



**Reading Borough Council  
Wensley Road :  
New Build & Estate  
Improvements Phase 1**

Statement of Community  
Involvement

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January 2020

Report presented by **HTA Design LLP**  
In association with **RBC**  
Status **Planning**  
Issue **Rev-**  
Issue Date **16.01.20**  
File name **RBC-WLR\_HTA-A\_Statement of  
Community Involvement**  
Author **RUH/NHE**  
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# 1.0 Introduction

## 1.1 Purpose of the Report

**The Statement of Community Involvement has been prepared by HTA Design LLP, on behalf of Reading Borough Council. This report supports the planning application for proposed new infill social housing at Coley Park Estate, Wensley Road, Reading, and should be read in conjunction with the application drawings and ancillary reports.**

This report sets out the objectives, methodology and consultation process which has been undertaken as part of the design development process for the submitted proposal.

## 1.2 Project Description

The Borough of Reading is faced with significant challenges with regard to its council housing, with demand for genuinely affordable homes increasing. The Council is committed to delivering over 5,000 new homes in the period of 2016-2026 and to help deliver on this commitment, the borough has taken the initiative to assess its own land assets to identify potential sites to provide more housing.

The proposed development site is located on Wensley Road, within the Coley Park estate in west Reading. Within the proposed development site are three existing tower blocks. Each of the blocks contains 89 flats and the majority of these are affordable housing, owned and maintained by Reading Borough Council.

An overall regeneration strategy is proposed for site, which will include improvements to the existing tower blocks, new family sized homes, a revised car parking layout which will meet current policy requirements, an enhanced central amenity space and improved landscaping features across the site.

Through the process of gaining a better understanding of the needs of the existing residents and the local community, two complimentary and simultaneous regeneration phases have been defined for the site. This planning application is for the first phase which includes:

- 46 New affordable family homes
- Re-configured parking courts and mews
- Improved central amenity space
- Preserved and enhanced landscape features

Phase two will involve all of the improvements to the existing towers, including the installation of sprinklers to all the existing flats (currently on site), new refuse and recycling stores, replacement of the existing windows and improvements to building fabric.

Throughout the consultation process information regarding both phases has been included allowing local residents to feedback on the proposal as a whole.



### Development Objectives

- Place residents at the heart of the programme, working together to address local challenges
- Provide good quality family-sized homes and prioritise the housing needs of residents in the local area
- Deliver shared community facilities that benefit the local residents and the wider community.
- Help with the rising cost of living by building energy efficient dwellings.
- Enable local people to take advantage of economic opportunity in central Reading by supporting sustainable transport options.
- To support and enhance the local sense of identity, through good quality design.

Policy  
Context

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2.0

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## 2.0 Policy Context

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### 2.1 Why Consult

Consultation is an integral part of the pre-planning application process. It helps to inform the design of the proposals, and it provides local residents and other stakeholders the opportunity to raise concerns and issues. These concerns and issues can then be carefully considered and addressed in the proposed plans before a formal planning application is submitted.

### 2.2 Policy Background

The Localism Act 2011 sets out how the government intends to devolve the decision-making process to the neighbourhood / local authority level and empower local communities. The Act includes a clause which requires developers to consult with local residents living in the vicinity of the proposed development site and report on the pre-application consultation process which has taken place. The client places great importance on consultation and they have followed legislative requirements for consultation to ensure that the views of local residents have been taken into account in the design process.

The revised National Planning Policy Framework (NPPF) published in July 2018 and updated in February 2019, replaces the majority of the former Planning Policy Guidance documents and Planning Policy Statements. The NPPF must be taken into account in the preparation of planning policy and it is a material consideration in planning decisions. The key principle underpinning this national planning guidance is sustainable development.

The NPPF 2019 recognises that early engagement has the 'significant potential to improve the efficiency and effectiveness of a planning application for all parties and that 'good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community' (paragraph 39, ). The NPPF goes on to state that 'Applications should work closely with those affected by their proposals to evolve designs that take account of the views of the community' (paragraph 128, NPPF 2012).

The Estate Regeneration National Strategy Good Practice Guide (December 2016) sets out principal activities, considerations, key participants and source material for typical regeneration projects. Resident engagement is considered to be a key element of estate regeneration, and guidance is provided to ensure that residents have participated at all stages of the process.

In conjunction with the Design & Access Statement, this Statement of Community Involvement provides a record of pre-application consultation activities which have taken place and demonstrates how the feedback received has been considered and informed the final design of the proposed scheme.

## Consultation Approach

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## 3.0 Consultation Approach

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### 3.1 Consultation Objectives

Several pre-application consultation meetings and events have taken place with Reading Borough Council members and local residents prior to the submission of the Wensley Road planning application. This process has been integral to the development of the design proposals. Further details of the Pre-application meetings are provided in the Planning Statement and Design & Statement.

In addition, it has raised awareness and stimulated discussion regarding the regeneration of the Wensley Road site and the potential benefits of the wider neighbourhood.

The overall objectives of the consultation process have been identified as follows:

- To raise awareness of the regeneration programme for Wensley Road with current residents and neighbours;
- To gain an understanding of key issues on the site and in the surrounding area, affecting members of the community;
- To ensure that local residents and Council members have the opportunity discuss their views and give feedback on the emerging designs;
- To develop the design in response to ideas and suggestions of local residents;
- To record and respond to feedback received during the pre-application process;
- To produce a Statement of Community Involvement to accompany the planning application for the Wensley Road scheme.

### 3.2 Consultation Approach

At the start of the design process Reading Borough Council and HTA Design worked with Council Members to develop the consultation strategy.

It was agreed that three events would be held in close to succession, in order to keep members of the community engaged with the process and to clearly demonstrate design changes made following feedback.

- Event 1: Drop-in Consultation (August 2019)
- Event 2: Design Options Consultation (September 2019)
- Event 3: Design Exhibition (October 2019)

Following each event an interim consultation meeting was programmed with the Council members to reflect on feedback and review subsequent design decisions.

In the spirit of a true community-led consultation no design proposals were presented at the first event in order to ensure that residents had an opportunity to help shape the design decisions from the outset, as well as allow greater freedom for attendees to express their own ideas for the site.

The events were all designed to facilitate residents' participation and the several members of both the Reading Borough Council and HTA Design teams were available at all three events to take part in discussions with attendees.

### 3.3 Newsletters and Information

In advance of the first event, local ward Councillors hosted a community meeting to make neighbourhood residents aware of the consultation programme. Reading Borough Council team members also displayed posters and delivered 450-550 flyers to local residents prior to each consultation event.

In October a newsletter with a summary of the first two events was delivered to residents and in advance of this planning submission, a newsletter including a summary of the whole consultation process and the latest design proposal was posted to local residents.

All of the consultation boards displayed at each event have been made publicly available throughout the consultation process on the website:

<https://www.reading.gov.uk/wensleyroad>

## Consultation Design Development

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4.0

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## 4.0 Consultation Design Development

### 4.1 Responding to Feedback

At each of the consultation events, feedback forms were offered to all attendees to either complete during the event or at a later date. Following each event, HTA Design collated the written responses and documented verbal discussions, where possible, in order to produce a detailed summary to circulate with the Council Members, Reading Borough Council and the rest of the design team. These summaries are included in the following sections of the report.

Throughout the consultation process members of Reading Borough Council and the local ward Councillors have respond to queries and comments from members of the local community regarding the development. This has included engaging in ongoing conversations with local residents, either via email correspondence or where required meetings have been arranged.

During the consultation period we received a petition and survey opposing the proposed Coley Park Rise Development 2nd October 2019.

The documents include the signatures of over 633 split between written and online petitions from a wide ranging area.

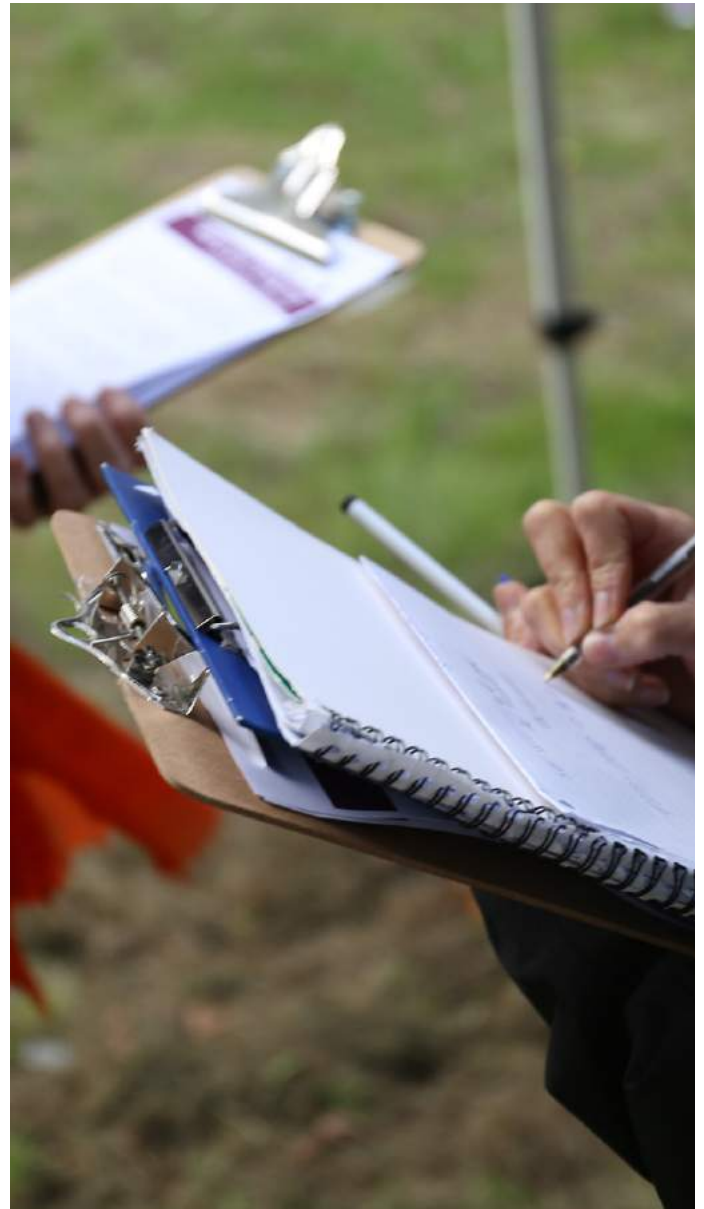
As part of the design progression issues raised as part of the petition have been taken into account during the consultation period; including the retention of the parks, improvements to the parking and improved landscaping across the site.

It is intended that consultation with Council members and local residents will continue beyond the planning submission, through the future stages and delivery of the project.

### 4.2 Key Design Responses:

- All of the proposed dwellings have been located in the northern area of the site and the car parking layout has been rearranged in order to retain and expand the central amenity space.
- Development is proposed between Wensley Court and Lesford Flats, as this area was identified by many local residents as being unused.
- Following suggestions by local residents regarding the massing, 2.5 storey houses are proposed along Wensley Road relating to the existing houses and the apartment building is located in the centre of the site overlooking the central green space.

- The design of the central green space has been developed to include play facilities for a range of ages that are connected via nature trails and overlook one another.
- Following concerns from residents living in Wensley Court tower block, adjustments to the layout were made to increase the distance between the existing building and the proposed houses and parking.
- Although there is a greater need for family sized dwellings in local area, a mix of dwellings types is proposed as a result of identifying the need of local residents that need to down size, but wish to remain living in Coley.



## 4.0 Consultation Design Development

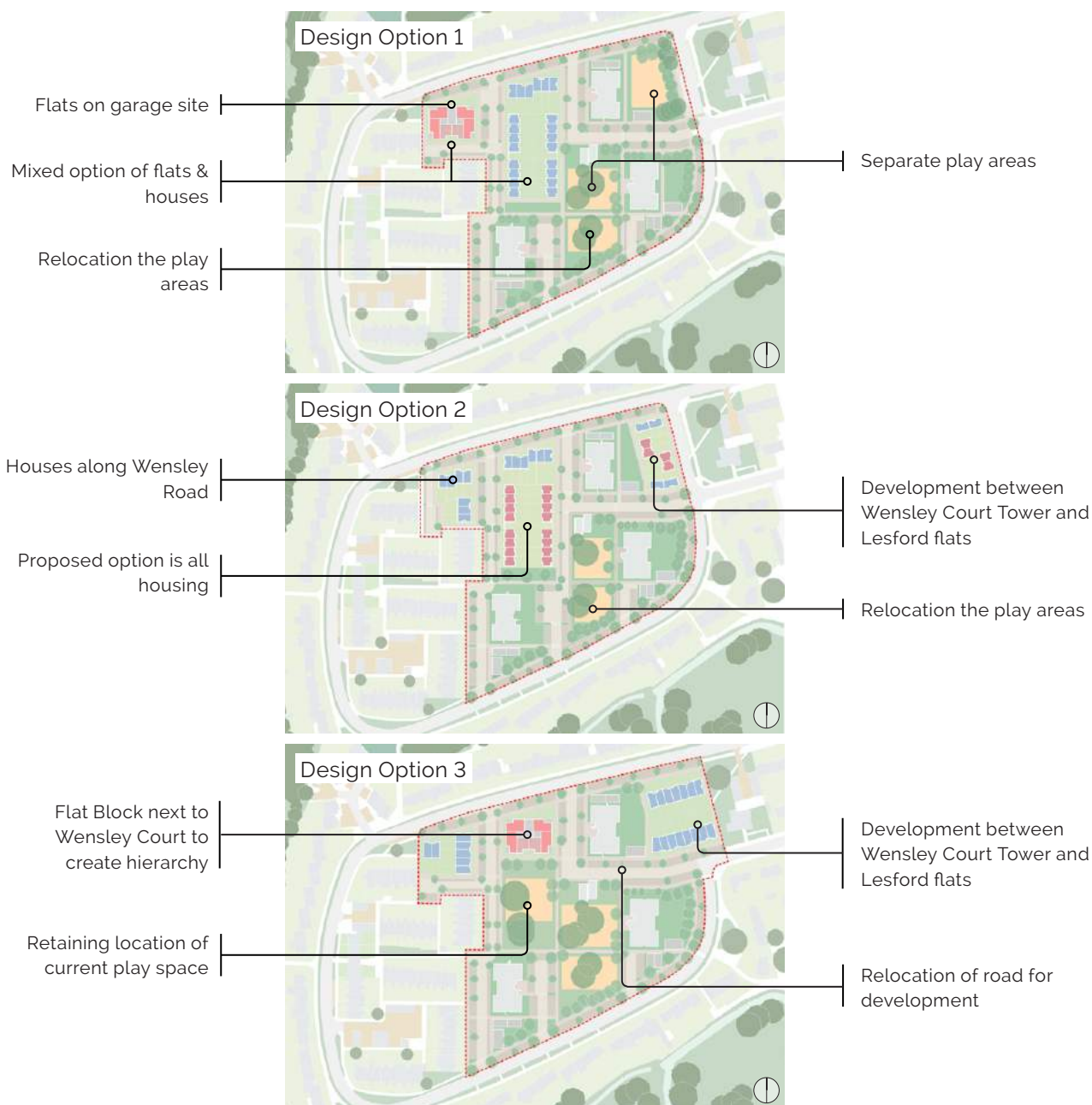
### 4.3 Design Development

#### August 2019 - Drop-in Consultation

No designs were presented at the first public consultation event, instead using an interactive 3D block model attendees were able to demonstrate their own ideas for the site.

#### September 2019 - Design Options Consultation

At the September consultation event three schematic designs were displayed. The design of these was informed by residents input at the previous consultation event, subsequent discussions with Council members and two initial scoping meetings with planning officers.



## 4.0 Consultation Design Development

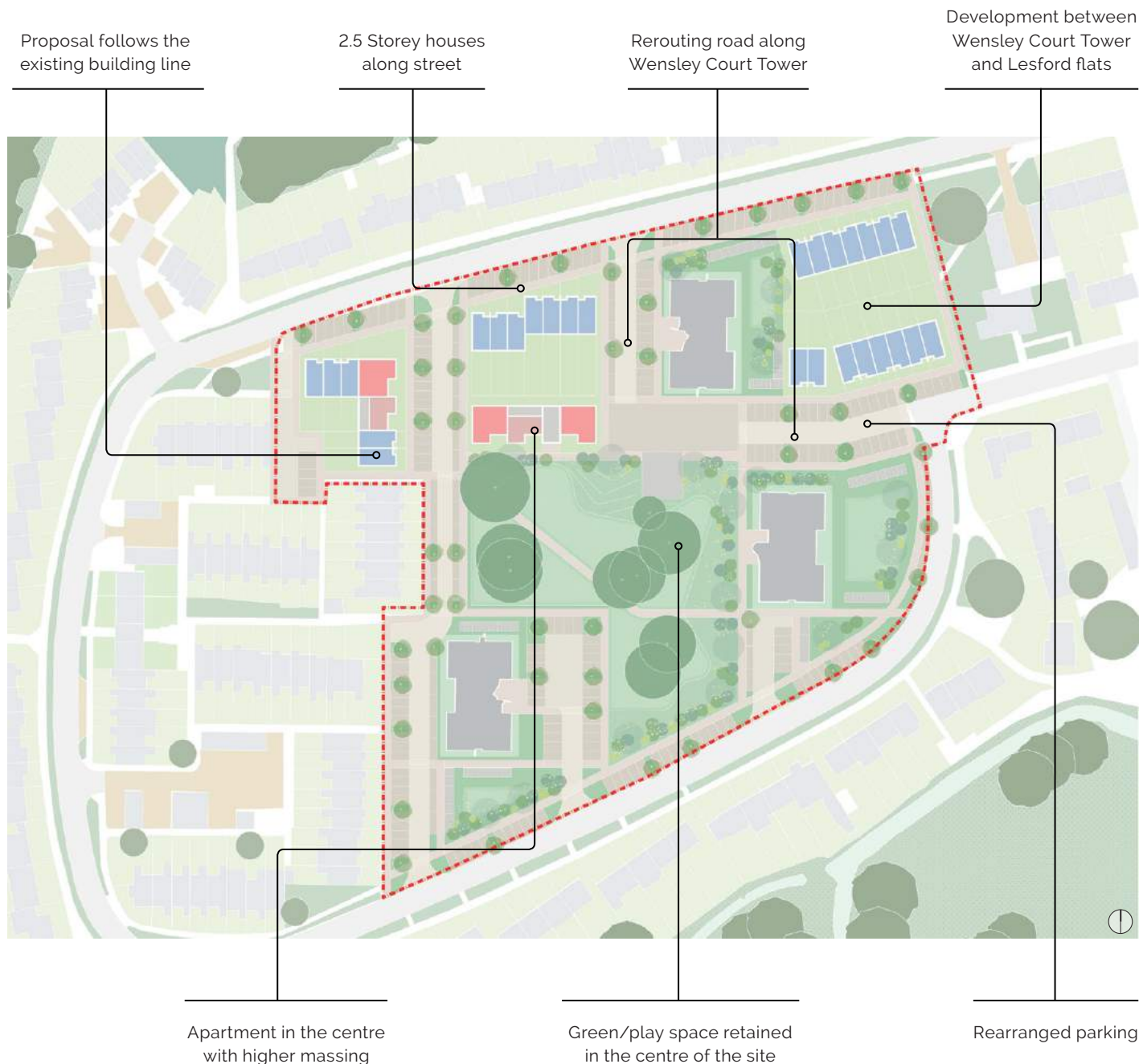
### 4.3 Design Development

#### September 2019 - Public Consultation

Option 3 was the preferred option as it provided a larger amenity space and was more integrated into the existing street network. However, there was also support for the other two options as well as general comments regarding all three options.

#### October 2019 - Public Exhibition Consultation

Following a review of residents feedback and further discussions with Council members, a single design option was developed. This design proposal was exhibited at the October consultation event, along with, site strategies, unit types and 3D visualisations.



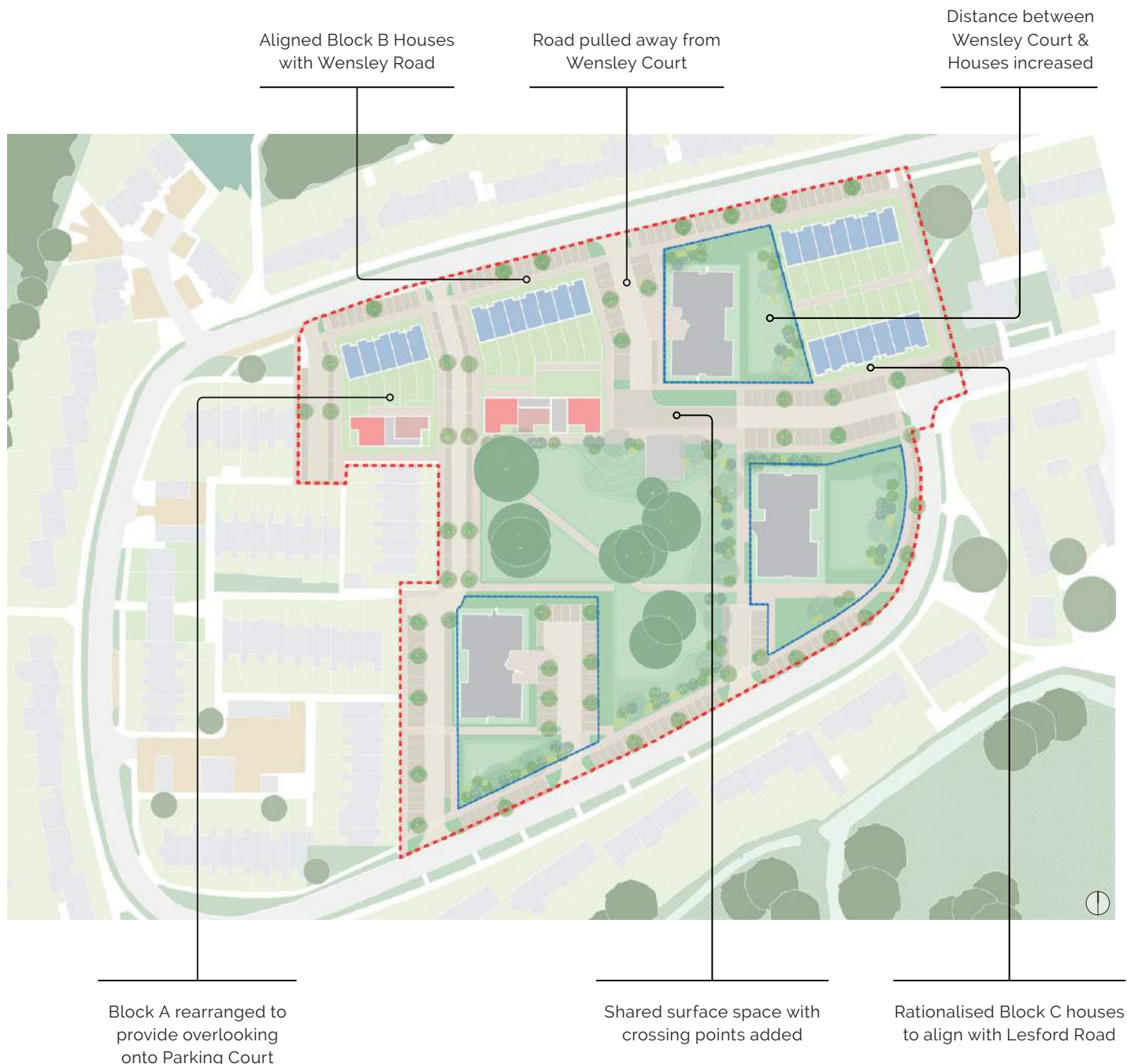
## 4.0 Consultation Design Development

### 4.3 Design Development

#### October 2019 - Public Exhibition Consultation → November 2019 - Design Review Panel

In advance of the October public consultation event, the design team had a pre-application meeting with planning officers, to discuss the same design proposal as presented at the public consultation event.

Comments from the pre-application meeting, residents feedback and comments from the Council members informed the design proposal which was presented both to the Reading Design Review Panel and at a second pre-application meeting with planning officers.



**October 2019**  
Pre-application meeting

**October 2019**  
Public Event Three

**Detailed Design Development**

**November 2019**  
Members Briefing

## 4.0 Consultation Design Development

### 4.3 Design Development

#### November 2019 - Design Review Panel January 2020 - Planning Proposal

In response to comments received from both the Reading Design Review panel and the pre-application meeting, further refinements were made to the overall site plan, as well as to the detailed design of the unit types, elevations and landscaping.

The planning proposal submitted is the layout below.



## Event 1: Drop-in Consultation

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5.0

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## 5.0 Event 1: Drop-in Consultation

|                                                    |                                                                                                                                                                                                                                                                            |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Event Title:</b>                                | <b>Drop-in Public Consultation</b>                                                                                                                                                                                                                                         |
| <b>Event Date:</b><br><i>Invitations sent out:</i> | <b>Wednesday 28th August 2019 (3-7pm)</b><br>Friday 23rd August                                                                                                                                                                                                            |
| <b>Event Location:</b>                             | <b>Marquee at Wensley Court, 193 Wensley Road, Reading, RG1 6EA</b>                                                                                                                                                                                                        |
| <b>No. of Attendees:</b>                           | <b>40 Signed in (+ 60 assumed in total)</b>                                                                                                                                                                                                                                |
| <b>Feedback Completed:</b>                         | <b>32</b>                                                                                                                                                                                                                                                                  |
| <b>RBC Attendees:</b>                              | <b>Daryn Inston</b> - Property Development Manager<br><b>Antoinette Solera</b> - Tenant Participation Team Leader<br><b>Mary Hull</b> - Tenant Manager<br><b>Natalie Waters</b> - Housing Manager<br><b>Zelda Wolfe</b> - Assistant Director for Housing and Neighbourhood |
| <b>HTA Attendees:</b>                              | <b>Eve Murzyn</b> - Associate, Senior Architect<br><b>Ruth Heyes</b> - Project Architect<br><b>Jamie Doak</b> - Architect<br><b>Phil Price</b> - Part II Architectural Assistant<br><b>Dan Green</b> - Part I Architectural Assistant                                      |

### 5.1 Summary

#### 5.1.1 Event Description

This was the first event, following the initial public meeting hosted by the Ward Councillors on the 15th of August. The event was structured as a 'drop-in' session help on the proposed site and included the following resources and activities:

##### Display Boards

Containing information about the event, the project and the local area.

##### Interactive 3D Block Site Model

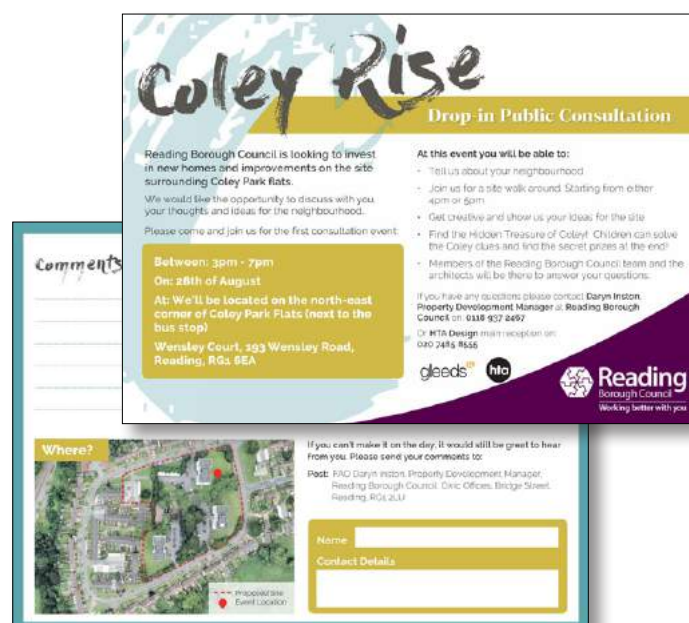
For attendees to demonstrate their ideas for the site

##### Coley Treasure Hunt

Children's activity with clues about the site.  
(35 Participants)

##### Sign-in & Feedback Forms

Offered to attendees on arrival at the event



Double-sided Consultation Flyer

## 5.0 Event 1: Drop-in Consultation

### 5.1.2 Feedback Summary

During the event both RBC and HTA staff had individual and group discussions with local residents, prompted by the display boards or the model and comments were noted during and shortly after the event. Following the event the completed written feedback forms were reviewed and collated.

### Key Comments

#### Parking & Congestion

- General lack of parking
- On street car parking causes an obstruction to bus services
- Uncontrolled/un-managed parking in the parking courts and on street
- Suggested parking on grass verges
- Suggested parking around the edge of the site and new roads into the site

#### Play Area (on-site):

- Positive feature, feels safe and is well overlooked owing to location
- Memorial bench dedicated to the daughter of a local resident located within the existing play area
- Suggested that improvements could be made, as current facilities are outdated

#### Refuse

- More information required by residents in terms of how the rat problem is being dealt with
- General lack of refuse facilities and poor maintenance
- Suggestions for larger and more sheltered refuse areas

#### Suggested Development Types and Location

- Suggestions to utilise the grass areas for either amenity (outdoor gym, football pitch), and/or housing around the edge of site
- A couple of suggestions to include older persons housing and a mix of housing types
- General preference toward lower rise, although a couple of suggestions for a high rise block on the garage site



Example Consultation Boards

## 5.0 Event 1: Drop-in Consultation

### 5.2 Discussions

#### 5.2.1 General Discussions

##### Living in Coley Park Flats

- Strong sense of community, many residents have lived here for several decades. A number of older residents would like to down-size within Coley.
- Several residents of the existing tower blocks feel they are isolated from the private home owners and are not as valued within the community.
- The communal entrances and staircores of the tower blocks are no longer well maintained, unlike when there were live-in caretakers.
- The flats are a good size, the main issue is a lack of storage. There are communal drying rooms which are no longer used, could these be used for storage?
- The flats are warm even in the winter and now the trains are electric you can't hear them at all.
- How can we trust the Council, if they can't sort out the problems which we already have?

##### Play & Landscape

- I feel safe letting my children go to the play park as it is on our doorstep, but I do not like them going by themselves to Courage or Coley Park.
- The play park is a bit boring and in bad condition. The hexagons and the skate ramp are never used.
- The trees really help to soften the look of the towers and it is beautiful in the winter when they are all covered in snow.
- The pedestrian route to Southcote is over grown and it feels unsafe. It is too narrow for mobility scooters

##### Parking Courts

- People just park wherever in the car parks. I need a disabled parking bay but they are always taken.
- It is good there is no through traffic, people only drive here if they live here or visiting.
- The vehicle entrances have been widened but they did a rough job and left half the gate.

##### Local Facilities

- More houses aren't a problem, if the local facilities were better are improved. Limited Doctors' opening hours and concerns about school places.



**Drop-in Consultation Event** - Gazebos and display boards situated on the Coley Park Flats site



**Drop-in Consultation Event** - HTA staff discussing the existing neighbourhood with local residents



**Drop-in Consultation Event** - RBC & HTA staff talking with local residents alongside the display boards



Example Treasure Hunt Clues

## 5.0 Event 1: Drop-in Consultation

### 5.2.2 Model Discussions

Attendees were invited to arrange housing, roads and external facilities on a scale site model to indicate how they might imagine these features on the site, alongside discussions with other attendees as well as team members from Reading Borough Council and HTA. Below are some of the discussion points, which have been summarised and noted following the event:

#### Roads, Parking & Pedestrian Routes

- More parking around the edge of the site, to meet the demand and there is lots of empty space
- Road or mews for the houses facing on the park (Coley Park flat site) to provide vehicle access.
- No roads between the flats and the play area as this would make it unsafe for children.
- It would be better if there were wider, straighter, flatter pedestrian routes, so they could be used by cyclists and people on mobility scooters.
- Could you add a loop road around Wensley Court/193 Wensley Road, for more parking and for the buses?
- Have a route connecting the north and south entrances to reduce traffic around the whole Wensley Road loop.

#### Locations for Housing

- Remove the section of road between Lesford Road flats and Wensley Court Flats to create a larger development area and make the Wensley Road loop one way.
- Several suggestions to build on the grass area, to the east of towers, in a dispersed arrangement of homes, with off street parking.

#### Type of Housing

- General preference for low rise in keeping with neighbouring houses. Generally housing, with a number of suggestions for a lower rise block on the garage site.
- A few attendees suggested a high-rise block on the garage site, to reduce the area being built upon, but others were concerned about overshadowing.

*Please note, this does not include all the discussions which took place during the event, only those which could be documented.*



**Example Configuration** - Low-rise housing only, in place of Wensley Court car park and the garage site and on street parking around the periphery of the site



**Example Configuration** - Low-rise housing, in place of Wensley Court car park and on eastern grass verge with small apartment block on the garage site.



**Example Configuration** - Low-rise housing along eastern edge of the site, with less development on the Wensley Court Car Park and the garage site.



**Example Configuration** - Proposed housing on the road between the site and Lesford Road . New play/amenity space on green area behind Wensley Court.

## 5.0 Event 1: Drop-in Consultation

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### 5.3 Written Feedback

#### 5.3.1 General Comments (No. of times raised)

- Good Community (2)
- Good play park location, feels safe/overlooked (8)
- Supports new housing (1)
- Against new housing (1)
- Recent anti-social behaviour reduction (1)
- Good (local) amenities (1)
- Memorial bench to local resident's daughter (1)
- Likes the woods in courage park (1)

#### 5.3.2 Concerns/Issues (No. of times raised)

- Lack of parking (14)
- Poor refuse facilities and management (8)
- Area Overcrowded (8)
- Rats (6)
- Anti-social behaviour (5) - reference Courage Park
- Pressure on local services (schools and doctors) (5)
- Playground neglected and outdated (4)
- Bus route obstructed/disrupted by parked cars (4)
- Single vehicular access route causing congestion (4)
- Lack of cycle storage (3)
- Uncontrolled/Poorly managed parking (2)
- Poor drainage/blocked drains (2)
- Poor Bus connectivity (1)
- Lack of wheelchair & pushchair spaces on buses (1)
- Poor general maintenance across the site (1)
- Lack of shops (1)
- Potential/future construction noise (1)
- Past Flood Events (1)
- Poor pedestrian routes across the site (1)
- Houses shaken by buses (1)
- Pedestrian/Cycle link to Southcote unsafe (1)
- Poor location of local football pitch (1)
- Lack of (private) outdoor space for families (1)
- No public toilets at local parks (1)

#### 5.3.3 Suggested Improvements (No. of times raised)

- Provide improved children's facilities and groups (5)
- Convert grass verges to parking bays (4)
- Demolish Coley Park flats (2)
- Provide sheltered/enclosed refuse areas (2)
- Put in/Build private driveways (for residents) – (2)
- Build houses on Courage Park (2)
- Invest in existing flats appearance (2)
- Use/Improve existing grass and garage areas (2)
- Included private gardens for new homes (1)
- Build gym on green space (1)
- Build cycle path on disused railway (1)
- Vehicle access for houses next to the park (1)
- Demolish the community centre (1)
- Move football pitch next to the flats (1)
- Wider Landscape Improvements (1)
- Build another access route into the estate (1)
- Build a block of flats to house more people (1)
- Include a mix of housing types (1)
- Include homes for older persons (1)
- Charge annual fees for designated street parking (1)

#### 5.3.4 Questions/Clarifications (No. of times raised)

- What happens with garage leases? (2)
- Where are the sprinklers going? (1)
- Define affordable housing? (1)
- What are the space standards for new builds? (1)
- Where else is affordable housing proposed? (1)
- What type of housing will be built? (1)
- Will existing residents have priority for new homes? (1)

#### 5.3.5 Consultation information (No. of times raised)

- Lack of notification (2)
- Time of consultation (1)
- Flyer looked like junk mail (1)

## Event 2: Design Options Consultation

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6.0

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## 6.0 Event 2: Design Options Consultation

|                                                    |                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Event Title:</b>                                | <b>Design Options Consultation</b>                                                                                                                                                                                                                                                                                                                      |
| <b>Event Date:</b><br><i>Invitations sent out:</i> | <b>Wednesday 25th September 2019 (3-7pm)</b><br>Wednesday 18th September                                                                                                                                                                                                                                                                                |
| <b>Event Location:</b>                             | <b>Marquee at Wensley Court, 193 Wensley Road, Reading, RG1 6EA</b>                                                                                                                                                                                                                                                                                     |
| <b>No. of Attendees:</b>                           | <b>38 Signed in (+ 60 assumed in total)</b>                                                                                                                                                                                                                                                                                                             |
| <b>Feedback Completed:</b>                         | <b>38</b>                                                                                                                                                                                                                                                                                                                                               |
| <b>RBC Attendees:</b>                              | <b>Daryn Inston</b> - Property Development Manager<br><b>Sarah Tapliss</b> - Tenant Participation Team Leader<br><b>Mary Hull</b> - Tenant Manager<br><b>Chris Bloomfield</b> - Neighbourhood Initiatives Manager<br><b>Joe Northcote</b> - Neighbourhood Initiatives Officer<br><b>Zelda Wolfle</b> - Assistant Director for Housing and Neighbourhood |
| <b>HTA Attendees:</b>                              | <b>Caroline Dove</b> - Partner<br><b>Ruth Heyes</b> - Project Architect<br><b>Jamie Doak</b> - Architect<br><b>Nell Hewett</b> - Part II Architectural Assistant<br><b>Phil Price</b> - Part II Architectural Assistant<br><b>Dan Green</b> - Part I Architectural Assistant                                                                            |

### 6.1 Summary

#### 6.1.1 Event Description

The aim of the event was to gain local residents' feedback on three schematic design options, informed by the previous consultation, as well as their opinions on possible appearance, house types, landscape and play proposals. In order to achieve this, the event was structured around the following:

##### Information Boards

Outlining the timetable, feedback from the previous event and possible tower improvements works

##### Three Design Options

Displayed as 2D plans and 3D Models, alongside boards showing possible house and flat types.

##### Interactive Proposals Boards (Sticky Dot Boards)

Examples images of landscape, play and housing for attendees to add red and green sticky dots indicating what they liked and disliked.

##### Decorating Edible Leaves (Children's Activity)

##### Sign-in & Feedback Forms

Offered to attendees on arrival at the event



Event Poster

## 6.0 Event 2: Design Options Consultation

### 6.1.2 Feedback Summary

#### Comments & Suggestions

- Very positive response regarding improved play facilities and amenity space in the centre of the site, for a range of ages including adults and older persons.
- Reasonable support for the car parking approach, however clarification required regarding allocation.
- Support for improved cycle routes and storage.
- Preference for Option 3 (11-noted on feedback), owing to a greater area of amenity space as well as feeling more integrated with the neighbourhood.
- Support for Option 1 (8-noted on feedback), as it is well planned and provided a games area
- Some support for Option 2 (4-noted on feedback), owing to only houses proposed, but greater a preference for mix of flats and housing, as reduces the building footprint, caters for tenants wanting to up-size and down size and includes wheelchair adaptable flats.
- Is there an opportunity to improve route to Courage park to make it feel safer, which would encourage more use of the park.

#### Issues & Concerns

- Several attendees (8 – noted on feedback) would prefer no development at all.
- Loss of garages a concern for flat residents who use these for storage as there is very little storage space within the existing flats.
- A new road into the site would cause a potential safety issue for children going from Wensley Court to the play areas.
- Concern about the loss of play space
- The gardens of the new homes will be overlooked by the existing flats
- Increased number of homes will add to existing parking and congestion issues.
- Has informal parking (not in designated parking bays) been accounting for in the proposals?
- Figures regarding the densities need clarifying.



**Design Options Event** - Models of the three design options, colour coded in accordance with the house and flat types.



**Design Options Event** - Example Display Boards



**Design Options Event** - Feedback forms being completed during the event



**Design Options Event** - Children's activity recipe card

## 6.0 Event 2: Design Options Consultation

### 6.2 Discussions

#### 6.2.1 General Discussions

##### Information Boards

- Queries regarding the density figures and whether these were correct, as well as questions regarding how the Coley estate boundary had been determined.
- Questions about how long the planning process takes, whether there has already been a contractor appointed.
- Whether it is a conflict of interest that Reading Borough Council is the applicant for the proposal and also the local planning authority.
- As part of the improvements to the flats, is there any chance of providing more storage for residents, particularly if the garages are being removed. Many people rent these for storage, as there is limited storage space within the existing flats.
- There are only two drying rooms in each of the flat blocks and these are always fully booked.
- If there are 521 homes in the estate why haven't leaflets been delivered to all of these? Put leaflets in envelopes as they are mistaken for junk mail
- Appreciate that Reading Borough Council are listening to local residents.

##### Design Options & House Types

- Positive having houses on the other side of Wensley road. Could the street facing house be two-storey with more height in the centre of the site?
- The townhouses (gable-fronted) houses aren't in keeping, a front-to-back pitch would be better.
- A mix of flats and houses will provide a good mix of people. Existing residents could up-size or down-size. The options with flats are better as there is less space taken up.
- In options 2 and 3 concerns about the gardens are overlooked by the flats.
- The gardens are a good size. Nice to see front and back gardens. The house plans are good as they have lots of storage.
- The open plan living is good, but being able to separate the living space is helpful with a big family.

##### Amenity Space

- All options result in a loss of space for children.
- Options 1 and 3 are good because they have three good size play areas but option 2 looks too crowded.

##### Routes & Parking

- The new road into the site (all options) is a safety issue, particularly for children living in Wensley Court
- Good idea having a proper cycle route connecting Southcote and Fobney Meadow.
- Families moving onto the site will need two parking spaces. The people in the existing flats need more car parking spaces.
- The existing car parks do not function well currently, the revised layout would be an improvement. However more information is required regarding how spaces would be allocated.
- More parking around the loop would be beneficial, but more parking provision is needed all along Wensley Road, particularly around the shops.
- The new bus stop should have an electronic display board and better lighting.



**Design Options Event** - Gazebos and display boards situated on the greenspace next to Wensley Court



**Design Options Event** - Discussions between RBC staff and local residents around the information boards.

## 6.0 Event 2: Design Options Consultation

### 6.2.2 Interactive 'Sticky Dot' Boards

Attendees of all ages were invited to add red and green dots to example images of landscaping, play facilities, building appearance and building materials to indicate what they liked and disliked. RBC and HTA staff discussed with local residents their choices, however it is important to note that these board were not attended at all times.

#### Play Proposals

- Particularly strong support for slides, external gym and multi-use games area, although ideally if this was fenced to protect surrounding properties.
- Enthusiasm for all of the natural play options and the climbing wall. Several of the children liked the image including steps and tunnels as would prefer more connecting play such as an adventure playground/ obstacle course.
- Support for the multi-occupant swings. There is always a queue for the existing toddler swings, therefore more of these and combined toddler/ parent swings would be beneficial.

#### Landscape Proposals

- Support for a community garden, to provide socialising space for families and adults. Current picnic area is not used owing to anti-social behaviour and a lack of tables or BBQ area.
- The three memorial benches would need to be integrated within new designs.
- Support for increased biodiversity, improved low-level lighting and connection to Holy brook.
- Current connection to Courage Park strongly disliked, this is owing the lack of a road crossing, insufficient lighting in the connecting alleyway and within the park.
- Some residents disliked the existing trees as it made the area very dark in the evening and feel unsafe..

#### Building Appearance

- Townhouses (gabled-fronted), colourful brickwork and projecting balconies were generally disliked. Described as not in keeping with the local area.
- Dormer windows, open plan living, and the recessed balconies were the preferred. The recessed balconies were seen as being more private.
- Material preference for red brick and grey roof tiles



Play Proposals Board  
At the end of the event



Landscape Proposals Board  
At the end of the event



Building Appearance Board  
At the end of the event

## 6.0 Event 2: Design Options Consultation

### 6.3 Feedback Forms

#### 6.3.1 Design Options

##### Preferred Design Option (No. of times noted)

- Option 1 - 8
- Option 2 - 4
- Option 3 - 11
- Like All - 2
- None - 8
- Not Specified - 5

##### Option 1 Comments (No. of times raised)

###### Positives

- Provides separate play spaces for different ages (3)
- Support for the proposed games area (1)
- Well planned design (1)
- Good mix of flats and houses (1)

###### Issues

- Homes too close together/ feels claustrophobic (2)
- Potentially cause acoustic issues (1)
- Loss of green space (1)
- Games area too far away from homes (1)

##### Option 2 Comments (No. of times raised)

###### Positives

- Prefer all houses, as too many flats in the area (1)
- Well planned design (1)

###### Issues

- Homes too close together/ feels claustrophobic (2)
- Potentially cause acoustic issues (1)
- Don't want the bus stop to be relocated (1)
- No games area (1)
- Not enough homes (1)
- Townhouses not in keeping (1)

###### Suggested Improvements

- Two storey houses facing onto the street.

##### Option 3 Comments (No. of times raised)

###### Positives

- Play areas kept in the centre of the site(3)
- More green space and play areas (2)
- A village feel & neighbourhood integration (2)
- Low Rise (1)
- Good mix of houses and flats (1)
- Homes more spread out (1)

- Provided more homes (1)
- New bus route is a good idea (1)
- Good rearrangement of car parking (1)
- Makes use of the space between Wensley Court and Lesford Flats (1)

###### Issues

- Overlooking of gardens from Wensley Court (2)

###### Suggested Improvements

- Flat block between Wensley Court and Lesford Flats rather than houses (1)



Design Options Event - Model of design option 1



Design Options Event - Model of design option 2



Design Options Event - Model of design option 3

## 6.0 **Event 2: Design Options Consultation**

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### 6.3.1 General Comments (No. of times noted)

- Pleased there is more parking (3)
- New park is positive (3)
- Increased cycle storage is positive (1)
- Anticipate parking permits in the future (1)
- Proposed gardens a good size (1)
- Open plan internal layout is a positive (1)
- Great the council are building new homes (1)
- New roads will integrate the site with the estate (1)
- Keep us informed (1)
- Priority housing for existing residents is a good (1)
- Other more suitable sites in Reading (1)

### 6.3.3 Concerns/Issues (No. of times raised)

- Lack of parking (7)
- Loss of play areas and green space (6)
- Area Overcrowded (5)
- Congestion, existing and future (5)
- Child safety crossing proposed road (3)
- Anti-social behaviour (3)
- Loss of trees (3)
- Rats (2)
- Pressure on local facilities (2)
- Potential Overlooking (2)
- Information on densities incorrect and misleading (2)
- Parking number don't include unmarked spaces (2)
- Refuse (1)
- Effect on local house prices (1)
- Loss of wildlife (1)
- Construction Disruption (1)
- Not enough houses proposed (1)
- The decision has been made (1)
- Lack of lack of a nursery (1)
- Lack of a local swimming pool (1)
- Loss of garages (1)

### 6.3.4 Suggestions (No. of times noted)

- Improve play facilities (2)
- Provide adult/older persons external space (2)
- Remove garages as area of anti-social behaviour (1)
- Remove unwanted trees (1)
- Refurbish flats before building new homes (1)
- Build on the land behind Granville flats (1)
- Add better signage (1)
- New shop (1)
- Relate buildings to local context (1)
- Allocate parking bays (1)
- Improve security on the site (1)
- Provide outdoor taps (for car washing) – (1)
- Increase storage for flats (1)
- Provide children's cycle storage and cycle routes (1)
- Add a pedestrian crossing to Courage Park (1)

### 6.3.4 Questions/Clarifications (No. of times raised)

- What affect will new homes have on parking and play areas? (1)

### 6.3.5 Consultation information (No. of times raised)

- Deliver leaflets to all 521 home in Coley Park Estate (1)
- Require more information in a timely manner (1)

### 6.3.6 Suggested for next event (No. of times raised)

- Feedback from this event and the preferred option (1)
- Additional information about car parking proposals for existing residents (1)
- Plans for other RBC sites in Reading (1)
- When construction will start (1)
- A design option that benefits the community (1)
- Clear plans, to understand what is being proposed (1)
- Treasure hunt (1)



## 7.0 Event 3: Design Exhibition

|                                                    |                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Event Title:</b>                                | <b>Public Exhibition Consultation</b>                                                                                                                                                                                                                                                                                                     |
| <b>Event Date:</b><br><i>Invitations sent out:</i> | <b>Wednesday 23rd October 2019 (3-7pm)</b><br>Wednesday 16th October                                                                                                                                                                                                                                                                      |
| <b>Event Location:</b>                             | <b>Coley Park Community Centre, 140 Wensley Road, Reading</b>                                                                                                                                                                                                                                                                             |
| <b>No. of Attendees:</b>                           | <b>34 Signed in (+ 10 children assumed in total)</b>                                                                                                                                                                                                                                                                                      |
| <b>Feedback Completed:</b>                         | <b>17</b>                                                                                                                                                                                                                                                                                                                                 |
| <b>RBC Attendees:</b>                              | <b>Sarah Tapliss</b> - Tenant Participation Team Leader<br><b>Zelda Wolfe</b> - Assistant Director for Housing and Neighbourhood<br><b>Mary Hull</b> - Tenant Participation Manager<br><b>Kerry Grey</b> - Tenant Participation Manager<br><b>Natalie Waters</b> - Housing Manager<br><b>Sam Bainbrigge</b> - Tenant Services Team Leader |
| <b>HTA Attendees:</b>                              | <b>Eve Murzyn</b> - Senior Architect, Associate<br><b>Ruth Heyes</b> - Project Architect<br><b>Emma Henderson</b> - Graduate Landscape Architect<br><b>Nell Hewett</b> - Part II Architectural Assistant<br><b>Phil Price</b> - Part II Architectural Assistant<br><b>Dan Green</b> - Part I Architectural Assistant                      |

### 7.1 Summary

#### 7.1.1 Event Description

The consultation event was organised as a drop-in session, held at the Coley Park Community Centre a short walk from the site. Members of the RBC and HTA teams available for discussions throughout. The event included the following information;

##### Information Boards

Outlining the timetable, development area and feedback from the previous events.

##### Design Proposal Boards

Illustration of the of the proposed design and plans of the landscape, play, parking and proposed improvements to the existing towers.

##### Visualisation & House Types Boards

Showing possible internal layouts and 3D renders of the proposed street scenes.

##### 'Help design the park' Collage Wall (Children's Activity)

##### Sign-in & Feedback Forms

Offered to attendees on arrival at the event



##### Newsletter

Advertising the consultation event and summary of previous events

## 7.0 Event 3: Design Exhibition

### 7.1.2 Feedback Summary

#### Comments & Suggestions

- Positive response regarding improved play facilities, amenity space and retention of existing mature trees in the centre of the site.
- Several attendees noted that they were pleased to see that previous feedback had been listened to.
- Positive response to suggested improvements to the towers, in particular communal gardens and new refuse and recycling facilities. However there were a number of concerns about ongoing maintenance.
- A number of residents do not want any development at all on the site, whilst several other residents are happy to see new family homes in the area.
- A large number of attendees would like further information regarding the proposed bus route and relocated bus stops.
- Outdoor gym equipment recently installed in Coley Park, therefore would it be better to include other types of equipment (ball court).

#### Issues & Concerns

- Reoccurring concern about how congestion and parking issues in the wider area will be addressed.
- There is a lot of proposed development around Wensley Court, therefore this area of the site feels overcrowded.
- Loss of garages is a concern for residents who use these for storage, as there is very little storage space within the existing flats.
- A new road into the site would cause a potential safety issue for children going from Wensley Court to the play areas.
- Figures regarding the existing number of car parking spaces need clarifying.
- Display images of the proposals are difficult to compare with the existing site plan. More realistic views would help to explain the scheme.



Public Exhibition Consultation - During the event



Public Exhibition Consultation - During the event



Public Exhibition Consultation - During the event



Public Exhibition Consultation - During the event

## 7.0 Event 3: Design Exhibition

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### 7.2 General Discussions

#### 7.2.2 Layout & Appearance

- Several attendees were very positive about the scheme, felt they had been listened to and were supportive of design developments since the last consultation.
- The houses along Wensley Road appear to work well and would be an improvement on the existing.
- All the development is focussed around Wensley Court, which feels unfair for these residents.
- Wensley Court is cut off from the central green space by the proposed road and crossing to the play area is a potential problem for younger children.
- Difficult to compare existing aerial site photo with the proposed design owing to scale and orientation. The 3D illustration is confusing and unrealistic.
- Existing houses are not being shown accurately.

#### 7.2.2 Improvements to the Existing Towers

- The ground floor of the blocks are full of damp. Will improvements to the entrances extend to the internal lobbies?
- The lifts breakdown frequently, are these going to be repaired?
- New refuse and recycling bins will be a good thing, but only if the bins are collected more frequently.
- Food waste or compost bins within the new recycling facilities would be really helpful (and might help with the rats).
- The idea of a communal garden for each of the blocks was very well received but concerns raised about long-term maintenance.
- Can more general storage rather than just cycle storage for the existing flat residents be incorporated.

#### 7.2.3 Landscape & Play

- Many attendees pleased that the play space are being kept.
- Clarity needed about which trees are to be removed, retained and amount of replacement trees.
- Could more facilities for older children be provided at Courage Park, such as a skate park.
- Outdoor gym has been recently installed in Coley park. Why are the same facilities being duplicated?
- Have you looked at building new allotments or growing spaces for families and adults.
- Clear and safe route through the park is really important.

- A mix of natural and colourful equipment to make the space exciting.
- Suggestion for 'relaxing area' possibly including an able tennis table and activities for adults.

#### 7.2.4 Parking & Vehicle Routes On-site

- Clarification needed about how the proposed parking would be allocated. Residents of the flats concerned about losing their parking spaces to new residents.
- Several questions regarding whether a permit system is going to be introduced.
- Does the proposed car parking take into account predicted future car ownership?
- Wensley Court appears to be losing a lot of car parking spaces in comparison to the other blocks.
- Re-check of the number of existing parking spaces that have been counted on site, in particular the area by the existing garages.
- Questions regarding access for emergency vehicles and collection point for bin lorries.

#### 7.2.5 Bus Route & Wider Highways

- Unclear how the bus will turn in and out of the site on the new road around Wensley Court and how will this impact the residents on the ground floor of Wensley Court.
- Lots of questions regarding the amended bus route and bus stop location. Concerns that it will be re-routed along Lesford Road causes previous issues owing to parked cars.
- Could a scheme be introduced to help residents to build a drop kerb into their own driveways, rather than parking on the road.
- Has there been any progress in terms of considering options to convert the grass verges into parking bays?
- Some suggestions that the Wensley loop should be one-way as this would be safer, whereas other attendees are concerned this would make it more difficult to get to their homes.
- Concerns about how stopping-up the road will affect traffic and congestion on Lesford Road.
- Will an air quality assessment be carried out?

#### 7.2.6 Construction Works

- Questions about the time-scales and phasing of the construction. Concerns about disruption to residents in terms of noise and congestion.

## 7.0 Event 3: Design Exhibition

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### 7.3 Feedback Forms

#### 7.3.1 Design Proposal

##### What do you like? (No. of times noted)

- Do not like it (5)
- Improved play facilities (3)
- Previous feedback responded to (2)
- Retaining the trees (2)
- Communal gardens (for existing residents) – (2)
- Improved refuse and recycling (2)
- Towers separated(1)
- General Layout (1)
- Bus stop within the site (1)
- Sustainable new homes (1)
- Positive about new homes (1)
- Looks modern (1)
- Individual parking spaces (1)

##### What could be improved (No. of times raised)

- Increased number of parking spaces (3)
- Build somewhere else (3)
- Add Skate Park (2)
- Accurate visuals of the proposal within the existing context (2)
- Correspondence with residents in the wider area (2)
- Listen to views of residents (2)
- Parking on grass verges (1)
- Build replacement garages (1)
- Upgrade paths for all (1)
- Council tax reduction for existing tenants (1)
- Parking permits/allocated parking (1)

#### 7.3.2 Concerns/Issues (No. of times noted)

- Ongoing rat problem (3)
- Increased traffic/congestion (3)
- Child safety crossing the proposed road (2)
- Construction noise and disruption (2)
- Limited hours of the local doctors' surgery (2)
- Loss of parking for Wensley Court (1)
- Proposed homes overshadowed (1)
- Area too small for the number of homes (1)
- New homes overlooked (1)
- Pressure on school places (1)
- Area overcrowded (1)
- Drop in house prices (1)
- Lack of parking (1)
- Loss of dog walking area (1)

#### 7.3.3 Questions/Clarifications(No. of times raised)

- Will there be disabled parking? (1)
- What is the plan to tackle anti-social behaviour? (1)
- Plans for other RBC sites in Reading (1)
- What is the new bus route? (1)
- How will you stop speeding? (1)



## 8.0 Conclusion

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The design development of the submitted proposals has been directly informed by the feedback received during the three public consultation events, meeting with Council members and ongoing discussions between Reading Borough Council and local residents.

The consultation events, in particular events 1 and 2 were very attended and several residents attended all three events. A significant number of attendees provided written feedback, in addition discussions during the events have also been documented to ensure that these comments were also reflected in the summaries circulated to both Reading Borough Council and the Council Members.

A range of views have been expressed regarding the proposals ranging from residents who are extremely positive about the proposal, commenting on the merits of the proposed scheme, such as the delivery of family-sized homes, the improved central amenity space and the overall benefits of the regeneration, to a number of residents who would prefer no development on the site.

Amendments have been made to the proposals during the consultation process to address many of the issues raised and in response to layout suggestions made by members of the local community. Comments regarding improvements to the existing towers will be integrated into the development of phase two and Reading Borough Council will also seek to address issues which have been raised regarding the wider area.

In advance of this planning submission, Reading Borough Council has delivered a newsletter to local residents including a summary of the feedback from all three of the consultation events and information regarding the submitted design proposals. Reading Borough Council will continue to inform local residents of the project as it progress and continue to consult with the Council members.



## 9.0 Appendices

### 9.1 Display Boards - Event 1 : Drop-in Consultation

# Welcome!

## to the Coley Rise Drop-in Consultation

### Thank you for joining us!

**Feedback forms available here**

### Meet here!

#### Site Walk-About at 4pm and 5pm

Join members of Reading Borough Council and HTA Design to discuss your views and take part in the proposed Coley Rise site and the surrounding neighbourhood.

### Why?

Reading Borough Council is looking to invest in new homes and improvements on the site surrounding Coley Park flats. We are here today to discuss with you, your thoughts and ideas for the neighbourhood.

### Who?

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

**Reading Borough Council**

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

**Gleeds**  
A global property and construction consultancy, established since 1885.

### Get in touch

If you have any further questions or comments please contact Danyln Inston, Property Development Manager at Reading Borough Council.  
Tel: 0188 937 2457

Post: F&O Danyln Inston, Property Development Manager, Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU  
Or HTA Design at: ColeyRise@hta.co.uk

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# Welcome!

## to the Coley Rise Drop-in Consultation

### 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 Coley Park Flats and neighbouring garage site have been identified as suitable locations for homes.

#### Upcoming improvement to Coley Park Flats

- Installation of sprinklers to every flat along with a new water tank and mains. Due for completion 2022.
- Windows and building fabric improvements. Due to commence 2021-22.

#### Potential Improvements Associated with New Homes

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

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# What's happening...

### Today...

We are hosting a range of activities to allow everyone the opportunity to give their thoughts and opinions. So please feel free to participate in any or all of the activities which we are running today.

### Your Coley, Your ideas!

Use the Coley ideas wall and tell us all about your neighbourhood.

### Design the Neighbourhood

Get creative and use the 3D site model to show us your thoughts about what could happen on the Coley Rise site.

### Coley Treasure Hunt!

Solve all the clues on the treasure hunt, which will lead you to a prize at the end.

### Next?

We are looking to submit a planning application later this year, as part of this we would 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.

- Autumn 2019**  
Option Appraisal  
Give us feedback on the initial design proposals for the site
- Winter 2019**  
Public Exhibition  
Let us know your thoughts on the detailed design
- End of 2019**  
Public Design Workshop  
Detailed planning application will be submitted
- Winter 2020**  
Construction Starts  
Building work to commence on site
- Spring 2022**  
End of Construction  
New affordable homes will be ready to move into.

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# Your Neighbourhood

## ... which facilities do you use in your surrounding area?

### 1. Coley Park

Do you play sport at the park?

### 2. Coley Park Shops

How often do you visit the shops?

### 3. St Mary & All Saints Primary School

Do your children go to the local school?

### 4. Coley Park Baptist Church

Do you attend this church?

### 5. The Berkshire Independent Hospital

Have you ever visited the hospital?

### 6. Coley Park Community Centre

What events do you go to at the Community Centre?

### 7. Fobney Meadow

What do you like about Fobney Meadow?

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## 9.0 Appendices

### 9.1 Display Boards - Event 1 : Drop-in Consultation

## Your Neighbourhood

... which facilities do you use in your surrounding area?



1. Railway Line

Do you hear the railway?



2. Courage Park

What do you use the park for?



3. Leasfold Flat

What do you think of the estate council?



4. Coley Park

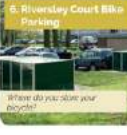
Are there enough allotments?





5. Cycleway to/from Southcoate

Do you use the path/cycle route?



6. Riverside Court Bike Parking

Where do you store your bicycle?



7. Community Notice board

Is the community notice board useful?

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## The History of Coley Park

### Did you know...

Coley Park was once part of the gardens of a large Country House, Vauxhall House, built after the English Civil War.

1802: Georgian Architect Daniel Asher Alexander was commissioned to design Coley House, now the Independent Berkshire Hospital.

1838 - 1841: Great Western Railway (GWR) line from London to Bristol opened, running through Reading via the Southcoate Junction.

1882 - 1889: Coley Park was the training ground for Reading Football Club.

1939 - 1945: During World War II, Coley Park was used as an airfield.

1956: Reading Borough Council (RBC) purchased the southern area of the Coley Estate, followed by the construction of family homes.

1958 - 1960: Coley Park Flats were built.

1993: Coley Park Flats were refurbished.

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## Design the Neighbourhood!

How would you design your neighbourhood?

### Get creative...

and use the 3D site model to show us your thoughts about what could happen on the Coley Rise site.



**START HERE**

Use the blocks to show us how you might arrange new homes and facilities around the Coley Rise site.



Will there be new roads? Are they for cars or just for people walking and cycling?



What about the outdoor spaces? Where would you put the play areas? What other types of spaces would you like?



What types of homes could you imagine on the site?



**FINISH**

Take a photo of your creation and share it with your family, friends and neighbours.

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## Coley Treasure Hunt

### Follow the clues

on the Coley treasure hunt and if you can complete all the questions, there will be a prize waiting for you at the end!

**Get your answer sheet here!**

#### Instructions

- Follow the clues around Coley Rise
- Write your answers to each clue on your answer sheet
- Once you've found all the clues and filled in all the answers, come back here.
- If you've gotten all the questions right, the treasure is yours!

#### And the first clue is...

What sort of tree would you find this type of leaf in? →

The next clue is hiding in the biggest one of these trees in front of the Irving Court Flats... Ready, set, go!

**Show us what you found...**

**Claim your treasure!**

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## 9.0 Appendices

### 9.1 Existing Site Plan - Event 1 : Drop-in Consultation



Site Plan - Existing Conditions



Existing Site Plan - Model base used for public consultation interaction

## 9.0 Appendices

### 9.1 Feedback Form - Event 1 : Drop-in Consultation



## Drop-in Public Consultation

### Your Feedback

**Thank you for taking the time to attend the consultation event today.**

We hope it gave you the opportunity to:

- Find out more about the timeline for any proposed redevelopment
- Have your questions answered
- Tell us your views
- Let us know any concerns you may have

**Please take a few minutes to give us your feedback.**

Your feedback will remain anonymous and only used for the purposes of gathering and analysing your views as part of the consultation process. Any personal details provided will be held in the strictest of confidence and not shared with anyone outside of this project. You are not obliged to leave any personal details if you do not want to.

**Name:** .....

**What is your address?** .....

**Your preferred method of contact? (optional):**

**Email:** .....

**Tel No:** .....

**Have you been to any other Coley Rise consultation events before today?**

☐ Yes ☐ No

**How would you rate today's event?**

☐ Very helpful and clear ☐ Helpful but more information needed ☐ Not clear or helpful

☐ Other .....

**What did you find most helpful and informative about the event today?**

.....

.....

.....

Drop-In Public Consultation August 2019

**Reading**  
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Event One : Feedback Form Front

# 9.0 Appendices

## 9.1 Feedback Form - Event 1 : Drop-in Consultation





Drop-in Public Consultation

Your Feedback

Tell us in your own words your feedback on any of the topics raised today, and any issues you may have going forward:

Should you wish to take this feedback form home, you can.  
When you've filled it in, please send your comments to:

**Post:**   FAO Daryn Inston, Property Development Manager,  
Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU

**Email:**   Or HTA Design at: Coley.Rise@hta.co.uk

Thank you for your feedback.



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Event One : Feedback Form Back

9.0 Appendices

Reading Borough Council - New Build Ph 3: Wensley Road - Statement of Community Involvement

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# 9.0 Appendices

## 9.2 Display Boards - Event 2 : Design Options Consultation

### 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.

##### 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

##### 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.

##### 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

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### 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.

##### How many homes are in your area?

In the Coley Park Estate there are:  
521 homes  
The area of Coley Park Estate is:  
10.878 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.

##### 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

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### 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-allocate 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.

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### 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 Wensley Court Constructed
- 1993 All blocks were re-rendered
- 1994 Wensley Court entrance lobby was extended
- 1994 and refurbished
- 2017 Cycle storage lockers installed on site
- 2018 Planning Application approved for sprinkler systems water storage tank

#### Planned Improvement Works

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

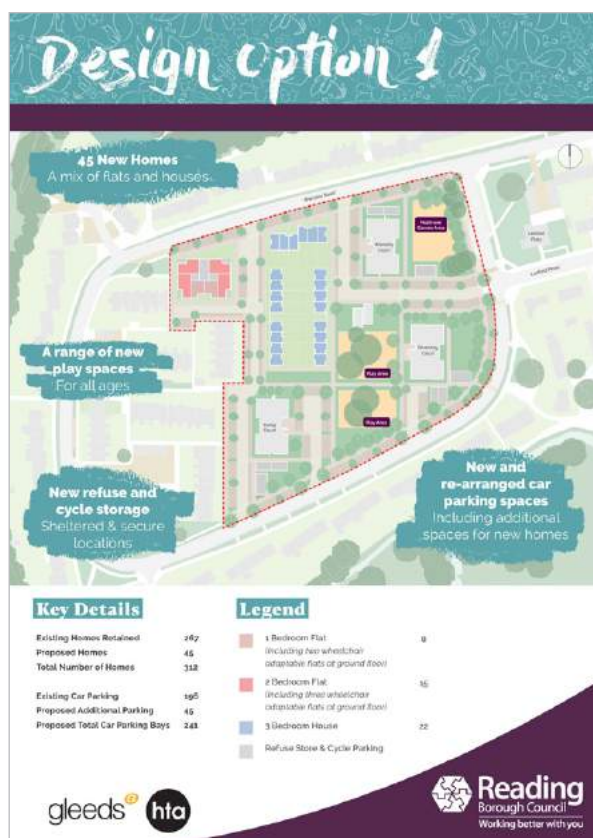
#### Potential Improvement Works

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

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## 9.0 Appendices

### 9.2 Display Boards - Event 2 : Design Options Consultation



## 9.0 Appendices

### 9.2 Display Boards - Event 2 : Design Options Consultation

## Landscape Proposals

Tell us what you think is important to the landscape?

**Examples of what new space could look like...**

**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...**

**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 House Types

**3 Bedroom 5 Person Townhouse**  
Townhouse - Total Floor Area - 108m<sup>2</sup> / 1162.5ft<sup>2</sup>

**3 Bedroom 5 Person Cornerhouse**  
Cornerhouse - Total Floor Area - 109.8m<sup>2</sup> / 1181.5ft<sup>2</sup>

## New Homes

### Possible Flat Types

**1 Bedroom 2 Person - WCH Flat**  
Wheelchair Adaptable Flat  
Total Floor Area: 66.4m<sup>2</sup> / 716.5ft<sup>2</sup>

**1 Bedroom 2 Person - Flat**  
Total Floor Area: 66.6m<sup>2</sup> / 718.4ft<sup>2</sup>

**2 Bedroom 4 Person - Flat**  
Total Floor Area: 76.9m<sup>2</sup> / 832.2ft<sup>2</sup>

## 9.0 Appendices

### 9.2 Display Boards - Event 2 : Design Options Consultation



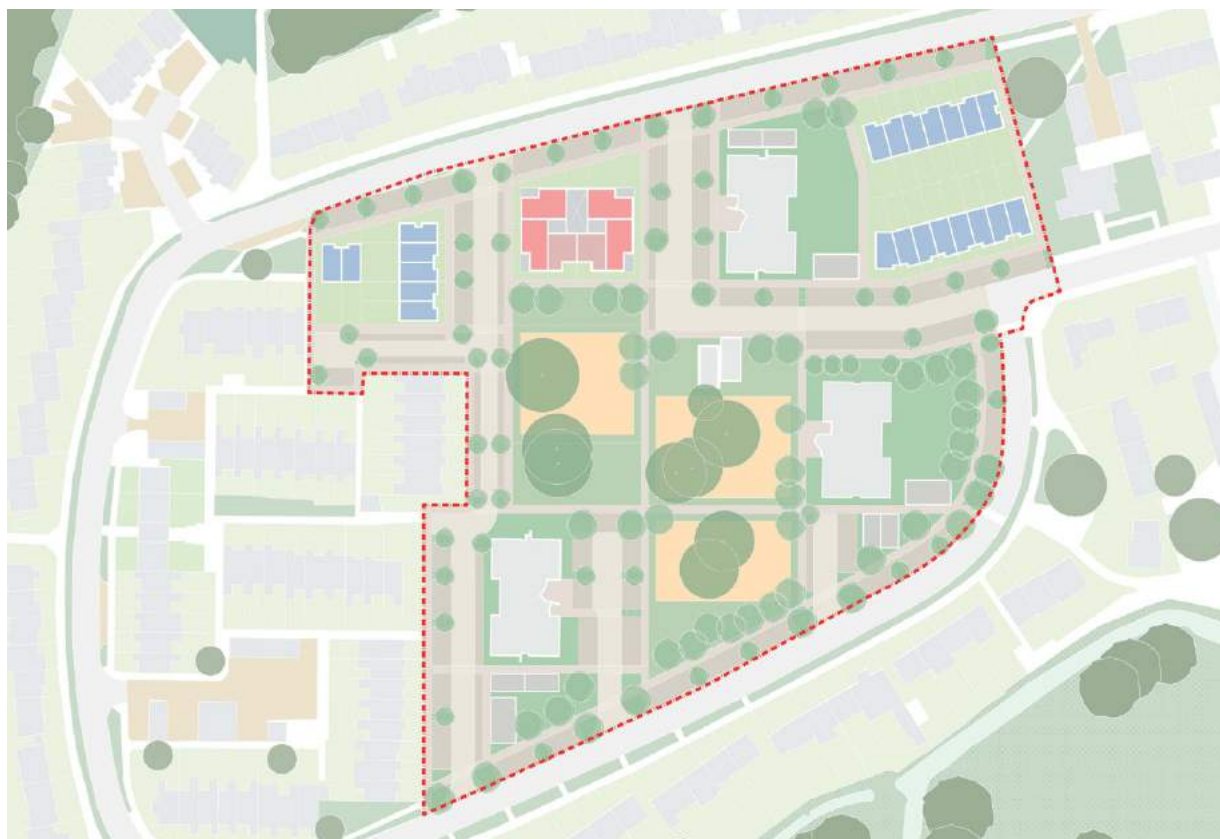
Event Two : Option One Proposal



Event Two : Option Two Proposal

## 9.0 Appendices

### 9.2 Display Boards - Event 2 : Design Options Consultation



Event Two : Option Three Proposal (Preferred Option)

## 9.0 Appendices

### 9.2 Feedback Form - Event 2 : Design Options Consultation

# Wensley Road Development

## Design Options Consultation

### Your Feedback

Thank you for taking the time to attend the consultation event today, please take a few minutes to give us your feedback.

Your feedback will remain anonymous and only used for the purposes of gathering and analysing your views as part of the consultation process. Any personal details provided will be held in the strictest of confidence and not shared with anyone outside of this project. You are not obliged to leave any personal details if you do not want to.

Name: .....

What is your address? .....

Email: ..... Tel No: .....

Have you been to any other Wensley Road consultation events before today?

☐ Yes ☐ No

Which is your preferred design option?

1 ☐ 2 ☐ 3 ☐

Please leave some comments on each of the design options below, in your own words.

**Option 1**

.....

.....

.....

.....

**Option 2**

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.....

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**Option 3**

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.....

Design Options Consultation September 2019

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## 9.0 Appendices

### 9.2 Feedback Form - Event 2 : Design Options Consultation

# Wensley Road Development

## Design Options Consultation

### Your Feedback

Please share with us your further thoughts, comments and ideas for the Wensley Road Development?

What would you like more information about at the next consultation event on the 23rd October?

Design Options Consultation September 2019

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# 9.0 Appendices

## 9.3 Display Boards - Event 3 : Design Exhibition Consultation

### Wensley Road Development

Welcome to the Wensley Road Development Consultation

**Where?**

**What?**

- New Affordable Homes
- Improve and provide a range of play and external spaces for different users
- Reconfigure parking to including more accessible bays and electric vehicle charging points
- Integrated approach to sustainability throughout the development
- Preserve and enhance existing landscape features
- Increase cycle storage and create better connections to the wider cycle network
- Improve and provide refuse and recycling facilities
- Continuing communication with local residents

**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.

For more information visit:  
[www.reading.gov.uk/wensleyroad](http://www.reading.gov.uk/wensleyroad)

Get in touch  
If you have any further questions or comments please contact Daryn Inson, Property Development Manager at Reading Borough Council.  
Tel: 0118 937 2467  
Or HTA Design at: [Coley.Rise@hta.co.uk](mailto:Coley.Rise@hta.co.uk)

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### What has happened...

Previous Consultation Events and Next Steps

**Drop-in Consultation**  
28 August 2019 (3-7pm)  
Members of the Reading Borough Council and HTA teams met with local residents to discuss their thoughts, ideas and concerns about the area and possible development on the site. Residents used a scale model of the site to suggest potential proposals, and were provided feedback forms to fill in.

**Design Options Consultation**  
25 September 2019 (3-7pm)  
Three design options were on display, along with layouts for possible homes, suggestions for landscape and play facilities. Local residents who attended were asked to indicate on a feedback form which of the options they preferred, along with any further comments on the designs.

**Today - Public Exhibition**  
23 October 2019 (3-7pm)  
Based on the feedback that you provided at both the events in August and September, we have developed a more detailed design for the site. We are here today to hear your thoughts on this design, what you like and what you think could be improved.

**End of 2019** Submit Planning Application

**Winter 2020** Subject to Planning, Construction Starts

**Help design the park**  
Put your ideas down on the play ground scribble wall.

**We will keep you informed**  
We appreciate your feedback and before a planning application is submitted, we will circulate a newsletter with a summary of what happened today and the updated design.

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### Design Proposal

**45 New Affordable Homes**

- 7 x 1 Bedroom Flats Including 2 Wheelchair adaptable flats
- 11 x 2 Bedroom Flats Including 3 wheelchair adaptable flats
- 27 x 3 Bedroom Houses

**241 Car Parking Spaces**  
(181 Existing Spaces + 60 additional spaces)  
Including 5% Wheelchair accessible spaces & electric charging points  
In rearranged parking areas, with street trees & permeable paving

**Improved Street Frontage**  
Family Homes facing onto Wensley Road

**New Refuse & Recycling**  
Communal facilities for existing residents

**Improved Central Play Space**  
Well overlooked by new & existing homes

**Safe & Secure Cycle Storage**  
For all existing flats

**North-South Link**  
Providing vehicle access to existing homes

**Younger Children's Play**

**Adventure Playground & Woodland Trails**

**Enhanced pedestrian cycle routes to the wider area**

**Improved facilities for the existing flats**

**3 Bedroom 0 Person houses**  
With private gardens

**4 Storey Apartment building**  
Including 1 and 2 bedroom flats

**3 Storey Apartment building**  
Including 1 and 2 bedroom flats

**Relocated Bus Stop**  
We are proposing relocating the bus stop and stopping-up the road between Wensley Court and United Flats, providing more spaces for homes and play

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### What you told us previously about the design...

**You Said...**  
vehicle access to existing houses would be really helpful.

**You Said...**  
homes on the south side of Wensley Road would make it feel more like a proper street

**You Said...**  
you would like the green space to be in the centre of the site and well overlooked

**New Bus Stop**  
With improved information & lighting

**Improved Entrances & Signage**  
To all of the existing tower blocks

**Mature trees retained**  
Incorporated within the play spaces

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## 9.0 Appendices

### 9.3 Display Boards - Event 3 : Design Exhibition Consultation

## Parking & Routes

**We are proposing**

**You Said...**  
You would like better organised car parking and improved connections to the wider area.

**Improved Routes**  
**Parking & Street Trees**  
**Improved Crossings**  
**Wayfinding & Signage**

**We are proposing...**

- 1 Shared Surface & Bus Stop Zone  
Contrasting surface & traffic calming
- 2 Reconfigured Parking Courts & Mews  
With permeable paving and street trees
- 3 Improved On-street Parking  
New surface, demarcation & street trees
- 4 Enhanced Pedestrian & Cycle Routes  
With new crossings, lighting & signage
- 5 North-South Vehicle Link

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## Proposed Improvements

**to the existing flats**

**You Said...**  
You needed more refuse and recycling bins, increased cycle stores and better signage for the existing flats.

**Renovated Entrances**  
**Refuse & Recycling**  
**Bicycle Storage**  
**Communal Garden**

**Current Works**  
Installation of sprinklers  
Newway, Ltd  
Due for completion 2022

**Planned Works**  
Windows and building fabric improvements  
Due to commence 2022-23

**We are proposing...**

- 1 Renovated Entrance Areas  
Both internal and external improvements
- 2 Refuse & Recycling  
External integrated with the landscape design
- 3 Bicycle Storage  
Secure bicycle lockers integrated with the landscape design
- 4 Communal Gardens  
Growing and socialising space for the existing residents

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## Landscape Proposals

**We are proposing**

**You Said...**  
You would like the existing landscape features kept, but incorporated with other external facilities.

**Retaining Mature Trees**  
**Seating Area**  
**New biodiversity planting**  
**Improved Lighting**

**We are proposing...**

- 1 Large Central Green Space  
With facilities integrated with trees & levels
- 2 Seating Area  
Including the memorial benches
- 3 Retaining the Existing Trees  
Including mature oaks and lime trees
- 4 Enhanced Native Planting  
To encourage greater biodiversity

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## Play Proposals

**We are proposing**

**You Said...**  
You would like connecting play facilities for a range of ages, including adults.

**Under 5's Play**  
**Older children's play**  
**Exercise Trail**

**We are proposing...**

- 1 Younger Children's Play Area  
Parent-toddler play facilities
- 2 Older Children's Play Area  
More challenging natural play equipment
- 3 Seating Area  
Including the memorial benches
- 4 Natural Exercise Trail  
With older play and exercise stations
- 5 New Routes  
Connecting play and landscaping

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## 9.0 Appendices

### 9.3 Display Boards - Event 3 : Design Exhibition Consultation

## New Homes

What it could look like...



View across the central green

**1 Bedroom 2 Person Flat**

Number proposed: 5  
Floor Area: 50.41m² / 542.51ft²

**1 Bedroom 2 Person Flat – Wheelchair Accessible**

Number proposed: 2  
Floor Area: 52.2m² / 563.81ft²

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## New Homes

What it could look like...



View along Wensley Road

**2 Bedroom 4 Person Flat**

Number proposed: 5  
Floor Area: 75.1m² / 756.31ft²

**2 Bedroom 3 Person Flat – Wheelchair Accessible**

Number proposed: 3  
Floor Area: 75.1m² / 756.31ft²

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## New Homes

What it could look like...



View to Lesford Road

**3 Bedroom 5 Person House**

Number proposed: 27  
Floor Area: 105.0m² / 1130.0ft²

**Sustainable homes...**

- Well proportioned rooms and large windows to let in lots of natural daylight.
- High quality windows for minimal heat loss.
- Well insulated walls and roofs for comfortable temperatures all year and reduced bills.
- Energy efficient services and appliances.
- Renewable energy from solar panels.

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## Responding to feedback...

From the previous consultation events

We have recorded your feedback from both of the previous consultation events on the 28th of August and 25th of September 2019. Where possible we have used this to inform the development of the design.

**You Said...**  
That you liked option 3 because it provided more open space and it felt more integrated with the neighbourhood.

**We are...**  
Using option 3 as a starting point for the design but we are taking into consideration other comments that you gave us.

**Design Option 3**  
45 New Homes  
256 Parking Spaces  
Mix of flats and houses

**Play Space**

**You said...**  
In August... the playground is in a great location as it is well overlooked, but the facilities need updating.  
In September... play areas for a range of ages would be a real benefit, as well as a community garden for families.

**We are...**  
Opening up a large area in the centre of the site for different external play and community areas and have arranged the new homes around these spaces.

**Car + Cycle Parking**

**You said...**  
In August... there is a lack of parking and the existing car parking is uncontrolled and causes congestion.  
In September... that you are pleased that no parking is lost but still have concerns about congestion.

**We are...**  
Proposing reconfiguring the car parking on site as well as looking into possible highway improvements in the wider area.

**Landscape**

**You said...**  
In August... please retain the existing trees and support the wildlife in the local area.  
In September... can the trees be better integrated with the play, with improved lighting so it feels safer at night.

**We are...**  
Positioning the buildings so the mature trees can be retained, as well as making these a feature of the landscape and lighting design.

**Refuse**

**You said...**  
In August... there are not enough refuse and recycling bins and the refuse area is poorly maintained.  
In September... the larger refuse areas will be great in the future but what are you doing about the problem.

**We have...**  
Taken a number of steps, including increasing the frequency of litter picking on site, installing recycling bins and delivering educational leaflets.

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## 9.0 Appendices

### 9.3 Display Boards - Event 3 : Design Exhibition Consultation



Event Three : Proposal

## 9.0

### 9.3 Feedback Form - Event 3 : Design Exhibition Consultation

# Wensley Road Development

## Public Exhibition Consultation

### Your Feedback

Thank you for taking the time to attend the consultation event today, please take a few minutes to give us your feedback.

Your feedback will remain anonymous and only used for the purposes of gathering and analysing your views as part of the consultation process. Any personal details provided will be held in the strictest of confidence and not shared with anyone outside of this project. You are not obliged to leave any personal details if you do not want to.

Name: .....

What is your address? .....

Email: ..... Tel No: .....

Have you been to any other Wensley Road consultation events before today?

☐ Yes

☐ No

**Tell us what you think about the design...**

**What do you like about the design?**

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**What do you think could be improved?**

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Public Exhibition Consultation October 2019

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## 9.0 Appendices

### 9.3 Feedback Form - Event 3 : Design Exhibition Consultation

# Wensley Road Development

## Public Exhibition Consultation

### Your Feedback

Please share with us your further thoughts, comments and ideas for the Wensley Road Development?

Public Exhibition Consultation October 2019





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## 9.0 Appendices

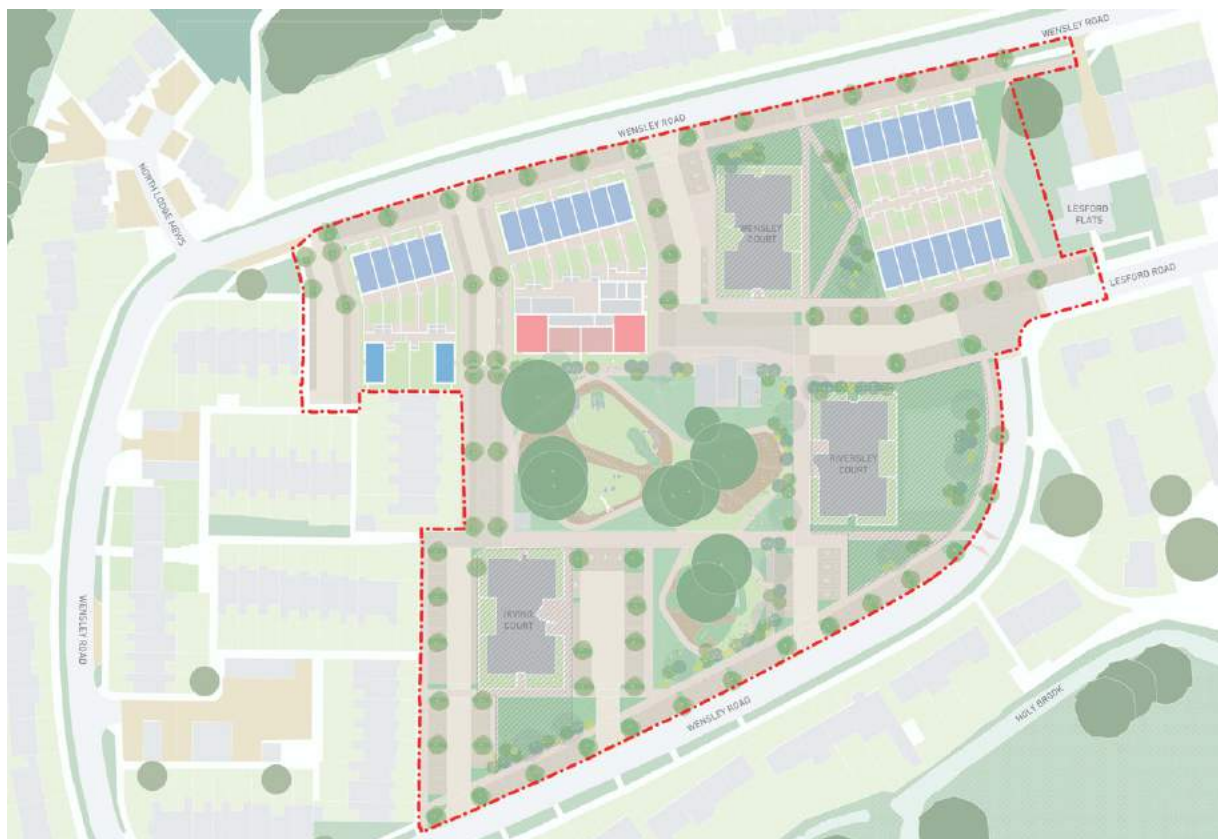
### 9.4 Members Briefing - November 2019



Members Briefing : Proposal

## 9.0 Appendices

### 9.5 Planning Proposal - January 2019



Planning Application Proposal

**HTA Design LLP**  
**78 Chamber Street**  
**London**  
**E1 8BL**

**020 7485 8555**  
**[info@hta.co.uk](mailto:info@hta.co.uk)**  
**[www.hta.co.uk](http://www.hta.co.uk)**

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