

Schedule of Proposals Sites – Woking Town Centre

REF	SITE	PROPOSAL	JUSTIFICATION	DESIGN NOTES	AGENCY	POLICIES
1.	Brewery Road Car Park (0.9 ha/ 2.2 acres)	Car Park, Leisure uses such as A3 uses. Landscaped - Open Space. Canal related improvements such as boat hire kiosk etc.	<ul style="list-style-type: none"> The existing surface level car park is a well used facility for Town Centre visitors from the north. Formalisation of approximately 240 spaces on the site will contribute towards the overall Town Centre need. Leisure uses, open space and canal uses are required as this is a key site to contribute towards the achievement of the canal parkway. 	<ul style="list-style-type: none"> An underground car park or low level multi storey car park to replace the existing spaces should be located on the western part of the site A significant area for public gardens should be located on the eastern part of the site A3/Leisure uses should be orientated towards canal and provide a waterside terrace and other ancillary canalside improvements. The development will need to incorporate the landscape requirements of the canal parkway including providing safest and convenient pedestrian access through the site. Main building should not exceed 3 storeys but with higher elements. 	WBC/ Private. (Other funding may be sought for this project e.g. lottery funding)	WTC5 WTC17
2.	Victoria Hospital (0.86 ha/ 2.12 acres)	<ul style="list-style-type: none"> A minimum of 75 residential units, a minimum of 19 to be provided as 	<ul style="list-style-type: none"> The Town Centre needs to make its contribution to meeting the plans housing targets. 	<ul style="list-style-type: none"> Development needs to provide a strong frontage to Victoria Way, 4-5 storeys. Section of development 	WBC/ Private.	HSG2 HSG10 WTC4 WTC5

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		<p>affordable units for rent.</p> <ul style="list-style-type: none"> • Possible relocated Westgate Centre. 		<p>facing the Canal should not exceed 3 storeys.</p> <ul style="list-style-type: none"> • Pedestrian access improvements should be undertaken by remodelling the northern section of the subway. • Safe convenient and attractive pedestrian access should be provided through the development to link Victoria Way and the Canal 		<p>WTC17 WTC22</p>
3.	197-217 Church Street East (0.44 ha/ 1 acre)	Hotel.	<ul style="list-style-type: none"> • The achievement of a major hotel is a primary aim of the Council and local business community. • This site is well located near to the Planets Conference Centre. It is also within easy walking distance of the station and has direct access onto Victoria Way. 	<ul style="list-style-type: none"> • Development needs to provide frontages facing both Victoria Way and Church Street East. • Church Street frontage forms a vista from Stanley Road where a feature could be provided. • Development will be required to provide for cosmetic improvements to facade of adjacent car park, together with internal enhancements as required. 	WBC/ Private.	WTC4 WTC12
4.	Church Street/ Chertsey Road Junction	<ul style="list-style-type: none"> • Mixed development to provide for leisure, entertainment or 	<ul style="list-style-type: none"> • This is an important gateway to the Town Centre which is currently under-used. • Following the shift in the retail core away from Chertsey Road the 	<ul style="list-style-type: none"> • The front section of the site forms a small amenity area with mature trees which should be enhanced by the development. 	Private.	WTC3 WTC9

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	(0.16 ha/ 0.4 acres)	<p>retail uses at ground floor, business above.</p> <ul style="list-style-type: none"> An enhanced landscaped area at apex of site. 	<p>requirement for retail uses cannot be sustained. However, some attractive uses at ground floor will be required to build upon recent developments in this area.</p> <ul style="list-style-type: none"> The apex is currently open and landscaped, and an enlarging of this area would help towards the aim of greening the Town Centre. 	<ul style="list-style-type: none"> A dual fronted design is essential to both Chertsey Road and Church Road East. A building which forms a suitable focal point will be required. 		
5.	Premier House, former market area, Fire Station and Bandstand area (0.81 ha/ 2 acres)	<p>Comprehensive redevelopment to comprise:-</p> <ul style="list-style-type: none"> Significant retail element including retailing at street level. Replacement and preferably enlarged open space. Office floorspace limited to the minimum required to ensure viability of scheme. In order to achieve a comprehensive scheme it will be necessary to 	<ul style="list-style-type: none"> The site offers the opportunity to secure a major retail development designed to consolidate the Town's offer as a sub-regional centre. The site should also incorporate a substantial open area which will contribute towards the aim of greening the Town. Replacement office facilities will need to be incorporated. Additional office floorspace may be permitted where this is required to ensure the viability of the primary retail and open space uses. The Council's preference is for the site to be developed comprehensively. However, a development in phases where each phase makes an appropriate contribution to achieving the overall objectives for the site will be considered. 	<ul style="list-style-type: none"> A very central site where buildings of significant presence could be located i.e. a landmark. The organisation of buildings should provide a significant vista to close views from Commercial Way and Goldsworth Road respectively. The area contains a disparate range of architectural styles and forms which need to be knitted together to provide a coherent townscape. The distribution of accommodation on the site may allow for the creation of new or enhanced public open space in the vicinity of either Bandstand Square 	WBC/SCC Private.	WTC3 WTC4 WTC9 WTC13

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		relocate the Fire Station.		and/or Commercial Way. <ul style="list-style-type: none"> The retail element should relate well to the existing shopping areas of Peacocks and Commercial Way. 		
6.	Vale Farm Road (2.2 ha/ 1.2 acres)	Mixed use scheme to provide:- <ul style="list-style-type: none"> At least 40 residential units, a minimum of 10 of which to be provided as affordable accommodation to rent. Office development. 	<ul style="list-style-type: none"> Any scheme will be required to provide a minimum of 40 residential units as a replacement for the units previously existing within the site and as a contribution towards the Borough's housing allocation. Office floorspace in excess of 5,574 sq. m. (60,000 sq. ft.) is unlikely to be permitted. A wholly residential use of the site may also be acceptable provided the design criteria are met. Density should be in the range 70-100 habitable rooms per acre. The Council has resolved that any master plan it intends to bring forward will not include the following residential properties; No.'s 71-77 (odds) Vale Farm Road & No.'s 5-25 (odds) Oaks Road. 	<ul style="list-style-type: none"> Development will need to incorporate the landscape requirements of the canal linear park. Any office building should be located adjacent to Victoria Way to provide an acoustic barrier for the residential uses within the site. Housing sited next to Victoria Way should incorporate appropriate sound proofing measures. A feature building is required to form a vista from the main east-west leg of Victoria Way. The development must achieve a transition in scale from the Town Centre to domestic properties in the west and the Canal Conservation Area to the north. Part of the development site 	WBC/ Private.	WTC4 WTC5 HSG2 HSG10 WTC9

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				faces the Canal where a positive relationship must be achieved through building design and landscape treatments - maximum 3 storeys.		
7.	31-49 Goldsworth Road (0.25 ha/ 0.62 acres)	<ul style="list-style-type: none"> Mixed use development providing a range of ground floor uses and permitted by Policy WTC16 	<ul style="list-style-type: none"> Planning permission exists on 31-43 Goldsworth Road for 2,709 sq. m. B1 plus a ground floor unit for a use within the A or D use classes. The site lies within an area of older built fabric and sensitive redevelopment will assist in terms of the area's regeneration. 	<ul style="list-style-type: none"> An important gateway apex site where a focal point is required. 		WTC9
8.	Woking Station, adjoining railway land plus the telephone exchange. (5.9 ha/ 14.6 acres)	<ul style="list-style-type: none"> Public transport hub to result in a substantially improved station with new improved facilities for rail, air, bus and coach passengers providing:- <ul style="list-style-type: none"> Enhanced booking hall, information and passenger waiting facilities. Substantially improved 	<ul style="list-style-type: none"> The additional facilities required could be achieved through either a redeveloped or substantially refurbished station. They are considered essential to meet the needs of the travelling public and are a long held objective of the Council and the business community. The station offers significant opportunity to enhance rail services to London's airports, together with the development of significant passenger interchange facilities. The public transport hub and improve pedestrian access will be the minimum requirement of any scheme within the site identified on the plan. 	<ul style="list-style-type: none"> Development should provide improved north-south pedestrian access between the town Centre and residential areas south of the station, particularly for disabled access. The main station frontage must provide a significant building feature fronting Albion Terrace providing a focal point/vista/or local landmark to identify the location of the station more adequately. Re-landscaping of the Albion Terrace and High 	Private.	WTC9 WTC19 WTC20 WTC23

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		<p>pedestrian access across the railway.</p> <ul style="list-style-type: none"> – Kiss and Ride facilities. – Taxi waiting facilities. – Cycle parking. • Information and passenger waiting facilities. – Enhanced bus waiting area. • Any car parking displaced by the development will need to be replaced elsewhere within the site. • Business floorspace necessary to support the improvements required. 	<ul style="list-style-type: none"> • No loss of car parking will be permitted. • Other priority uses may be permitted once the minimum requirements have been met. In terms of any retail element this would be limited to that appropriate to a station. • Office floorspace may be considered where this would be necessary to achieve the overall package of proposals for the station/transport hub improvements. • Office development will only be permitted on the telephone exchange site where it will help to ensure the viability of rail hub proposals as part of a comprehensive scheme, or achieve other priority uses. 	<p>Street frontage is required to enable improved pedestrian circulation in the area and integrate the station better with the town centre.</p> <ul style="list-style-type: none"> • The telephone exchange site is not essential for this development to go ahead, but could enhance the overall scheme in design terms, as well as helping to realise the rail hub proposal. 		
9.	Systems House (0.49 ha/ 1.2 acres)	<ul style="list-style-type: none"> • Mixed use development with offices, residential. 	<ul style="list-style-type: none"> • Planning permission was granted in 1992 for 3/4 storey building (B1) comprising some 3,600 sq. m., 12 flats and refurbishment of existing 	<ul style="list-style-type: none"> • Site adjoins a Local Listed Building • Building form and elevational treatment on the 	Private.	SHP6 WTC9

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		<ul style="list-style-type: none"> Retention of existing shops fronting Guildford Road. 	<p>shops.</p> <ul style="list-style-type: none"> As an alternative a modest retail scheme may be considered provided this relates well to the existing shopping frontage. 	<p>northern and eastern boundaries must be sympathetic to the design or setting of the existing period buildings.</p>		