

## Welcome

**Thank you for taking the time to come to this exhibition setting out the plans for the redevelopment of the Guildford Park Road Car Park Site.**

The Council wants your comments on the plans to help inform the final plans.

There is significant need for all types of housing in the borough, in particular affordable housing.

89% of the land in the borough is in the green belt. This places severe constraints on the development of new homes.

The Council has appraised brownfield sites it owns in urban areas to identify opportunities for redevelopment.

Whilst the existing surface car park at Guildford Park Road provides an important facility for commuters and other long stay users, the site fails to achieve its full potential in economic, social and environmental terms.

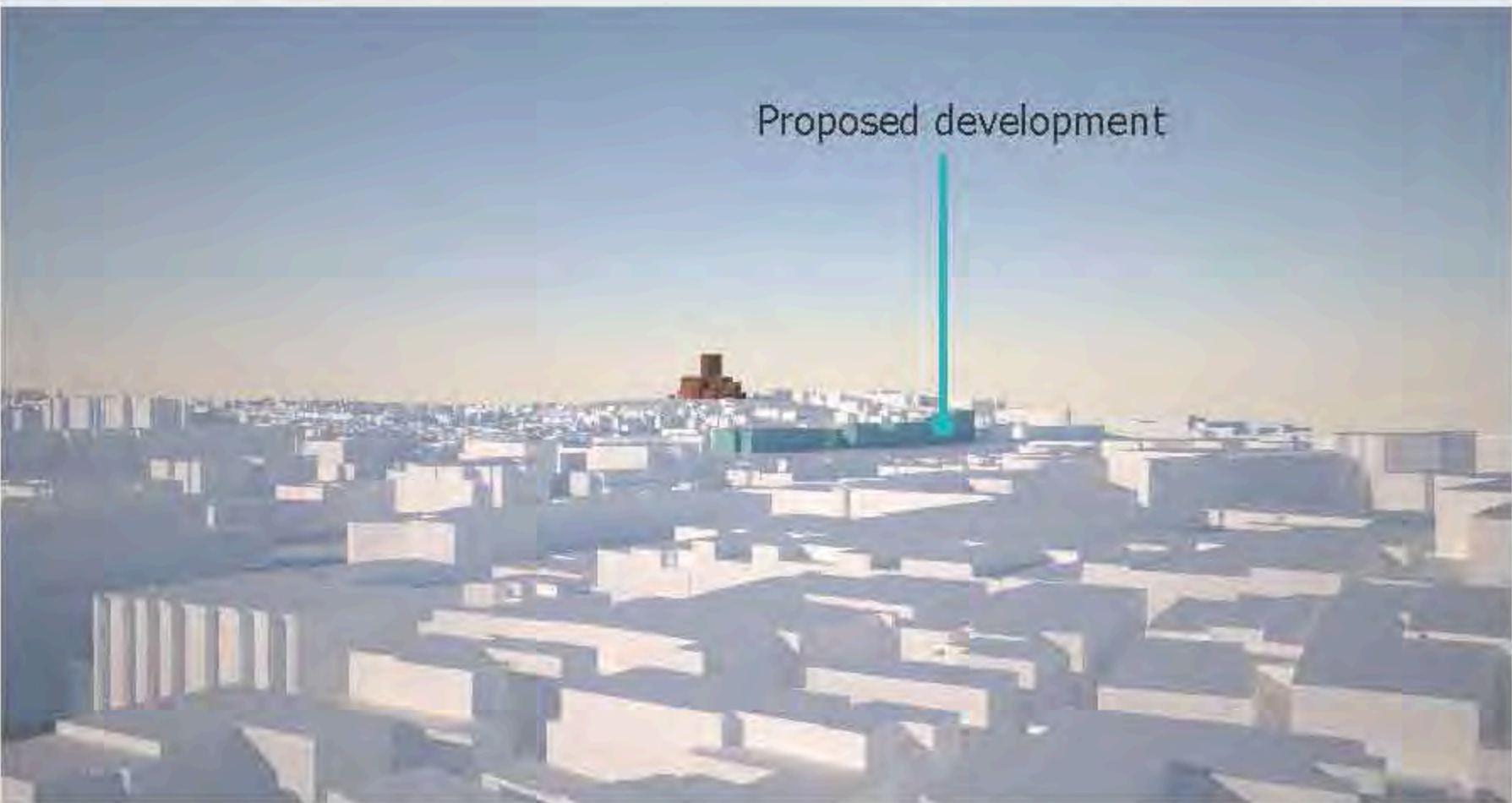
Therefore, the Council is bringing forward plans to redevelop the site so that the space can be better utilised.

The existing 400 parking spaces will be relocated into a new multi-storey car park at the southern end of the site.

This will free up the remainder of the site for the development of new homes.

## Feedback

Please feel free to discuss the proposals with a member of our team here today. There is also a feedback form for you to complete.



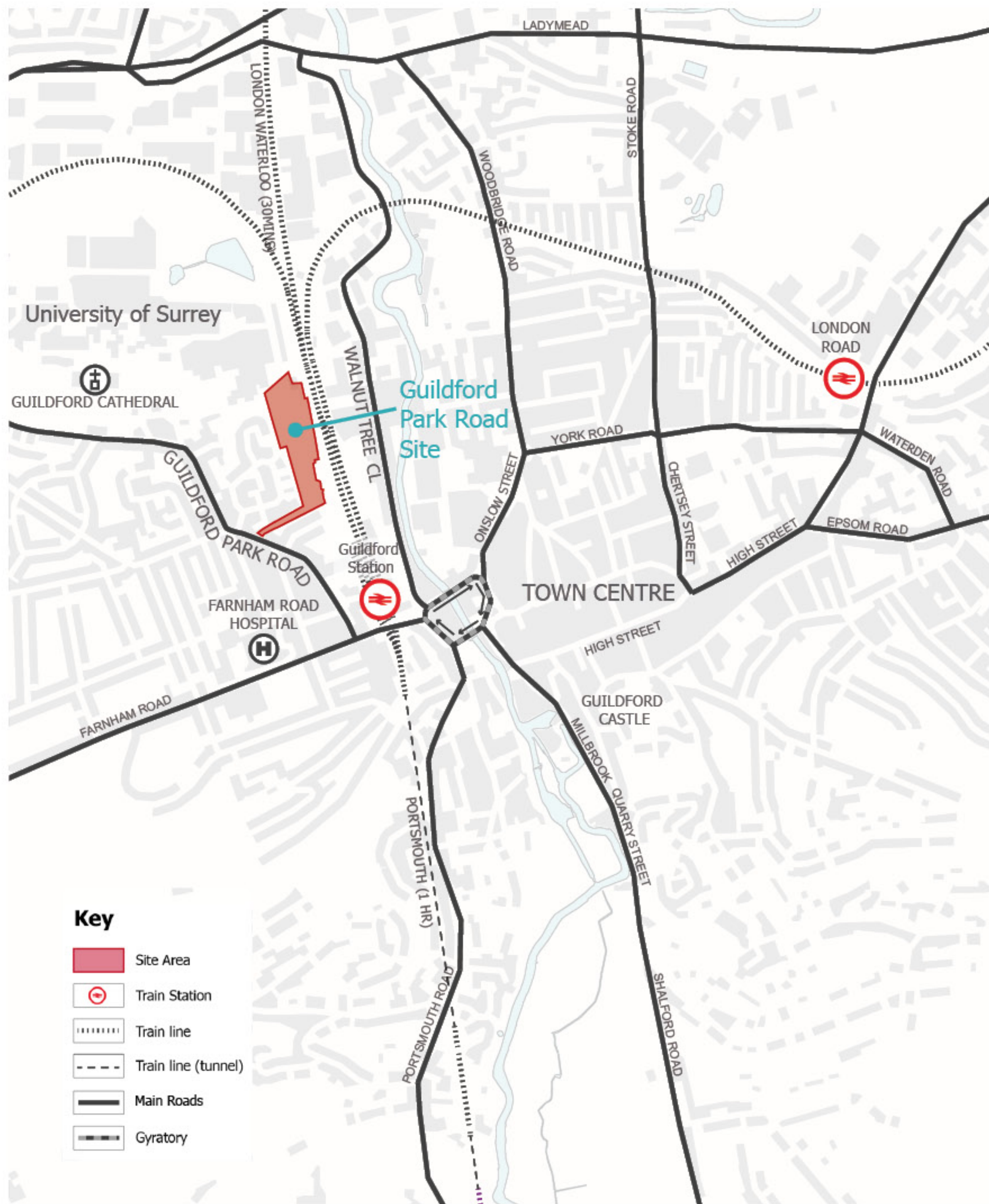
Massing study - view from top of Castle



Massing study - view from Castle base



## 2 The Site and Surroundings



The site is located approximately 900 metres to the north west of Guildford Town Centre and only 350 metres to the north west of Guildford Station. It is approximately 2.12 hectares in size and is currently laid out for a surface car park. The site is accessed by a long narrow road.

The car park has 400 spaces available to the public on 'long stay' together with 118 single storey garage units along its western perimeter available to rent from the Council.

To the east of the site is a busy railway line with services to London and Reading. To the south and west of the site are established residential areas, whilst to the north of the site is the University of Surrey campus. The university campus can be accessed on foot from the Car Park site and a number of bus routes pass through the site to and from the University and beyond.

The site rises to the north and there are views of Guildford Cathedral from the site.

Key considerations have therefore been:

- Retaining the 400 public car parking spaces
- Maintaining access through the site and enhancing the environment for pedestrians
- The impact of the railway
- Not harming views of Guildford Cathedral from the Town Centre
- Ensuring proposals do not harm the amenity of adjacent residents.



View south from northern boundary



University Campus



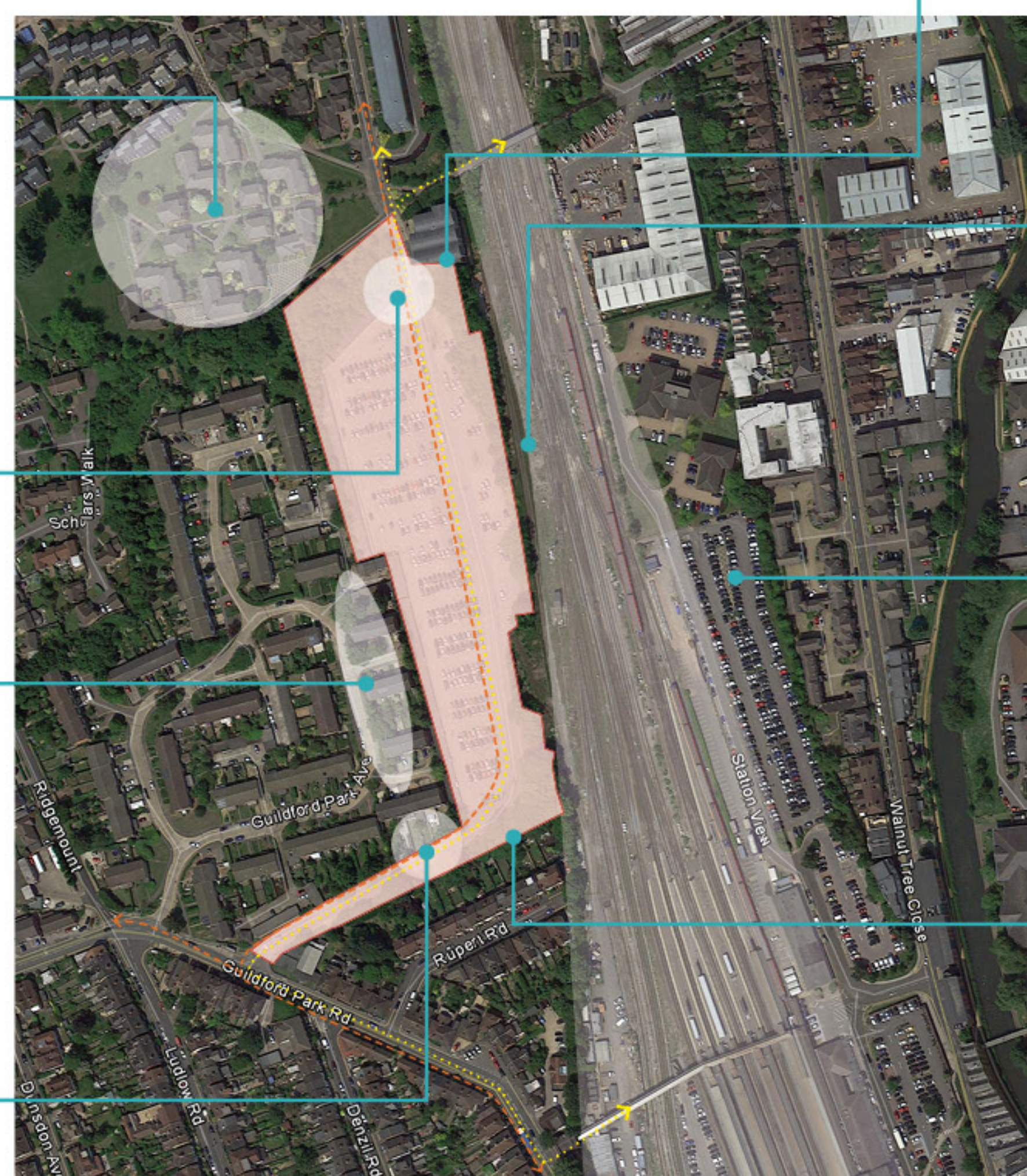
Entrance to Surrey University/Bus Gate



Residential units adjacent to site



Access road to site



--- Existing bus route      ..... Existing pedestrian connection



Railway lines adjacent to site



View towards the site



View north from southern boundary



## 3 The Proposal







An important design objective has been to centre the development on high quality, well-designed public spaces and open space. Therefore running through the entire length of the residential zone we are proposing the creation of a long, linear park. Due to the sloping nature of the site the southern extent of the park will need to include landscaped terraces, before the park levels out to the north of the site. This will provide the opportunity to create a series of different spaces and experiences through the length of the park.

Activity spaces

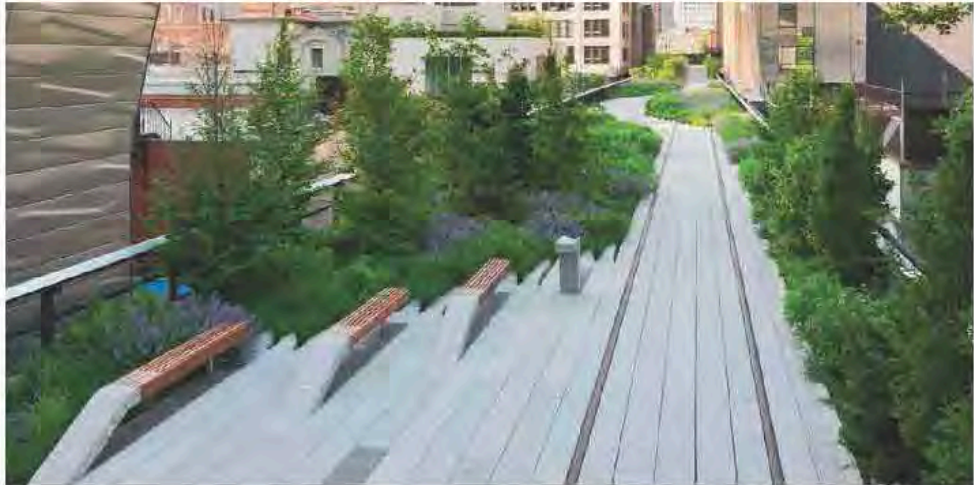


Linear park

Drop-Off / Disabled Parking Area



Home Zone with Pocket park  
Terraced element of linear park



Small park



Office/Workshop  
Retail

To minimise the extent to which the public realm becomes dominated by cars and traffic all residential traffic will have parking provided in a dedicated car park beneath the apartment buildings adjacent to the railway. This will be accessed via the south of this building meaning that none of the traffic generated by the development needs to progress further into the site. Access through the site will be maintained for buses and the University, but the design of the road will ensure speed is limited.

The two residential streets leading off from the main access road will be designed as Home Zones. Cars will not be allowed to enter these areas giving residents priority to use these spaces. This means there are opportunities to provide small pocket parks outside people's front doors which could include communal beds to grow vegetables, informal play areas, or just a landscaped area in which to sit.



Redevelopment of Guildford Park Car Park Site

# 5 Multi-storey Car Park



Location plan

The multi-storey car park will be situated to the southern end of the site. It will ensure that there is no loss of public parking provision on site. The car park will be operated by a 'pay on foot' method. Access to public car parking spaces will be to the south.

Key design considerations have been the relationship of this building to the neighbouring residential areas and how it can be used to enhance the route for pedestrians through the site. A generous covered footway is therefore provided on the western side of the car park. Facing onto the footway will be retail, office and workshop units to introduce activities and natural surveillance.

The Council is also considering looking at opening up pedestrian access from this part of the site to the adjacent residential area to the west.



Scale: 1:200

North elevation



Scale: 1:200

South elevation



Scale: 1:200

West elevation



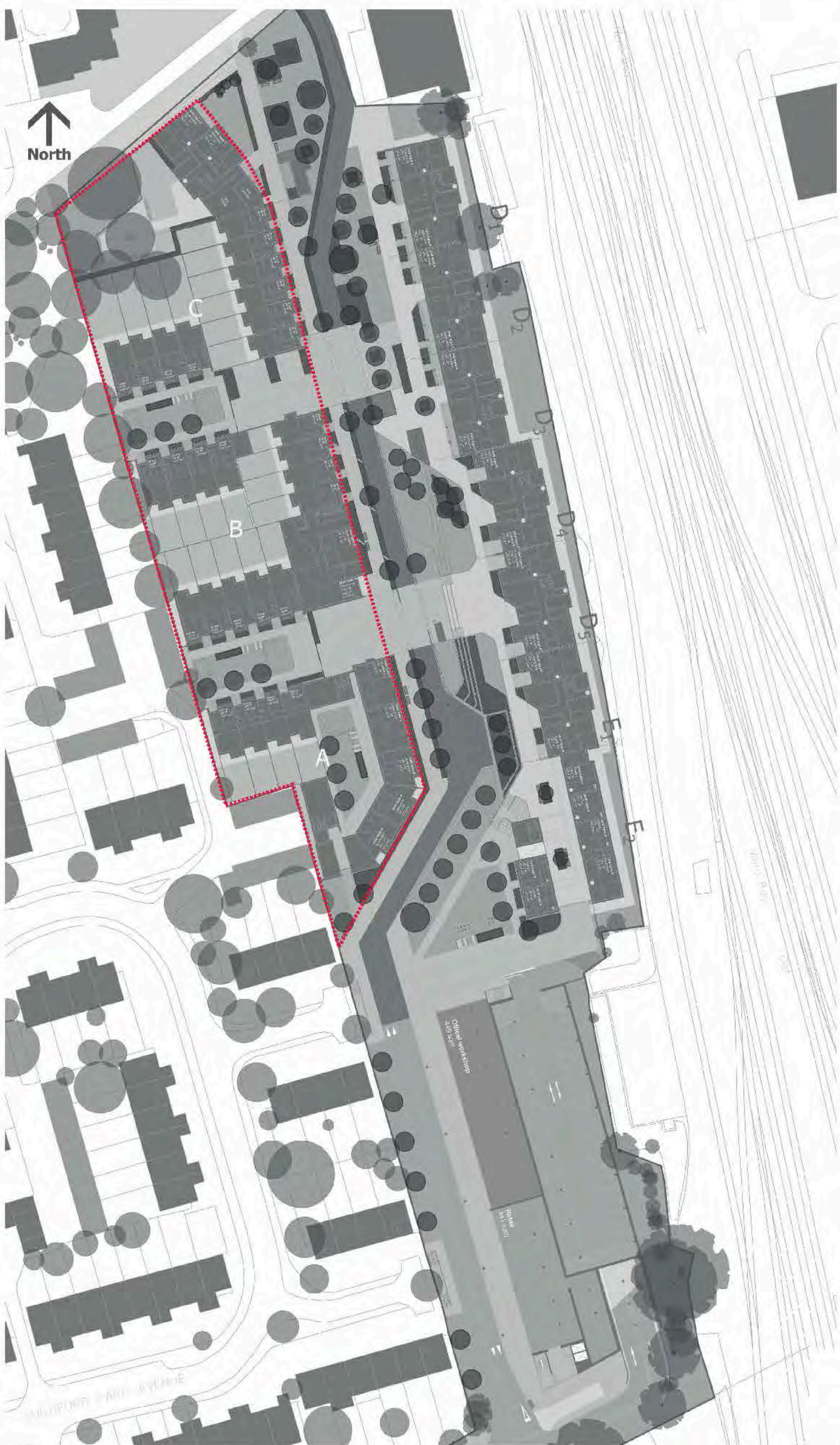
Scale: 1:200

East elevation

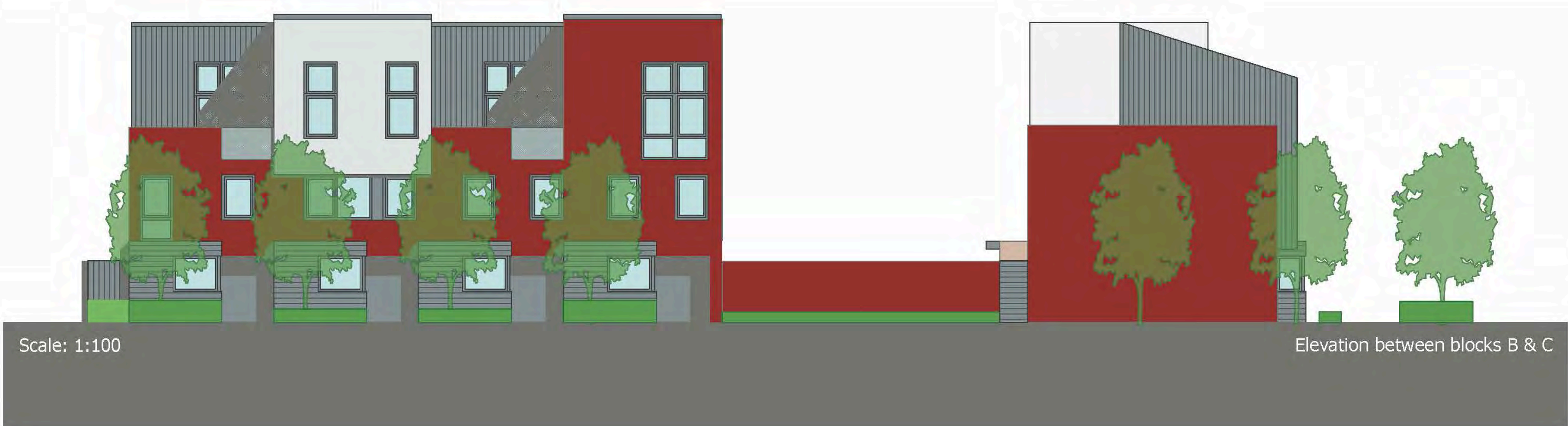


# 6 Family Housing

It is proposed that a large proportion of more traditional family housing with gardens will be provided on the western part of the site. Two streets will lead off from the central road and face onto small pocket parks. Housing on these streets will be three storeys in height. Vehicles will not be allowed to access this part of the street. Residents will park in an undercroft car park on the eastern side of the site. However, short-term unloading and servicing will be allowed to the entrance of these streets as well as disabled parking. A mixture of family accommodation and apartments will front onto the central road and linear park. This will be three and four storeys in height.



Location plan





# Redevelopment of Guildford Park Car Park Site

## 7 Apartment Block



Location plan

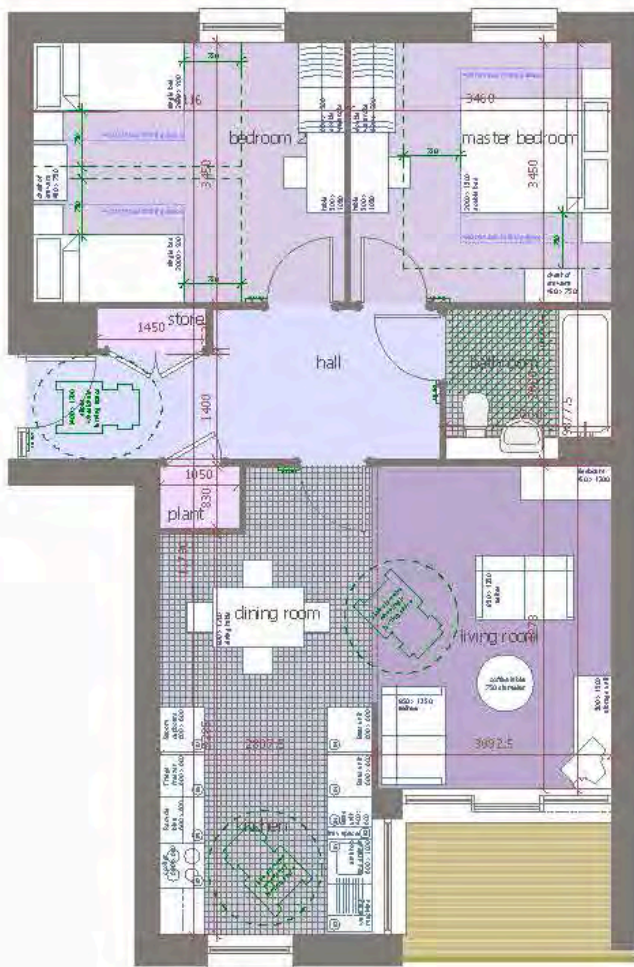
An apartment block is proposed on the eastern side of the site. This helps to enclose the development and mitigate any impact the adjacent railway will have. The building has been designed to vary in height and architectural detailing so that it appears as a series of individual buildings much like the historic streets of Guildford Town Centre. The height of this building will vary between 3 and 6 storeys.

### Indicative Floor Plans

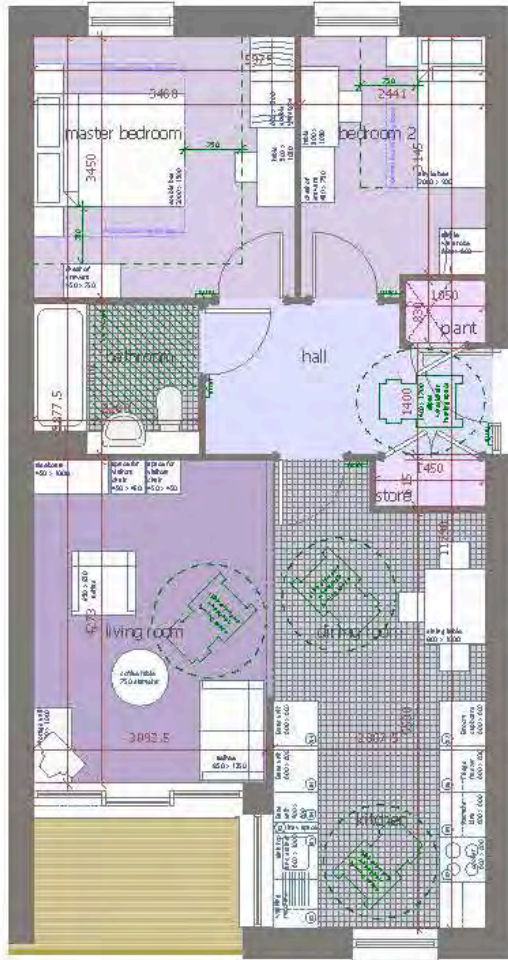
Unit Type A  
1 bed - 2 person apartment



Unit Type H1  
2 bed - 4 person apartment



Unit Type F  
2 bed - 3 person apartment



Unit Type H2  
2 bed - 4 person apartment





# Redevelopment of Guildford Park Car Park Site

## 8 Next Steps

We hope you have found this display informative. In order to progress the proposals for Guildford Park Road the Council would like to understand your views. There are various ways you can send us your comments:

- Complete a questionnaire today and leave it in the comment box
- Take a questionnaire with you and send it to Guildford Park Consultation, 100 St John Street, WYG Group, London EC1M 4EH
- Complete the survey online at [www.guildford.gov.uk/creatingplaces](http://www.guildford.gov.uk/creatingplaces)
- Email us at [creatingplaces@wyg.com](mailto:creatingplaces@wyg.com)

**Please let us have your comments by Friday 4 December 2015.**

We will review all the comments we receive and use them to help inform the final proposals for the site. It is currently envisaged that a planning application will be submitted in early Spring next year. As part of the application we will set out the comments we received as part of the consultation. When the application is submitted there will be a further opportunity to comment on the proposals. However, if you include your contact details when you provide us with your comments we will keep you informed of progress.



### Construction

If planning permission is granted for the redevelopment of the site we currently envisage that construction work could commence towards the end of 2016. This drawing illustrates the proposed phasing plan.

Our approach will be to maintain access through the site to the University during construction and to retain as many public car parking spaces in operation whilst the new car park is being built. We currently envisage it will take 14 months to build the new car park and that the whole development could be completed by the end of 2019.



**Phase 1:** Construction of the new multi-storey car park



**Phase 2:** Construction of the residential properties to the east of the site



**Phase 3:** Construction of the residential properties to the west of the site