

Weyside Urban Village, Guildford

Pre-planning Exhibition

INTRODUCTION

Phase 1

In October 2021, Weyside Urban Village was granted outline planning consent by Guildford Borough Council.

The new Urban Village will be a green and thriving community alongside the River Wey with 1,500 new homes, of which 40% will be affordable, new green and play areas, employment space and a commercial centre. The urban village will draw its reference from the river and the surrounding countryside, incorporating sustainable living and ways of working.

Today's exhibition includes the design proposals for Phase 1. Phase 1 comprises 81 homes set within the Garden Mews Character Area and includes the Community Green as a key piece of landscape within this phase. The exhibition is your chance to see the detail design of Phase 1 and talk to the design team who will be on hand to answer questions and collect your comments. Following the exhibition, the design team will review the proposal in the light of the comments received and submit a Reserved Matter Application in the autumn.

Who We Are

To deliver this project, the Weyside Phase 1 Project Team comprises a number of members who are leaders in their professions. All are critical to ensuring that a comprehensive Reserved Matter Application can be prepared and submitted.



Client
Guildford Borough Council



Architects and Masterplanners
JTP



Transport Planner & Infrastructure Engineers
Markides Associates



Landscape Architects
BMD



Infrastructure Advisors
AECOM



Planning Consultants
Savills



Environmental Impact Assessment
Stantec



Project Co-ordinators
Gleeds



Artist's Impression along the canal



Artist's Impression of the Green Lanes



Artist's Impression of the Heritage Gateway

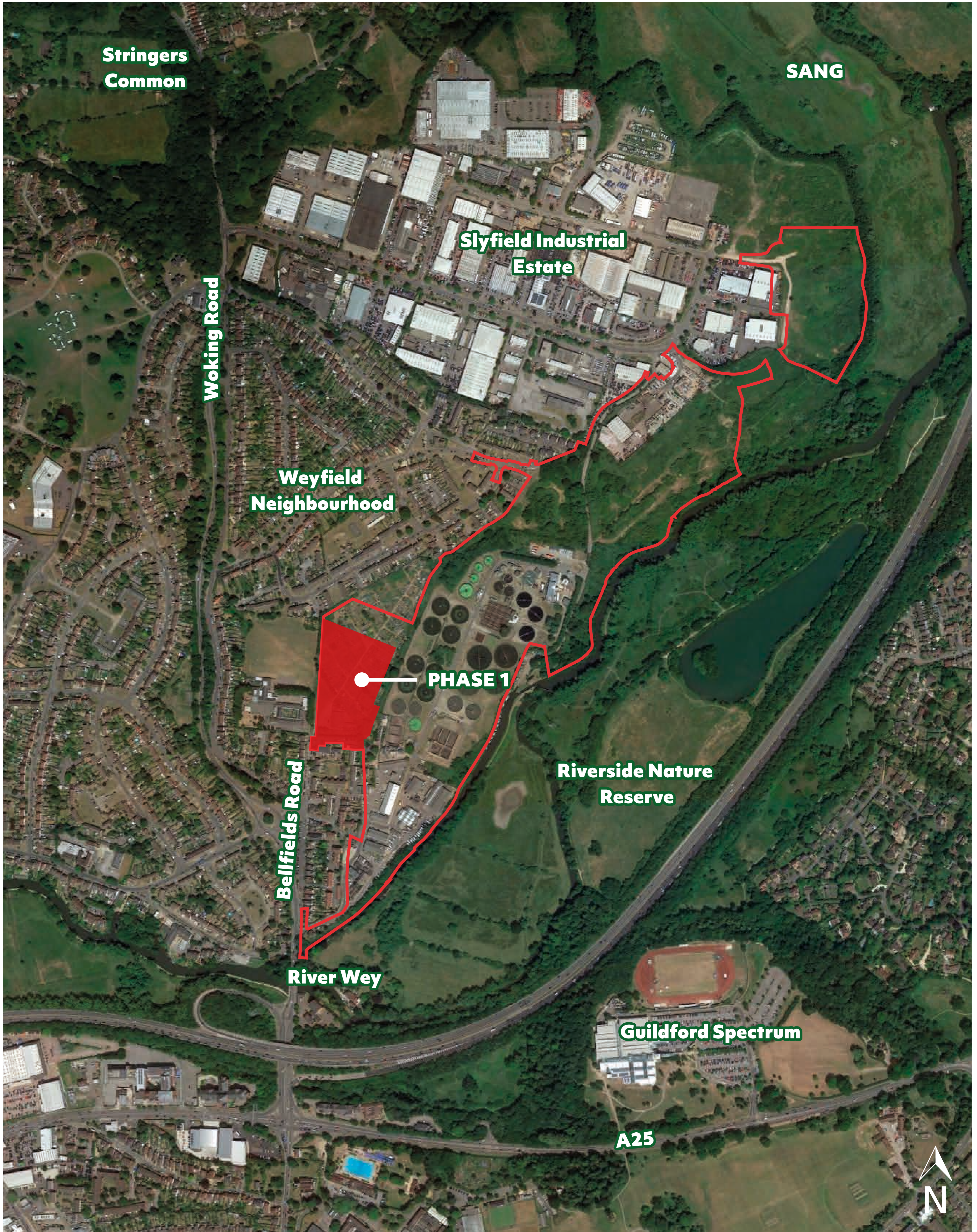


Illustrative Masterplan of Weyside Urban Village

Weyside Urban Village, Guildford

Phase 1 Exhibition

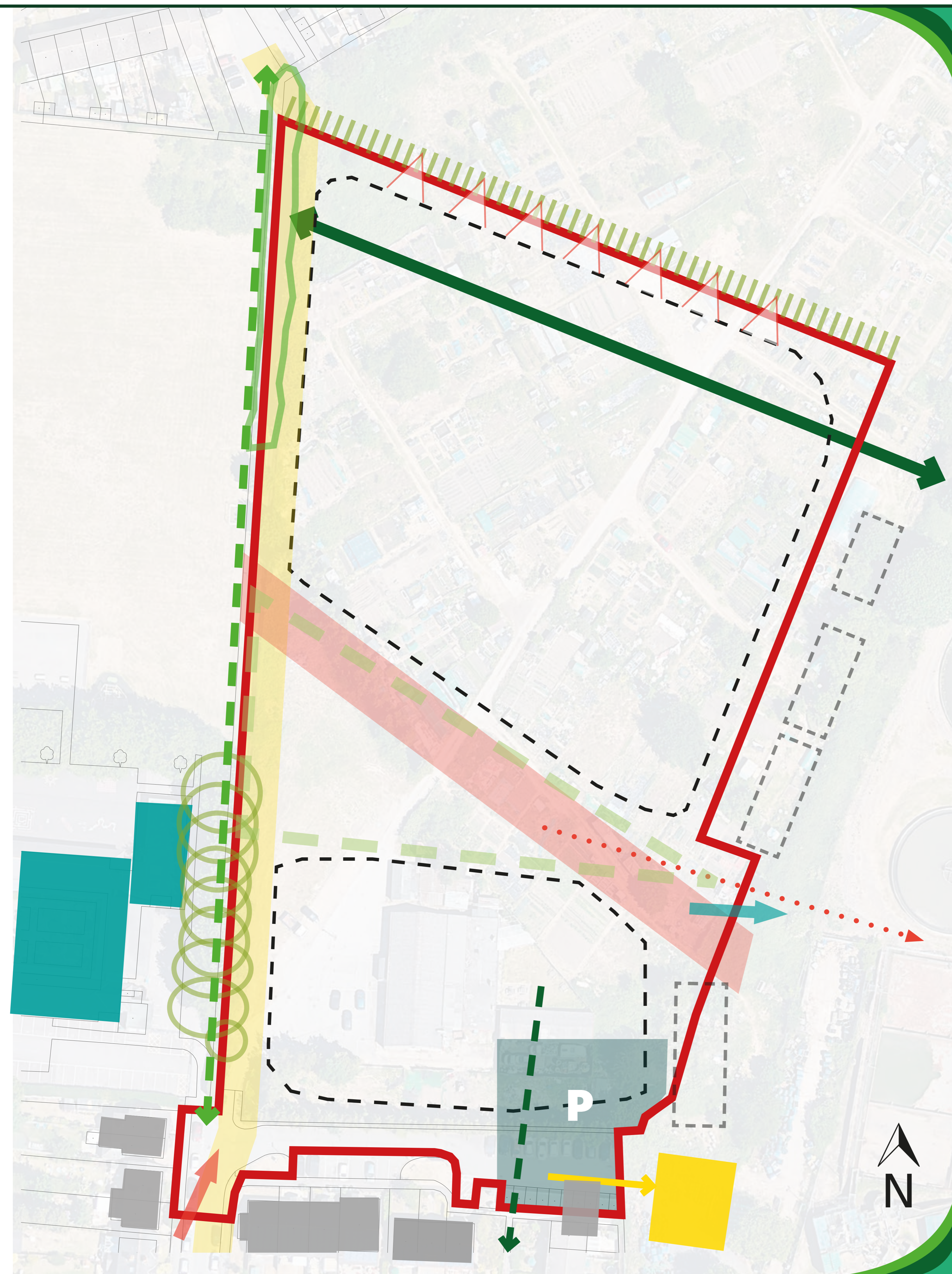
SITE LOCATION



Weyside Urban Village, Guildford

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CONSTRAINTS & OPPORTUNITIES



KEY

- Red Line Boundary
- HV Easement
- Sewer Easement
- Current Site access
- Link to Parsons Green
- Temporary Aggie Club
- Access to Aggie Club
- Parking Spaces to be Provided for Existing Residents
- Weyfield Primary School
- Existing Neighbourhood
- Edge to Community Allotments
- Public Right of Way (PRoW)
- Existing Trees
- Future Phases
- Community Link
- Community Green
- Area for New Homes
- Future Access
- View to River Wey
- View to Allotment

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NATIONAL MODEL DESIGN CODE - PILOT PROJECT

Community Engagement Process

The Community Review Panel was formed to participate in the National Model Design Code (NMDC) Pilot Project to help inform potential further development of the NMDC and usability of design

codes in the future reformed planning system. The panel represents a number of local community groups, and wider list of local contacts who were invited to participate in the programme. As

well as participation in virtual and physical events, panel members were asked to read background documents in preparation before the workshop events.



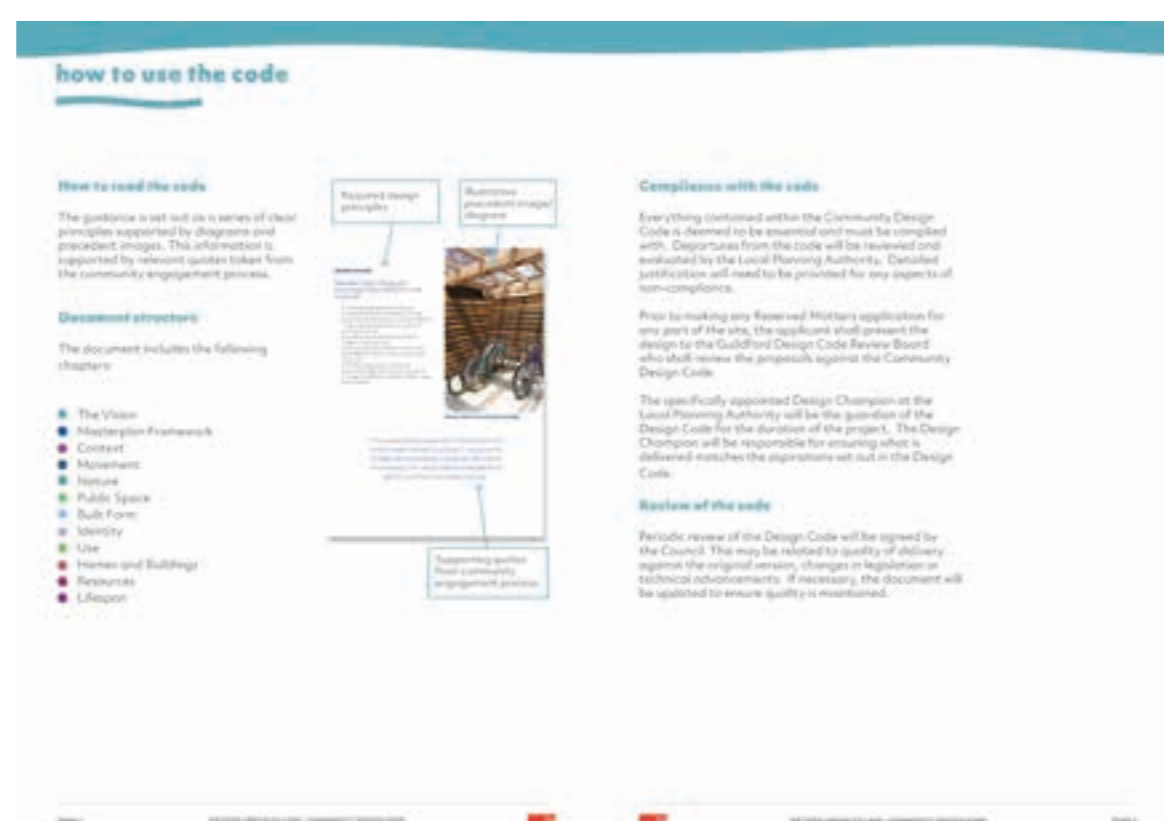
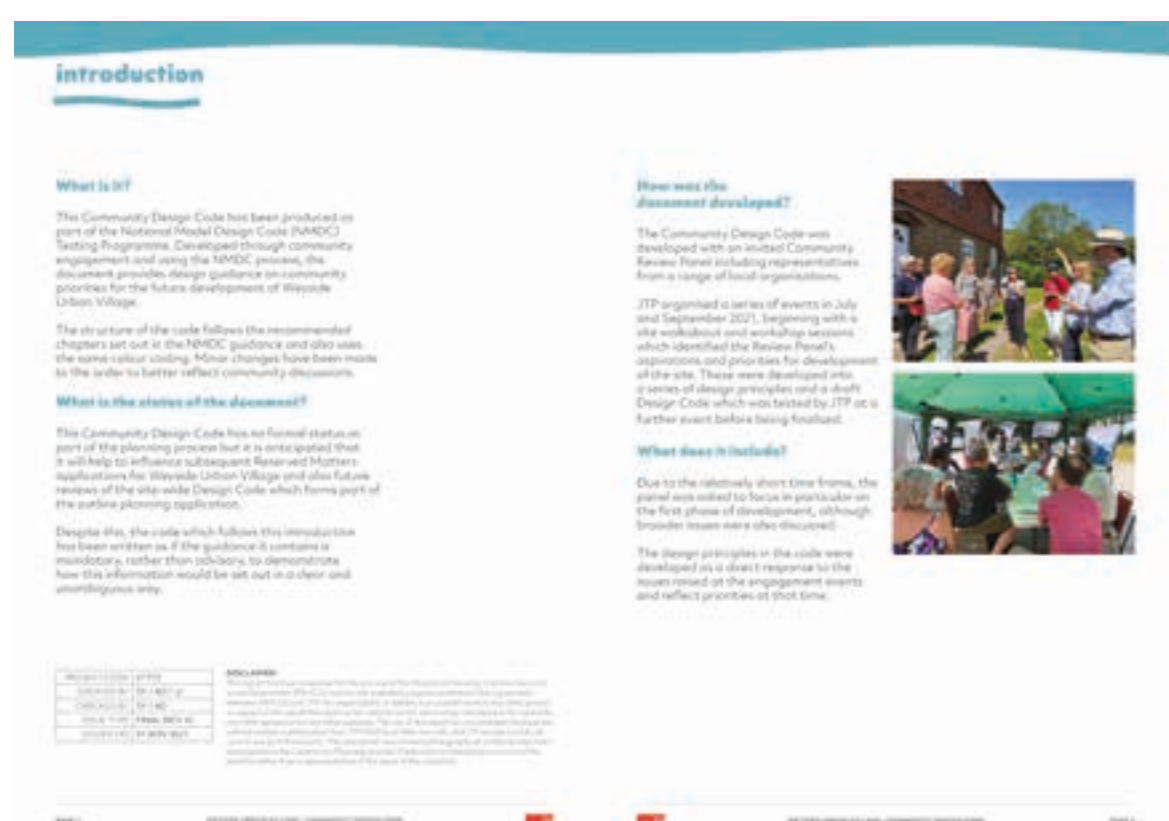
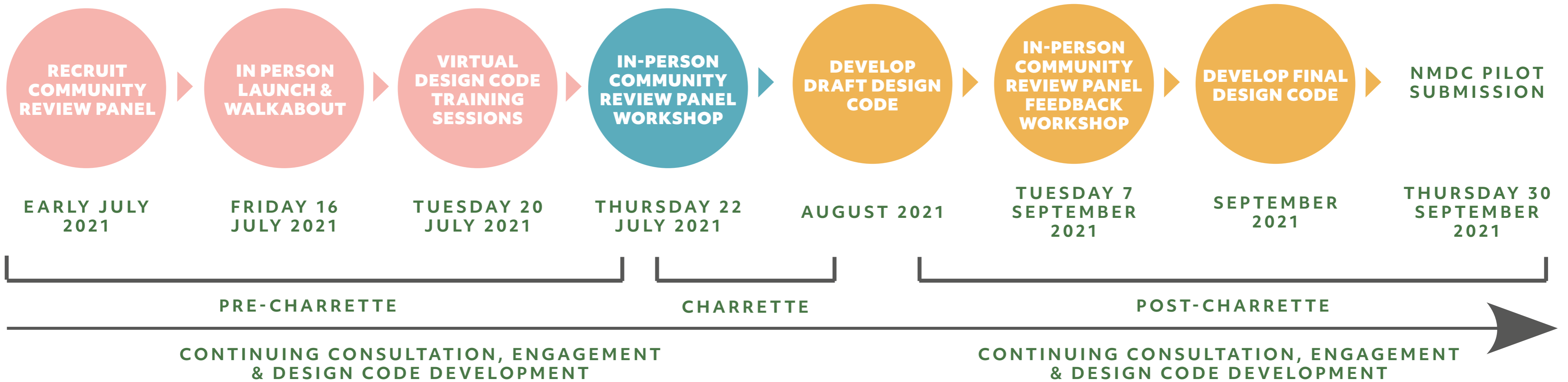
Screenshot from the virtual design code training session, Tuesday 20 July 2021



Community Review Panel Site Walkabout



Photos from Community Review Panel Workshop, Thursday 22 July 2021



Example pages from the Community Design Code

The Vision

Close to Nature

- Less formal, more naturalistic planting to encourage wildlife.
- Soft edges and SuDS features.
- Views to community green and pocket green spaces.

Distinct Local Identity

- Limited palette of good materials based on local precedents.
- Simple and modern design.
- Fine grained distinctive Garden Mews character area designed to respond to future Heritage Quarter, Riverside Wharf and Green Lanes character areas.

Ageing Gracefully

- Well considered design and materials to ensure easy future maintenance.
- Generous parking bays to avoid inappropriate parking in public realm.

Landmark Spaces not Buildings

- Avoid taller buildings that are 'inappropriate and out of keeping with the local area'.
- Green features to create meeting places.
- Special buildings working in harmony with landmark spaces.

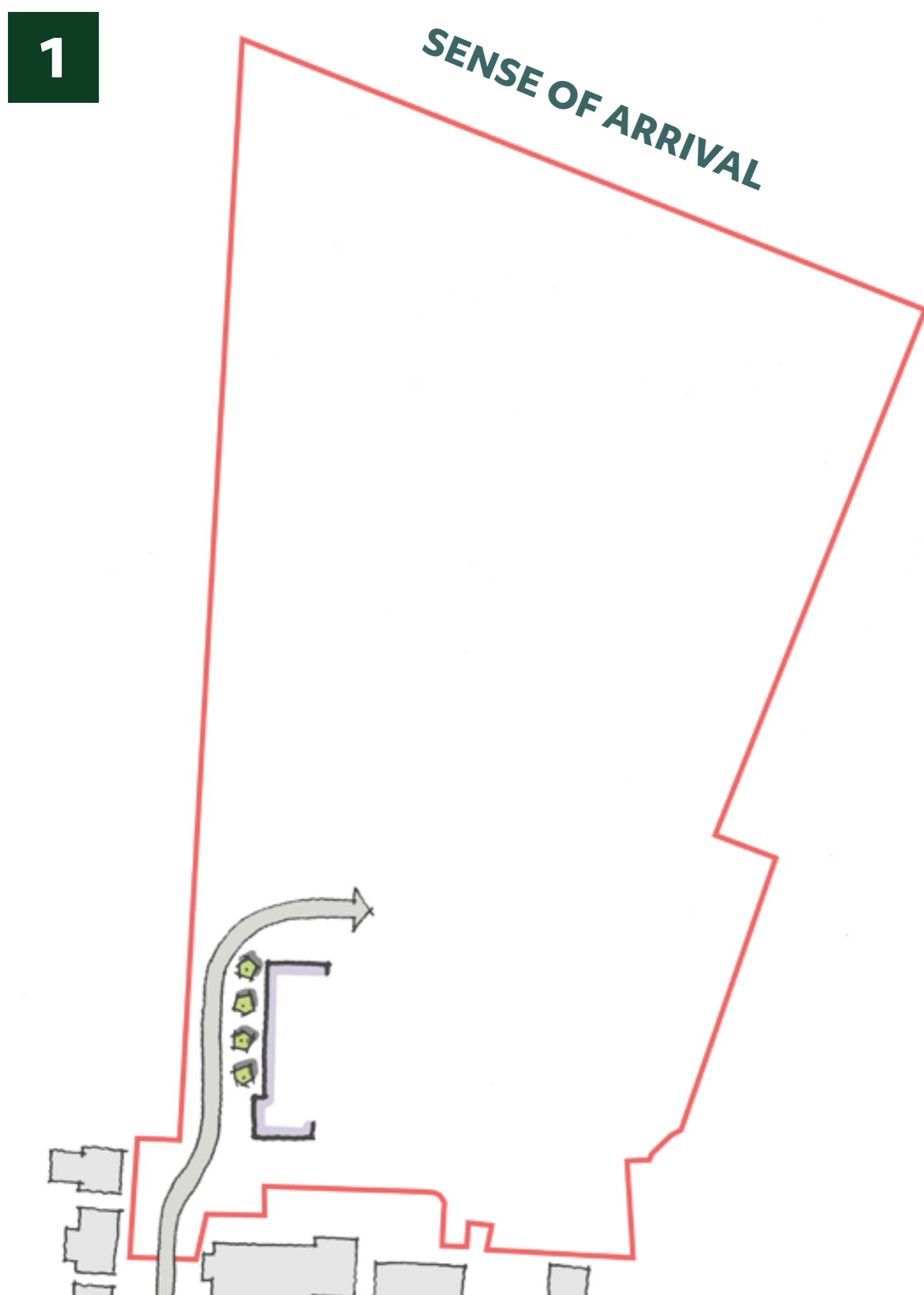
Built to Last (Flexible and Adaptable to Change)

- Zero carbon ready.
- Cycle stores for all homes.
- Encouraging sustainable travel.

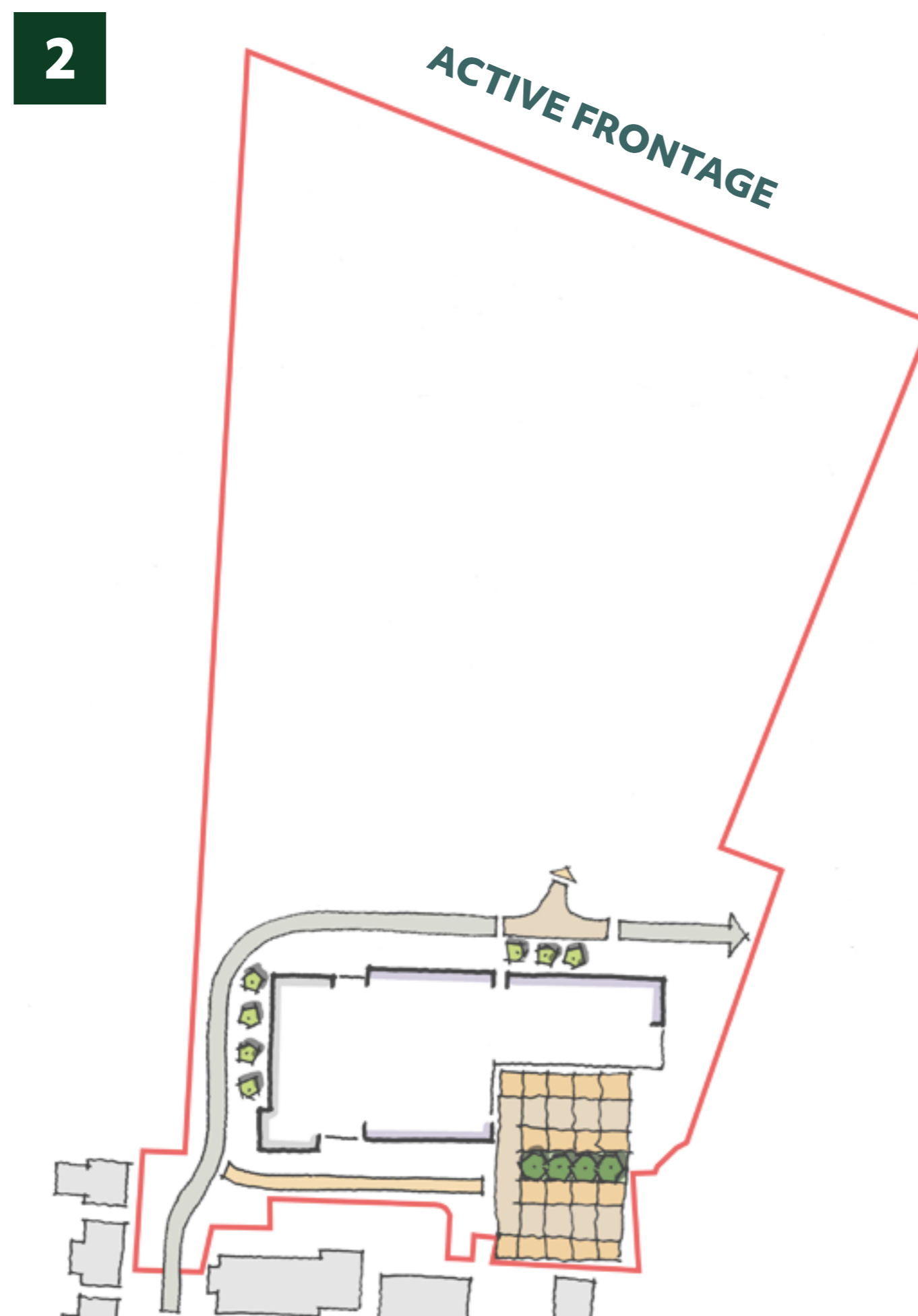
Clear Governance

- The status and use of the code needs to be clear.
- Be clear about how it relates to other documents.

DESIGN PRINCIPLES



Buildings with a strong frontage form a 'set piece' marking the arrival into the site via Bellfields Road.



The residential parcel is completed with a series of terraced homes fronting the entrance road - whilst concealing resident parking from key public spaces.



A generous public open space will contain opportunities for play, sustainable urban drainage and support biodiversity. The landscape is framed by a strong frontage of 3 storey homes benefiting from roof terraces overlooking the open space.



Terraced and link-detached homes provide a strong rhythm to the street scene. The house types are varied on each side of the street to add variety and minimise the presence of car parking in the public realm.



An east-west street contains the allotments to the north. It also creates a key pedestrian connection from the west, linking the communities with Weyside Urban Village. The north-south pedestrian public right of way will be 'activated' by new frontage and landscape.



The proposals carefully consider the future growth of Weyside Urban Village, providing the ingredients for later phases to stitch into in a coherent way and connecting new and existing communities.

MASTERPLAN



Response to Community Design Code

- 1 Staggered key building frontage to the Community Green, formed of houses rather than apartments.
- 2 North-south streets create strong links to green space for all residents
- 3 A variety of parking types to avoid car-dominated streets.
- 4 Street trees/landscaping to provide visual breaks between on-street parking spaces.
- 5 Secure bike stores for all homes.
- 6 Soft, landscape edge to the school boundary.
- 7 Generous Community Green forming Community Hub, with a variety of spaces for different users.
- 8 Community Green features mounding, naturalistic planting and exciting play opportunities, along with safe, accessible SuDS features.
- 9 Frequent pockets of green space create opportunities for wildlife.
- 10 Green street reinforces views and movement from Bellfields towards the Wey Navigation.
- 11 Shorter streets and varied house types avoid creation of long, linear frontages.
- 12 Building heights kept lower adjacent to boundary with school and fronting onto Community Green to avoid overbearing appearance.
- 13 Clear pedestrian desire lines along streets and through spaces.

Distinct architectural character based on use of limited palette of high quality materials and carefully considered brick detailing. Continuing involvement of the community in the design and planning process.



Extract of Regulatory Plan from Design Code accompanying Outline Planning Application

KEY

- 1 Weyfield primary School
- 2 Existing Neighbourhood
- 3 Temporary Aggie Club
- 4 Future Phases
- 5 Community Allotments

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LANDSCAPE

Open Space Provision

Weyside Urban Village Approved Open Space Provision

The following table breaks down the required open space categories in accordance with Guildford Open Space, Sport and Recreation Assessment 2017. The figures below has been calculated by using an average occupancy rate of 2.13 people per household.

Types of Open Space	Recommended (ha/1,000 population)	Area based on maximum of up to 1,550 dwellings at 2.13 ppd generating a population of 3,301	WUV Provision (Proposed)
Allotment/Community Garden/Orchard	0.25 ha	0.82 ha	0.82 ha
Amenity green space	1 ha/1,000 people shared between these two typologies	50% AGS – 1.62 ha	1.68 ha
Natural green space		50% NGS – 1.62 ha	1.69 ha
Parks & recreation grounds	1.35 ha	4.46 ha	4.7ha
Play space (children)*	0.05 ha	0.165 ha (as LEAPs, not LAPs)	0.165 ha, 3No. LEAP (550m ² each)
Play space (youth)**	0.03 ha	0.0972 ha (as NEAPs)	1No. NEAP (0.1 ha)
Total Open Space		8.84 ha	9.15 ha

Community Green Requirements & Proposed Areas

The proposals for Phase 1 of Weyside Urban Village provide the required area of Parks and Recreation, Amenity Space and Play Space. There is also a temporary 'Meanwhile Space' shown within the plan for Phase 1, which could be used for community benefits such as Growing Gardens or Re-wilding for nature. If successful, it is possible this could be relocated or transferred as future phases are built out.

Types of Open Space	Recommended (ha/1,000 population)	Area based on 81 dwellings at 2.13 ppd generating a population of 173 people	Community Green
Parks & recreation grounds	1.35 ha	2330 m ²	2400 m ²
Allotment/Community Garden/Orchard	0.25 ha	430 m ²	230 m ²
Amenity green space	1 ha/1,000 people shared between these two typologies	865 m ²	1110 m ²
Natural green space		865 m ²	Additional Street Greening: 470 m ²
Play space (children)*	0.05 ha	LEAP = 550 m ²	LEAP = 550 m ²
Meanwhile space			275m ²
Total Open Space		5040 m²	4945 m²



KEY

- Green open space
- Additional street greening
- 'Meanwhile' green space for Phase 1

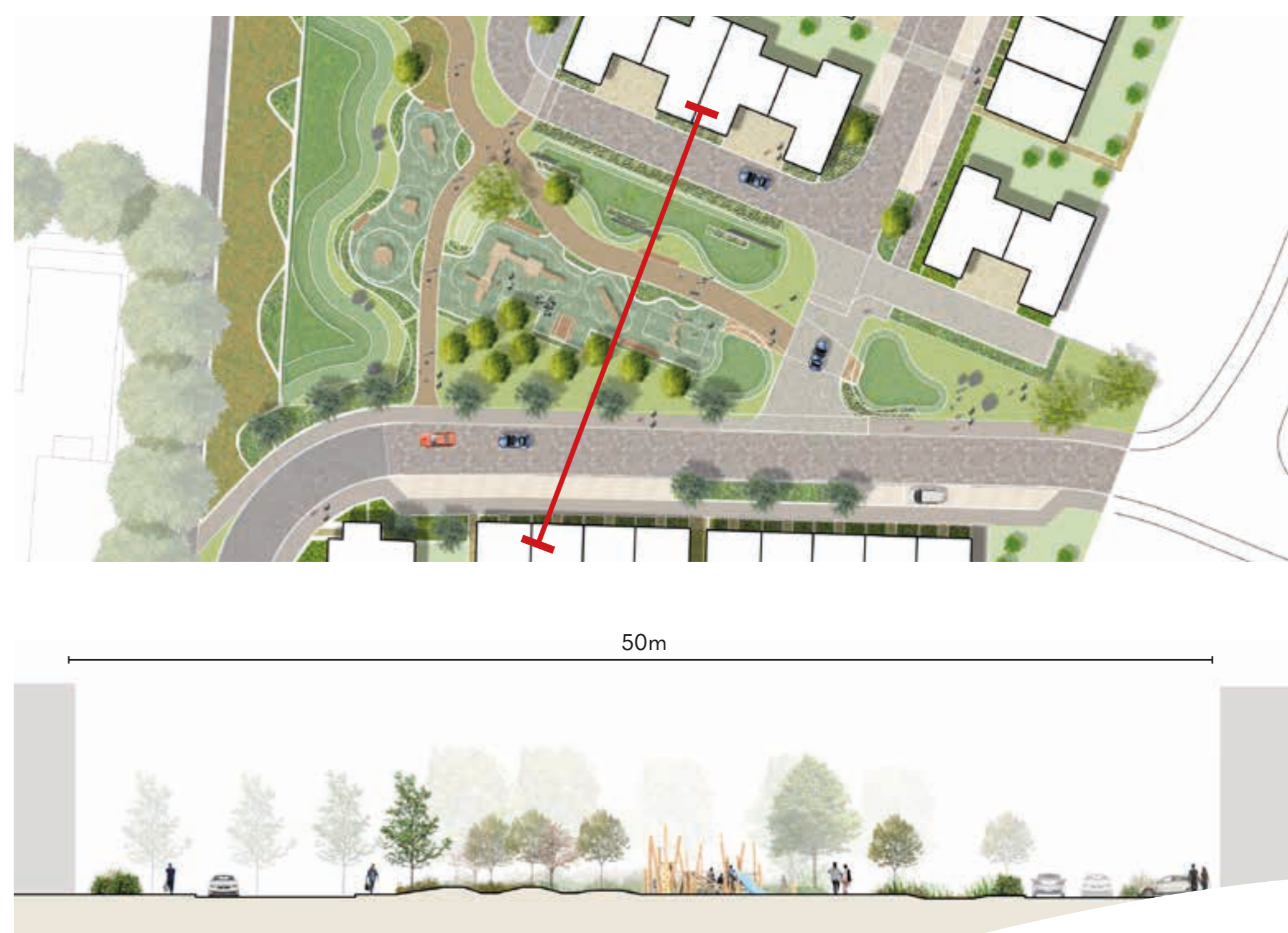


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COMMUNITY GREEN

A community open space will mark the Bellfields Road Gateway to the site. The Community Green entrance has a productive landscape focus and is equipped with facilities for community engagements, including play provision and garden spaces. The Community Green Entrance sensitively manages the transition from, and integration of the existing Weyfield Neighbourhood into the Weyside Urban Village landscape. The space will be relatively informal in character. The space will be well overlooked by new homes to help ensure a safe and secure environment.

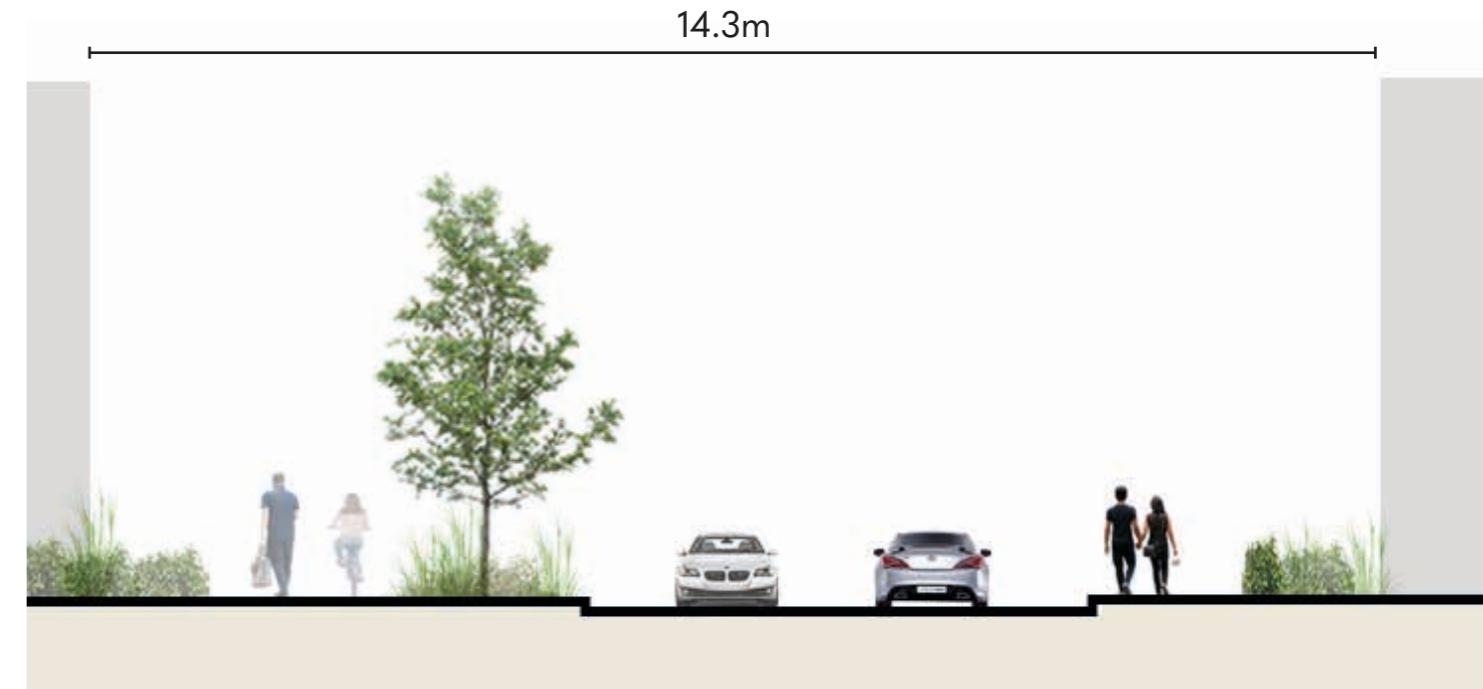
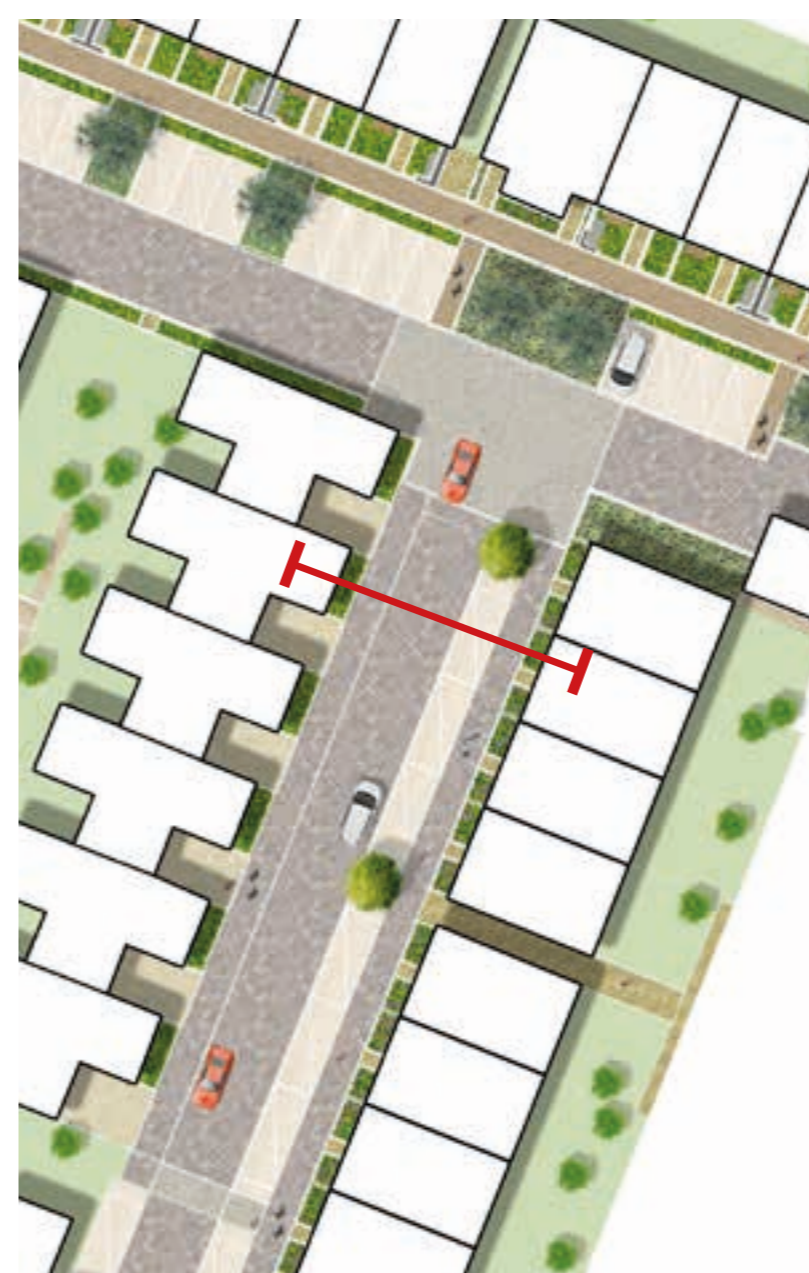


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RESIDENTIAL STREET

The principles of street design are to facilitate the ease of movement, ensure consistent and legible wayfinding through the site, whilst reflecting the building typologies and creating a diversity of streetscapes that are unique to the development. Traffic calming measures and material contrasts are incorporated to ensure the safety of pedestrians. Pedestrian prioritised streets are designed to provide access to homes and allow a variety of activities to take place, including walking and cycling. On street parking and incidental trees are positioned carefully to promote legibility and green canopies.



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COMMUNITY LINK



The streets within Phase 1 provide connectivity within the development and accessibility to dwellings. The streets play an important role in providing space for sustainable drainage and ecological enhancement.



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CHARACTER AREA

Garden Mews

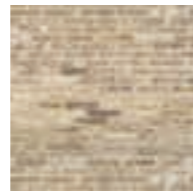



Weyside Urban Village is formed of four distinct character areas, creating a unique and interesting series of spatial and visual experiences throughout the neighbourhood. Each area will be identified by the subtle differences in design, materiality and the scale of buildings, their relationship to the adjacent open spaces and density.

Phase 1 forms the Garden Mews with a medium density and no more than 3 storeys (Design code permits up to 4 storeys).

The Garden Mews will connect, physically and socially, the existing community to the Weyside Urban Village. Forming a direct relationship with the existing Weyfield community and Weyfield Primary School, offering green open spaces and play areas which will be accessible to all providing opportunities for the new and existing communities to come together. The houses within this character area will predominately be 2 to 3 storeys high to respond sensitively to the houses of the Weyfield neighbourhood, with apartment buildings marking key corners and acting as wayfinders. The internal parcels will be formed by compact urban blocks with minimal back-to-back distances and the use of innovative house types is proposed as per design code requirements.

Materials

The palette of materials as set out in the Design Code are intended to create a coherent character for the development and avoid the potential for individual phases to clash or compete for attention at the expense of overall harmony. Weyside Urban Village must be a place that ages well. Specified materials will be durable, weather beautifully and long-term maintenance requirements will be considered from the outset.

Density	Medium
Heights	<ul style="list-style-type: none"> • 2-4 storeys • Predominantly 2-3 storeys, with 4 storey marker apartment blocks
Use of Material	<ul style="list-style-type: none"> • Primary material: <div style="text-align: center;">  <p>Buff brick</p> </div> • Secondary material: <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Red brick</p> </div> <div style="text-align: center;">  <p>Grey brick</p> </div> <div style="text-align: center;">  <p>Metal cladding</p> </div> </div>
Building typologies	<ul style="list-style-type: none"> • Terraces, townhouses, small apartment blocks • Use of compact and innovative house types are encouraged (refer section 12.3.1)
Roof form	<ul style="list-style-type: none"> • Flat roofs to buildings facing Community Green link • Predominantly pitched roofs everywhere else • Typically clipped verge/no projecting eaves

Precedent - Materials & Facade Treatment



Precedent - Openings



Precedent - Roofscape

