

# Victoria Square, Woking



## Mixed-use regeneration of Woking Town Centre

### CLIENT

Victoria Square  
Woking Limited

### LPA

Woking Borough Council

### STATUS

Complete

### SERVICES

Planning, Economics,  
Heritage and Townscape,  
Strategic Communications,  
Landscape and VIA

### Our role

- We secured planning permission for a retail-led, mixed-use development which will create 10,000 sq m new retail floorspace, a four-star hotel and 427 residential apartments in buildings ranging from 23 to 34-storeys. The development also creates two new public squares in the town centre.
- Woking Town Centre has benefitted from significant investment in its town centre in recent years. An informal masterplan focuses on three key areas: Jubilee Square, Commercial Way and Victoria Square, seeking to improve the retail and commercial offer, transform the shopping environment and physically regenerate the town centre.
- Our approach has been one of detailed engagement with the local community and the planning authority throughout the planning process, this has delivered a high quality scheme within a defined timescale.

### Results

- Planning permission for enabling works, including a re-located fire station, was secured in April 2014 and the enabling works were completed in 2016.
- Planning permission was granted for the main development in March 2015 and work commenced on site in 2016, with the shopping centre opening in summer 2022.
- Since permission was granted we continued our involvement through obtaining permission for scheme amendments, discharging planning conditions and advising on scheme changes as design development continues.
- We are continuing our involvement with the scheme through the discharge of planning conditions and applications for scheme changes as design development continues.
- The development has acted as a catalyst for a series of further redevelopment proposals within Woking Town Centre.