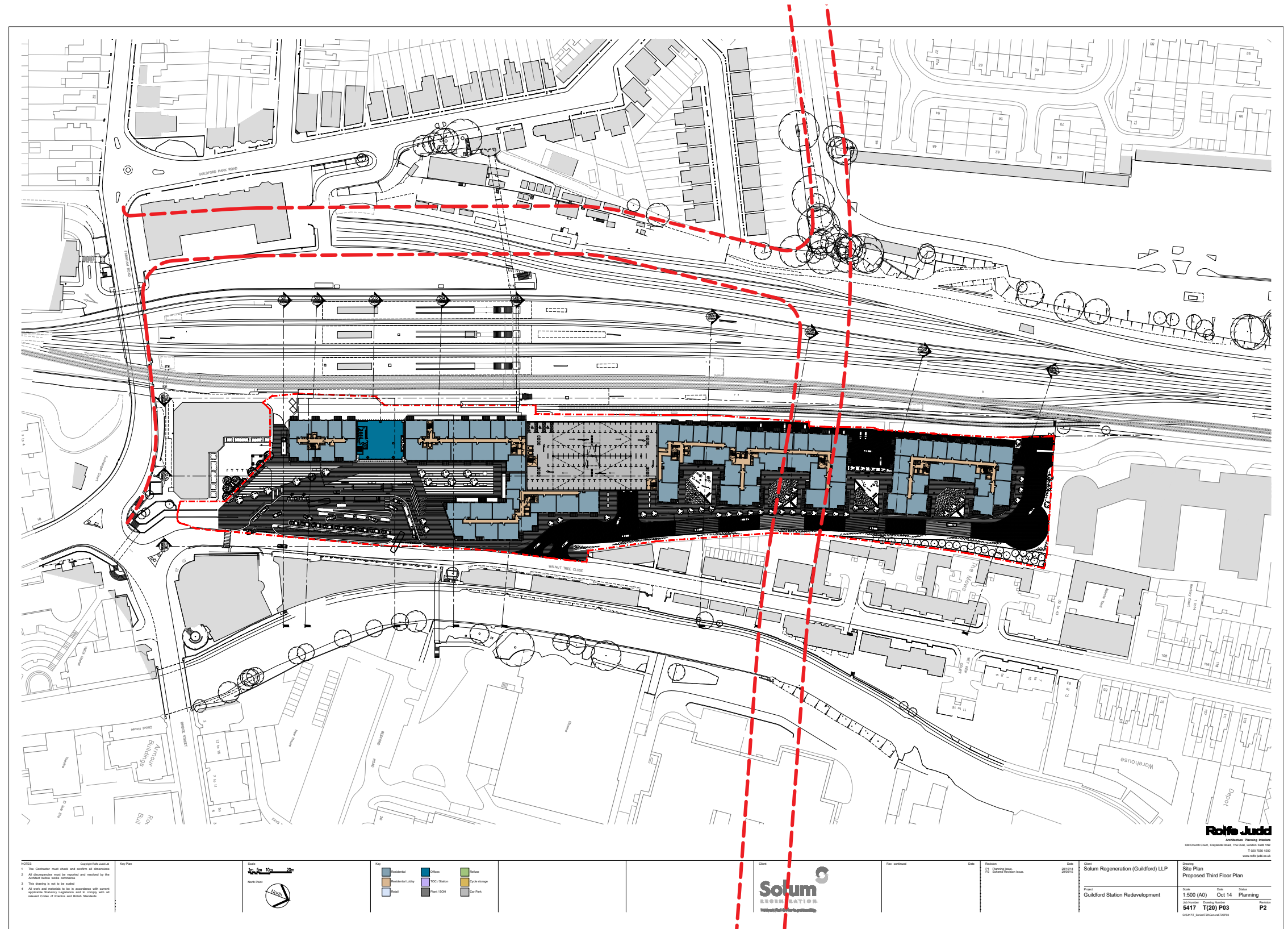








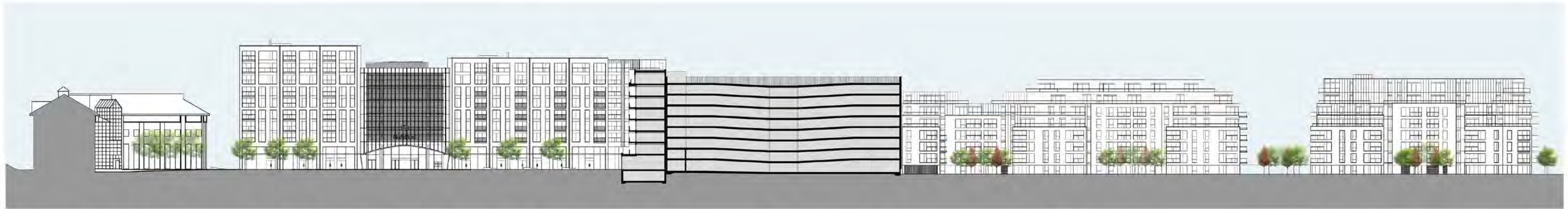
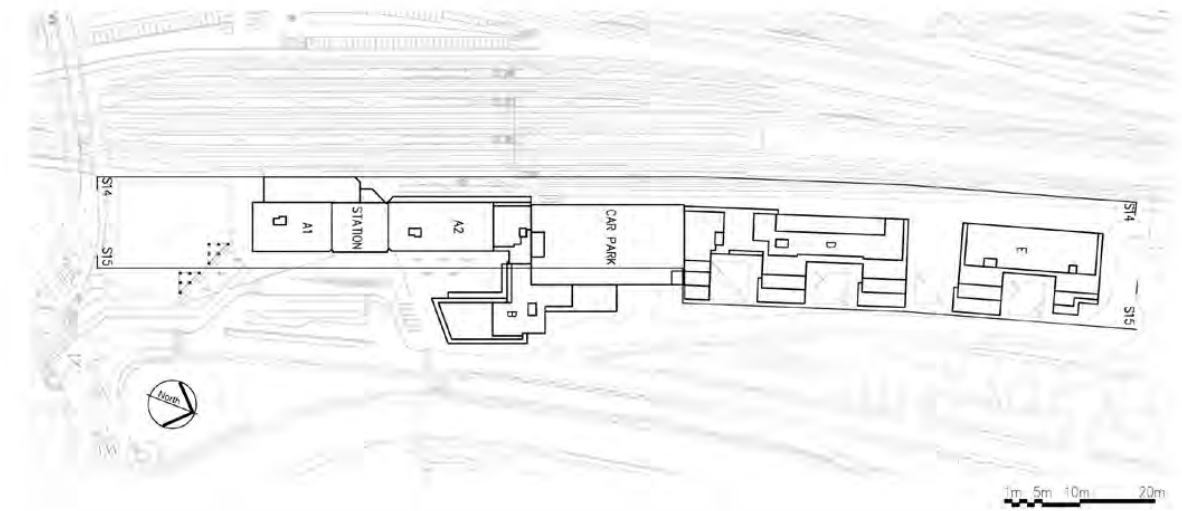
# SOLUM DEVELOPMENT TYPICAL FLOOR





# SOLUM DEVELOPMENT

## SITE SECTIONS



**1 SECTION 15 – STATION, BLOCKS A1, A2, D & E EAST ELEVATION**  
SCALE: 1:500 (A1)



**2 SECTION 14 – STATION, BLOCKS A1, A2, B, D & E WEST ELEVATION**  
SCALE: 1:500 (A1)

**Rolfe Judd**

Architecture Planning Interiors  
Old Church Court, Claylands Road, The Oval, London SW8 1NZ  
T 020 7556 1500  
www.rolfe-judd.co.uk

NOTES

- The Contractor shall confirm all dimensions to the Architect before work commences.
- All discrepancies must be reported and resolved by the Architect before work commences.
- This drawing is not to be scaled.
- All work and materials to be in accordance with current applicable Statutory Legislation and to comply with all relevant Codes of Practice and British Standards.

Copyright Rolfe Judd Ltd

Key Plan

Scale

20m	40m	60m	80m	100m
40mm	80mm	120mm	160mm	200mm



Rev	continued	Date	Revision	Date
P1	Planning Issue	28/10/14		
P2	Planning Issue	21/11/14		
P3	Planning Issue	16/12/14		
P4	Scheme Revision Issue	29/03/15		

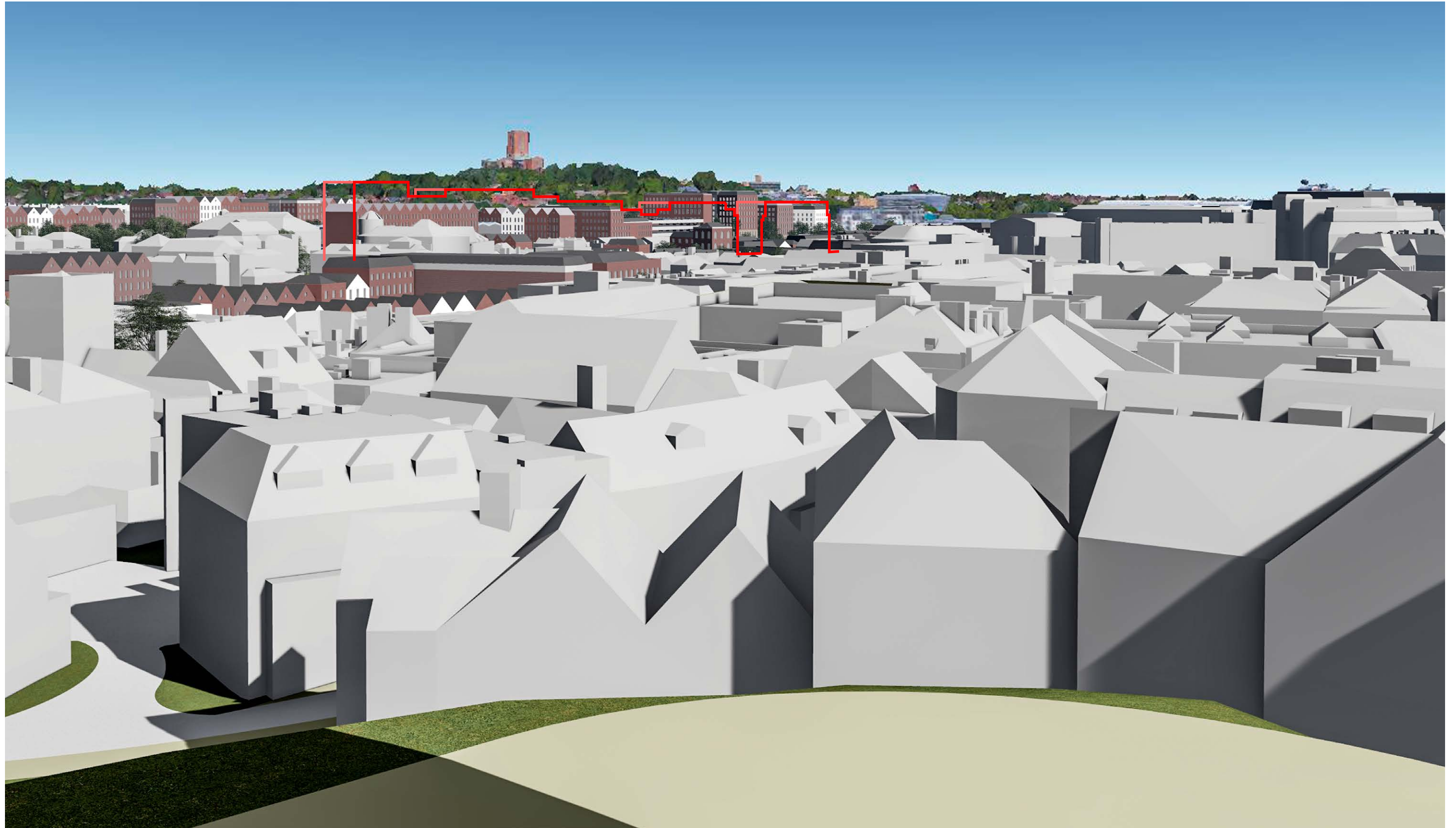
Client	Solum Regeneration (Guildford) LLP
Project	Guildford Station Redevelopment
Scale	1:500 (A1)
Date	Oct 14
Status	Planning
Job Number	5417
Drawing Number	T(20)S01
Revision	P4

G:\5417\T\_Series\T20\General\T20501



# STATION DEVELOPMENT VIEW FROM THE CASTLE

— Outline of Solum development





# 4. THE MASTERPLAN

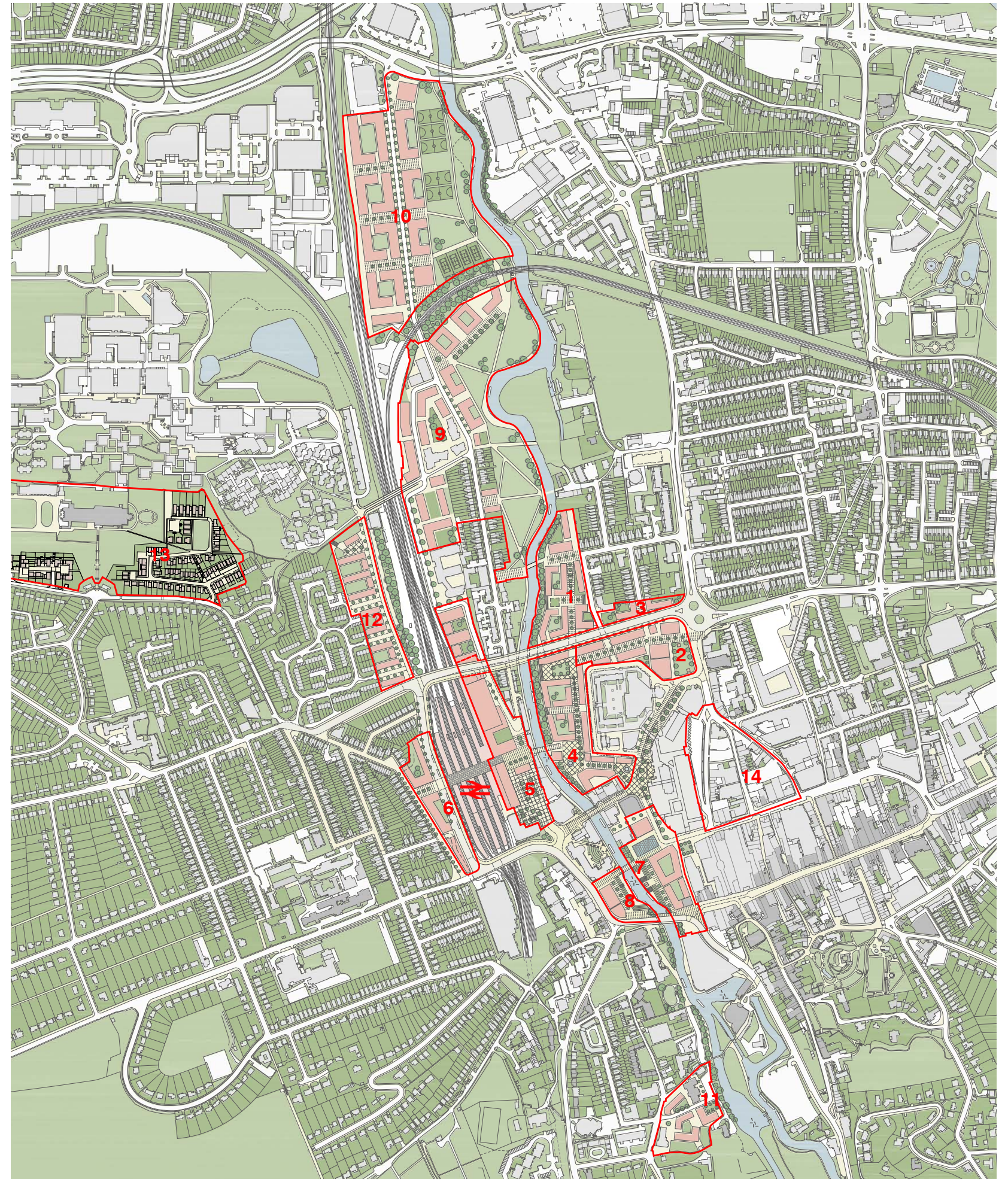


# THE MASTERPLAN OVERALL

## Masterplan Zones

1. Bedford Wharf North Residential Zone
2. Civic Centre
3. Bedford Wharf East Residential Zone
4. Bedford Wharf South Leisure & Residential
5. Railway Station East
6. Railway Station West
7. Town Wharf East
8. Town Wharf West
9. Walnut Tree Close
10. Woodbridge Meadows
11. Millmead
12. Guildford Park Road
13. Cathedral
14. North Street

- Proposed Buildings
- Listed Buildings
- Locally Listed Buildings
- Existing Buildings





# QUANTUM SUMMARY

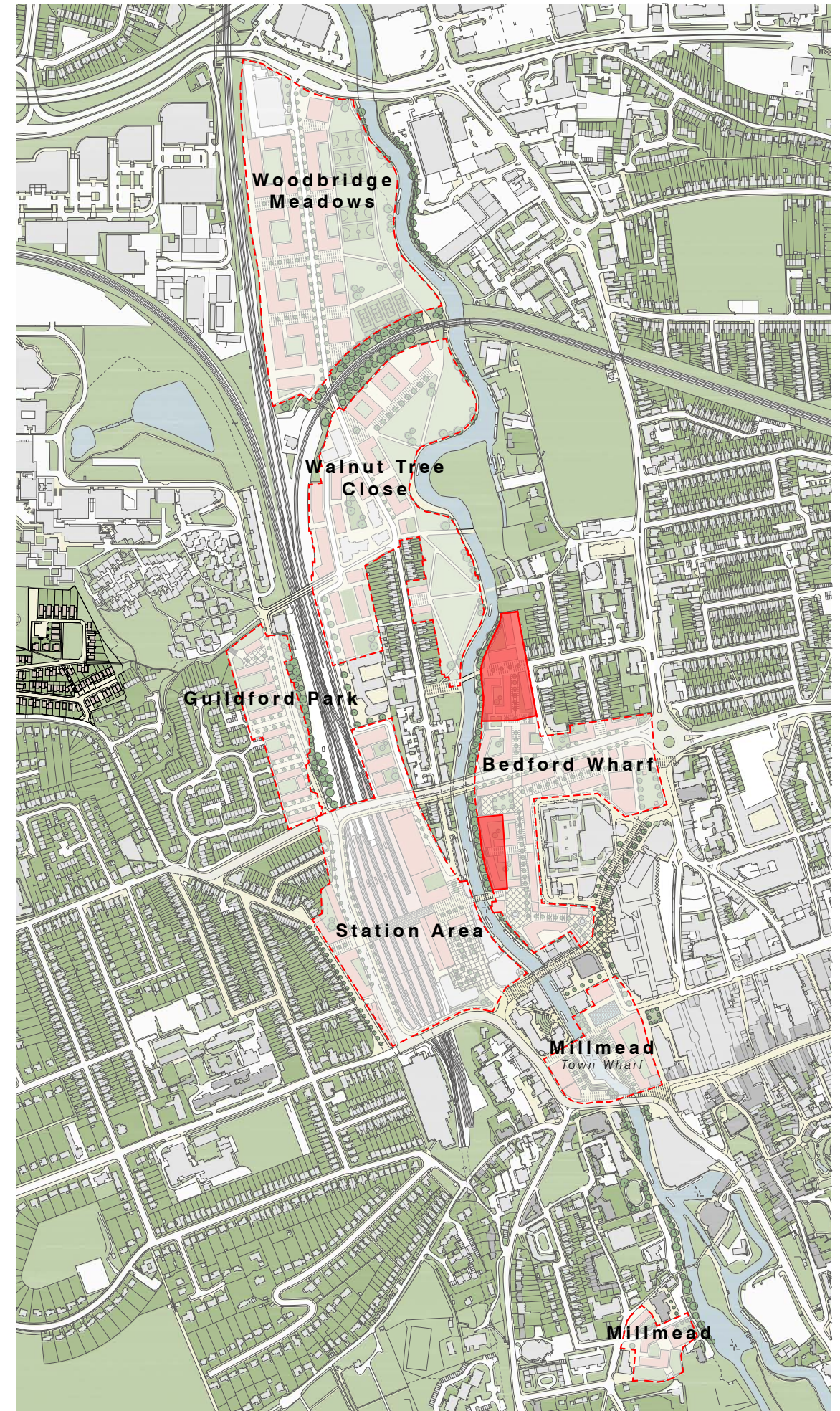
Total GEA		
Uses	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	305,349	3,286,744
Office & Civic	47,994	516,603
Parking	96,449	1,038,169
F&B	10,409	112,042
Retail	8,476	91,235
Hotel/Leisure/Culture	13,337	143,558
Community	20,342	218,959
Station & Bus Station	4,004	43,099
<b>Total GEA</b>	<b>506,360</b>	<b>5,450,409</b>

Approximate Number of Dwellings	2,962
Approx Number of Student Dwellings	353
Approximate Retirement Dwellings	52

Total GEA (Excluding areas in flood risk zones)		
Uses	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	288,949	3,110,216
Office & Civic	47,994	516,603
Parking	91,859	988,766
F&B	9,136	98,339
Retail	8,176	88,006
Hotel/Leisure/Culture	13,337	143,558
Community	20,342	218,959
Station & Bus Station	4,004	43,099
<b>Total GEA</b>	<b>483,797</b>	<b>5,207,546</b>

Approximate Number of Dwellings	2,786
Approx Number of Student Dwellings	353
Approximate Retirement Dwellings	52

 Buildings in flood risk zones





# BUILDING HEIGHTS PROPOSED

Number of storeys



**P+#** Ground floor parking  
+ number of storeys

**G+#** Ground floor retail/F&B  
+ number of storeys





# USES

## COMMUNITY & SOCIAL

In addition to commercial and residential uses proposed in the masterplan there will be provision for social and community facilities.

The main categories for these uses are:

- Education
- Health
- Sports & leisure
- Childcare
- Social care
- Libraries
- Emergency services
- Mental health
- Community venues
- Public toilets
- Youth centres
- Cultural institutions

The following is a provisional list of community and social facilities to be provided in the masterplan. Possible locations are indicated on the plan opposite

1. Retirement home
2. Community centre
3. Youth centre
4. Sports club
5. School
6. Nursery school
7. Medical centre
8. GP Surgery
9. Police Station, New Courts and Government buildings
10. Bus interchange
11. Market
12. Arts centre





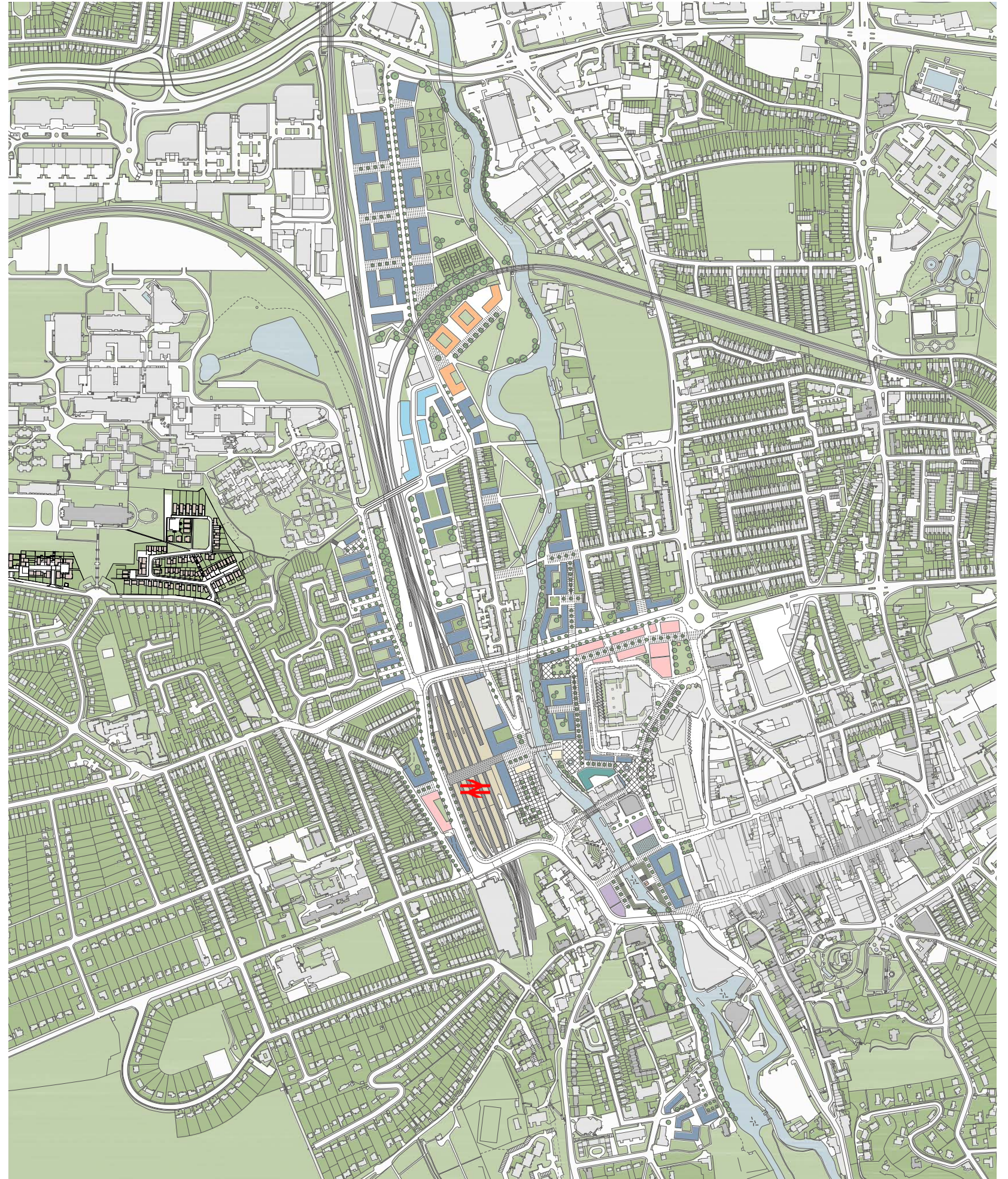
# USES

## BUILDING USES

This plan shows the principal uses for the buildings across the masterplan. Many of the buildings in the proposed masterplan are mixed use with residential or office use on the upper levels and community, retail or food and beverage uses at ground floor. The following page indicates ground floor uses.

### Possible Principal Building Uses

- Residential
- Student Housing
- Hotel
- Community (see previous page)
- Retail/Food & Beverage
- Leisure/Culture
- Office
- Education
- Tech workshops
- Station & bus interchange
- Car Park





# USES

## GROUND FLOOR

### Possible Ground Floor Uses

- Residential
- Student Housing
- Hotel
- Community (see previous page)
- Retail/Food & Beverage
- Leisure/Culture
- Office
- Education
- Tech workshops
- Station & bus interchange
- Car Park





# PUBLIC REALM

## TOWN SQUARES AND KEY ROUTES & BOULEVARDS

The masterplan proposes a number of new public spaces, which are connected by generous pedestrian boulevards. These are indicated on the plan opposite.



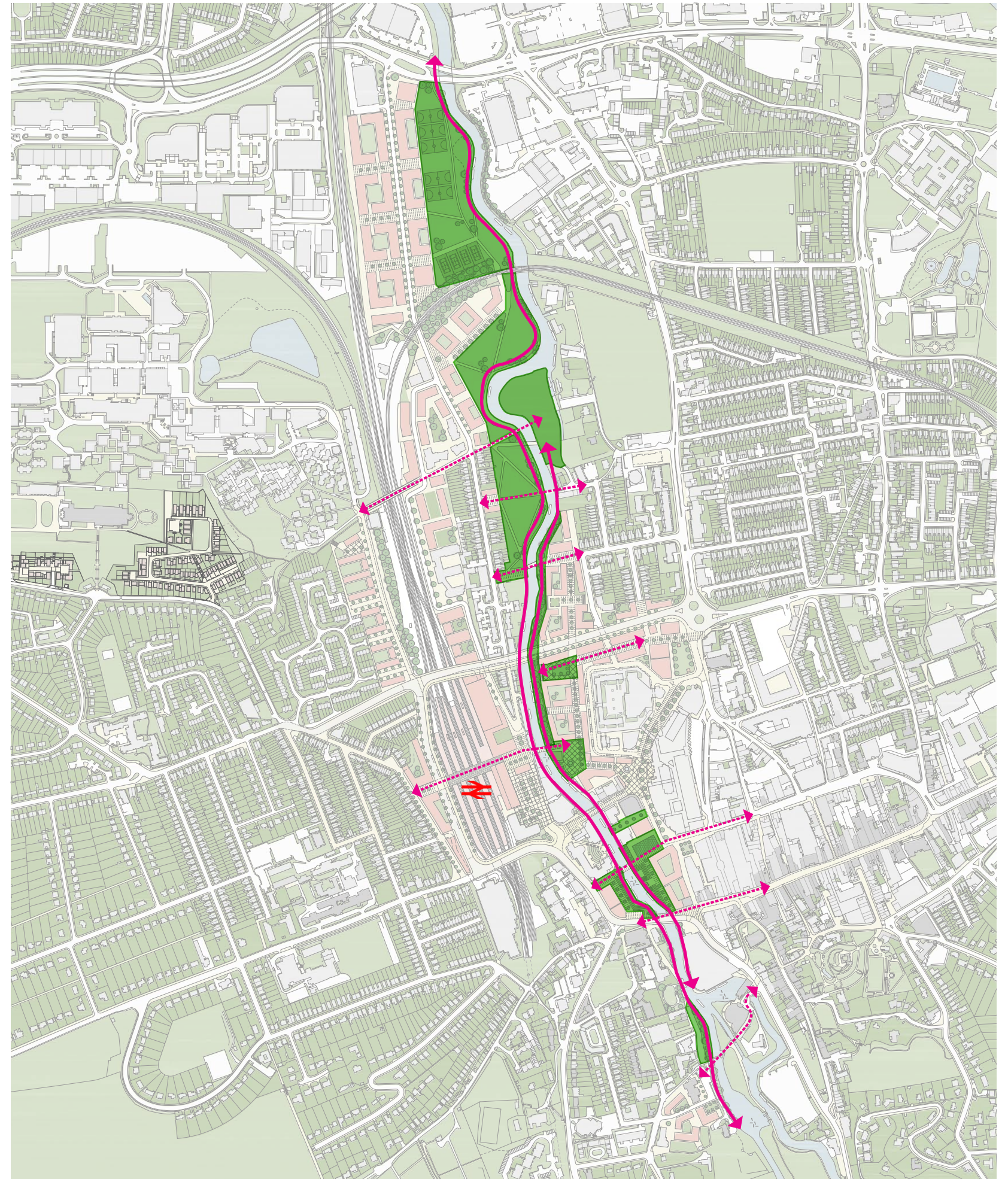


# THE RIVERSIDE PARKS & SQUARES

The masterplan creates several new parks which are connected by riverside pedestrian and cycle paths. Improved connectivity between the town centre and river allows for town squares fronting onto the river. The masterplan also improves access to existing riverside assets such as Dapdune Wharf and Millmead, below.



- Riverside parks and squares
- Riverside pedestrian and cycle routes
- Cross connections



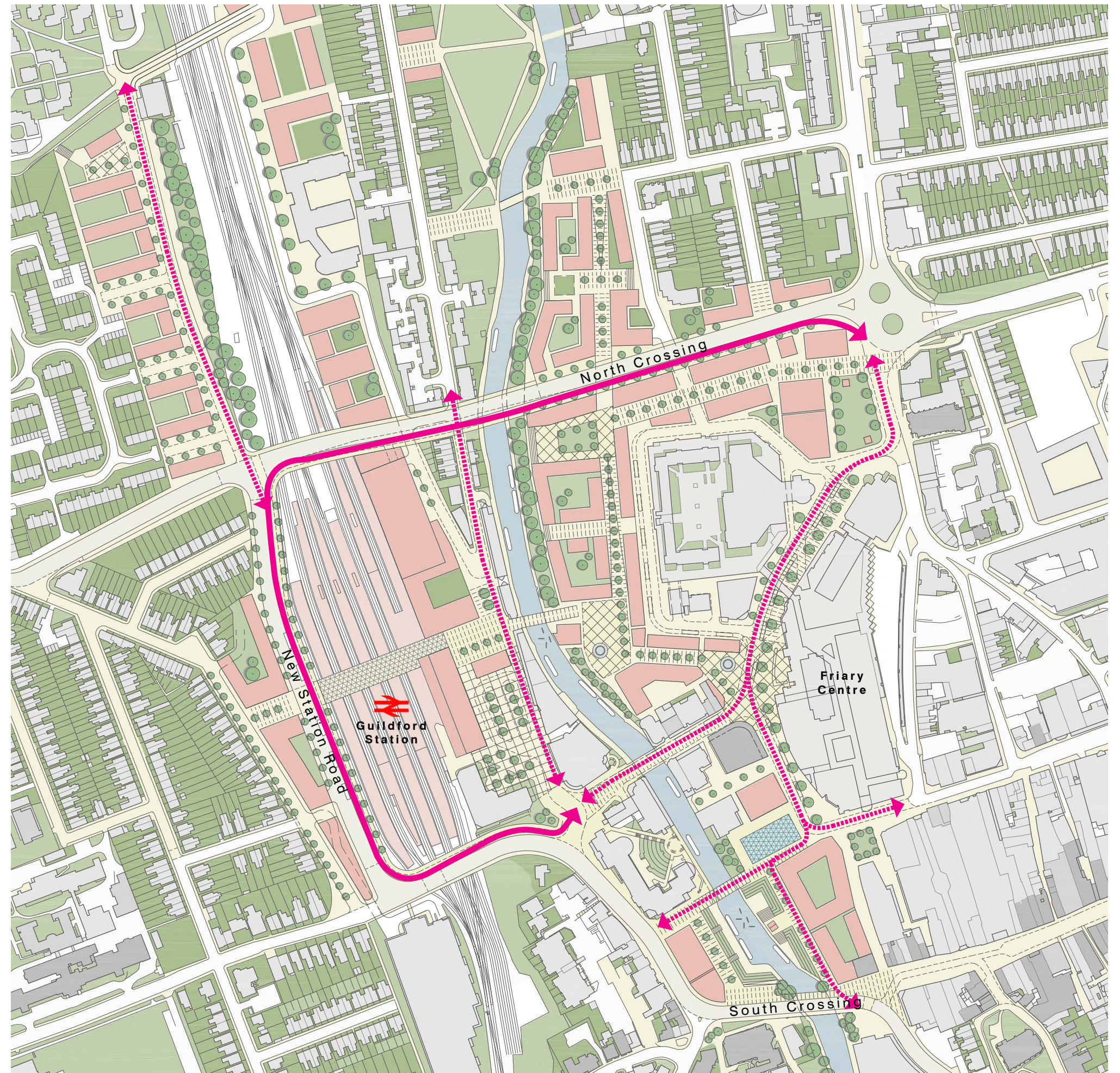




# CYCLES

## TOWN CENTRE CYCLING



Images showing the dedicated two way cycle route over the proposed new crossing



-  Cycle friendly route
-  Dedicated cycle lanes




# CAR PARKING

## PUBLIC & RESIDENTIAL PARKING

### Public car parks


1. Bedford Road (1033 spaces)
2. Leapale Road (384 spaces)
3. Tunsgate (64 spaces)
4. Castle (350 spaces)
5. York Road (605 spaces)
6. Bright Hill & Robin Hood (144 spaces)
7. Millbrook (244 spaces)
8. Farnham Road (917 spaces)
9. Guildford Park Road (approximately 600 spaces)
10. MSCP (approximately 700 spaces)


 Existing interceptor

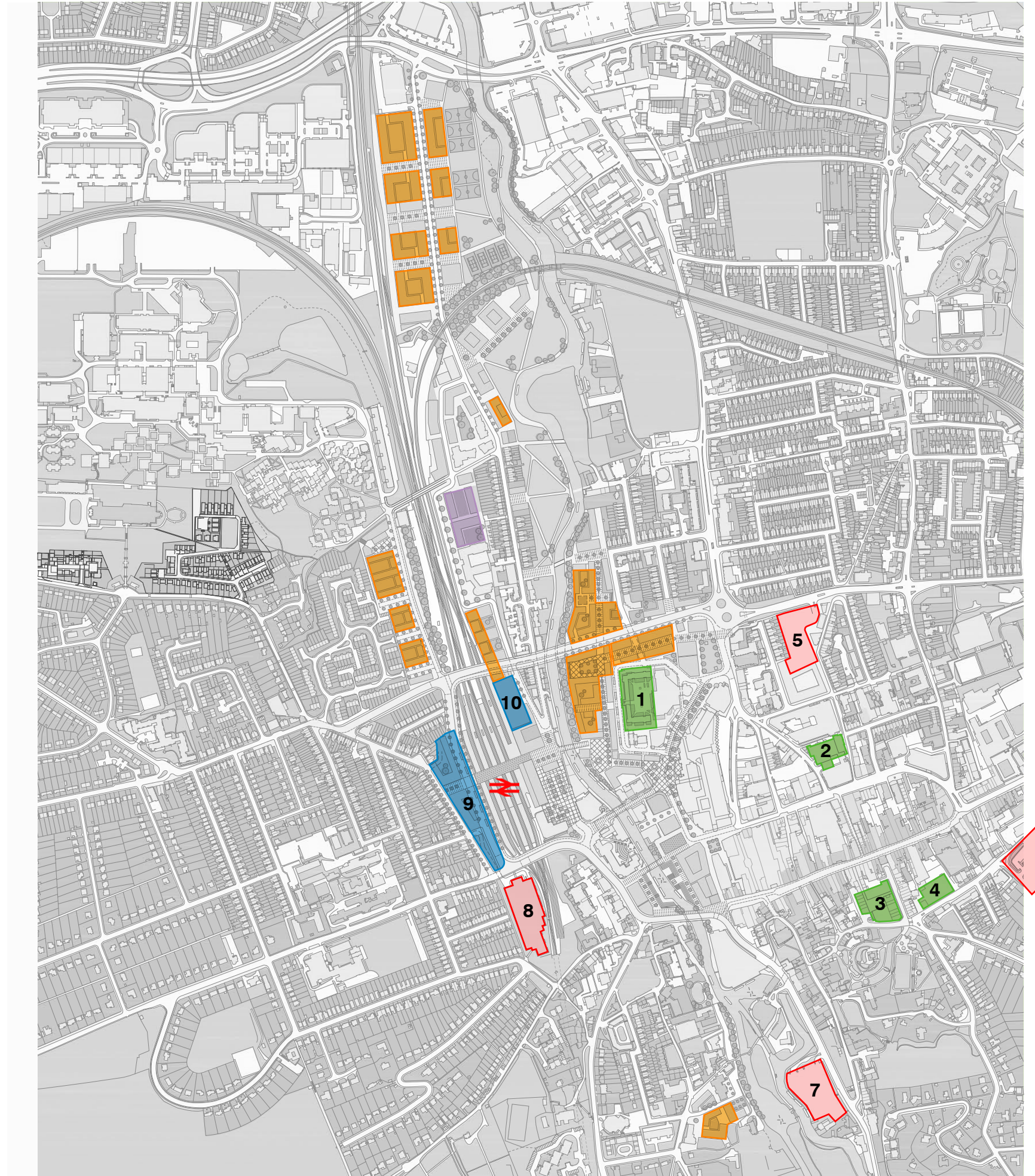
 Existing town centre

 Proposed

### Private car parks (residential, office, Police Station, Courts etc.)

 Undercroft parking

 Basement





# GVG BUS STRATEGY OVERALL STRATEGY

## Bus Services

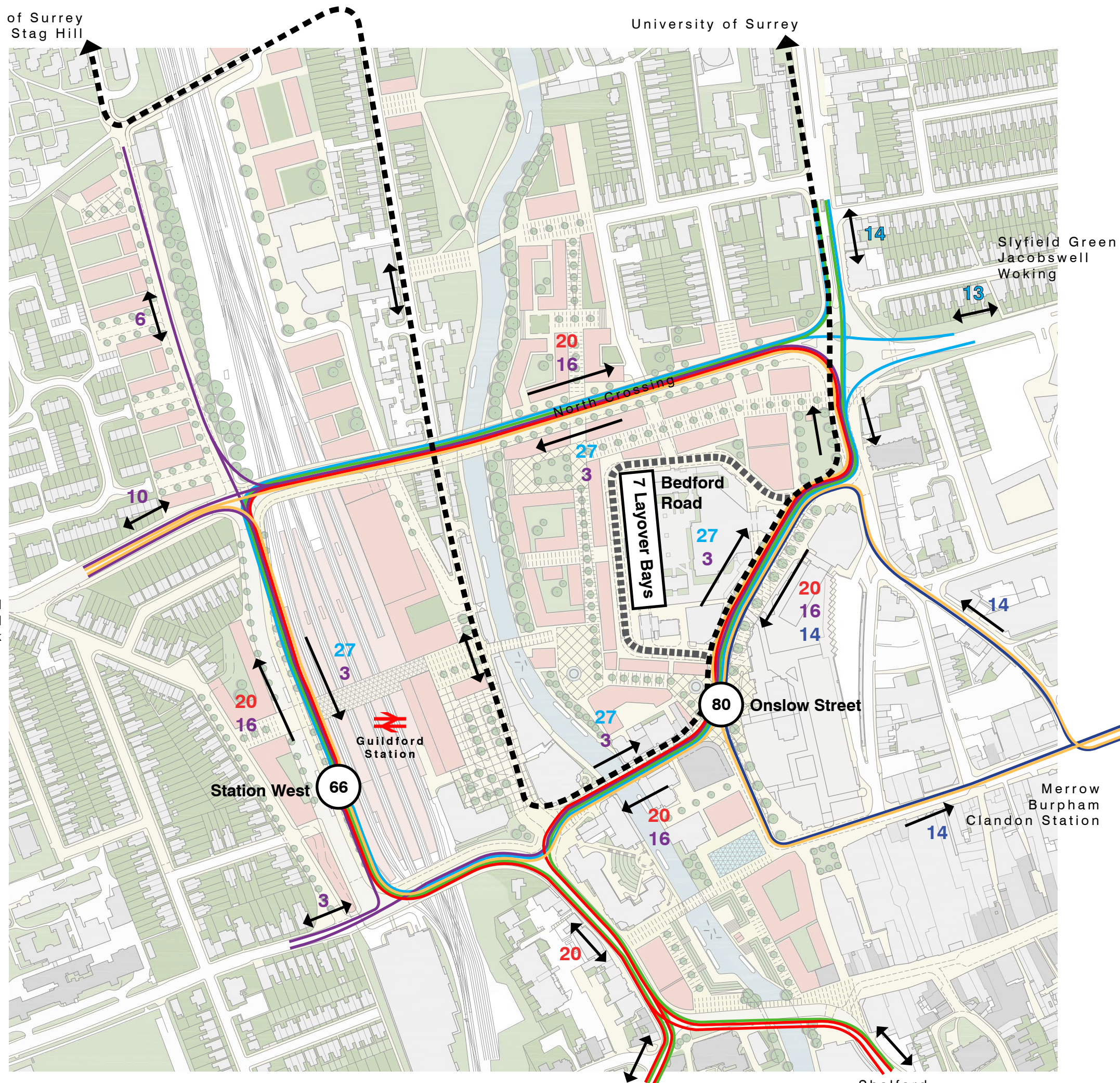
- South
- North West
- North
- East
- North - South
- East - West

Sustainable Movement Corridor

Interchange

27  
6 Peak buses per hour

University of Surrey Stag Hill  
Royal Surrey County Hospital  
Surrey Research Park





# GVG BUS STRATEGY

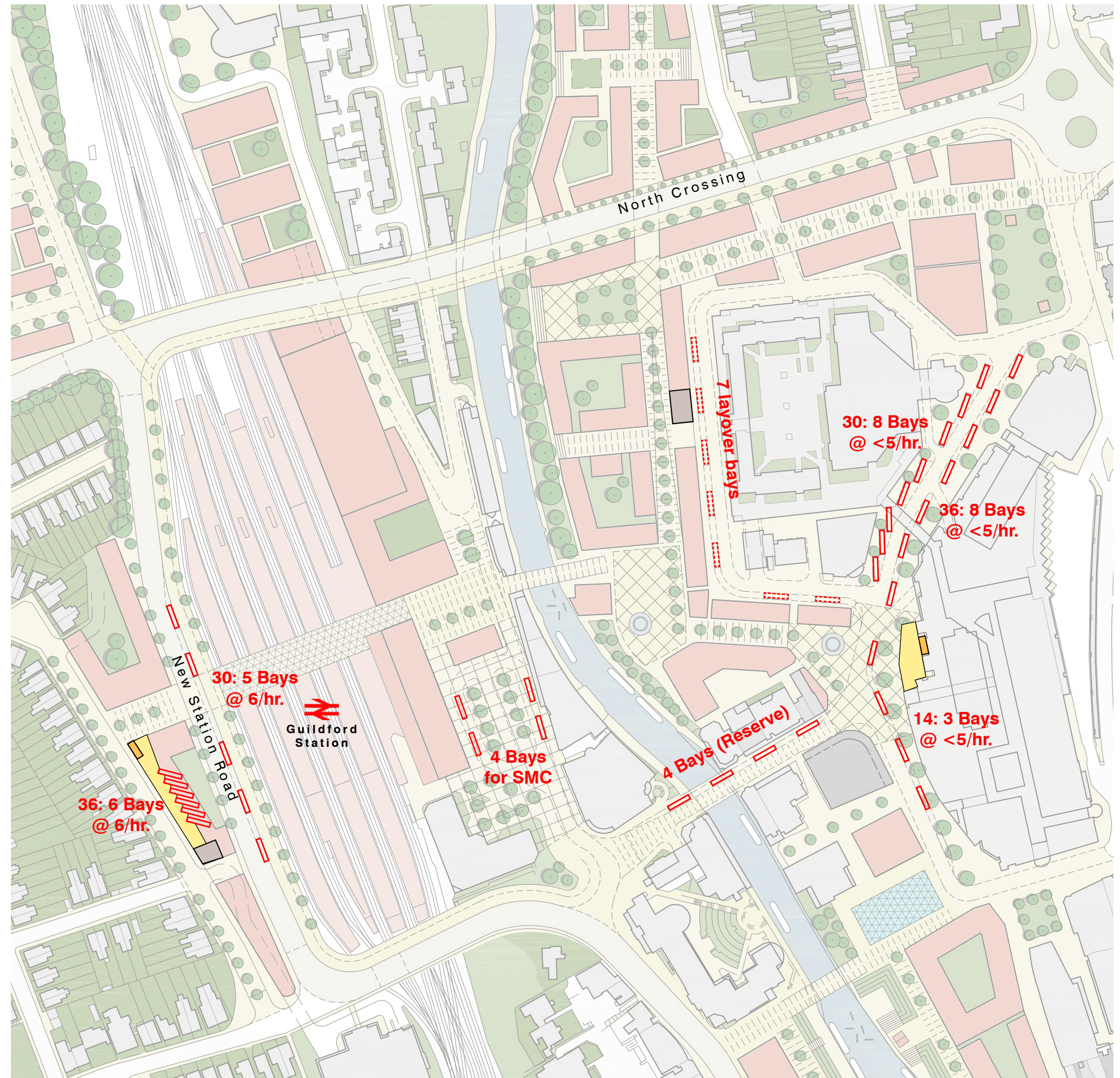
## TOWN CENTRE INTERCHANGE

### Existing Bus Station

The existing Guildford Friary Bus Station provides the following:

- 24 bays (23 of which are used)
- 6 layover bays
- Staff toilets
- Staff room
- Travel office
- Passenger waiting facilities

*Information from Guildford Town Centre Bus Study, Technical Note on Existing Conditions produced by Arup, 27 May 2016*



- Bus bay
- Bus layover
- Staff facilities
- Passenger waiting area
- Travel office



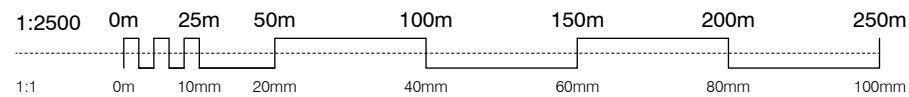
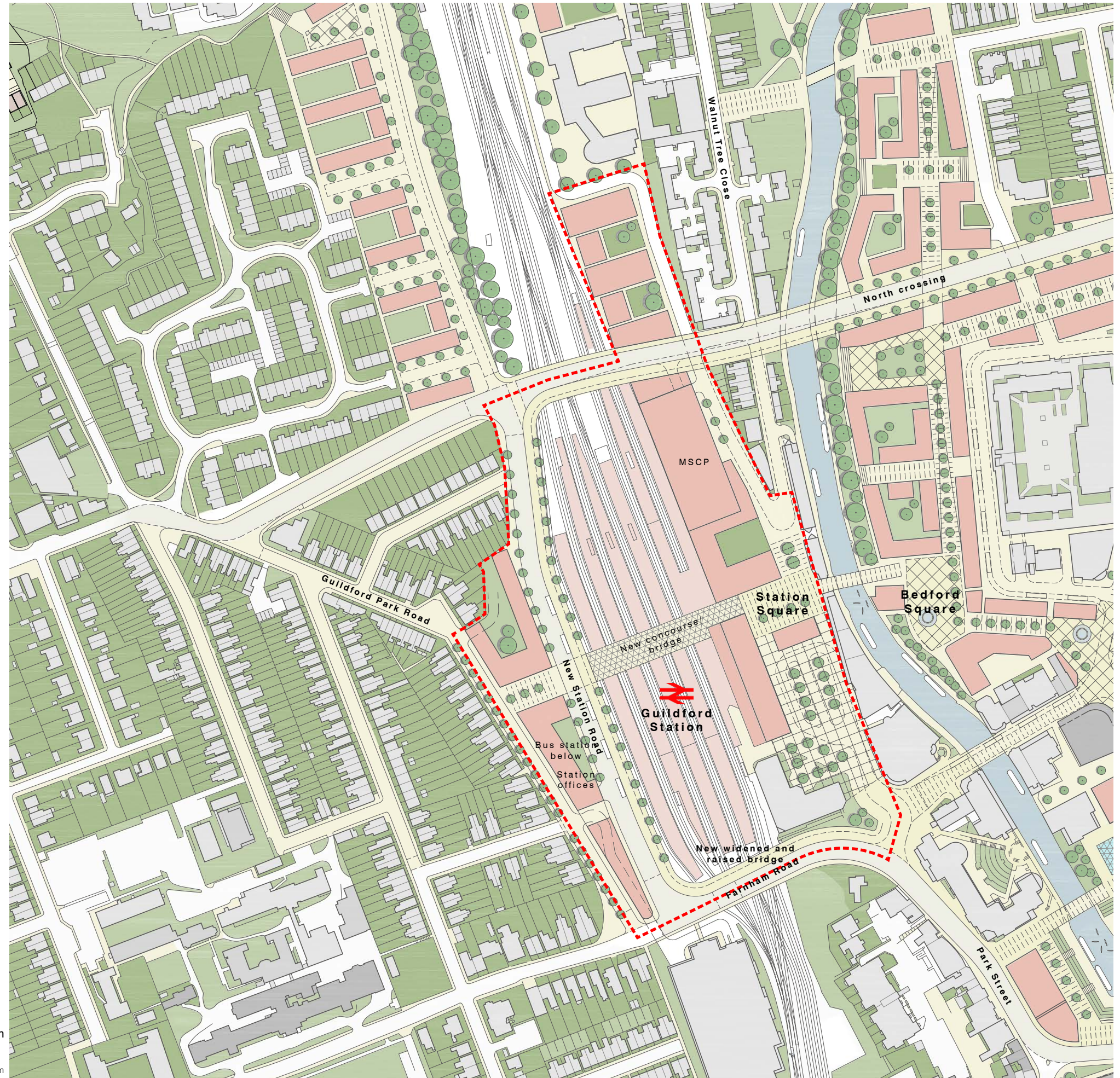




# 5. THE MASTERPLAN ZONES



# THE STATION AREA OPTION A MASTERPLAN EXTRACT





# THE STATION AREA OPTION A AREAS AND TYPICAL SECTION

Areas taken from 'A1.1 Schedule of Areas & Accommodation' in Guildford Station Redevelopment Design & Access Statement prepared by Rolfe Judd forming part of the Station Redevelopment planning application (reference 14/P/02/02168)

Note: The residential area quoted in the above is '14,354m<sup>2</sup>.' This is assumed to be a typo and that the residential area should read 45,354m<sup>2</sup>

Station Total Area Option A													
GEA/m <sup>2</sup>													
Level	0	1	2	3	4	5	6	7	8	9	10	Total/m <sup>2</sup>	Total/ft <sup>2</sup>
MSCP NE GEA	3,770	3,770	2,112	2,112	2,112	2,112	2,112	0	0	0	0	18,100	194,827
MSCP W GEA	9,528	9,528	0	0	0	0	0	0	0	0	0	19,056	205,117
Resi CP GEA	1,716	0	0	0	0	0	0	0	0	0	0	1,716	18,471
Residential GEA	1,562	3,759	6,810	7,962	7,962	7,458	7,458	6,081	3,213	917	0	53,182	572,446
Office GEA	0	0	315	1,225	1,225	1,225	1,225	1,225	0	0	0	6,440	69,320
Retail GEA	2,413	0	836	0	0	0	0	0	0	0	0	3,249	34,972
Station GEA	1,074	0	1,480	0	0	0	0	0	0	0	0	2,554	27,491
Bus Station GEA	0	0	1,450	0	0	0	0	0	0	0	0	1,450	15,608
<b>Total GEA</b>	<b>20,063</b>	<b>17,057</b>	<b>13,003</b>	<b>11,299</b>	<b>11,299</b>	<b>10,795</b>	<b>10,795</b>	<b>7,306</b>	<b>3,213</b>	<b>917</b>	<b>0</b>	<b>105,747</b>	<b>1,138,250</b>
In NR Ownership	17,067	14,061	11,786	10,125	10,125	9,621	9,621	6,132	3,213	917	0	92,668	997,469
Total resi, retail & office	3,975	3,759	7,961	9,187	9,187	8,683	8,683	7,306	3,213	917	0	62,871	676,738

Solum Development	
Total GEA/m <sup>2</sup>	Total GEA/m <sup>2</sup>
15,500	166,840
2,122	22,841
45,490	489,650
2,104	22,647
3,642	39,202
923	9,935
<b>69,781</b>	<b>751,116</b>
69,781	751,116
51,236	551,499

Approximate Number of Dwellings												Apartments	1100ft <sup>2</sup> per dwelling*	520
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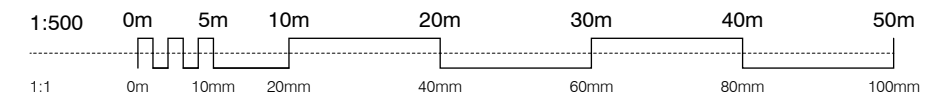
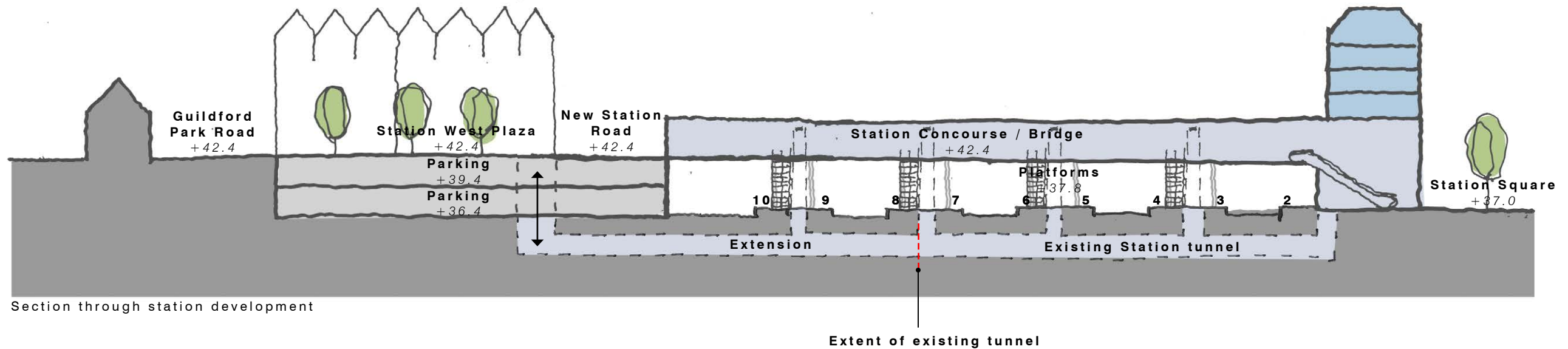
Number of dwellings	438
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Approximate number of parking spaces

MSCP NE GEA	700 (incl resi)
MSCP W GEA	600 (incl resi)

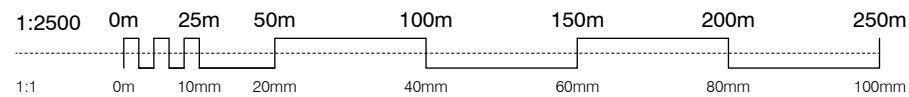
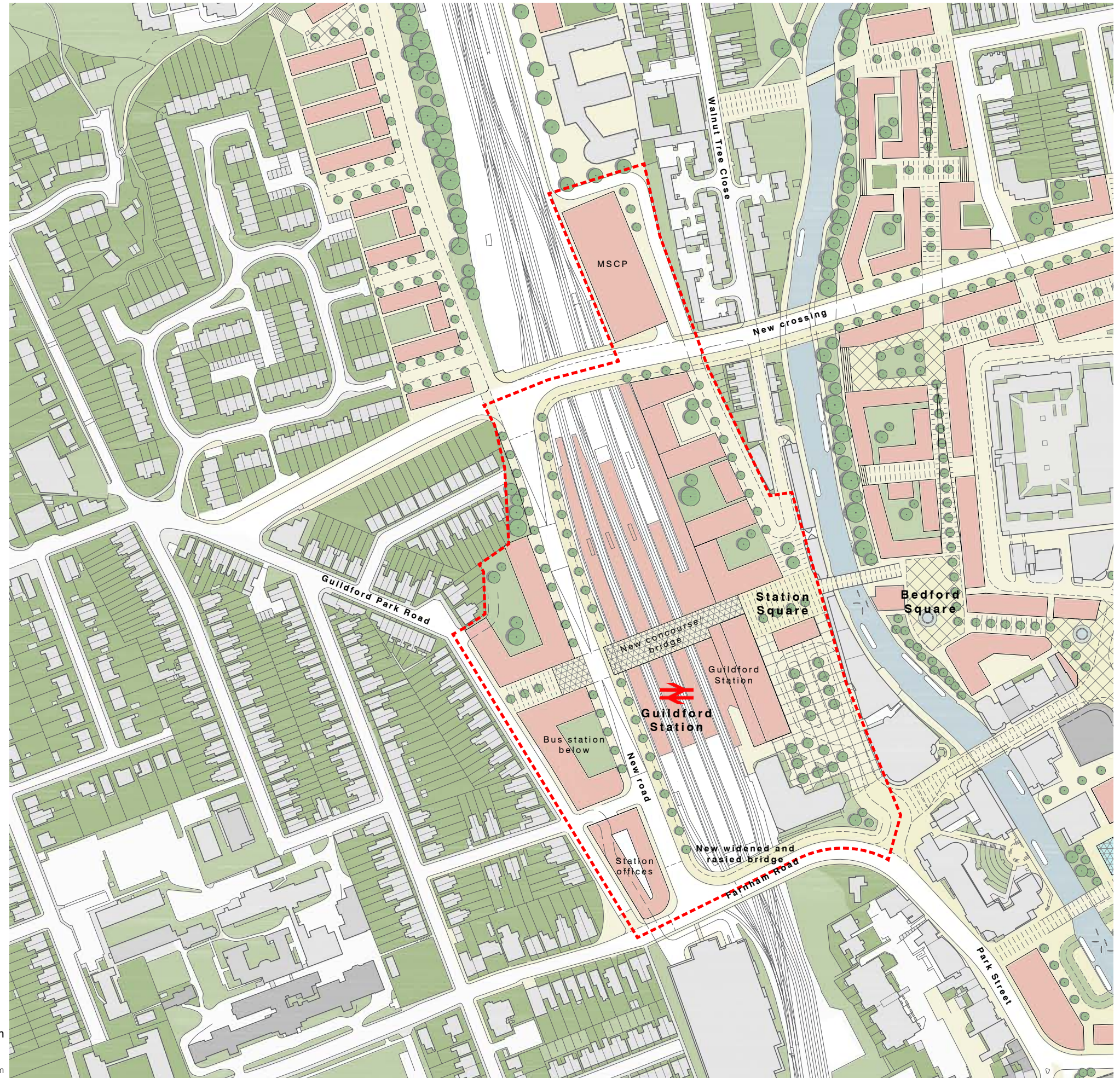
\* subject to refuse, cycle, parking, MEP provisions

MSCP Bays (incl resi)	644
MSCP Motorcycle Bays	75





# THE STATION AREA OPTION B MASTERPLAN EXTRACT





# THE STATION AREA OPTION B AREAS AND TYPICAL SECTION

Areas taken from 'A1.1 Schedule of Areas & Accommodation' in Guildford Station Redevelopment Design & Access Statement prepared by Rolfe Judd forming part of the Station Redevelopment planning application (reference 14/P/02/02168)

Note: The residential area quoted in the above is '14,354m<sup>2</sup>.' This is assumed to be a typo and that the residential area should read 45,354m<sup>2</sup>

Station Total Area Option B													
GEA/m <sup>2</sup>													
Level	0	1	2	3	4	5	6	7	8	9	10	Total/m <sup>2</sup>	Total/ft <sup>2</sup>
MSCP NE GEA	3,770	3,770	2,112	2,112	2,112	2,112	2,112	0	0	0	0	18,100	194,827
MSCP W GEA	9,528	9,528	0	0	0	0	0	0	0	0	0	19,056	205,117
Resi CP GEA	1,716	0	0	0	0	0	0	0	0	0	0	1,716	18,471
Residential GEA	1,562	3,759	6,709	9,864	9,864	9,360	9,360	7,983	3,213	917	0	62,591	673,724
Office GEA	0	0	972	1,399	1,399	1,399	1,399	1,399	0	0	0	7,967	85,756
Retail GEA	2,413	0	865	0	0	0	0	0	0	0	0	3,278	35,284
Station GEA	1,074	0	1,886	0	0	0	0	0	0	0	0	2,960	31,861
Bus Station GEA	0	0	1,450	0	0	0	0	0	0	0	0	1,450	15,608
<b>Total GEA</b>	<b>20,063</b>	<b>17,057</b>	<b>13,994</b>	<b>13,375</b>	<b>13,375</b>	<b>12,871</b>	<b>12,871</b>	<b>9,382</b>	<b>3,213</b>	<b>917</b>	<b>0</b>	<b>117,118</b>	<b>1,260,646</b>
In NR Ownership	17,067	14,061	12,925	12,250	12,250	11,746	11,746	8,257	3,213	917	0	104,432	1,124,096
Total resi, retail & office	3,975	3,759	8,546	11,263	11,263	10,759	10,759	9,382	3,213	917	0	73,836	794,764

Solum Development	
Total GEA/m <sup>2</sup>	Total GEA/m <sup>2</sup>
15,500	166,840
2,122	22,841
45,490	489,650
2,104	22,647
3,642	39,202
923	9,935
<b>69,781</b>	<b>751,116</b>
69,781	751,116
51,236	551,499

Approximate Number of Dwellings												Apartments	1100ft <sup>2</sup> per dwelling*	612
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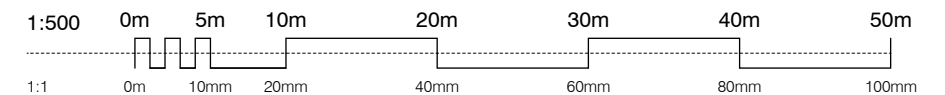
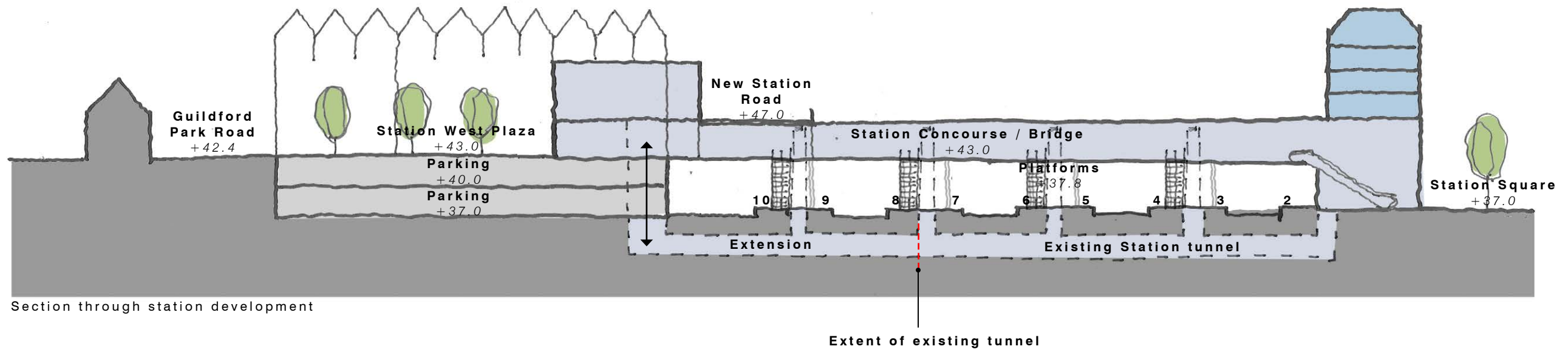
Number of dwellings	438
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Approximate number of parking spaces

MSCP NE GEA	700 (incl resi)
MSCP W GEA	600 (incl resi)

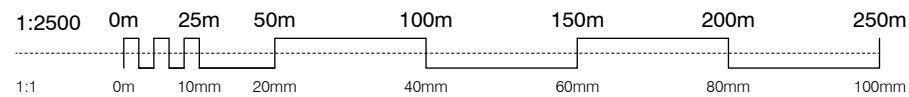
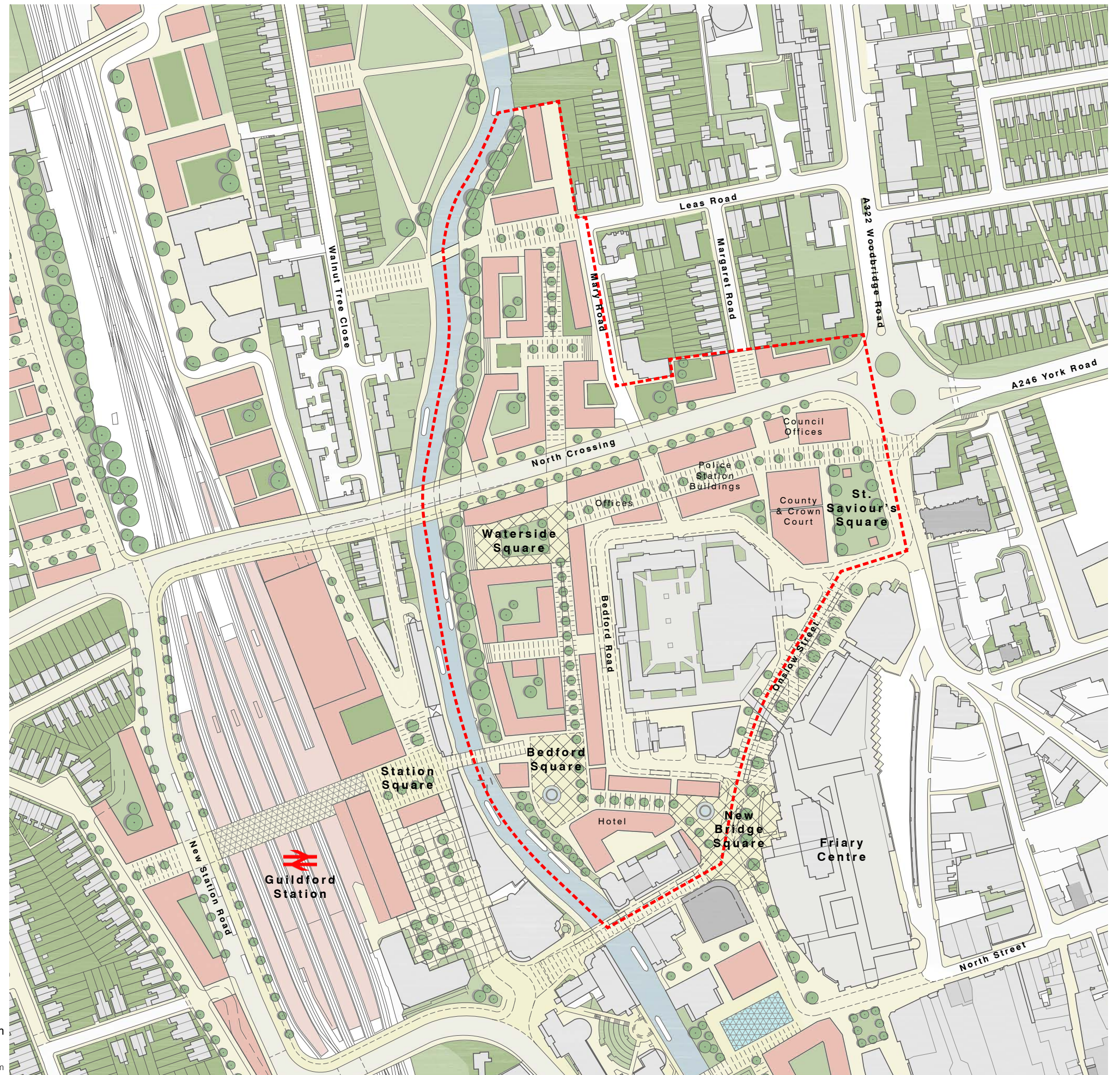
\* subject to refuse, cycle, parking, MEP provisions

MSCP Bays (incl resi)	644
MSCP Motorcycle Bays	75





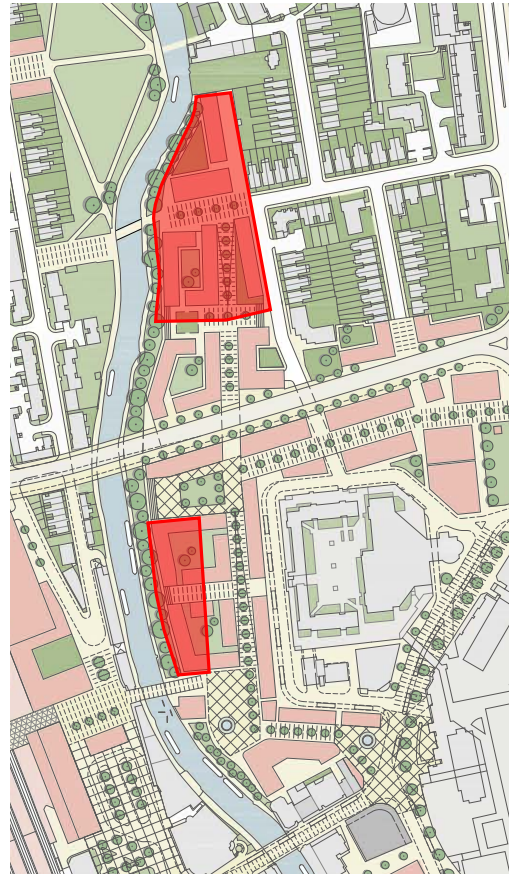
# BEDFORD WHARF MASTERPLAN EXTRACT





# BEDFORD WHARF

## AREAS & TYPICAL SECTION



■ Buildings in flood risk zones

Bedford Wharf GVG A2,7,8,9 & 10						
Uses	Lower Ground/m <sup>2</sup>	Upper Ground/m <sup>2</sup>	Typical Floor/m <sup>2</sup>	Average number of stories above ground	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	0	7,556	11,240	3.6	46,818	503,945
Office & Civic	0	4,733	5,342	7.0	41,554	447,284
Parking	11,769				11,769	126,684
F&B	1,480	3,189	0		4,669	50,257
Retail	585	1,102			1,687	18,159
Hotel	395	1,074	1,074	4.0	5,765	62,054
<b>Total GEA</b>					<b>112,262</b>	<b>1,208,381</b>

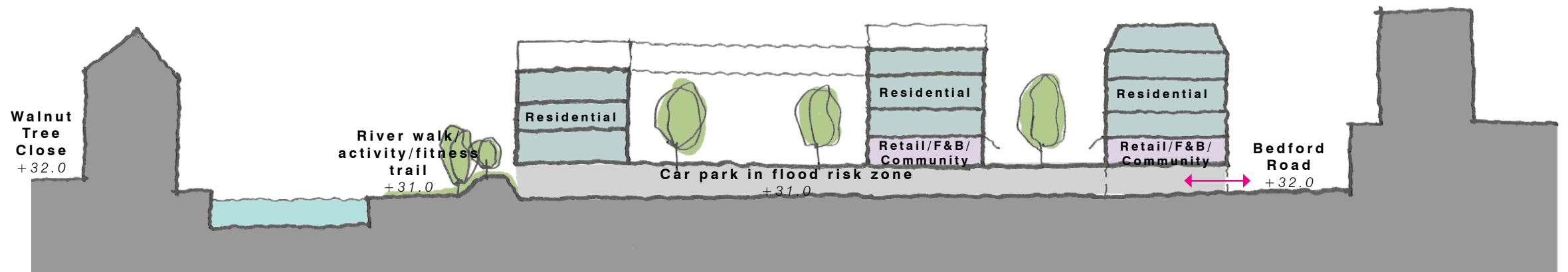
Approximate Number of Dwellings					501	1000ft <sup>2</sup> /dwelling*
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\* subject to refuse, cycle, parking, MEP provisions

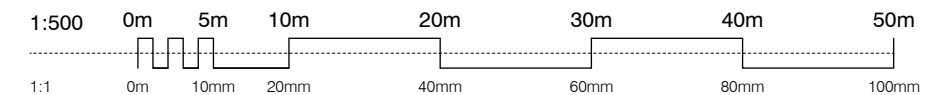
Bedford Wharf (GVG A2,7,8,9 & 10) (Excluding areas in flood risk zones)						
Uses	Lower Ground/m <sup>2</sup>	Upper Ground/m <sup>2</sup>	Typical Floor/m <sup>2</sup>	Average number of stories above ground	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	0	4,719	7,119	3.6	30,418	327,417
Office & Civic	0	4,733	5,342	7.0	41,554	447,284
Parking	7,180				7,180	77,280
F&B	1,190	2,206	0		3,396	36,554
Retail	585	802			1,387	14,930
Hotel	395	1,074	1,074	4.0	5,765	62,054
<b>Total GEA</b>					<b>89,700</b>	<b>965,518</b>

Approximate Number of Dwellings					325	1000ft <sup>2</sup> /dwelling*
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\* subject to refuse, cycle, parking, MEP provisions

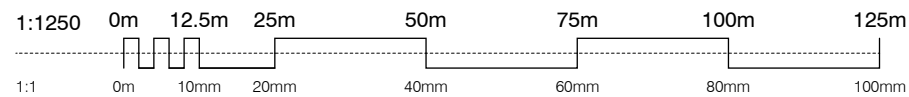
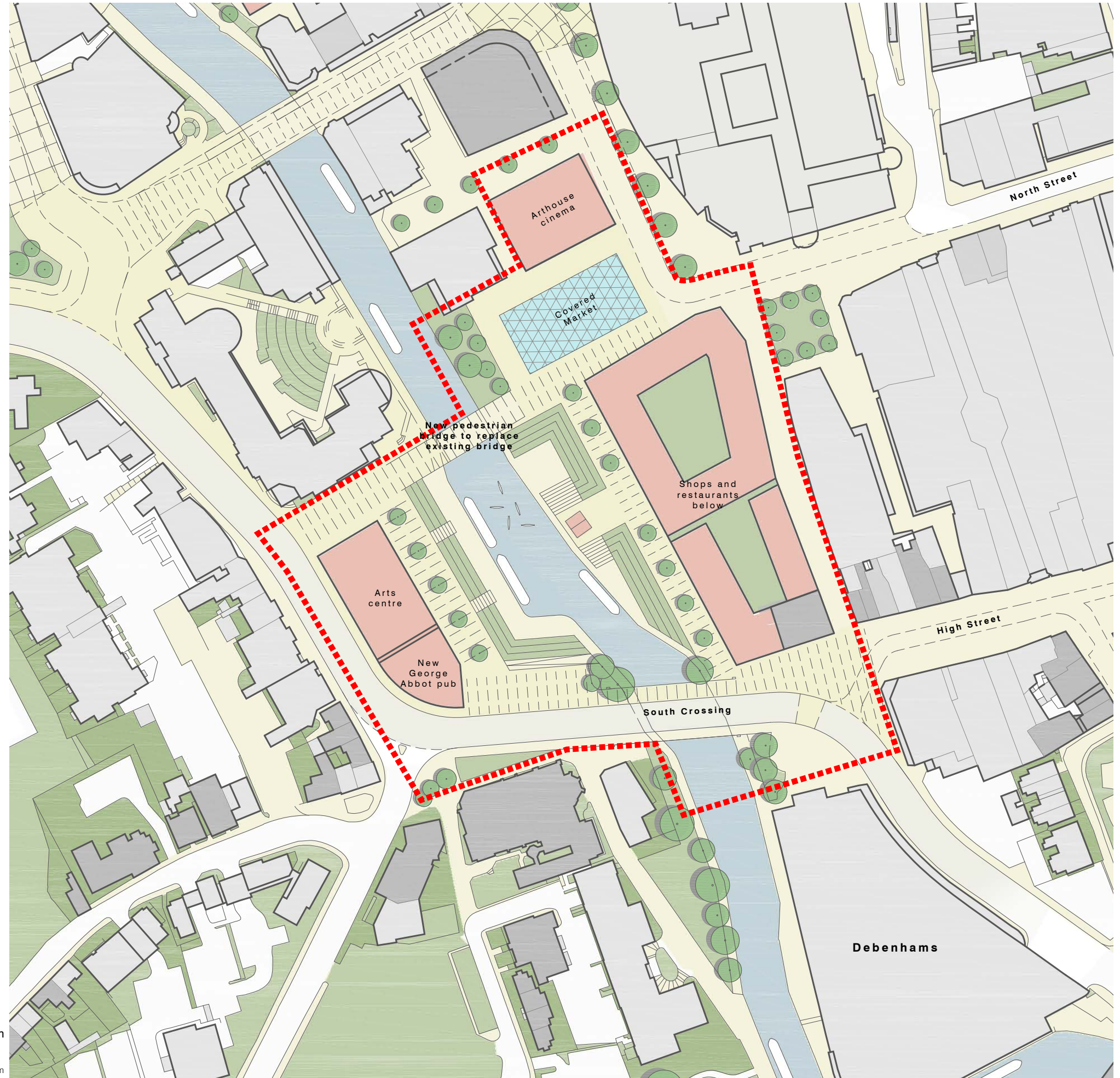


Indicative section showing possible strategy for parking and flooding





# TOWN WHARF MASTERPLAN EXTRACT



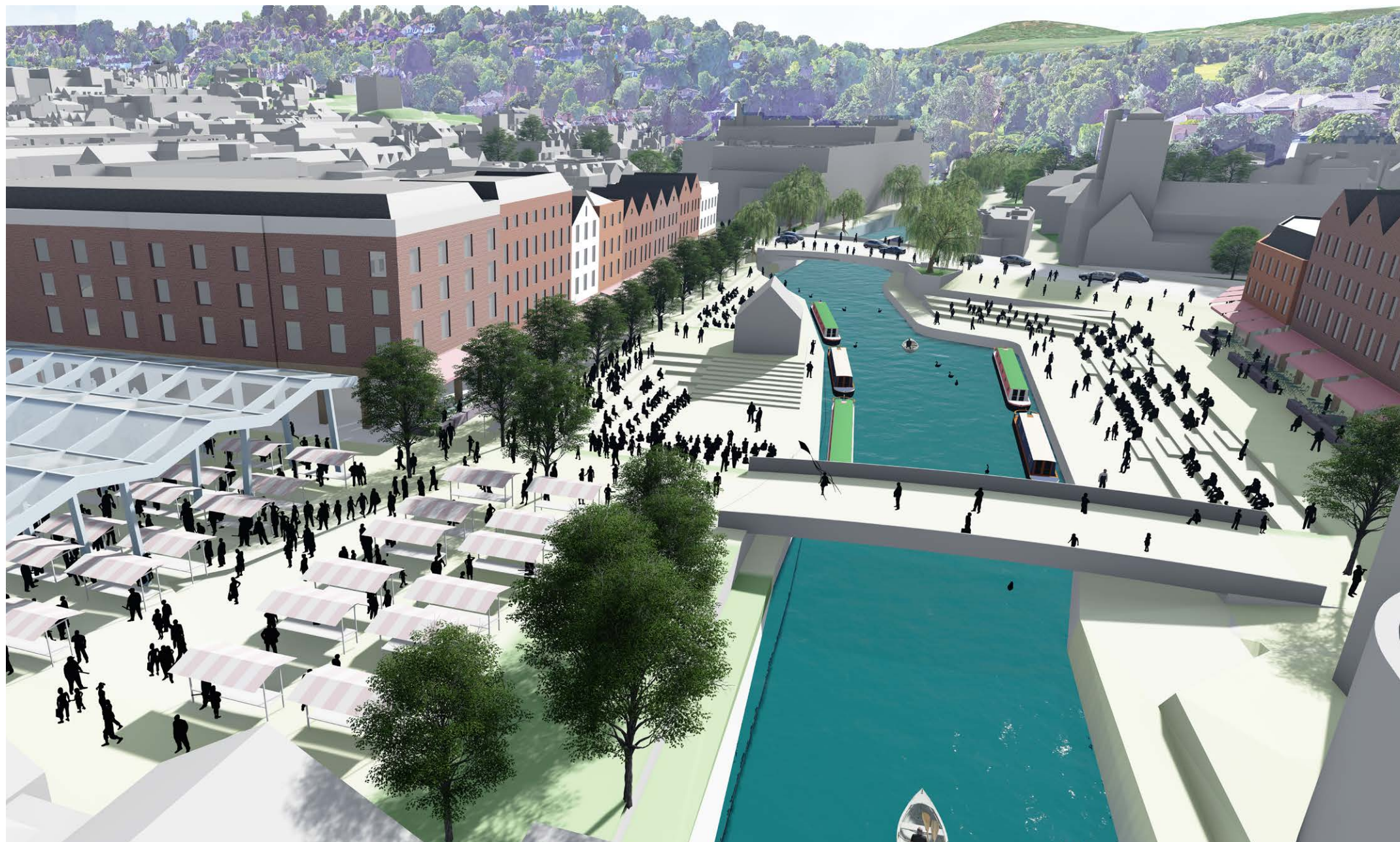


# TOWN WHARF AREAS

Town Wharf (GVG 14 & 15)					
Uses	Ground Floor/m <sup>2</sup>	Typical Floor/m <sup>2</sup>	Average number of stories above ground	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	0	2,675	3.5	9,363	100,777
Retail	1,517	1,517	1.0	3,034	32,658
F&B	2,245	2,245	1.0	4,490	48,330
Cinema	736	736	3.0	2,944	31,689
Arts Centre	1,157	1,157	3.0	4,628	49,815
<b>Total GEA</b>				<b>24,459</b>	<b>263,269</b>

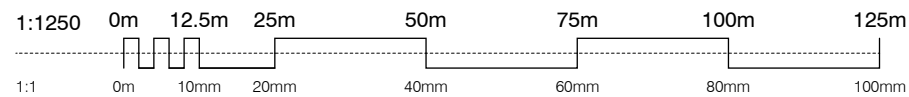
Approximate Number of Dwellings				101	1000ft <sup>2</sup> /dwelling*
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\* subject to refuse, cycle, parking, MEP provisions





# MILLMEAD MASTERPLAN EXTRACT





# MILLMEAD AREAS

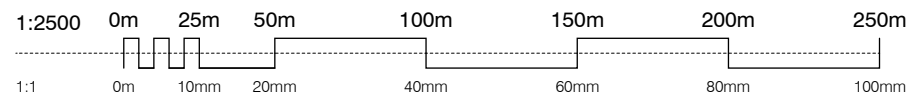
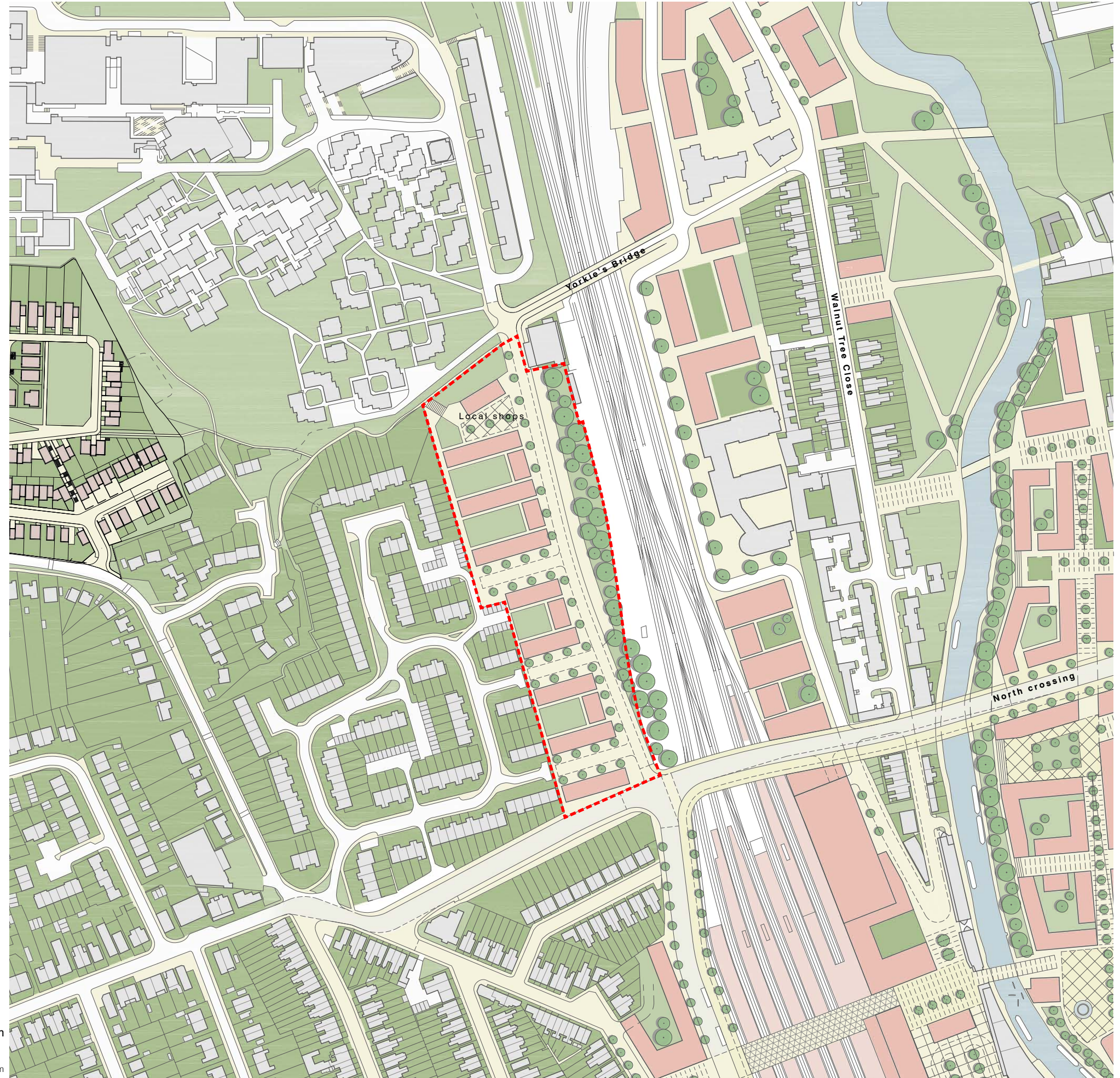
<b>Millmead (GVG 16)</b>					
Uses	Ground Floor/m <sup>2</sup>	Typical Floor/m <sup>2</sup>	Average number of stories above ground	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	1,458	2,062	3.5	8,675	93,377
Parking	2,428	0		2,428	26,133
<b>Total GEA</b>				<b>11,103</b>	<b>119,510</b>

Approximate Number of Dwellings				93	1000ft <sup>2</sup> /dwelling*
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\* subject to refuse, cycle, parking, MEP provisions



# GUILDFORD PARK MASTERPLAN EXTRACT





# GUILDFORD PARK AREAS

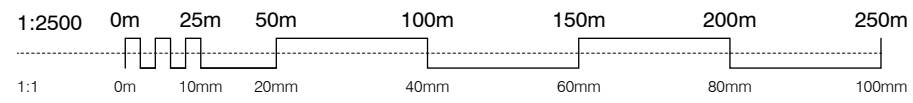
Guildford Park (GVG A 11)					
Uses	Ground Floor/m <sup>2</sup>	Typical Floor/m <sup>2</sup>	Average number of stories above ground	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	3,099	4,211	4.5	22,049	237,328
Parking	6,171	0		6,171	66,419
Retail	732	0		732	7,879
<b>Total GEA</b>				<b>28,951</b>	<b>311,626</b>

Approximate Number of Dwellings				237	1000ft <sup>2</sup> /dwelling*
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\* subject to refuse, cycle, parking, MEP provisions



# WALNUT TREE CLOSE MASTERPLAN EXTRACT





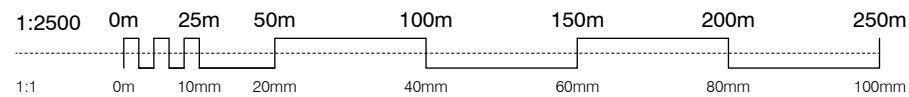
# WALNUT TREE CLOSE AREAS

Walnut Tree Close (GVG A5,A9,A13,A14,3,4,5 & 6)					
Uses	Ground Floor/m <sup>2</sup>	Typical Floor/m <sup>2</sup>	Average number of stories above ground	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	3,593	4,391	3.7	21,524	231,677
Student Residential	3,522	3,522	4.5	19,703	212,081
Retirement Living	392	994	4.0	4,368	47,017
School	3,668	3,668	3.0	14,672	157,928
Nursery	612			612	6,588
Medical Centre	384			1,152	12,400
Parking	3,719			3,719	40,031
<b>Total GEA</b>				<b>65,749</b>	<b>707,722</b>
Approximate Number of Dwellings				221	1000ft <sup>2</sup> /dwelling*
Approx Number of Student Dwellings				353	600ft <sup>2</sup> /dwelling*
Approximate Retirement Dwellings				52	600ft <sup>2</sup> /dwelling*

\* subject to refuse, cycle, parking, MEP provisions



# WOODBIDGE MEADOWS MASTERPLAN EXTRACT





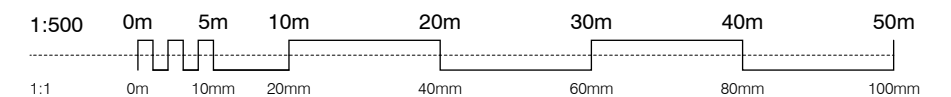
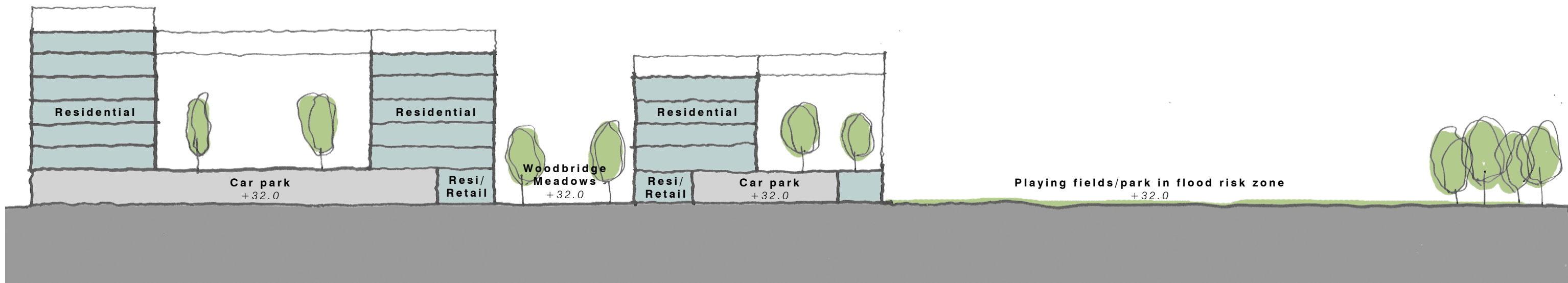
# WOODBIDGE MEADOWS

## AREAS AND TYPICAL SECTION

Woodbridge Meadows (GVG 1&2)					
Use	Ground Floor/m <sup>2</sup>	Typical Floor/m <sup>2</sup>	Average number of stories above ground	Total GEA/m <sup>2</sup>	Total GEA/ft <sup>2</sup>
Residential	5,512	19,026	6.0	119,668	1,288,096
Parking	33,490	0		33,490	360,489
Retail	1,024	0		1,024	11,022
Community	3,906	0		3,906	42,044
<b>Total GEA</b>				<b>158,088</b>	<b>1,701,650</b>

Approximate Number of Dwellings				1,288	1000ft <sup>2</sup> /dwelling*
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\* subject to refuse, cycle, parking, MEP provisions





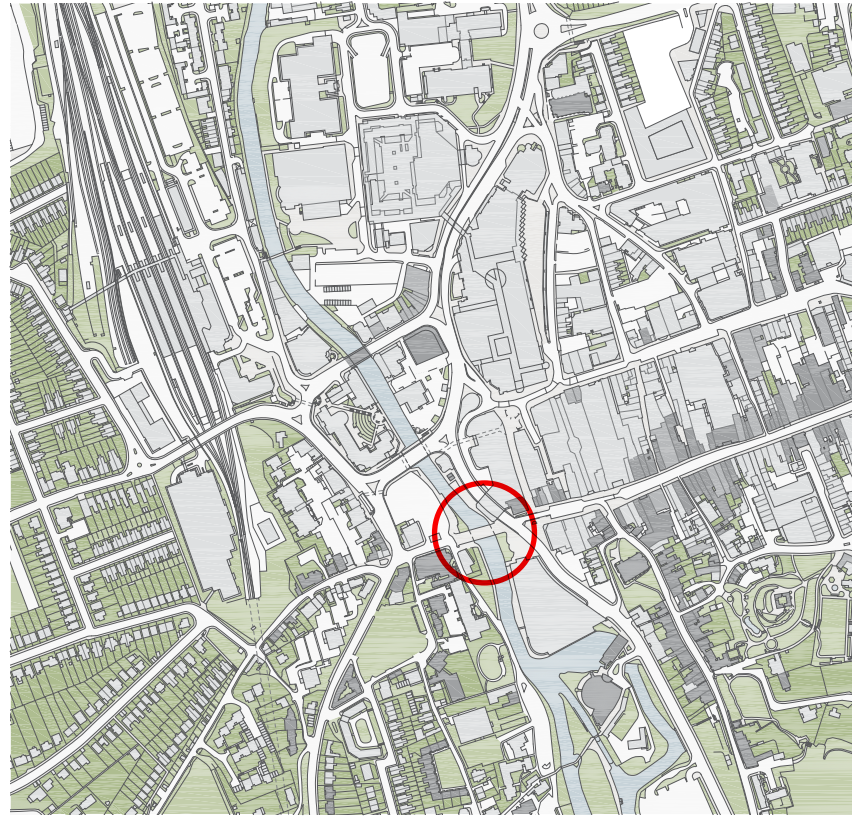




# 6. THE TOWN BRIDGE



# EXISTING LOCATION & PHOTOGRAPHS



Existing location plan



Existing photographs of the Town Bridge

