

**EXISTING  
PLAN**



# PROPOSED PLAN



1. New willow trees next to bridge
2. Town Bridge dismantled and side panels reused on new road and pedestrian bridge
3. Sunken towpath beneath remodelled Town Bridge
4. Continuation of pedestrian route from High Street
5. Gradual slope up to traffic bridge
6. Landscaped barrier to protect pedestrians from new bridge at a higher level
7. Pedestrian crossing to Debenhams
8. Controlled out of hours service access to high street

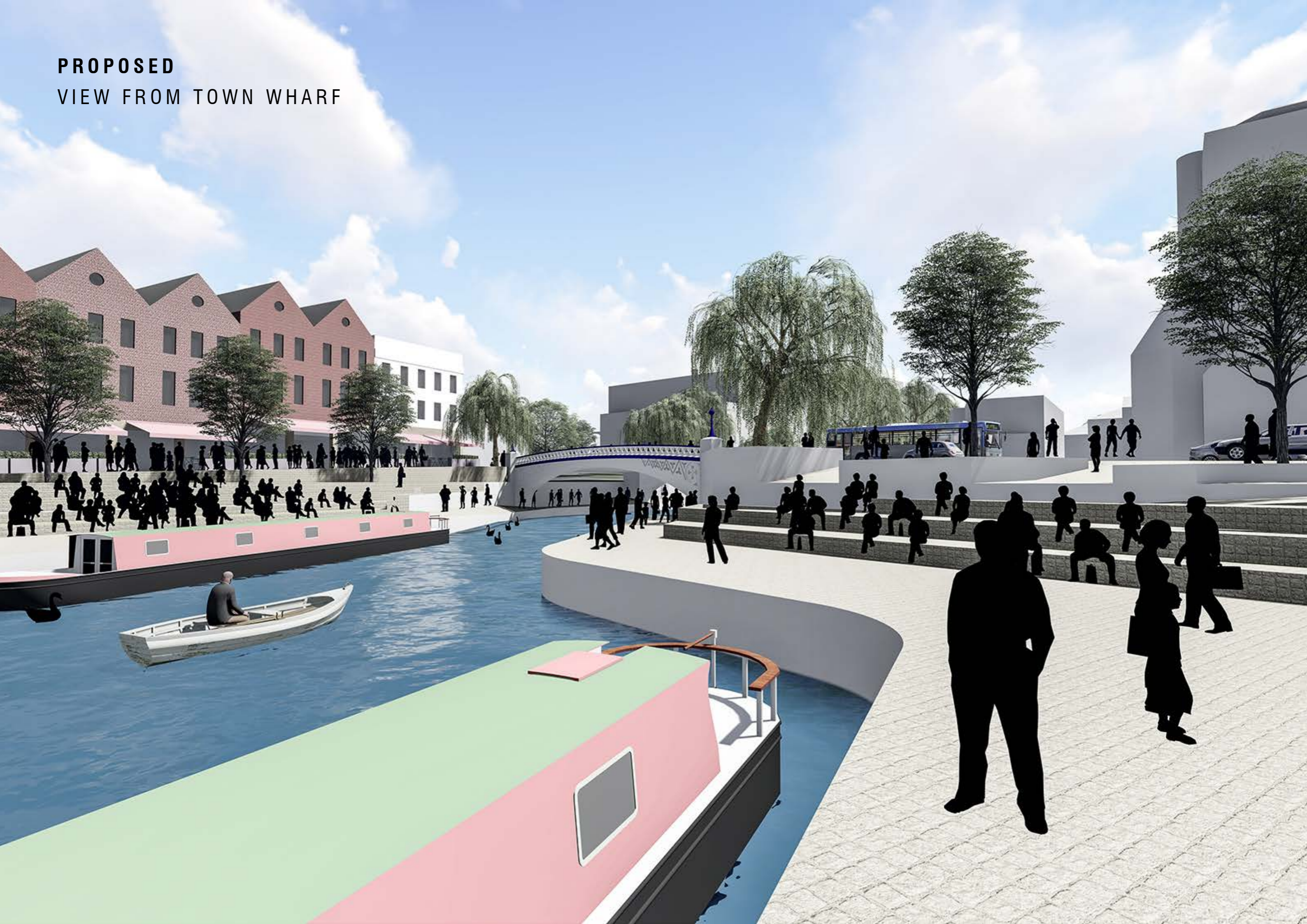


PROPOSED  
AERIAL VIEW



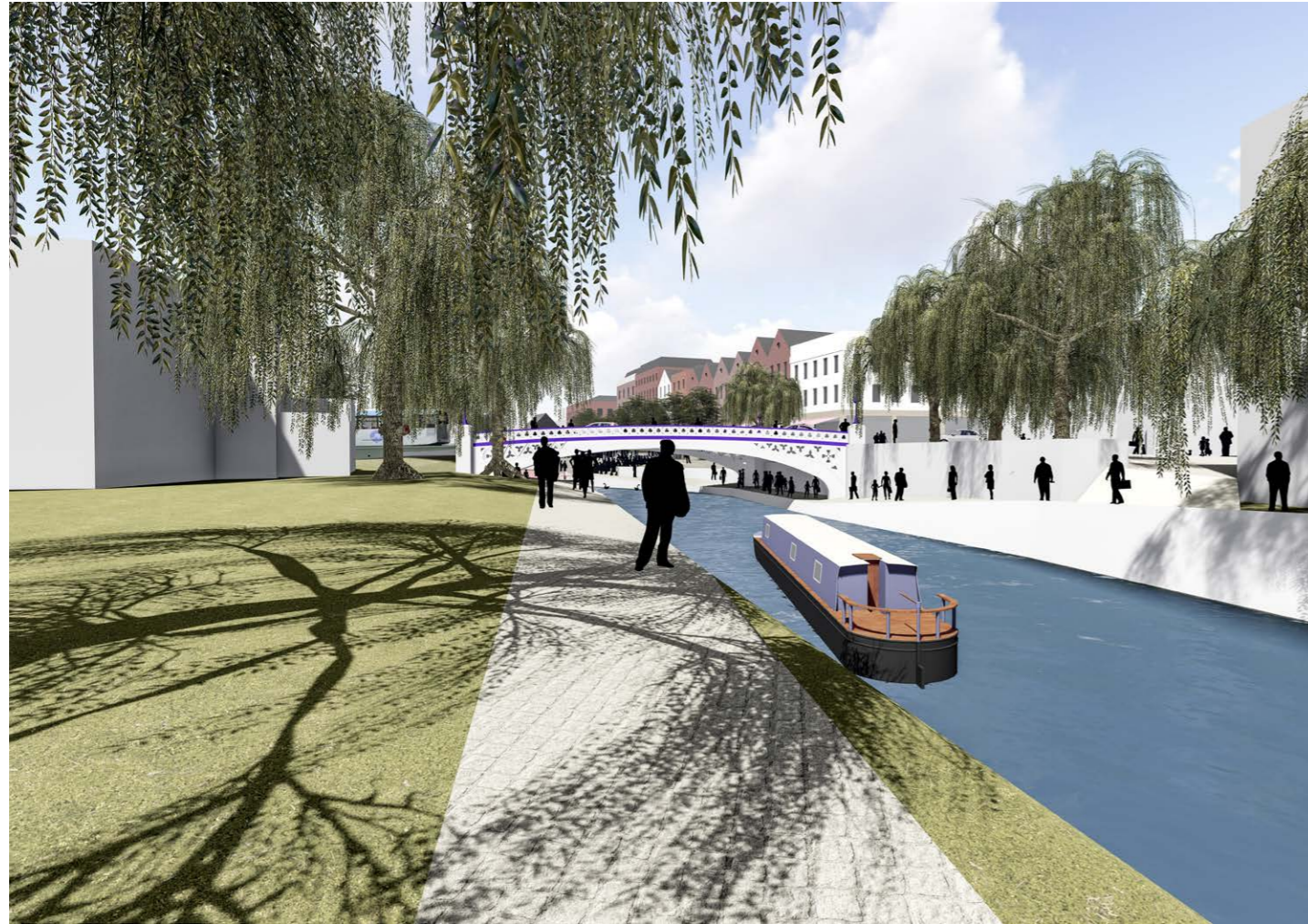


**PROPOSED**  
VIEW FROM TOWN WHARF





# PROPOSED VIEWS



View of the Town Bridge from Millmead



View of the Town Bridge from the Town Wharf



# PROPOSED

## BEFORE & AFTER FROM THE HIGH STREET



Existing view of the Town Bridge from the High Street



Proposed view of the Town Bridge from the High Street



# 7. PUBLIC SPACE PRECEDENTS



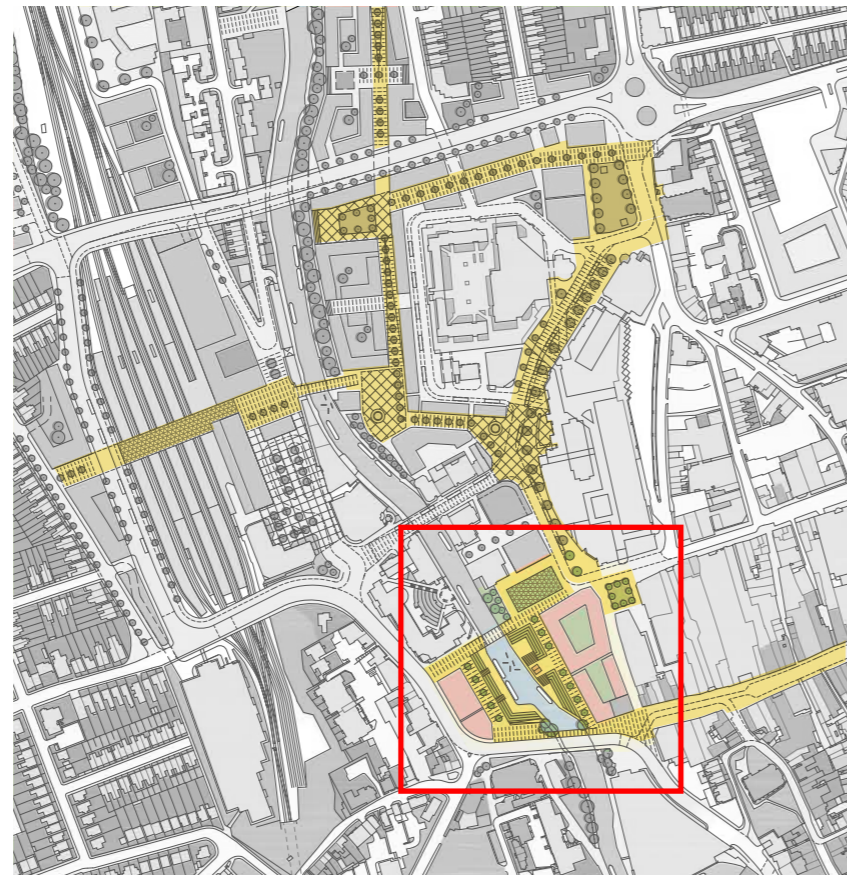
# TOWN WHARF

## USES & ACTIVITIES

The Town Wharf is a multipurpose space connecting North Street and the High Street to the river.

### Activities/Uses/Buildings

- Landscaped waterside seating
- Markets
- Cafes and restaurants
- Outdoor dining
- Watersports
- Footbridge
- Town centre living
- Shopping
- Street performers
- Arthouse cinema
- Arts centre/gallery



Proposed Squares Key Plan



Town Wharf Extract



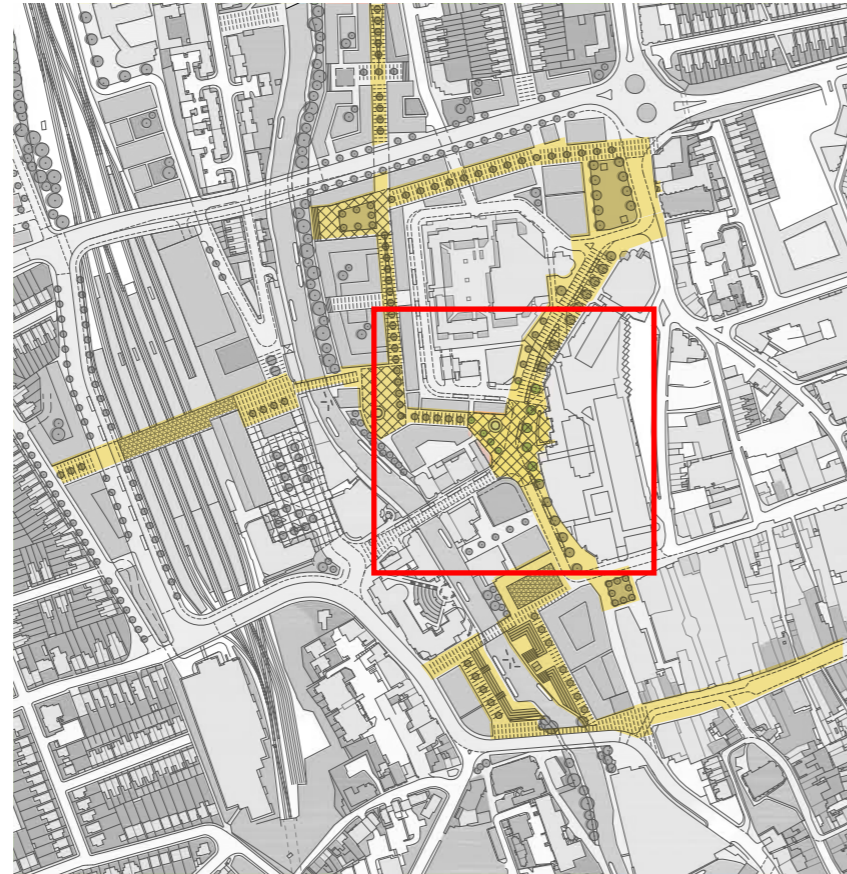


# NEW BRIDGE SQUARE USES & ACTIVITIES

A focal point for the pedestrianised Onslow Street, New Bridge Square connects the Friary and Bedford Wharf

## Activities/Uses/Buildings

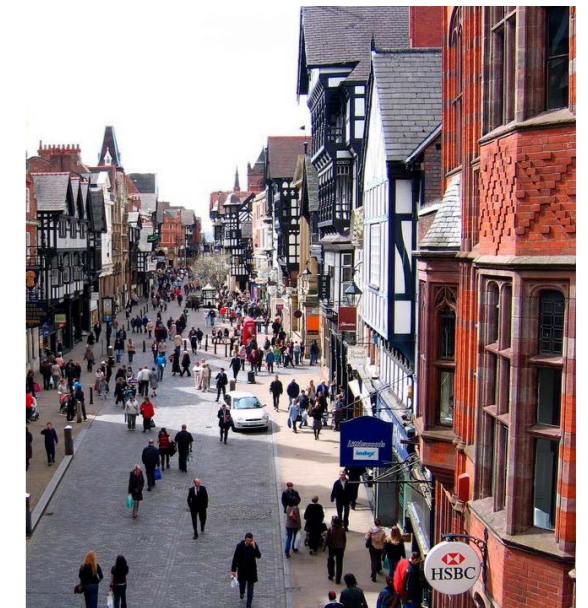
- Bus interchange
- Water feature
- Shopping
- Town centre living



Proposed Squares Key Plan



New Bridge Square Extract



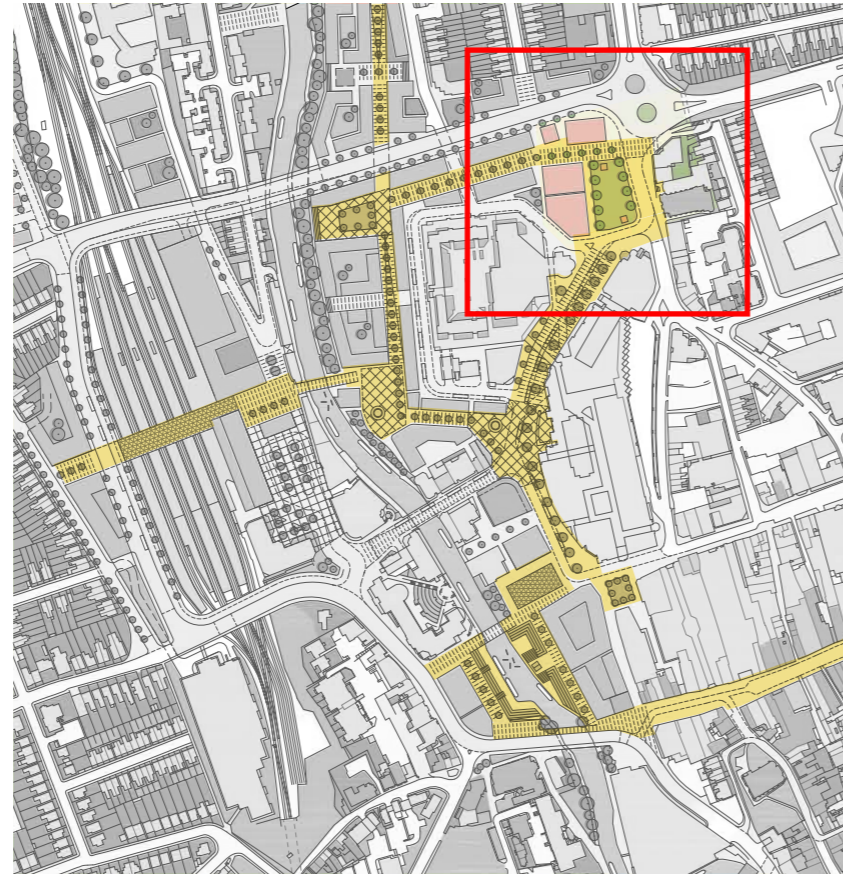


# ST SAVIOUR'S SQUARE USES & ACTIVITIES

A civic square formed by St Saviour's church and new civic buildings provides a gateway into Guildford.

## Activities/Uses/Buildings

- Civic centre
- Town Hall
- Police Station
- Ceremonies
- Public exhibitions
- Town centre green space
- Outdoor exercise



Proposed Squares Key Plan



St Saviour's Square Extract



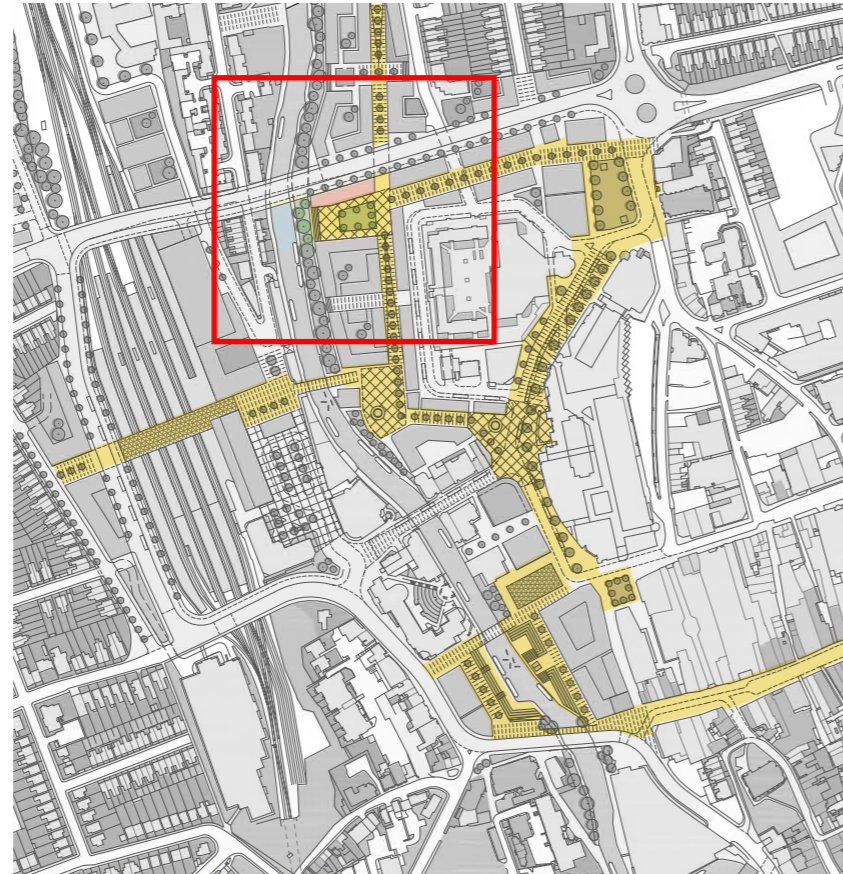


# THE WATERSIDE USES & ACTIVITIES

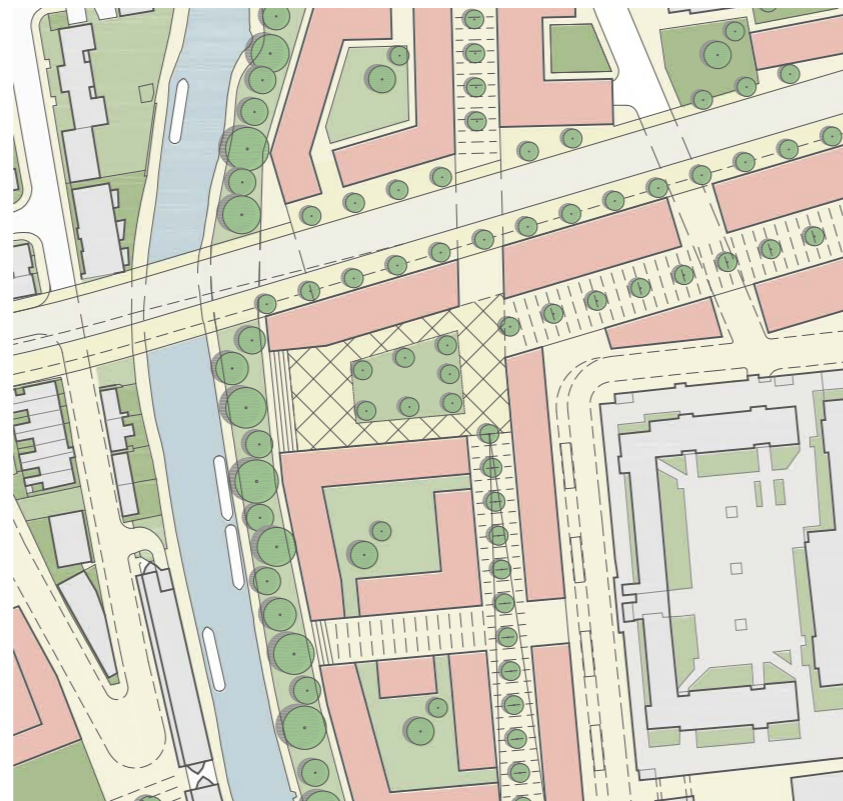
A waterside square linking Bedford Wharf and St Saviour's Square

## Activities/Uses/Buildings

- Outdoor talks
- Performances
- Offices
- Residential
- Bars and restaurants
- Outdoor dining
- Lunch breaks



Proposed Squares Key Plan



The Waterside Extract





# BEDFORD SQUARE USES & ACTIVITIES

Bedford Wharf connects the station to the town centre and becomes a cultural hub for Guildford.

## Activities/Uses/Buildings

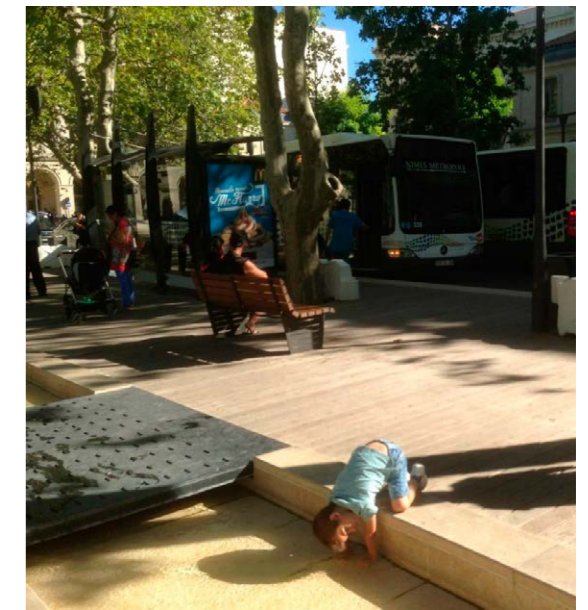
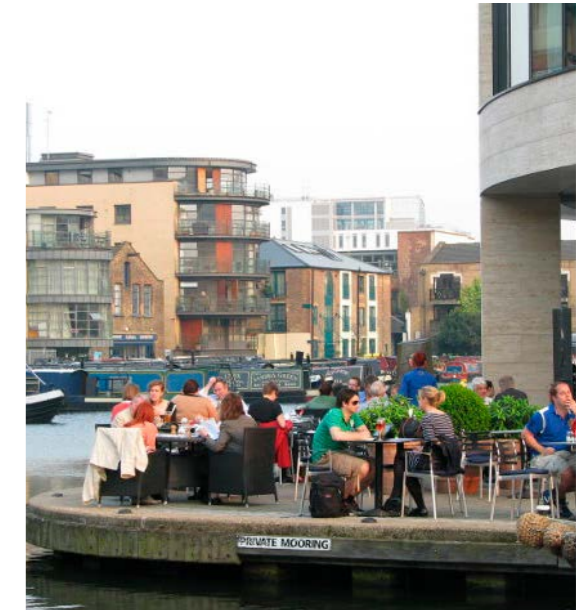
- Hotel
- Public art
- Restaurants and bars
- Pedestrian bridge
- Public screenings of films or sporting events
- Outdoor performances
- Route to station



Proposed Squares Key Plan



Bedford Square Extract



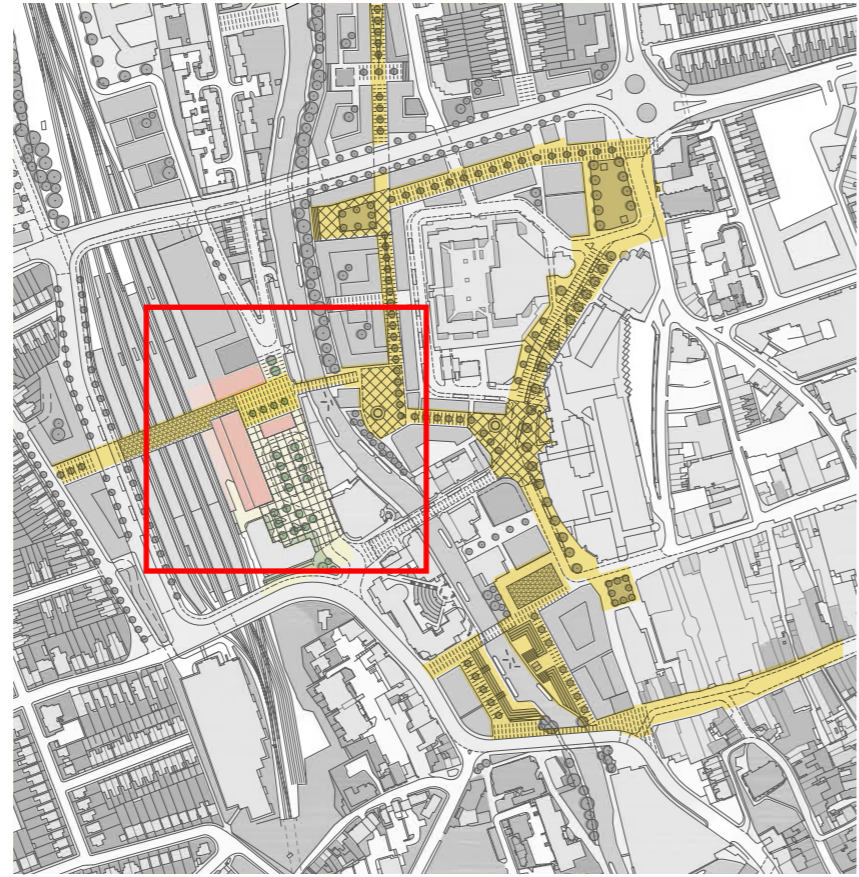


# RAILWAY ESPLANADE USES & ACTIVITIES

A square providing an a grand arrival in Guildford and a clear route to Bedford Wharf and the town centre beyond

## Activities/Uses/Buildings

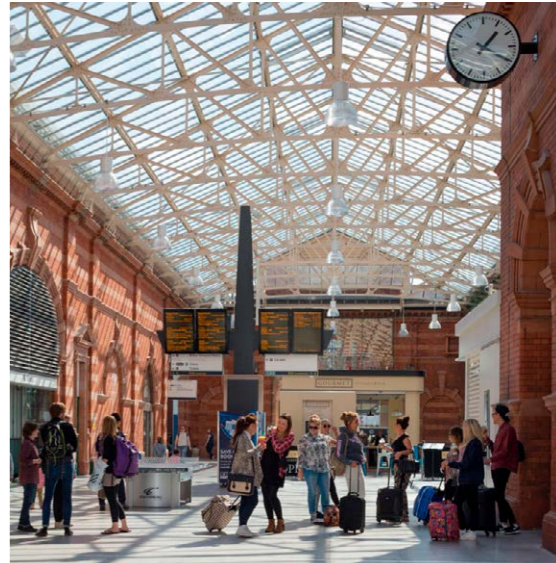
- Guildford station porte cochere
- Vehicle drop off
- Cycle parking
- A meeting place
- Residential
- Offices
- Cafes
- Food kiosks
- Public art



Proposed Squares Key Plan



Bedford Square Extract









# 8. PHASING

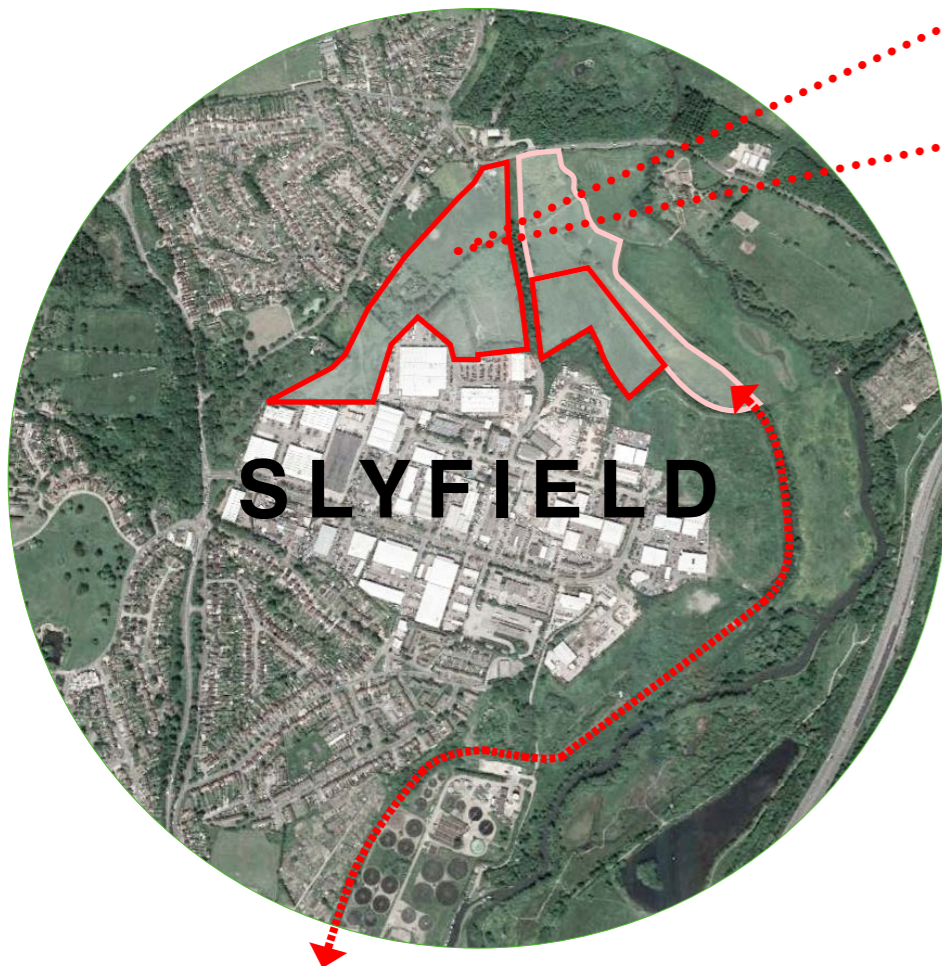


# 1-5 YEARS

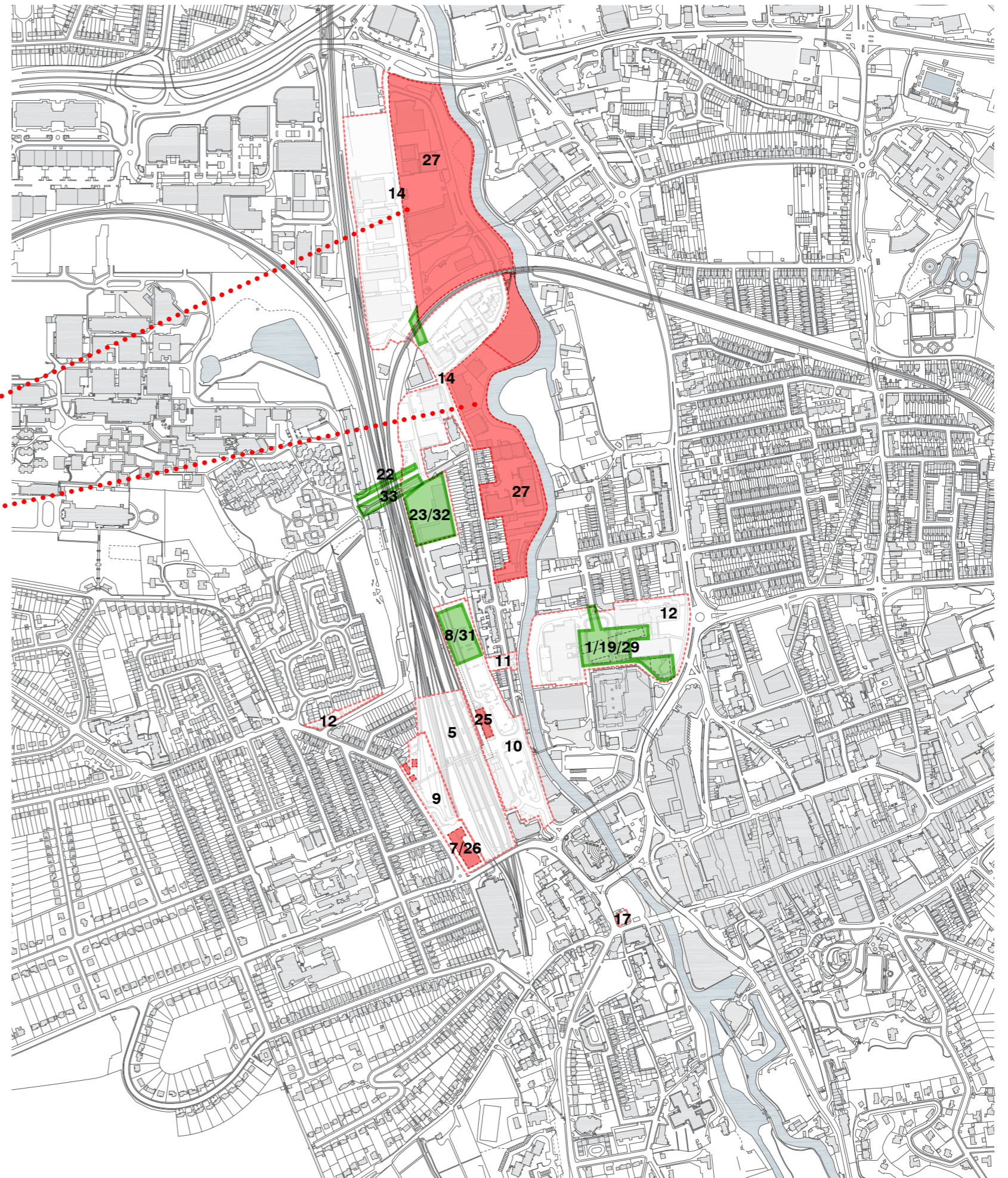
## PHASE 1

The first phase involves relocation of businesses in Walnut Tree Close and Woodbridge Meadows to an extension of Slyfield. This will help to avoid excess development of greenbelt space.

Woodbridge Meadows can accommodate 150 dwellings per hectare, whilst a greenbelt extension would accommodate 30-40 dwellings per hectare. At 150 dwellings per hectare Woodbridge Meadows can create 1200 dwellings, whilst an equivalent area of green belt land can accommodate 350 dwellings. High density residential development of Woodbridge Meadows will help protect the green belt



- Slyfield extension (13.4 Ha)
- Park & Ride
- ↔ Sustainable Movement Corridor





## A. Preparations

### Bedford Wharf

1. Planning consent for new Police and Court buildings at Mary Road
2. Stopping up orders for parts of Mary Road
3. Integration with Environment Agency's flood defence system and EA consent for developments (need to ensure there is, in the Bedford Wharf master plan, a clear approved flood risk strategy)
4. Identify new site for Odeon Cinema

### Station Quarter

5. Network Rail and Department for Transport approval for station expansion (including Platform 0, reorganisation of platforms 7 & 8, and creation of platforms 9 and 10)
6. Office of Rail Regulation (ORR) consent to sell parts of the station for development
7. Acquire by CPO or otherwise the office building on the corner of Guildford Park Road and Farnham Road
8. Consent for multi-storey car park on Northern end of East side of Station
9. Consent for multi-storey car park on west side of station (may require compulsory acquisition by Network Rail as part of expansion of the station)
10. Consult on regeneration of wider area of western side of the station including arrangements to restrict road use, etc – and open enough to include possibility of redevelopment of Guildford Park Estate

### New Road

11. Acquire by CPO or otherwise the properties in Walnut Tree Close to facilitate and accommodate the new road
12. Land assembly (including CPOs) for new road(s) from York Road to Guildford Park Road and Farnham Road

### Walnut Tree Close & Woodbridge Meadows

13. Development Plan Document to enable use of Slyfield to relocate Employment Land uses from Woodbridge Meadows and Walnut Tree Close (will require amendment of Green belt boundary and rezoning of Walnut Tree Close & Woodbridge Meadows)
14. Land assembly in Woodbridge Meadows and Walnut Tree Close to enable development preparation
15. Enter discussions with Education Funding Agency with a view to new schools on Walnut Tree Close and/or Woodbridge Meadows
16. Discussions with NHS and GP surgeries for new or extended surgery to service town centre homes

### Riverside Square

17. CPO or otherwise acquire the George Abbot pub and other buildings on lower High Street

## B. Enabling Works

### Bedford Wharf

18. Reorganisation of road system at Mary Road to 'hug' the Bedford Road car park on the north side and block off Mary Road
19. Secure hoarding between Mary Road construction site and police and court buildings (whilst maintaining access)
20. Redirect services *if* they run across the construction site to the police, courts and other.
21. Potential decontamination of former gas works site

### Station Quarter

22. Temporary foot bridge to north of Yorkies Bridge to enable demolition of Yorkies Bridge
23. Reconstruction of bridge ramps to take new Yorkies Bridge (NOTE: these should be set further back to give capacity for longest possible lead for rail from Platform 0 before crossing over other rail lines)
24. Acquire Jewsons and provide access road to new Station View (Taylor Wimpey) apartments
25. Demolish small parts of the station building and relocate [British Transport Police (if required) and] station staff car park
26. Demolish office building on corner of Guildford Park Road and Farnham Road down to lower level car parking

### Walnut Tree Close & Woodbridge Meadows

27. Clearance of riverside of Woodbridge Meadows and Walnut Tree Close to prepare for flood management infrastructure (to be under or part of riverside park)
28. Increase size of tunnel under Suburban rail line between Walnut Tree Close and Woodbridge Meadows

## C. Developments and Construction Projects

### Bedford Wharf

29. Build new police station and court buildings on Bedford Wharf
30. Incorporate extension of Mary Road underneath new buildings to access Bedford Road Car Park

### Station Quarter

31. Build new MSCP on north east side of station

### Walnut Tree Close & Woodbridge Meadows

32. Build new residential development on site of Jewsons
33. Construct new Yorkies Bridge to take buses and cycles – use short term to enable access to car park via Guildford Park Car Park to release site for housing development as early as possible



**1-5 YEARS**  
**PHASE 2**





## Completions

### Bedford Wharf

1. Police Station operational
2. County Court operational

### Station Quarter

3. Station Multi-storey Car Park (North East) open and operational
4. Platform 0 open and operational allowing platforms 7 and 8 to close

### Walnut Tree Close & Woodbridge Meadows

5. New Yorkies Bridge open and operational
6. First dwellings available for occupation on former Jewsons site

## A. Preparations

### Bedford Wharf

7. Planning Consent for relocated Odeon Cinema and CPO/commercial deal for acquisition of freehold of Cinema and Restaurant

### Station Quarter

8. Relocate Network Rail depot offices from eastern side of the Station into portacabins along the eastern edge against the 'cliff' close to the tunnel entrance
9. Relocate sidings to the north eastern side of the tunnel entrance (opposite the Farnham Road car park) by the portacabins.
10. Close platforms 7 and 8 at Guildford Station (platform 0 will give the capacity to do this)

### New Road

11. Boreholes and geological testing for new road bridge and raised carriageway structures across the railway and alongside platform 8

### Walnut Tree Close & Woodbridge Meadows

12. Acquire land on Walnut Tree Close for development of school(s) [NOTE: suggested to develop these as part of the green space for some playing fields – schools land value can be as much as residential land value and so gives some cash receipt against keeping land open)

### Riverside Square

13. Planning approvals for development on western side of the river
14. Demolition permits for George Abbot Pub and Listed Building approvals for works in the curtilage of St Nicholas Church and The White House

## B. Enabling Works

### Bedford Wharf

15. Demolish existing Police Station and Law Courts

### Station Quarter

16. Construct new ramp down to Farnham Road car park alongside Guildford Park Road and through the westernmost arch of the Farnham Road bridge
17. Demolish platforms 7 & 8
18. Move station boundary fence westwards to accommodate platforms 7 to 9 or 10 (NOTE: platform 10 may not be required on the basis Platform 0 will be operational)

### New Road

19. Demolish the properties in Walnut Tree Close to facilitate and accommodate the new road

### Walnut Tree Close & Woodbridge Meadows

20. Construct new pedestrian and cycle bridge between Walnut Tree Close and Dapdune Farm House

## C. Developments and Construction Projects

### Bedford Wharf

21. Build new Odeon Cinema (site to be determined)

### Station Quarter

22. Begin construction of platforms 7, 8 and 9 (& 10) including extended underpass and a new core of lift and stairs (to be load bearing) on each platform with structure to take new station concourse
23. Construct new supports for new road bridge at Station and over new rails at Platforms 7 – 9/10 as part of platform construction process – and including ramp over concourse level.
24. Construct new car park alongside Guildford Park Road (below road level) to take development above

### Walnut Tree Close & Woodbridge Meadows

25. Construct ground level car parking for residential development at Woodbridge Meadows (partly for flood water containment if necessary) to allow for all servicing for the development
26. Develop residential plots on Walnut Tree Close



**1-5 YEARS**  
**PHASE 3**





## Completions

### Bedford Wharf

1. New Odeon Cinema open for business (location to be determined)

### Station Quarter

2. Guildford Park Road Car Park open for business with protection from above ground level construction in next phase
3. Open Platforms 7 to 9 or 10 for use (initially to be able to alternate between lines to enable working through the station in a phasing to suit Network Rail, enabling the bridge supports, the concourse construction, the replacement of Farnham Road Bridge and any works of improvement to the rails themselves.

### Walnut Tree Close & Woodbridge Meadows

4. Jewsons site dwellings completed and occupied
5. Walnut Tree Close residential blocks

## A. Preparations

### Bedford Wharf

6. Complete all EA requirements for a residential development above parking on the Bedford Wharf site

### Station Quarter

7. Relocate Guildford Park Car Parking into new car park on Guildford Park Road (with underpass access for ticket-holders to all station platforms)
8. Clear entrance road to Guildford Park Road Car Park (NOTE: if there is to be a regeneration of the Guildford Park Estate this might only be retained as a temporary access and so substantial works not required)

### North Street Development

9. Agree new bus routes and stops with bus operators and Surrey County Council

## B. Enabling Works

### Bedford Wharf

10. Demolish Odeon and Old Orleans buildings ready for development
11. Demolish buildings on Onslow Street
12. Demolish buildings on the west side of Mary Road

### New Road

13. Construct bridge supports and associated works on both sides of the River to take the new road bridge

### Riverside Square

14. Demolish George Abbot pub and other structures on Portsmouth Road car park

### Farnham Road Bridge

15. Construct new supports for the Farnham Road Bridge alongside the railway land on both sides of the railway (if this is done outside the line of the existing bridge, this might allow for a slightly wider bridge for better pedestrian and cyclist experience but can also help reduce the time taken to replace the bridge.
16. Temporarily reroute Farnham Road traffic along Walnut Tree Close as far as Yorkies Bridge, over Yorkies Bridge, back along Guildford Park Car Park and onto Guildford Park Road.

## C. Developments and Construction Projects

### Bedford Wharf

17. Build new Council Offices and County Court on Bedford Wharf site (including new Surrey County Council offices and library if that can be achieved)

### Station Quarter

18. Construction works to all other platforms to accommodate new concourse.
19. Construct (or complete construction of a new concourse over station) working over platforms when rail traffic is diverted onto other platforms.
20. Develop site over entrance to Farnham Road Car Park as a bus interchange with buildings over.
21. Construct new station offices on the corner of Farnham Road and Guildford Park Road with parking for staff and British Transport Police beneath
22. Begin construction of new residential block above Guildford Park Road car park

### New Road

23. Construct York Road extension between new Council Offices and County Court

### Walnut Tree Close & Woodbridge Meadows

24. Begin construction of school(s) on Walnut Tree Close
25. Begin construction of new residential units on Woodbridge Meadows

### Guildford Park Car Park

26. Begin development of Guildford Park car park to the extent use for through traffic during construction of Farnham Road Bridge will allow.

### Farnham Road Bridge

27. Construct new Farnham Road bridge



**1-5 YEARS**  
**PHASE 4**





## **Completions**

### **Bedford Wharf**

1. Council Offices operational
2. County Court operational

### **Farnham Road Bridge**

3. Farnham Road Bridge open

### **Walnut Tree Close & Woodbridge Meadows**

4. Schools on Walnut Tree Close

## **A. Preparations**

### **Station Quarter**

5. Clear entrance road to Guildford Park Road Car Park (NOTE: if there is to be a regeneration of the Guildford Park Estate this might only be retained as a temporary access and so substantial works not required)

## **B. Enabling Works**

### **Bedford Wharf**

6. Demolition of County Court

### **Riverside Square**

7. Re configuration of Town Bridge
8. Construction of bridge ramps for the new Shalford Road Bridge

## **C. Developments and Construction Projects**

### **Bedford Wharf**

9. Build new residential to the west of Mary Road
10. Site preparations to meet Environment Agency requirements and ground level parking (with active frontages onto Riverside walkway) ready for residential and office developments above and first floor level walkways as a means of access during a flood event.

### **New Road**

11. Construct York Road extension to River Wey
12. Construct new Road Bridge over River Wey and over Walnut Tree Close and the Railway
13. Complete construction of new road over new platforms on western side of the station.

### **Guildford Park Car Park**

14. Complete Guildford Park Car Park development including through route

### **Walnut Tree Close & Woodbridge Meadows**

15. Develop student accommodation and residential next to Yorkies Bridge

### **Riverside Square**

16. Construct Shalford Road Bridge
17. Construct new road layout between Park Street and Shalford Road Bridge



**5-10 YEARS**  
**PHASE 5**





## Completions

### Station Quarter

1. Bus Interchange
2. Station Concourse
3. Station Offices
4. Western road above platforms 7 to 9/10

### New Road

5. Crossing from Guildford Park Car Park to York Road enabling the bus station to be closed and the North Street development to be started.

### Riverside Square

6. Shalford Road bridge open completing the new highways system

### Guildford Park Road

7. Guildford Park Car Park development completed with scope for additional phase taking in Guildford Park Estate

### Walnut Tree Close & Woodbridge Meadows

8. Substantial parts of the Woodbridge Meadows housing
9. Student accommodation and residential next to Yorkies Bridge

## A. Preparations

### North Street & Pedestrian Prioritisation

10. Close Onslow Street and Bridge Street to through traffic

## B. Enabling Works

### North Street & Pedestrian Prioritisation

11. Remove central reservation from Onslow Street
12. Lay new street surface (similar to Castle Street treatment) in Bridge Street and Onslow Street

### Walnut Tree Close & Woodbridge Meadows

13. Close Walnut Tree Close to through traffic

### Riverside Square

14. Demolish Friary Bridge

### Millmead

15. Demolish Council Offices
16. Create roadway from Portsmouth Road (Lawn Road) to Millmead through Council site
17. Close off Millmead to traffic from Town Bridge

## C. Developments and Construction Projects

### Bedford Wharf

18. Construction of Offices and Residential on Bedford Wharf
19. Construct new square in front of St Saviour's Church

### North Street

20. Complete North Street
21. Reface Friary Centre to provide retail frontage to Onslow Street
22. Resurfacing and environmental improvements at street level

### Walnut Tree Close & Woodbridge Meadows

23. Continue development of residential blocks on Woodbridge Meadows and Walnut Tree Close

### Millmead

24. Develop former Council offices for residential uses (including opening up parkland in front of Millmead House)

### Station Quarter

25. Develop Station East residential and new Station frontage

### Riverside Square

26. Develop buildings and landscape on west side of river



**10-15 YEARS**  
**PHASE 6**





## **Completions**

### **Bedford Wharf**

1. Bedford Wharf

### **Riverside Square**

2. Riverside Square west

### **North Street**

3. North Street retail, residential and public open space
4. Street-level environmental improvements
5. Onslow Street (Friary) Retail

### **Walnut Tree Close & Woodbridge Meadows**

6. Woodbridge Meadows

### **Millmead**

7. Residential development on council land

## **B. Enabling Works**

### **Riverside Square**

8. Demolish Friary Street retail scheme to create space for Riverside Square

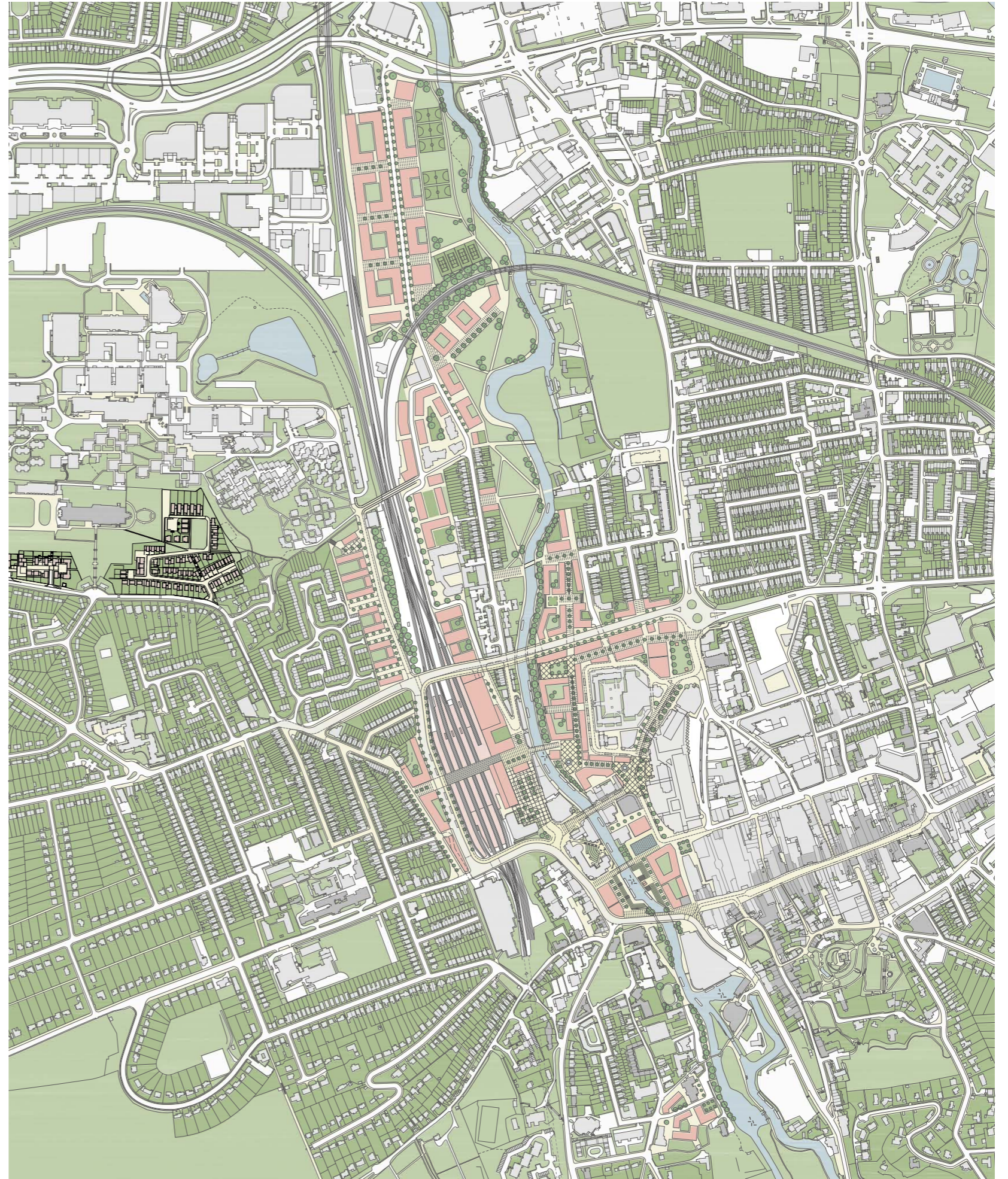
## **C. Developments and Construction Projects**

### **Riverside Square**

9. Develop buildings and landscape on east side of river



**15 YEARS**  
THE COMPLETE MASTERPLAN



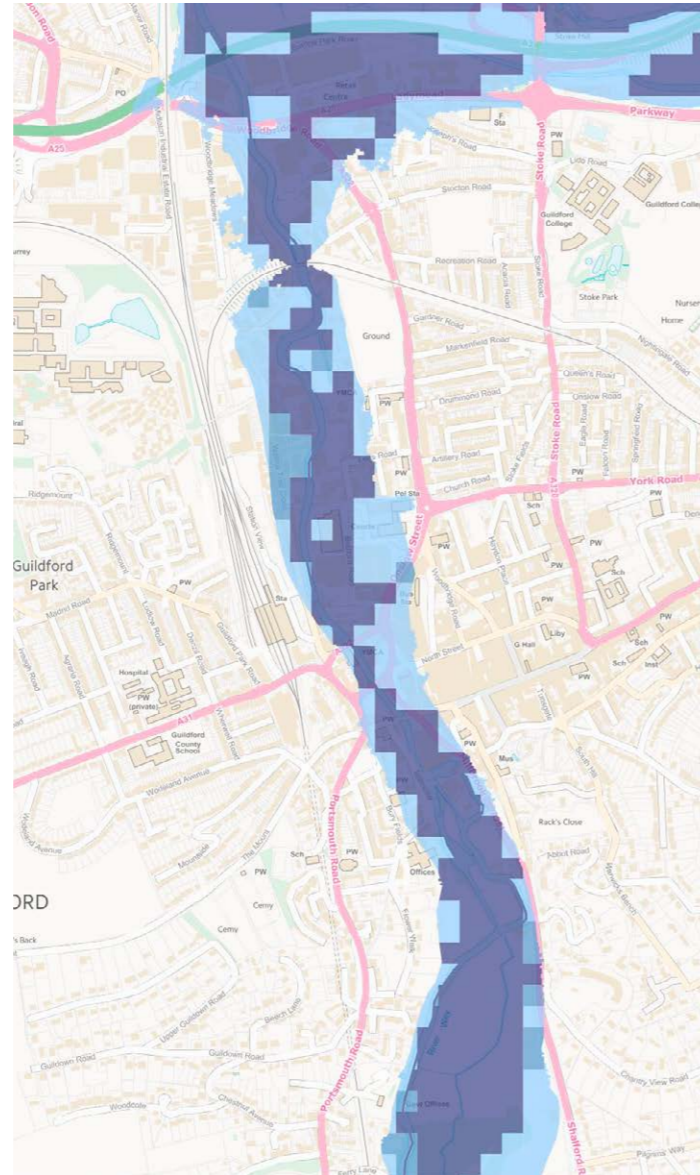


# 9. FLOODING STRATEGY

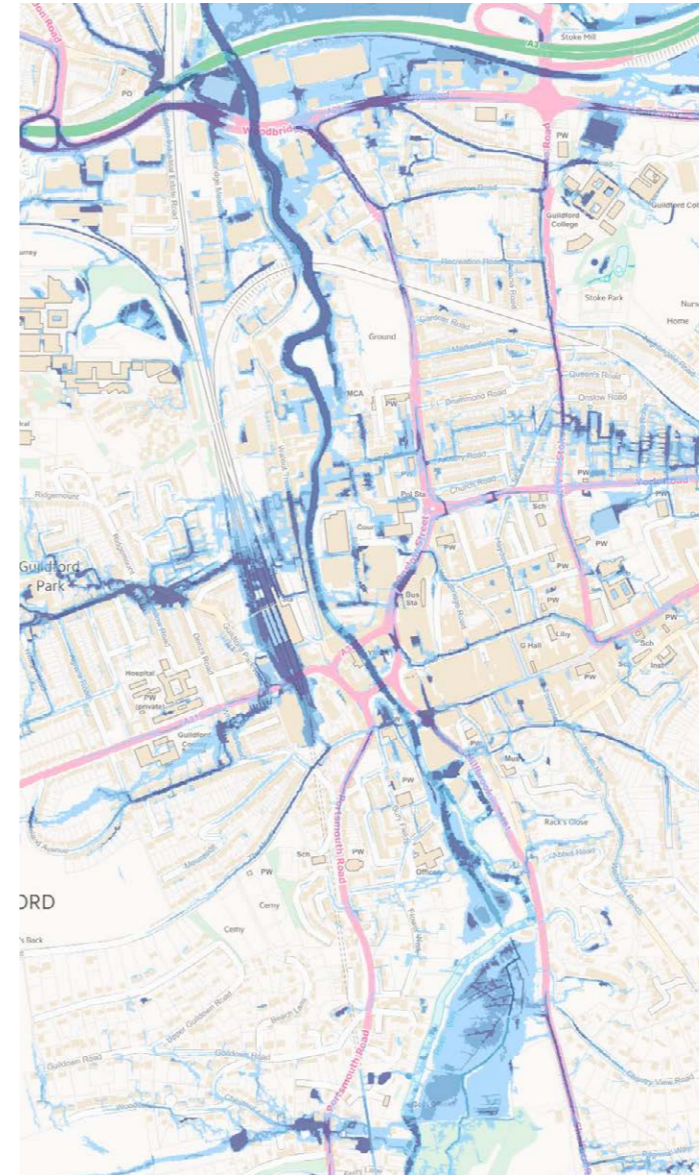


# FLOODING

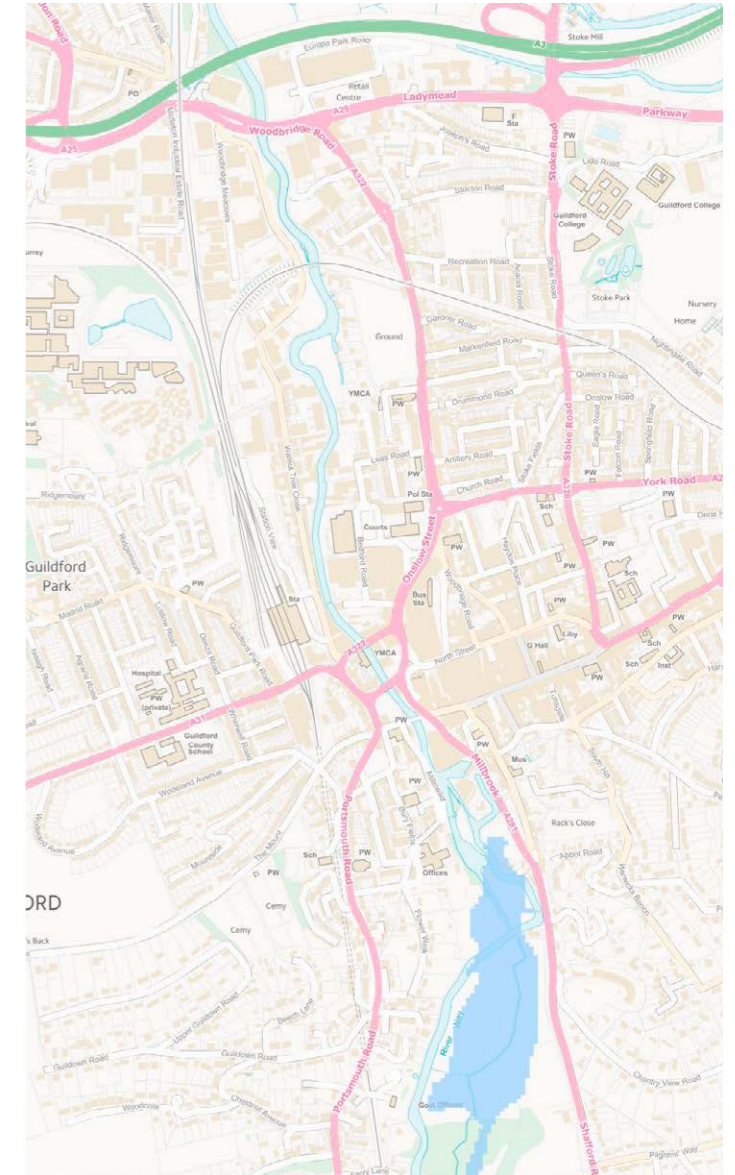
## TYPES OF FLOODING



Flood risk from rivers



Flood risk from surface water



Flood risk from reservoirs

### Flood risk



High



Medium






Low

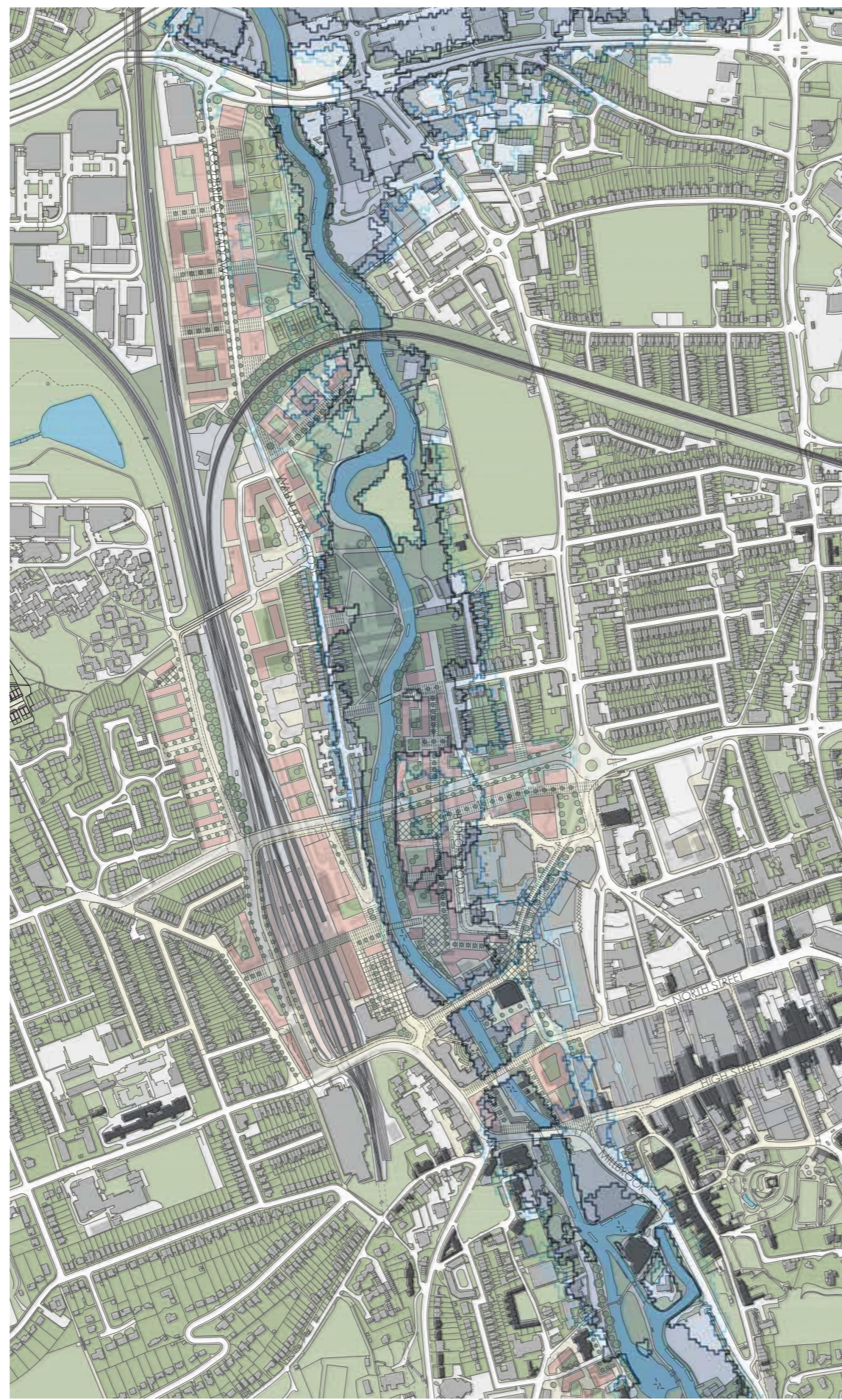


Very low

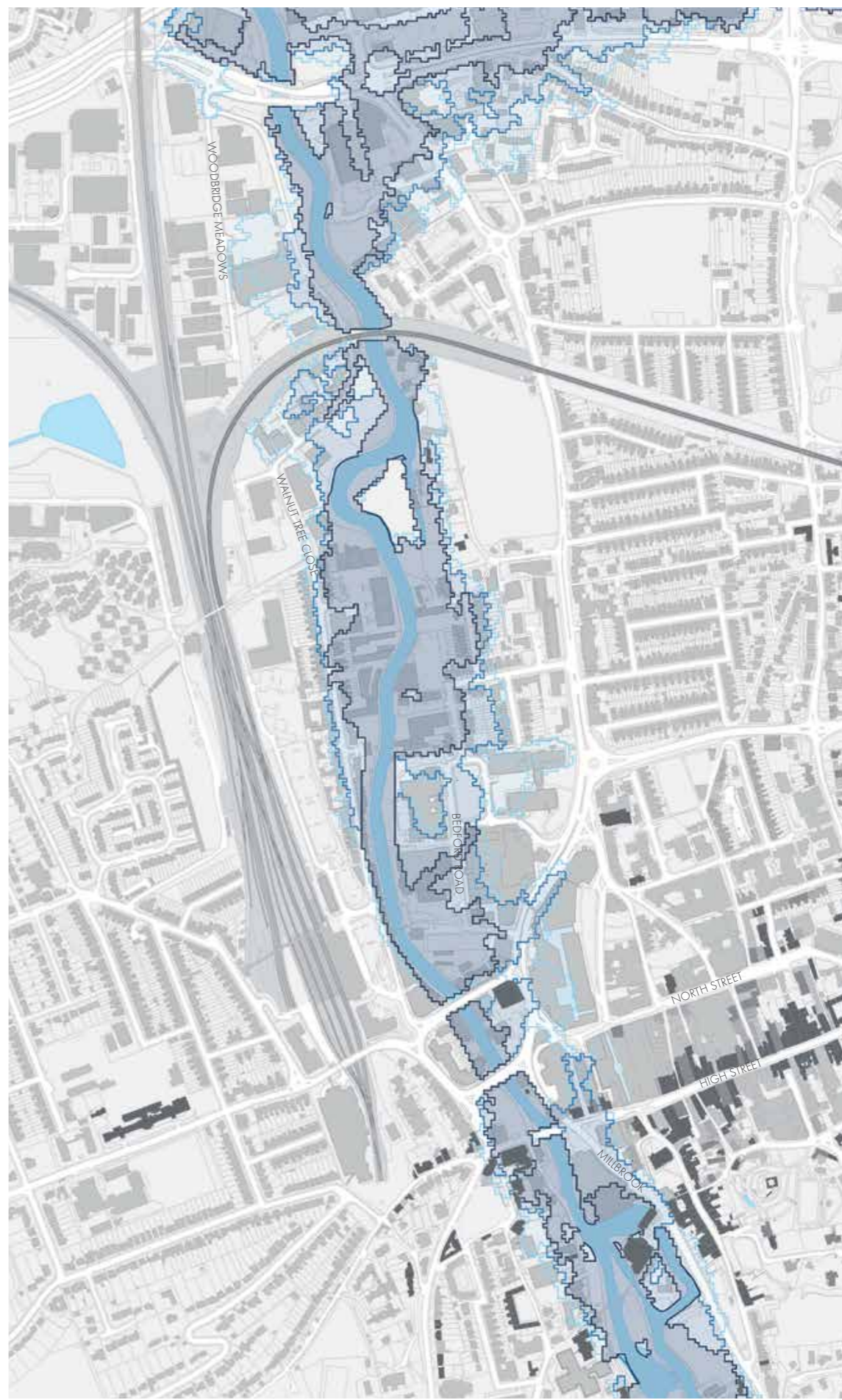


# FLOODING FLOOD RISK ZONES

-  Flood zone 2 - medium risk
-  Flood zone 3A
-  Flood zone 3B - highest risk



Proposed masterplan superimposed on existing flood risk zones



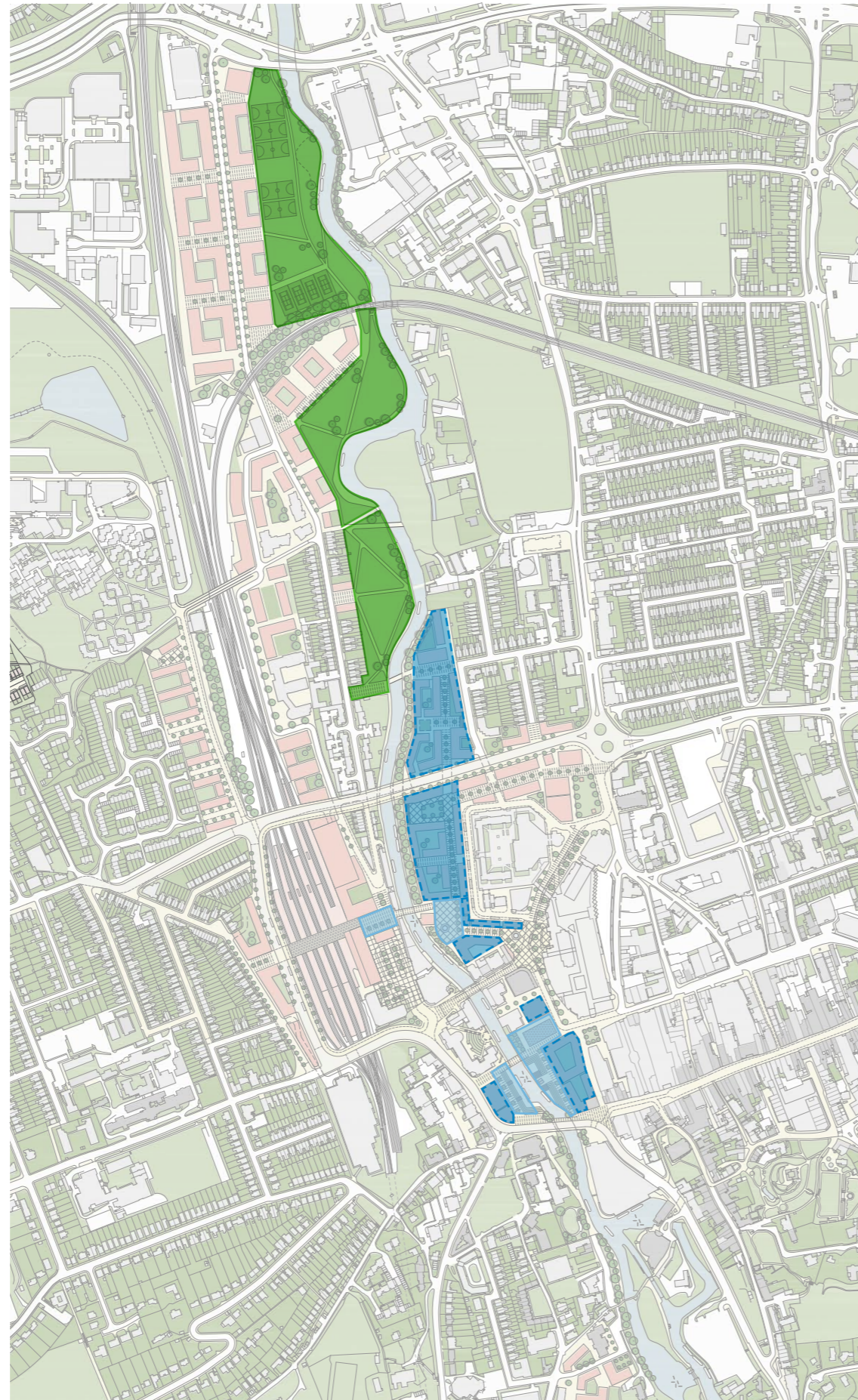
Existing flood risk zones from 'Guildford Town Centre and Hinterland Masterplan Report Final draft report for consultation October 2015'






# FLOODING STRATEGY

Away from the town centre the impact of flooding is mitigated by waterside parks on the floodplain. In the town centre where residential buildings are proposed in flood risk zones there will be a raised level to allow escape in the event of a flood. This is in the form of raised ground floors, undercroft car parking and other non residential uses at ground floor.

Flood water reservoirs are also proposed beneath public squares as well as the widening of banks at Town Wharf and Bedford Wharf



-  Reservoir under public square
-  Raised ground floor allowing escape during times of flood
-  Waterside park floodplains

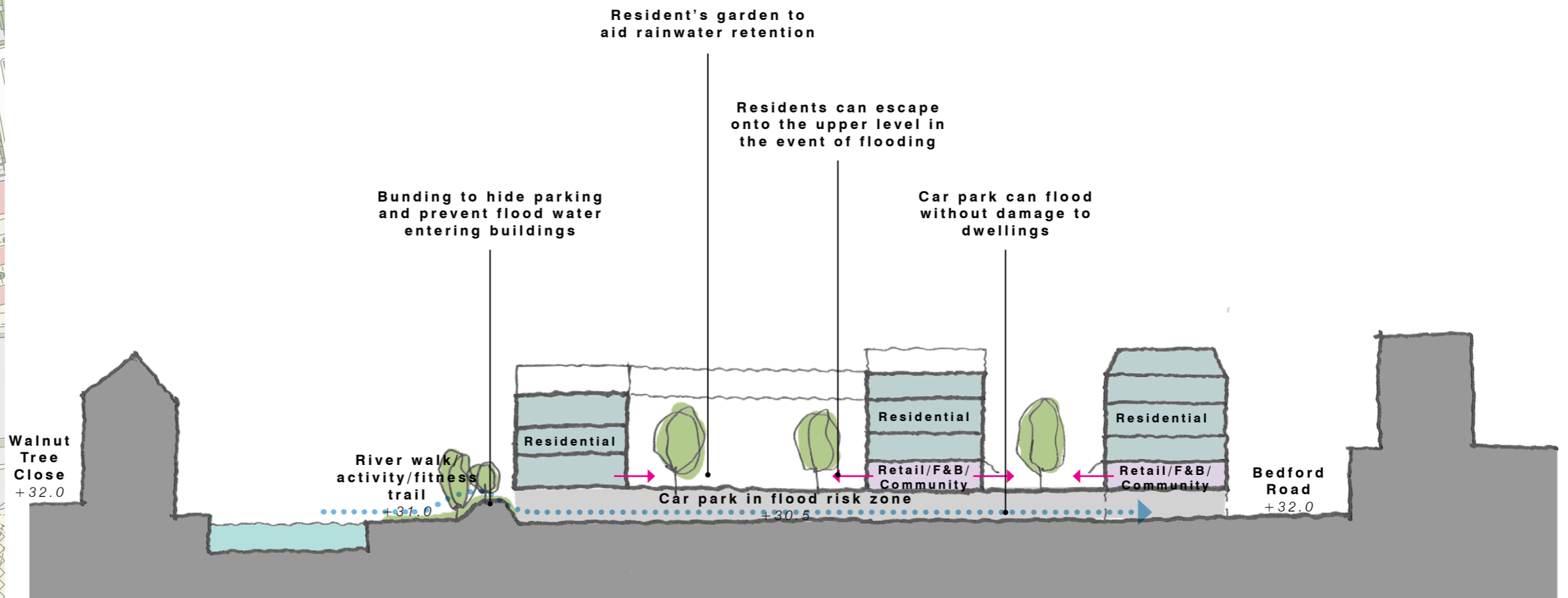
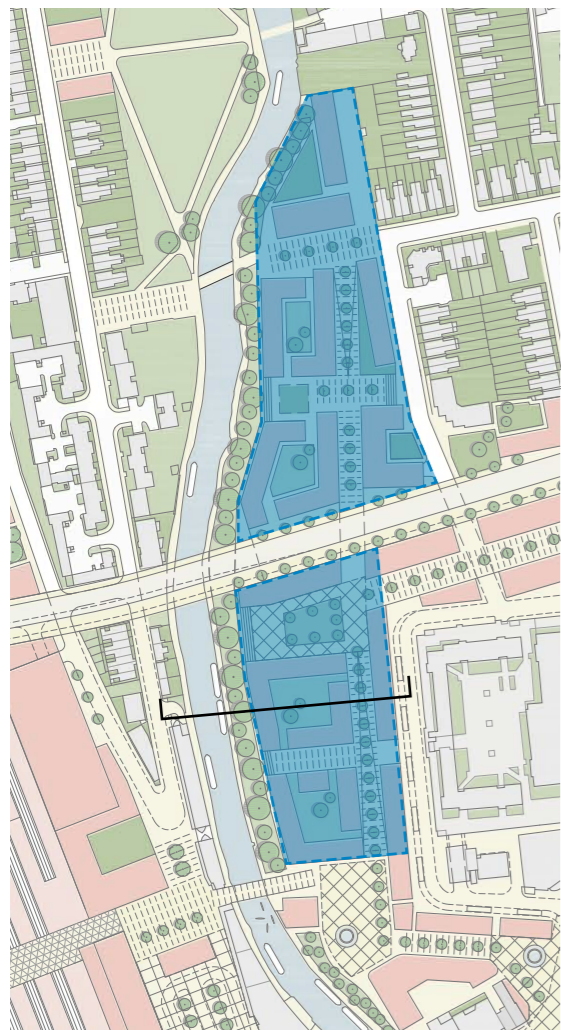
Proposed masterplan



# FLOODING

## BUILDINGS IN FLOOD RISK ZONES

The section shows the strategy for the buildings in the Bedford Wharf flood risk zone.



Typical section showing strategy for parking and flooding



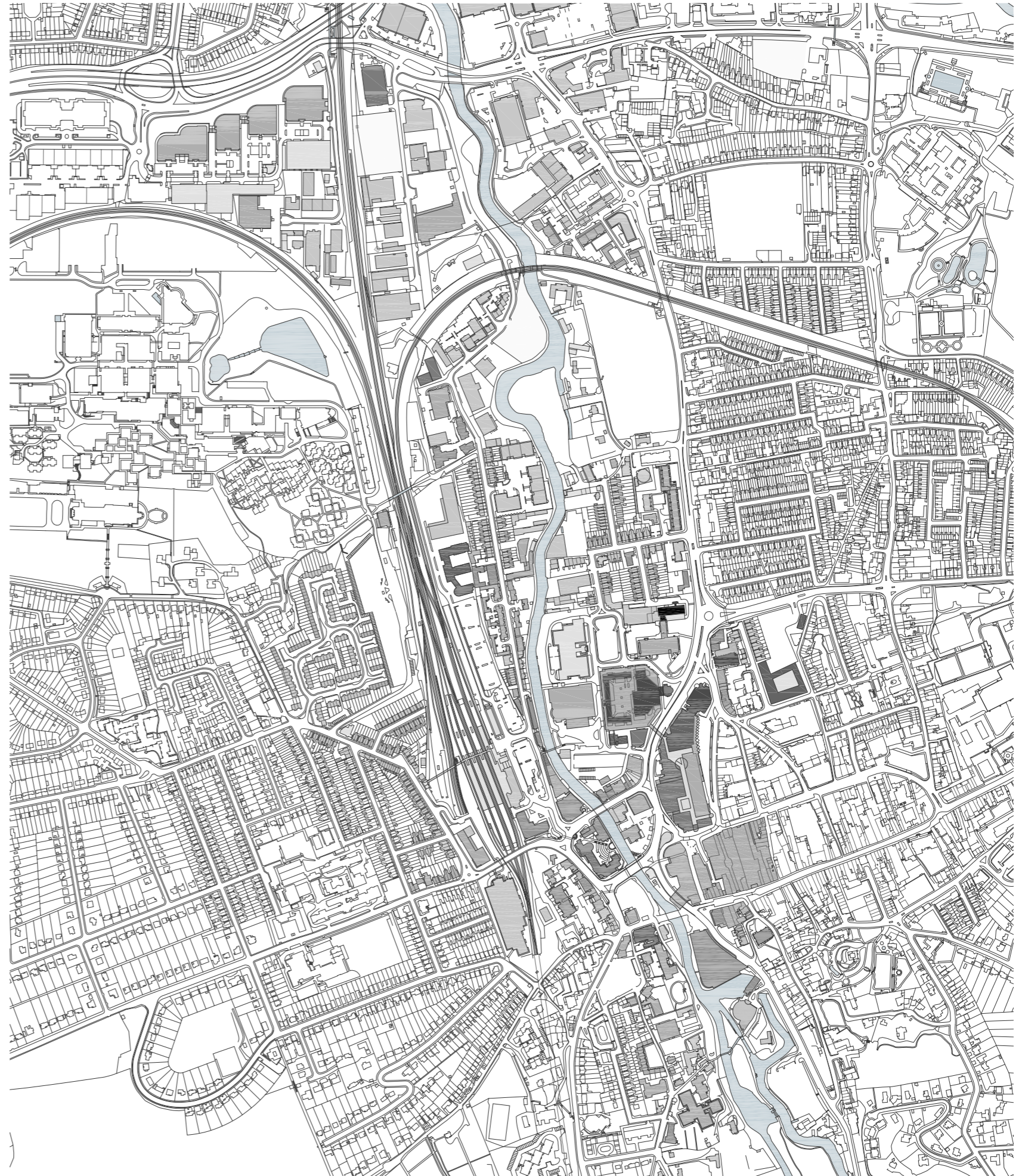




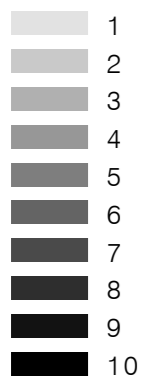
# 10. EXISTING PLANS



# BUILDING HEIGHTS EXISTING PLAN



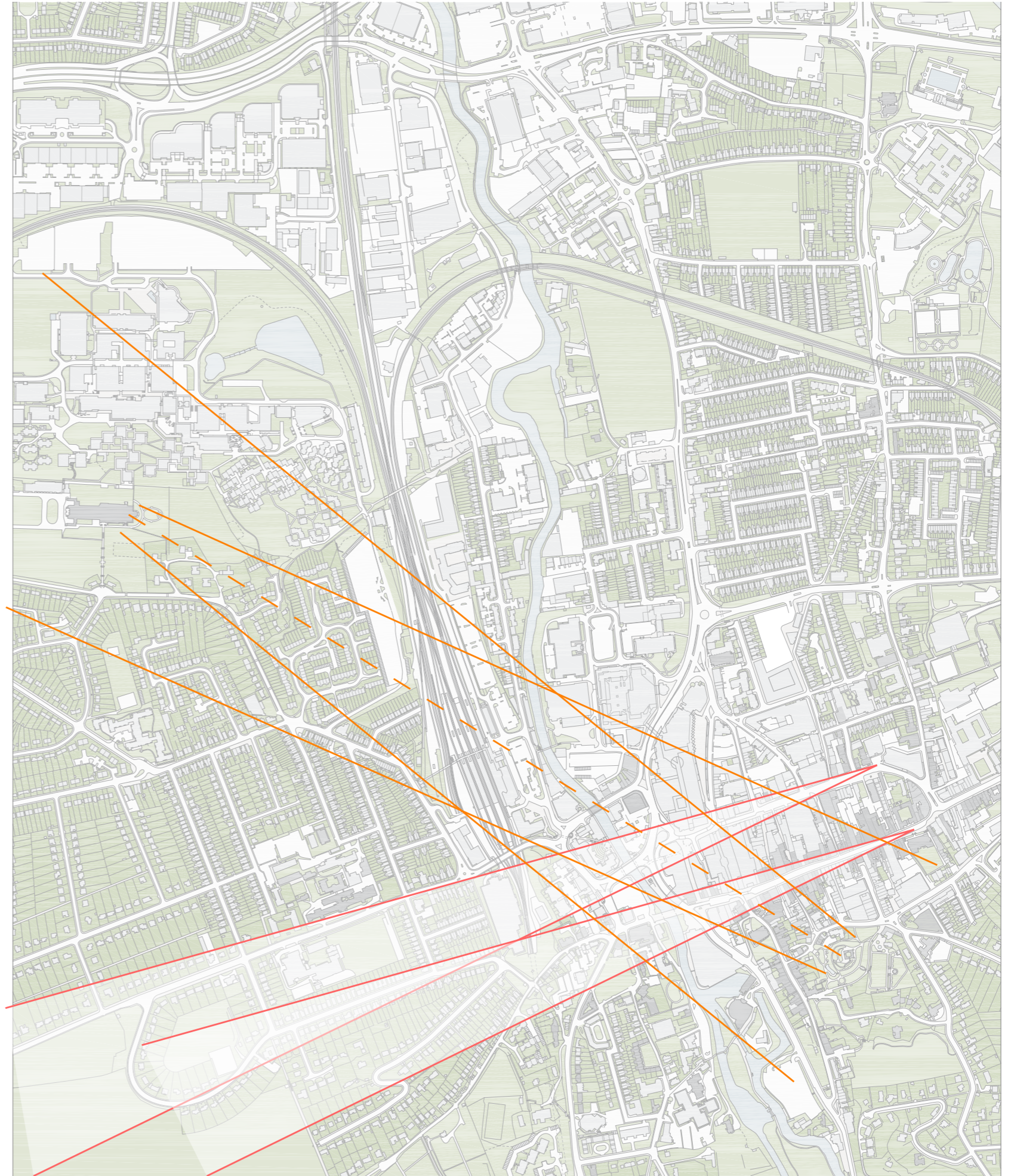
Number of stories based on a  
3m floor to floor height





# VIEWS

## EXISTING PLAN



- Views from North Street and High Street
- Views between Cathedral and Castle



