



# Coign Church Woking, London

## Role

On behalf of Bouygues and the Coign Church, Quod submitted a full planning application for the redevelopment of an existing low-scale community facility and church in this gateway location for Woking town centre to deliver 2,948m<sup>2</sup> of replacement community/church facility, alongside 85 enabling PRS residential units within a 12 storey tall building.

The site presented significant design challenges owing to its location on the edge of Woking town centre, and its transitional scale from town centre to lower scale two storey development beyond. The key benefits of the scheme were influential in justifying the taller building and increased church/community floorspace, alongside effective community and stakeholder engagement throughout the process.

Further challenges were presented with town centre highways and parking issues, as well as heritage sensitivities presented by nearby listed buildings and conservation area settings. The scheme received resolution to grant with zero affordable housing provision in 2015.



## Description

Mixed-use PRS development with tall building

## Client

Bouygues Development

## Planning Authority

Woking Borough Council

## Expertise

- Planning ✓
- CIL ✓
- Environmental Planning ✓
- Development Economics ✓
- Socio-economic
- Infrastructure
- Strategic Land Promotion
- Regeneration
- CPO

## Project Type

- Infrastructure
- Major Mixed Use ✓
- Residential ✓
- Retail & Commercial