

One Chapel Place
London
W1G 0BG

T: 020 7518 3200
F: 020 7408 9238

Planning Department
Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL

26 June 2020

Dear Sir/Madam

PLANNING APPLICATION SUBMISSION LAND TO THE NORTH AND SOUTH OF GOLDSWORTH ROAD, WOKING, GU21 6JT

We are instructed by Goldsworth Road Development LLP to submit an application for full planning permission in respect of the redevelopment of the above address for:

“Demolition of the existing buildings and erection of a phased, mixed-use development comprising residential (Class C3), ground floor retail/commercial uses (Class A1-A4, B1, D1-D2), homeless shelter (sui generis) along with public realm and highways alterations to Goldsworth Road, associated car parking and landscaping.”

The planning application proposes a residential-led mixed use development comprising 965 residential apartments (Use Class C3), ground/mezzanine floor commercial units (flexible Use Classes A1/A2/A3/A4, B1(a) and D1-D2) including a replacement establishment for the Woking Railway Athletic Club (Use Class A4) and provision of a new purpose-built homeless shelter for the York Road Project (Use Class Sui Generis).

This redevelopment seeks to create a truly unique and vibrant addition to Woking town centre through public realm adaptations and improvements, renewed active commercial frontages and exemplary architecture.

Application Site

The application site comprises 1.15 hectares of land at the western end of Woking town centre and contains eight buildings on land both to the north and south of Goldsworth Road. Nos. 15-29 Goldsworth Road and 8 Church Street West sit to the north of the site whilst 20-32 Goldsworth Road and the Woking Railway Athletic Club sit to the south. The existing eight elements include:

- Woking Railway Athletic Club (WRAC) is a single storey working men’s club/drinking establishment which sits adjacent and parallel to the railway embankment;
- 20 Goldsworth Road (Systems House) is a four-storey vacant office building;
- 30 Goldsworth Road is a three-storey former bar currently occupied by the York Road Project, a day centre for the homeless;
- 32 Goldsworth Road (Philips Court) is a four storey, vacant 1970s office block with surface and basement level car parking and occupies the southwestern end of the site;

- 15-25 Goldsworth Road is a three-storey building with a mirrored façade which extends above 27 and 29 Goldsworth Road;
- 27 Goldsworth Road comprises the ground floor level of a three-storey building and is currently vacant;
- 29 Goldsworth Road comprises the ground floor level of a three-storey building and is currently occupied by a fast-food takeaway; and
- 8 Church Street West (Synergy House), a small two-storey office building, is the northmost point of the site, accessed via Church Street West.

The application site benefits from a prominent position in Woking town centre on Goldsworth Road which is a gateway thoroughfare to and from the town centre for pedestrians, cyclists, and vehicles from the west of the Borough.

Evolution of the Proposals

This planning application submission follows extensive consultation with statutory and non-statutory consultees as well as the wider community which has informed the evolution of the design. It is the result of more than five years of close working with the Council, during which the applicant has secured various parcels of land to bring forward a development that is integral to the wider regeneration of the town centre by introducing public realm improvements to Goldsworth Road.

The proposed development comprises five new buildings, known as Buildings T1, T2 and T3 located on land to the south of Goldsworth Road, Building BA to the north of Goldsworth Road and the homeless shelter (Building BB) on Church Street West.

Buildings T1-T3 are connected at ground floor level by a three-storey podium containing modern commercial space for which flexible permission is sought across Use Classes A1-A4, D1-D2 and B1a to accommodate a range of uses depending on operator demand. The WRAC's new establishment is located within building T1 and will replace the existing ageing 1930s building. Building BA also promotes an active frontage at ground floor level for commercial uses with residential accommodation above.

The residential element, split across blocks T1-T3 and BA, provides 965 well-sized, high quality apartments (of which 54 are accessible) comprising of studio to three-bedroom family sized units. The overall mix of proposed residential units has been completed as 'market housing' on the planning application forms, however it should be noted that affordable accommodation will be provided, albeit the proportion to be provided will be confirmed through a viability exercise (it has just not been possible to represent this on the electronic application forms). Podium gardens and roof terraces will provide valuable outdoor space for residents.

The proposed homeless shelter (BB) will be located on Church Street West, providing a much-improved bespoke facility for the York Road Project charity's services that are currently located in various buildings across Woking.

The proposals include extensive high-quality improvements to the public realm. Goldsworth Road will be pedestrianised to provide a new area of public space linking Woking train station and the heart of the town centre with this western end. Connections to Victoria Square will also be enhanced. The proposals seek to provide a meaningful, useable public space for both existing and future residents.

Application Content

This application has been submitted via the Planning Portal and the planning application fee (£175,714.00) will be paid via BACS payment. Two hard copies of planning application documents and drawings will also be submitted. The following suite of documents form part of the application submission:

- Completed full planning application forms prepared by Carter Jonas;
- Completed CIL forms prepared by Carter Jonas;
- Planning Statement prepared by Carter Jonas;

- Design & Access Statement prepared by JTP, Gillespies and Systra;
- A full suite of drawings prepared by JTP;
- A drawing and document schedule prepared by Carter Jonas;
- Affordable Housing Statement prepared by Quod;
- Arboricultural Impact Assessment prepared by Greengage;
- Aviation Impact Assessment prepared by Pager Power;
- BREEAM Pre-Assessment prepared by Greengage;
- Daylight and Sunlight Amenity within the Site prepared by GIA;
- Energy Strategy prepared by Couch Perry Wilkes;
- Environmental Statement Volume 1: Main Text and Figures
- Environmental Statement Volume 2: Technical Appendices
- Environmental Statement Volume 3: Built Heritage, Townscape and Visual Assessment
- Environmental Statement Volume 4: Non-Technical Summary
- External Lighting Strategy prepared by Couch Perry Wilkes;
- Flood Risk Assessment and Drainage Strategy prepared by Price & Myers;
- Framework Construction Environmental Management Plan prepared by Systra;
- Framework Travel Plan prepared by Systra;
- Statement of Community Involvement prepared by Thorncliffe;
- Sustainability Statement prepared by Couch Perry Wilkes;
- Transport Assessment prepared by Systra;
- TV and Radio Baseline Report prepared by Pager Power;
- Ventilation and Extraction prepared by Couch Perry Wilkes;
- Viability Assessment prepared by Quod;
- Waste Management Strategy prepared by WSP.

A scoping opinion was issued by Woking Borough Council on 13th March which confirmed the scope of the Environmental Statement submitted in support of this planning application. This includes: Built Heritage, Townscape and Visual Impact; Wind; Daylight, Sunlight, Overshadowing & Solar Glare; Archaeology & Cultural Heritage; Transport; Noise & Vibration; Air Quality; Ecology; Socio-Economic; Climate Change & Greenhouse Gases; and Cumulative Impacts.

Description of Development

The description of development noted on the forms and above has been written in such a manner following the *Finney* case and we would request that the formal description remains in this form. Should Woking Borough Council wish to add additional details for consultation purposes, we can set out the application parameters as follows:

- 965 residential units (Class C3);
- 1,895.83 sqm GIA homeless shelter (sui generis);
- 2,710.13 sqm GIA commercial/retail units (Use Classes A1-A4, B1, D1-D2);
- 366.73 sqm GIA WRAC facility (Use Class A4);
- Storey heights:
 - T1- Steps in height from 13-17-21 storeys
 - T2- Steps in height from 21-29 storeys
 - T3- 40 storeys + roof top amenity
 - BA- 28 storeys + full height roof enclosure
 - BB- 9 storeys + set back roof terrace; and
- 263 car parking spaces.

We trust that you find the application and the above supporting documentation in order and we look forward to receiving confirmation that the application has been formally validated in due course. Please do not hesitate

to contact me or my colleague Charlotte Hutchinson (Charlotte.Hutchinson@carterjonas.co.uk) should you require any additional information.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'J. Murray', with a stylized flourish at the end.

Jenna Murray
Senior Planner

E: Jenna.Murray@carterjonas.co.uk
T: 020 7518 3258
M: 07787282553