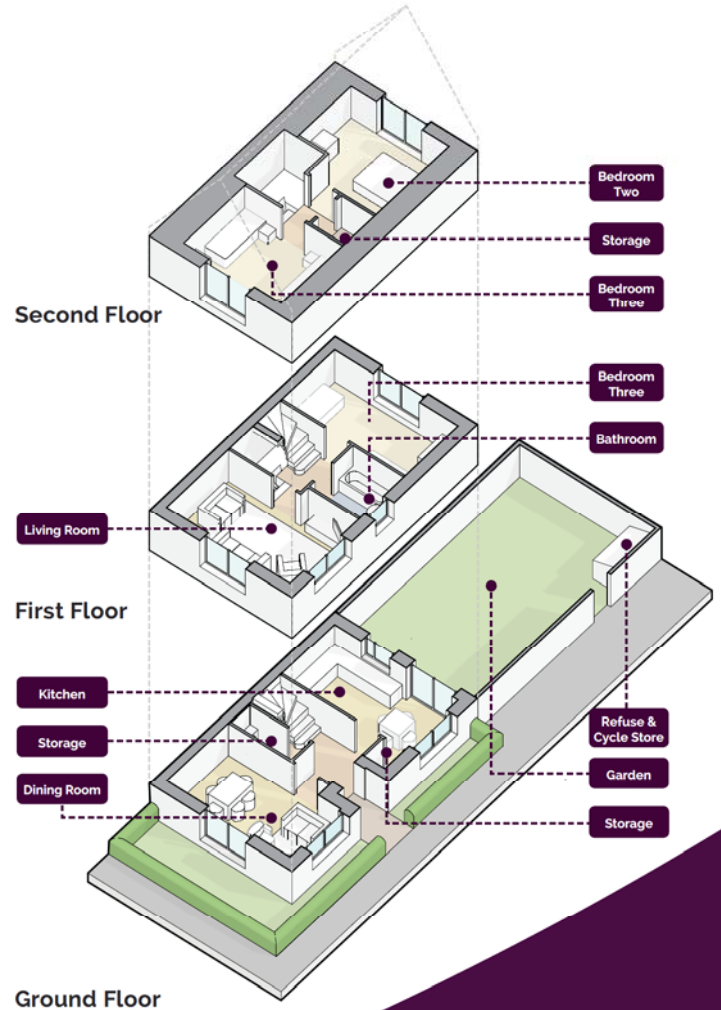
Cornerhouse - Total Floor Area - 109.8m² / 1181.9ft²



Ground Floor Plan
38.1m²

First Floor Plan
40.0m²

Second Floor Plan
31.7m²



What it could look like?

Tell us what you think is important for new homes?

Examples of what new houses could look like...

Large windows



Colourful Brickwork



Dormer Windows



Tell us what you think is important for new homes?

Recessed Entrances



Pitched Roofs



Bright Interiors



Open Living



Examples of what new flats could look like...

Recessed Balconies



Projecting Balconies



Mix of Materials



Examples of materials that could be used...



Beige-Pink Brick



Red Brick-Light Mortar



Grey Roof Tiles




Zinc seamed Dormers

Your thoughts...

Use the green and red dot stickers on the boards to tell us what you think.

 You like these ideas

 You do not like these ideas