

Weyside Urban Village, Guildford

Phase 3 Exhibition

INTRODUCTION

Phase 3

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 3. Phase 3 comprises 175 homes set across the Heritage Quarter and Riverside Wharf Character Area's and includes the retained Pump House as a key piece of architectural heritage within this phase. The exhibition is your chance to see the detail design of Phase 3 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 2023.



South site entrance looking towards victorian pump house



Existing compound site entrance



Views across the River Wey Navigation

Who We Are

To deliver this project, the Weyside Phase 3 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



Transport Planner & Infrastructure Engineers
Markides Associates



Infrastructure Advisors
AECOM



Environmental Impact Assessment
Stantec



Architects and Masterplanners
JTP



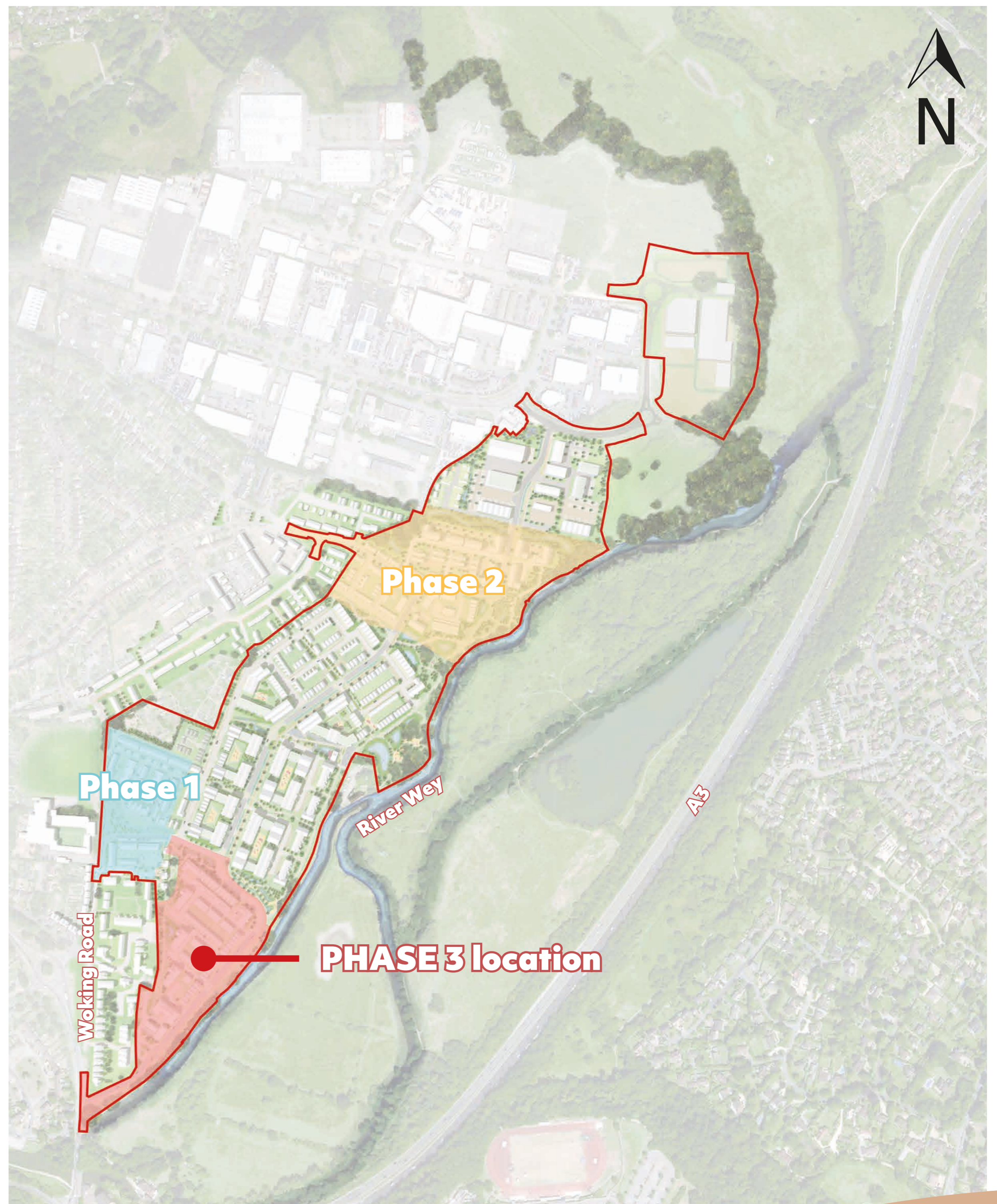
Landscape Architects
BMD



Planning Consultants
Savills

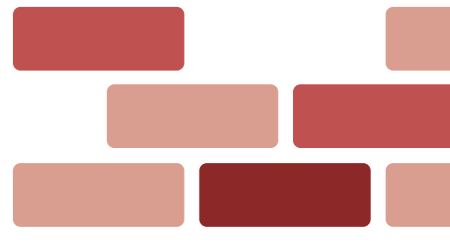


Project Co-ordinators
Gleeds



Illustrative Masterplan of Weyside Urban Village

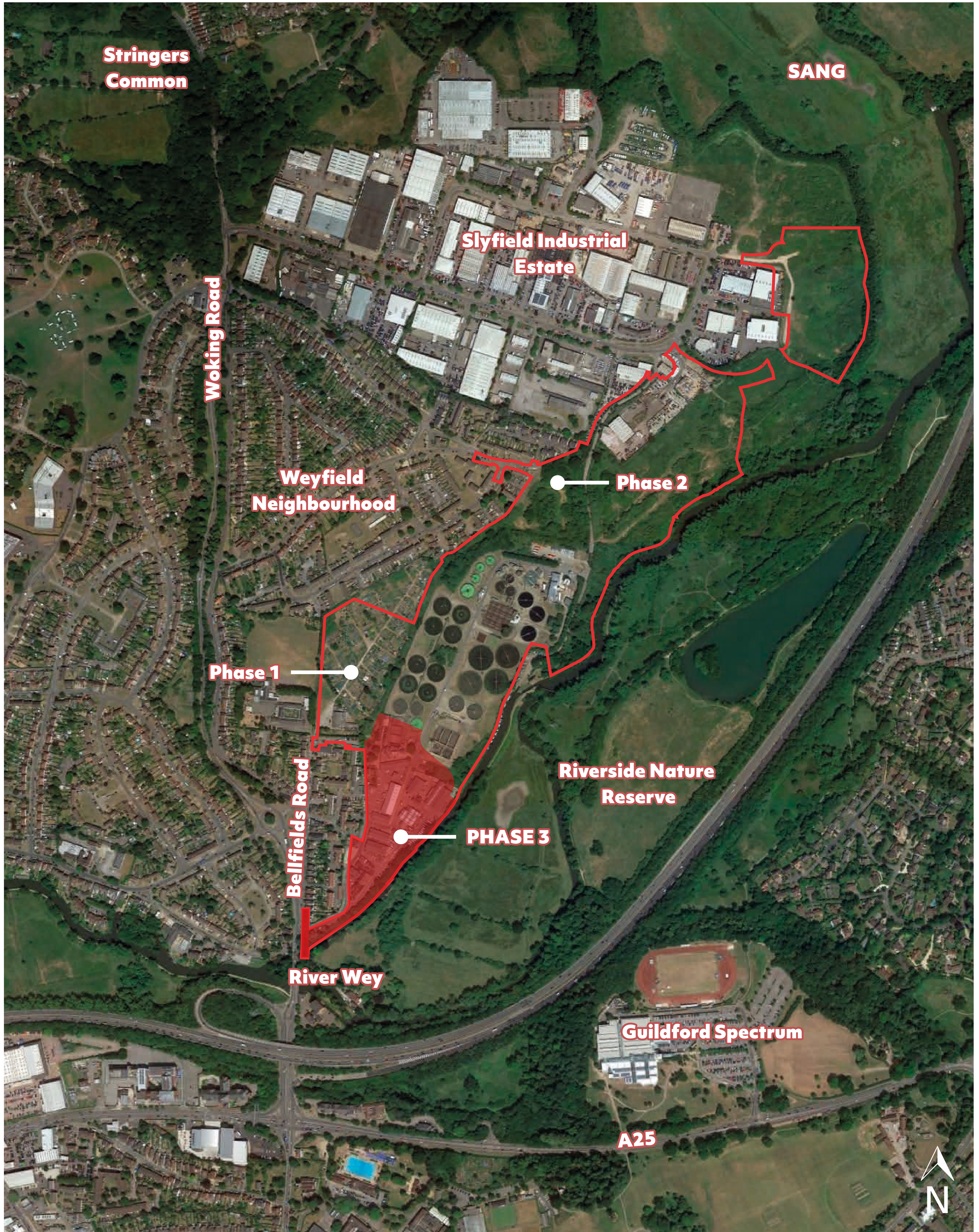
EXISTING SITE PHOTOS



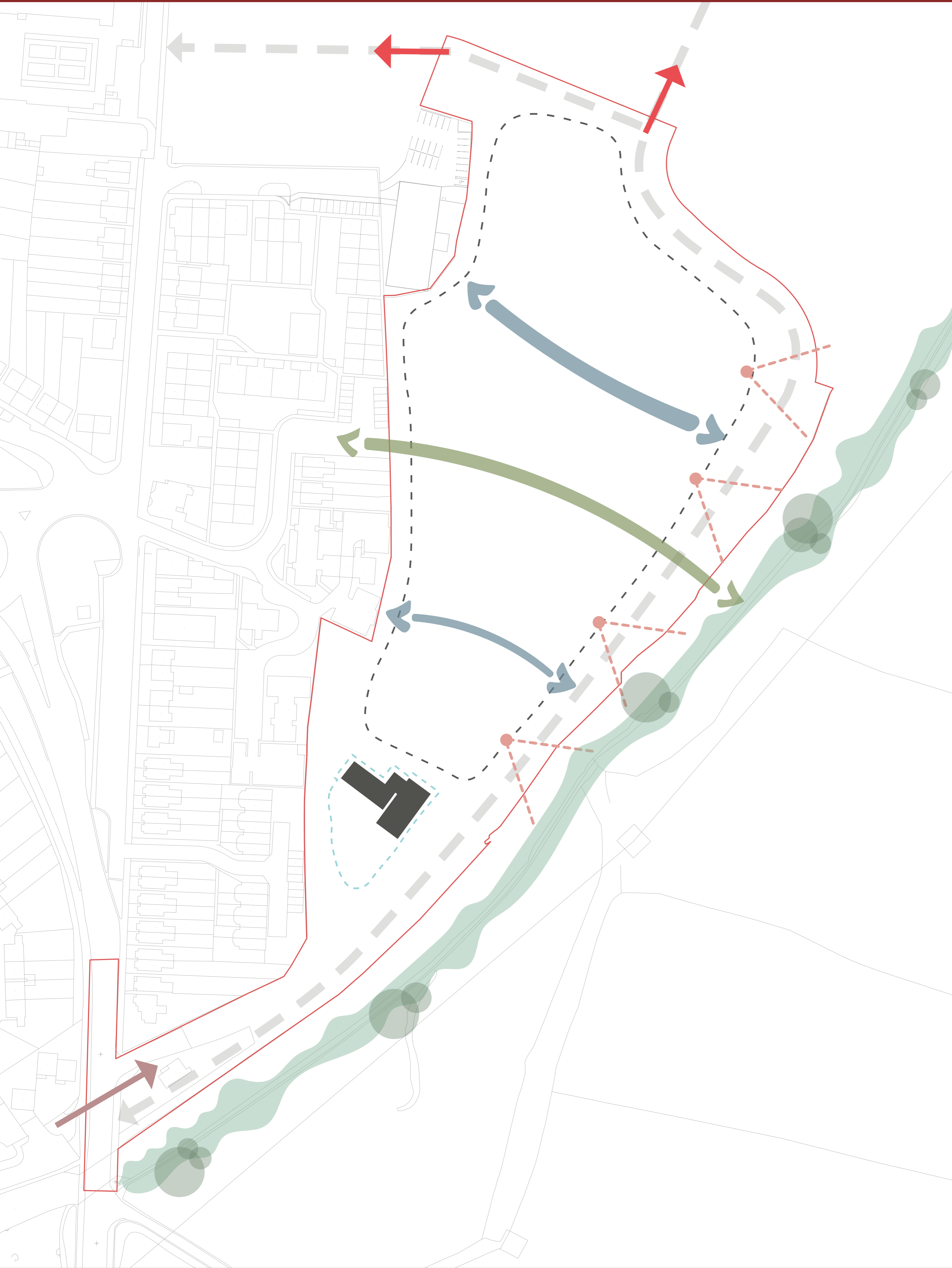
Weyside Urban Village, Guildford

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SITE LOCATION

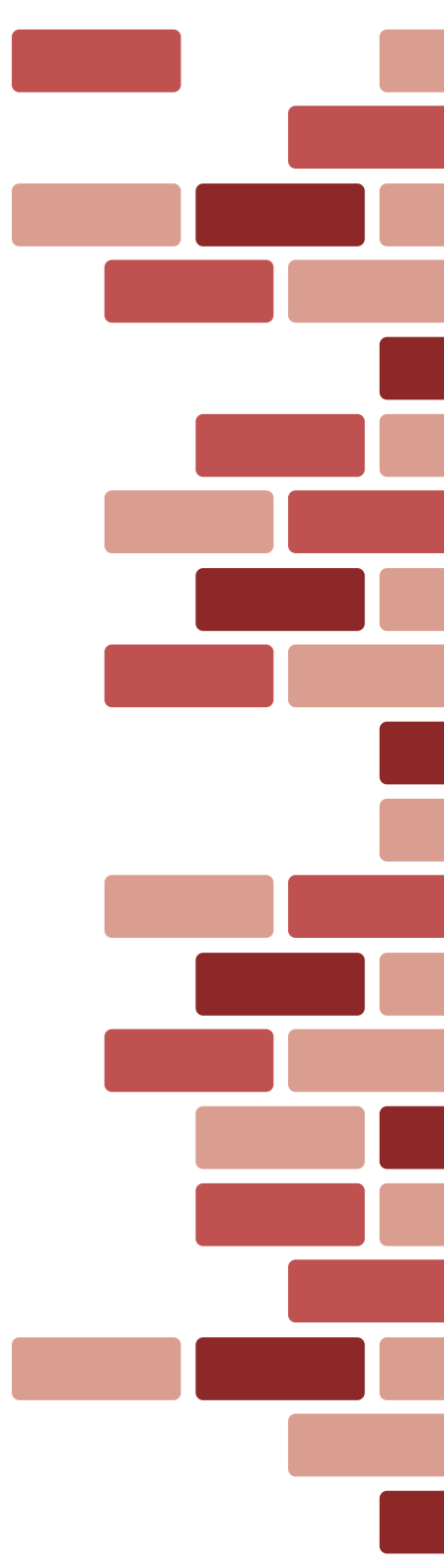


OPPORTUNITIES

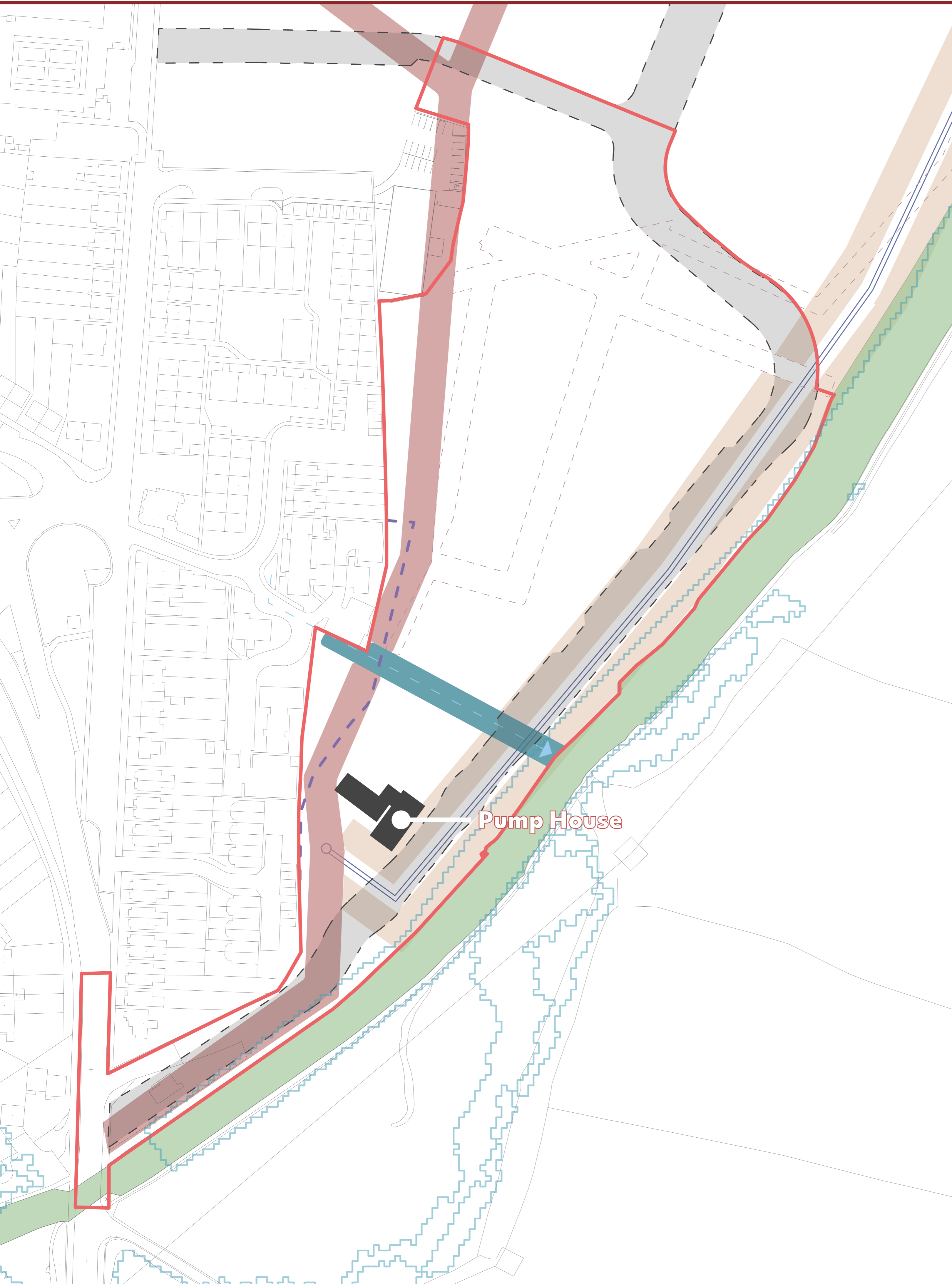


KEY

- ➔ Internal link
- Phase 3 red line boundary
- - - Pump House plaza
- ➔ Community link
- - - Sustainable Movement Corridor
- - - Area for development
- ➔ Southern site access
- ➔ Access to future phases
- - - Views over River Wey
- River Wey bank



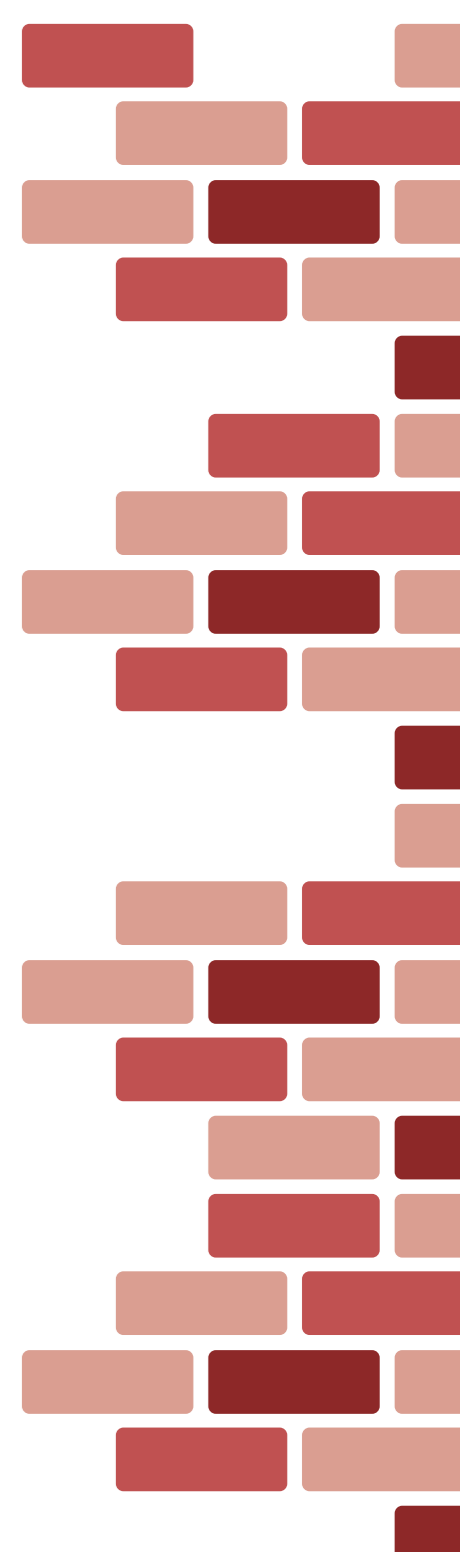
CONSTRAINTS



The Phase 3 site is bound by underground easements which restrict built development along both the east and west edges. The approved Sustainable Movement Corridor also runs along the eastern edge of the site, confining potential built development to the white area within the coloured easements.

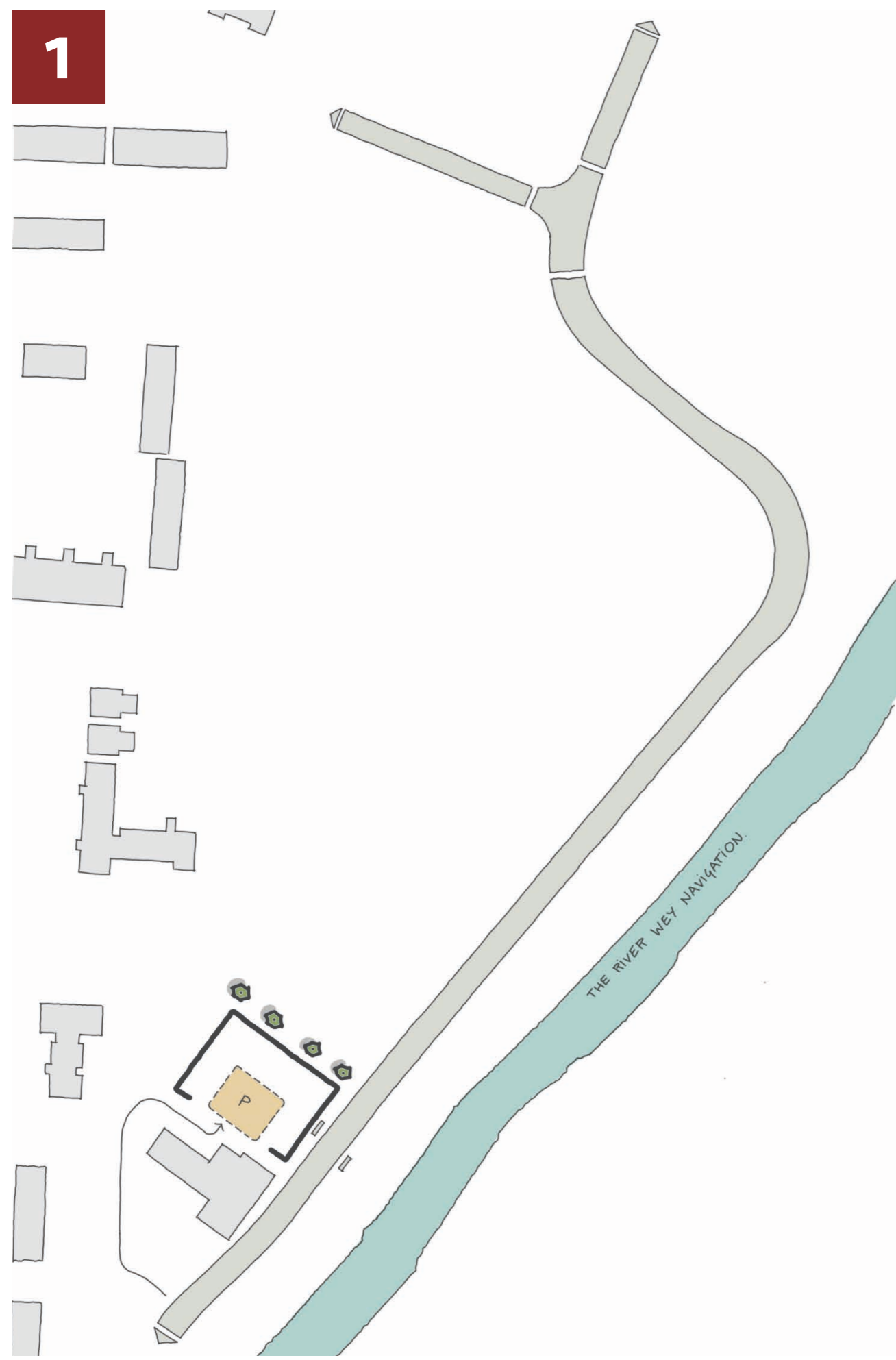
KEY

-  Sewer Easement
-  Surface Water
-  Dynamic Piling Restrictions
-  Tunnel Amendmant
-  Red Line Boundary
-  Mains Easement
-  Current Site access/Foot path
-  Sustainable Movement Corridor
-  Flood Zone
-  National Trust Land
-  Tunnels to be removed



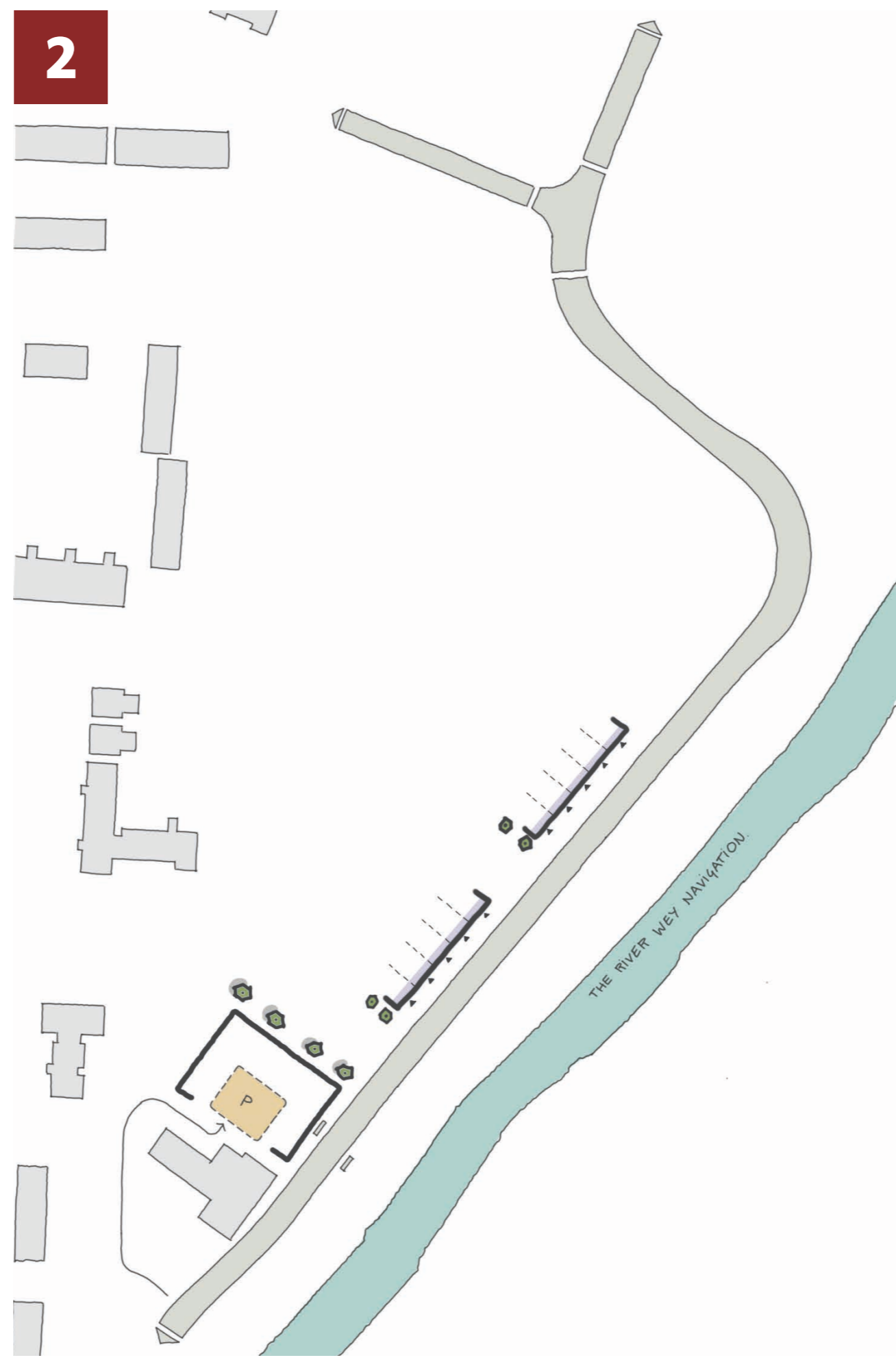
DESIGN PRINCIPLES

SENSE OF ARRIVAL



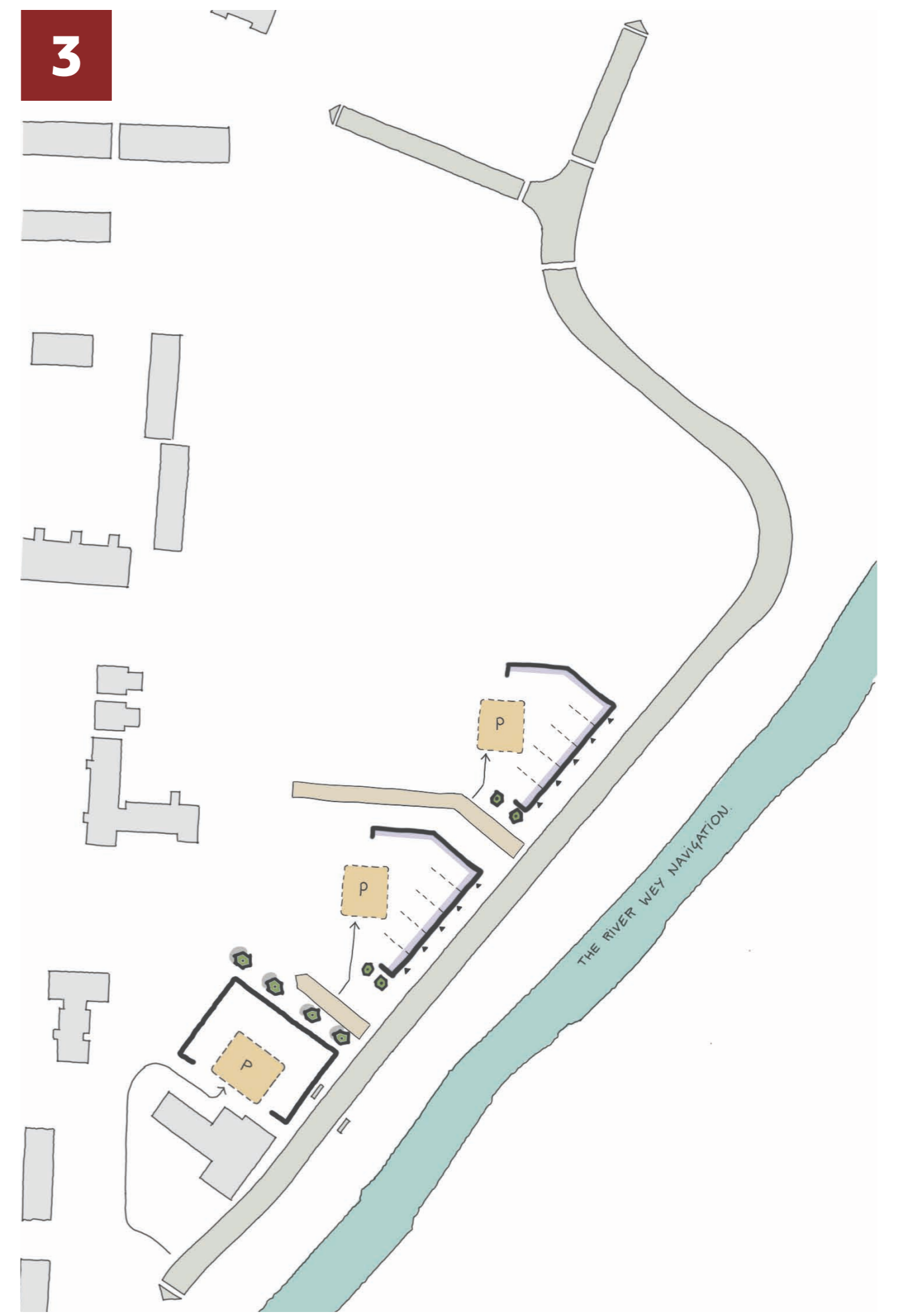
Rules set out in the Design Code prescribe a 'Special Building' that will sensitively respond to the pump house's alignment and architecture at the south of the site.

ACTIVE RIVER FRONTAGE



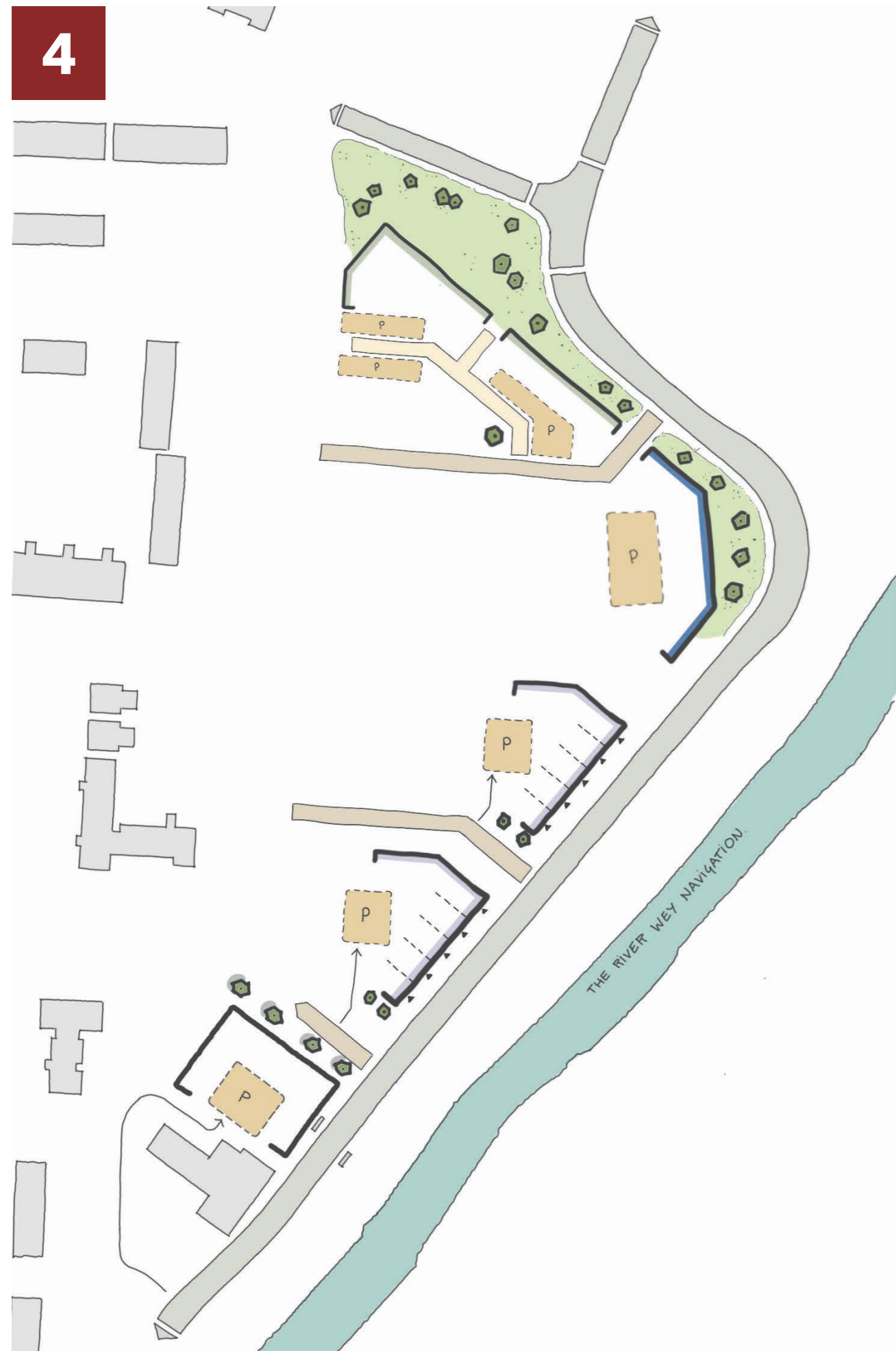
A series of repeated frontages create a strong rhythm along the SMC, articulated through a regular plot rhythm with front doors to the street.

CONCEALED PARKING



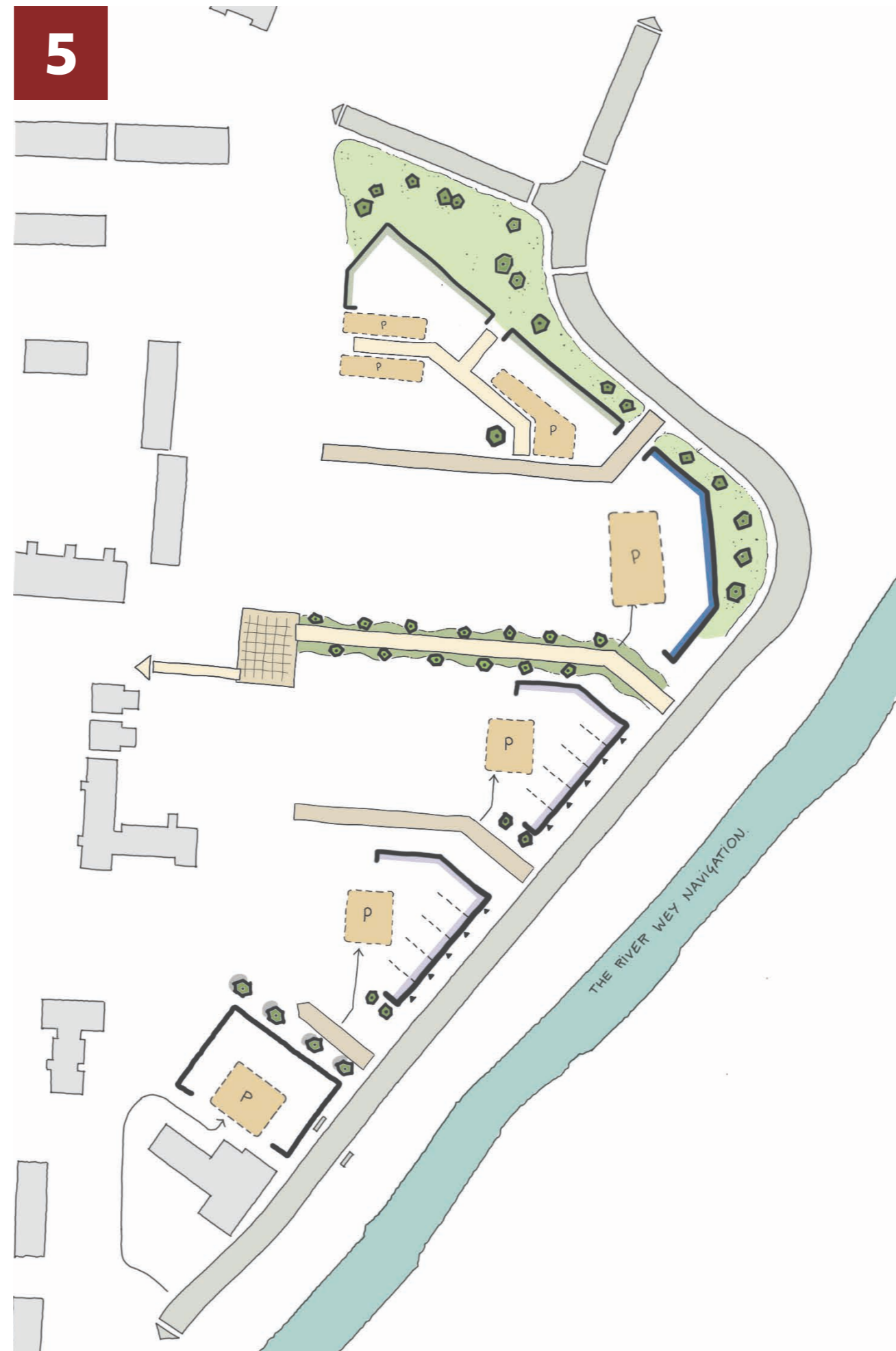
Innovative frontages then wrap into the site, setting the tone for a rotated urban grain to better align with the passivhaus principle of streets running east to west. Tertiary roads serve parking courts to the rear, allowing for the strong frontage along the river to continue.

CONTINUOUS FRONTAGE



The strong frontage of apartment buildings continues around the northern edge of the site, fronting onto the Wey Walk Community green space. Parking continues to be contained at the rear, out of view.

CAR FREE 'GREEN' STREET



Through the middle of the site a green, car free 'play' street is introduced to utilise an existing point of connection into the surrounding context.

LANDSCAPE EDGE



To the west a soft landscape edge contains a vehicular link that connects the sites street network. This edge also provides screening to the boundary whilst providing opportunities for active travel, parking, play and biodiversity.

MASTERPLAN



KEY

- 1 Woking Road site entrance
- 2 Pump House Plaza
- 3 Pump House
- 4 Pump House parking
- 5 Sustainable Movement Corridor
- 6 Landscaped River Wey edge
- 7 Western landscape space
- 8 Connection to Mangles Road
- 9 Car free 'play street'
- 10 Informal play space
- 11 Sustainable movement connection to future phases
- 12 Wey Walk Community green connection
- 13 Sustainable movement connection to approved Phase 1

OPEN SPACE PROVISION

Open Space Provision

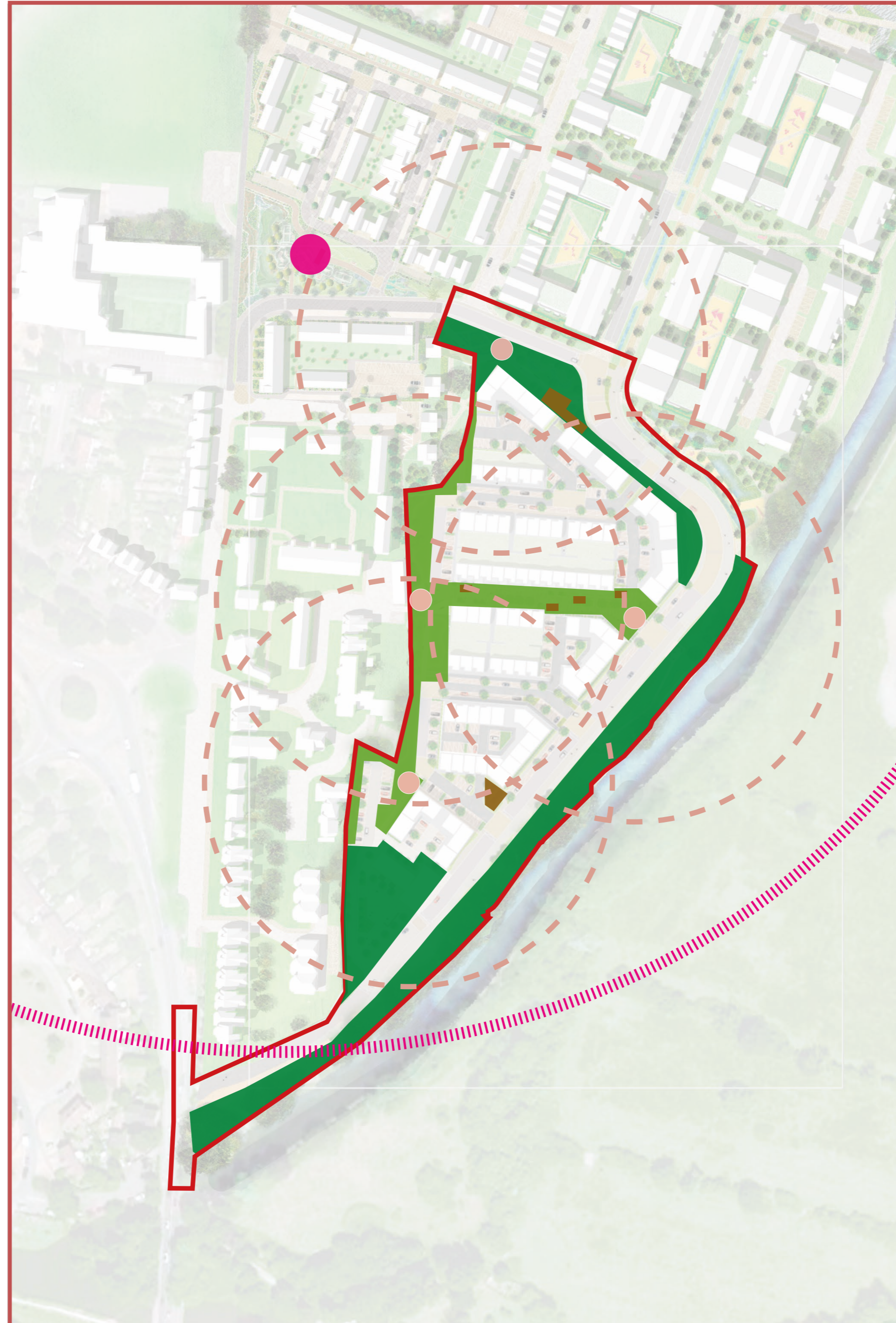
Phase 3 Proposed Open Space

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.

The proposals for Phase 3 of Weyside Urban Village provide the required area of multifunctional open spaces, including the southern section of Weyside Walk, the Pump House public realm, the Wey Walk Community Green Finger, and Western Edge Amenity.

A number of informal play areas are proposed across the Phase 3 to provide young children with easily accessible natural play features at doorstep. In addition, the Phase 3 residents are within in 5mins walk distance to the designated LEAP (Locally Equipped Area for Play) in Phase 1.

Types of Open Space	Recommended (ha/1,000 population)	Area based on 175 units at 2.13 ppd generating a population of 273 people	Community Green
Parks & recreation grounds	1.35 ha	5,030m ²	8,280 m ²
Allotment/Community Garden/Orchard	0.25 ha	940 m ²	400 m ²
Amenity green space	1 ha/1,000 people shared between these two typologies	3,730 m ²	4,060 m ²
Natural green space			-
Play space (children)*	0.05 ha	-	300m ²
Play space (youth)**	0.03 ha	-	-
Total Open Space		9,700m²	12,740 m²



Open space provision and doorstep play catchment

KEY

- Amenity green space
- Parks & recreational grounds
- Community Gardens / Orchard
- Doorstep Play
- 100m radius / 1 mins walk
- LEAP delivered in Phase 1
- 400m radius / 5 mins walk

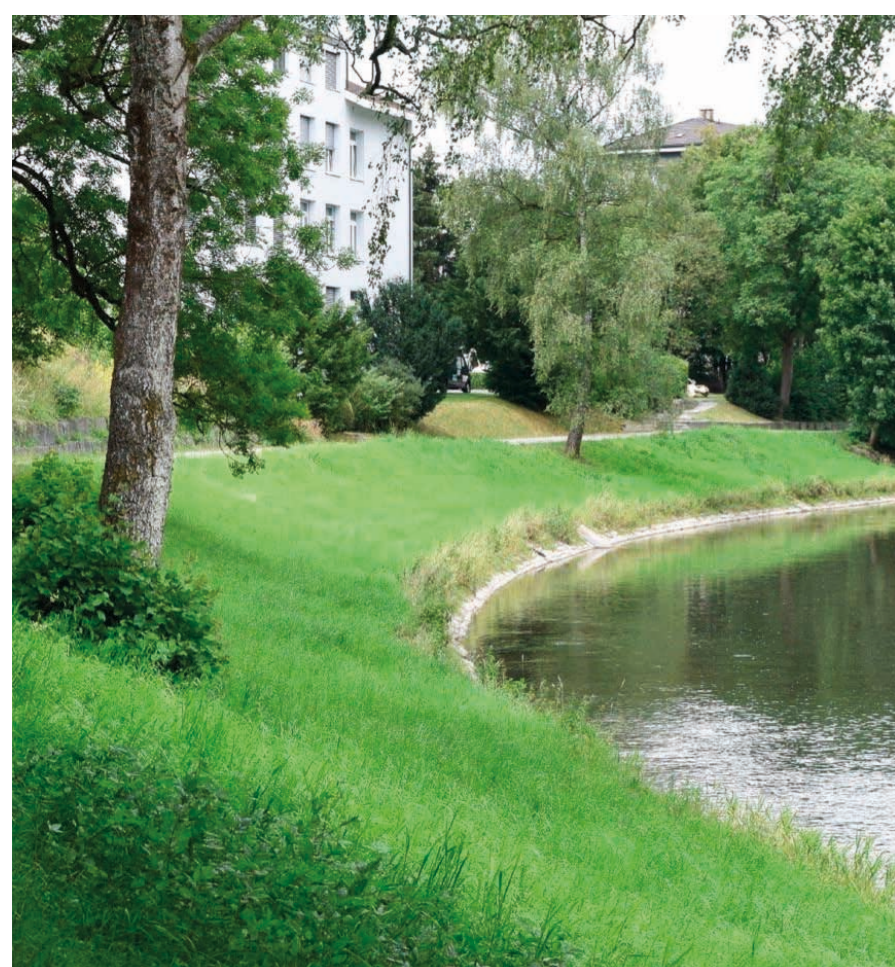


Waterside seating and relaxing



Leisure walk

Images are indicative only.



Waterfront habitats



Bespoke seating in public open space



Path and cycle route with seating



Doorstep play features, providing spaces for play on the way and families gathering

WEYSIDE WALK & PUMP HOUSE

Weyside Walk

Weyside Walk is a primary piece of green infrastructure for the Weyside Urban Village that connects the Site North-South along the River Wey Navigation. As well as providing important links for wildlife, this green spine is a key component of the connectivity framework for the Site, providing undisturbed pedestrian and cycle only route along waterside.

Phase 3 will deliver the southern section of this attractive green space. The existing network of trees will be retained and new planting will be sensitively designed to enhance local ecology and biodiversity. A range of viewing platforms and seating areas are positioned along the pedestrian and cycle route to increase access to river frontage, enjoy the views to natural landscape, and offer a moment of relaxation.

Pump House

As the Heritage Arrival entrance at the southern end of the Weyside Urban Village, the Pump House Square will play a key role in providing a first impression of the scheme, creating a distinctive gateway, and a new community hub for all local residents.

The proposal will be sympathetic to the historic character and provide physical and visual connections to the River Wey Navigation.

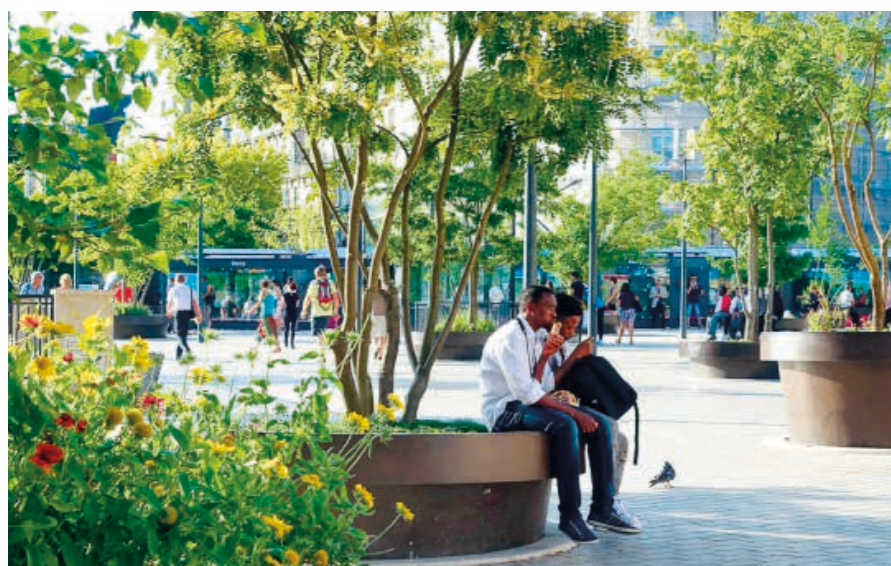


- A** Flexible space for community events
- B** Spill out space, seating
- C** Tree planters
- D** Viewing platform
- E** Rain gardens / raised planting bed
- F** Access route to parking area
- G** Green edge
- H** Scrub and new trees
- I** Sustainable Movement Corridor

Images are indicative only.



Flexible use of public realm



Tree planters



Artist impressions of the Pump House Gateway



Riverside viewing platform



Bespoke riverside seating

OPEN SPACES & STREETS

Wey Walk Community

Phase 3 will deliver the middle section of Wey Walk Community green finger, providing community focused multifunctional doorstep green space.

3m wide pedestrian and cycle route will extend from Phase 1 and continue to meander through the open space, safely connecting to River Wey Navigation. Walking through Wey Walk Community will become a part of daily movement, and part of play experience. Seating areas will be regularly placed for people to enjoy and relax in the natural landscape. Learning activities will also be embedded in the design whilst informal play will be integrated with landscape.

Streets as places

Creating a pedestrian friendly environment has been a core principle of the WUV. Junctions of raised tables, change of material, designated footpath or cycle route all help to build up a safe and more inviting movement network.

Street trees and understorey planting will be introduced between the carriageways and footpaths to maximise biodiversity and create green street aesthetic. Feature trees will be planted at road junctions or raised tables to help to break up lineary and enhance street character. Evergreen shrubs and perennials will accompany the private footways to provide home feel and seasonal interest at front door.



Images are indicative only.



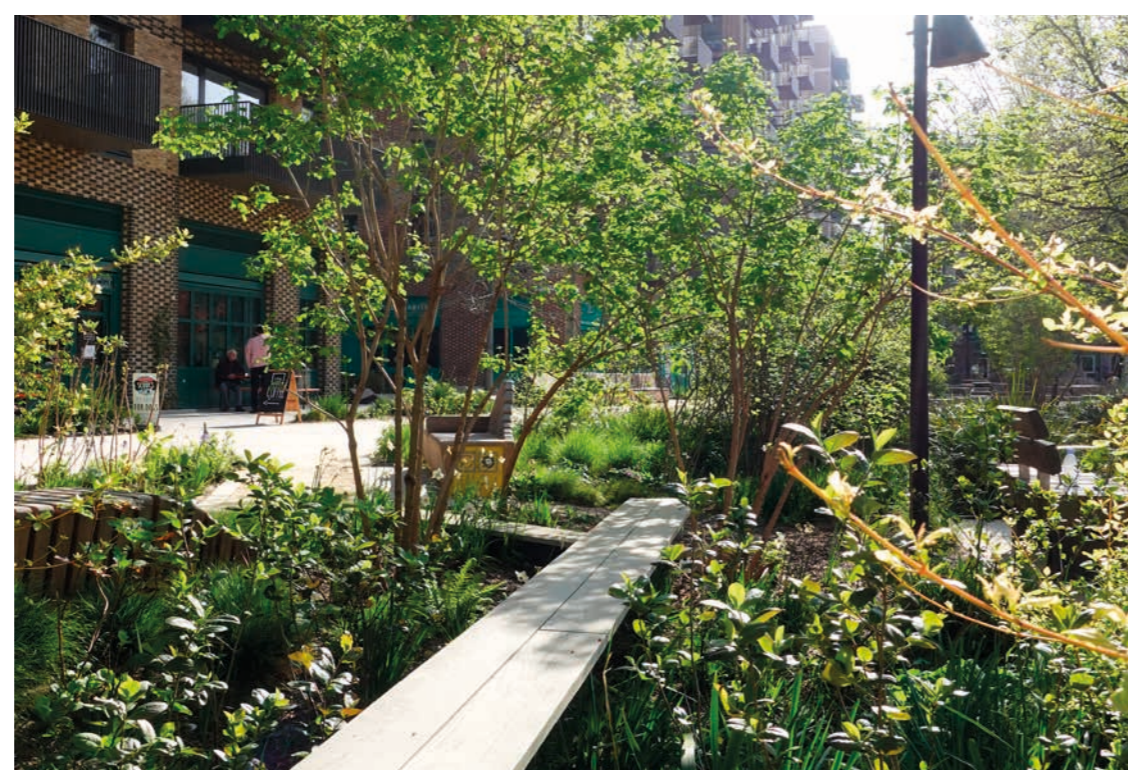
Naturalistic planting with trees, shrubs, ornamental planting mixes to form various habitats



Streets with trees and shrub planting



Street trees, understorey planting and front garden green



Rain gardens



Bug hotel

PEDESTRIAN LINK

WOKING ROAD TO RIVER WEY NAVIGATION

Outdoor Living Room

A sociable communal space will be created within the heart of Phase 3, offering a shared outdoor living room for local residents.

Doorstep natural play features bookend the street and form unique gateways. The central plaza area edged by seating provides a cosy outdoor space for street events, play, relaxation. Varied planting areas with new trees will bring green canopies and food growing opportunities.

Doorstep Play

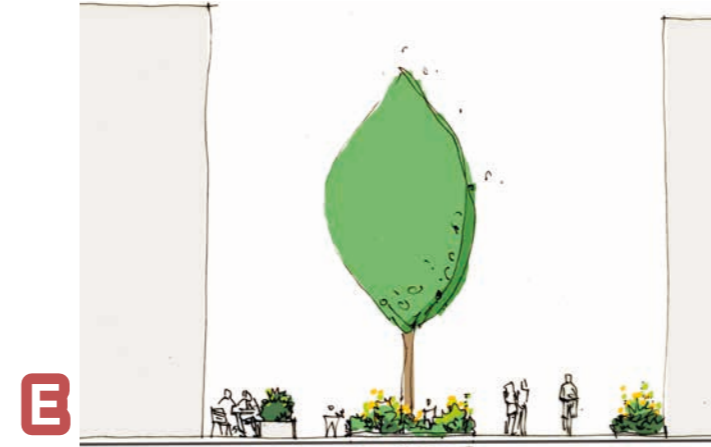
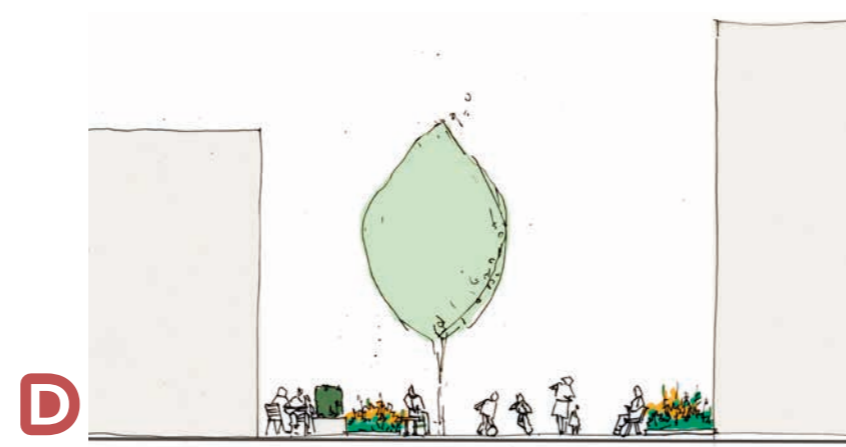
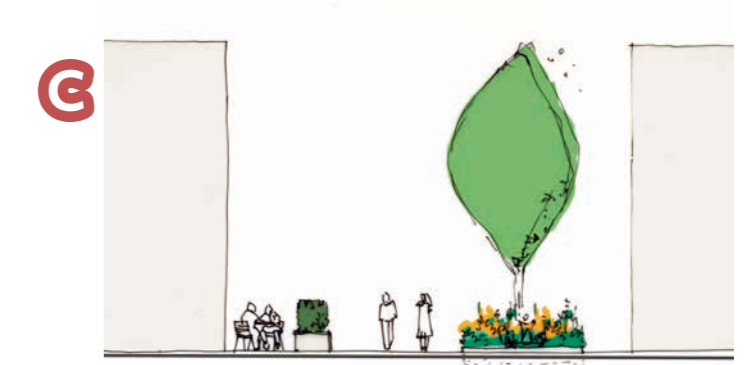
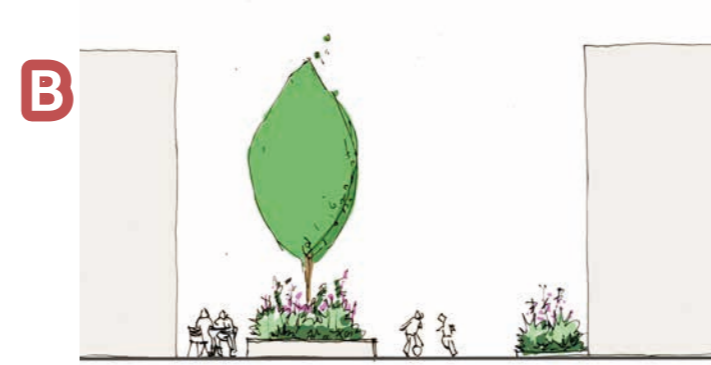
Natural play features will be integrated in well thought landscape to offer doorstep play opportunities for kids. Incorporating sensory planting will add another connection with nature.

Edible Landscape

Edible species will be mixed to various planting combinations to promote understanding of natural science and encourage healthy and eating and living.

Safe Environment

Pedestrian focused communal space with access for refuge and emergency vehicles only. The innovative arrangement between planting and paving areas will help to delineate the route and ensure the safe use of street.



Images are indicative only.



Doorstep play



Doorstep ornamental planting and trees



Communal space between gardens

CHARACTER AREA

Heritage Quarter

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.

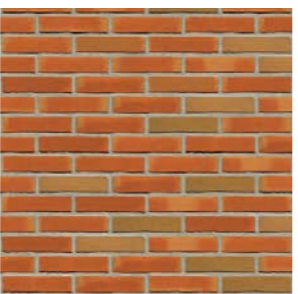
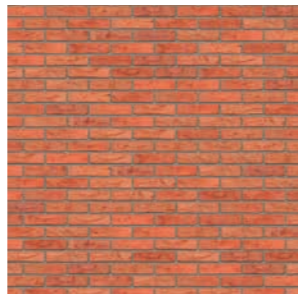
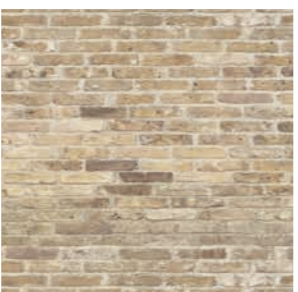
Phase 3 stretches across both the Heritage Quarter as well as the southern portion of the Riverside Wharf. These areas permit a medium density and buildings with 2-4 storeys (Design code permits up to 4 storeys in the Heritage Quarter and 6 storeys in the Riverside Wharf).

The Heritage Quarter will offer a unique gateway into the site from Woking Road, with the retained and refurbished Pump House occupied by a mix of uses, and the new active community square. The industrial character of the retained Pump House building will characterise the area through intricate design and attention to details. The area will be predominantly characterised by regular rows of terraced housing along intimate mews streets framed by gable ended apartment blocks and townhouses. The building adjacent to the Pump House building has been identified as a Special Building, and must be designed with particular reference to the industrial architecture and form of the retained building.

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	Primary material: <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Red-multi brick</p> </div> <div style="text-align: center;">  <p>Red brick</p> </div> </div>
	Secondary material: <div style="text-align: center; margin-top: 10px;">  <p>Buff brick</p> </div>
	Building typologies
Roof form	<ul style="list-style-type: none"> Predominantly pitched roofs everywhere else Typically clipped verge/no projecting eaves

Precedent - Materials & Facade Treatment



Precedent - Openings



Precedent - Roofscape



Weyside Urban Village, Guildford

Phase 3 Exhibition

NEXT STEPS

Weyside Urban Village - Progress to Date

The Weyside Urban Village regeneration is one of the most exciting growth opportunities in Surrey which will deliver 1,550 new homes on a brownfield site by the River Wey, close to the town centre. It will create new communities, new homes, and job opportunities. It supports the economic and environmental vibrancy of Guildford. With it comes transport improvements and significant biodiversity gains. This ground breaking project has:

- Identified how previously developed land can be reused to deliver much needed new housing, protecting the greenbelt.
- Secured investment into a new sewage treatment works for Guildford.
- Unlocked £52.3m of government funding and £7.5m Local Enterprise Partnership funding.
- Approved funding of £40m toward a programme of new junction and parking improvements.
- Set out a proposal for a new nature reserve and create a new space to enjoy nature and improve biodiversity.

A new home For The Aggie Club

Our commitment to creating new places for people was realised when the Aggie Club opened the doors of their brand-new club. The new temporary club is a vital community asset for local residents and communities to enjoy.

81 new homes on the Wey

Plans for the first phase of the development have been approved by Guildford Borough Council Planning Committee and will provide much needed new homes and new green open spaces. 32 of the new homes (40%) will be affordable homes.

Breaking old ground for new infrastructure

Ground works have started to prepare for the construction of a new sewage treatment works. In addition, approval for a new Woking Road Depot also granted. The new facility will support the delivery of services to the wider community and is designed to reduce carbon emissions and the impact on natural resources.

New greener and healthier places

More than 100 new allotment plots have been created at North Moors, Woodside Road and Bellfields Road. The new plots have been provided for allotment holders that have had to move. Additional plots are also available for people on the waiting list.

Demolition of the Old Aggie Club

The demolition of the old Aggie Club commenced in September 2023 due to it being left in a redundant state and unsafe. The demolition began in mid-September and is due to take 4-6 weeks to complete.



New home for the Aggie Club



New allotments



Programme

September 2023	Pre-Application Consultation with the Local Community and Key Stakeholders
October 2023	Review feedback and prepare Planning Application
November 2023	Submit Planning Application
April 2024	Planning Application Approval
August 2026	Start on Site
August 2029	Development Phase Completion

Feedback

We welcome your comments on the Phase 3 proposals by Friday 29 September 2023.

To find out more information, or to view a PDF copy of the exhibition boards, please visit weysideurbanvillage.co.uk

To contact a member of the Community Planning team or to submit comments on the Phase 3 proposals, please use the contact details as follows:

- Email: community@jtp.co.uk
- Writing to us at **Freepost JTP (no stamp required)**
- Call on **Freephone 0800 0126 730**

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Phase 3 Exhibition

Illustrative View - Western Gateway into the Phase 3 site. (Architectural detail not included)



Illustrative Visual - Car free 'play street', connecting to the River Wey. (Architectural detail not included) Navigation.

