

A Major Shopping and Arts and Entertainment Complex in the Heart of Woking



improvements, Woking Borough Council last year

sponsored a competition for



the development of a major PEACOCKS

Given Woking's current status as a prime business centre and a highly desirable residential town, it is hard to believe that its history goes back only some 150 years to the arrival of the steam train. During the nineteenth century Woking developed in a piecemeal fashion around the railways but now



new developments in the town are being carefully planned to reflect Woking's civic prestige and importance and to meet the growing needs and expectations of its residents and shoppers. As part of a continuing programme of

shopping and arts and entertainment complex in the heart of Woking, next to the existing shopping centre. The competition was won by London & Edinburgh Trust PLC, one of Britain's largest and most successful property development companies with major city centre retail schemes currently in hand in Birmingham, Reading, Kettering, Blackburn and Cardiff.



new £100 million cent Peacocks, as soon as Norwich Union's refurbishment of the existing shopping centre is completed. The end result will be one of perfect integration, not only offering



Town Square the people of Woking a marvellous range of shopping and entertainment. opportunities but enhancing Woking's reputation as a town of stature and enterprise

The Development

LET plans a major shopping and arts and entertainment complex, together with a new library and offices for the voluntary services. Within the enclosed shopping centre provision will be made for a department store, several chain stores, a variety of smaller shops, a market food hall, a food court, a craft market and two restaurants. The new arts and entertainment centre will feature a theatre/concert hall, a five-screen multi-plex cinema, a health and beauty centre, a discotheque/ nightclub and a restaurant

Completing the range of first-class recreational attractions, the Rhoda McGaw Theatre in Centre Halls will be refurbished and integrated into the new arts and entertainment complex. together with a versatile function suite incorporating committee rooms. Adjoining the arts and entertainment centre, Woking will gain a new library all at ground floor level and accessed from Town Square, including new offices for use by local voluntary organisations located above the library. Facilities for nursing mothers, child-minding and

for the disabled, including the availability of wheel-chair hire, will be incorporated into the design of the centre in addition to public conveniences, public telephones and seating in the nalls

Complementary traffic and

parking improvements will be made, including the enhancement of Bandstand Square and Town Square. together with the provision of attractive malls and entrances to The Peacocks. The War Memorial and Christ Church will remain unaffected by the proposals. LET will take an active role in the management and security of the new centre and will ensure that the highest standards are maintained at all times.

The Site

The site comprises 11 acres and is bounded by Woking's main shopping area, the Town Square and Victoria Way. It is currently largely occupied by open car parking but also includes the Centre Pool, the library, Centre Halls and the ground floor area of the Norwich Union Shopping Centre multi-storey car park

Both the swimming pool and the library are to be replaced. The pool will be relocated by the Council to Woking Park and a new library will be built by LET next to the arts and entertainment centre. During construction, the library will be accommodated in the former Skeet and Jeffes building in Church Street East

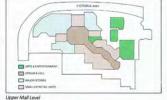
LET's Proposals Shopping Centre Located on several floors and featuring scenic lifts and escalators, the centre will offer Woking's shoppers a wide choice within a comfortable, attractive and well-maintained environment. Shops: featuring a department store as its main attraction, complemented by well-known chain stores and small, quality high-street shops.

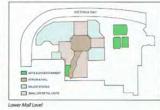




The Upper Mail

Market Food Halt offering a variety of fresh foods, health foods and kitchemvare and hosting international weeks featuring wine and food from the Continent and oversigs: Food Court in an elegant enclosed environment of natural planting and bright sunlight. Crart Market adding variety and interest through the provision of a small craft market located near Town Square offering a selection of arts and crafts goods. Restaurants: two restaurants providing the shopper with a choice of meals, snacks and refreshments; one situated next to Bandstand Square and the other overlooking the central concurse.





Arts and Entertainment Centre

The new complex, integrated with the shopping centre and car park, will incorporate a wide range of cultural and entertainment activities for local people of all ages. *ThatpeConcert Hall:* a spectacular 1,000-seat auditorium accommodating not only theatrical productions but a wide range

productions but a wide range of classical and popular entertainments, and providing the day-time venue for conferences and commercial events.



Multi-Screen Cinema: a five- Function

screen cinema complex with a capacity of some 900 seats showing popular feature films as well as arts and classic movies. El Concourse Function Suite: the replacement of the Centre Halls' meeting rooms and main hall with a brand new function suite, including committee rooms, suitable

Rhoda McGaw Theatre: the

integration of the existing Centre Halls' theatre into the

new arts and entertainment

refurbishment and

centre

for a variety of uses and available for hire by the public. *Health and Beauty Centre:* featuring a sauna, a gymnasium and steam baths, the health and beauty centre will also comprise beauty and facial treatments, massage, aromatherapy, dictary advice and guidance and a health food and juice bar.

Nightclub: a new discotheque/ nightclub and cabaret verue located below the leisure complex offering greater choice of evening entertainment. *Restaunat*: the provision of a restaurant catering from morning coffee to post theater supper.



Church Street West. Transport facilities for the

new centre will be enhanced

by a new coach drop-off in Victoria Way. In addition,

two cycle parks are to be

provided near Bandstand Square and Town Square.

Council's requirement of maintaining a minimum of

times during the

LET's plans conform with the

500 car parking spaces at all

Traffic, Public Transport and Parking

LET's traffic proposals will comply with Surrey County Council's request to provide two major access points – a main access to and from Victoria Way, midway between Lockfield Drive and Chobham Road, and a subsidiary access to Victoria Way, midway between Lockfield Drive and Bandstand Square

A COLOR

construction. Once completed, the scheme will provide a teast 1,000 parking spaces which, with the existing multi-storey car parks of Wolsey Place and Toys-R-Us, will provide a total of 2,200 spaces. As well as direct access being provided from the car park to The Peacods, a minimum of 15 spaces will be reserved for disabled parking. Timetable The development programme meets the Council's requirement of ensuring that the project is completed as rapidly as possible and with the

possible and what the minimum amount of disruption to the town centre and its users. Enabling work and traffic solutions will commence in the Auturn of 1988, followed by the demolition of Centre Pool early in 1989 and the start of the main part of the development in the Spring. It is forecast that the

new shopping and entertainment ceritre will be ready to open in Spring 1991. Employment

While many local employment opportunities will be generated during the

construction phase of the development, there will also be a considerable amount of scope for a variety of both full- and part-time jobs in the completed Peacocks.

Public Consultation To ensure that the shopping and arts and entertainment complex meets Woking's needs and expectations, LET will make every effort to consult local people and, as the detailed planning scheme develops, respond to their views.

In particular, LET will ensure that the arts and entertainment elements in the new centre complement and enhance the activities of local groups. The Turnistyle Group (United

The Turnstyle Group (United de Theatrical Management Ltd), LE a company closely associated Pe



As well as publishing information bulletins such as this, LET will be mounting a public exhibition of its plans for The Peacocks and organising meetings with local organisations and interest groups.

LET and its Team

Wherever it builds, LET is committed to the highest quality – quality in design and architecture, in local consultation and in project development. LET's architects for The

LET's architects for The Peacocks are Chapman





Unfortunately the back page has been damaged slightly by being part of a display.

HERITAGE WALKS ARCHIVE DOCUMENT