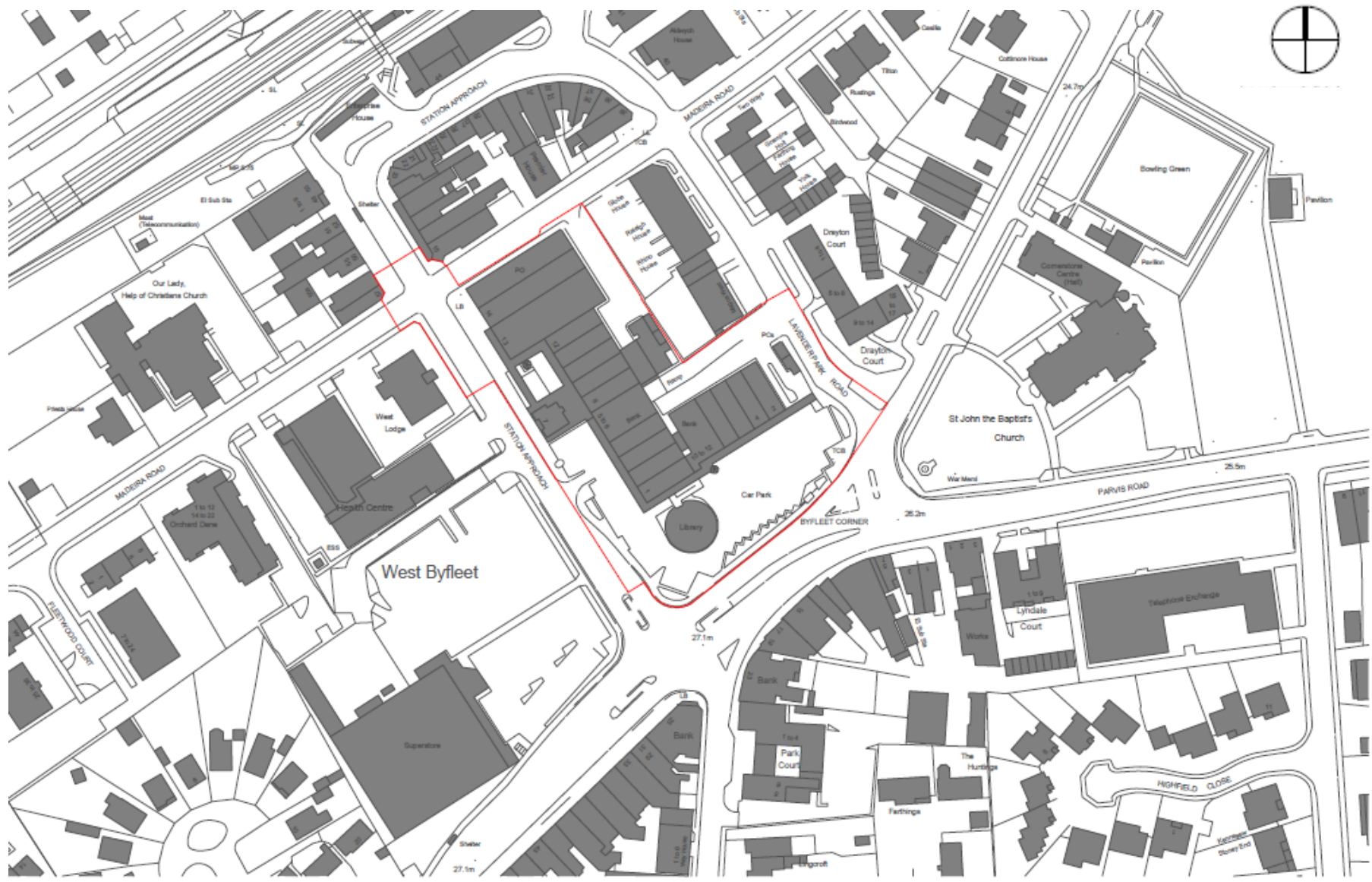


ITEM 6a – PLAN/2020/0801

Land to the north of Old Woking Road & east of Station Approach, West Byfleet, Woking, KT14 6NG

Section 73 application for variation of conditions 04 and 05 (approved plans/documents) of PLAN/2017/0128 dated 21.12.2017 (Outline planning application (all matters reserved except for access) for demolition of all buildings on the site and retail and leisure led mixed use redevelopment comprising up to 5,000 sqm GIA of retail and leisure uses (Use Classes A1/A2/A3/A4/A5), up to 2,000 sqm GIA of commercial use (Use Class B1a), up to 20,500sq m GIA residential (or maximum of 255 units) (Use Class C2/C3 or C3), up to 300 sqm GIA of community use (Use Class D1), together with the provision of basement space, car and cycle parking, highway works, public realm improvements and associated works) to reconfigure the upper floor layout of Block B to provide an H shaped form, make changes to Classes A1-A5, B1(a), C3 and C2 floorspace parameters, reduce the minimum parameter of basement floorspace and amend the level of the basement AOD, reduce the minimum parameter of residential car parking spaces (no change to the amount of public parking), increase the maximum storeys (whilst maintaining the maximum height AOD), introduce second vehicular access point onto Madeira Road, amend the layout of private amenity space and increase balcony locations and reflect amendments to the Use Classes Order that came into force on 1 September 2020.

Site Location Plan – PLAN/2020/0801



Site Photographs – PLAN/2020/0801



Site Photographs – PLAN/2020/0801



Site Photographs – PLAN/2020/0801



Site 'Birds Eye' View – PLAN/2020/0801



Slide 8

Approved Parameter Plan 01: Horizontal Limit of Deviation (Ground Floor) – PLAN/2020/0801



Slide 9

Proposed Parameter Plan 01: Horizontal Limit of Deviation (Ground Floor) – PLAN/2020/0801



Slide10

Approved Parameter Plan 02: Horizontal Limit of Deviation (Typical Floor) – PLAN/2020/0801



Slide 11

Proposed Parameter Plan 02: Horizontal Limit of Deviation (Typical Floor) – PLAN/2020/0801



Slide 12

Approved Parameter Plan 03: Horizontal Limit of Deviation (Top Floor) – PLAN/2020/0801

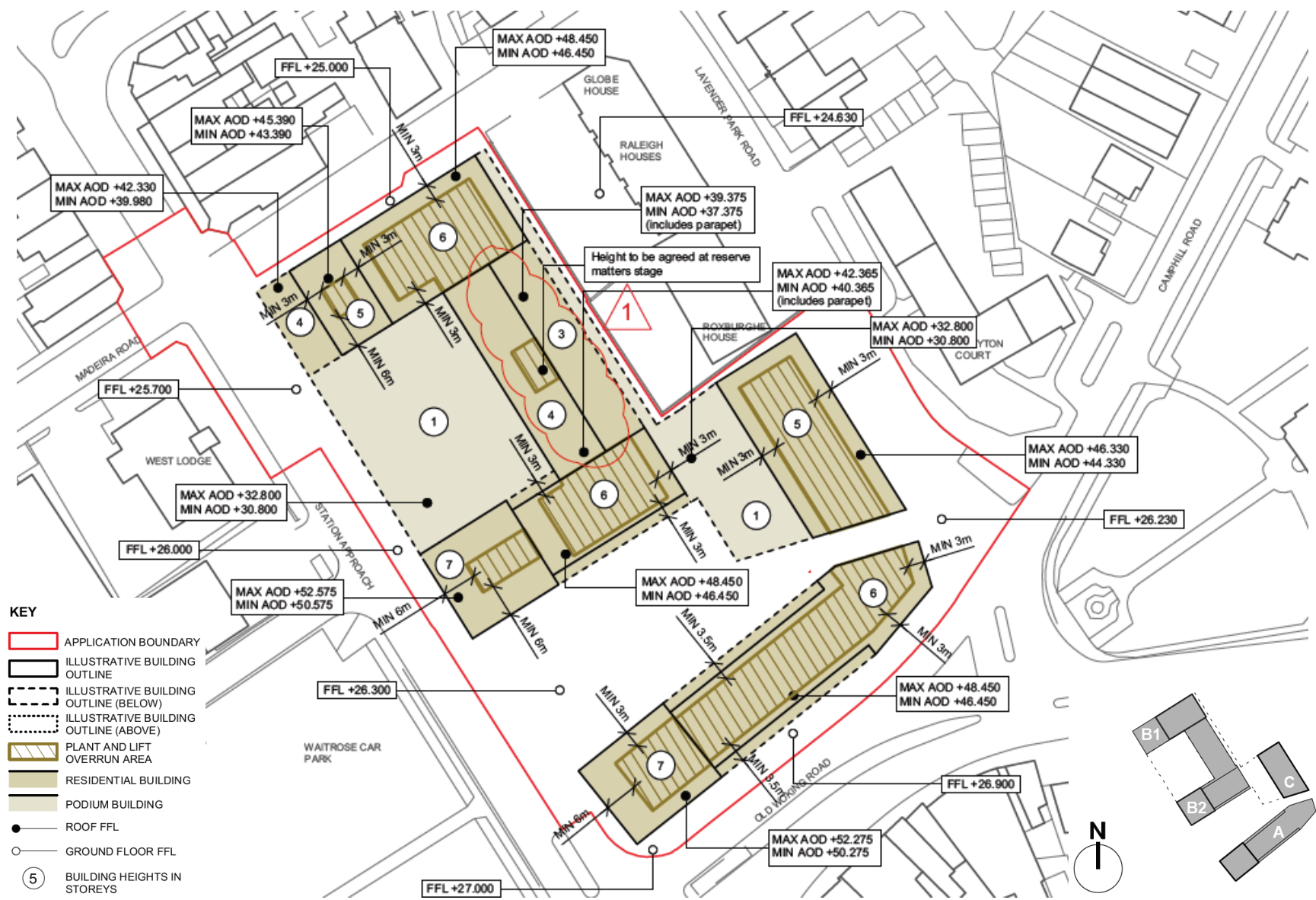


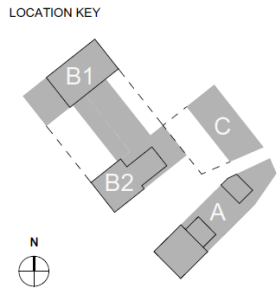
Slide 13

Proposed Parameter Plan 03: Horizontal Limit of Deviation (Top Floor) – PLAN/2020/0801



Approved Parameter Plan 04: Minimum & Maximum Building Heights – PLAN/2020/0801

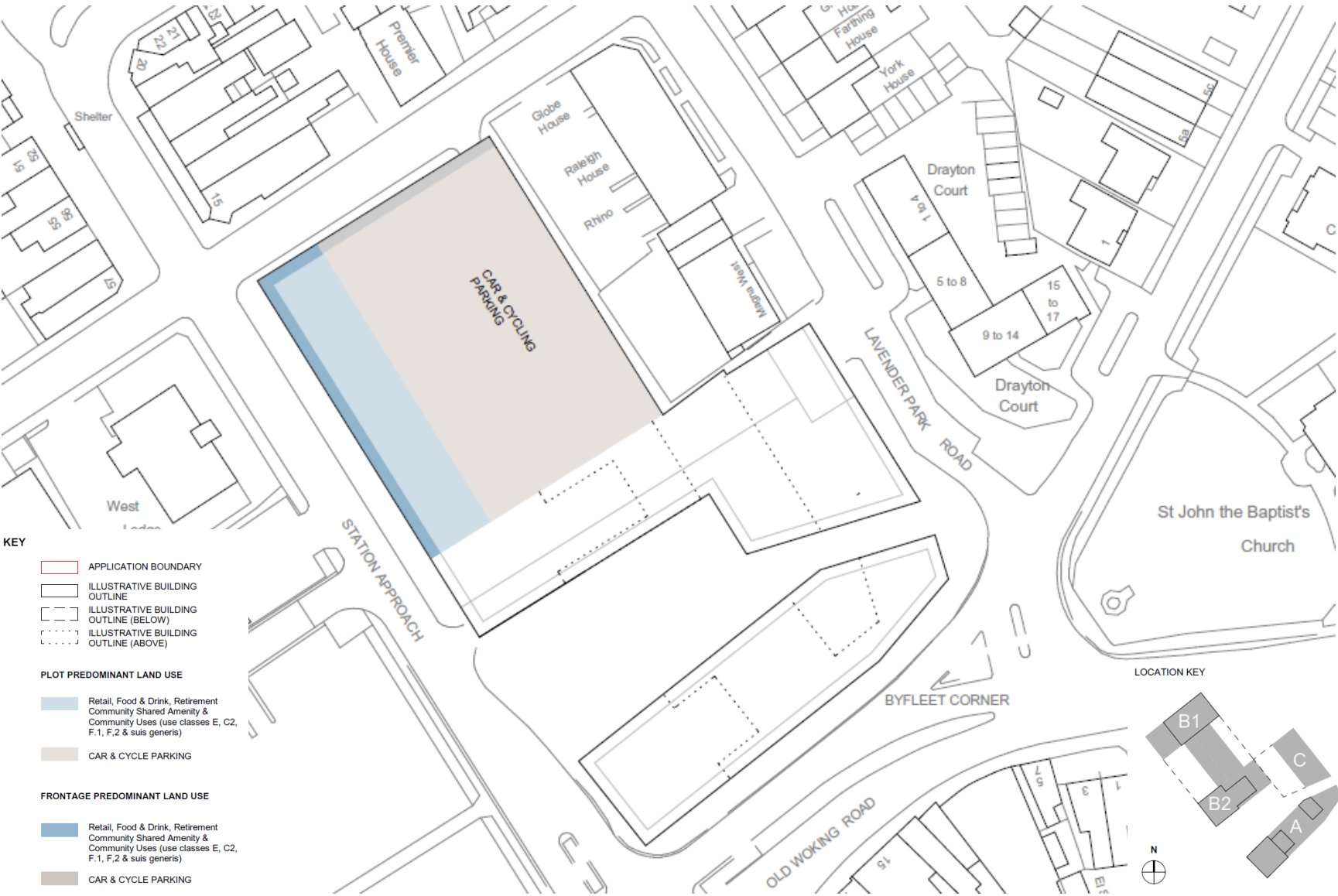




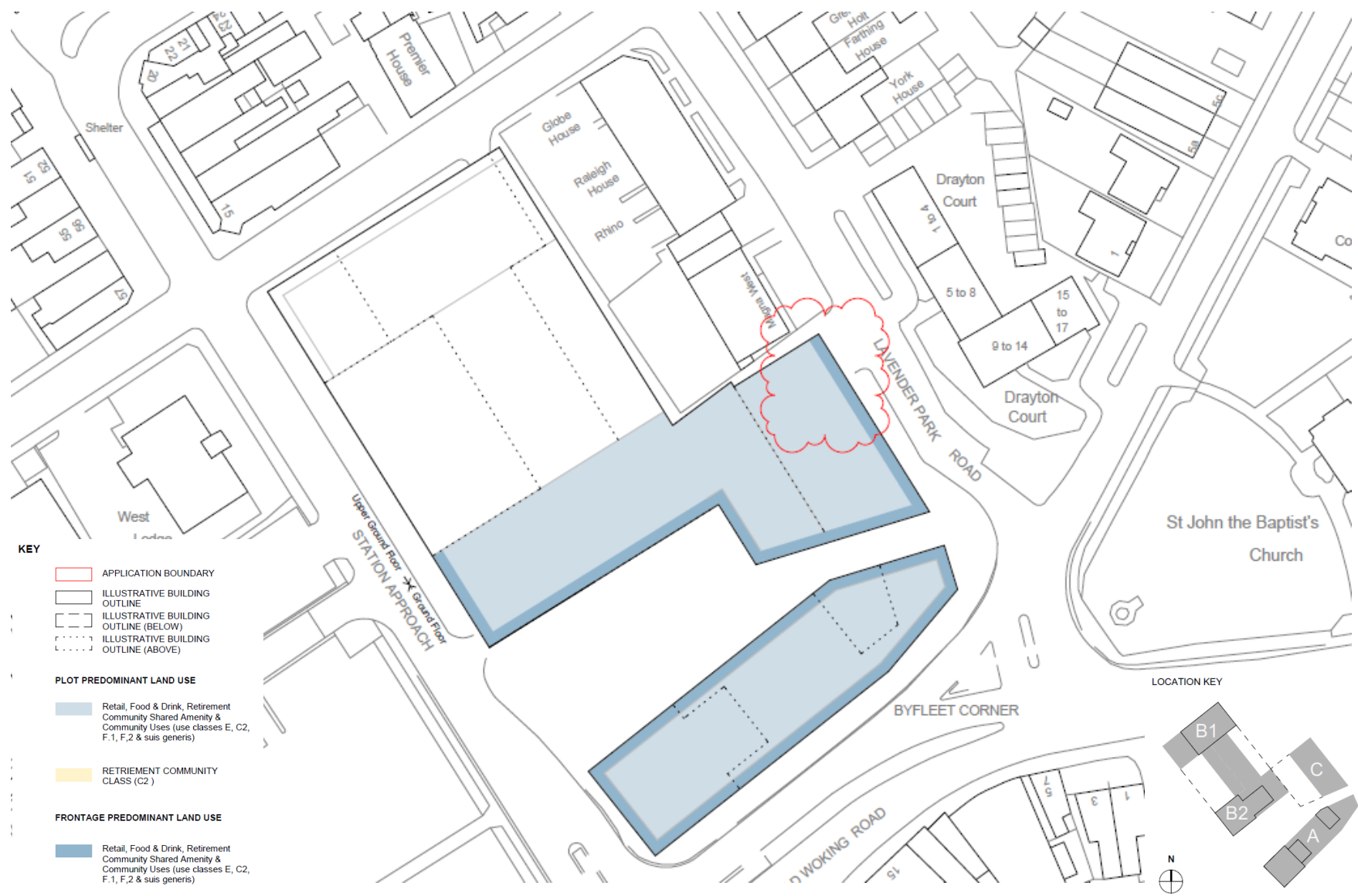
Approved Parameter Plan 05: Land Use (Ground Floor) – PLAN/2020/0801



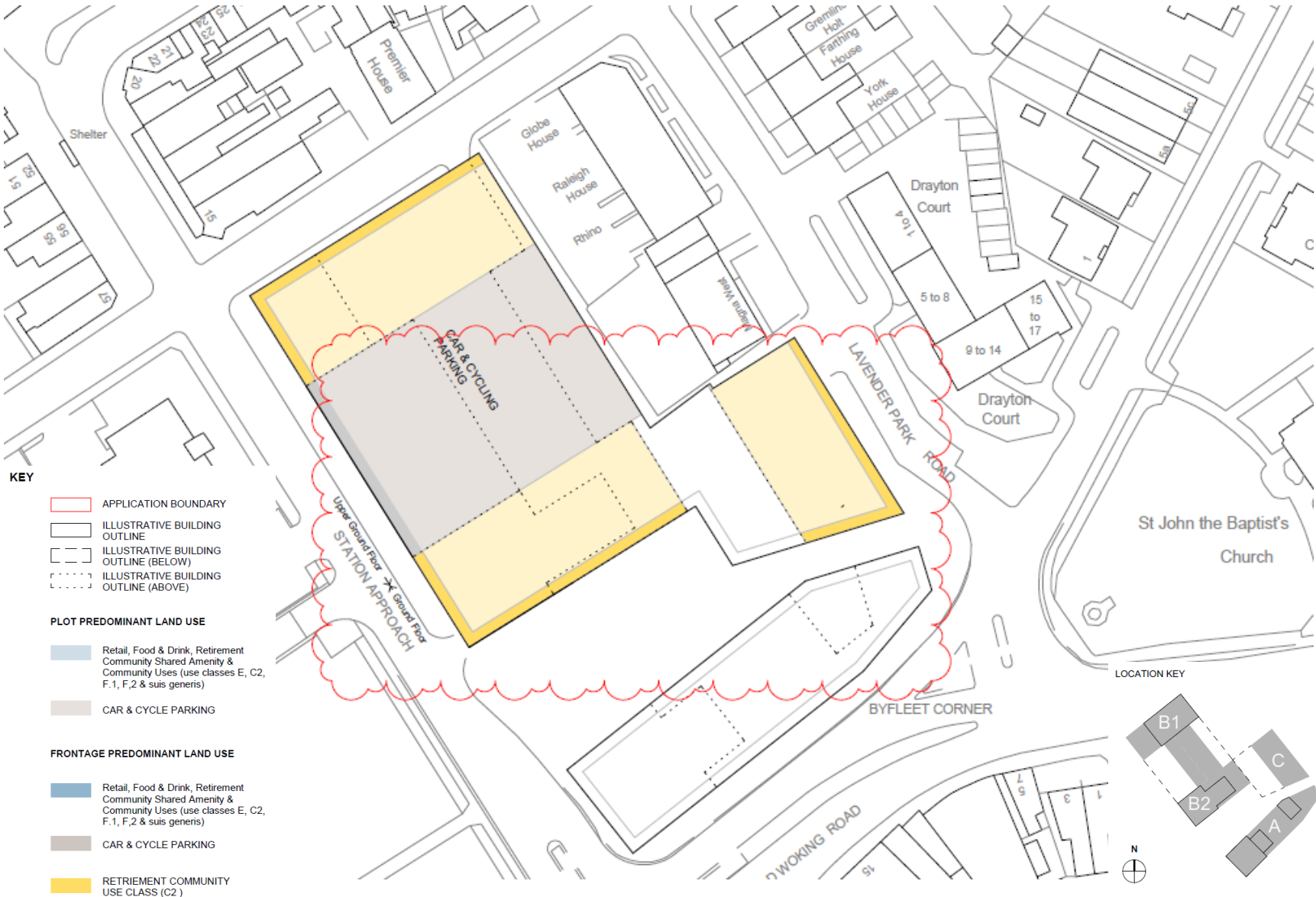
Proposed Parameter Plan 05a: Land Use (Lower Ground Floor) – PLAN/2020/0801



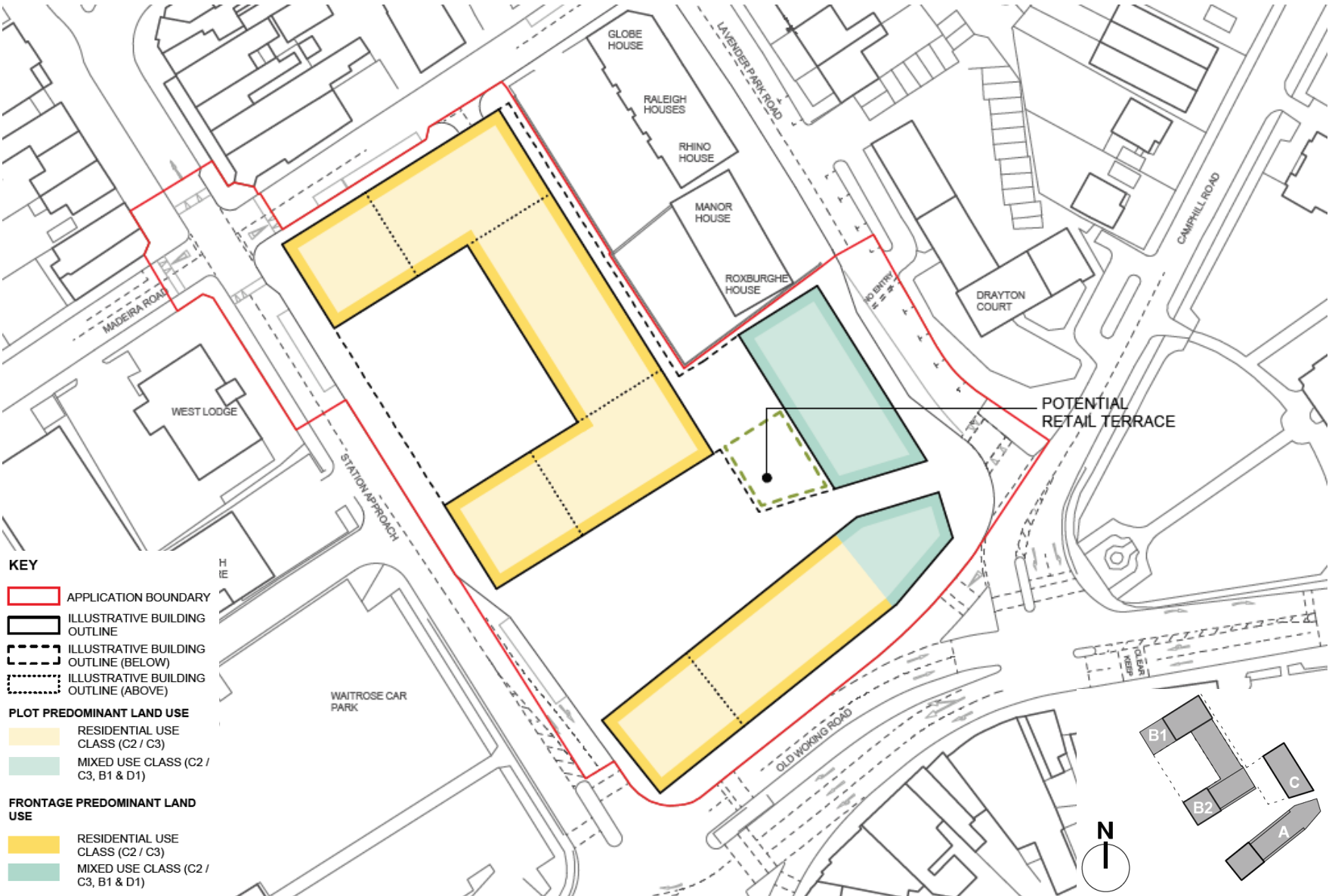
Proposed Parameter Plan 05b: Land Use (Ground Floor) – PLAN/2020/0801



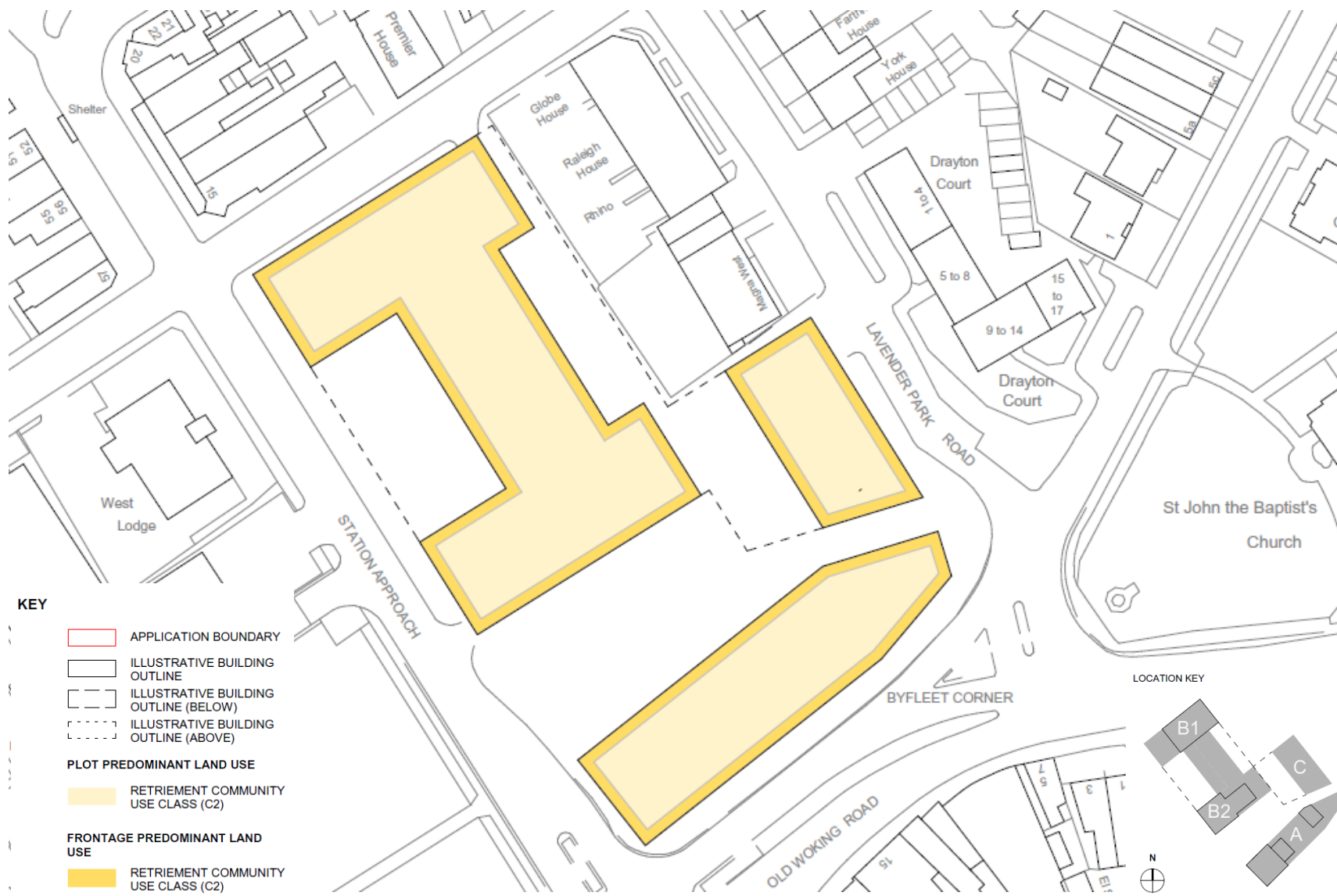
Proposed Parameter Plan 05c: Land Use (Upper Ground Floor) – PLAN/2020/0801



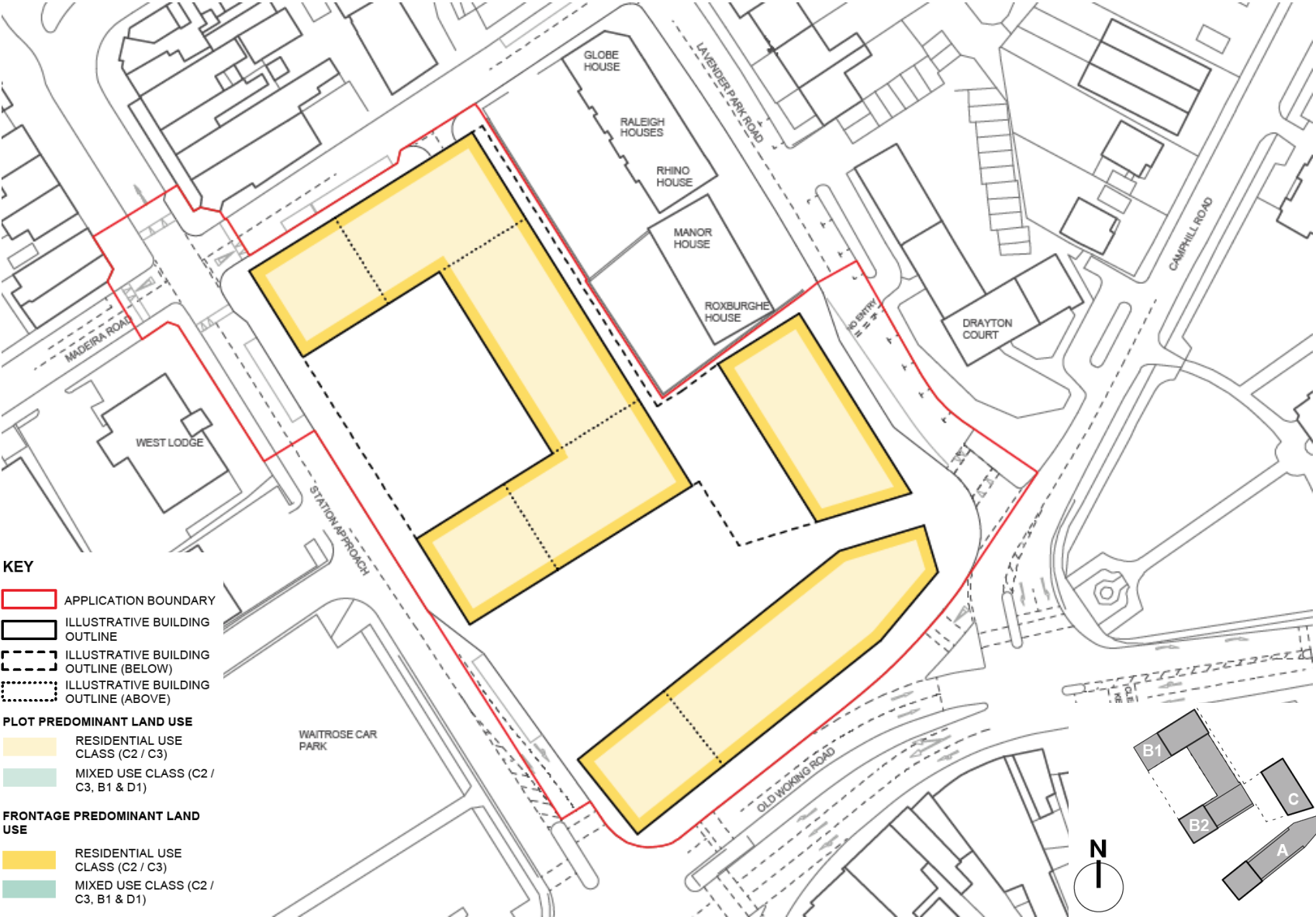
Approved Parameter Plan 06: Land Use (First Floor) – PLAN/2020/0801



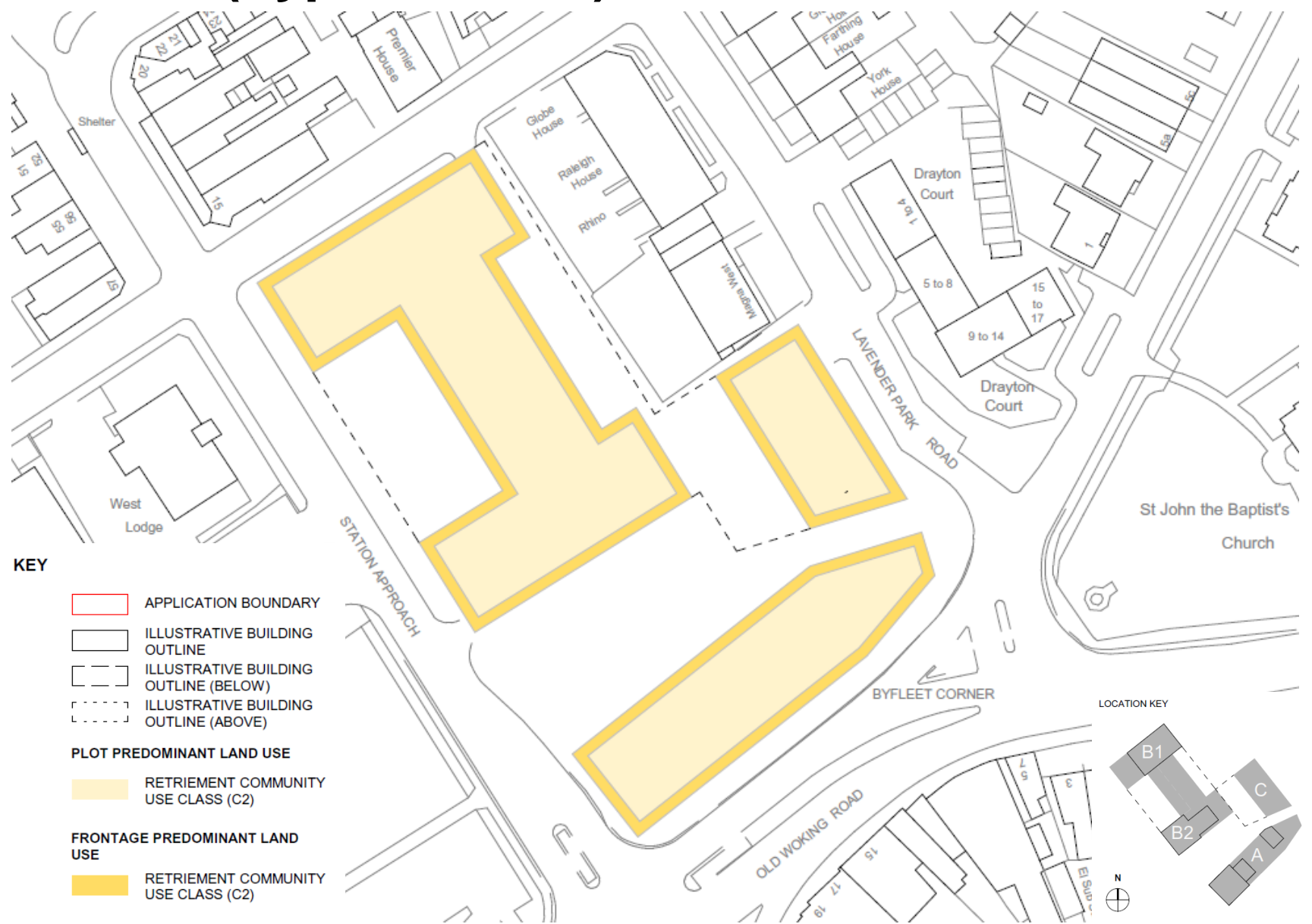
Proposed Parameter Plan 06: Land Use (First Floor) – PLAN/2020/0801



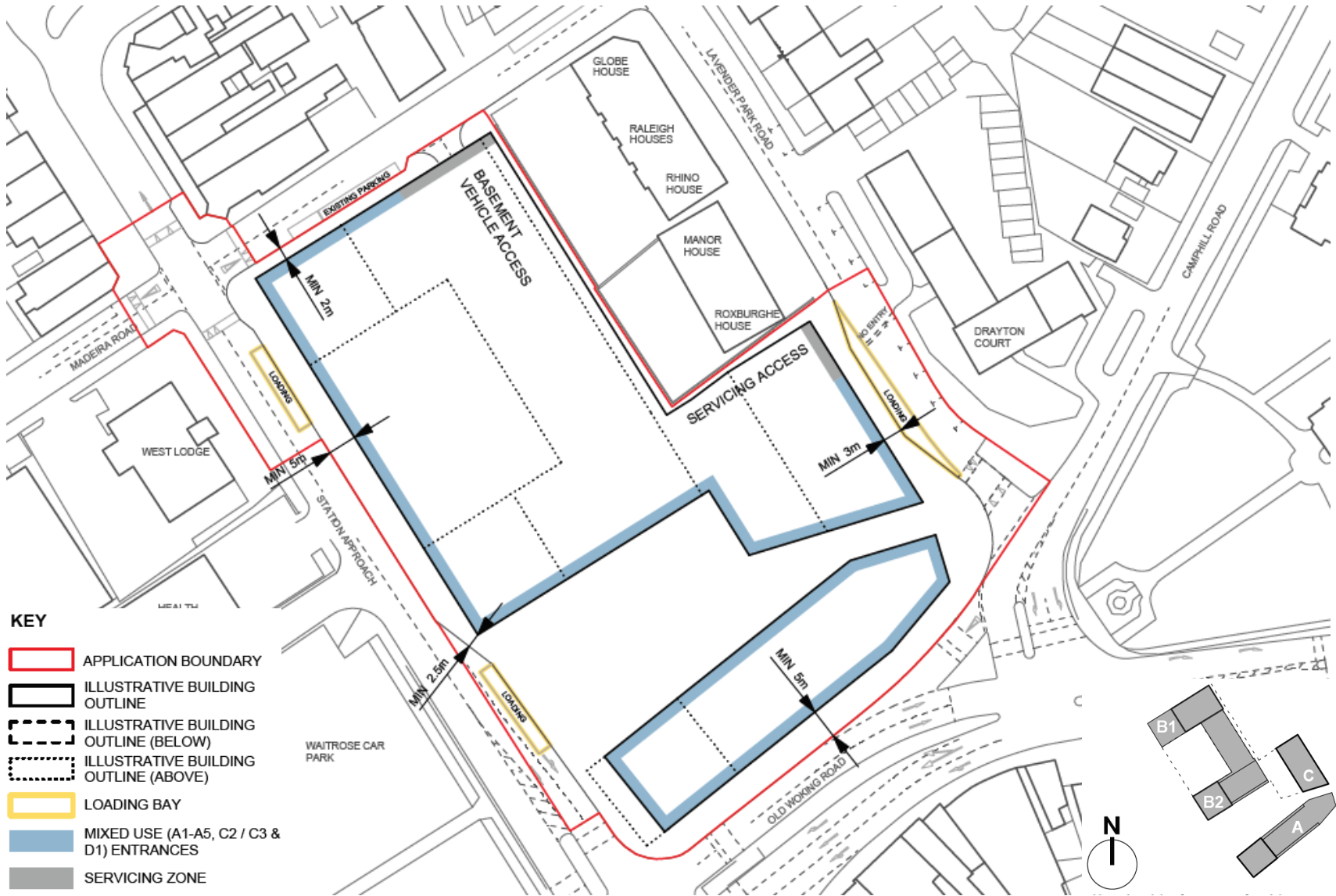
Approved Parameter Plan 07: Land Use (Typical Floor) – PLAN/2020/0801



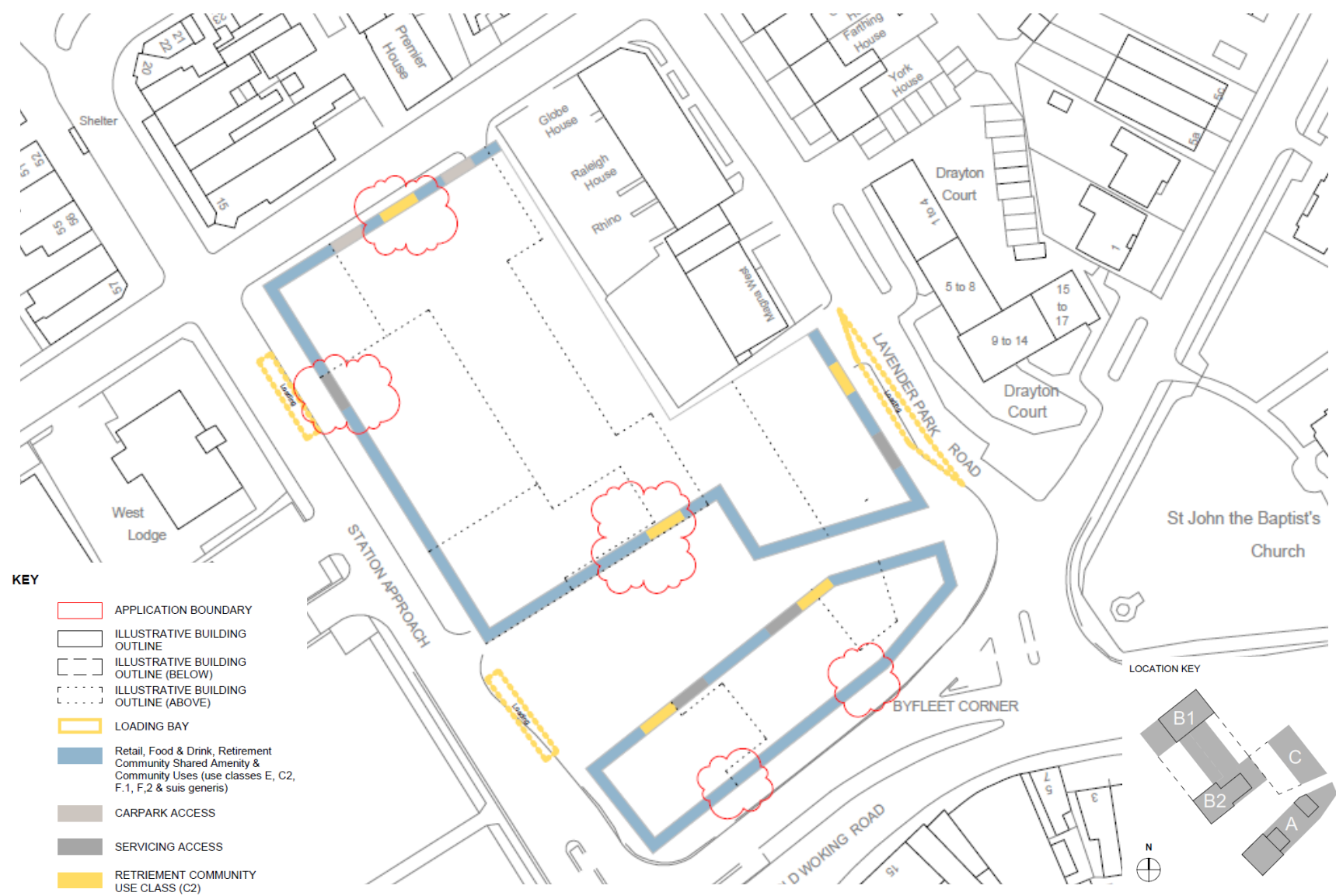
Proposed Parameter Plan 07: Land Use (Typical Floor) – PLAN/2020/0801



Approved Parameter Plan 08: Access – PLAN/2020/0801



Proposed Parameter Plan 08: Access – PLAN/2020/0801



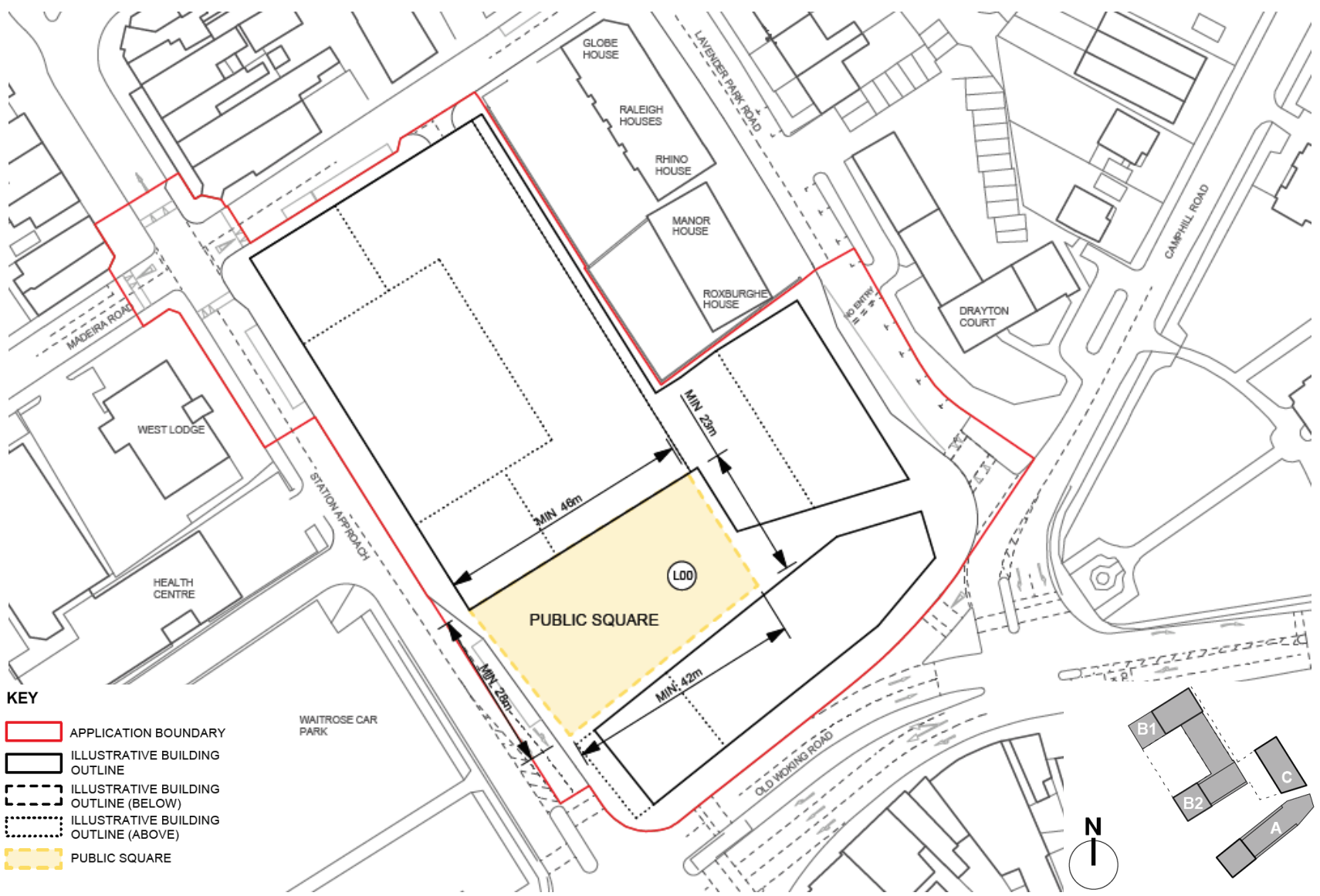
Approved Parameter Plan 09: Pedestrian Movement – PLAN/2020/0801



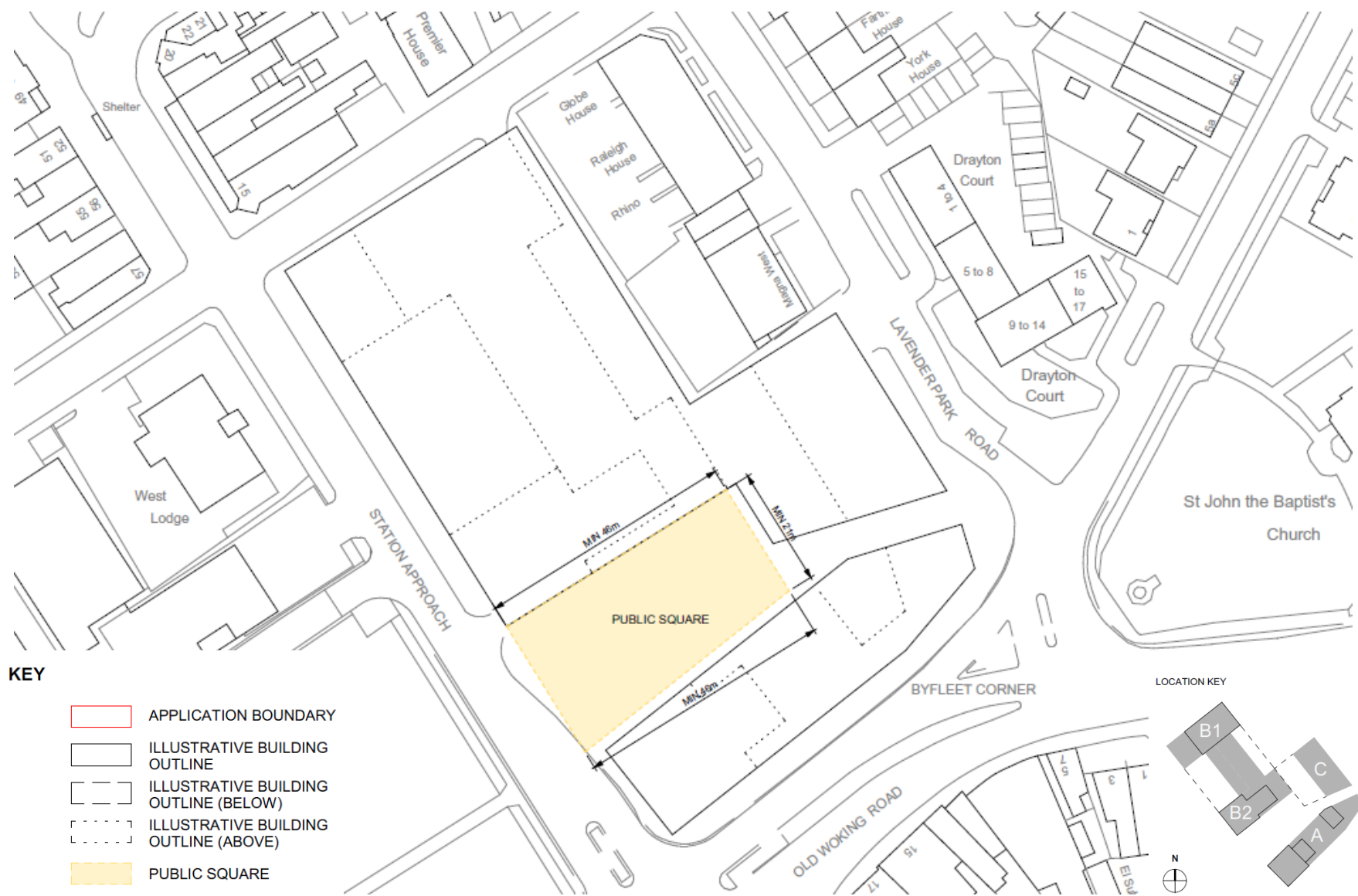
Proposed Parameter Plan 09: Pedestrian Movement – PLAN/2020/0801



Approved Parameter Plan 10: Public Open Space – PLAN/2020/0801



Proposed Parameter Plan 10: Public Open Space – PLAN/2020/0801



Approved Parameter Plan 11: Topography (Basement) – PLAN/2020/0801



Slide 31

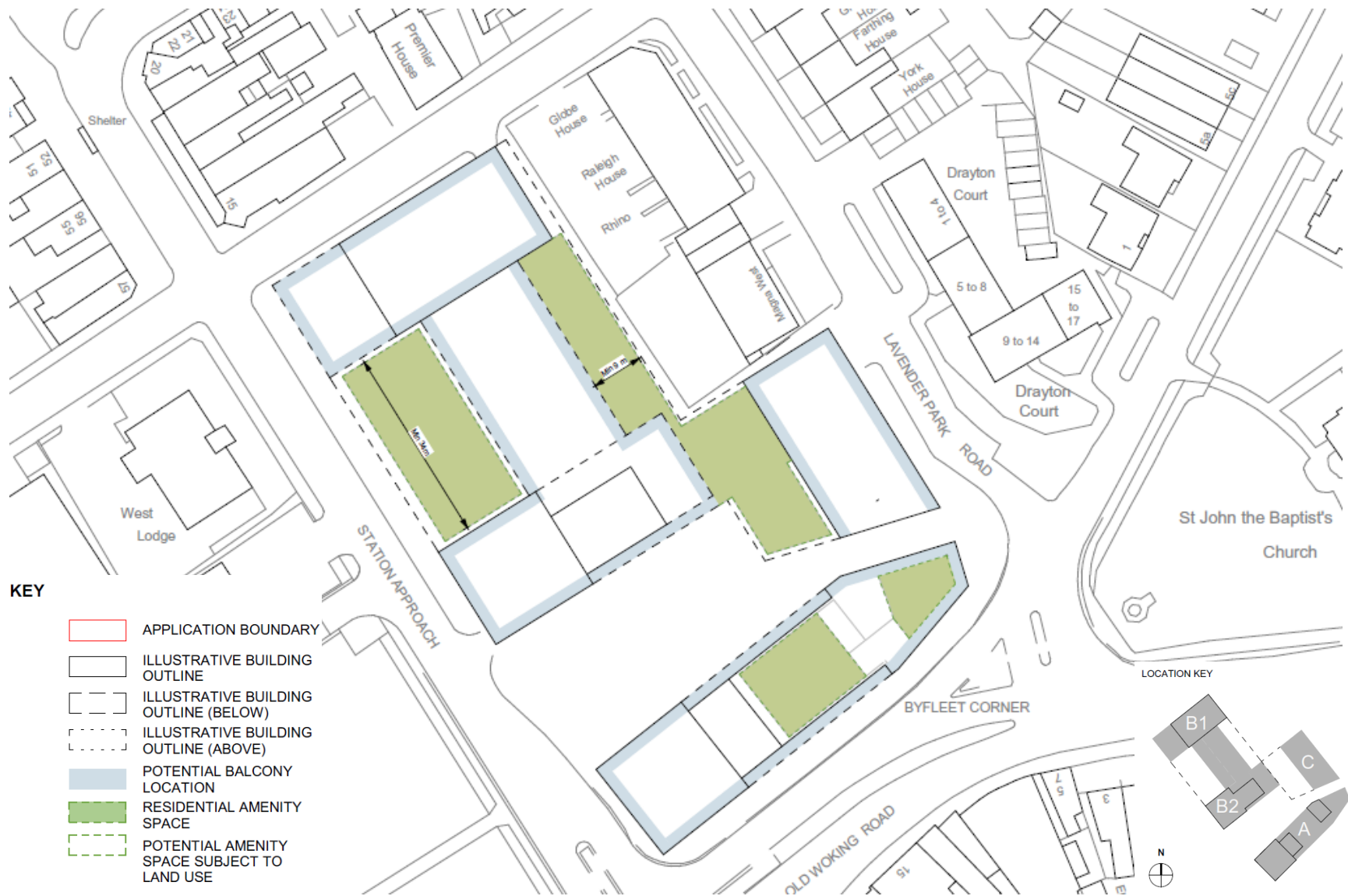
Proposed Parameter Plan 11: Topography

(Basement & Lower Ground) – PLAN/2020/0801

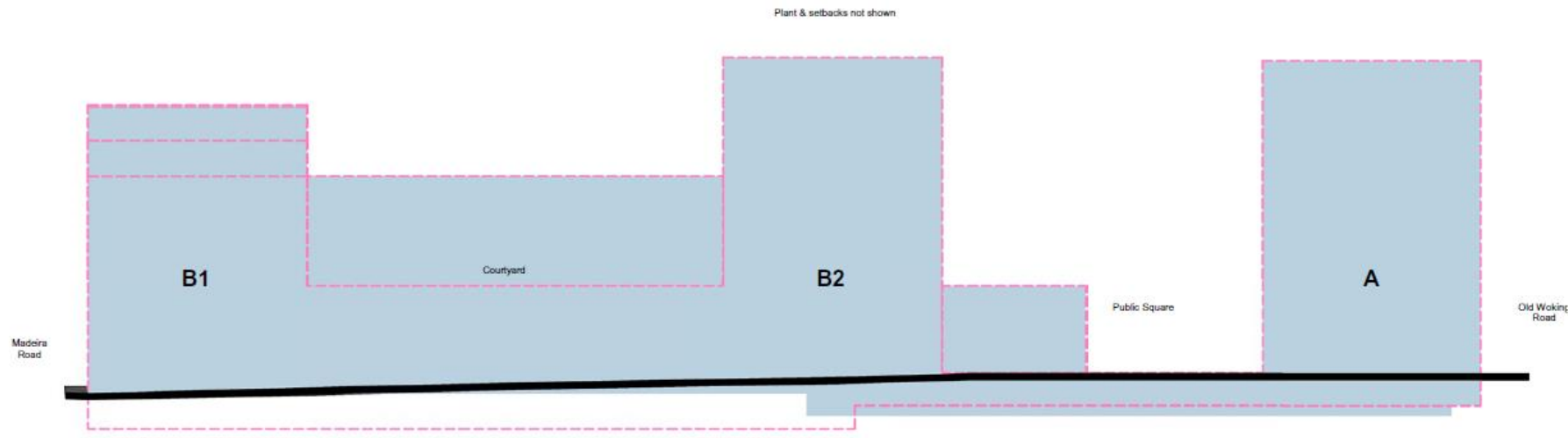


Approved Parameter Plan 12: Private Amenity Space – PLAN/2020/0801

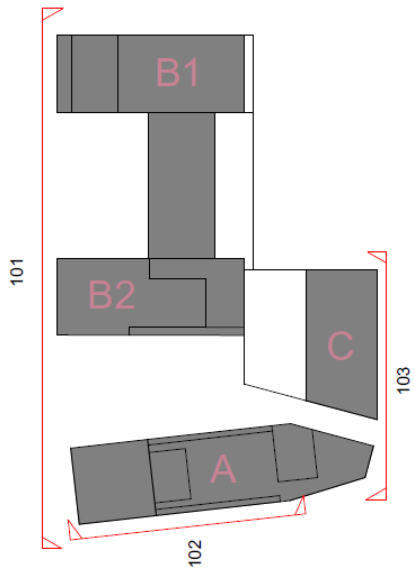






Comparative Massing (Approved vs Proposed) – PLAN/2020/0801



Elevation 101 - SW- Block B along Station Approach

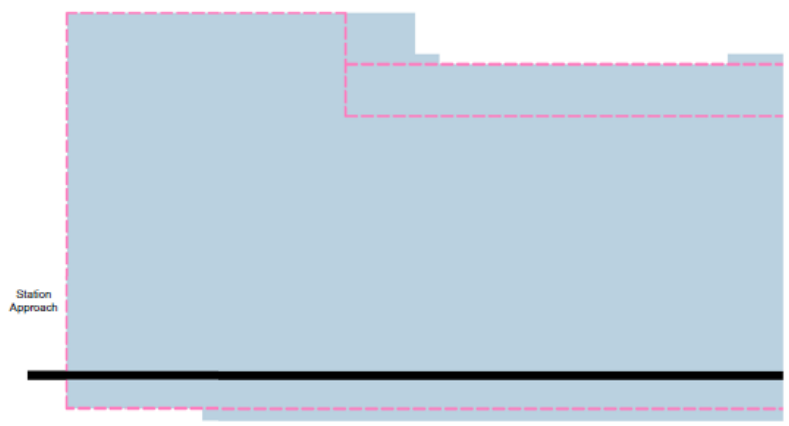


Key

-  Consented Parameters Massing
-  Proposed Parameter Massing

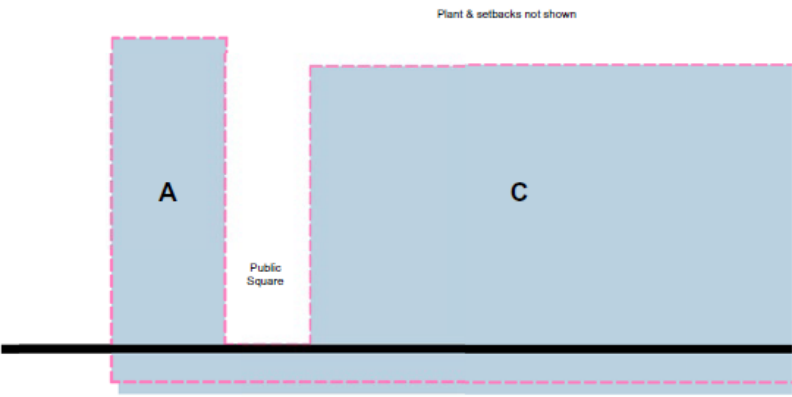
Notes:

- Levels shown to parapet height of 1m + Maximum AOD
- Setbacks and plant screening not shown
- Oblique angles to elevations not shown

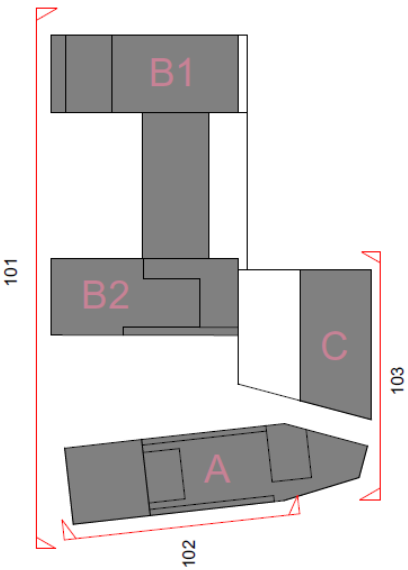


Elevation 102 -SE- Block A along Old Woking Rd



Comparative Massing (Approved vs Proposed) – PLAN/2020/0801



Elevation 103 -NE- Block C along Lavender Park Rd



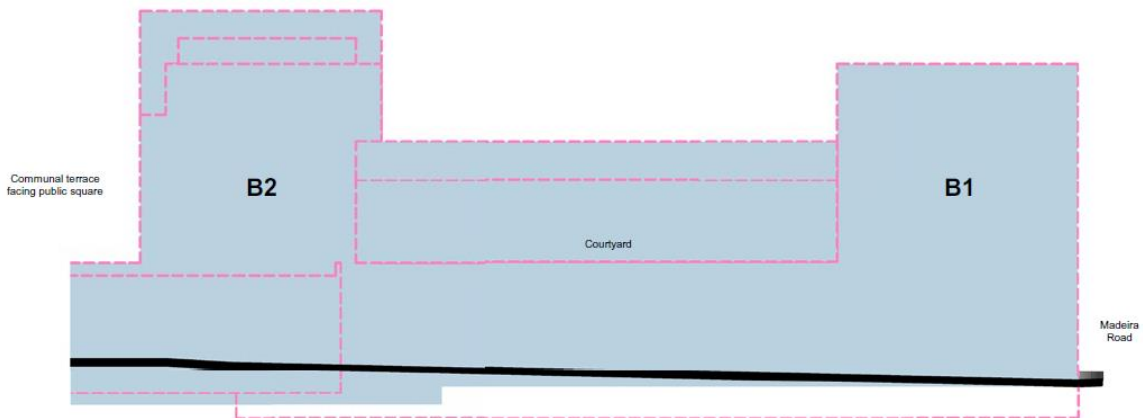
Key

-  Consented Parameters Massing
-  Proposed Parameter Massing

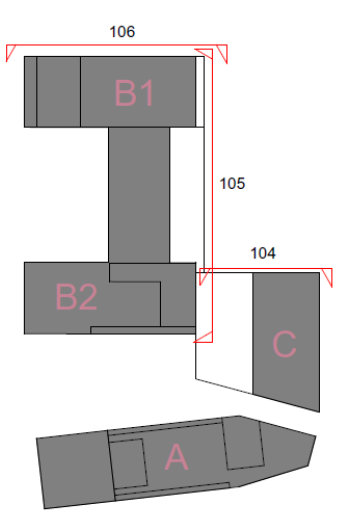
Notes:

- Levels shown to parapet hieght of 1m + Maxium AOD
- Setbacks and plant screening not shown
- Oblique angles to elevations not shown



Comparative Massing (Approved vs Proposed) – PLAN/2020/0801



Elevation 105 - SW- Block B facing Raleigh, Rhino House, Manor & Roxburghe House

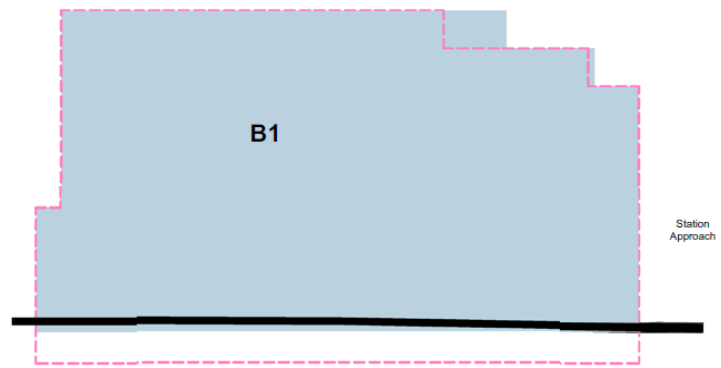


Key

-  Consented Parameters Massing
-  Proposed Parameter Massing

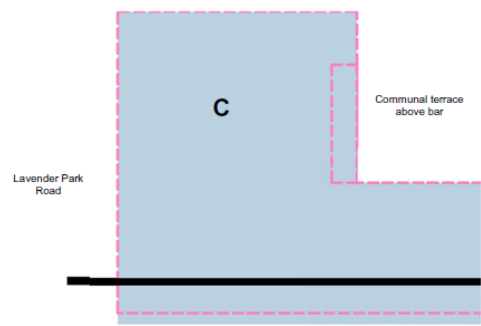
Notes:

- Levels shown to parapet height of 1m + Maximum AOD
- Setbacks and plant screening not shown
- Oblique angles to elevations not shown

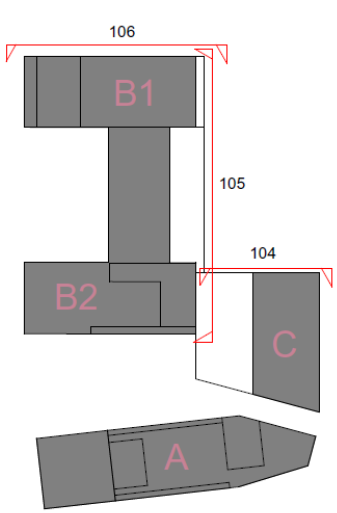


Elevation 106 -NW- Block B1 Madeira Rd



Comparative Massing (Approved vs Proposed) – PLAN/2020/0801



Elevation 104 -NW- Block C facing Roxburghe House



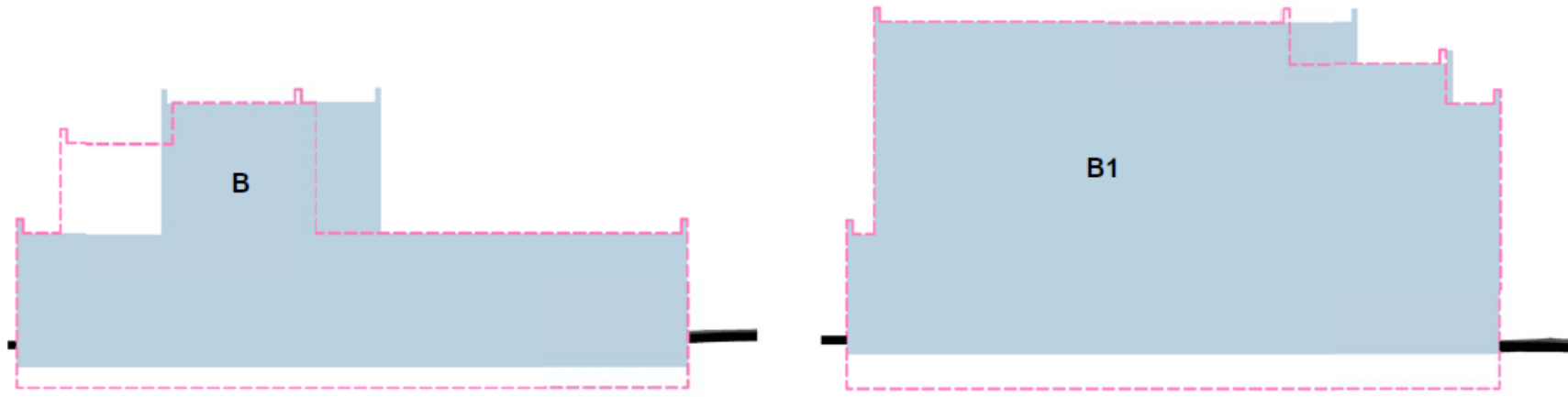
Key

-  Consented Parameters Massing
-  Proposed Parameter Massing

Notes:

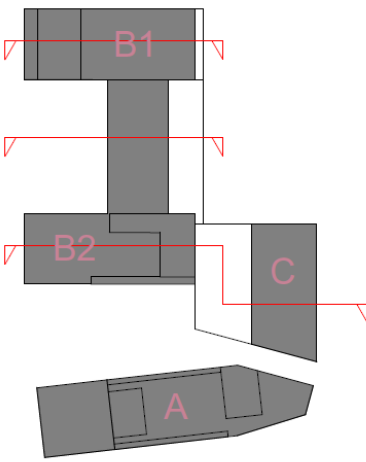
- Levels shown to parapet hieght of 1m + Maxium AOD
- Setbacks and plant screening not shown
- Oblique angles to elevations not shown

Comparative Massing (Approved vs Proposed) – PLAN/2020/0801





Section B

Section B1

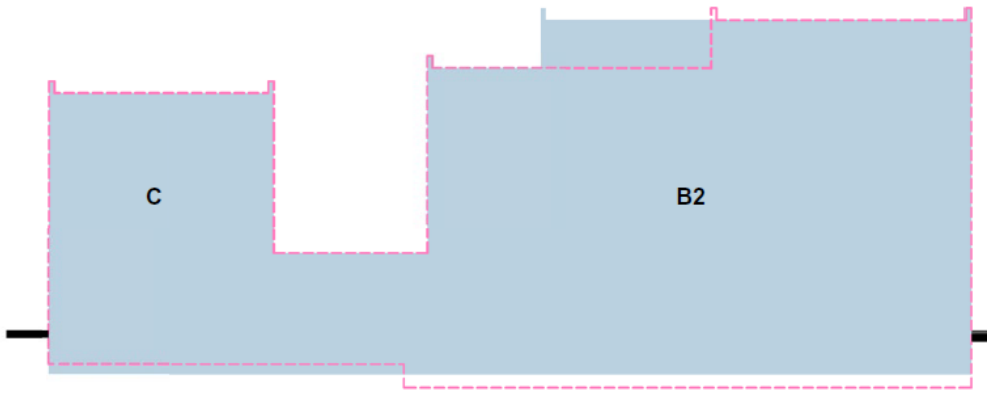


Key

-  Consented Parameters Massing
-  Proposed Parameter Massing

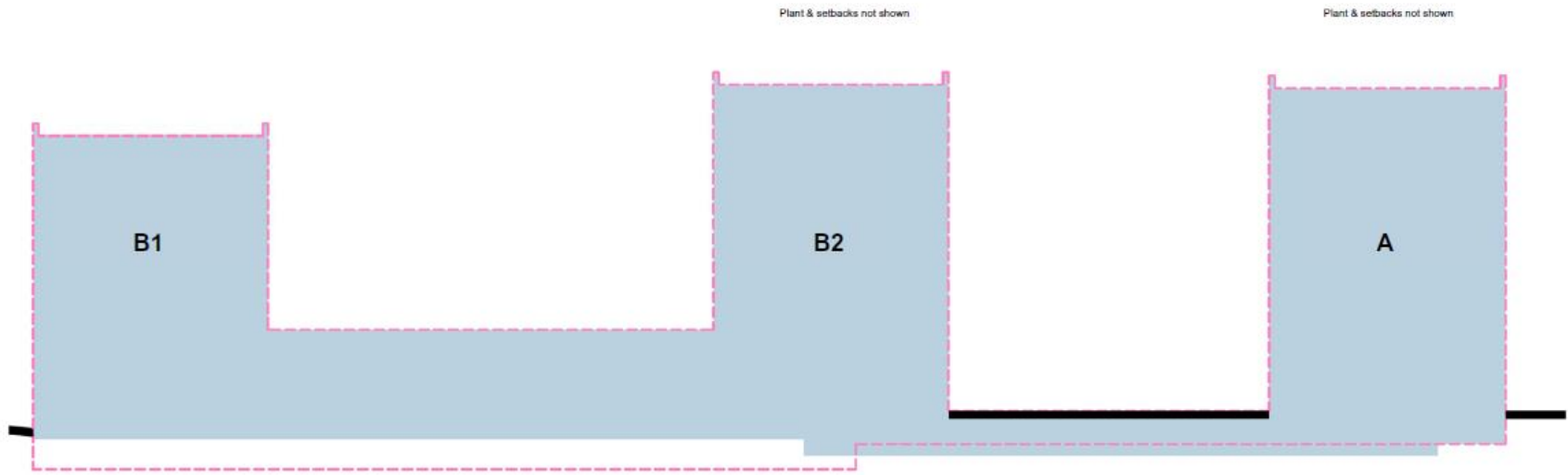
Notes:

- Levels shown to parapet height of 1m + Maximum AOD
- Setbacks and plant screening not shown
- Oblique angles to elevations not shown

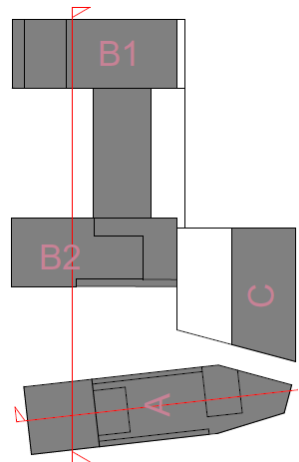


Section B2-C

Comparative Massing (Approved vs Proposed) – PLAN/2020/0801



Section A-B1-B2

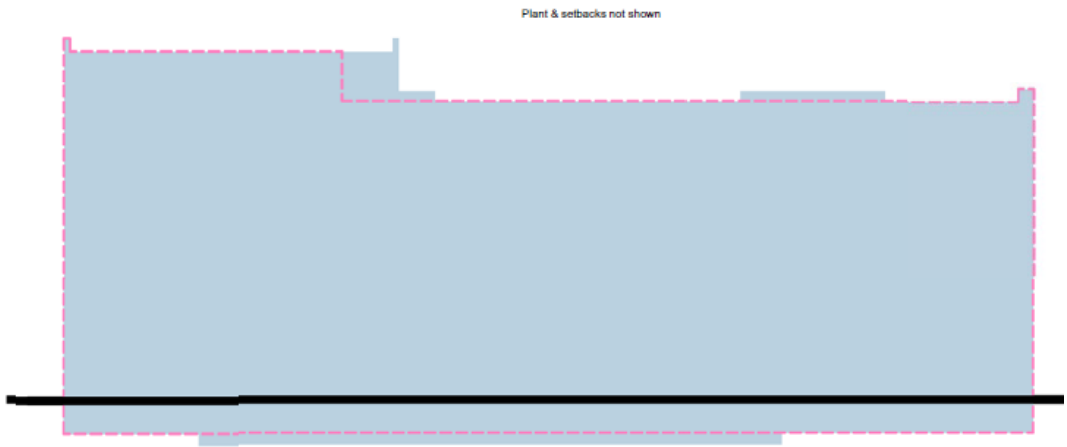


Key

- Consented Parameters Massing
- Proposed Parameter Massing

Notes:

- Levels shown to parapet height of 1m + Maximum AOD
- Setbacks and plant screening not shown
- Oblique angles to elevations not shown



Section A

Illustrative Scheme (Masterplan) – PLAN/2020/0801



Approved Development – PLAN/2020/0801

Land Use	Minimum Parameter (sq.m)	Maximum Parameter (sq.m)
Residential (C3) (*)	16,700 (or 208 units)	20,500 (or 255 units)
Retirement / Extra Care (C2/C3 Use)	0	10,250 (**)
Retail / Restaurants (A1 – A5 Uses)	3,000	5,000
Commercial (B1(a))	145	2,000
Community Use (D1)	200	300
Basement	6,000	8,000
Total floorspace (excluding basement)	20,045	27,800
Car Parking (no. of spaces) (***)	190 spaces	247 spaces

Please Note

All areas GIA

(*) Doesn't include ancillary residential spaces at basement level

(**) Could only be brought forward if residential (C3) parameter is reduced

(***) Car parking to be provided in basement. Listed spaces include re-provision of existing surface public parking spaces

Proposed Amended Development – PLAN/2020/0801

Land Use	Minimum Parameter (sq.m)	Maximum Parameter (sq.m)
C2 - accommodation GIA	17,000 (180 units)(*)	20,500 (220 units)
C2 - shared amenities and back of house GIA	900	1,400
Retail, Food and Drink, (Use Class E), Drinking Establishments and Hot food Takeaway (Sui Generis)	1,500	3,000
Community Facility (Use Class F.1\F.2), Public toilet	330	430
Subtotal floor space excluding parking GIA	19,730	25,330
Parking (public and private)	157 (incl. min 67 public spaces)	200 spaces
Total floor space including parking, all floors including basement GIA	23,730	33,330
Basement area (included within the above total, providing parking, amenity and back of house) GIA	2,000	4,500

Please Note

All areas GIA

(*) Does not include ancillary residential spaces at basement level.

Changes to Use Classes Order – PLAN/2020/0801

Use	Use class up to 31 August 2020	Use class from 1 September 2020
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take Away	A5	Sui generis
Office use other than within Class A2	B1a	E
Residential institutions	C2	C2
Dwelling houses	C3	C3
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Hall or meeting place for the principal use of the local community	D2	F.2

* Note: Only use classes relevant to the application are shown