

WENSLEY ROAD ESTATE IMPROVEMENTS

Newsletter | April 2021

An update on improvements to your estate



By Reading Borough Council's Assistant Director of Housing & Communities
Zelda Wolfe

AN EXCITING FUTURE AHEAD



Dear Resident,

We are embarking on an exciting project to change the face of the Wensley Road estate. Our ambitious plans, designed to enhance all aspects of the community you live in, will see:

- new homes created to provide opportunities for local residents who have a need to move within the estate
- making key changes to all existing housing so it is safer, more eco-friendly and smarter, such as new windows and external fabric
- newly landscaped grounds and new play facilities for our younger residents
- new garages

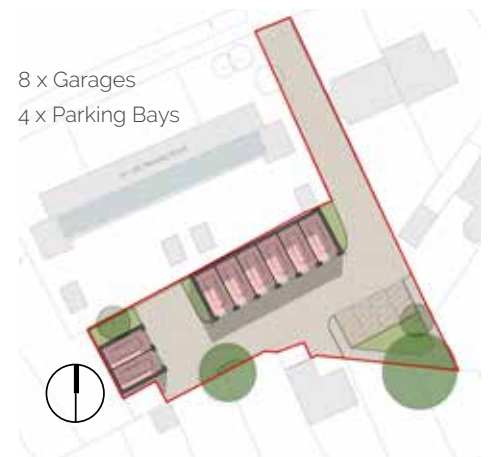
These plans have come together after talking to residents and finding out your priorities. We want to keep working with you to make the changes you need and deserve, and later in this newsletter you'll find out how you can make your voice heard and be a bigger part of the process working with us on this.

There are also updates on what changes you can expect to see over the coming months, so please take a look through this newsletter so you are up to date with everything that will happen.

Everybody has faced an incredible amount of challenges in the last year, but we are now looking forward to better times ahead and working with you to provide an improved Wensley Road estate. Please read on for more details on the plans.

Yours,

Zelda



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The Story so far...

Over the last couple of months, you may have seen workers out around the estate setting up site and doing surveys. They are from our contractor Glenman who will be putting our plans into action. So far...

- Glenman Engineer Abdi Handule is now based on site full time, and will be carrying out a survey on the existing utilities and drainage over the next few weeks.
- Glenman's local subcontractor, Richard Hall Ltd, have completed all the tree felling works on site, apart from three areas of trees which will be felled after roosting season. An ecologist is in attendance at all times to review all trees felled.
- An archaeologist surveying team have been in attendance on site to carry out trenching works. All trenches are securely fenced off.

Central Green Space



Phase 1 – New landscaping and homes for the Wensley Road community

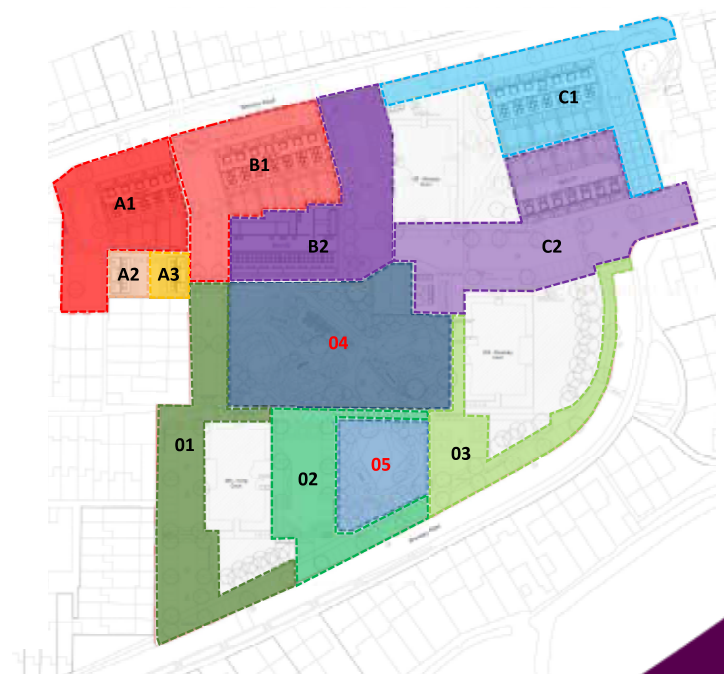
The first phase of improvements will include the landscaping of communal outside spaces, creation of new parking, and the construction of 46 new homes. To minimise disruption during this period, the work will be done in the following phases:

- **Zones 01, 02 & 03 - Southern Parking**
These three phases will be completed first in order to reprovide car parking for existing residents as soon as possible.
- **Zones 04 & 05 - Central Green**
This area includes the whole of the new central green space. We know that the play space is important and well used by the community and we are keen to make the new exciting facilities available for use. We are aiming to begin work early in the summer and to complete in autumn 2021.
- **Zones A1,A2,A3,B1, B2,C1.C2 - New Homes**
These are the later phases of construction and include the new proposed homes, and neighbouring car parking and landscaping.

Work in Zone 1 will start at the end of April, and when completed will have created 49 new parking spaces. People who normally park in zones 2 and 3 but are unable to when the work then moves on to those areas will be able to use the new spaces in zone 1 instead. All zones will be safely fenced off during the works.

For all enquiries regarding the upcoming construction works, please visit our website;
www.projectwensleyroad.com

To contact Glenman's urgently please contact;
Conor Murphy (Site Manager)
- Mob: 07387 415 929



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Phase 2 - Improvements to your home

You spoke, we listened

Thank you to everyone who responded to our consultation in January and February on the proposals for Wensley Road estate which were displayed on site and online.

Following your feedback, the designs were developed, and the planning application for the refurbishment works was submitted in early April.

We are going to work closely with you to provide the most important changes to the Wensley Road community, and have incorporated these key elements into the improvements:

You said...

- New windows were needed in the existing homes, to reduce draughts and energy bills.
- Appearance of the outside of the building and the internal entrance areas needed improving.
- Replacement refuse and recycling facilities desperately needed.
- There was a lack of storage for both adult and children's bikes.
- More facilities were needed for younger and older children in the area.

We are delivering...

- Installation of triple glazed windows to all the existing homes and improved external insulation.
- Redesigned external elevations and entrances, including brickwork at the lower floors and new building signage.
- Replacement of the refuse chutes combined with extended and reconfigured internal refuse, recycling and food waste stores.
- We are also providing 30 new bike lockers and 15 family bike lockers around the existing buildings.
- We are creating a modern new play area within the landscaped area for younger residents, whilst improving facilities in Courage Park for older children.

Aerial View of Phase 1 & 2



New Entrance Design



Proposed Elevations



For more information on the submitted design, please search using the planning application reference **210549** at: www.reading.gov.uk/planningapplications

The application for the phase 2 works will be uploaded to this online portal by the end of April.

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Courage Park

As well as the improvements to the Wensley Road estate, we are also making changes in Courage Park. These include providing better lit-access and pathways to Courage Park from the estate, and we hope that you have been able to enjoy the new improved access route to Courage Park.

We have repaired the pathway itself and cut back overgrown vegetation, in particular around the street lighting to make it a more pleasant and safer journey to the park.

This is just the first step in the changes you will see happening at Courage Park. Over the coming months new facilities will be proposed for older children, as well as other improvements to make it more accessible and welcoming. We'll consult with you so you have the chance to help us choose what to install at the park.

Garage Sites

Reading Borough Council are providing new garages and parking bays on two sites within the estate, 51-65 Wensley Road and 72 Wensley Road.

Across the two sites, 25 garages are proposed, along with 15 parking bays. Both sites will be resurfaced, new street lighting will be installed and new trees are to be planted.

The construction of the garages and resurfacing at 51-65 Wensley Road will be carried out first. Works are anticipated to start on site in May 2021.



51 - 65 Wensley Road

Have your say - get involved



We are grateful to everyone who has helped to shape this project by giving their opinions so far. This is just the beginning and we want to work closely with residents going forward. We would like residents to take an active role in the project to tell us what you and your neighbours want, and to help communicate to them the changes that are being made, and why.

To put your name forward to be a part of this, email your name and address to: Mary Hull, RBC Housing Officer mary.hull@reading.gov.uk or call **01189 372730**

For more information

Reading Borough Council will continue to update you regarding the wider regeneration of the Wensley Road Estate. For the latest news please visit: www.wensley-road.htadesign.co.uk

If you have any questions about the development, please send them in to us via the contact page on the website. We'll do our best to answer them personally, and will include some of your questions and our answers in the next newsletter.