



These site visits to recent Wokingham Housing Limited led housing developments at Phoenix Avenue and Grovelands Avenue have been arranged in response to a request made by the Steering Group.

To help with the Phase 2+ Masterplanning stage, the Gorse Ride Project team would appreciate your thoughts on the design of each of these schemes.

Please give us your comments below:

Phoenix Avenue

What do you like about this development?

Space between blocks feels good.

Open road layout for moving about site / location.

Air ventilation system.

Internet throughout the house.

Energy efficiency measures – solar and home energy conservation systems.

What do you dislike about this development?

Build quality not too good.

Do not like 2 and a half building.

Interior fitting poor.

Flat roof areas require maintenance and are waste of space.

Kitchen is too small in 3 bed house. Badly designed. No space to put dinning room table in kitchen. Need to have space for table in kitchen or at least breakfast bar.

Downstairs toilet too big – could have added shower to better utilise space.

Lots of walls and paving – more trees would be good.

Tall thin windows – sometimes 2 in one room limits furniture positions.

Bedrooms are a funny layout for three storeys – there is too much wasted space on all 3 floors.

Room layout for 3 bed is not family friendly. Room claustrophobic as space is wasted to cosmetic design. Rooms could easily have been bigger with minimum cost. I can't visualise myself able to live in such a cramped house.

Very low storage space is a family unfriendly feature.

Grovelands Avenue

What do you like about this development?

Space around buildings and space inside properties.

Overall more space.

Better quality build.

Much better layout inside properties and family friendly

Good room sizes

Kitchen is a good size

Overall look (traditional style)

Front room is a good size.

Although it is a 2 bed house, it is bigger than Phoenix 3 bed house

Good parking layout

What do you dislike about this development?

Nothing

Where it was sited.

For a bigger square foot house it seemed very small and closed in both bedrooms. Seemed very small and awkwardly shaped.

The family bathroom was too small.

The fact that the Council does not want to deliver such room sizes to Gorse Ride Estate.

Please write any other comments you would like to make.

Storage space inside is important

Parking space is important

On Phoenix Avenue (having looked at the 2 bed, which was much, better laid out) they could have made better use of the space in the 3 bed.

The flats at Phoenix Avenue had no grassed areas.

To access the front door of your flat you had to go into main building then go outside to your front door – this was a bit awkward.

I bought my house in Gorse Ride Estate based on big room sizes, practical layout and chose it over Lower Early for this specific reason. We expect not to be claustrophobic in our houses so Council must provide “like for like” as they promised.

Thank you for taking the time to participate today and providing your views. Please return completed forms to:

Zareena Ahmed-Shere
Senior Specialist (Estate Regeneration), Economic Prosperity and Place
Strategy & Commissioning (Place)
Wokingham Borough Council
Shute End
Wokingham RG40 1BN
0118 974 6587
Mobile: 07809310914
Zareena.Ahmed-Shere@wokingham.gov.uk
www.wokingham.gov.uk