

Homes near Guildford Cathedral Community Planning Day

Welcome

Background

Guildford Cathedral and housing association VIVID are the delivery partners for a proposed new scheme of new homes and improved public space to the east and south of the Cathedral grounds. This land has been included in the adopted Local Plan.

They are working closely with local people to create the plans for this new community.

Community planning workshops

We at JTP are assisting Guildford Cathedral and VIVID in drawing up a scheme for the site and are seeking local input to make sure that it will reflect local character and relate well to the existing town and surrounding context.

We want local people to help us better understand the area, create a vision to shape the new community, and contribute to an emerging Masterplan for the development. This fact-finding stage is just the beginning and we will be engaging with you again before a detailed planning application is submitted to the Council for approval.

Now is your chance to join in and help shape the new community – everyone is welcome! You can view the exhibition and leave us your comments, or why not join one of our workshops to really get involved. There's no need to register, just stay for as long as you wish. The team looks forward to meeting you, answering any questions you may have, and hearing your views.

You can also visit givemyview.com/guildfordcathedral to share your ideas online.

The workshop programme

- 11:00** Doors open and exhibition begins
- 11:15** Welcome and introduction
- 11:30** Dialogue Workshop
Take part in a wide-ranging facilitated discussion about the problems, dreams and solutions in relation to the future of the site and its relationship with the surrounds.

Young People's Workshop
A chance for young people to talk and draw ideas for the future.
- 12:45** Refreshment break
- 13:30** Hands-on Planning Groups
An opportunity to work in small, facilitated groups to consider key issues and opportunities for the site and its relationship with the surrounds and plan ideas for the future.

Young People's Workshop (continued)
- 14:45** Lunch break, refreshments provided
- 15:00** Feedback from Hands-on Planning Groups & Young People's Workshop
- 15:30** Next steps
- 16:00** Close: workshops and exhibition concluded



Young People's Workshop



Post-it Workshop



Hands-on Planning



Hands-on Planning Workshop



Site Tour



Post-it Workshop



Report Back

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Why we are here

The opportunity

There is extensive need for more good quality homes in and around Guildford. The land surrounding the Cathedral provides a fantastic opportunity to deliver homes and to improve links between Onslow and the town centre.

The Cathedral is proud of its community links and believes very strongly that it should play a part in contributing to new homes. The funds that these new homes generate will be invested to provide long-term protection of the Grade II* listed Cathedral building.

The vision

The vision is for much-needed homes in a sustainable, attractive new place with improved connections with the town centre for all residents in the area.

The delivery partners are working on a planning application for approximately 100 new houses and apartments, including around 35% affordable housing as well as replacement housing for Cathedral staff. The delivery partners are also exploring the possibility of providing a care home.

This series of workshops is an opportunity for local people to help them – along with JTP – to create the plans and designs for the new neighbourhood.



Guildford Cathedral is one of the town's iconic landmarks and a unique twentieth century Grade II* listed building. It serves the people of Guildford, the county of Surrey and the Diocese and is open to all, for free, every day of the year. It offers a varied programme of outreach, education, art and events for the whole community.



VIVID's vision is 'more homes, bright futures' and at the heart of this is helping customers improve their wellbeing and life chances. VIVID is a leading provider of affordable homes, housing-related services and support to 70,000 customers in the south of England. 31,000 homes spanning Hampshire, Surrey, Berkshire and expanding into West Sussex. It is planning to build 17,000 homes over the next 10 years and 1,200 over the next year alone.



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For more information please visit givemyview.com/guildfordcathedral
or contact the community planning team on 0800 012 6730 (freephone).



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The design team



Architects & Urban Designers

JTP is an award-winning international placemaking practice of architects and urban designers with extensive experience of delivering successful projects throughout the UK and internationally. They are passionate about placemaking and their unique approach has received high praise, recognised with over 200 design awards over the past twenty years.



Landscape Architects

Macgregor Smith is an award-winning landscape practice based in Bath. Their reputation for delivering the highest quality work stems from their dedicated team of enthusiastic designers, they have a flair for imaginative thinking and creating successful, inspiring places. Taking inspiration from the special qualities of a site and its context, they aim to create functional and vibrant spaces that stimulate the senses and lift spirits.



Highways Engineers

i-Transport is a specialist transport planning practice that deals with the transport issues related to new development. It has offices across the UK and the work on the Guildford Cathedral project is being undertaken from the Basingstoke office, which has significant experience across Surrey and in the Guildford area.



Engineers

RSK are a leading multidisciplinary environmental consultancy with expertise in civil engineering and hydrology. They will be working with the client and design team to understand the engineering constraints and advise on construction strategies and water management strategies.



Planning Consultants

Vail Williams LLP is a multi-discipline property consultancy with 8 well established offices currently employing approximately 150 people. The firm has a long and successful track record of working with property owners and local councils to gain planning approval.



Public Relations

PHM is a Guildford-based communications agency for the property industry. It works with communities to inform and educate people about new developments and how they can get involved – from pre-application through to build completion. It specialises in community engagement, traditional and social media, reputation management, events and award entries.



Arboriculture



Archaeology



Ecology



Energy & Sustainability



Heritage



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Collaborative placemaking

Building a vision together

At JTP, we put people at the heart of the planning process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.

Instead of imposing ready-made off the shelf solutions, we will build a vision together. This leads to places that are vibrant, valued and sustainable from the outset.

We approach all our projects through a process of understanding, engaging and creating.

Understanding the DNA of a place is fundamental to successful placemaking. We don't stop until we truly get under the skin of a place and identify what makes it special.

Engaging stakeholders and the wider community at an early stage encourages understanding, creates shared ownership, and allows the construction of a collective vision.

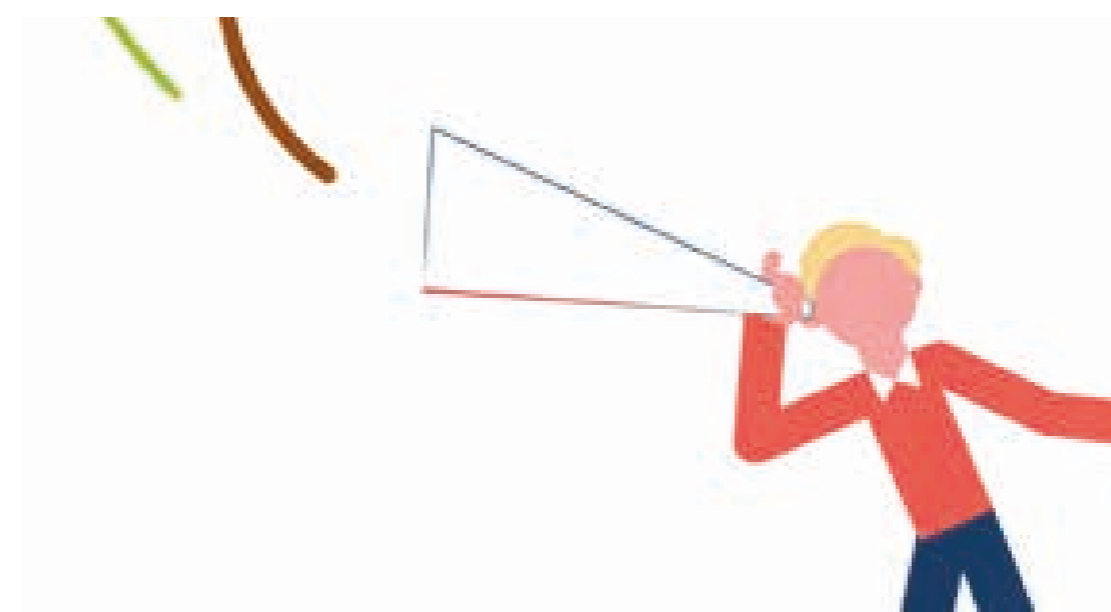
Creating begins with the visioning process and ends with physical interventions. Along the way there are many issues to resolve and many actions to co-ordinate.

This adds up to a process we call **"Collaborative placemaking"**.

"Collaborative placemaking"



We listen



We discuss



We draw together



We create new places and breathe life into old ones



Homes near Guildford Cathedral Community Planning Day

Planning context

Local Plan Allocation

POLICY A15: Land at Guildford Cathedral, Alresford Road, Guildford	
Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ol style="list-style-type: none"> (1) Pedestrian routes through the site connecting to the existing footpath system in Cathedral owned land which also enables access to the University of Surrey's Stag Hill campus (2) Retain strategically important views of the Cathedral and its setting across the town (3) Sensitive to the setting of the Grade II* listed building (Guildford Cathedral) (4) A holistic approach to the landscaping of the site to include no unacceptable impact on existing trees or mature hedges (5) The loss of greenfield requires provision of sufficient integral green infrastructure to enable connectivity of spaces and habitats (6) Whilst there will be an overall loss of open space, development proposals should incorporate attractive pockets of open space and green infrastructure within the development site, linking to green spaces outside of the site and helping to lessen the impact of the loss

Description

Location	Guildford Urban Area
Ward	Onslow
Ownership	Guildford Cathedral
Area (size)	3.28 ha
Existing use	Open space and residential properties
LAA reference	Site 50
Key considerations	<ol style="list-style-type: none"> (1) The setting of the grade II* Listed Building, on approaches and access (2) Views, particularly from the setting of town centre Conservation Areas and listed buildings (3) Design and impact of scale, heights and form of development (4) Impact of any development on green mound and silhouette of the Cathedral both day and night time from wide surrounding area (5) Loss of open space (6) Mature hedge (running along Ridgemount and Alresford Road) (7) Surrounding urban context (8) Adjacent to a district heat priority area (9) Partly in SPZ1

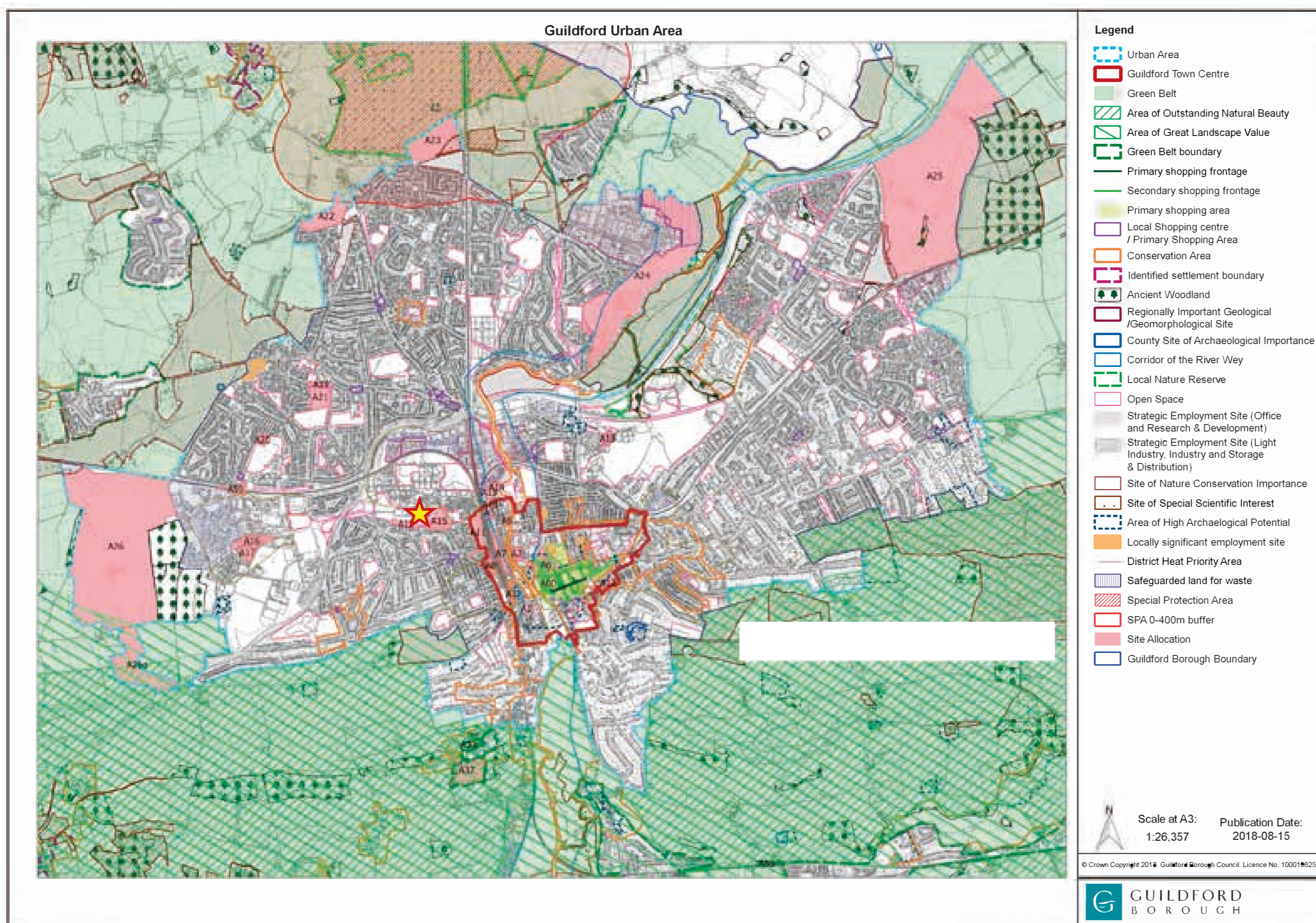
Site considerations and constraints

- Built-up urban area
- Site allocation for residential development
- Heritage
- Topography
- Landscape
- Open space

Policy documents

There are a number of planning documents and guidance at the national, district and local level that will inform design evolution, including:

- Town and Country Planning Act 1990 (as amended)
- National Planning Policy Framework (revised February 2019)
- Guildford Local Plan (Adopted April 2019)
- Guildford Town Centre Views SPD (October 2019)
- Sustainable Design and Construction SPD (March 2011; Factual Update October 2015)
- Vehicle Parking Standards SPD (2006)
- Thames Basin Heaths Special Protection Area Avoidance Strategy (July 2017)
- Residential Design Guide SPD (July 2004)
- Planning Contributions SPD (2017) – Update 1 April 2019 to 31 March 2020
- The new Guildford Local Plan, which was recently adopted in April 2019
- The 2003 Guildford Local Plan Saved Policies



Guildford Local Plan Policies Map

★ Site Location (Policy A15)



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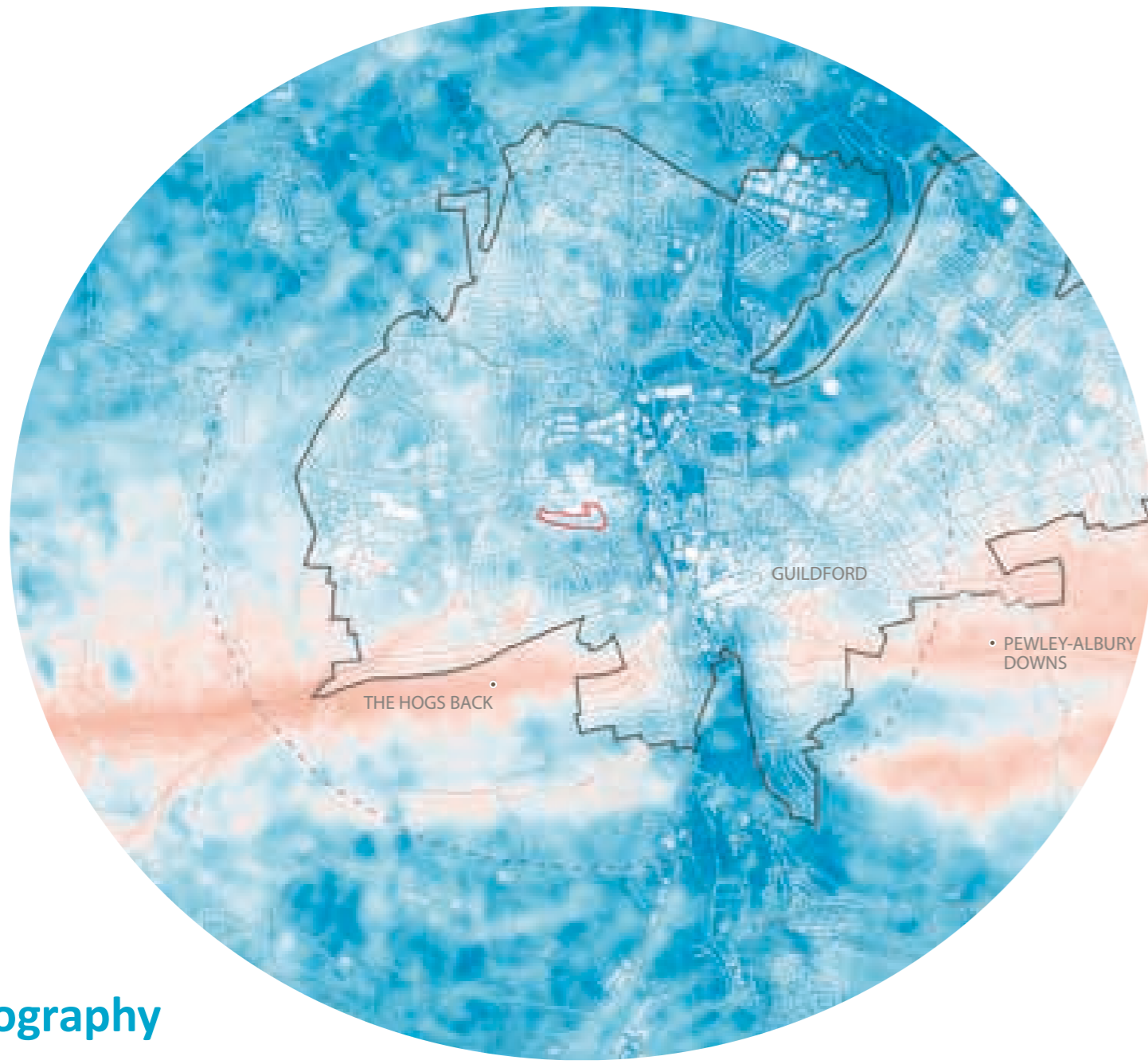
Site location



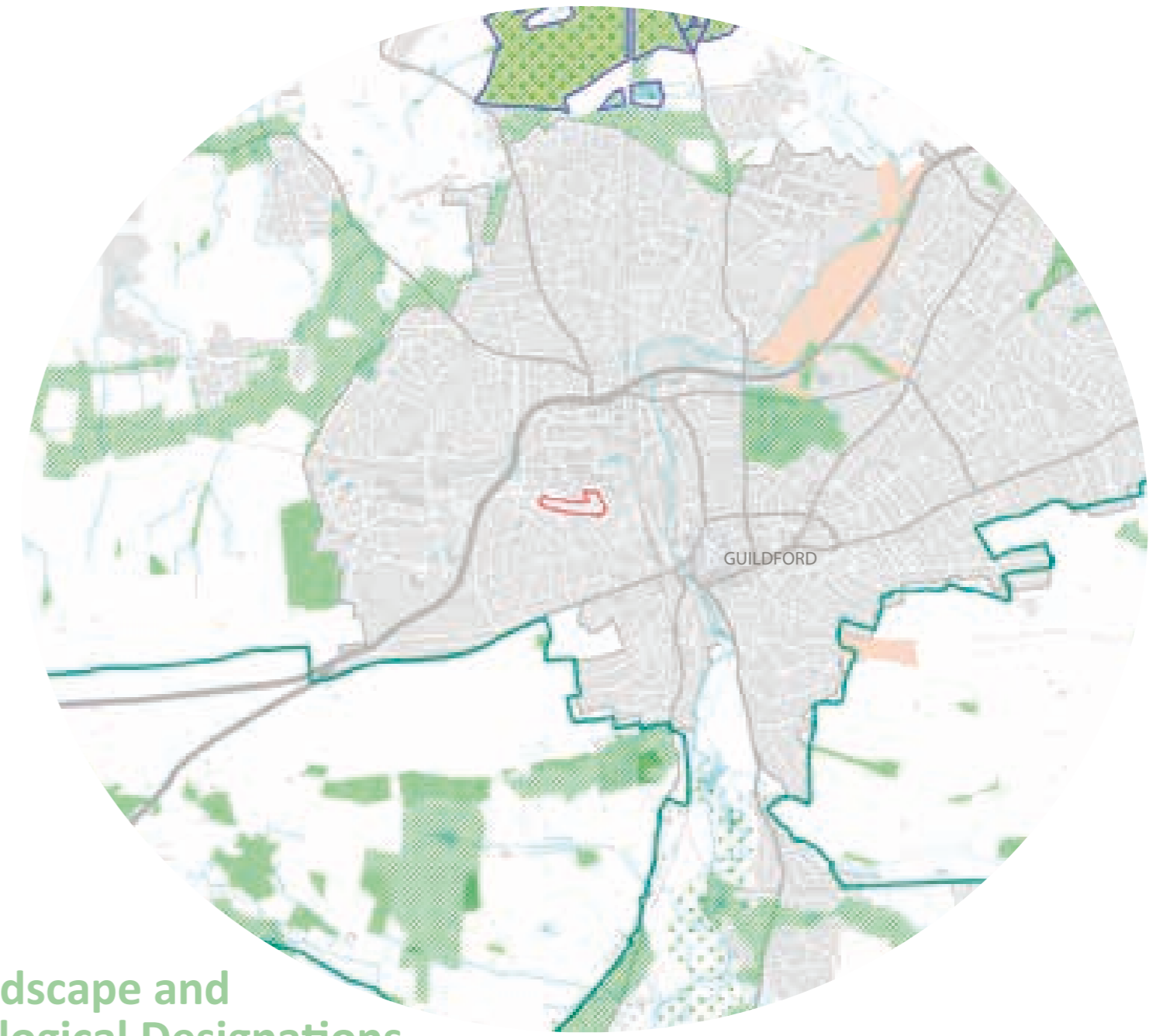
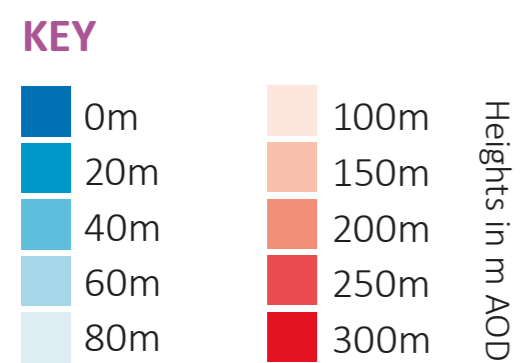
The site location and neighbouring context

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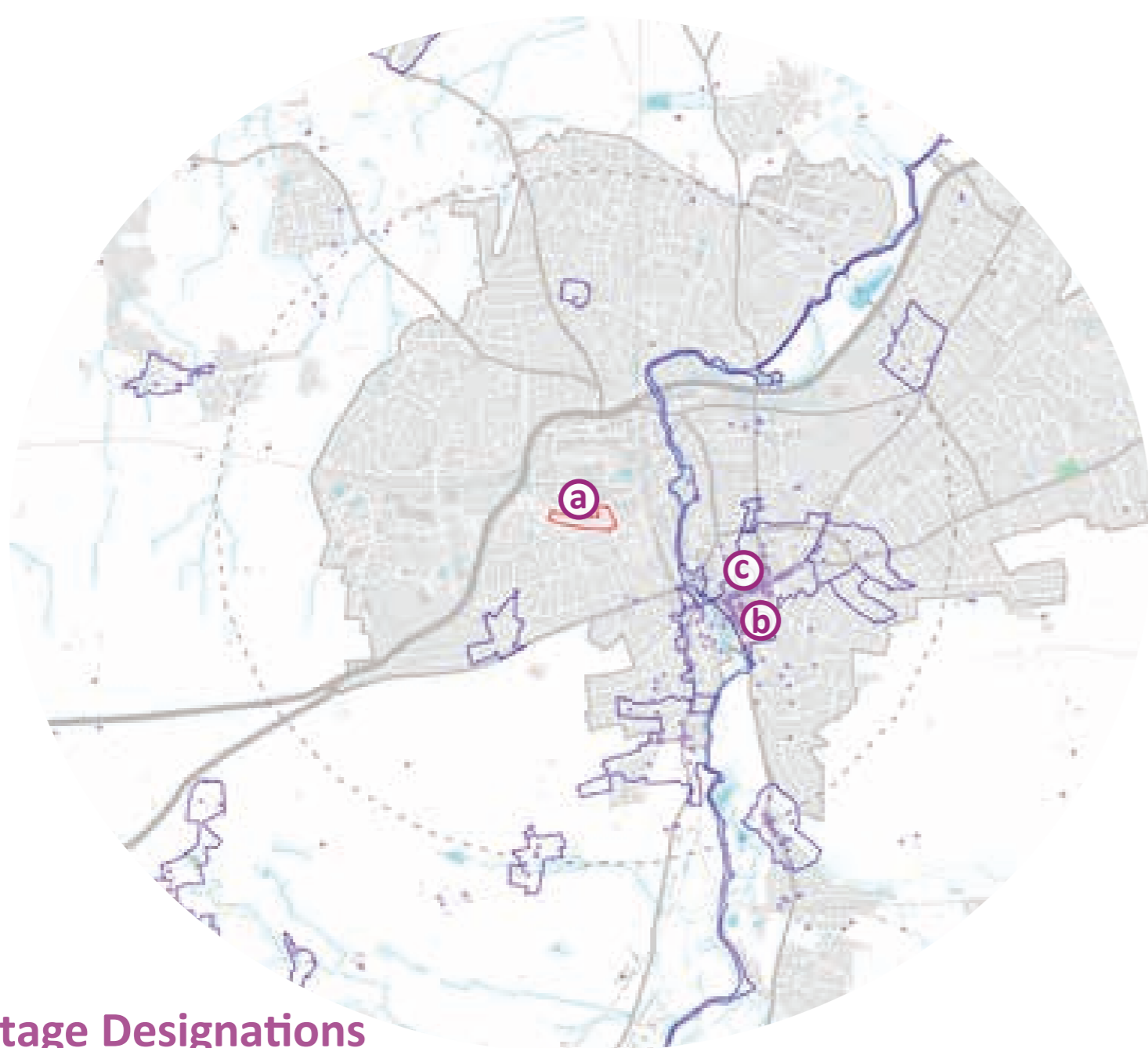
Site and surroundings



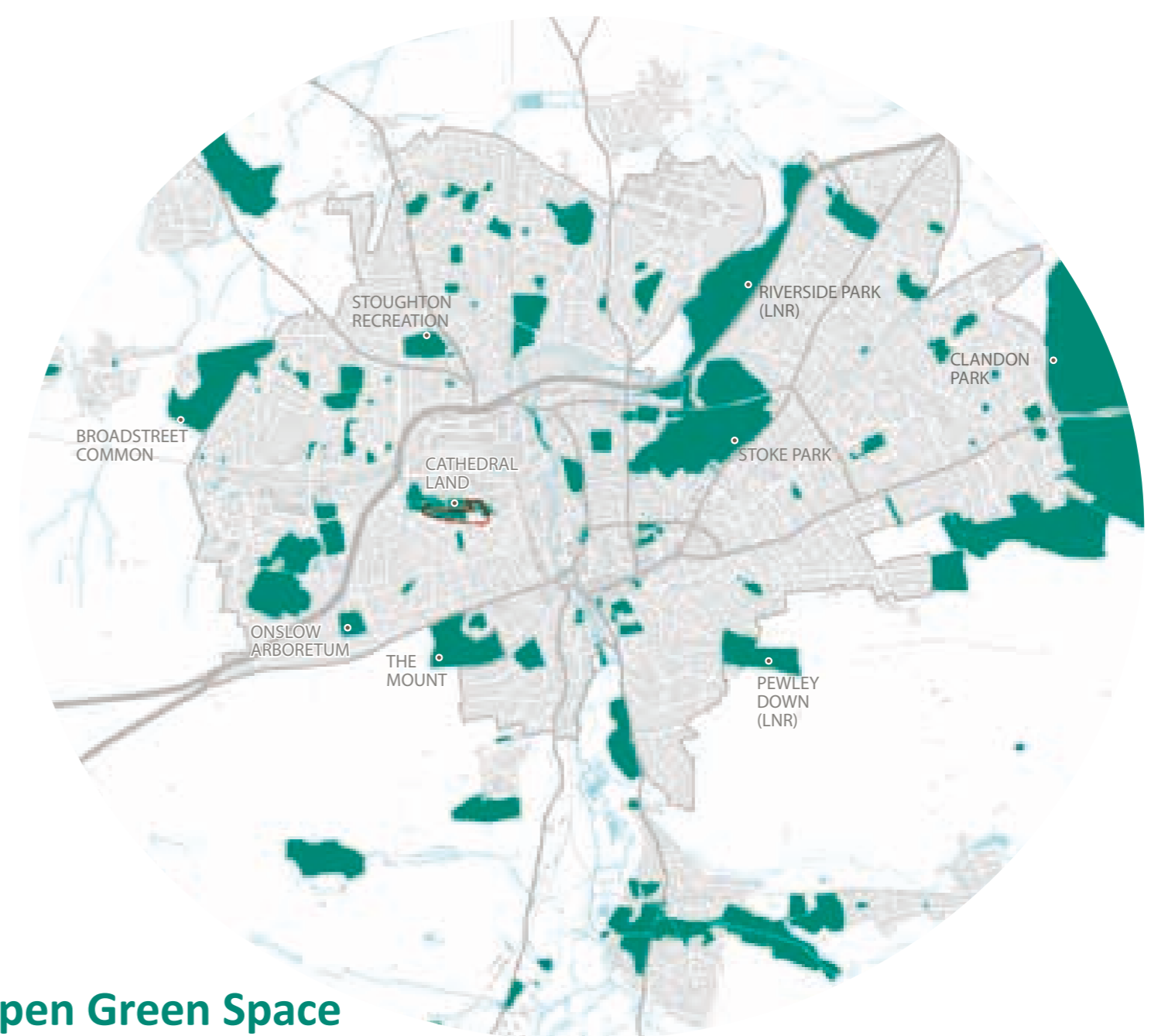
Topography



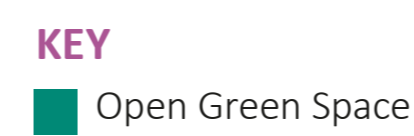
Landscape and Ecological Designations



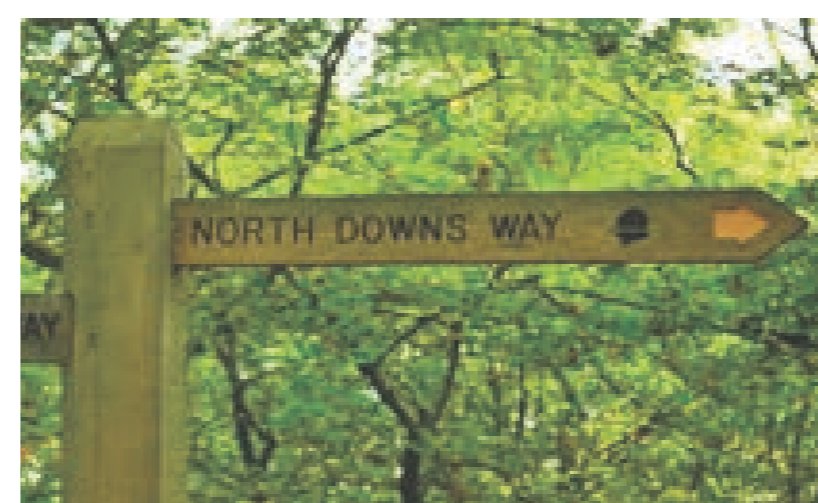
Heritage Designations



Open Green Space



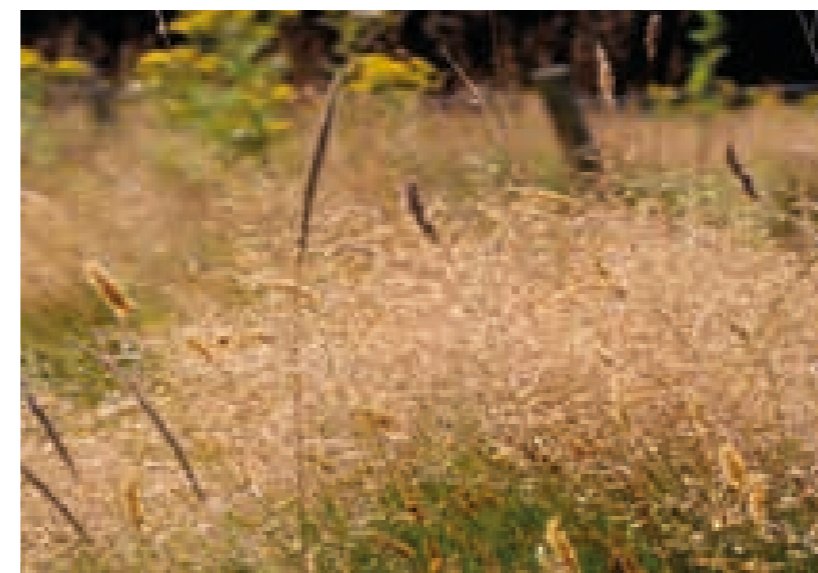
Riverside Park Local Nature Reserve, Guildford



The North Downs Way - Photo by Garry Night



View from The Mount



Native Grassland, The Mount

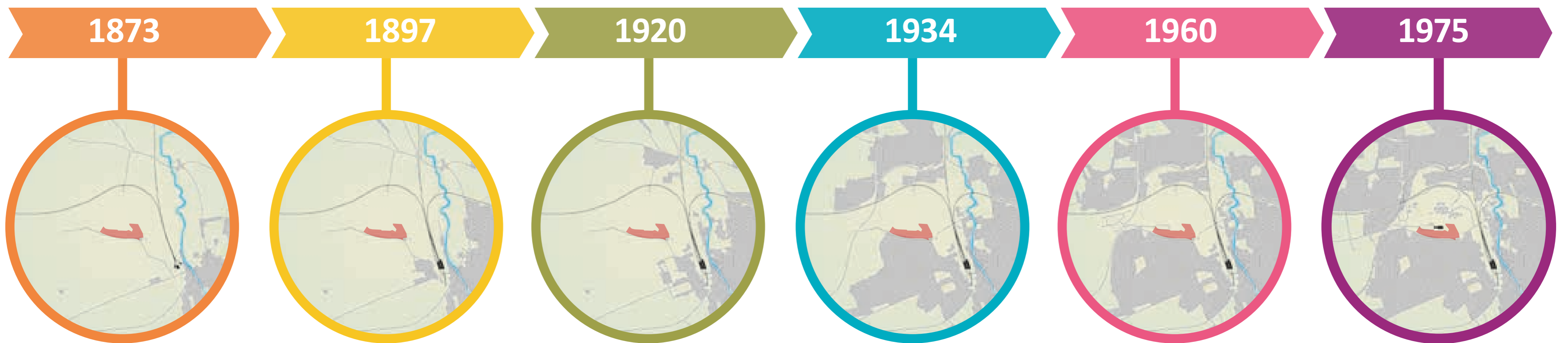


Guildford Castle and Gardens - Photo by Derek Winterburn

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Site history

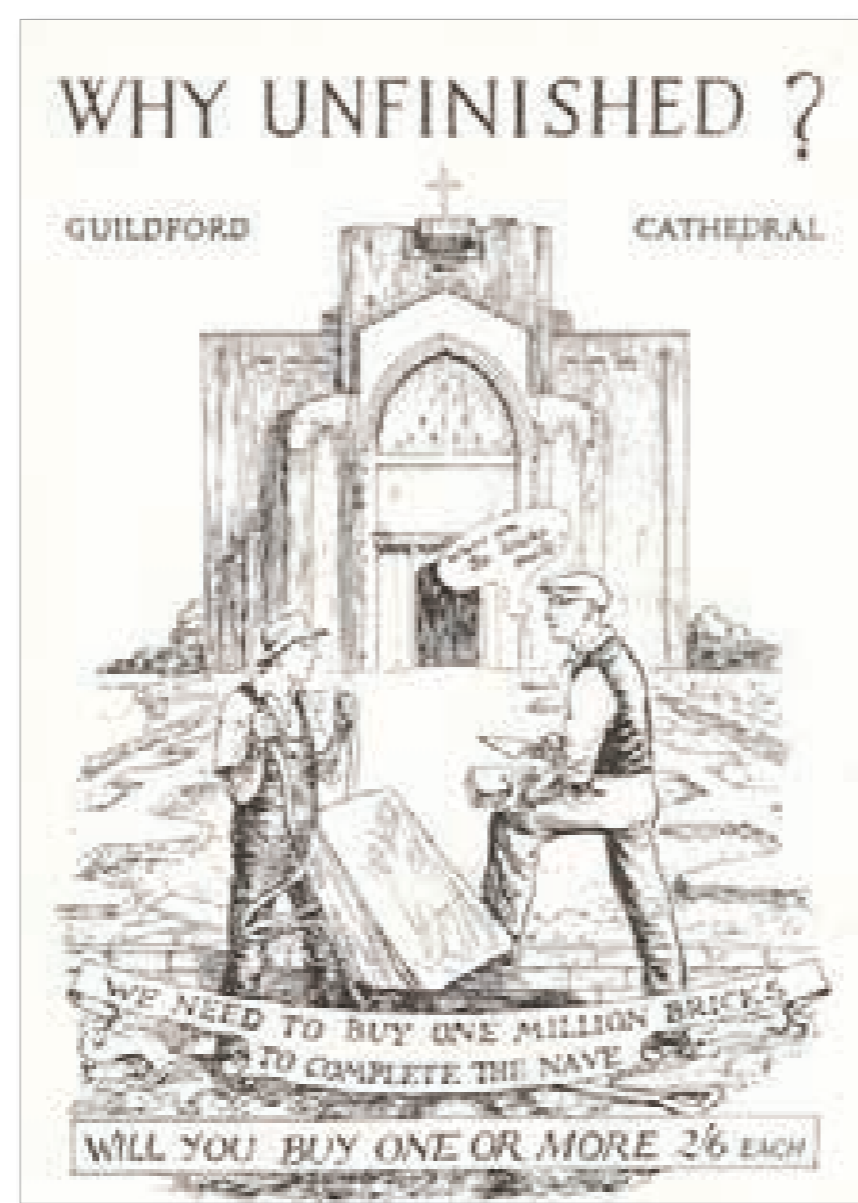
Guildford Timeline



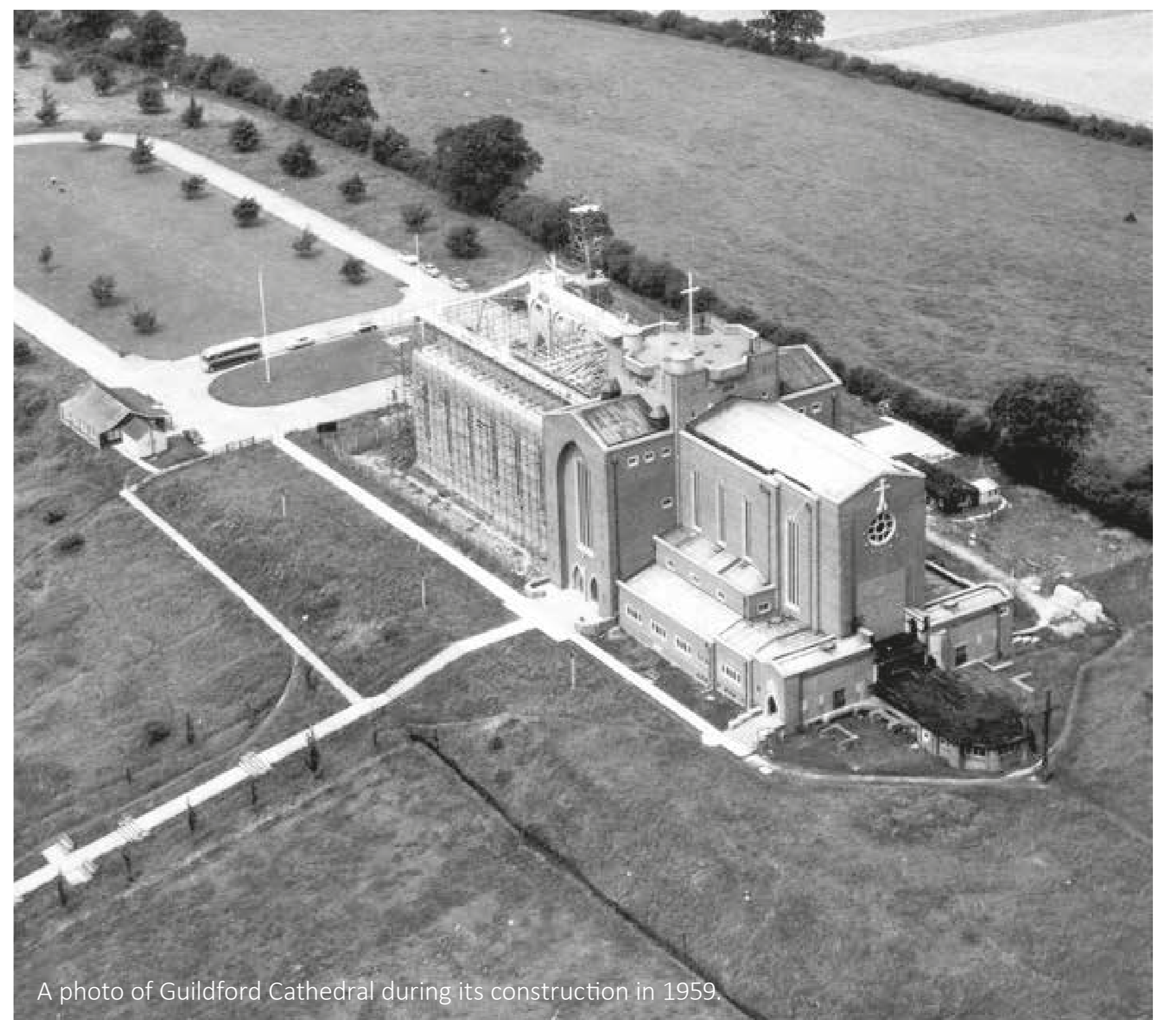
The Growth of Guildford

Formerly a Royal deer park on the hillside to the west of the town, Stag Hill historically sat well beyond the western edge of Guildford. During the late nineteenth and early twentieth centuries Guildford gradually expanded west. However, the area immediately adjacent to the site remained undeveloped until the inter-war period when the town experienced a period of growth. This was a result of the influx of soldiers returning from the First World War (resulting in the building of Onslow Village) and the migration of workers to Guildford from areas of high unemployment in the north and west of the country. The Cathedral itself was constructed between 1936 and 1961 and it was joined to the north by the buildings of the University from the 1970's. Guildford has continued to expand westwards with development extending well beyond the A3 by the 1990's.

- KEY**
-  The Site
 -  Roads
 -  Rail
 -  The River Wey



Poster used to advertise the 'Buy a Brick' campaign.



A photo of Guildford Cathedral during its construction in 1959.

The Brick Givers

In 1952 the 'Buy-a Brick' campaign was launched in order to help fund the construction of the nave. More than 200,000 ordinary people bought a brick for 2s 6d (12½p) and inscribed it with their name.

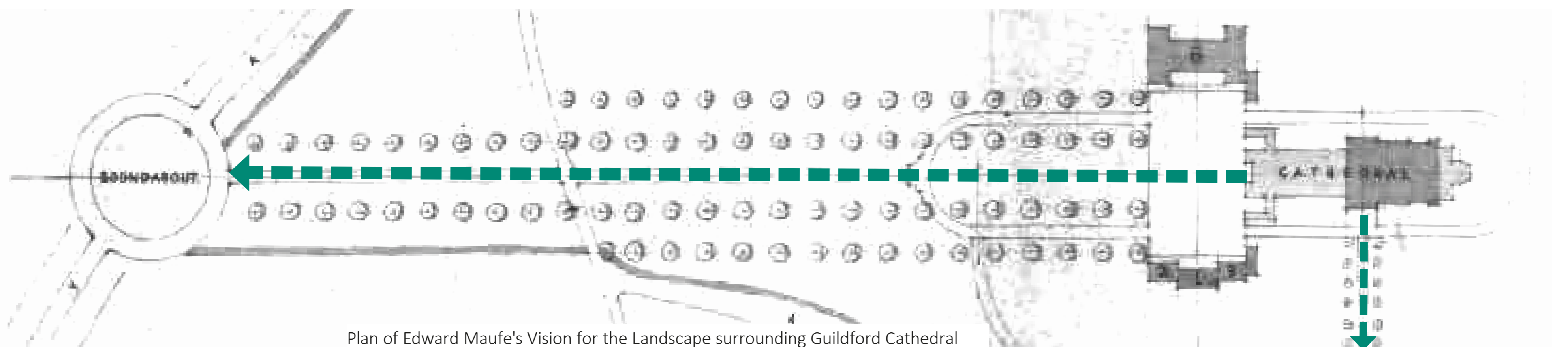
Sir Edward Maufe

Guildford Cathedral was designed by Sir Edward Maufe. Maufe's work on Guildford Cathedral won him admiration amongst fellow architects and in 1944 he was awarded the Royal Gold Medal for architecture.

Maufe's Vision

Whilst the Cathedral itself was completed in 1961, Maufe's vision for the approaches to the cathedral from the south and from the west was never fully realized. Looking back at original plans (below) for the landscape it is clear that Maufe intended two avenues of trees; a

single avenue to each side of the pedestrian steps to the southern approach and a double avenue flanking the western approach (refer to plan below). However references in the archives highlight the difficulty of maintaining the newly planted trees and getting them to establish on the heavy clay soils.



Plan of Edward Maufe's Vision for the Landscape surrounding Guildford Cathedral

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Local facilities and connections

Wider Connections

The site sits to the east of the A3 which connects Guildford with the South Coast and London, which is 30 miles north. Running adjacent is the primary 'London to Portsmouth' railway line with Guildford's main railway station just 700m (about 10 minutes' walk) away from the site. From here there are up to four fast train services per hour to London Waterloo which take 35 mins and to Portsmouth which take approximately one hour. Additional services provide connections to Ascot and London Waterloo via Epsom or Cobham.

Local Connections

As well as being well connected on a wider scale, the site is located close to the surrounding Surrey countryside and Guildford town centre, both within a 15 minute walk. There are a good range of facilities and services in the immediate vicinity (including shops and schools) and the town centre provides shopping, leisure and employment. The site is also well served by public transport - bus stops on the chase are well served (more than 4 buses per hour each way) and are within a 250m walk of the site. Additionally a cycle and pedestrian route via Walnut Tree Close provides opportunities for a quicker route into the town centre.

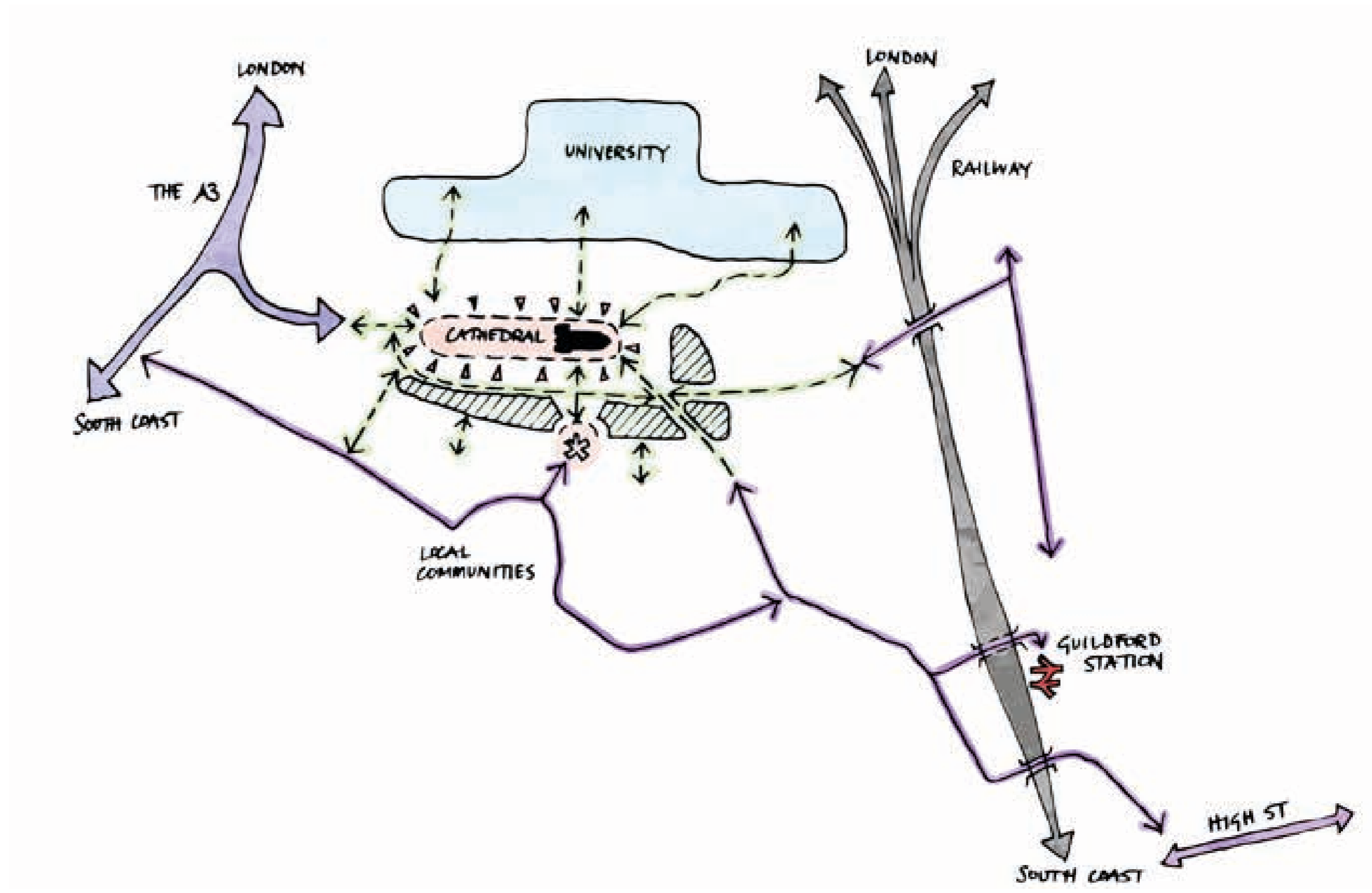
Local Facilities

The site and Cathedral are situated in an elevated position on Stag Hill to the North West of the town centre. The north slopes are occupied by the University of Surrey with the south surrounding land being residential development dating from the 1920s onwards.

The site is ideally located between the town centre and other commercial areas such as Onslow village and local facilities to the south. Surrey research and sports parks, Royal Surrey County Hospital and a Tesco supermarket are located to the west of the site.

Further retail parks are north of the railway line offering amenities and recreational space such as Stoke Park, Spectrum leisure centre and Guildford Cricket Club. The area is well equipped with a number of good primary and secondary schools as well as higher education institutions.

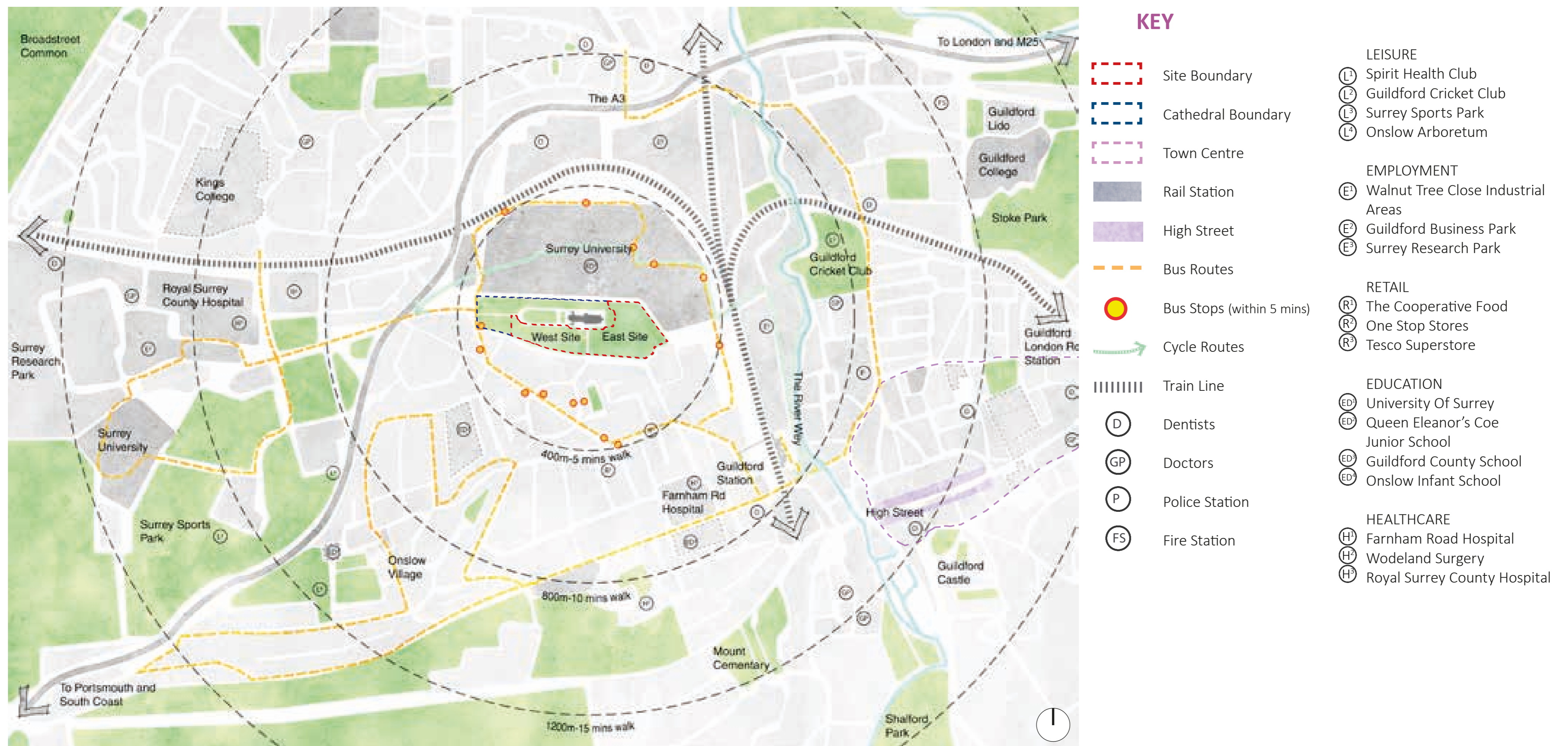
There are also a number of dentist and doctor's surgeries in the surrounding area with the nearest hospitals- Royal Surrey County Hospital and Farnham Road within one km.



Site Boundary	Schools	Dentists
Cathedral Boundary	Hospital	Doctors
Residential	Retail/ Employment	Police Station
River/Stream	Higher Education Institutions	Fire Station
Public Open Space	Rail Station	Train Line
Allotments		

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Access and transport



What impact will there be on local transport networks?

At this stage, the traffic impact is estimated to be:

- Circa 60 vehicles per hour in the morning peak hour (0800 to 0900)
- Circa 60 vehicles per hour in the evening peak hour (1900 to 2000)

Our figures will be tested by Surrey County Council's Transport Assessment process to make sure our own tests have been undertaken correctly. If the traffic impact is found to be unacceptable, the development will not be allowed to go ahead.

How will the development be accessed?

Two vehicular access points are proposed on Alresford Road, and one on to Ridgemount, which is in the same location as the westernmost Cathedral Close junction. The accesses will also be subject to the careful scrutiny of the County Council.

One of the key aims of the scheme is to improve the connections between the site and the town centre, rail station and cathedral. We would like to include multiple connections both into and across the site with a view to minimising walking distances to local facilities and public transport.

We will need to make sure that any new roads comply with design standards, have been informed by traffic, speed and parking surveys; and provide for refuse, delivery and emergency vehicles.

Will there be sustainable transport features to reduce car use i.e. pedestrian and cycle provision?

The site is in a highly sustainable location in transport terms:

- The town centre and a range of local facilities and services are located within easy walking distance;
- Local buses are nearby, with the 4 and 5 bus services providing links to a range of local destinations (including the town centre and the Royal Surrey Hospital) with a turn up and go frequency.
- The site is a short walk from the train station.

A Travel Plan for the site will include measures to encourage and facilitate sustainable travel by new residents.

How much parking will be provided?

The scheme will include parking 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.

However, the internal streets and parking areas will be designed to accommodate parking without obstructing emergency or servicing access.

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Local landscape context

Guildford's character and materials



Facade materials

Roofscape materials

Guildford's existing layout



① **Onslow Village and Cathedral Close** The street pattern is characterised by wide streets of crescents, avenues and cul de sacs. The predominantly 1920s buildings are typically two storey and either semi-detached or in short terraces resulting in medium density residential suburbs. 'Nodes' occur where people accumulate and these tend to be the local shopping centres or schools.

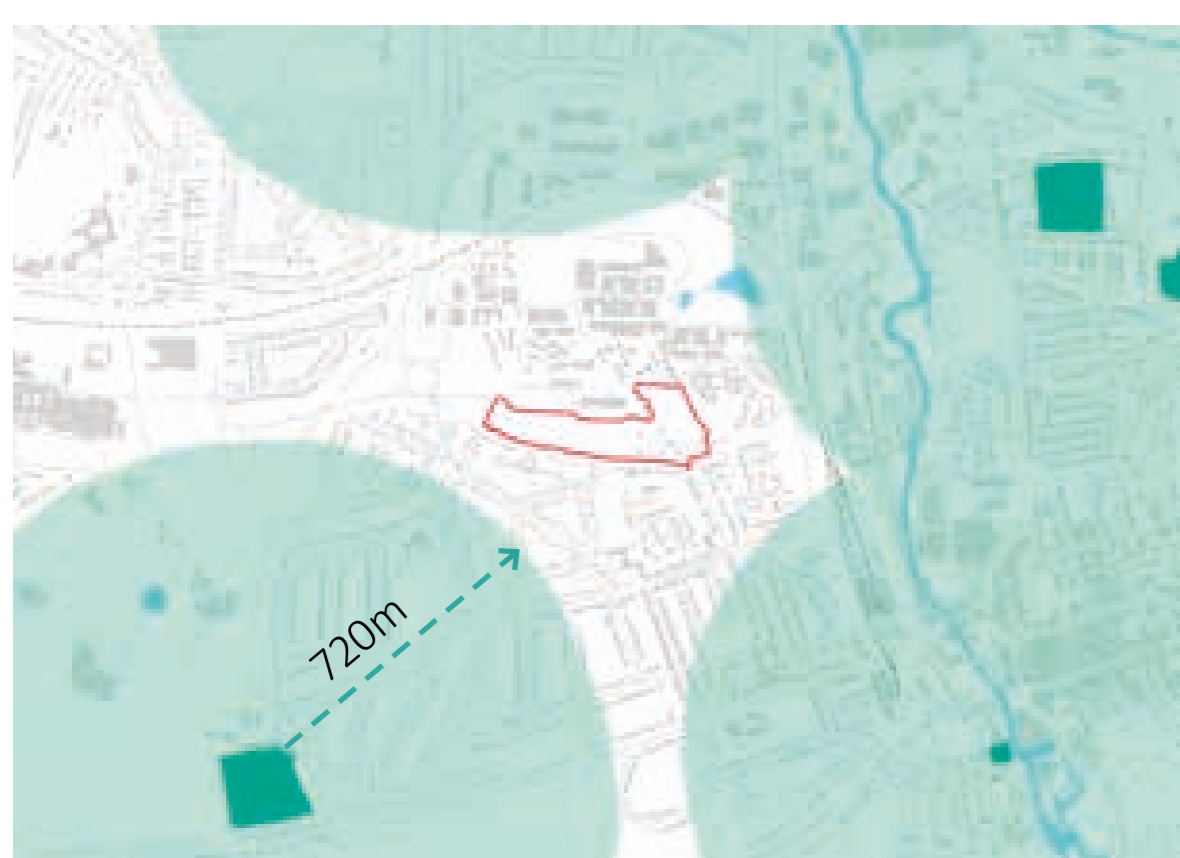


② **Guildford Historic Town Core** The street pattern is based on the underlying Medieval street pattern, which is made up of three main east-west routes linked by a series of narrow pedestrian lanes/passages or 'gates' running in a north-south direction. This street pattern divides the area into narrow plots with narrow buildings facing the main east-west streets.



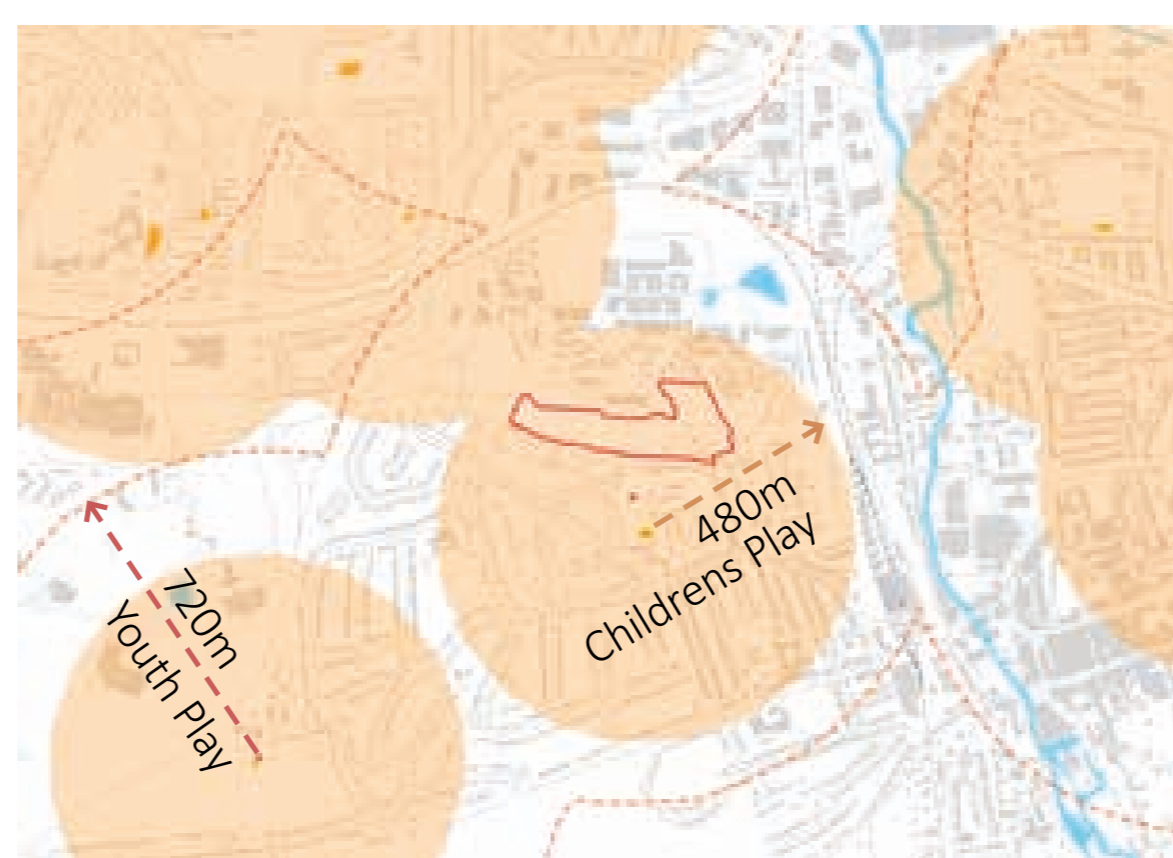
③ **University of Surrey** Major trunk roads and railway often run around the edges of the institutional open spaces often creating barriers to pedestrian access whilst the buildings are accessed by smaller, or private roads. Often buildings, access roads and open space have been created together forming a unified design making the most of the rolling topography to provide views to landmark buildings or to create a peaceful green setting.

Existing Open Space Provision



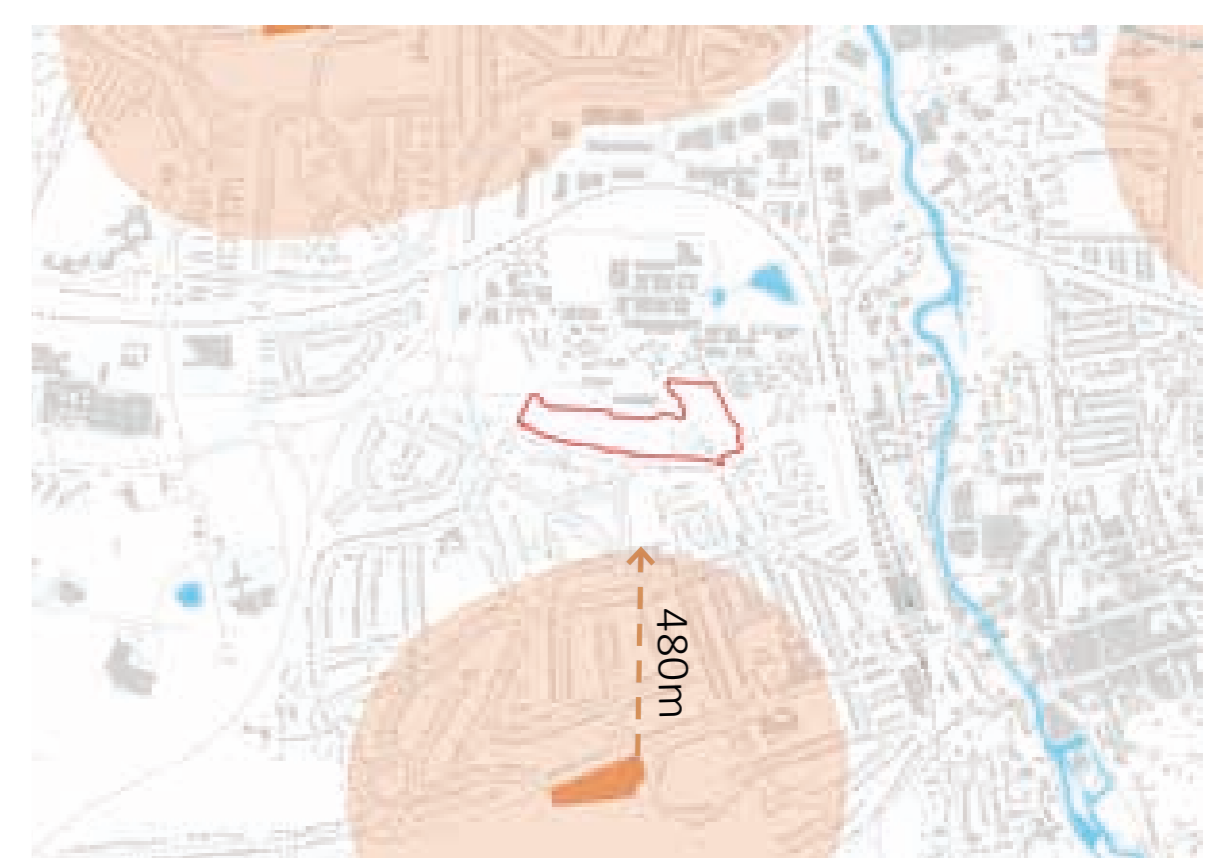
Existing park and recreation provision

- There is currently a shortage of public park and recreation space serving existing residential areas.



Existing play space provision

- There is a shortage of both youth and children's play spaces provided for existing residential areas.

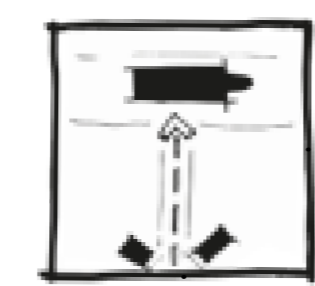


Existing allotment provision

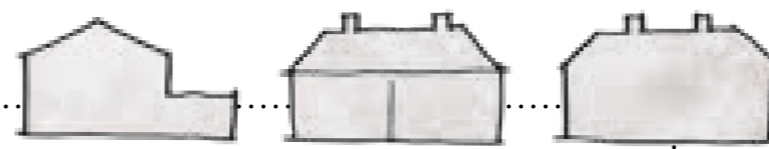
- There is currently a significant under provision of allotment space for existing residential areas.

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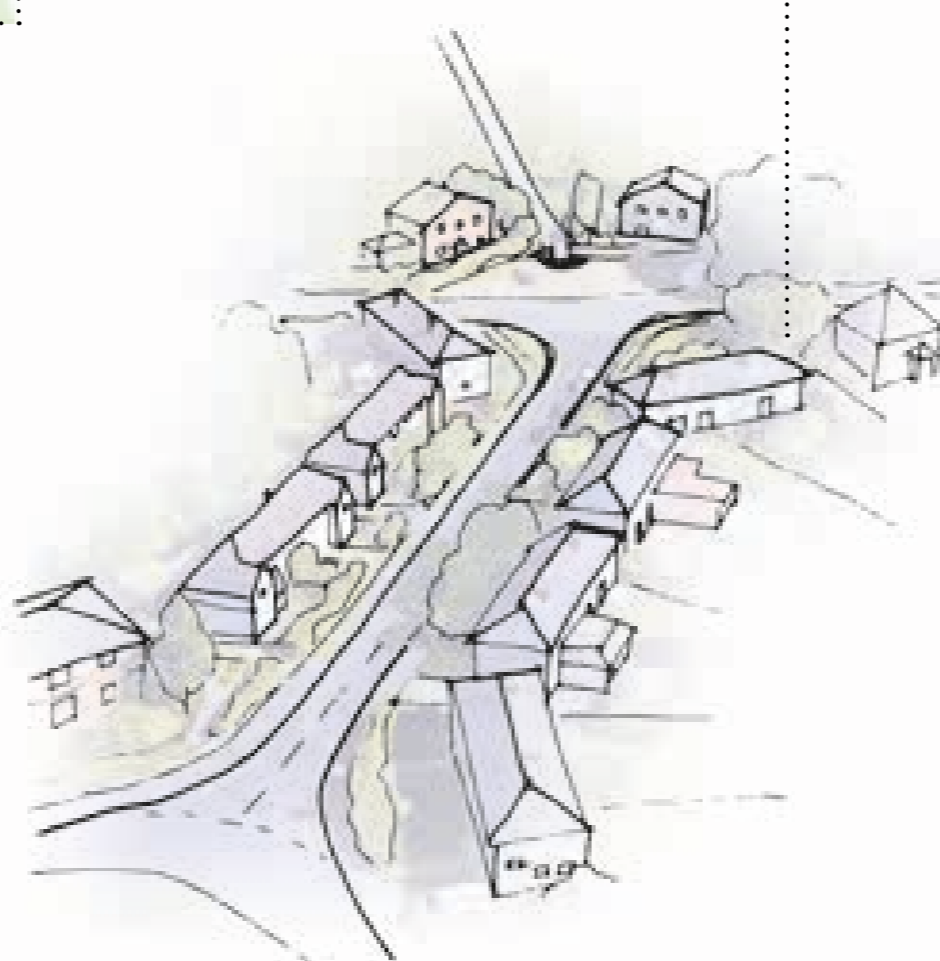
Local neighbourhood character



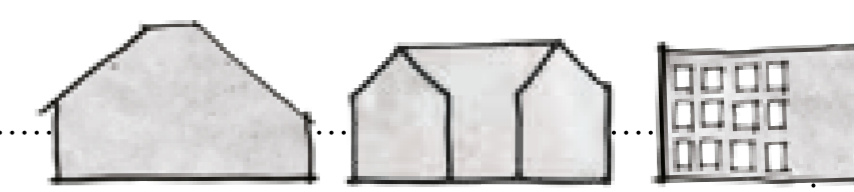
Splayed arrangement of houses defines key junctions and frames a view to Guildford Cathedral.



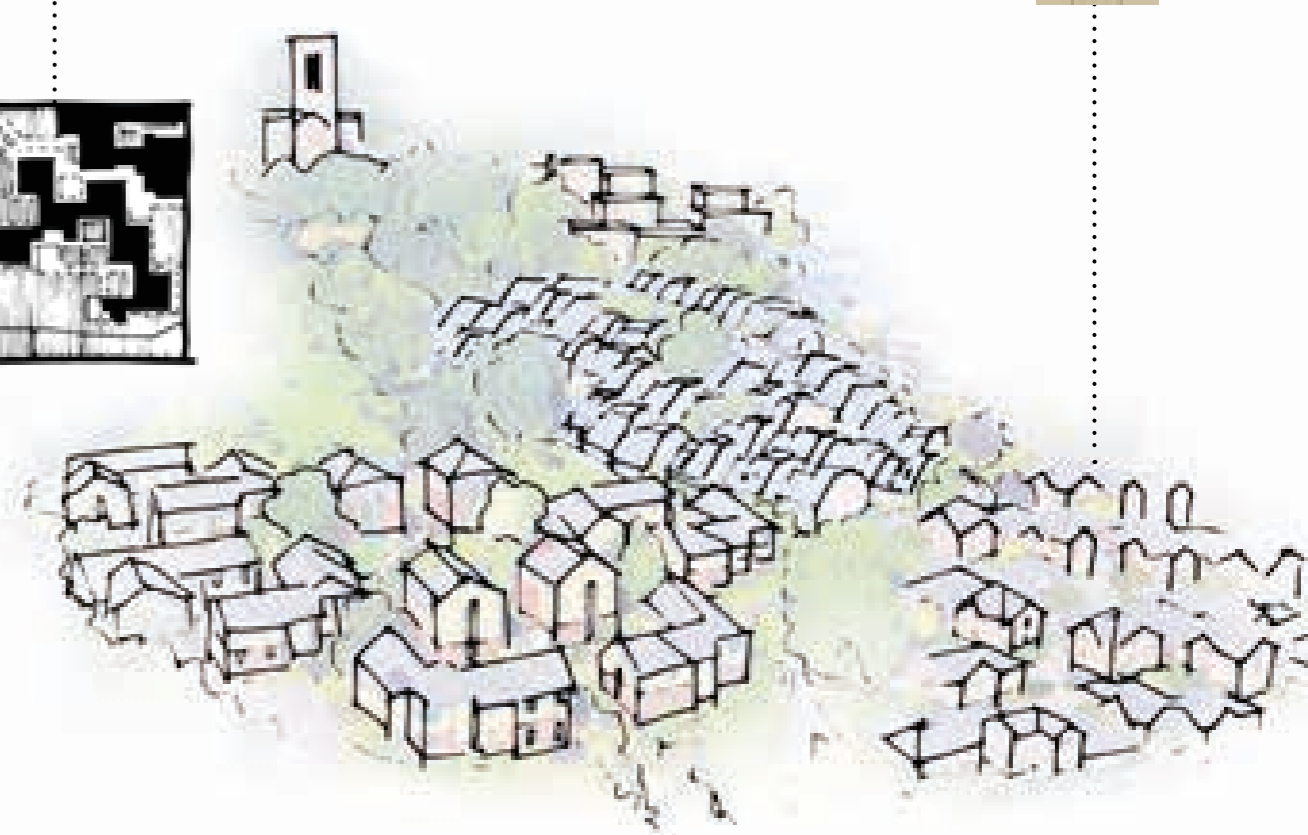
- Terraced and semi-detached
- Wide frontages
- Contrasting roof and facade materials
- Grey slate roofs
- Predominantly white render



Linear arrangement with homes splayed to address key junctions/corners; helping to frame the space and create a sense of arrival.



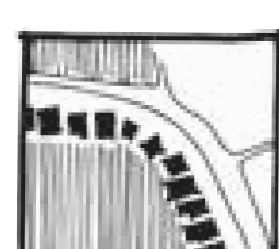
- Campus character with a mixture of architectural styles.
- 1960's style modular arrangement
- Blocks and terraces step up the hill.
- Roof forms vary from flat to grey-slate pitched.



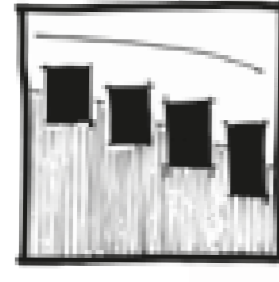
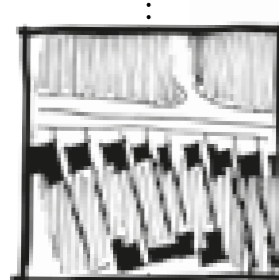
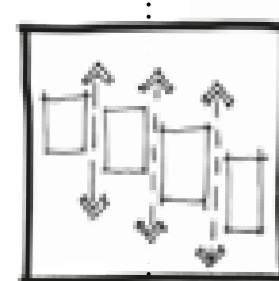
Asymmetric blocks are pressed into the sloping bank of Stag Hill. Buildings are often orientated around a series of informal courtyards/quads.

Local Character Analysis

We have analysed some of the local neighbourhoods to understand how the layout, architectural character and materials make these areas unique.



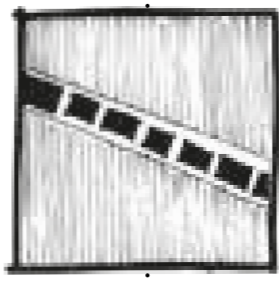
- Detached and semi-detached
- Brown/grey & red slate roof
- Contrasting roof and facade materials
- Some split colour facades
- Predominantly red brick & white render



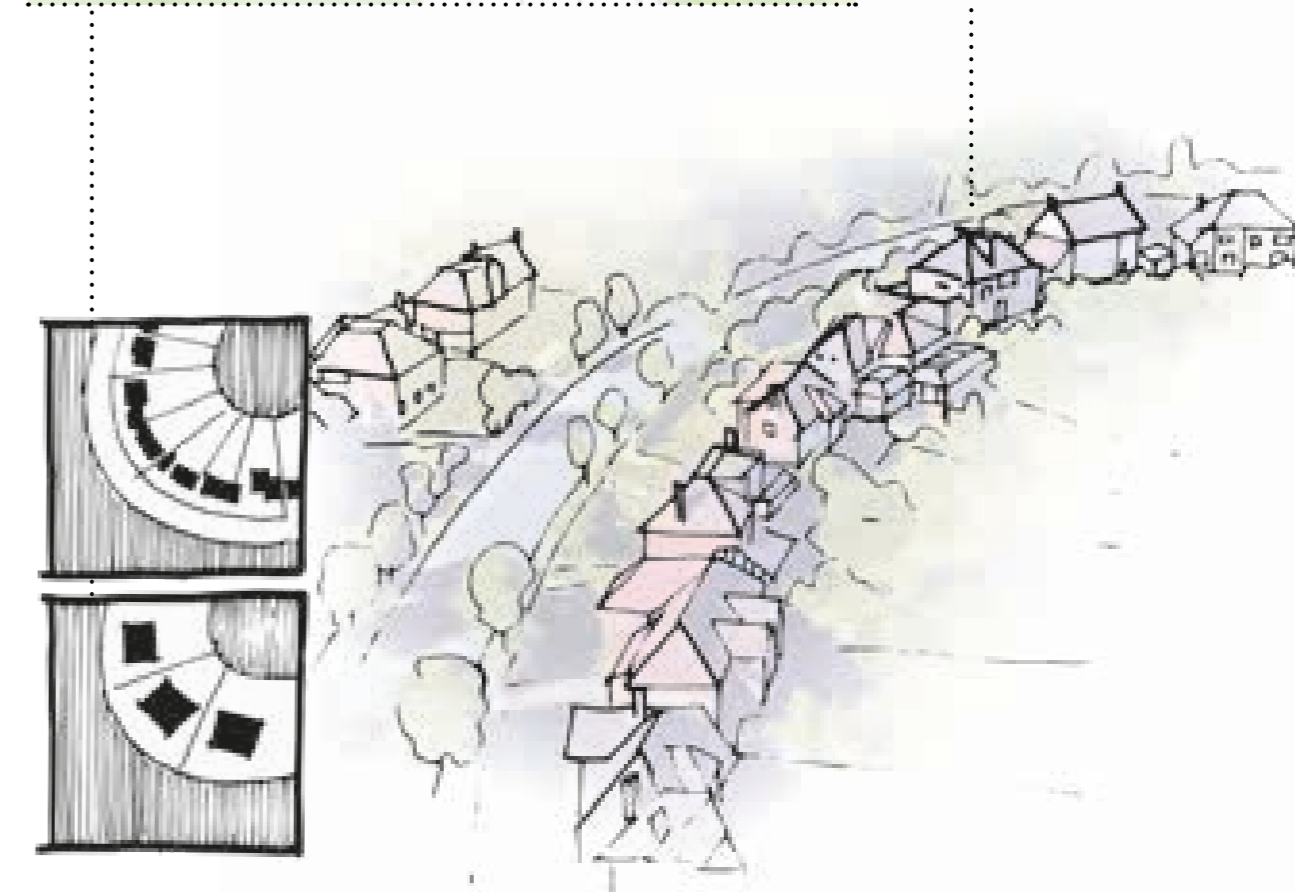
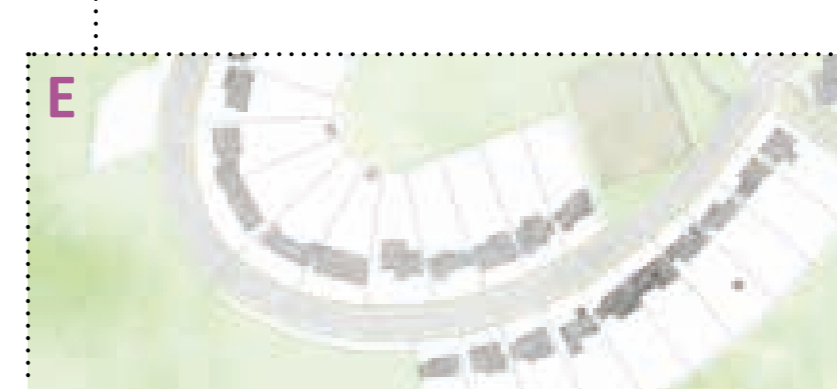
Linear arrangement of houses staggered along curve of road. Breaks between houses allow views north-south over Guildford and up to the Cathedral.



- Terraces
- Rigid arrangement of houses following linear street geometry.
- Tighter and denser grain towards the train station
- Smaller breaks between plots
- Deeper plots with narrower frontages
- Consistent and defined frontages
- A few larger corner-turner houses break rules



- Low density residential area
- Large houses, primarily detached with a few semi-detached
- Wide frontages
- Planting is naturalistic with deep setbacks
- Road is more organic in shape to accommodate the natural condition of the topography

















Radial arrangement of homes following the basin topography. Homes set back from road with large drives and defensible space. Surrounding and overlooking green space.

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Site constraints and opportunities

Constraints

-  Root protection areas
-  Tree canopies
-  Tree shade
-  Steep sloping site
-  Protecting cathedral view
-  Cathedral axis
-  Western approach
-  Limited vehicular entrances
-  Sensitive neighbours
-  Root protection areas
-  Tree canopies
-  Tree shade
-  Trees to be retained
-  Trees that can be removed



Opportunities

-  Mature tree buffer
-  Sunpath
-  South-facing slopes
-  Views out over Guildford
-  Creating a pedestrian route to the cathedral
-  New hilltop public space
-  Opportunity to frame views from West



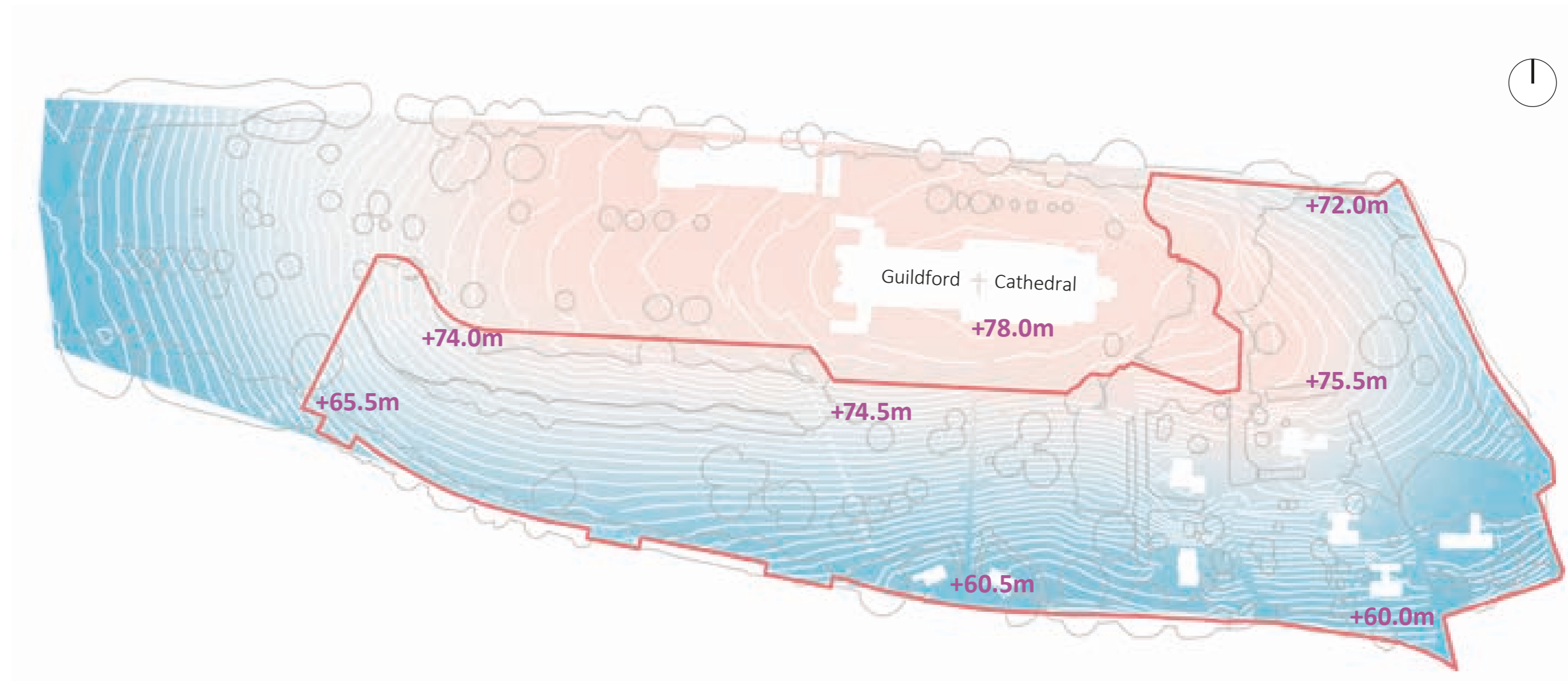
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Site landscape

Existing site levels

KEY

- Site boundary
 - Existing vegetation
 - 60m
 - 65m
 - 70m
 - 75m
 - 80m
- Approx. Heights in m AOD



Existing vegetation

KEY

- Site boundary
- TPO tree canopy
- Arboricultural constraints line
- Category A trees - High quality and value
- Category B trees - Moderate quality and value
- Category C trees and vegetation - Low quality and value
- Category U Trees - Unsuitable for retention
- Offsite vegetation, outside of the redline



Existing ecology

KEY:

- Site boundary
- Semi-improved grassland
- Trees and hedgerows
- Mature Oak trees
- Mature tree groups
- Broadleaf woodland
- Species-poor hedgerow
- Mature scrub belt



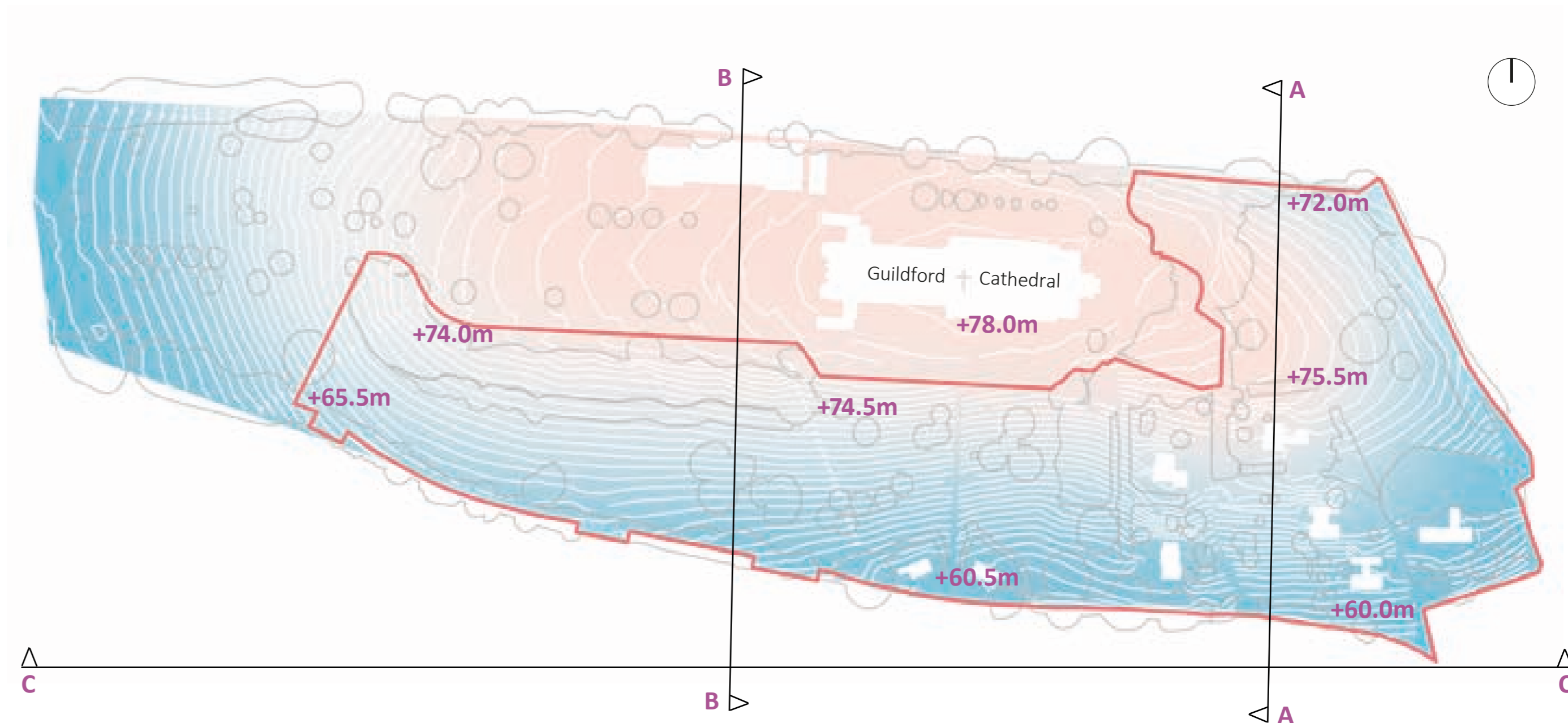
Homes near Guildford Cathedral Community Planning Day

Site landscape

Existing site levels

KEY

- Site boundary
 - Existing vegetation
 - 60m
 - 65m
 - 70m
 - 75m
 - 80m
- Approx. Heights in m AOD

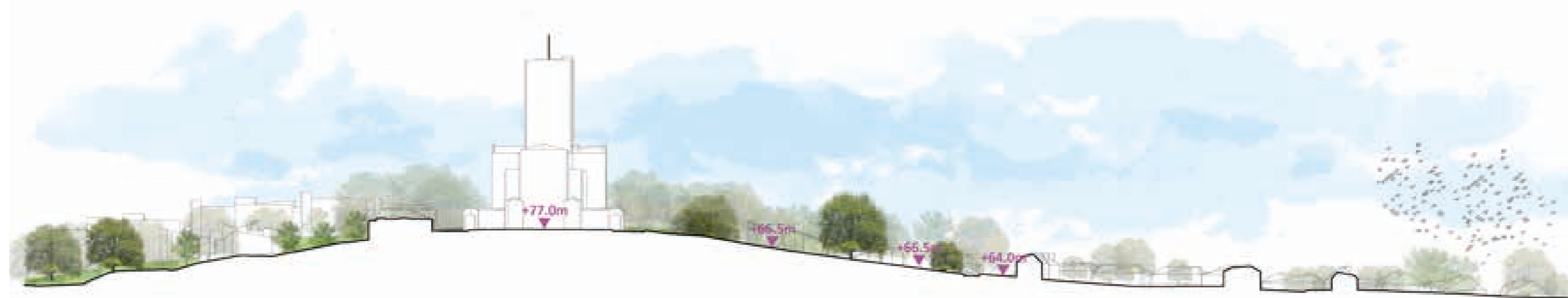


Existing site sections

Section A



Section B



Section C



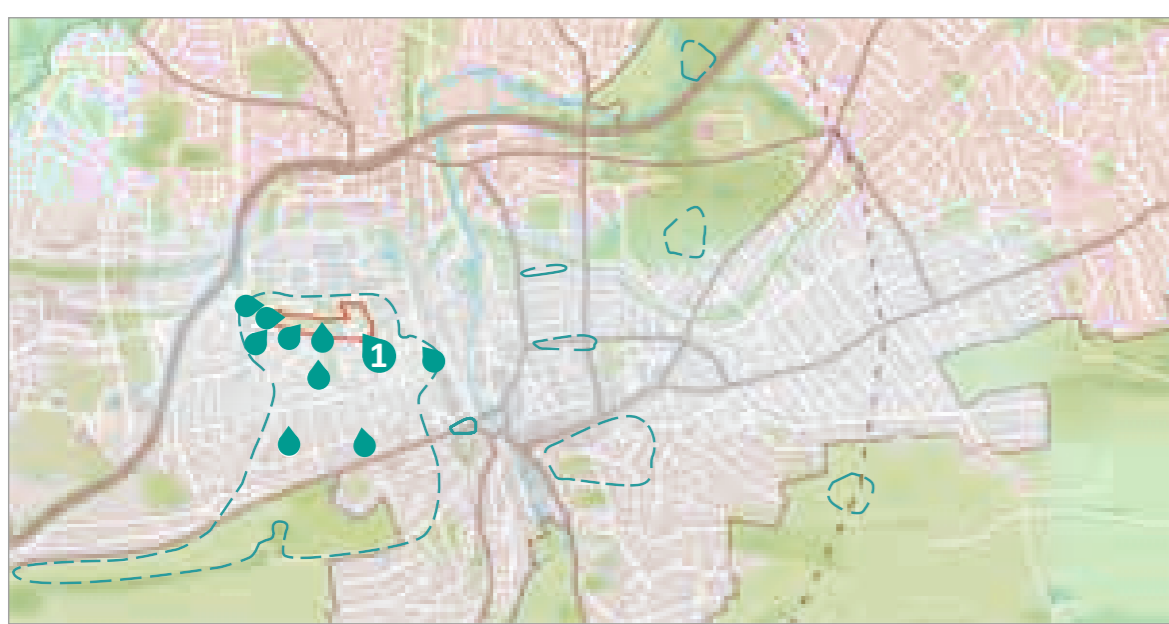
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Assessing the landscape and visual impact

The Landscape and Visual Impact Appraisal will follow the latest guidance from the Landscape Institute (GLVIA 3) and will take due consideration of the Draft GBC Guildford Town Centre Views SPD, 2019.

Short-distance views

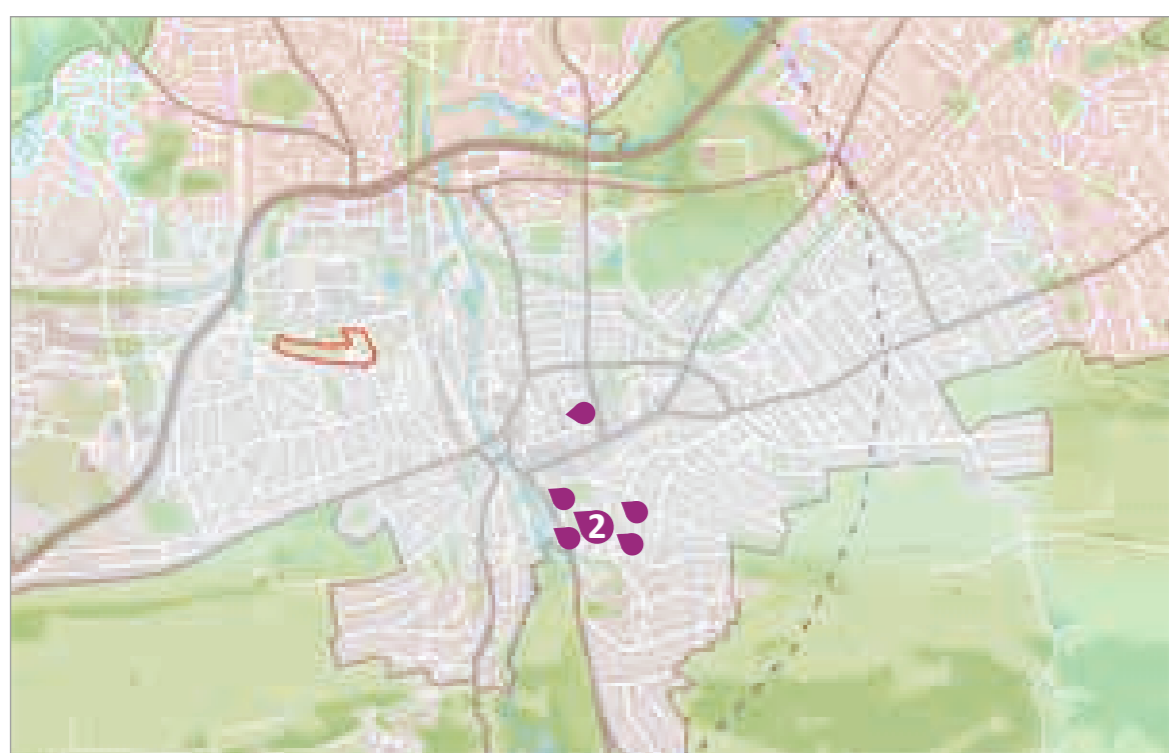
The short distance views are clustered to the south of the Cathedral. These tend to be views from residential streets in Onslow Village. Close to the site these tend to be glimpsed views but moving further south there are wider views of Stag Hill and the Cathedral.



① Scholars Walk and Public Right Of Way (ref: GBC FP6)

Town centre views

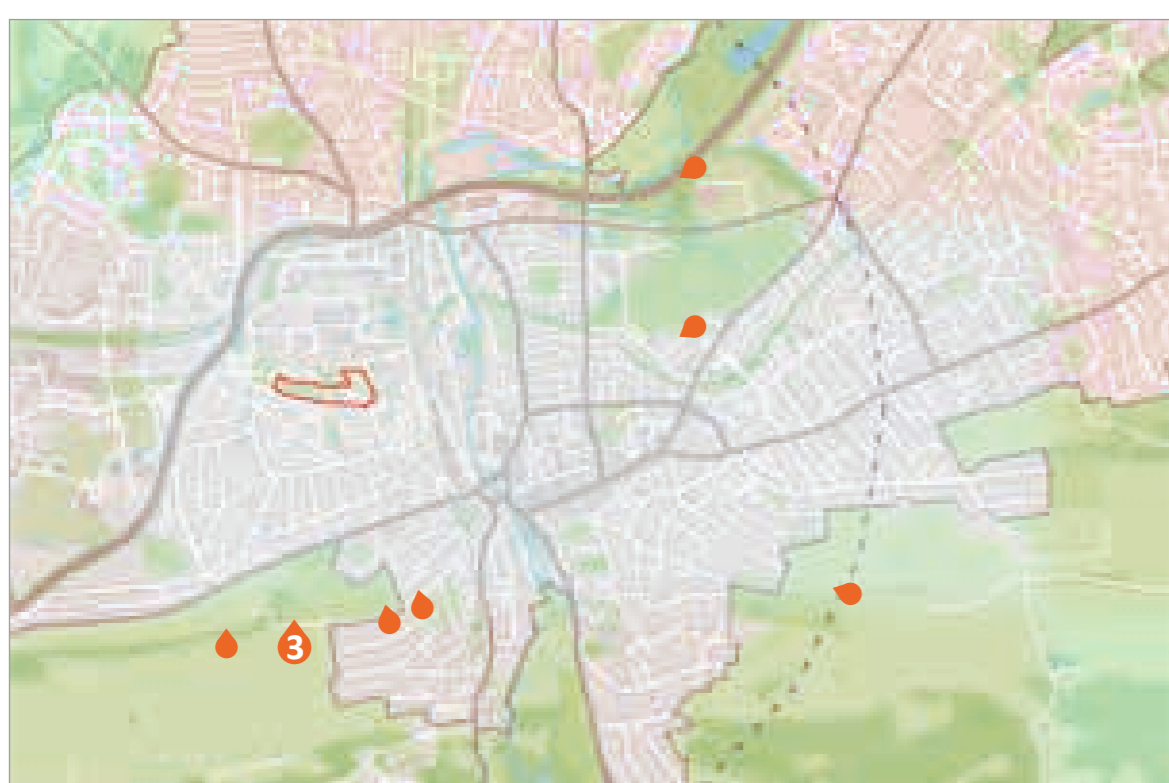
There are a number of important views from the historic core of Guildford. Due to the tight historic grain of the centre the site tends to only be visible from open high points. These views feature the south-east slopes of Stag Hill and elevations of the Cathedral.



② Guildford Castle

Long-distance views

Due to its prominence on Stag Hill, the Cathedral and its setting are visible from a number of distant viewpoints. These views are spread around the south and east although they tend to be from elevated positions in areas of open countryside/parkland.



③ The Mount. Public Right Of Way (ref: GBC FP7)

Homes near Guildford Cathedral Community Planning Day

Next steps

Engagement timeline



Feedback

Keep sharing your ideas!

Visit our website www.givemyview/guildfordcathedral to share your views online. Our first polls will close mid-December 2019.

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



www.givemyview.com/guildfordcathedral