

# Homes near Guildford Cathedral Community Planning Report Back

## Community Engagement

### Background

VIVID and Guildford Cathedral are working on proposals for new homes and enhanced public space on land near the Cathedral in Guildford, Surrey.

The plans will be shaped with the help of local people and will provide much-needed homes, including affordable homes, in an attractive new neighbourhood while improving connections with the town centre for the wider community.

VIVID and Guildford Cathedral are committed to working closely with the local community and have appointed architects and urban designers JTP to facilitate the community planning process.

JTP facilitated a Community Planning Day in November 2019 which was attended by over 100 local people. In this exhibition you're invited to see how we've listened to what you had to say. You can view and comment on the emerging designs for a proposed new neighbourhood near Guildford Cathedral.

Following this exhibition, the JTP led team will develop the proposals and prepare a detailed planning application for submission in Spring 2020.



### Engagement Summary

We have been working closely with the local community to develop an illustrative plan to help shape the new development. So far we have:

- Sent over 9,000 flyers to households in the local area for the Community Planning Day and Report Back Exhibition
- Issued press announcements and press releases
- Created a [givemyview](https://givemyview.com/guildfordcathedral) webpage and online poll
- Promoted via social media
- Met with local community groups
- Distributed flyers and spoken with local people in and around the town centre and train station
- Issued personal letters to ward councillors, immediate neighbours, GSoc, GVG and local MP
- Held a media briefing
- Held a Community Planning Day on Saturday 30 November 2019



# Homes near Guildford Cathedral Community Planning Report Back

## Community Engagement Outputs

### Community Planning Day

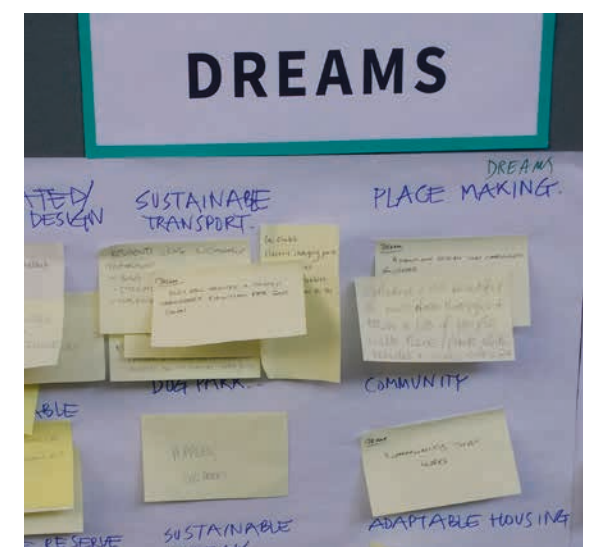
On Saturday 30 November, over 100 people attended our Community Planning Day to help shape a proposed new neighbourhood near Guildford Cathedral.

The Community Planning Day was a chance for everyone to share local knowledge and contribute to creating the new vision through facilitated workshops and hands-on planning groups. There was also an exhibition explaining the background to the site and team members were on hand to answer questions.

The day began with a discussion workshop. Local people were invited to share what they particularly liked and didn't like about the area; their dreams for the neighbourhood and what they thought would make this an even better place to live.

This was followed by themed hands-on planning workshops where local people worked with the architects to sketch out how their ideas could be incorporated into the proposals. A representative of each group then fed back to the whole room on what they had discussed and the possible solutions they had come up with.

The following boards show some of the community's ideas. All quotes are from participants in the process.



### Discussion Workshop

The following is a summary of the discussion workshop to identify the public's problems, dreams and solutions for the site and surrounding area.

#### Problems

- Amenity & green space/trees & nature
- Soil, stability & drainage
- Access & connectivity
- Views of Cathedral
- Design
- Privacy
- Density
- Traffic, congestion & impact
- Construction impact
- The Cathedral and the community
- Local need and facilities
- Affordable housing

#### Dreams

- Integrated and creative design
- Sustainable transport
- Placemaking
- Affordable
- Community
- Nature reserve
- Sustainable energy
- Adaptable housing
- Pedestrian connections
- Graded routes
- Green space views
- Robust buildings
- Management of the landscape
- Green roofs
- Integrated parking

#### Solutions

- Use Brownfield land
- Design for wildlife
- New bus links
- Connect to A3 roundabout
- Green design
- Integrated design 'of its place'
- Multiple access options
- Integrated parking solutions
- Density
- Scenic routes
- Affordable housing
- Sustainable community
- Renewable energy
- Build elsewhere
- Sustainable transport links







# Homes near Guildford Cathedral Community Planning Report Back

## Community Engagement Outputs

### Give My View

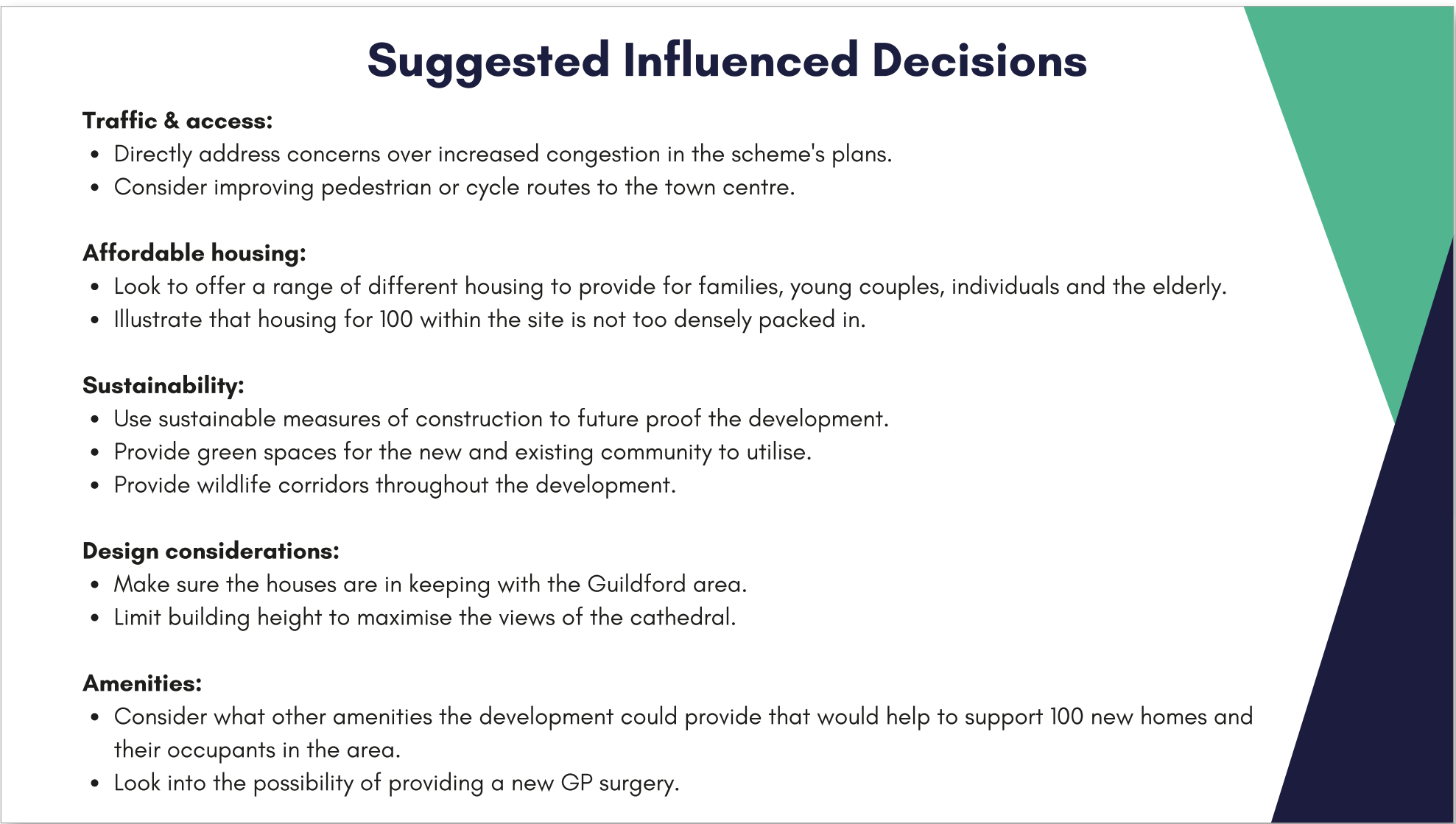
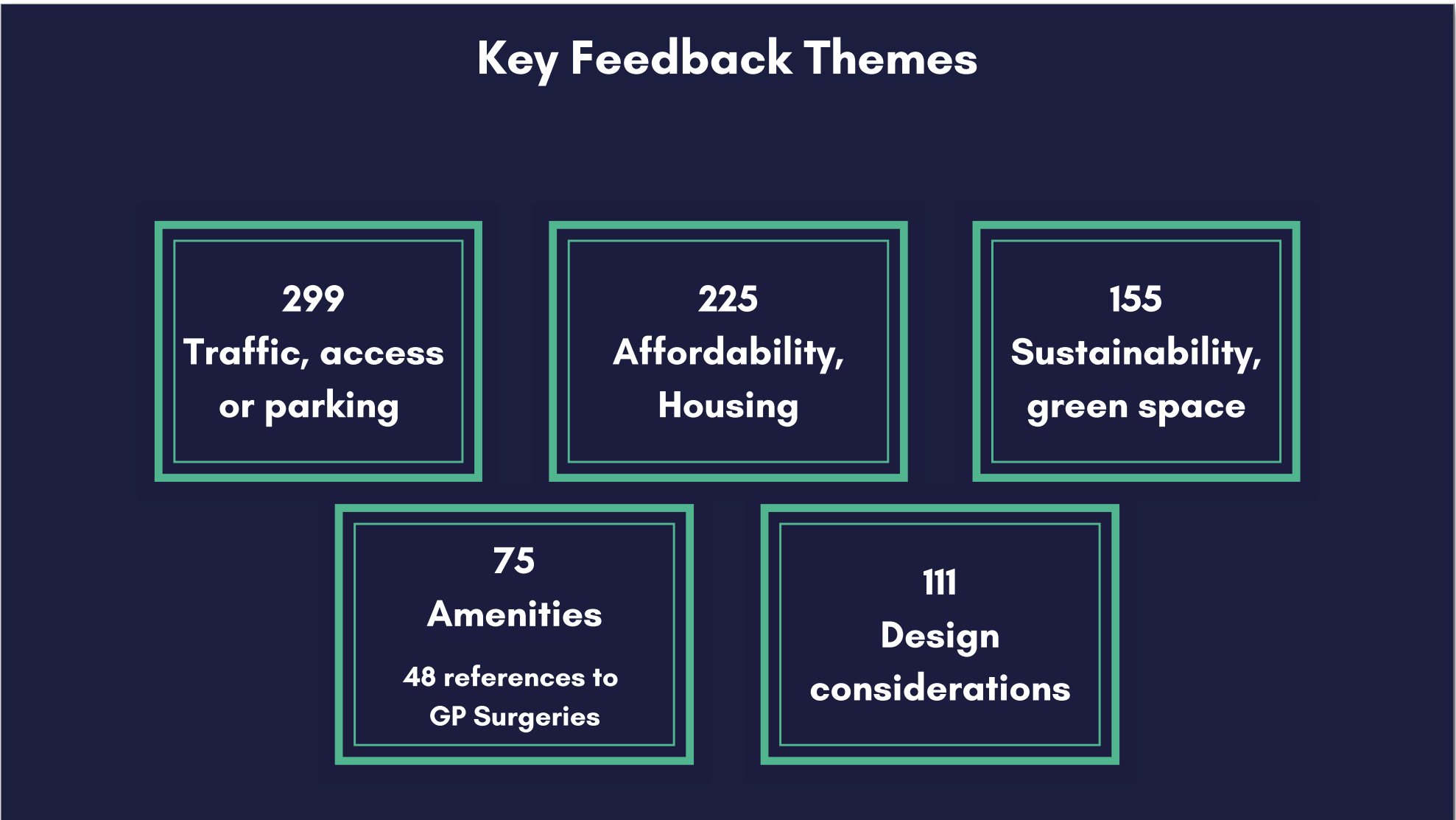
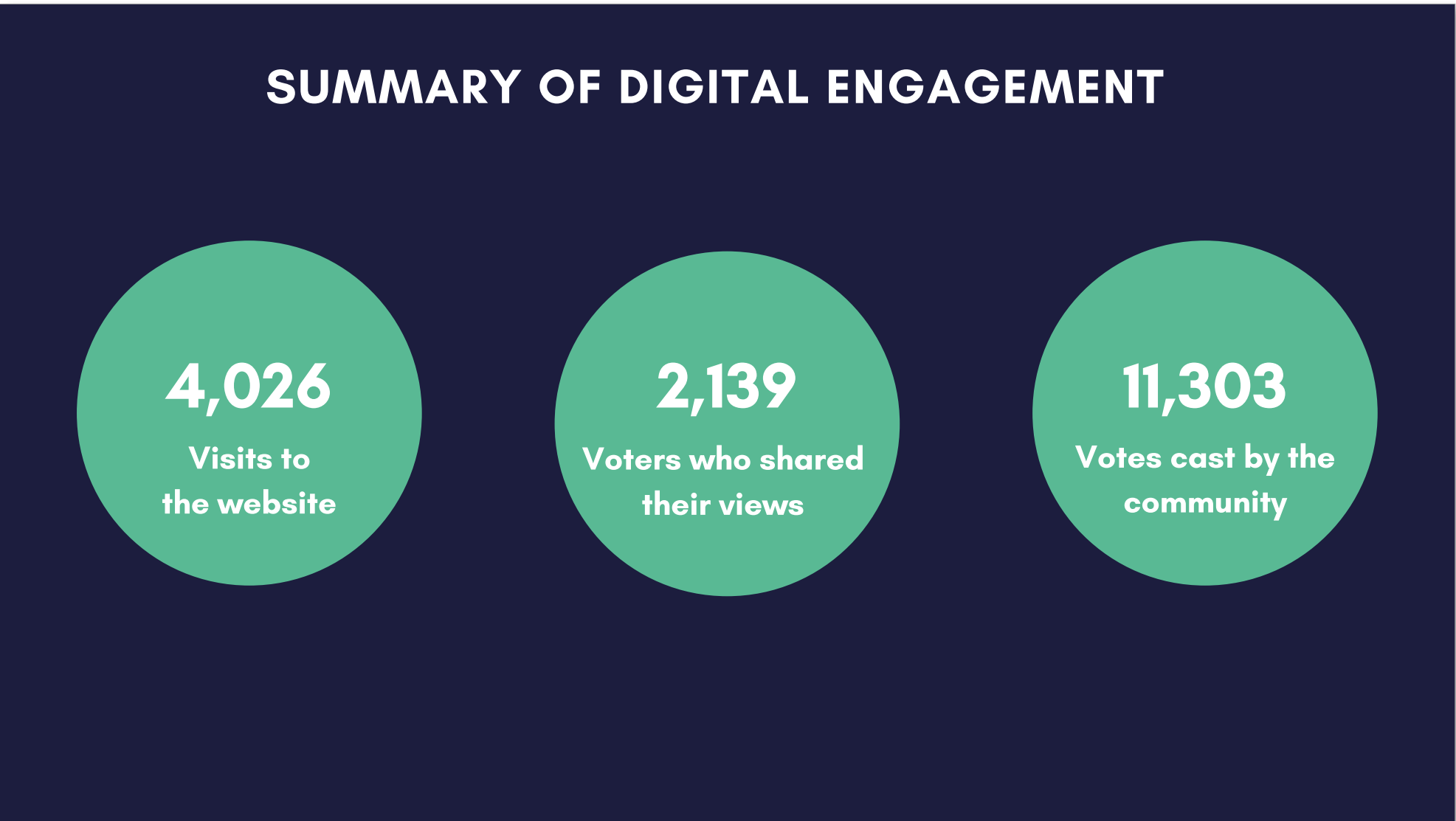
In addition to the Community Planning Day, the team developed a Give My View webpage - [www.givemyview.com/guildfordcathedral](http://www.givemyview.com/guildfordcathedral) - where members of the public unable to attend the planning day could take part in a poll and express their views online.

Give My View aims to connect VIVID and Guildford Cathedral with a large and varied community base, thereby engaging and empowering these community members to play an active role in the engagement process.

The platform was centred around a dynamic visual poll which was designed to be accessible on any device from smart phone to library computer.

Through clear communication and targeted digital campaigns, the interactive web app reduced the barriers of engagement for hard-to-reach groups. The result has seen significantly high levels of community engagement across Guildford. According to the web team *“Over 2,000 voters is an amazing response. Over 1,000 is a good level of engagement so this is brilliant!”*

### Give My View Summary Report





# Homes near Guildford Cathedral Community Planning Report Back

## Community Engagement Key Themes

After the Community Planning Day, the design team analysed and summarised the ideas people had, in order to start shaping the proposals. The following key themes are a summary of the various discussions, design workshops and online feedback that have taken place to date and represent the views of the community.



### The Cathedral

**Community view:** There was some scepticism about how the Cathedral integrates socially with the wider town.

The community wishes to see the Cathedral's longer term vision for integration that can in part be delivered through this scheme, whilst also delivering needed housing.

*"The Cathedral is all about life and creation. You have to remember that."*



### Local Needs and Affordable Housing

**Community view:** Housing affordability is a big problem across Guildford, with some of the highest value homes in the country outside London.

Affordability of the scheme is integral to its acceptance in the local area and of its value to local residents especially younger generations.

It is seen as important to have a true mix of housing and respect the policies. Affordable housing should not be in clearly designated areas and should be pepper-potted across the site.



### Soil, Stability and Drainage

**Community view:** There were prominent concerns regarding stability issues on the clay hill. Development should aim to prove it will not negatively affect neighbours or create any subsidence.

Drainage and run-off down Ridgemount is a problem that we could reduce with attenuation and improve the green space with water features and swales in a 'blue collar'.

Proposed development should include an integrated surface water drainage solution which reduces run-off from the site and contributes towards biodiversity.



### Local Distinctiveness

**Community view:** Roofscape must be varied and "craggy" in keeping with the local character of Guildford – no "boring cookie-cutter design".

Buildings must step up the hill, interlaced with trees and nature to minimise their visual impact and maximising the long and short views to the "green collar" of the Cathedral.

*"It should feel naturally part of the town."*

*"How do you make green design distinctive to Guildford?"*



# Homes near Guildford Cathedral Community Planning Report Back

## Community Engagement Key Themes



### Traffic and Congestion

**Community view:** Traffic has been reported as a significant concern in Guildford. The development should aim to minimise any additional pressure on local traffic and congestion.

Vehicular access to the site is a contentious issue, with many residents expressing a preference for access via the existing Cathedral access over vehicular access on Ridgemount and Alresford Road.

Some residents are concerned about construction, which could last several years and could cause disturbance and disruption.

*“The traffic is the big sticking point.”*



### Connections, Access and Parking

**Community view:** Some residents consider the Cathedral to be currently inaccessible for elderly or disabled people unless arrival is via car.

The scheme needs to deliver adequate parking that minimizes pressure on local road parking. Sufficiently sized modern car parking spaces should be provided as well as strengthened infrastructure to encourage walking and cycling into town.

*“For elderly and disabled people getting dropped off in a bus at the bottom of the hill is no use.”*

*“We want to encourage more joined up thinking rather than that’s the development and that’s the Cathedral.”*



### Landscape and Green Space

**Community view:** It is acknowledged that the existing green space is not well-used due to lack of maintenance, uneven access and overgrowth, there is a great opportunity to create a direct link to the Cathedral through an enhanced natural setting.

There are worries about losing the Cathedral’s green setting – its “green collar” must be celebrated, retained and enhanced.

*“Preserve the Cathedral’s green collar” & “...green & blue collar...”*

*“For landscape - look at what you’ve got and keep as much as you can.”*

*“...a miniature village cascading down the hillside, with descending rooftops and lanes...”*



### Nature and Biodiversity

**Community view:** The site’s biodiversity is also seen as valuable and new proposals will have to prove biodiversity net gain and minimal habitat loss. Hedgerows and a substantial existing tree buffer to the south of site should be maintained and enhanced. This buffer should be kept out of back-gardens to ensure its longevity; The Cathedral’s location upon Stag Hill provides a prominent and symbolic location within Guildford. Designs should aim to create positive views from far and wide.

*“You can have your own little oasis in your back garden.”*

*“Green living rooms.” & “Green living roofs.”*

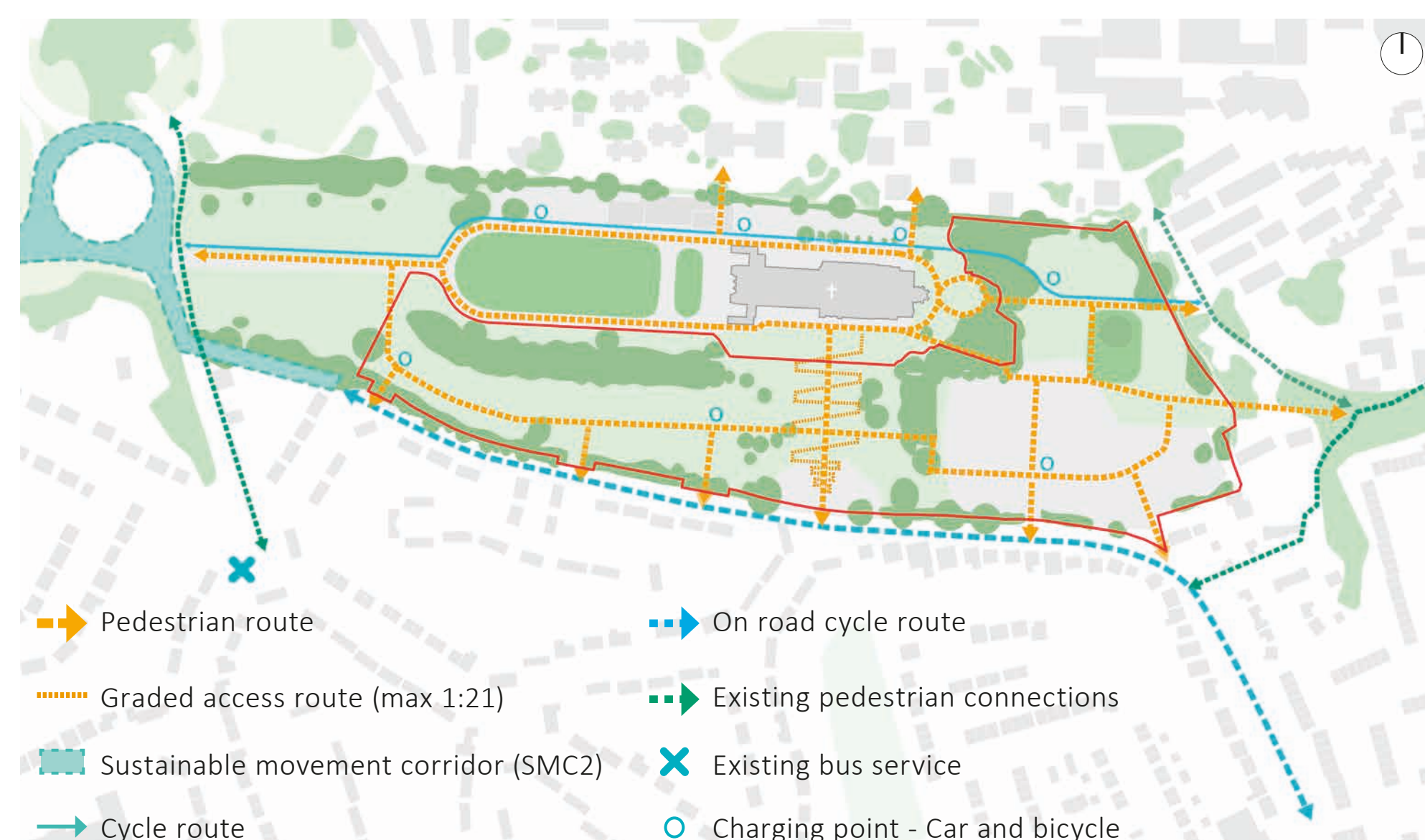
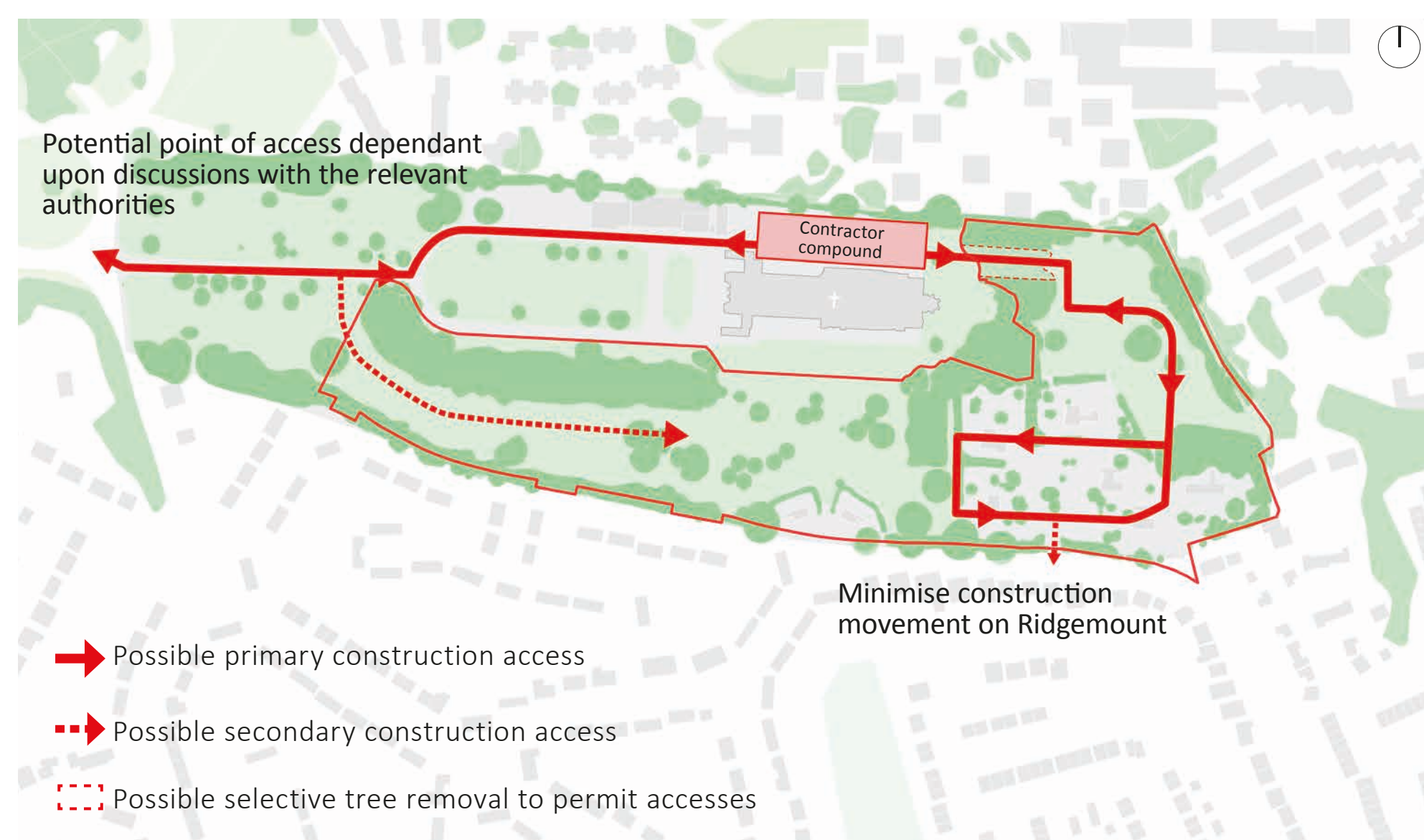


# Homes near Guildford Cathedral Community Planning Report Back

## Responding to Key Themes

The design team have used the key themes shaped by the community to directly inform design decisions and the development of the concept masterplan. Part of this work has included technical studies exploring vehicular access, soil stability and sustainable urban drainage. There was a

clear message from the community that design proposals should focus on the landscape and the role of the Cathedral, alongside ensuring that new development is locally distinctive and addresses local need, such as affordable housing.



## Traffic and Congestion

The impact of development traffic will be carefully considered within the planning application's Transport Assessment. This will include junction capacity testing of the roundabout junctions of the A3 with Egerton Road; together with junctions on the Madrid Road / The Chase 'corridor' leading to the A31. Where unacceptable traffic impacts are identified, the team will be expected to develop a mitigation strategy, such as junction improvements.

Some residents expressed a preference that vehicular access to the site be delivered from an extension of the existing Cathedral access road around the north of the Cathedral, both once completed and during the construction phase.

Using the existing Cathedral access as a permanent residential access gives rise to several issues:

- The existing Cathedral access onto The Chase is in very close proximity to a major roundabout junction with the A3 to the north. As a result it is of an unusual design which fails to meet modern design standards. Using such an unusual junction as a residential access could exacerbate existing road safety risks at the junction;
- Within the site, the gap between the Cathedral and existing buildings is in places too small to deliver a residential estate road to modern design standards;
- The passage of a residential estate road through the car park is likely to result in a loss of car parking, which will need to be re-provided elsewhere; and
- A vehicular route through the woodland to the eastern site risks being resisted by Historic England, in view of its impact on the setting of the Cathedral.

Against this background, vehicular access is proposed to Alresford Road and Ridgemoor, which provide the best opportunity to deliver conventional / easy-to-understand vehicular accesses (i.e. 'T-junctions'), compliant with design standards, in an existing residential area.

Construction traffic will be carefully managed through a Construction Traffic Management Plan (CTMP) and the Considerate Contractors Programme. The CTMP will: identify an appropriate route for construction vehicles; confirm hours of operation; and present a strategy for minimising local impacts – for example wheel washing for vehicles entering the highway. The precise details of construction vehicle routing will need to be agreed with Surrey County Council as part of a Construction Management Plan. However, VIVID and the Cathedral are happy to consider such an access arrangement on a temporary basis subject to technical support and approval from the relevant authorities.

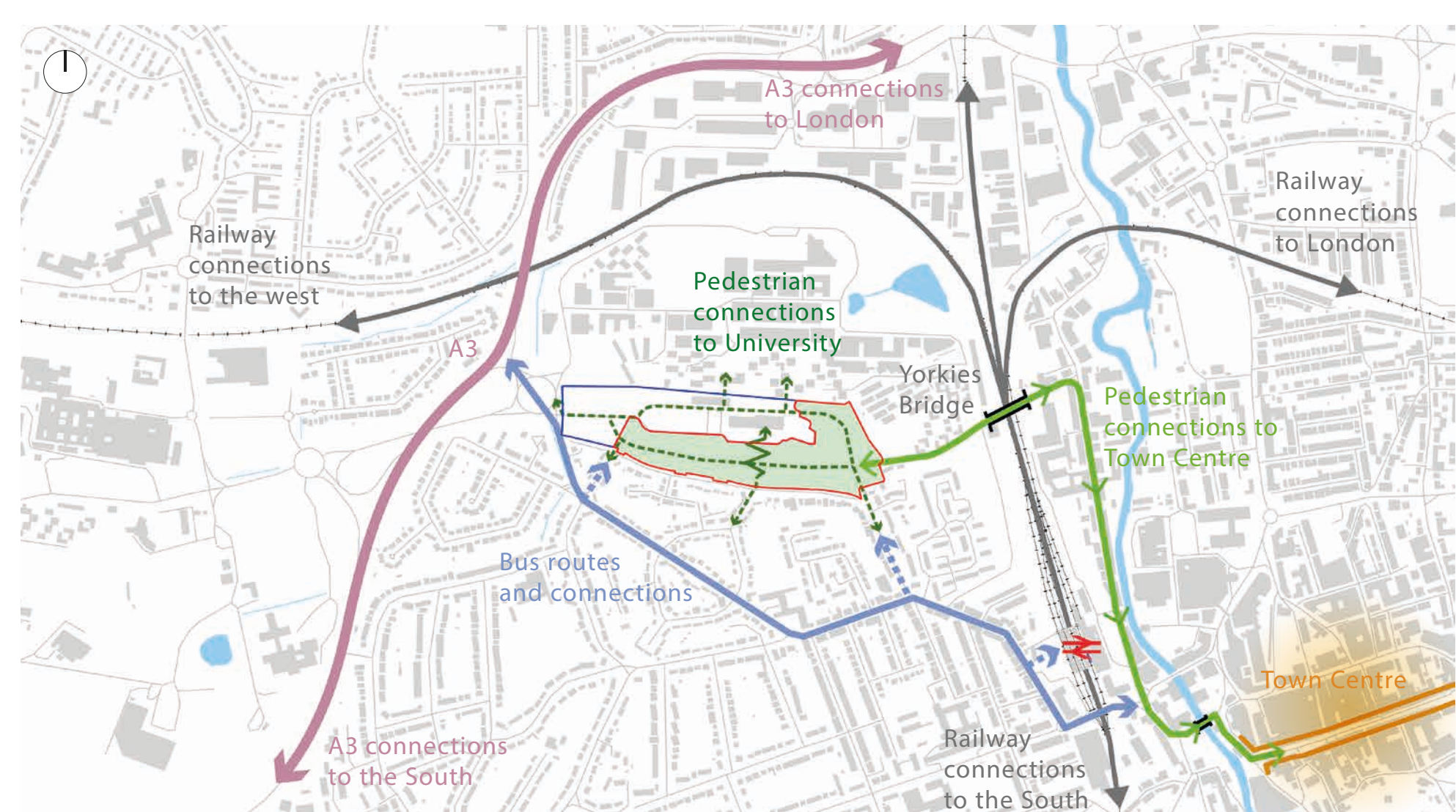
## Connections, Accessibility and Parking

New development provides a genuine opportunity to deliver improved direct, inclusive and sustainable connections between the site and the wider area, with particular emphasis on pedestrian and cycle links to the town centre. These will be incorporated into the masterplan as it develops.

Of particular note, there are opportunities to provide an eastward connection through University of Surrey land towards Yorkie's Bridge; and southwards towards the new cycle route from Tesco to Guildford station (being delivered as part of Guildford's 'Sustainable Movement Corridor'). The team will explore such potential connections.

The concern of local residents in respect of parking is recognised. The scheme will include parking at least in accordance with Guildford Borough Council's parking standards, which requires:

- An average of 1.5 spaces per dwelling at homes with two bedrooms; and
- 2 spaces at homes with three or more bedrooms.

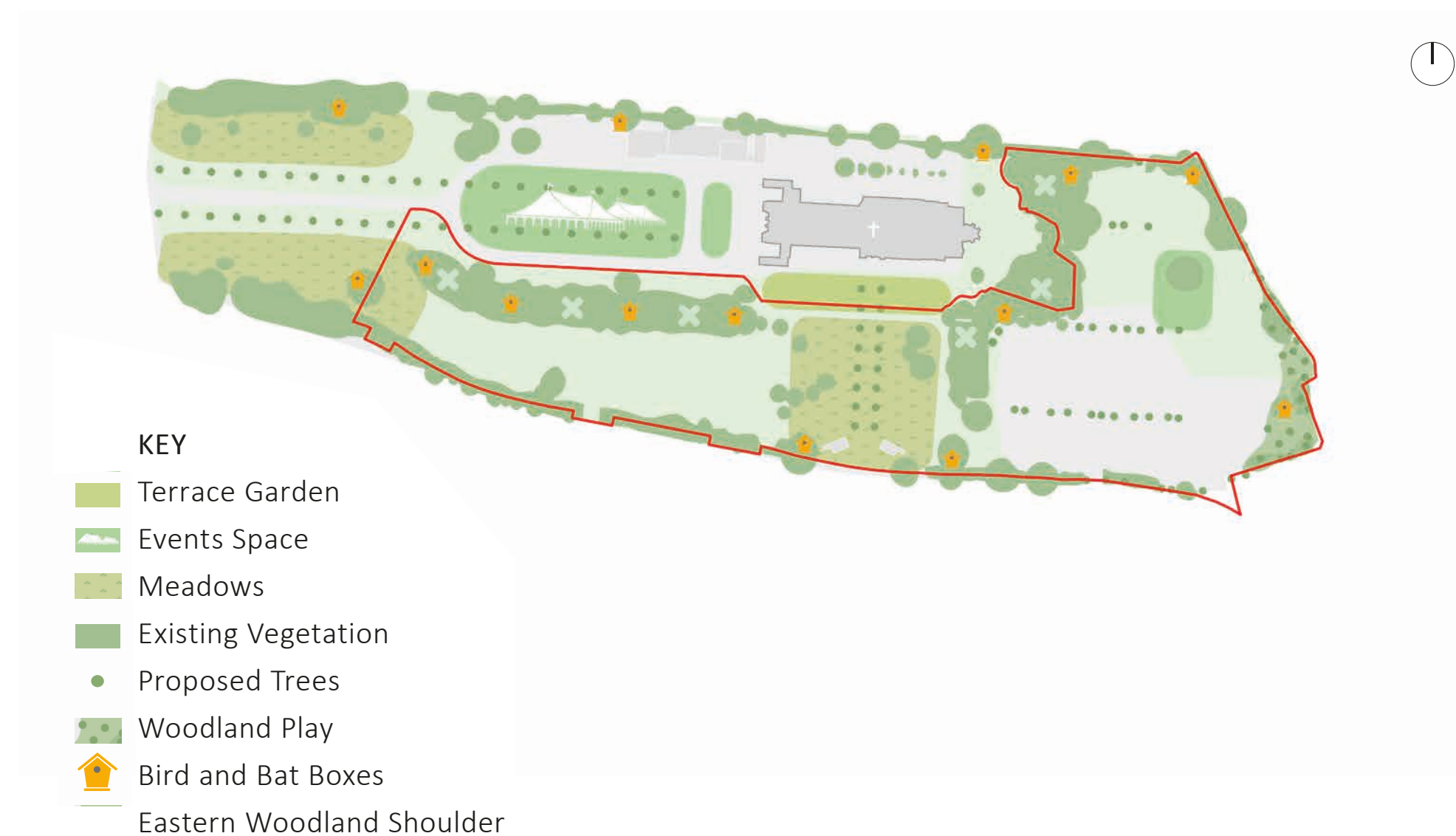


**Please note that all diagrams are indicative at this stage of the design process, so not all points have been finalised.**



# Homes near Guildford Cathedral Community Planning Report Back

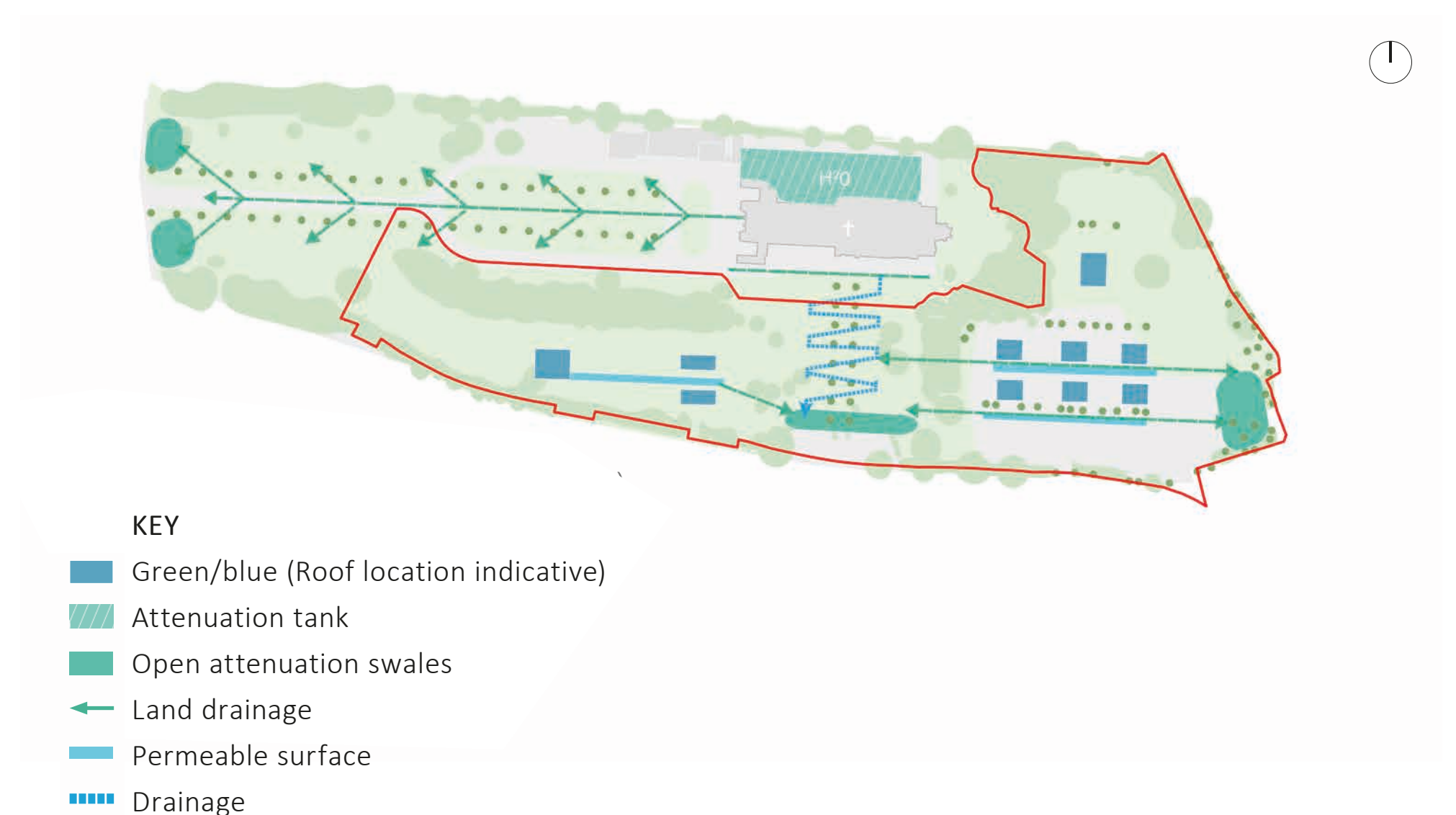
## Responding to Key Themes



### Landscape, Green Space, Nature and Biodiversity

There is an opportunity to run a green/blue/movement route along the edge of the existing tree buffer to the south of the site.

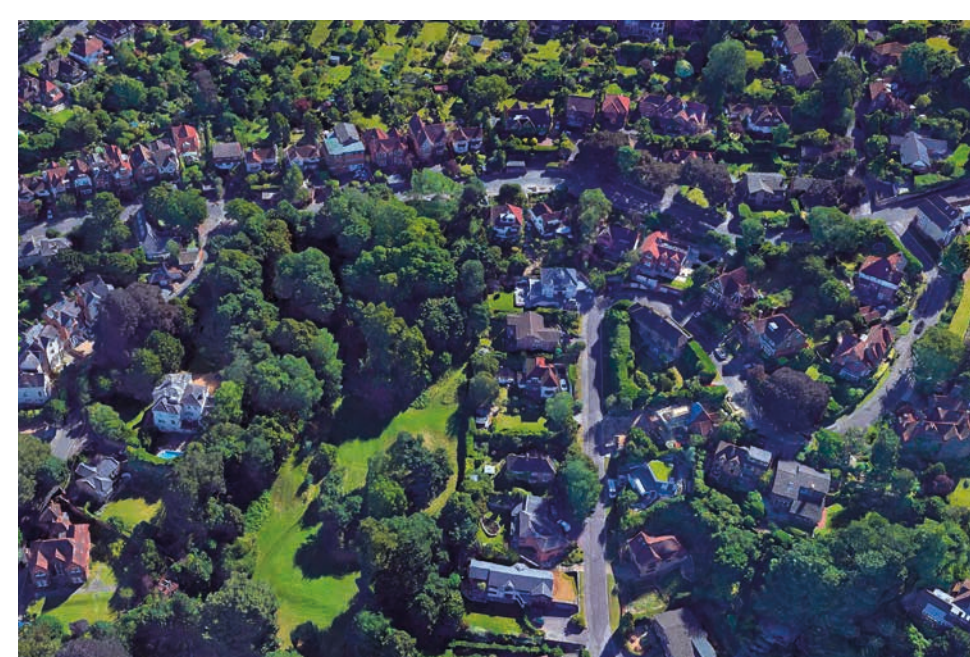
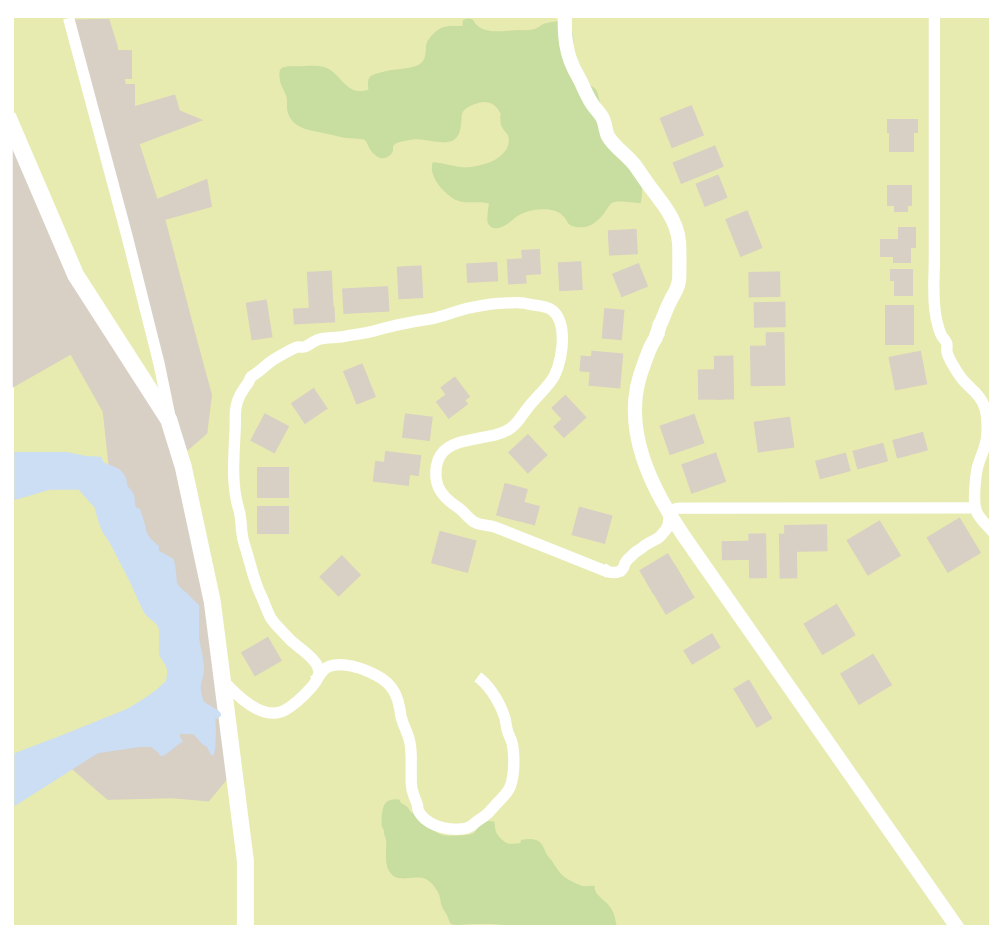
Bringing activity through these currently unused green spaces has the potential to reduce antisocial behaviour and crime in the area.



### Soil, Stability and Drainage

Due to the site gradients and the underlying clay, the design of the foundations and retaining structures in the housing area will need to take account of slope stability and drainage. Adequate safeguards will be introduced both during the construction phase and for the permanent structures.

The proposed development of the site provides the opportunity to mitigate the impact of the existing uncontrolled surface water run-off from the steeply sloping site into Ridgemount. The drainage strategy to be adopted for the new scheme will incorporate methods which will intercept this run-off. The flow could then be attenuated with the use of a range of Sustainable Drainage System (SuDS) features, such as those shown on the indicative diagram above.



Study of hillside mansions on Warwick Bench

### Local Distinctiveness

Emerging design proposals will respond to the local vernacular so they are naturally a part of Guildford. The team will review hillside precedents and analyse ways to integrate with the landscape. This will include reviewing ways to build into the ground, interlacing trees in the landscape and adopting a varied roofscape with some green roofs to help integrate the development with the site constraints and respond sensitively to views from the wider context.



### Local Needs and Affordable Housing

We will review ways to deliver different types of affordable housing on site, and address local need. Best practice design will be used, including a tenure blind approach to dwelling design and high quality materials used throughout the development.

35% of the homes we provide will be affordable under our Section 106 Legal Agreement, which will form part of the planning permission. This will include affordable rent for those on the council's housing list and shared ownership.

**Please note that all diagrams are indicative at this stage of the design process, so not all points have been finalised.**



# Homes near Guildford Cathedral Community Planning Report Back

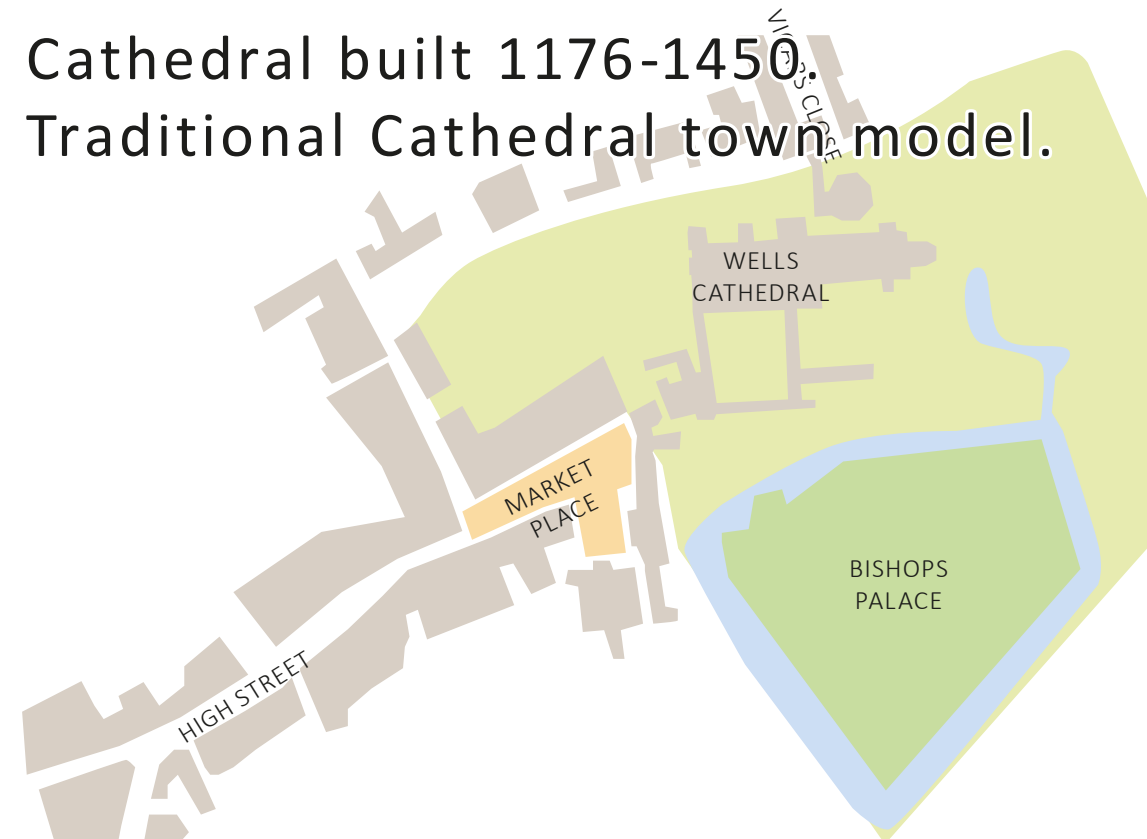
## Cathedral Towns

'The Cathedral' itself was one of the key themes from the community engagement process, with local residents calling for design proposals to consider the wider symbolic role and social impact of the Cathedral. Following the Community Planning Day, the design team carried out further analysis of Cathedral cities to better understand the historic and contemporary relationships these Cathedrals have with their context. England's Cathedral

towns and cities share common purposes and values that together have come to define their surroundings and setting. These together form a narrative that can give a rich meaning to the place. We can take the most successful examples across the UK to understand how to enhance the value of the Cathedral to the community through meaningful placemaking.

### Wells

Cathedral built 1176-1450.  
Traditional Cathedral town model.



#### Care & Consideration

Guiding light: Wells Cathedral

Cathedrals created...  
a spirit of care for all and social consciousness



### Lincoln

Cathedral built 1072-1092



#### Symbolism

Guiding Light: Lincoln Cathedral

Cathedrals created...  
icons of the city seen from afar which came to symbolise the heart of the community



### Liverpool

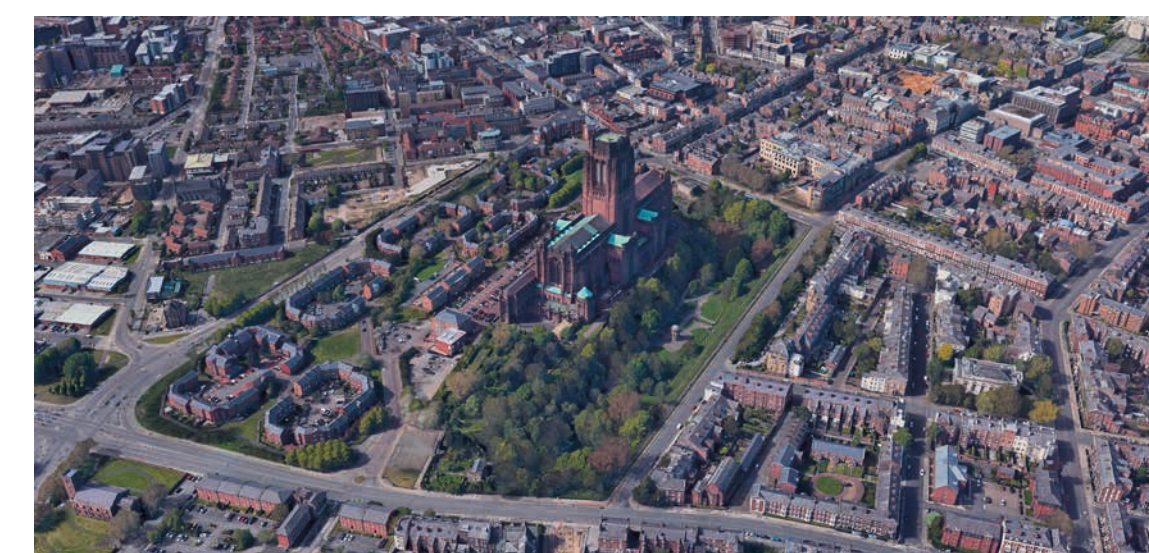
Cathedral built 1904-1978



#### Celebration

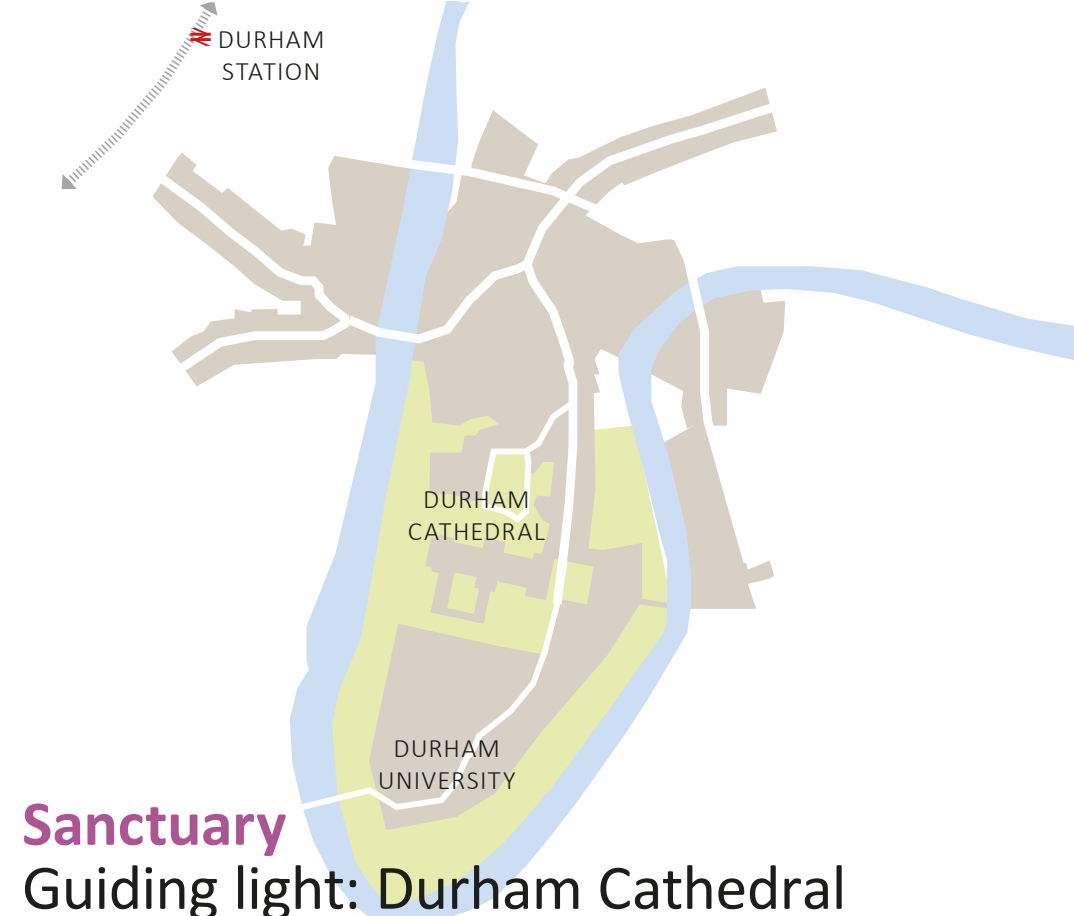
Guiding light: Liverpool Cathedral

Cathedrals created...  
spaces that celebrate creation, joy and life



### Durham

Cathedral built in 1093-1133



#### Sanctuary

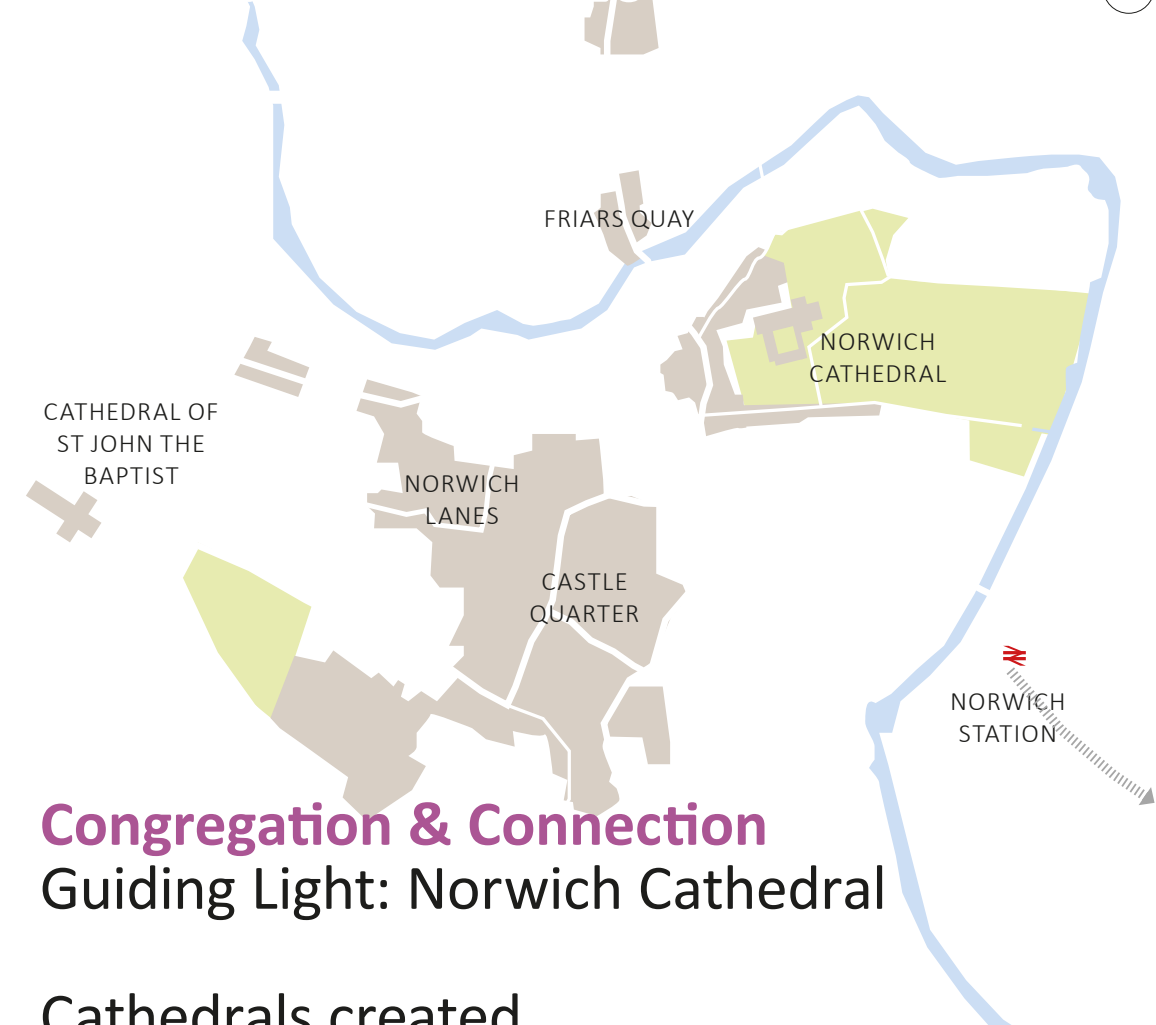
Guiding light: Durham Cathedral

Cathedrals created...  
spaces of sanctuary accentuating the natural setting by preserving and promoting what exists



### Norwich

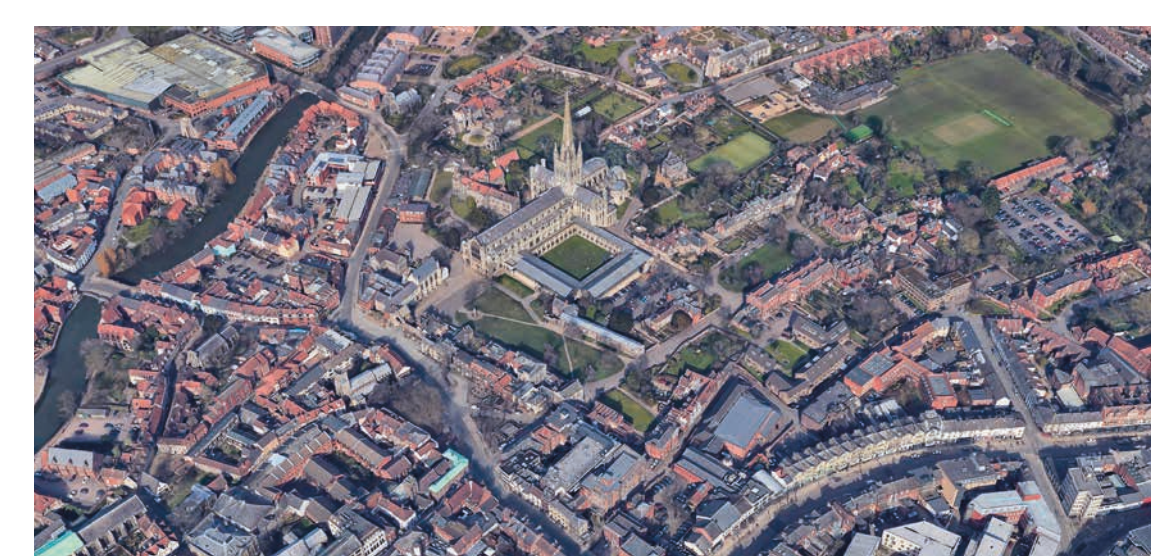
Cathedral built in 1096-1145



#### Congregation & Connection

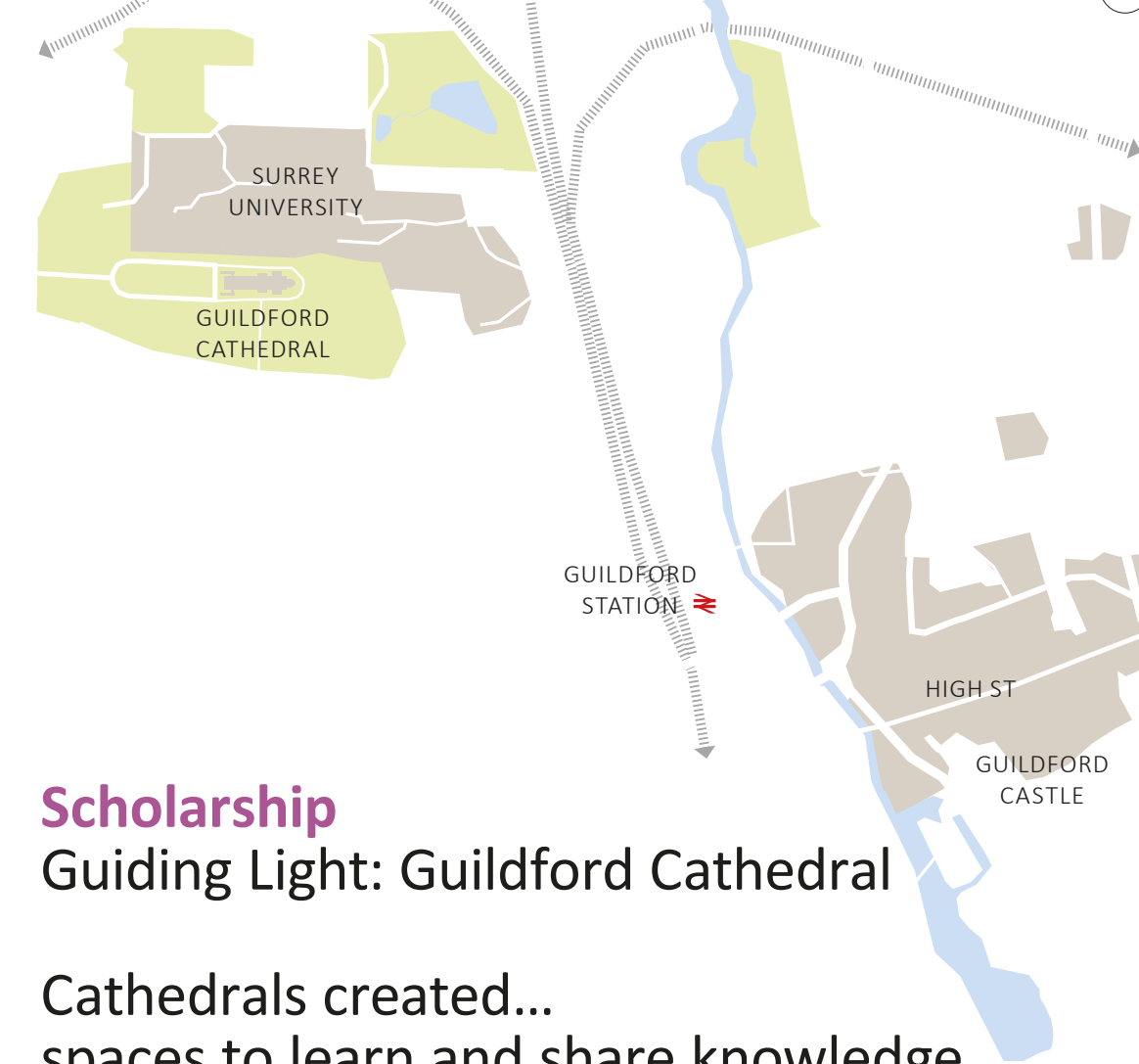
Guiding Light: Norwich Cathedral

Cathedrals created...  
spaces where people came together to build community



### Guildford

Cathedral built in 1936-1966



#### Scholarship

Guiding Light: Guildford Cathedral

Cathedrals created...  
spaces to learn and share knowledge



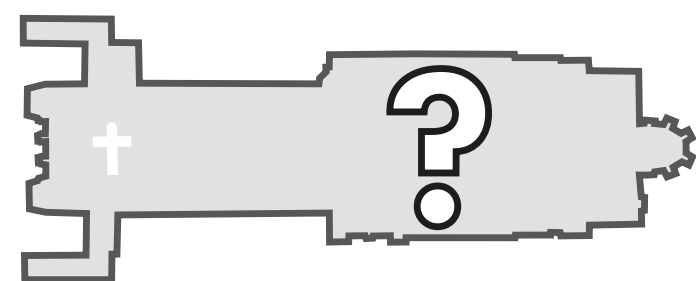


# Homes near Guildford Cathedral Community Planning Report Back

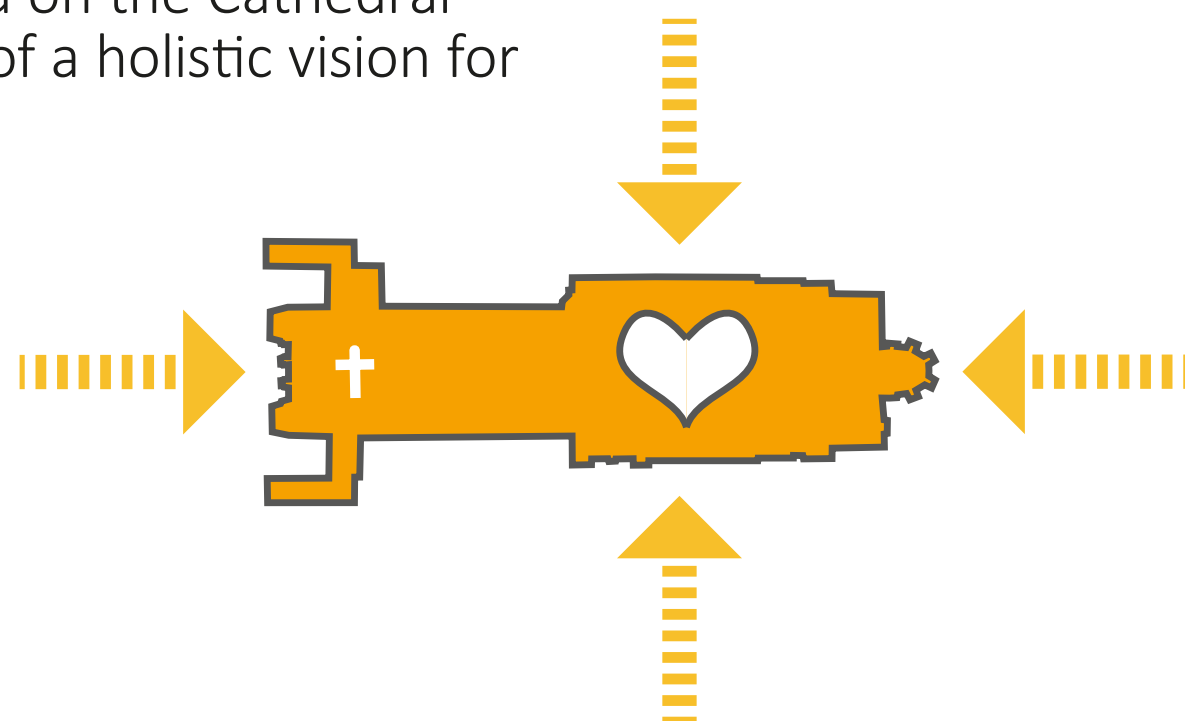
## The Opportunity

### Holistic Vision for Guildford Cathedral

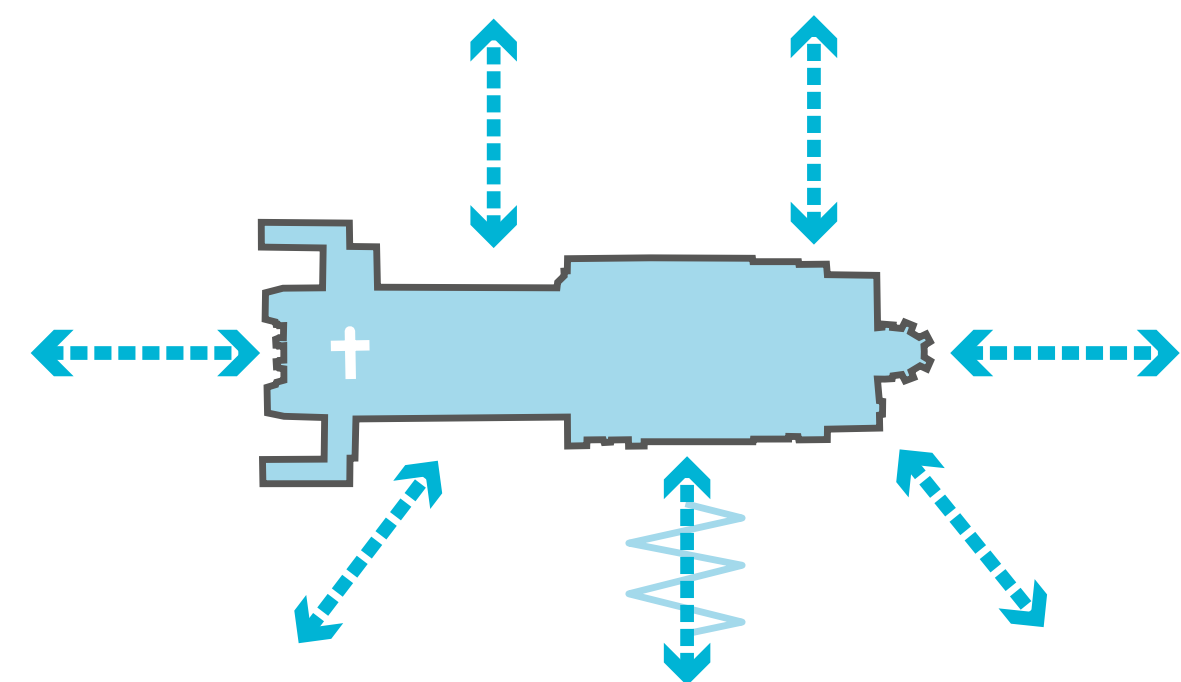
Based on the key themes and further analysis of Cathedrals across England, we have developed a series of 'guiding principles' focused on the Cathedral itself to inform future development and ensure it is part of a holistic vision for Guildford Cathedral.



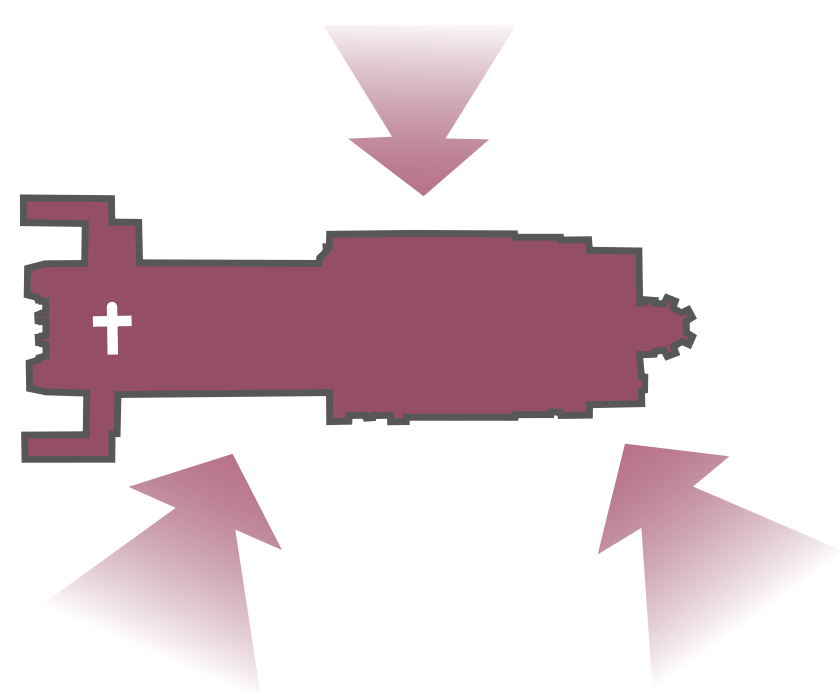
How can Guildford Cathedral be more sustainable? Currently, it attracts 125,000 visitors a year and is a venue for many religious, secular and civic functions & events.



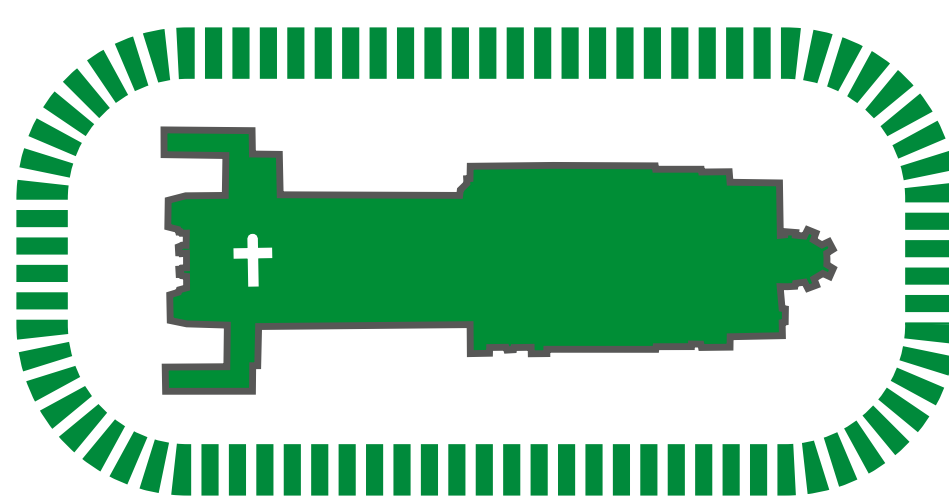
Strengthen the offer as a destination - improve the public realm surrounding this heritage asset to increase the programme of events throughout the year and better promote the Cathedral as a community heart.



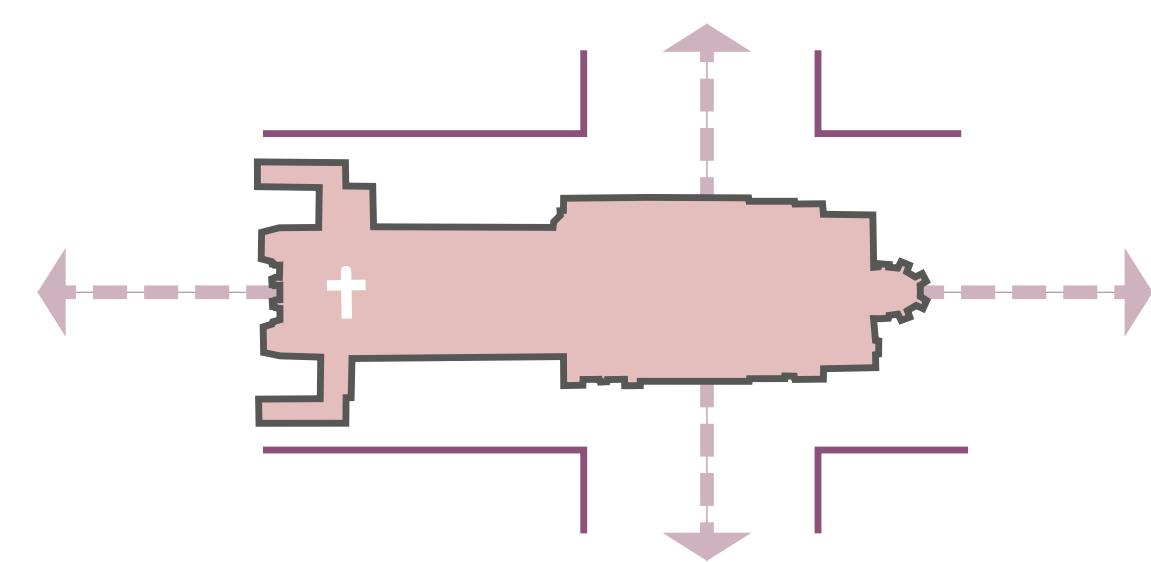
Be better connected - physical links provide meaningful connections to the surrounding community.



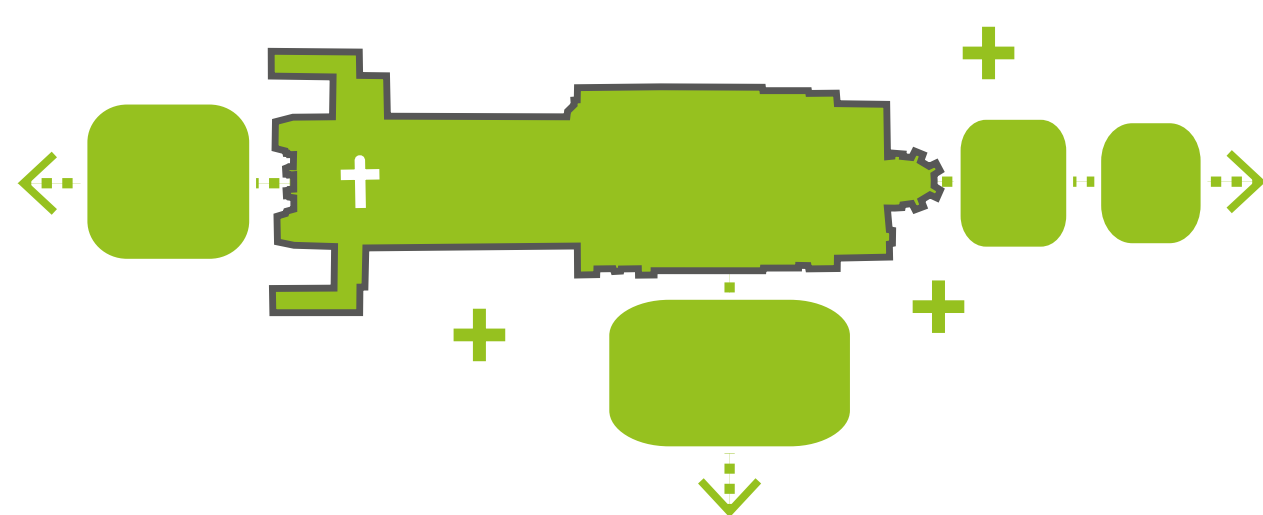
Promote development which stitches the Cathedral into the urban fabric of Guildford.



Plan a landscape which respects the setting of the landmark within the townscape of Guildford and the wider landscape.



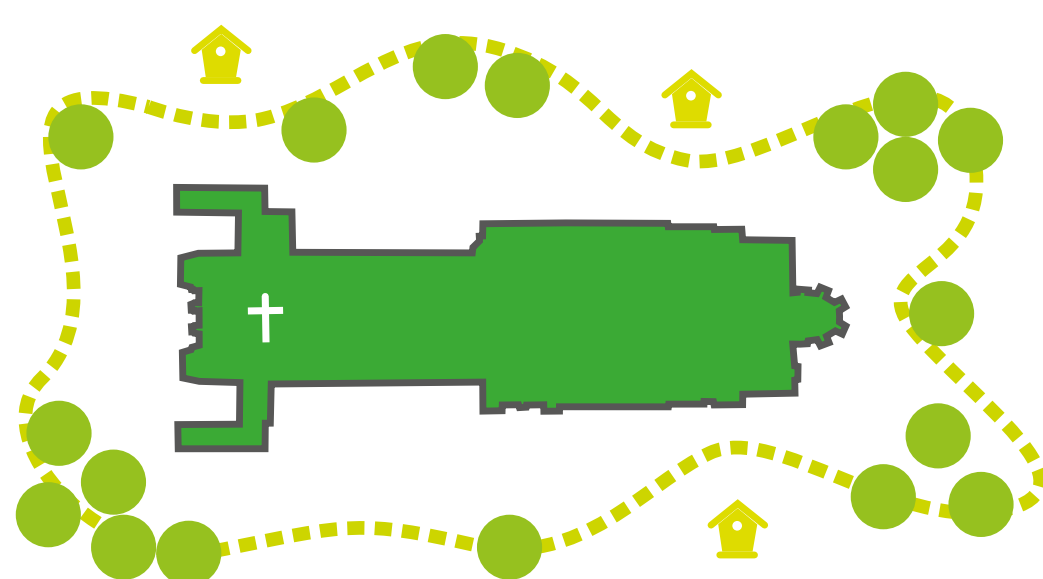
Create a setting which responds to the organising principles established in the Maufe's original modernist vision.



Serve the local community by providing a variety of high quality public spaces for events, play and recreation.



Reduce financial and environmental impact through greater efficiency and use of renewables.



Increase resilience through enhanced biodiversity and integrated sustainable urban drainage.



### Vision and Guiding Principles

1. Respect, celebrate, and interpret historic character, authenticity, and sense of place.
2. Establish meaningful connections to, and enhance the integration with the surrounding community.
3. Potential to provide amenities such as gathering spaces, play spaces, community garden, and meadows.
4. Incorporate sustainability, climate adaptation, and resilience.
5. Rehabilitate and reveal historic structures and cultural landscapes.
6. Increase accessibility and facilitate public access.
7. Build and sustain the capacity of the Cathedral Grounds to serve as a living classroom and ensure equitable access to education and interpretation.
8. Incorporate an array of programming for discovery, recreation, play, events and reflection to be enjoyed by broad and diverse audiences.
9. Balance resource stewardship with creating unique experiences.
10. Ensure that the project is financially sustainable and managed cooperatively, efficiently, and responsibly.

The Cathedral is working towards a ROCHA Gold eco-Cathedral award having already achieved Bronze and well on the way to achieving Silver, which covers:

- Worship and Teaching
- Management of Church Buildings
- Management of Church Land (if applicable)
- Community and Global Engagement
- Lifestyle



# Homes near Guildford Cathedral Community Planning Report Back

## The Opportunity

### Guildford's Dynamic Landscape

Guildford's wider context is changing, with a number of 'mixed-use' developments in the pipeline around the railway station will increase the area of Guildford's Town Centre. This will bring the opportunity for Guildford

Cathedral to connect with the Town Centre, along sustainable movement corridors that allow people to walk, cycle and take public transit between the town centre to the east, the Cathedral, and the employment area to the west.

#### Cathedral

#### Railway

#### Castle



**1900** A former royal hunting ground, Stag Hill stands alone within open countryside to the west of Guildford.



**1930s Vision** Edward Maufe's Cathedral Building occupies the crest of the hill. Key to Maufe's vision are the strong axial approaches from the west and south.



**Today** The surrounding Cathedral grounds are enveloped by incremental tree planting which in places is reaching maturity.



**Tomorrow** The development of the Cathedral land presents an opportunity to connect the Cathedral to Guildford whilst respecting its setting and reviving Maufe's original vision.

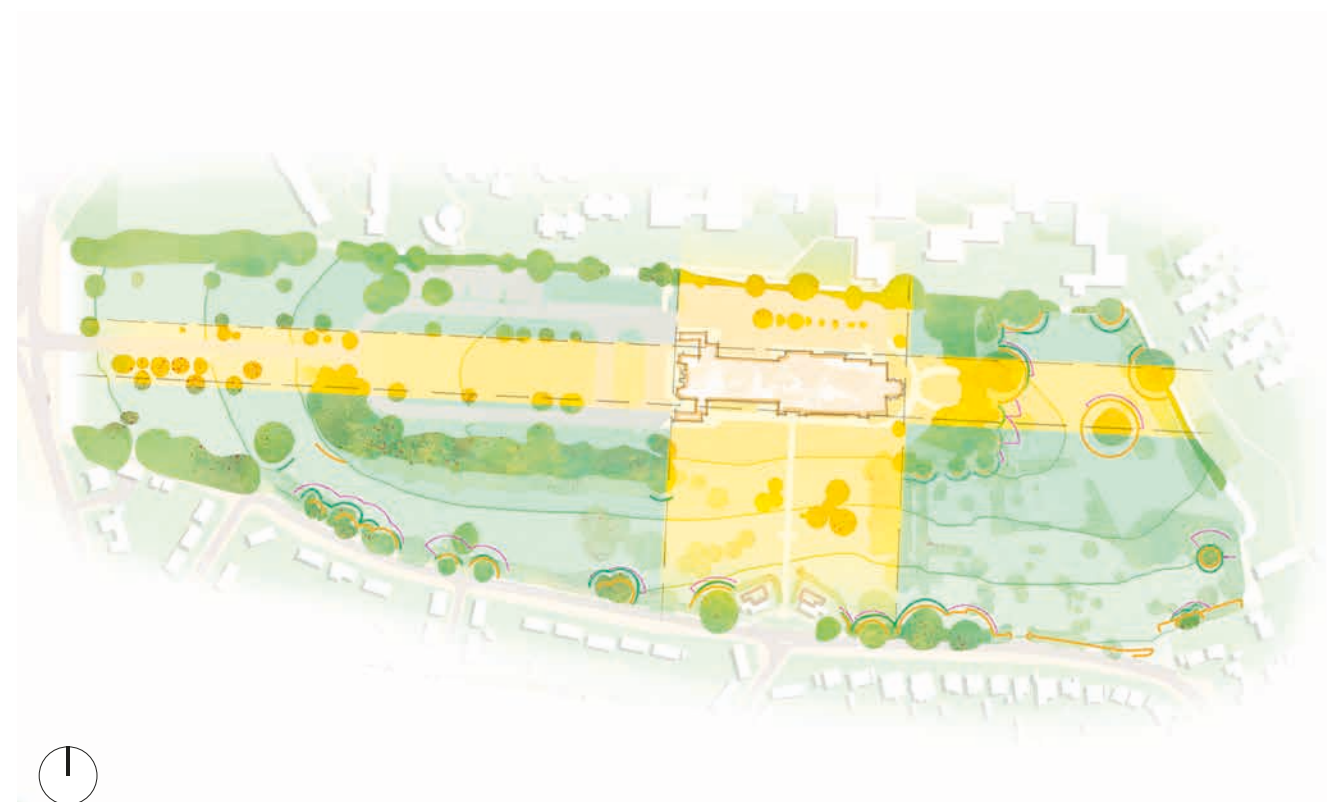




# Homes near Guildford Cathedral Community Planning Report Back

## Design Principles

### 1. Axis and Building Line



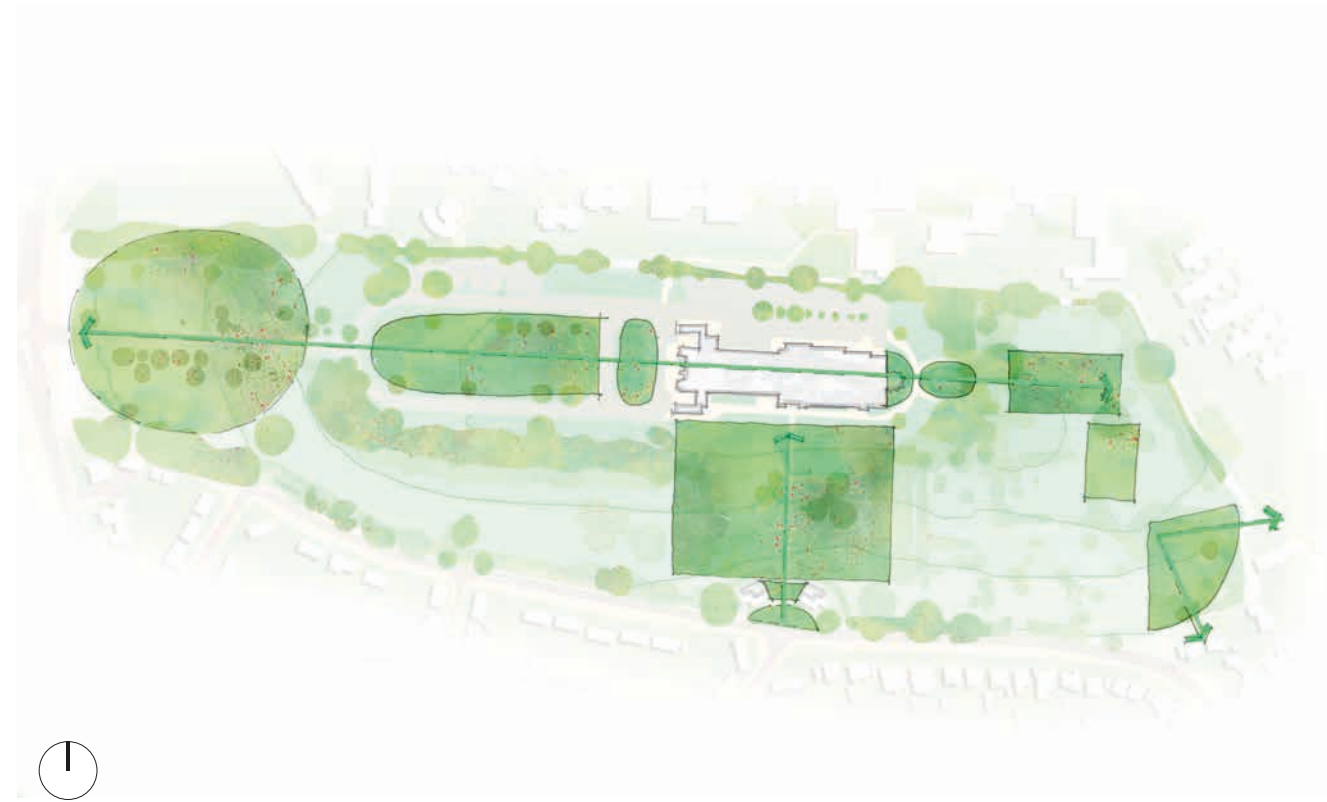
### 2. Protect and Enhance Green Collar



### 3. Create a Blue Collar



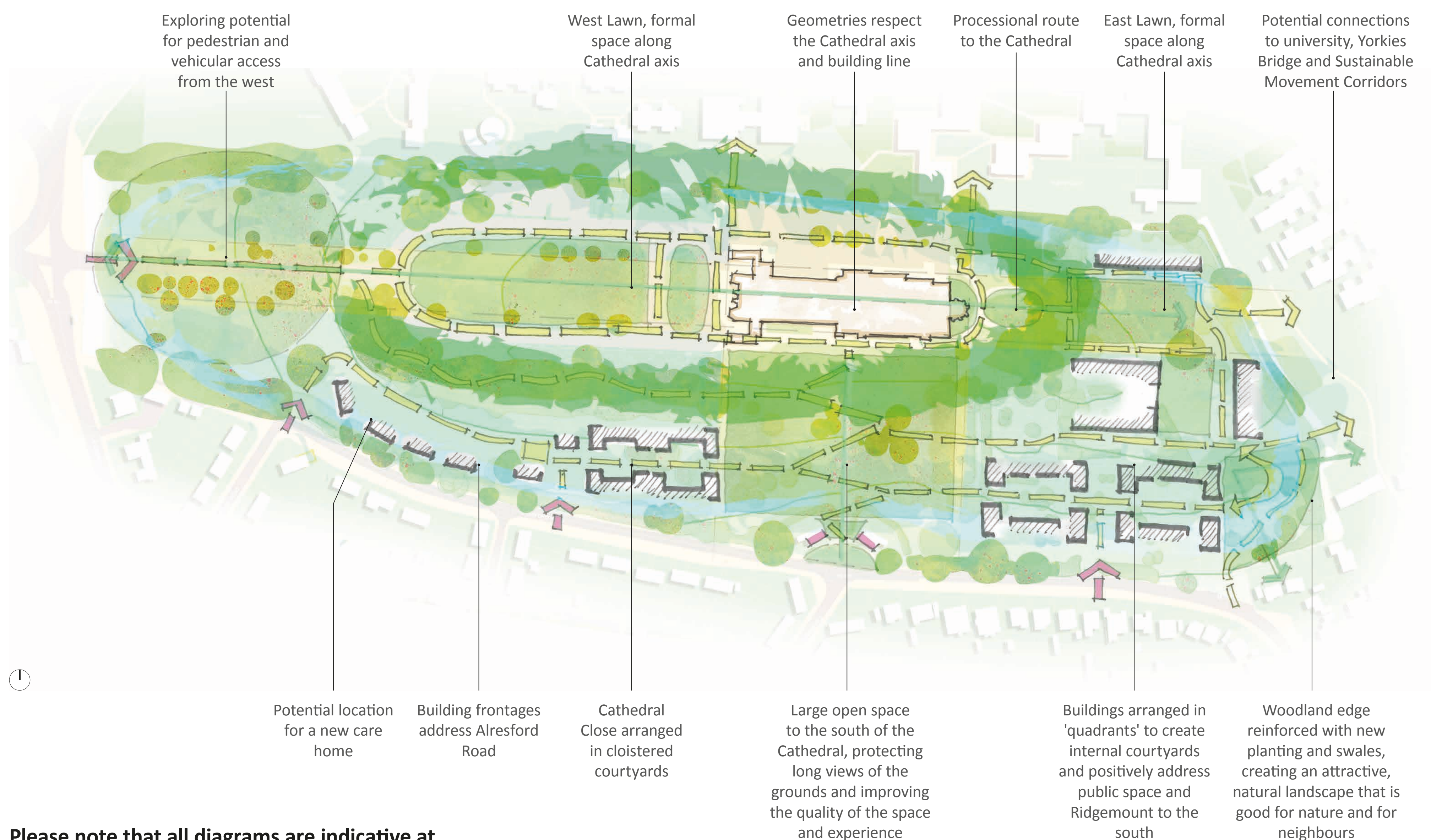
### 4. Sequence of Spaces



### 5. Gateways



### 6. Accessible Connections



Please note that all diagrams are indicative at this stage of the design process, so not all points have been finalised.



# Homes near Guildford Cathedral Community Planning Report Back

## Landscape Principles



## Landscape Design Objectives

The landscape proposals for Guildford Cathedral are centred on developing a coherent identity for the site. The proposals will aim to address the issues identified with four landscape strategies:

### Create New Connections

New pedestrian and/or cycle routes will be provided through the site to enable access to the Guildford Town Centre whilst providing a series of routes and loops for play and recreation.

### Express the Character of the Place

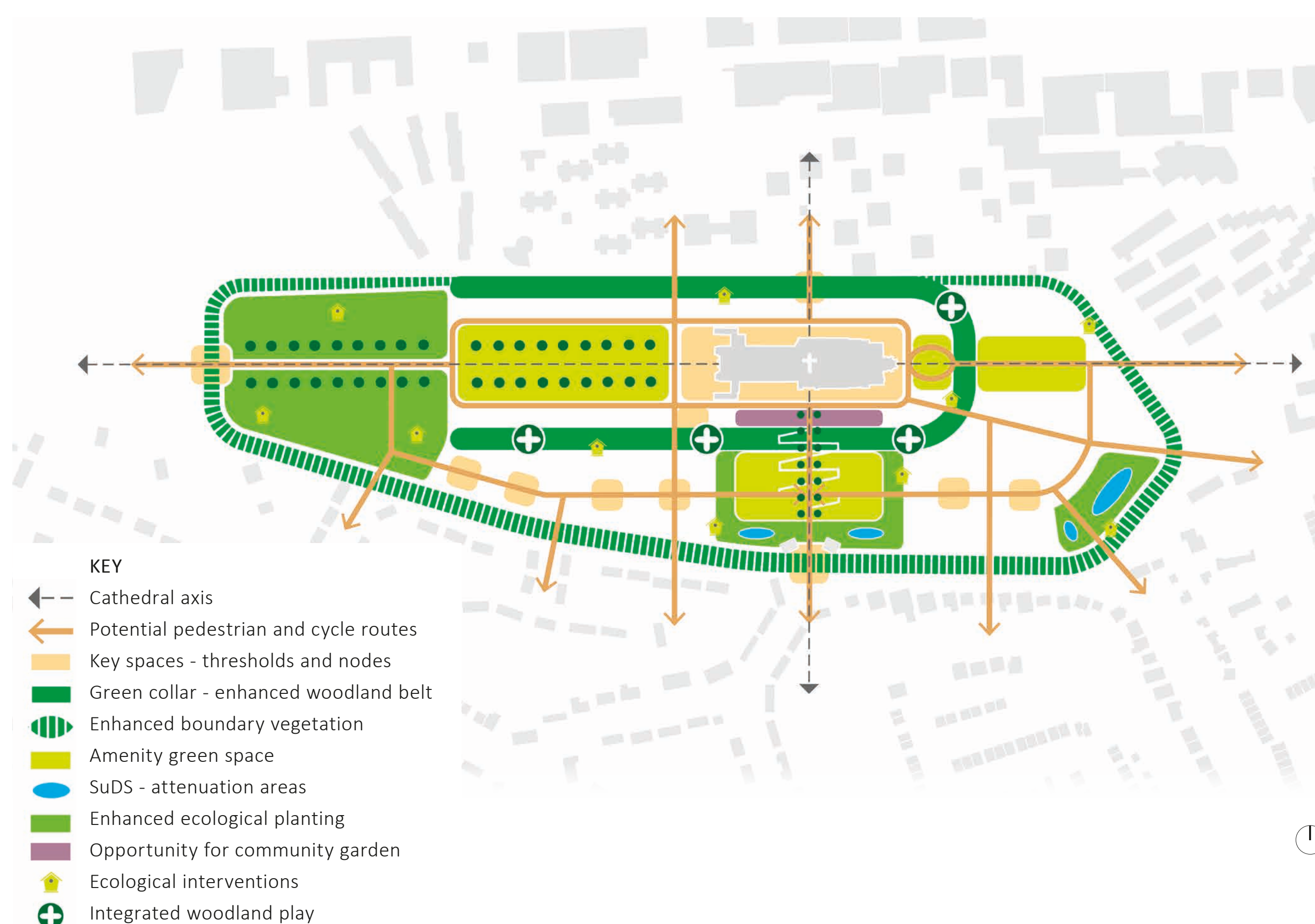
The shape, form and topography of the site creating a robust green framework whilst respecting the original vision for the Cathedral and creating a piece of townscape which is of Guildford.

### Foster Community Involvement

A series of 'rooms' can be created within the Cathedral Grounds including events lawns, meadows, community gardens, woodlands, gardens, processional routes, natural play spaces and larger gathering spaces. These external spaces should support the uses of the adjacent Cathedral buildings and provide a valuable resource for the local community.

### Respond to Climate Adaption

Landscape stewardship and management initiatives will enable the Cathedral Land to become a rich, biodiverse grassland. Old hedgerows adjacent to the Ridgemoor Road will be strengthened so they continue to thrive. Tree cover will be increased and existing trees managed delivering a lasting legacy. Integrate green and blue infrastructure initiatives through use of permeable surfaces, swales and new tree planting to provide resilience and climate adaptation.



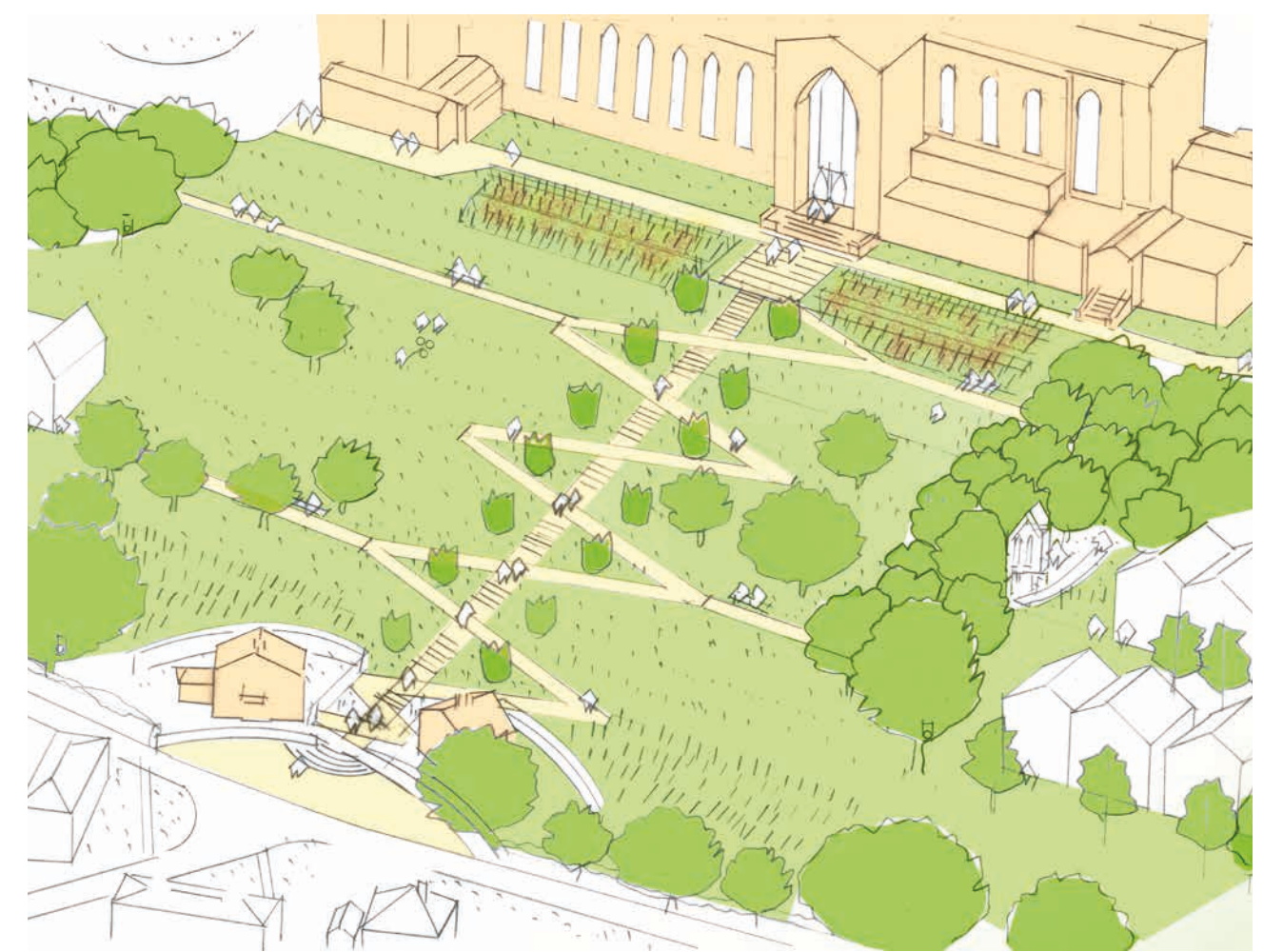
Please note that all diagrams are indicative at this stage of the design process, so not all points have been finalised.



# Homes near Guildford Cathedral Community Planning Report Back

## The Vision

### Artist's impressions of the proposed South Terrace



Please note that these images show an indicative holistic vision for the Guildford Cathedral site, which includes landscape features that extend beyond the planning redline for the proposed residential development. The long-term aspiration for the Cathedral is to deliver improvements to the wider landscape and setting of the Grade II\* listed building, subject to gaining planning approval for the residential development.



# Homes near Guildford Cathedral Community Planning Report Back

## The Vision

### Artist's impression of the proposed West Lawn



### Artist's impression of the proposed East Lawn



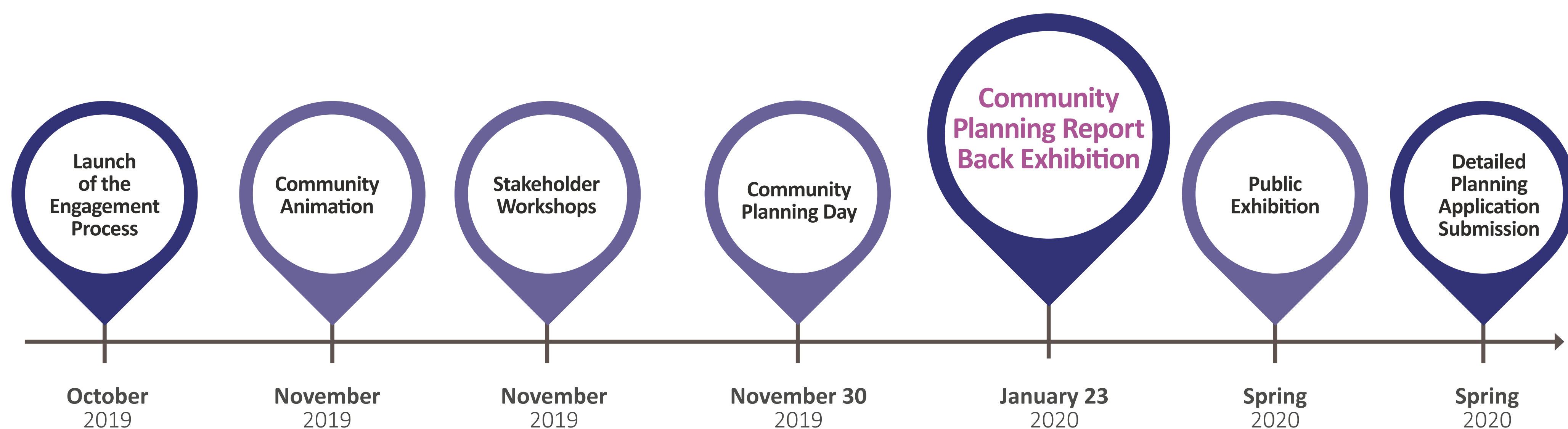
Please note that these images show an indicative holistic vision for the Guildford Cathedral site, which includes landscape features that extend beyond the planning redline for the proposed residential development. The long-term aspiration for the Cathedral is to deliver improvements to the wider landscape and setting of the Grade II\* listed building, subject to gaining planning approval for the residential development.



# Homes near Guildford Cathedral Community Planning Report Back

## Next steps

### Engagement timeline



### Feedback

We welcome any comments you have to help shape this new neighbourhood near Guildford Cathedral.

Following the Report Back Exhibition, the JTP led team will develop the proposals and prepare a detailed planning application for submission in Spring 2020.



### Keep sharing your ideas!

Visit our website [www.givemyview.com/guildfordcathedral](http://www.givemyview.com/guildfordcathedral) to share your views online.

Here, you'll also find these exhibition boards and more information as our work continues.

[www.givemyview.com/guildfordcathedral](http://www.givemyview.com/guildfordcathedral)