

# Wokingham Town Centre Regeneration

# Update

Update One - July 2013

## Regeneration starts this month!

2013 is an exciting year for Wokingham town centre's regeneration. The first phase of our multi-million pound project gets underway on July 29 as we begin to replace the building façades at the corner of Market Place and Rose Street. This exciting project will benefit our town for years to come and will give our residents a town centre they truly deserve, creating a much improved setting for the historic Rose Street, Market Place and town hall.



### What's included in this First Phase?

Planning approval was granted for the first phase of the regeneration in November 2012 (planning application numbers F/2012/1678 and CA/2012/1753, available on our website to view at: [www.wokingham.gov.uk/applications](http://www.wokingham.gov.uk/applications)). This phase will see some major changes to the dated buildings from the concrete access stairs on Rose Street round to 38 Market Place next to Bush Walk. This includes the replacement and enclosure of the concrete stairs on Rose Street, cutting back and replacement of the building façades above Clarks, bringing forward the flats above Boots to raise the façade to fall into line with the rest of Market Place and the complete refurbishment of the historic 38 Market Place façade.

The work will also see refurbishment of the flats above these buildings and the creation of three new flats in the empty offices above Clarks.



### **Who will be carrying out these works?**

The Council has appointed Dawnus, an international building and civil engineering company, to carry out this work on its behalf. Dawnus recently built the new science block at St Crispin's School in Wokingham. They were also a 2013 regional finalist in the Constructing Excellence Awards in the categories Project of the Year and Innovation. Dawnus has extensive experience of building in town centres and is part of the Considerate Constructors Scheme.

### **What will be happening?**

Dawnus is currently preparing the site ready for works to begin on July 29 and following on from this you will start to see scaffolding erected in stages around the buildings as they are refurbished in the coming months, with works set to be completed in June 2014.

As part of this work the façades of these buildings will be completely cut back and rebuilt. It's a complicated job as all the retailers will remain in situ during the works but we are working closely with those affected to make sure the work happens smoothly and with minimal impact to their day to day trade.

### **How will this affect the town?**

During this time, the shops in this area will remain open for business as usual - as will all of the town's car parks which are unaffected by these works.

The Council has agreed careful phasing of the works to ensure minimum disruption to the town throughout the refurbishment and especially around critical times such as the run up to Christmas. Dawnus is in the process of applying for the relevant works licenses and we will be publishing a detailed programme of the works, including details of the different phases and timing of scaffolding shortly.

Every effort is being made to reduce disturbance during these works. The Council and Dawnus will be working hard to ensure that everyone can keep up-to-date with what is happening and know when any potential disruptions might take place so they can plan in advance.

### **How do I find out more?**

It's important that you are up-to-date with what's going on whilst the town centre is regenerated so we'll be using a range of channels to communicate with you including social media, website and the local media.

**Dawnus is attending the Wokingham Town Team meeting at the Town Hall on Wednesday July 24, 6pm, to talk about the project and answer any questions people might have before construction works start. Local businesses and retailers as well as members of the public are welcome to come along to this meeting. To find out more about this meeting please contact the Town Team via their website at: [www.wokinghamtownteam.co.uk](http://www.wokinghamtownteam.co.uk)**

We will be publishing regular updates on progress and works planned on the Council website, Twitter and Facebook. You can also sign up to receive future editions of this newsletter via email by contacting us at:

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