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Guildford Town Centre Views Supplementary Planning Document

September 2019



GUILDFORD
BOROUGH



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1 Introduction

1.1 Purpose of the guidance

- 1.1.1 Guildford is located at a gap in the North Downs where the River Wey cuts through and at the meeting point of major historic route-ways. Here, the ford across the river is believed to give the town its name derived from the Old English elements *gilden* (golden) and *ford*. A wealth of heritage assets can still be found within Guildford including listed buildings, conservation areas, monuments, archaeological remains and historic gardens which all contribute to the cultural significance of the town.
- 1.1.2 The landscape setting to Guildford comprises wooded, undulating and picturesque countryside including the Surrey Hills Area of Outstanding Natural Beauty. Trees and landscape are important to the setting of the town. They change seasonally and over time. Guildford's varied topography, open downland, and treed landscape means there are strong and visual links between town and countryside. The town's varied topography means there are strong visual links between town and country.
- 1.1.3 In the context of this high quality town and countryside, there are significant development pressures which could threaten the character of the town and its setting.

- 1.1.4 This document sets out a list of viewpoints that help to reveal how Guildford developed and the importance of its relationship with the countryside beyond. Each view has been analysed and guidance provided for managing change within the view, including seasonal changes in views to show how this can impact on views, all of which need to be assessed when considering new development in the town.
- 1.1.5 The document provides guidance to planners, developers, designers and decision makers on how to manage change in key views with the aim to retain the character of Guildford and what makes it special, including the ability to appreciate key heritage assets, and to understand the relationship of Guildford with its landscape setting.
- 1.1.6 The focus of the SPD is Guildford town centre, which is defined by the 'town centre boundary' Guildford Local Plan 2019. Some views have been identified from locations outside of the town centre, but are generally focussed towards the town centre.
- 1.1.7 It is the intention that this document will be used by both developers and the Council to consistently and fairly assess the impact of development proposals on the identified important views.

1.2 Policy Context

1.2.1 National Planning Policy Framework 2018

- 1.2.2 The National Planning Policy Framework (NPPF) published in February 2019 sets out the Government's planning policy for England and how it should be applied. It provides the framework within which local people and councils can produce local and/or neighbourhood plans. Planning applications have to be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990

- 1.2.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 is specific legislation covering the historic environment for the protection of listed buildings, conservation areas, and their settings.
- 1.2.5 Guildford has a wealth of designated historic assets in its built form including Scheduled Ancient Monuments, buildings of national importance including grade I, II* and II listed buildings, and buildings of local importance.

- 1.2.6 Much of the town is covered by conservation areas and includes designations for the Town Centre, Waterden Road, Charlottesville, Millmead and Portsmouth Road, St. Catherine's, Stoke Road, Onslow Village and the River Wey Navigation – all of which are designated heritage assets in their own right. These exemplify and recognise the quality of the historic development and built form of Guildford and its landscape setting.
- 1.2.7 Designated heritage assets and their settings must be regarded in any development proposals including views into and out of conservation areas.
- 1.2.8 Any change within the historic town of Guildford is likely to have some impact on designated and non heritage assets. The SPD will provide additional guidance and help to manage change within the town, and will be further material consideration in any future proposals.
- 1.2.9 Local plan**
- 1.2.4 Guildford's Local Plan was adopted in April 2019; its policies have been formulated within the national policy context.
- 1.2.10 This document forms a Supplementary Planning Document (SPD) to the Local Plan 2019 and is a material consideration in the assessment of planning applications; it may be used to support evidence in appeal cases.
- 1.2.11 The Guildford Town Centre Views Supplementary Planning Document forms guidance for Local Plan policy, in particular Policy S3: Delivery of development and regeneration within Guildford Town Centre, also Policy D1: Place Shaping and Policy D3: Historic Environment.
- 1.2.12 Guildford Landscape Character Assessment**
- 1.2.13 An assessment of the borough's landscape was adopted in January 2007. It provides a strategy on how change through built development and land management can be guided to protect, conserve and enhance our landscape character. It should be noted that the LCA includes Townscape Character Assessments in addition to Landscape Assessments.
- 1.2.14 We have a varied and dynamic landscape within the borough as shown by the presence of four different countryside character areas at national level.

2 Historic Development of Guildford and Legacy Landmarks

2.1 Historic development of Guildford

- 2.1.1 Guildford has a rich heritage which originates from the Saxon era. The layout of the urban core was established at this time with the High Street denoting the old approach to the Saxon Fort. Following the Norman invasion, the fort was demolished and replaced with a royal castle, and North Street and Castle Street of today were introduced.
- 2.1.2 By the medieval period three parishes were established around the churches of St. Mary's, St. Nicolas and Holy Trinity. There are still surviving medieval architectural styles and materials in and around the High Street including the use of local chalk and sandstone.
- 2.1.3 Industry and trade was a key driver to the growth of Guildford in the Middle Ages. The establishment of the Wey Navigation providing key links into London. A number of coaching inns also arrived on the High Street which served as a stopping off point for travellers between Portsmouth and London. Timber-framed buildings were characteristic of this time but most surviving examples have since undergone modern alterations such as brick façades.

- 2.1.4 Guildford grew at a relatively slow pace for most of its history with the town still roughly resembling the same extent as it did in medieval times by the 18th century. Some iconic buildings were built around this time including the Guildhall, which typifies a fine example of late 17th century architecture.
- 2.1.5 The introduction of the London and South Western Railway Company mid-way through the 19th century lead to rapid growth in Guildford. Large scale housing developments began to emerge along with a characteristic Surrey vernacular. This new development contributed to the implementation of the granite setts which still characterise the High Street today. Military buildings and structures were also erected on the North Downs south of the town as part of a defence system.
- 2.1.6 Although the town avoided much bomb damage during World War 2, it was greatly influenced by the development of large council estates to relieve some housing pressure caused by returning soldiers. These were concentrated to the north of the town where the landform was less of a limiting factor. The cathedral was also established in the early 20th century with

its gothic style and central tower forming a landmark that would quickly become a defining feature of the town.

- 2.1.7 Garden village principles emerged following the First World War in response to poorly planned development which occurred in the preceding years. Jellicoe also had further plans to develop Guildford and although most of these were never achieved, his suggestion of laying Millbrook road was implemented, which then interrupted movement flow between the High Street and the Town Bridge.
- 2.1.8 Since the 1960s there has been a push toward high density developments within Guildford. This has resulted in a number of historic buildings being refurbished and rebuilt, particularly on North Street. Large housing estates have also continued to be developed in Guildford, adopting the popular design principles of the time; detached or semi-detached properties with a prevalence of highways and car parking. Commercial development has also been advancing with the redevelopment of Friary Shopping Centre.

2.2 Landmark legacy buildings

- 2.2.1 Guildford has a wealth of prominent landmark buildings and structures, each bearing public, state or religious significance. These tend to demonstrate key stages in the town's development and help to define the identity of the settlement.
- 2.2.2 Many utilise height to express their significance through spires, towers and cupolas although some assert their prominence through high quality design and building materials. These 'legacy' landmarks can be experienced in a range of views from extensive panoramas from elevated land, to short framed views.
- 2.2.3 The following key landmark buildings are notable for their prominence in and around the town. This section does not comprise an exhaustive list of landmarks in Guildford, but includes those key buildings or structures which best demonstrate the stages in the town's development as set out above.

2.2.4 Key landmark legacy buildings are as follows:

- Guildford Castle
- Treadwheel Crane
- St. Mary's Church Tower
- The Guildhall Clock and cupola
- Trinity Church Tower
- Guildford Cathedral
- St. Nicolas' Church Tower
- The Angel Hotel
- Bookers Tower
- Farnham Road Hospital
- Rodboro building
- The Semaphore House
- The Yvonne Arnaud Theatre
- Tunsgate Arch
- Abbots Hospital
- Dapdune Wharf

- 2.2.5 Many of these landmarks or architecturally and/ or culturally significant set pieces are noted as focal points in key views within existing published documents. This includes the conservation area character appraisals that cover the town, as well as the Guildford Townscape Assessment.

3 Selection of Important Views

3.1 Selection criteria

3.1.1 This document focuses on views that are deemed to be important in the context of Policy S3. They have all been assessed against the following list of selection criteria:

- *Is the view of a legacy landmark and could therefore promote an understanding of Guildford and its historic development?*
- *Does the view promote an understanding of the relationship between Guildford and its landscape setting?*
- *Does the view reveal an architecturally or culturally significant heritage asset?*
- *Is the view a designed view?*
- *Does the view reveal an unexpected view of any important building?*
- *Is the view publicly accessible and experienced by a large number of people?*

and grouped into one of three categories:

- **River Corridor** – views along the River Wey;
- **Town Centre Approach** – views from key approaches to Guildford; or
- **Town Centre** – views within, or focussed on, the town centre.

3.1.2 All the views included within this document help to reveal how Guildford developed and the importance of its relationship with the countryside beyond. The selection of these views does not preclude other views being valued and being a material consideration in terms of specific planning applications.

4 Requirements for planning applications impacting important views

- 4.1 Any development proposal likely to affect one or more of the views identified in this document will be expected to:
- have regard to the view management guidance set out in this SPD;
 - through the planning submission carefully assess the impact of the proposals on the view.
- 4.2 A high quality scheme will have a positive relationship with its context including; topography, height and scale of surrounding development, urban grain and streetscape, impact on the skyline and heritage assets and their settings
- 4.3 In order to assist in the assessment of the impact of proposals on important views applicants will be expected to:
- include an assessment of context, local and town wide, that identifies which views will be affected;
 - an analysis of how the proposal has regard to the view management guidance as part of the design and access statement.
- 4.4 Applicants will also be 'expected to include accurate illustrative material, including verified views, with any application to ensure that the applications impact on the surrounding area can be fully assessed.'
- 4.5 Heights, mass and bulk**
- 4.6 The purpose of the SPD is not to prescribe heights for future development but to show heights of built form as they exist at a point in time within the town, and the impact that the present built form has on the views identified. Height, amongst other considerations, will be assessed for appropriateness within an assessment of context, local and town wide, and how the views guidance has been regarded, and against a number of policies.
- 4.7 The SPD includes historic legacy landmark buildings and the positive effect they have on informing the historic development of the town, enhancing views and skylines, and as features and focal points on views and vistas within Guildford's historic form and landscape setting. These need to be protected. However, the list is not exhaustive one.
- 4.8 A number of modern additions have occurred within the town that are large and bulky. Some of these detract from heritage assets and their settings, or detract on wider views within and across the town, and from its landscape. The SPD has shown shaded detractor buildings in the view management guidance. Consideration will need to be given to how new development might better reveal heritage buildings and to reduce mass and bulk on views and on skylines. Where new development is proposed to amend or replace negative detractor buildings, improvement and enhancement will be sought. Reductions in bulk and mass of negative buildings may be achieved through changed massing, varied roofscapes, detailing and materials.
- 4.9 This SPD is a material consideration in the determination of planning applications.
- 4.10 Night Time Views**
- 4.11 Consideration should be given to the impact of any development on night time views. This will include both internal and external lighting.

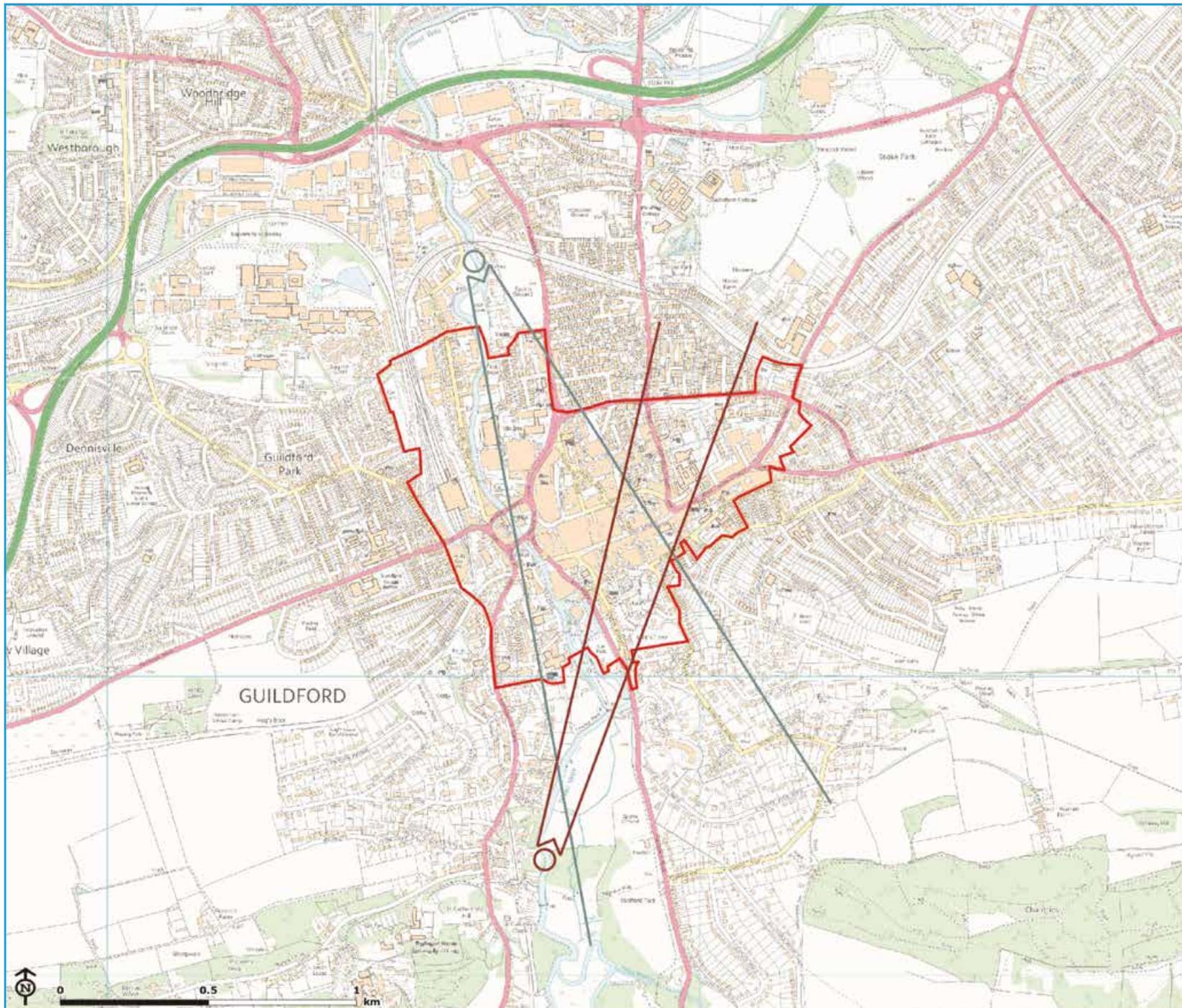
5 Views Analysis



5.1 River Corridor



Figure 5.1:
Key Views –
River Corridor



□ Town Centre Boundary (Guildford Borough Local Plan: April 2017)

Key Views

- 01: Dapdune Wharf
- 02: Shalford Meadows

Map Scale @A3: 1:12,500



Viewpoint 01: Dapdune Wharf, looking south (499227, 150450)



01
Dapdune Wharf

August 2018

5.1.1 Viewing place, representative viewpoint and viewers

- 5.1.2 The viewing place is the River Wey and the Dapdune Wharf historic boatyard, approximately 0.5 miles to the north of Guildford town centre in Townscape Character Area 2A Settled Wey Corridor and the Wey and Godalming Navigations Conservation Area. This section of river is part of the 20 mile navigable length which runs from Godalming to join the River Thames at Weybridge, and was completed in 1764 by the creation of sections of canal, locks, weirs and wharves to allow navigation by commercial boat traffic. It has been selected for assessment because it promotes an understanding of the relationship between Guildford and the river, it is a well visited location, and the view could also be under pressure for change (the town centre is in the backdrop).
- 5.1.3 The representative viewpoint selected for this analysis is mid-way along the public footpath which crosses over the River Wey via a footbridge, adjacent to the railway bridge (which is behind the viewer).
- 5.1.4 Viewers include pedestrians and cyclists using the footbridge, as well as rail passengers over the railway bridge immediately behind the viewer. Similar, though less elevated, views can also be obtained from the adjacent river towpath.

5.1.5 View description

- 5.1.6 This viewpoint takes in the River Wey Navigation, its towpath and lush adjacent vegetation which provides the setting for Dapdune Wharf, with some taller town centre buildings visible in the background.
- 5.1.7 Key valued features include the Dapdune Wharf historic boatyard, which occupies the middle ground and forms the focus of the view. It comprises a series of buildings including a brick carbide store with pitched roof, carpenter's shed, boat house and Wharf Cottage, a Grade II listed 18th century property. In addition, a crane and the historic Wey barge 'Reliance' (preserved in a dry dock) are visible within the grounds. In the background of the view, the spire of St. Saviours Church (Grade II listed 19th century gothic revival) punctuates the skyline and provides a landmark feature revealing the relationship between the river and wharf and the town centre to the south.
- 5.1.8 Detractors present include the modern town centre office buildings that are visible above the treeline (i.e. the Surrey Police and Onslow House office buildings). These are bulky buildings that compete with the church spire on the skyline and appear incongruous within this otherwise rural view, comprising river-related small-scale buildings, features and trees.

Fig 5.1.9 Zoom view focussed on the town centre

Spire of St. Saviour's Church



Dapdune Wharf

August 2018



5.1.10 Seasonal differences

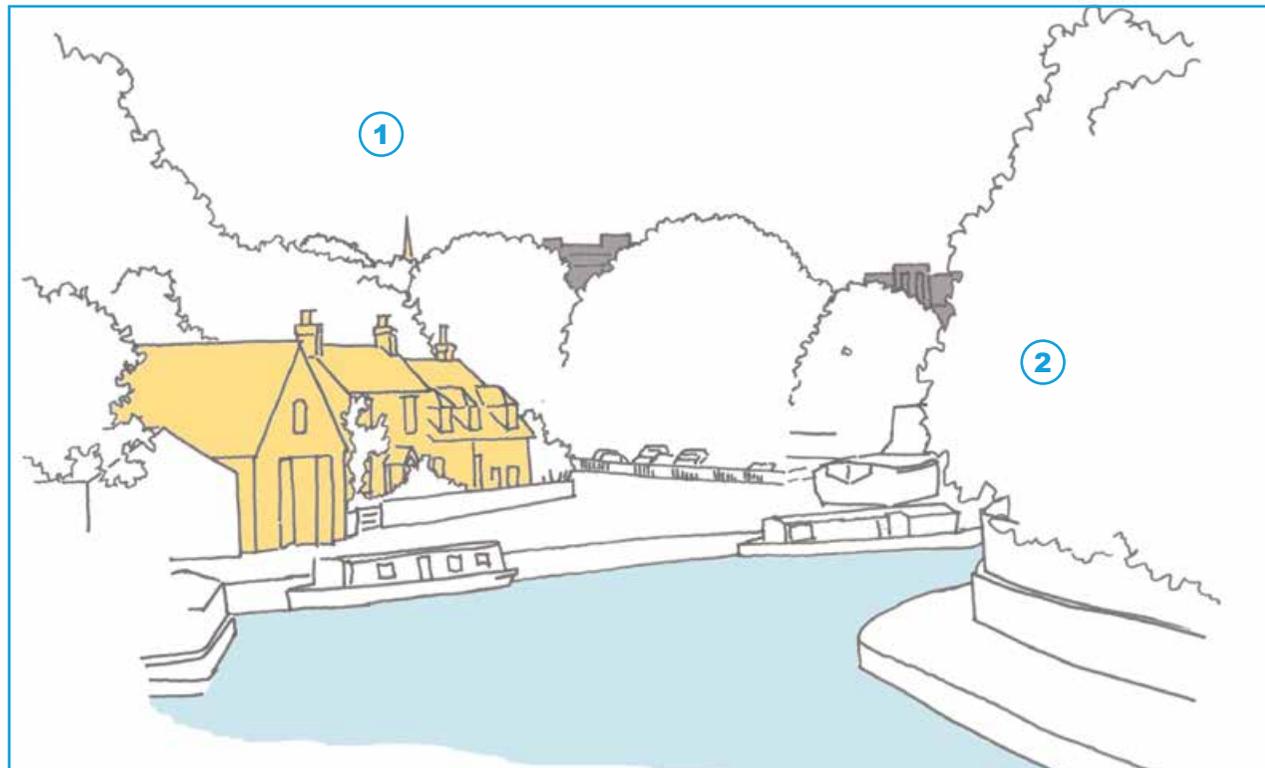
- 5.1.11 In winter the absence of leaf cover alongside the Wey Navigation means more detracting elements are visible and as a result the Dapdune Wharf buildings are a less prominent focal point within the view. In the background, rising ground is discernible on either side of the river corridor, highlighting the valley landform, and the bulky town centre office buildings are more prominent, appearing more dominant than in summer (see zoom view overleaf).

Fig 5.1.12 Zoom view focussed on the town centre



January 2019

5.1.13 View management guidance (applies to the whole viewing place)

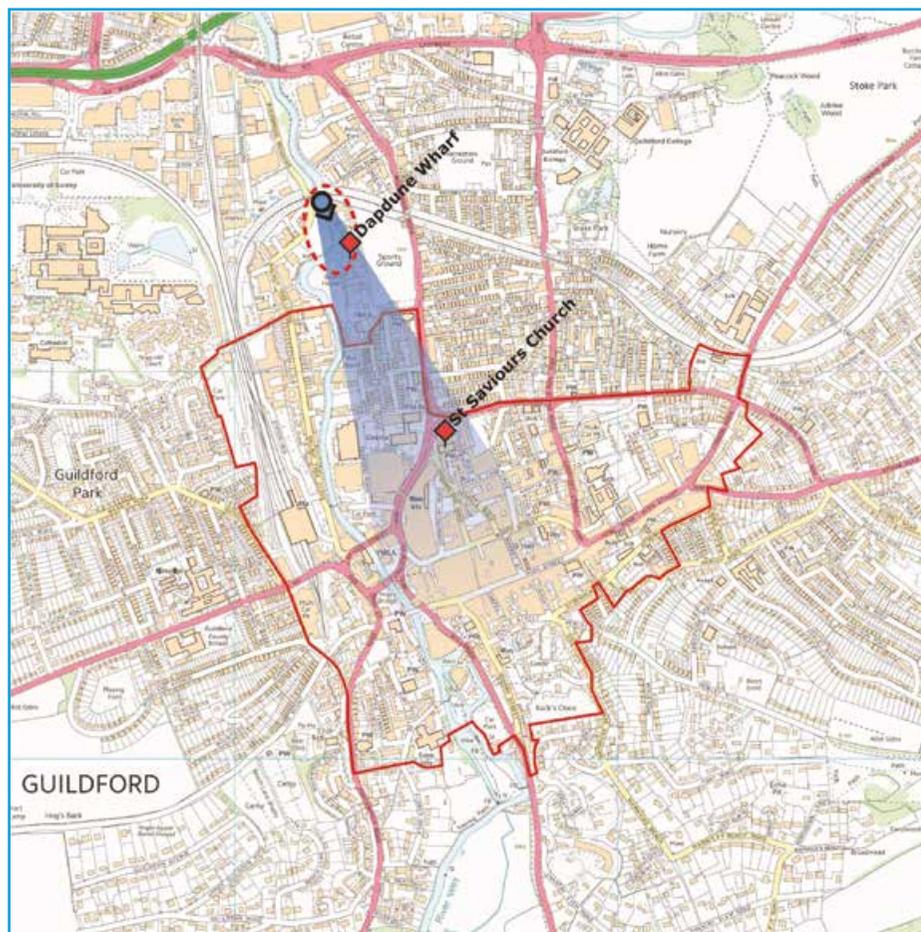


Key:

- Detractors
- Legacy Landmarks

- 1** Ensure new town centre development, which has the potential to form a component in the background of the view, is no higher than existing buildings and does not compete with the spire of St. Saviour's Church for prominence.
- 2** Maintain the verdant, well-treed riverside surroundings which helps frame and focus the view towards Dapdune Wharf, provide a scenic backdrop and contributes to the visual amenity of the viewing place.
- 3** Ensure materials used in the public realm, for example footways, walls and towpaths, are given the highest level of consideration to maintain the unity, harmony and quality of the overall view.
- 4** For any development proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

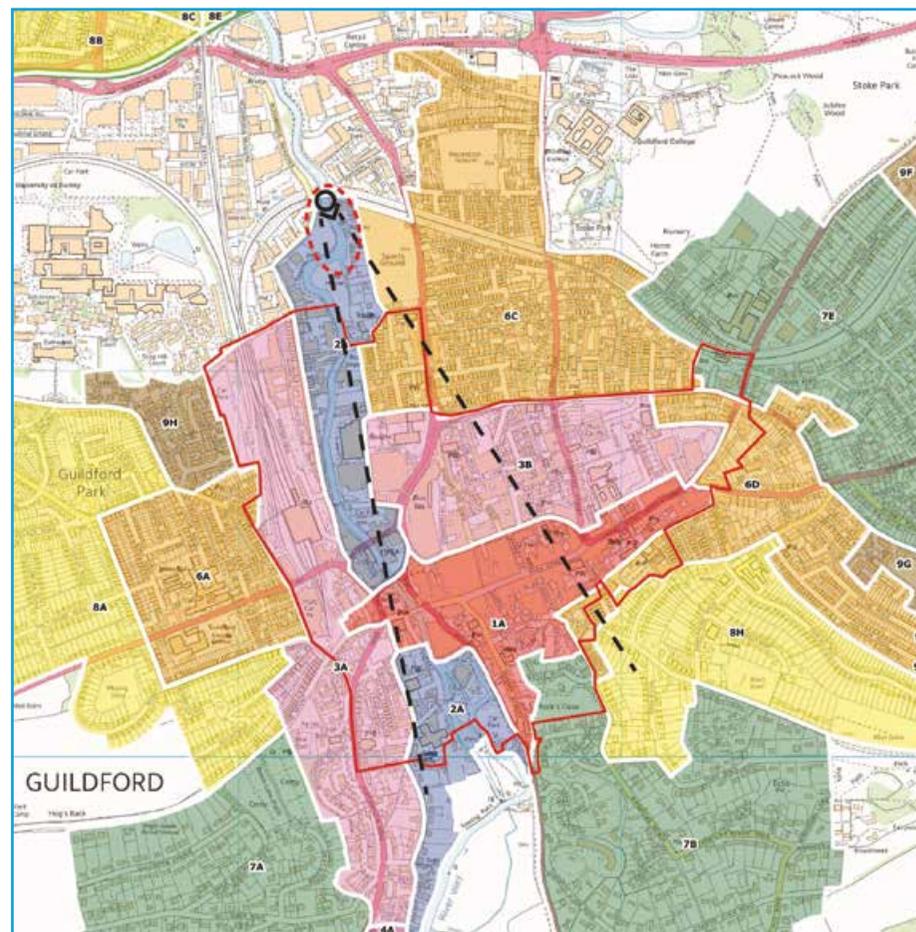
Fig. 5.1.14 Map 1: Viewing place, viewcone and legacy landmarks



Key:

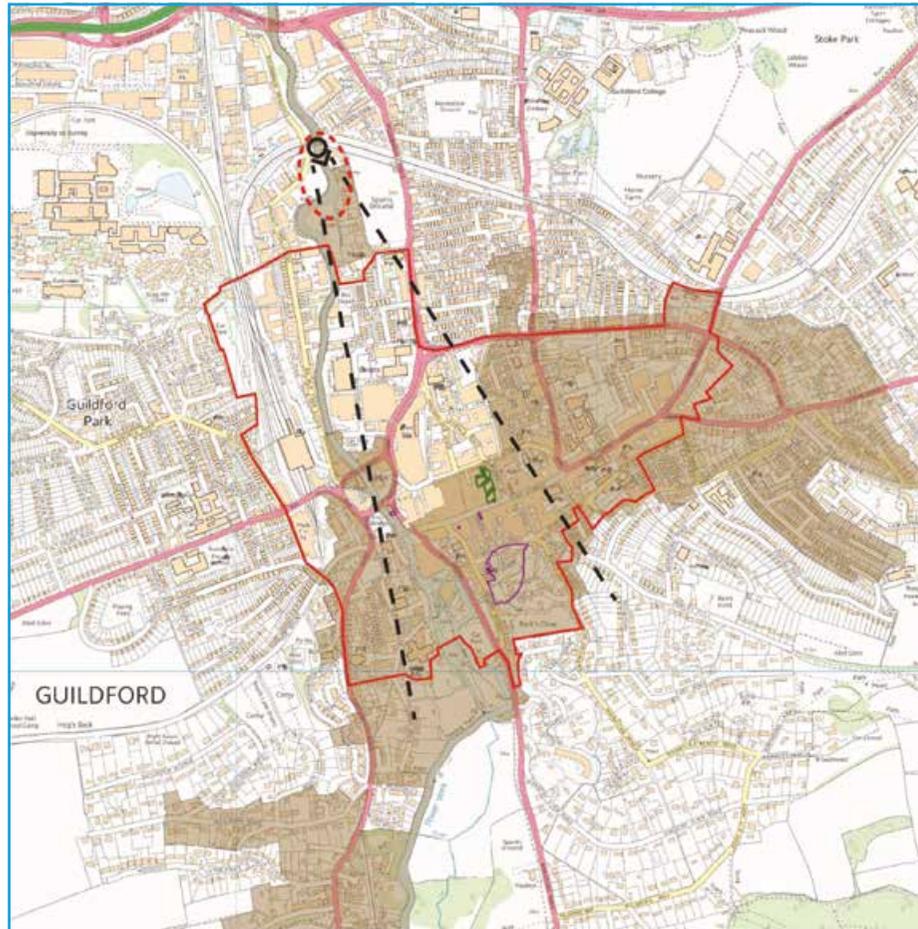
- Town centre boundary
- Viewing place

Fig. 5.1.15 Map 2: Townscape Character Areas



- 1A: Guildford Historic Core
- 2A: Settled Wey Corridor
- 3A: West Guildford Historic Fringe
- 3B: North Guildford Historic Fringe
- 4A: St Catherine's Village Core
- 6A: Farnham Road Victorian/Edwardian Suburb
- 6C: Stoke Fields Victorian/Edwardian Suburb
- 6D: Charlotteville Victorian/Edwardian Suburb
- 7A: Guildown Garden Suburbs (Villa Suburbs)
- 7B: Warwicks Bench Garden Suburbs (Villa Suburbs)
- 7E: Epsom Road Garden Suburbs (Villa Suburbs)
- 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs
- 8B: Westborough/Woodbridge Hill Inter-war/Post-war Suburbs
- 8C: Stoughton Inter-war/Post-war Suburbs
- 8E: Bellfields Inter-war/Post-war Suburbs
- 8H: Pewley Hill Inter-war/Post-war Suburbs
- 9F: Boxgrove Post 1960s Residential Estates
- 9G: St Luke's Square Post 1960s Residential Estates
- 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates

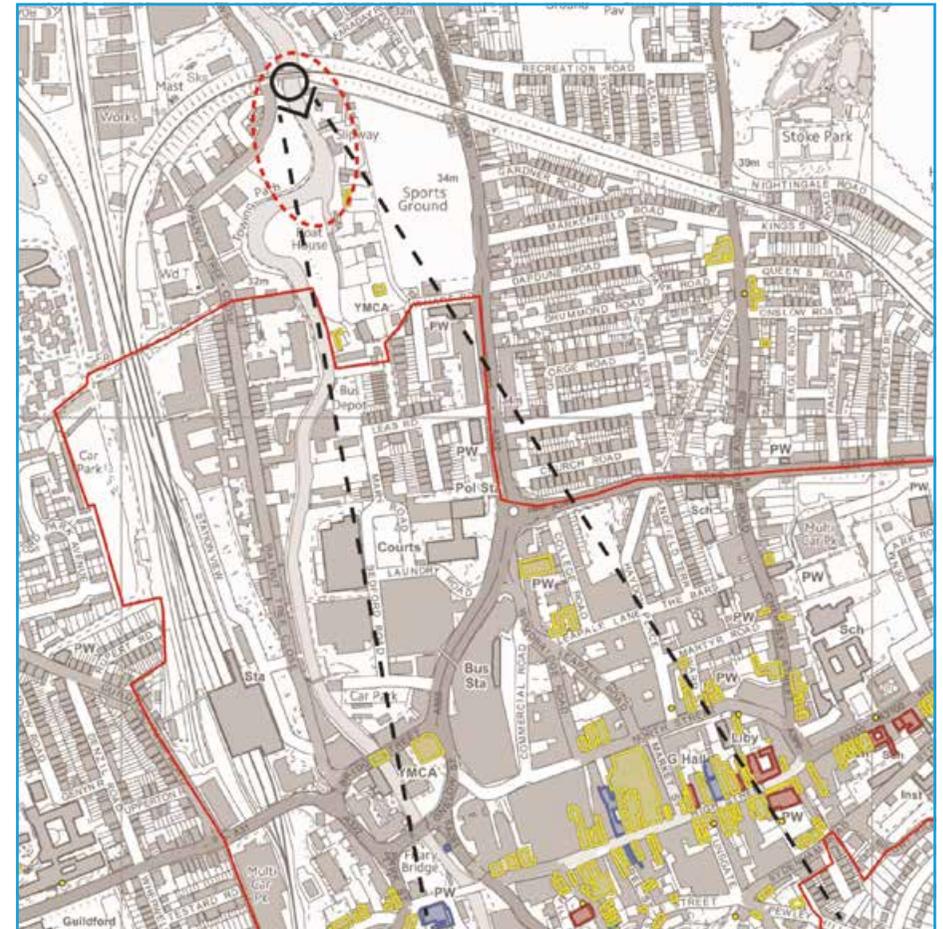
Fig. 5.1.16 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.1.17 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Viewpoint 02: Wey-South Path at Shalford Park, looking north (499479, 148375)



August 2018

5.2.1 Viewing place, representative viewpoint and viewers

- 5.2.2 The viewing place as shown on Map 1 is Shalford Park which comprises former 18th century parkland associated with Shalford House and now managed as a public park with extensive areas of amenity grassland. The valley floor is generally enclosed by trees and woodland along the river corridor and around the settlement edges although some surprise views can be achieved to legacy landmarks in the historic core. These views are experienced by a large number of people travelling along the Wey and its towpath, as well as recreational users of the parkland and are important to understand the historic development of Guildford and its landscape setting.
- 5.2.3 The representative viewpoint selected for this analysis is from along the Wey-South Path which is a long distance recreational route running parallel to the River Wey on the western extent of Shalford Park. Similar views can be achieved across sports pitches and meadows within Shalford Park and although residential properties on Pewley Hill are more visible from Shalford Park, woodland on the lower slopes and along the A281 obscures views of legacy landmarks in the town centre.

- 5.2.4 Viewers include pedestrians using the river towpath, helmsman of narrow boats using the Wey as well as recreational users of Shalford Park.

5.2.5 View description

- 5.2.6 The foreground of this view is characterised by the River Wey Navigation, which runs south to north through the centre of Guildford and dissecting the North Downs. The river banks are predominantly lined with mature trees but occasional breaks in vegetation reveal views to some legacy landmarks in the town centre. Trees within private gardens which adjoin the towpath also screen the majority of views of built development at St. Catherine’s and contribute to the wooded skyline.
- 5.2.7 The surprise views of Guildford Castle and the Holy Trinity Church tower on the High Street, framed by gaps in tree belts is a key valued feature of views from this viewing place (see zoom photo overleaf). The lack of built development and abundance of tree cover is also a key feature of the view as it allows for rural views to be achieved close to the settlement edge.

- 5.2.8 Detractors are generally limited in this rural view. However, a small number of residential properties fronting the towpath in the distance interrupt the continuation of trees and woodland and provide a reminder of the proximity to the edge of Guildford.



Fig. 5.2.9 Zoom view focussed on the town centre:





5.2.10 Seasonal differences

- 5.2.11 In the winter, clearer views can be achieved of the Castle Keep and the Holy Trinity Church tower framed between riverside trees. Tall buildings along Sydenham Road and Milkhouse Gate including Castle Car Park can be seen sitting in front of the church tower. These modern buildings compete for prominence with the church tower, and together with filtered views of residential properties along the A281 introduce detractors that are otherwise screened during the summer.

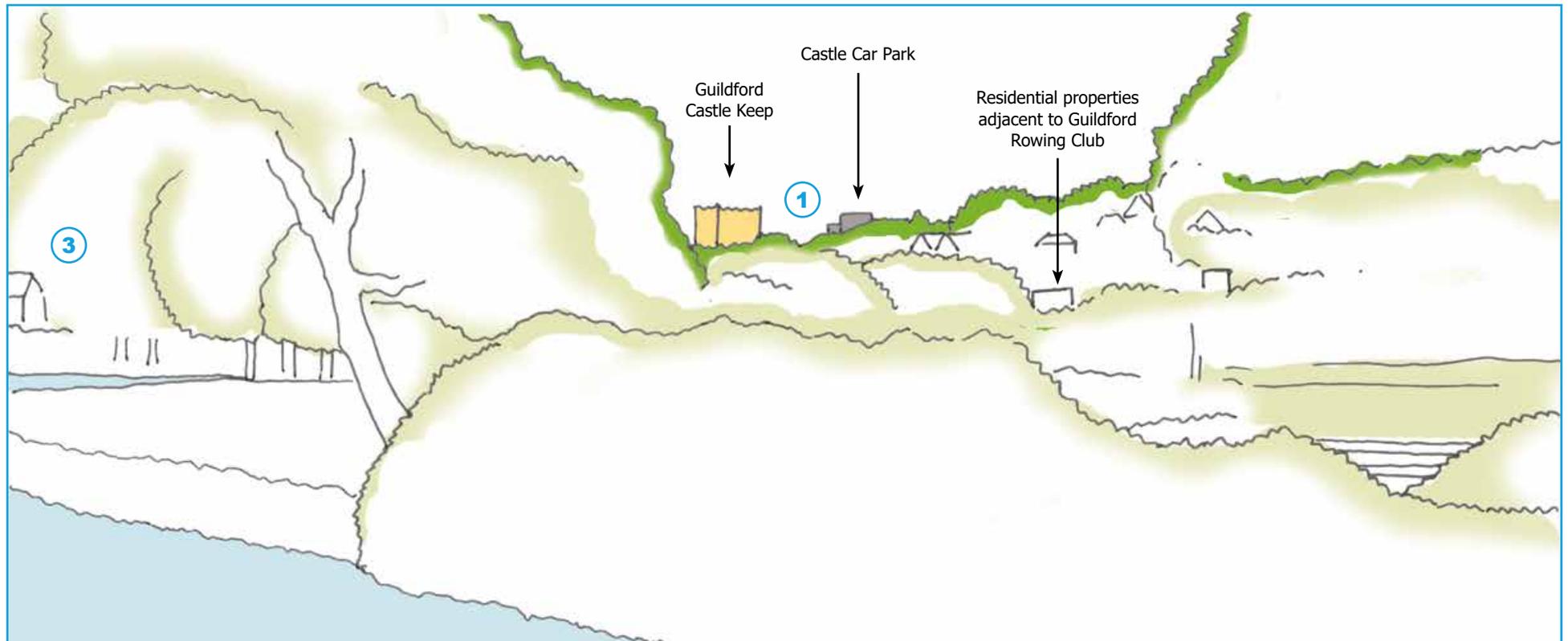
Fig. 5.2.12 View from the edge of Shalford Park Car Park looking across sports pitches to the castle



Fig. 5.2.13 View showing the rural character of the Wey-South Path



Fig. 5.2.14 Zoom view focussed on the town centre:



5.2.15 View management guidance (applies to the whole viewing place)

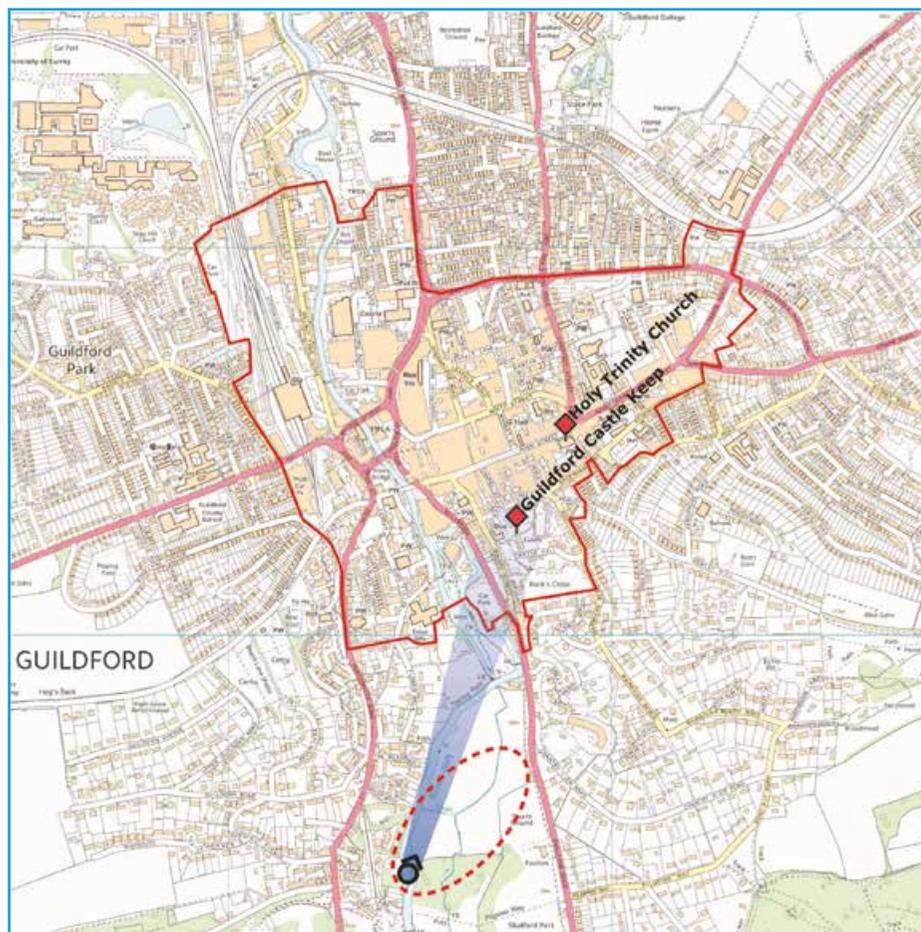
- ① Maintain the rural and verdant character of this view, with historic buildings (the Castle Keep and Holy Trinity Church Tower) the focus of the view.
- ② Ensure that any new development is not visible above the treed skyline.

- ③ Continue to use planting to screen built development along the banks of the Wey – ensure species are appropriate to their riparian context, drawing on locally occurring species.
- ④ For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

Key:

- Detractors
- Legacy Landmarks
- Treed Skyline
- Screen planting

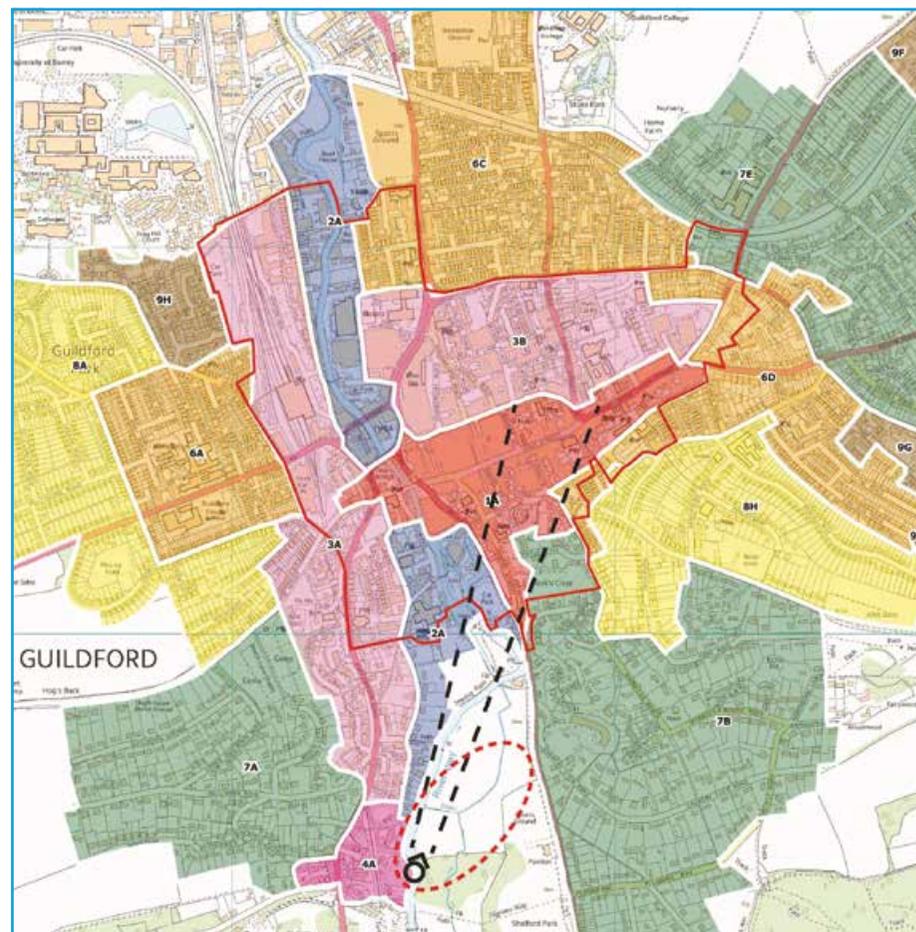
Fig. 5.2.16 Map 1: Viewing place, viewcone and legacy landmarks



Key:

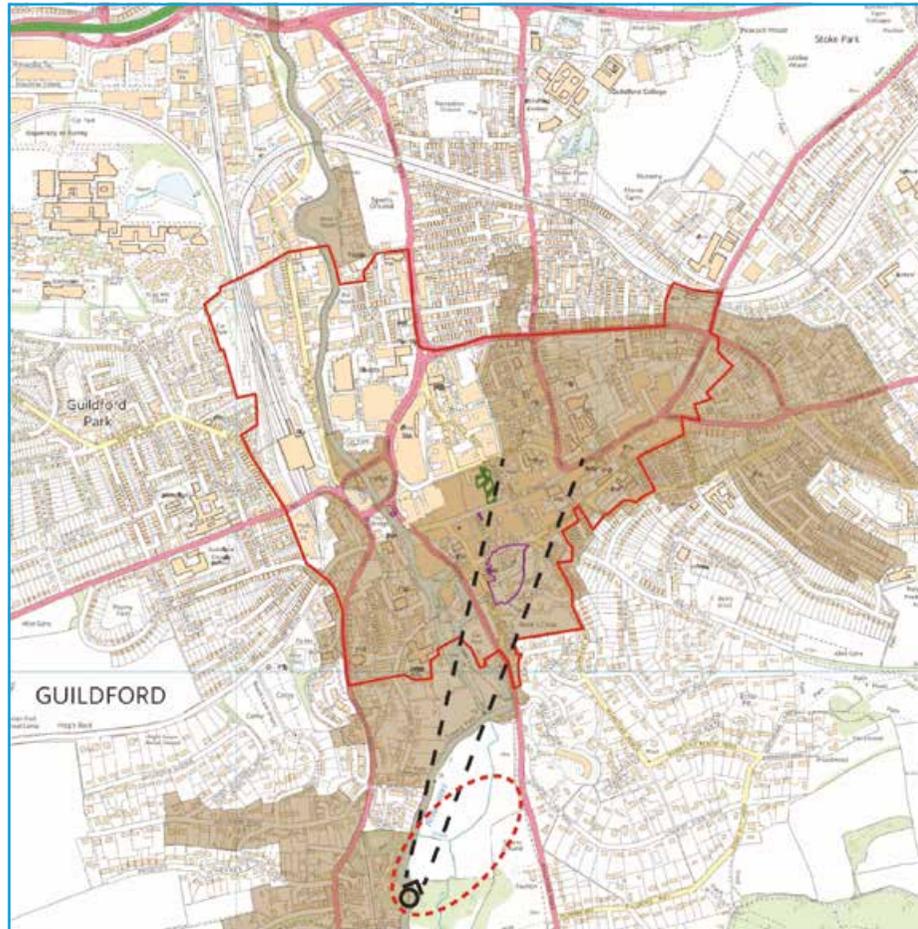
- Town centre boundary
- Viewing place

Fig. 5.2.17 Map 2: Townscape Character Areas



- 1A: Guildford Historic Core
- 2A: Settled Wey Corridor
- 3A: West Guildford Historic Fringe
- 3B: North Guildford Historic Fringe
- 4A: St Catherine's Village Core
- 6A: Famham Road Victorian/Edwardian Suburb
- 6C: Stoke Fields Victorian/Edwardian Suburb
- 6D: Charlottesville Victorian/Edwardian Suburb
- 7A: Guildown Garden Suburbs (Villa Suburbs)
- 7B: Warwicks Bench Garden Suburbs (Villa Suburbs)
- 7E: Epsom Road Garden Suburbs (Villa Suburbs)
- 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs
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- 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates

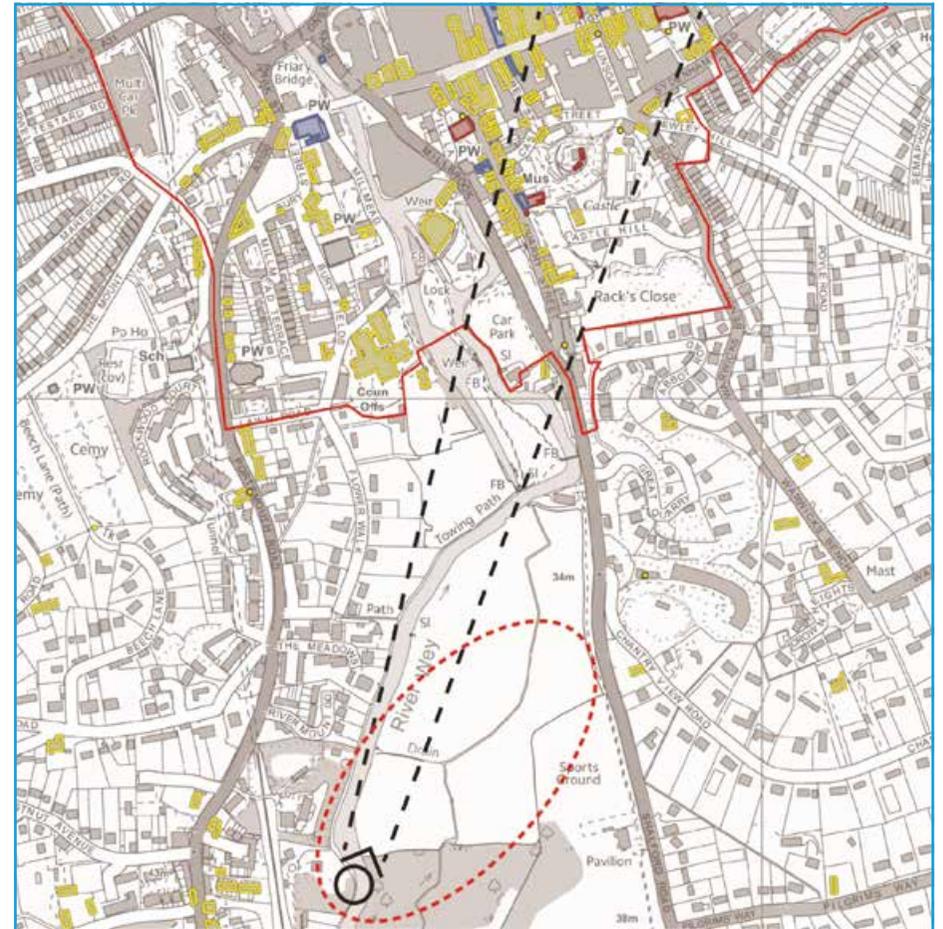
Fig. 5.2.18 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.2.19 Map 4: Listed Buildings



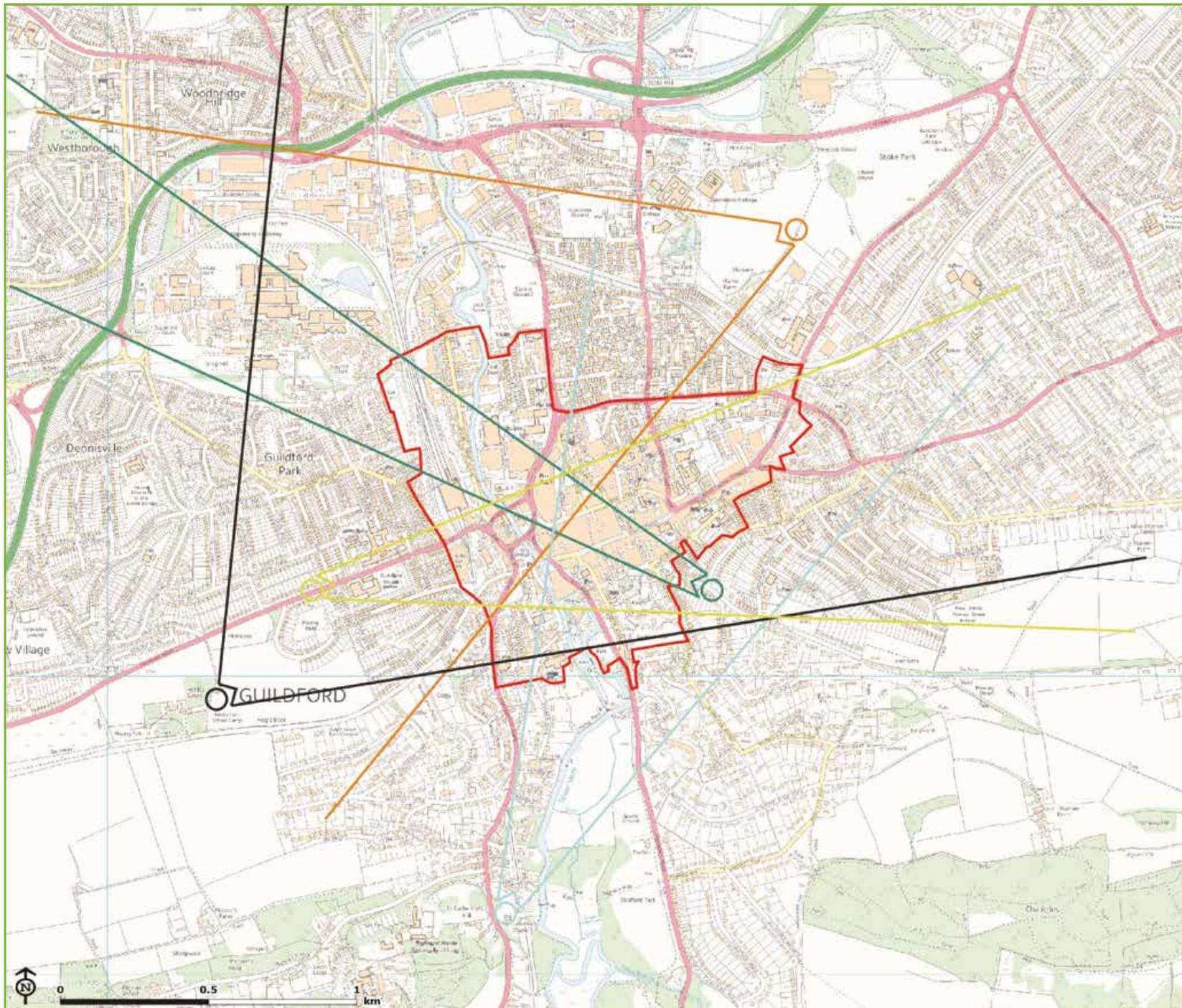
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Wey-South Path

5.3 Town Centre Approach



Figure 5.3:
Key Views –
Town Centre Approach



 Town Centre Boundary (Guildford Borough Submission Local Plan: strategy and sites, April 2019)

Key Views

-  03: Stoke Park
-  04: Pewley Hill
-  05: St. Catherine's Hill
-  06: Hog's Back
-  07: Farnham Road

Map Scale @A3: 1:12,500



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CB:BP:EB:Packham, © LUC 10369, FIG1, (1, KeyViews, Base, Only A3, 17/12/2018)

Town Centre Approach

Viewpoint 03: Stoke Park, looking south west (500328, 150489)



03
Stoke Park

August 2018

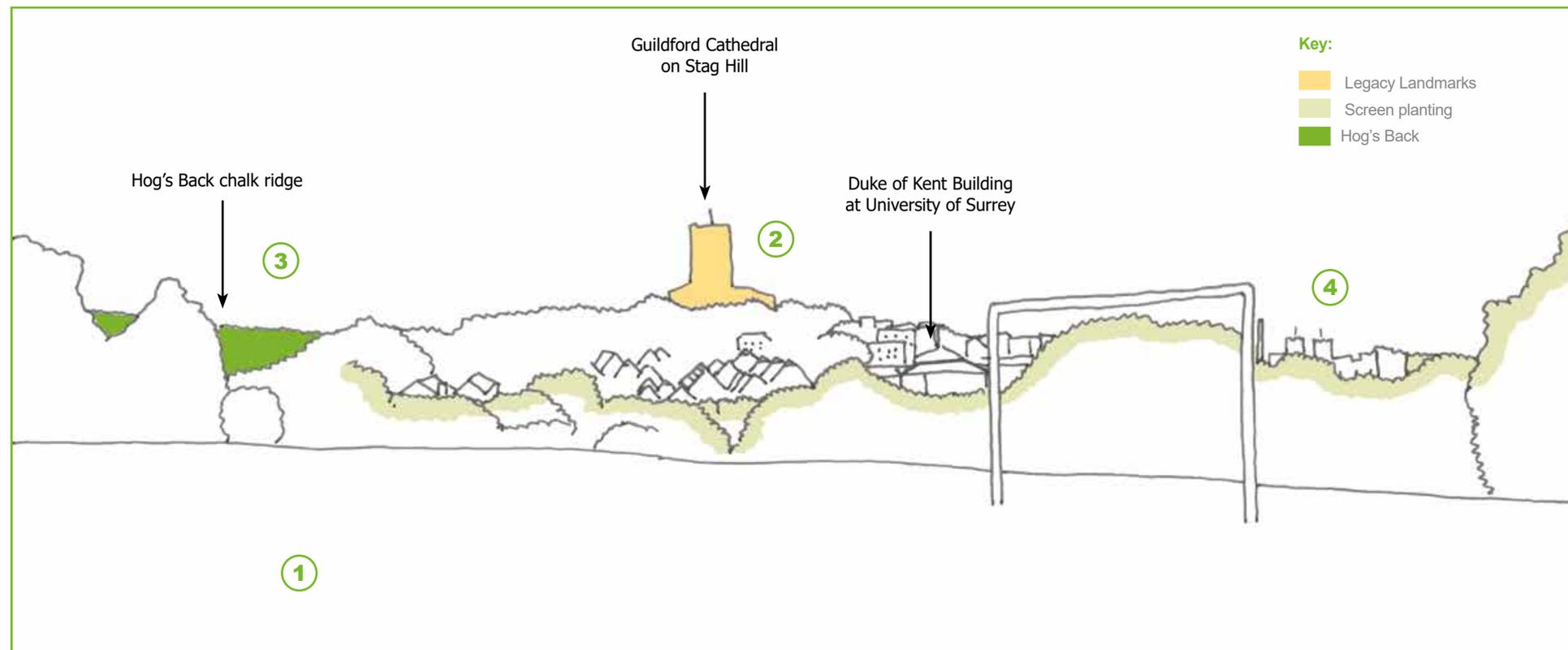
5.3.1 Viewing place, representative viewpoint and viewers

- 5.3.2 The viewing place is Stoke Park which is formed of 18th century parkland with rolling fields of amenity grassland interspersed with groups and individual trees. The viewing place is shown on Map 1 and has been selected for its unrestricted views towards Stag Hill where Guildford Cathedral occupies a prominent position on the skyline and also where there is significant pressure for further development. There are also views to the wooded hills beyond the town. This view is publicly accessible and experienced by a large number of people.
- 5.3.3 The representative viewpoint selected for this analysis is from the public footpath adjacent to Guildford High School Sports Centre in the south of Stoke Park. Similar views can be achieved throughout Stoke Park although broad undulations in landform and small clumps of woodland in the north partially obscure views of Stag Hill and towards the Hog's Back chalk ridge.
- 5.3.4 Viewers include pedestrians using the footpath network in the park as well as recreational users of the parkland.

5.3.5 View description

- 5.3.6 The open expanse of amenity grassland within the park forms the foreground of the view and allows for clear views to Stag Hill and Guildford Cathedral, which forms the focus of this view. The view also reveals the landscape setting of Guildford, the wooded backdrop of the Surrey Hills.
- 5.3.7 Guildford Cathedral occupies a prominent position on the skyline at Stag Hill and is a key valued feature of this view (see zoom photo overleaf). The uninterrupted views across Stoke Park, the treed ridge lines of the Hog's Back and other hills that surround Guildford, and the visual interest provided by articulated roofs (such as at Guildford College) are also valued features of the view.
- 5.3.8 Detractors are generally limited by trees and hedgerows around the park boundary. However, the Duke of Kent building at The University of Surrey (at the foot of Stag Hill) detracts from the view as a result of its architectural style and light coloured materials (see zoom photo overleaf), as do the greenhouses at Stoke Park Nursery and electricity pylons.

Fig. 5.3.9 Zoom view focussed on Guildford Cathedral



5.3.10 View management guidance (applies to the whole viewing place)

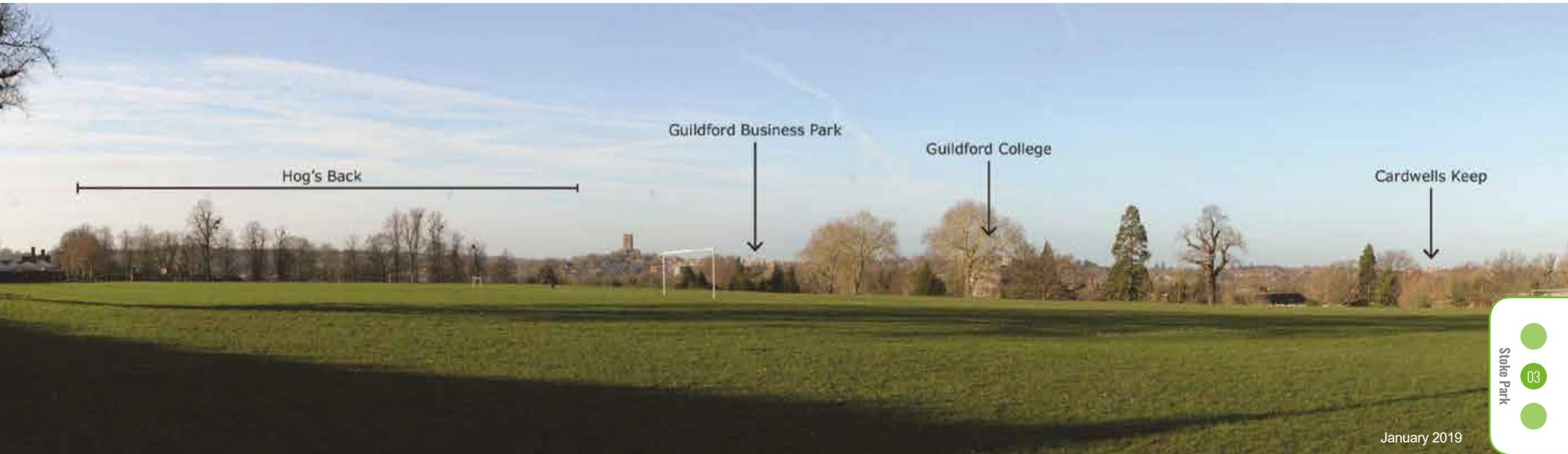
- ① Maintain the open character of the foreground so that this view can continue to be appreciated.
- ② Ensure Guildford Cathedral remains the key focus of this view, ensuring that new development does not compete for

prominence – either through height, proximity, massing or materials/ colours – ensure developments blend with the generally muted tones typically found in the town, drawing on vernacular materials and features where appropriate to provide a sense of place.

- ③ Maintain the well vegetated character of the view, including the undeveloped and wooded ridge lines of the hills that surround the town.

- ④ Aim to screen detracting buildings and structures where possible, for example using vegetation.

- ⑤ For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.



January 2019

5.3.11 Seasonal differences

- 5.3.12 The winter view from Stoke Park reveals a greater extent of the Hog's Back filtered through trees lining Nightingale Road and of buildings on the periphery of the park such as Guildford College which are otherwise screened during the summer. Cardwells Keep at the old Stoughton Barracks is also visible on the wooded skyline to the north of the Guildford. Large scale development at Guildford Business Park is more prominent in the winter appearing to merge with the university buildings which further detracts from views of the cathedral at Stag Hill.

Fig. 5.3.13 Zoom view showing the large scale development at Guildford Business Park



January 2019

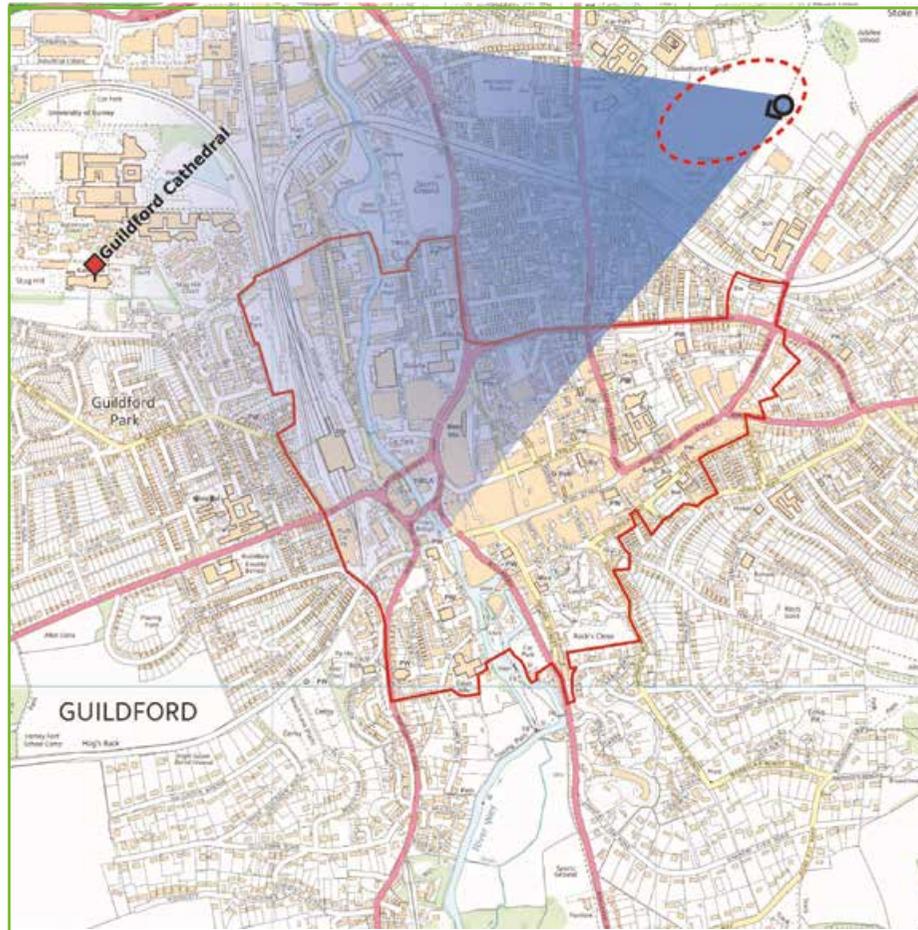
Fig. 5.3.14 Zoom view showing Cardwells Keep at the old Stoughton Barracks



January 2019



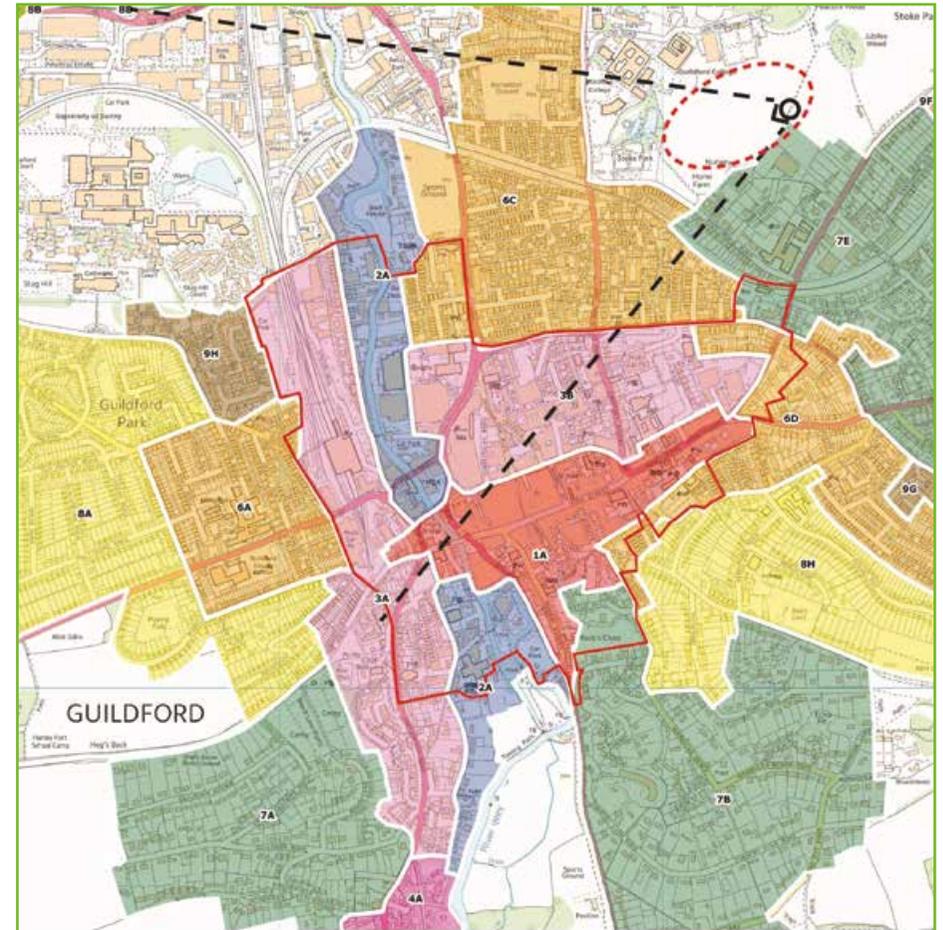
Fig 5.3.15 Map 1: Viewing place, viewcone and legacy landmarks



Key:

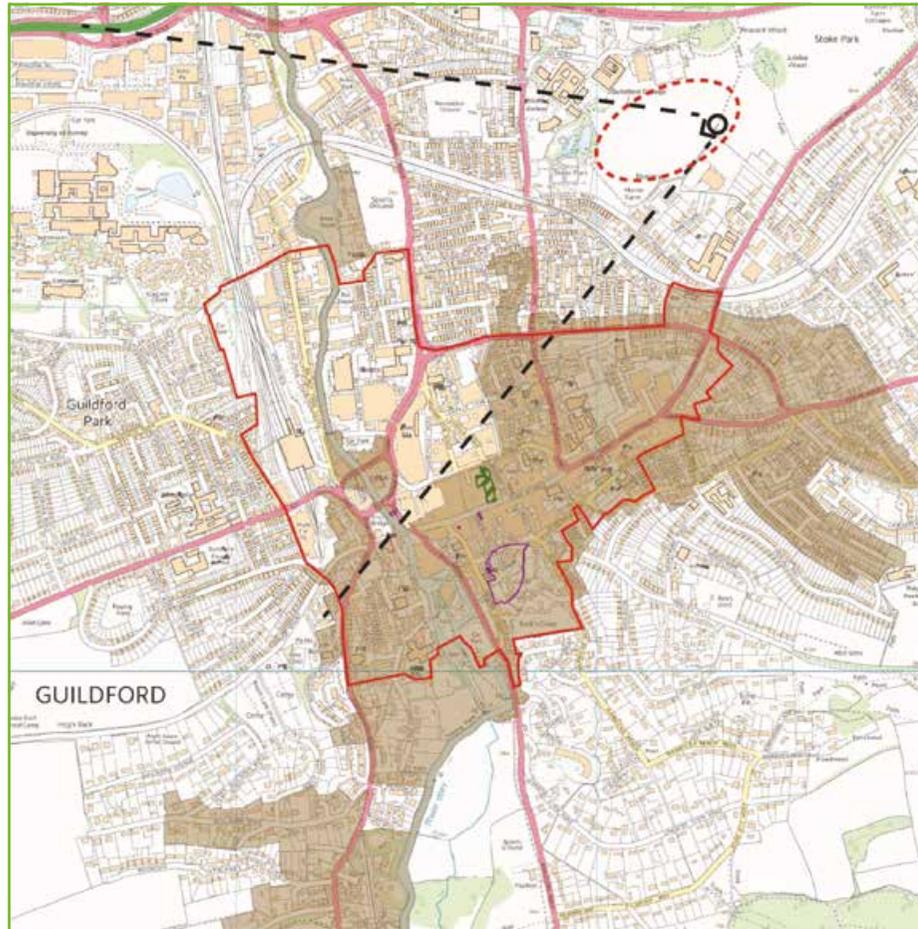
- Town centre boundary
- Viewing place

Fig 5.3.16 Map 2: Townscape Character Areas



- | | |
|--|---|
| <ul style="list-style-type: none"> 1A: Guildford Historic Core 2A: Settled Wey Corridor 3A: West Guildford Historic Fringe 3B: North Guildford Historic Fringe 4A: St Catherine's Village Core 6A: Famham Road Victorian/Edwardian Suburb 6C: Stoke Fields Victorian/Edwardian Suburb 6D: Charlotteville Victorian/Edwardian Suburb 7A: Guilddown Garden Suburbs (Villa Suburbs) | <ul style="list-style-type: none"> 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) 7E: Epsom Road Garden Suburbs (Villa Suburbs) 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs 8B: Westborough/Woodbridge Hill Inter-war/Post-war Suburbs 8H: Pewley Hill Inter-war/Post-war Suburbs 9F: Boxgrove Post 1960s Residential Estates 9G: St Luke's Square Post 1960s Residential Estates 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates |
|--|---|

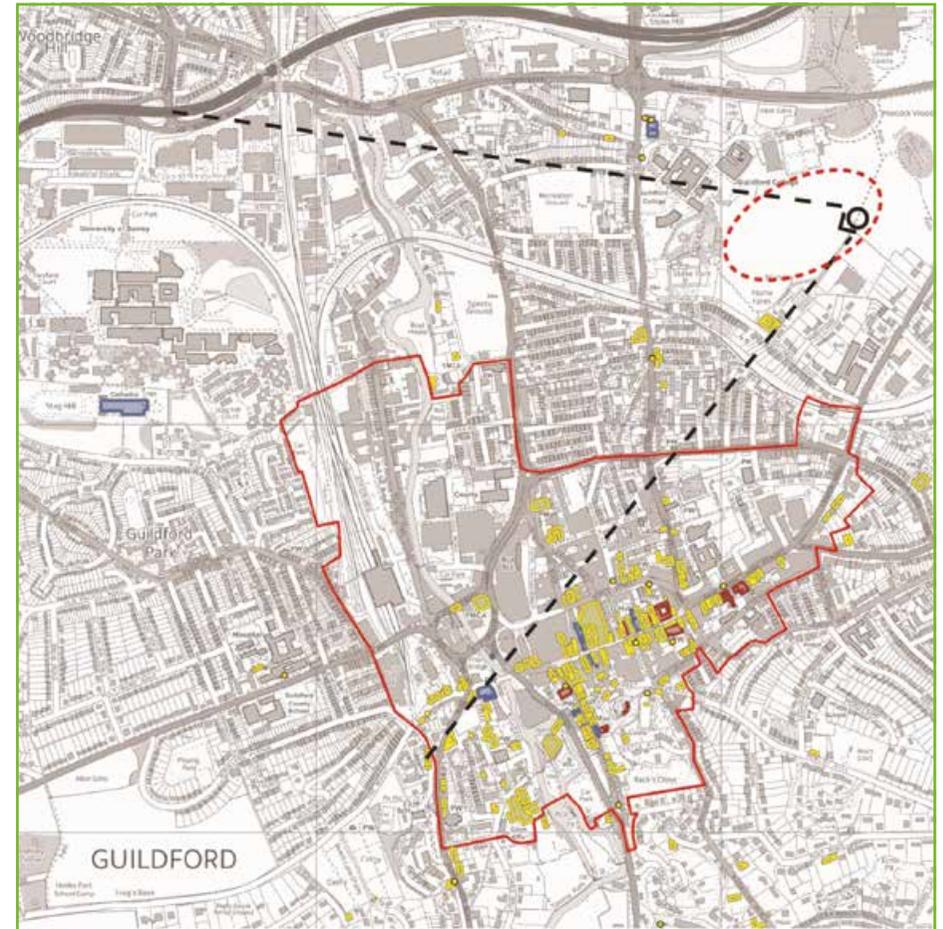
Fig 5.3.17 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig 5.3.18 Map 4: Listed Buildings

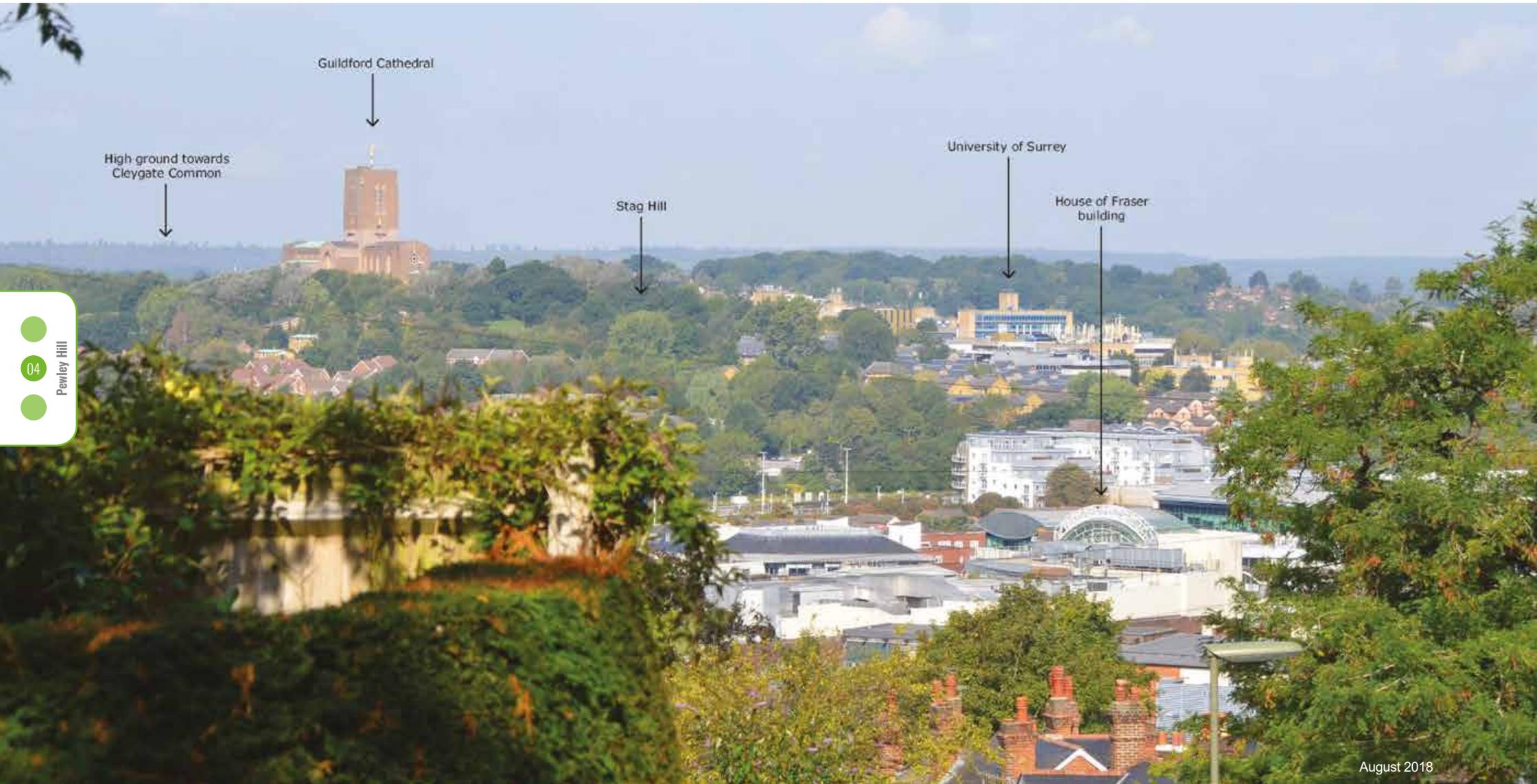


- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



Town Centre Approach

Viewpoint 04: Pewley Hill, looking north west (500060, 149267)



5.4.1 Viewing place, representative viewpoint and viewers

- 5.4.2 The viewing place is Pewley Hill, a street of predominantly detached and semi-detached inter-war houses which rises steeply, in a south-easterly direction, from Guildford’s historic core to adjoin the chalk ridge and open countryside along Pewley Down. This location is within Townscape Character Area 8H: Pewley Hill Inter-war/ Post-war suburbs.
- 5.4.3 The representative viewpoint selected for this analysis is on the footway on the southern side of Pewley Hill, between its junctions with Harvey Road and Poyle Road.
- 5.4.4 Viewers include pedestrians and motorists, who are likely to be local residents as Pewley Hill does not form a through-route.

5.4.5 View description

- 5.4.6 This viewpoint provides an elevated and expansive view over Guildford town centre towards Guildford Cathedral, which forms the focus of the view. It reveals the relationship between the densely developed town centre, which lies in the valley of the River Wey, its outlying hillside suburbs and open spaces, and the wider landscape setting beyond, including the undeveloped ridge line on the horizon in the far distance.
- 5.4.7 Key valued features of the view include Guildford Cathedral (Grade II* listed), perhaps the town’s most prominent landmark, positioned on the high ground at Stag Hill. Also of value is the wooded context and skyline provided by the many mature trees on and around Stag Hill, which provide an attractive backdrop to the town and setting to buildings including the cathedral and the university campus. To the right of the cathedral is the main campus of the University of Surrey, a complex of buildings begun in the late 1960s occupying the northern slopes of Stag Hill, and identified by the unified and distinctive palette of warm buff coloured brickwork.

- 5.4.8 Detractors present within the view are the House of Fraser building (formerly Army & Navy department store), which appears bulky and prominent, and other relatively large-scale modern commercial buildings which obscure views or glimpses of the more modest historic buildings and fine-grained roofscape within the historic core.





5.4.9 Seasonal differences

- 5.4.10 In winter Guildford Cathedral remains the focus of the view, but built form within the town centre and on the slopes of Stag Hill is more visible due to loss of leaf cover. In this case, no additional legacy landmark buildings are revealed within the winter view.

Fig. 5.4.11 View with Guildford Station development outline



5.4.12 Implications

5.4.13 The white line shows the outline of the consented Guildford Station Development scheme which will partly obstruct views of trees on the opposite side of the railway. From Pewley Hill, the new buildings will be seen in context to other large scale buildings such as the House of Fraser. Guildford Cathedral will still form the prominent feature on the skyline at Stag Hill.

5.4.14 View management guidance
(applies to the whole viewing place)



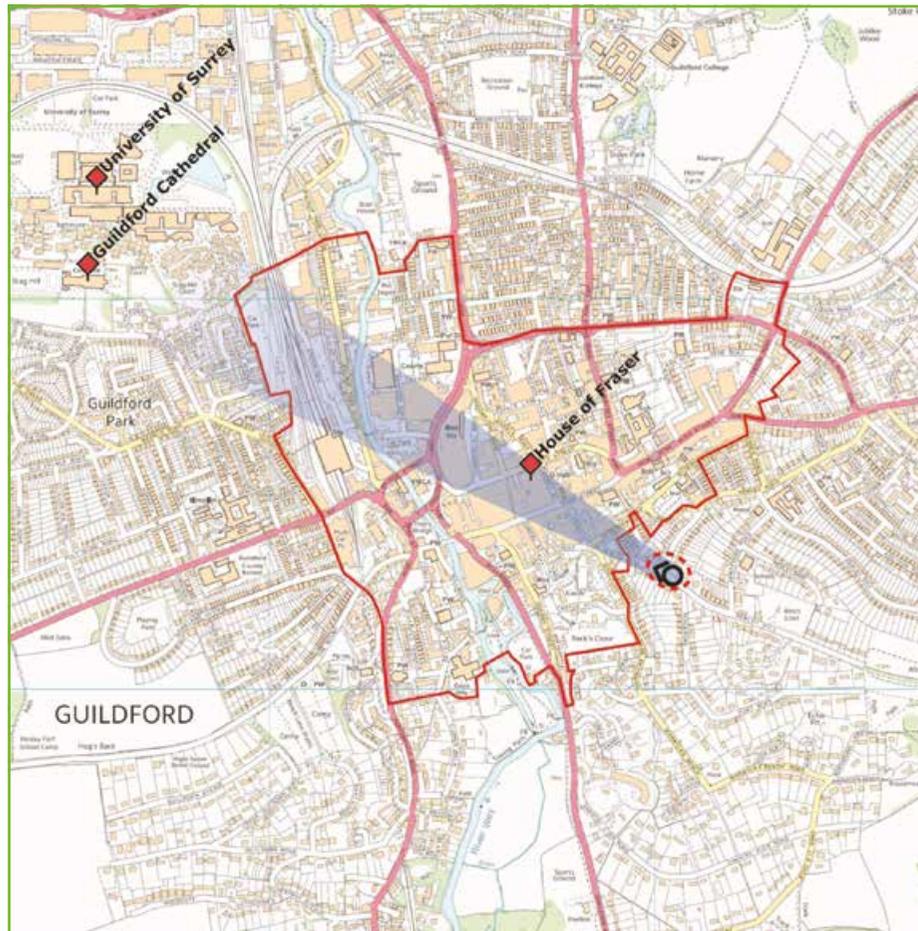
Key:

- Detractors
- Legacy Landmarks
- Wooded Skyline



- ① Ensure that the prominence of Guildford Cathedral, as the key landmark feature within the view, is maintained. New development within the view should not compete with the cathedral, for example by rising above the otherwise undeveloped wooded skyline or appearing overly dominant by virtue of scale, height, massing or detailed design.
- ② Maintain the significant tree and woodland cover which occupies the slopes of the hills surrounding the town, providing a scenic backdrop and setting to the cathedral, and contributing to the overall townscape character by screening and breaking up areas of built development. Plan for next generation of trees to maintain a wooded character when existing trees come to the end of their life.
- ③ Maintain the undeveloped character of the distant ridge line, which provides an important element of the landscape backdrop of the view.
- ④ Aim to improve the view through future replacement of bulky 'block-like' town centre buildings as the opportunity arises.
- ⑤ Avoid creating additional visual clutter by carefully considering the positioning, design and materials of roof plant/enclosures.
- ⑥ There are a range of materials and colours in this view – aim to replicate the muted tones of the historic buildings which sit more comfortably than the light/ bright colours of some of the modern buildings.
- ⑦ Maintain the distant wooded backdrop – ensure nothing breaks the undeveloped wooded skyline.
- ⑧ For any development proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

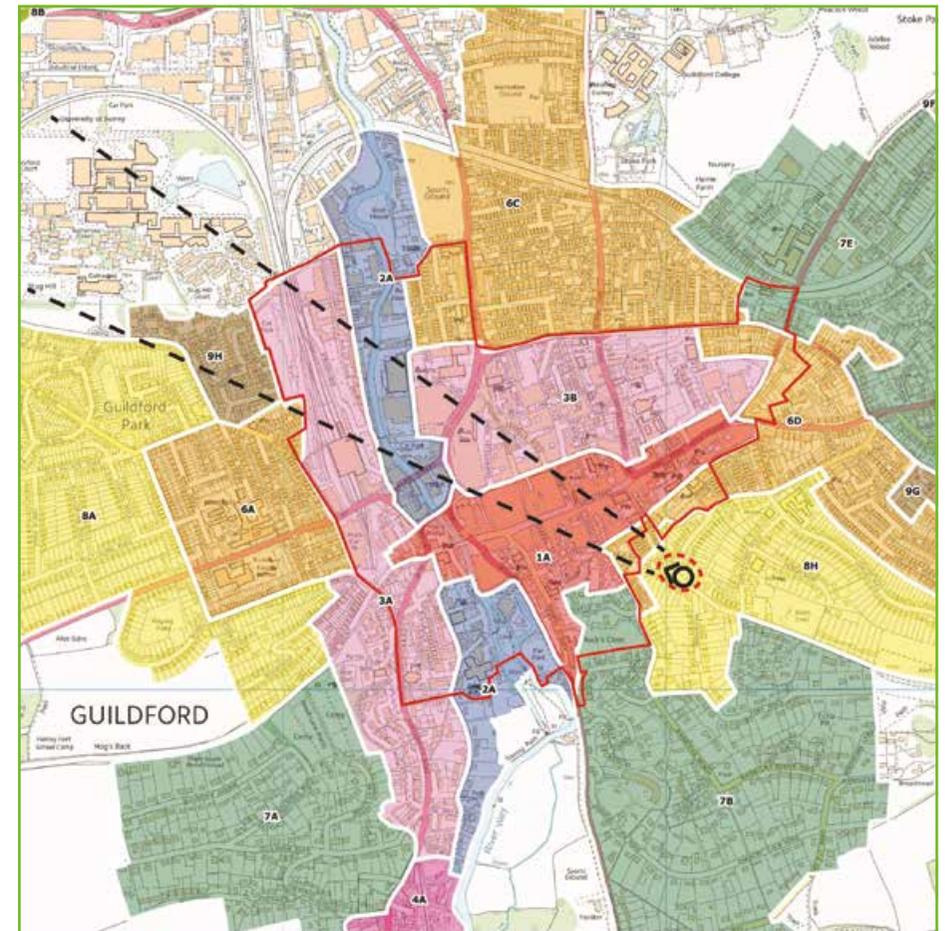
Fig. 5.4.15 Map 1: Viewing place, viewcone and legacy landmarks



Key:

- Town centre boundary
- Viewing place

Fig. 5.4.16 Map 2: Townscape Character Areas



- | | |
|--|---|
| <ul style="list-style-type: none"> 1A: Guildford Historic Core 2A: Settled Wey Corridor 3A: West Guildford Historic Fringe 3B: North Guildford Historic Fringe 4A: St Catherine's Village Core 6A: Farnham Road Victorian/Edwardian Suburb 6C: Stoke Fields Victorian/Edwardian Suburb 6D: Charlotteville Victorian/Edwardian Suburb 7A: Guildown Garden Suburbs (Villa Suburbs) | <ul style="list-style-type: none"> 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) 7E: Epsom Road Garden Suburbs (Villa Suburbs) 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs 8B: Westborough/Woodbridge Hill Inter-war/Post-war Suburbs 8H: Pewley Hill Inter-war/Post-war Suburbs 9A: Boxgrove Post 1960s Residential Estates 9G: St Luke's Square Post 1960s Residential Estates 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates |
|--|---|

Fig. 5.4.17 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



- Key:**
- Town centre boundary
 - Scheduled Monument
 - Registered Park & Garden
 - Conservation Areas

Fig. 5.4.18 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Town Centre Approach

Viewpoint 05: St. Catherine's Hill, looking north (499344, 148203)



05
St. Catherine's Hill

August 2018

5.5.1 Viewing place, representative viewpoint and viewers

- 5.5.2 The viewing place is the steep sandstone slopes of St. Catherine's Hill above the banks of the River Wey (as shown on Map 1). This location has been selected because it provides a good vantage point to the south of the town where Guildford's situation in the Wey Valley can be appreciated and it contains some legacy landmarks in the town centre. The viewing place is publicly accessible across Open Access Land from the Pilgrim's Way Long Distance Path which has historic associations with the origins of the town.
- 5.5.3 The representative viewpoint selected for this analysis is adjacent to the ruins of the 13th century St. Catherine's Chapel, at the summit of the hill. This location provides the clearest views from the viewing place towards the town centre as small clumps of trees and shrubs on the edge of Ferry Lane interrupt views from the lower slopes.
- 5.5.4 Viewers include walkers on the Pilgrim's Way through the North Downs as well as visitors to St. Catherine's Hill, the chapel ruins and the Open Access Land on the hill.

5.5.5 View description

- 5.5.6 This is a predominantly rural view due to the wooded river valley and hillside woodland that occupy the foreground and middle ground of the view. Gaps between small groups of trees on the lower slopes of St. Catherine's Hill reveal views to a residential terrace along Ferry Lane, on the edge of the historic core of St. Catherine's. The hilltop location allows Guildford to be seen in its landscape setting.
- 5.5.7 A key valued feature of this view is the composition of Guildford Castle, the cupolas of Abbots Hospital and Holy Trinity Church tower which form the focus of this view (see zoom photo overleaf). The undeveloped foreground, wooded context to the town, the low density of the buildings in the suburbs (with the dramatic chalk exposure of the old quarry face), the historic buildings in the foreground, and the wooded skyline are also valued aspects of the view that portray the development of Guildford.
- 5.5.8 Visual detractors are restricted by the considerable tree cover in this view. However, there are some filtered views through tree canopies towards modern 20th century buildings, including the House of Fraser arched roof, some of which include communication masts which extend above the wooded skyline.

Fig. 5.5.9 Zoom view focussed on the town centre



05
St. Catherine's Hill

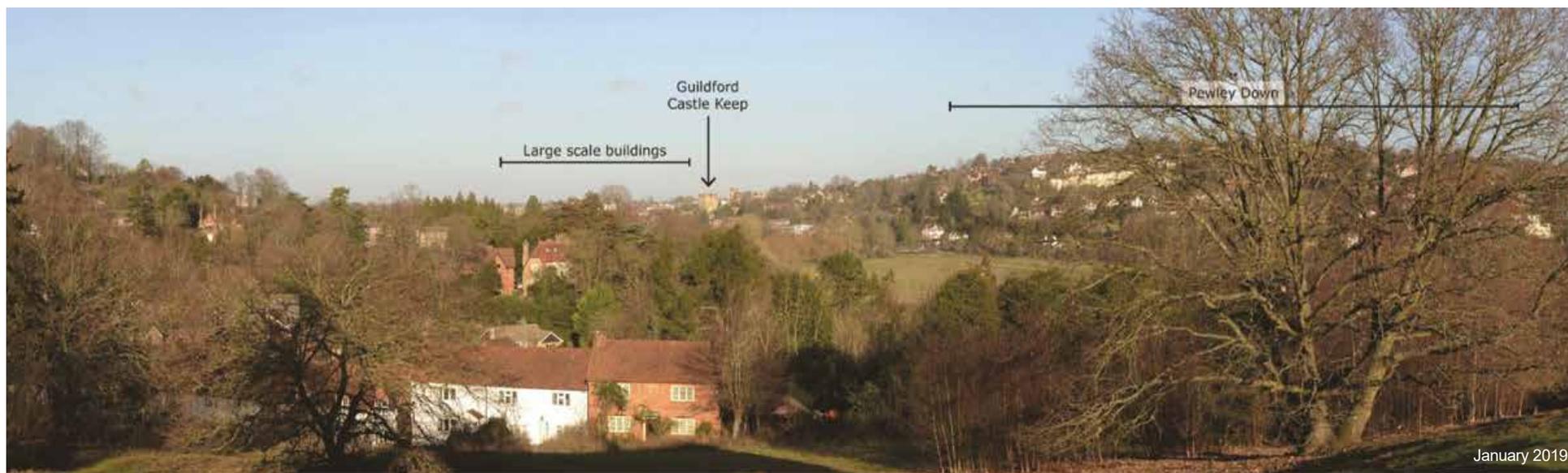
August 2018

Fig. 5.5.10 Zoom view focussed on the town centre



St. Catherine's Hill

05



05
St. Catherine's Hill

5.5.11 Seasonal differences

5.5.12 The winter view from St. Catherine's Hill reveals riverside development south of the town that is predominately screened in the summer. Properties on the rising land up to the Hog's Back are clearly visible in the left of the view albeit heavily filtered by vegetation. Filtered views across to Pewley Down can also be achieved through a tree in the foreground in the right of the view. The elevated location means that views of legacy landmarks in and around the High Street are comparable in summer and winter although large scale buildings in the town are more visible on the skyline during the winter.

5.5.13 View management guidance
(applies to the whole viewing place)

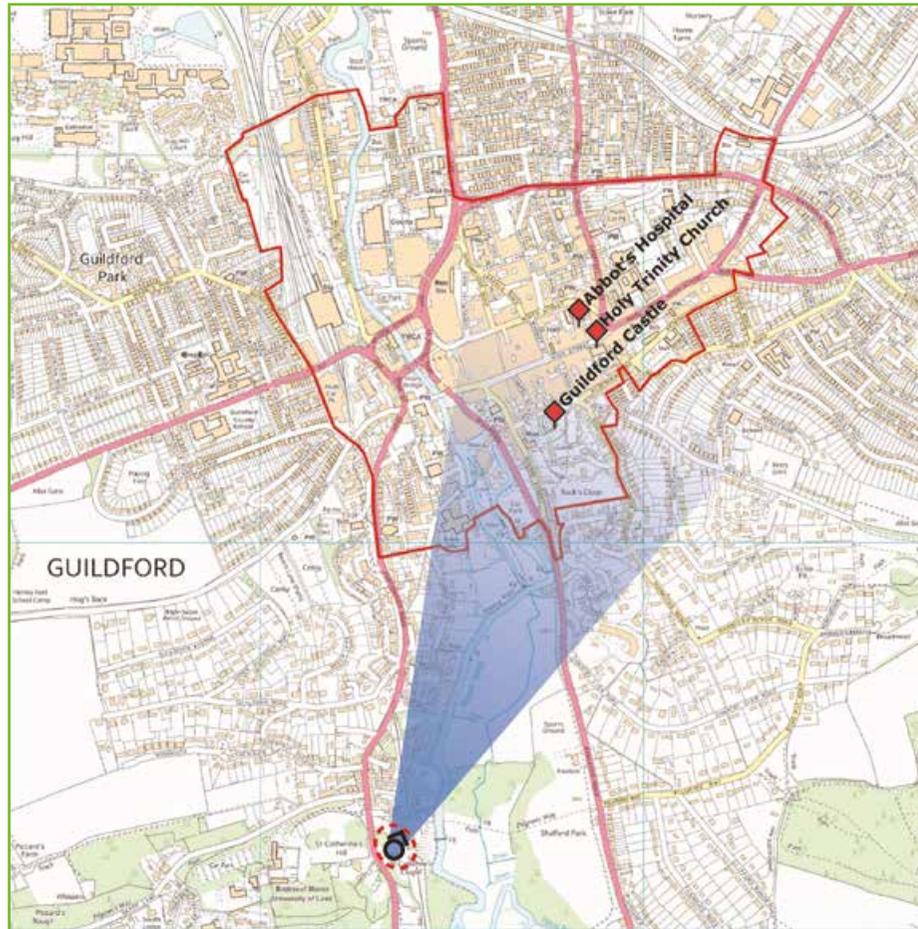


Key:

- Detractors
- Legacy Landmarks
- Wooded Skyline
- Shalford Meadows

- 1** Maintain the open character of the foreground so that this view can continue to be appreciated.
- 2** Ensure the composition of Guildford Castle, the cupolas of Abbots Hospital and Holy Trinity Church tower continue to form the focus of this view. Ensure that new development does not compete with this composition for prominence by way of height, proximity, massing or materials/ colours – ensure developments blend with the generally muted tones typically found in the town, drawing on vernacular materials and features where appropriate to provide a sense of place.
- 3** Aim to create a fine grained and articulated roofscape with pitched and interesting roof forms which complement, rather than detract from the historic town centre buildings.
- 4** Maintain the well vegetated character and low density of the buildings in the garden suburbs.
- 5** Preserve the undeveloped and wooded ridge lines of the hills that surround the town.
- 6** Aim to screen detracting buildings and structures where possible, for example using vegetation.
- 7** Avoid creating additional visual clutter by carefully considering the positioning and design of roof plant/ enclosures.
- 8** For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

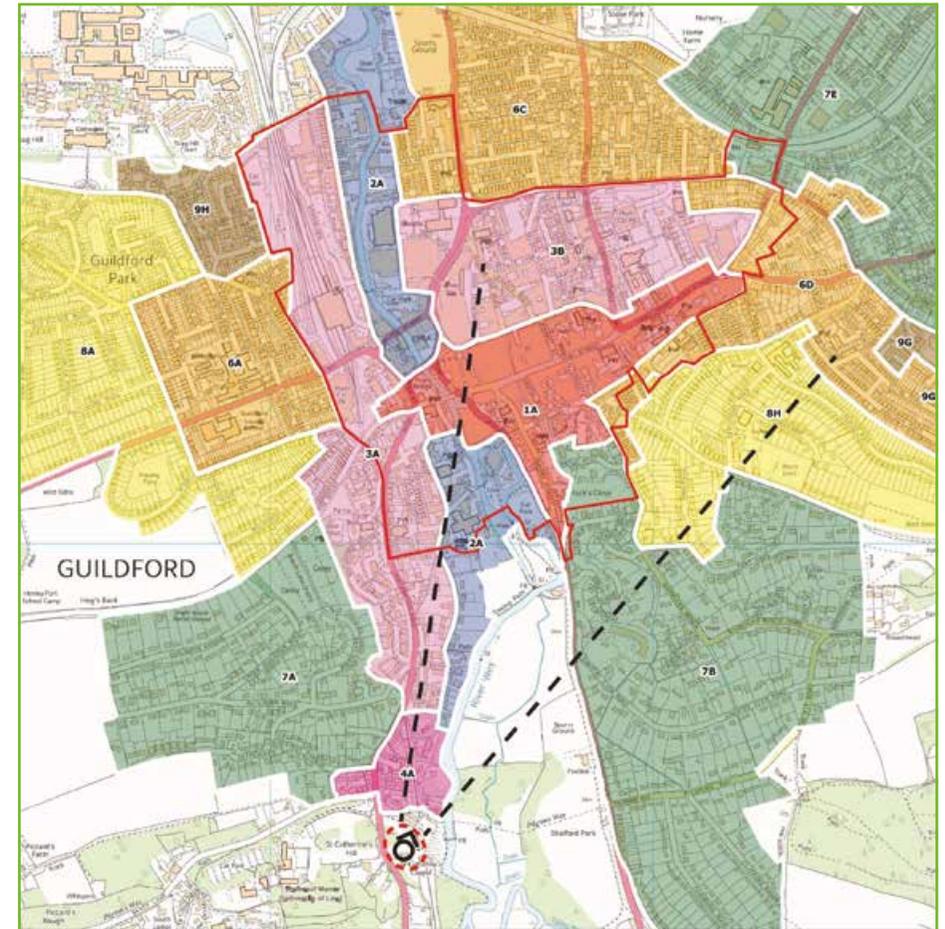
Fig. 5.5.14 Map 1: Viewing place, viewcone and legacy landmarks



Key:

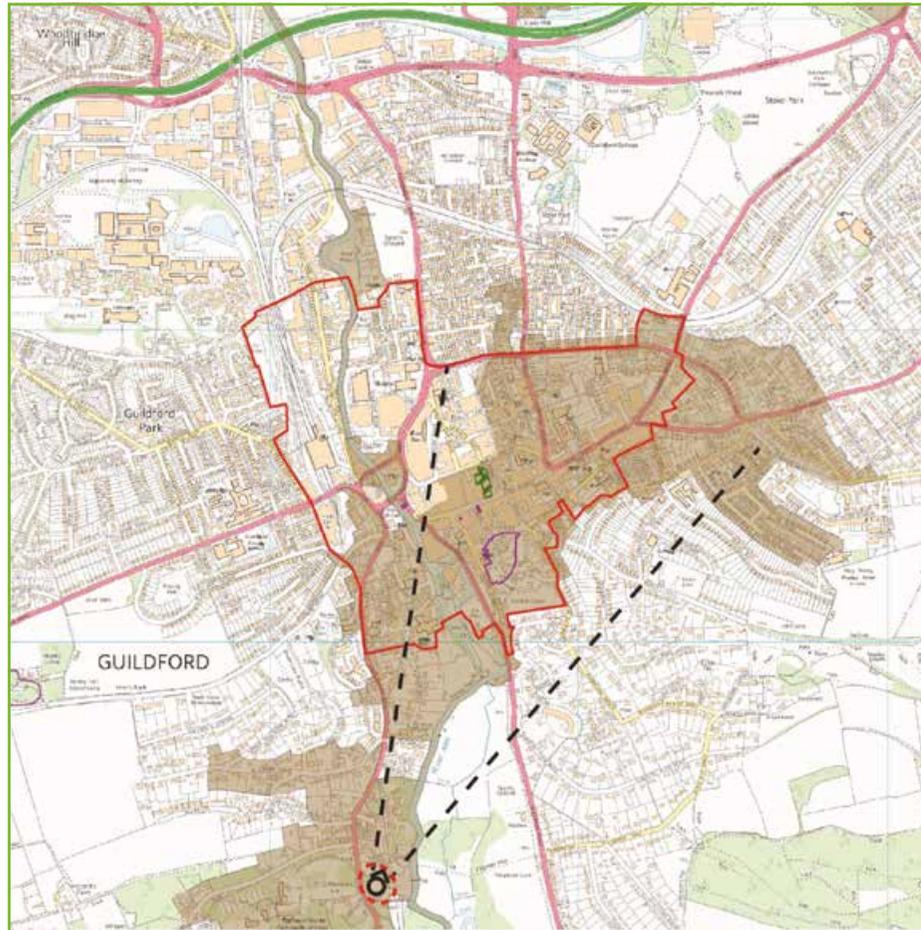
- Town centre boundary
- Viewing place

Fig. 5.5.15 Map 2: Townscape Character Areas



- 1A: Guildford Historic Core
- 2A: Settled Wey Corridor
- 3A: West Guildford Historic Fringe
- 3B: North Guildford Historic Fringe
- 4A: St Catherine's Village Core
- 6A: Farnham Road Victorian/Edwardian Suburb
- 6C: Stoke Fields Victorian/Edwardian Suburb
- 6D: Charlotteville Victorian/Edwardian Suburb
- 7A: Guilddown Garden Suburbs (Villa Suburbs)
- 7B: Warwicks Bench Garden Suburbs (Villa Suburbs)
- 7E: Epsom Road Garden Suburbs (Villa Suburbs)
- 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs
- 8H: Pewley Hill Inter-war/Post-war Suburbs
- 9G: St Luke's Square Post 1960s Residential Estates
- 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates

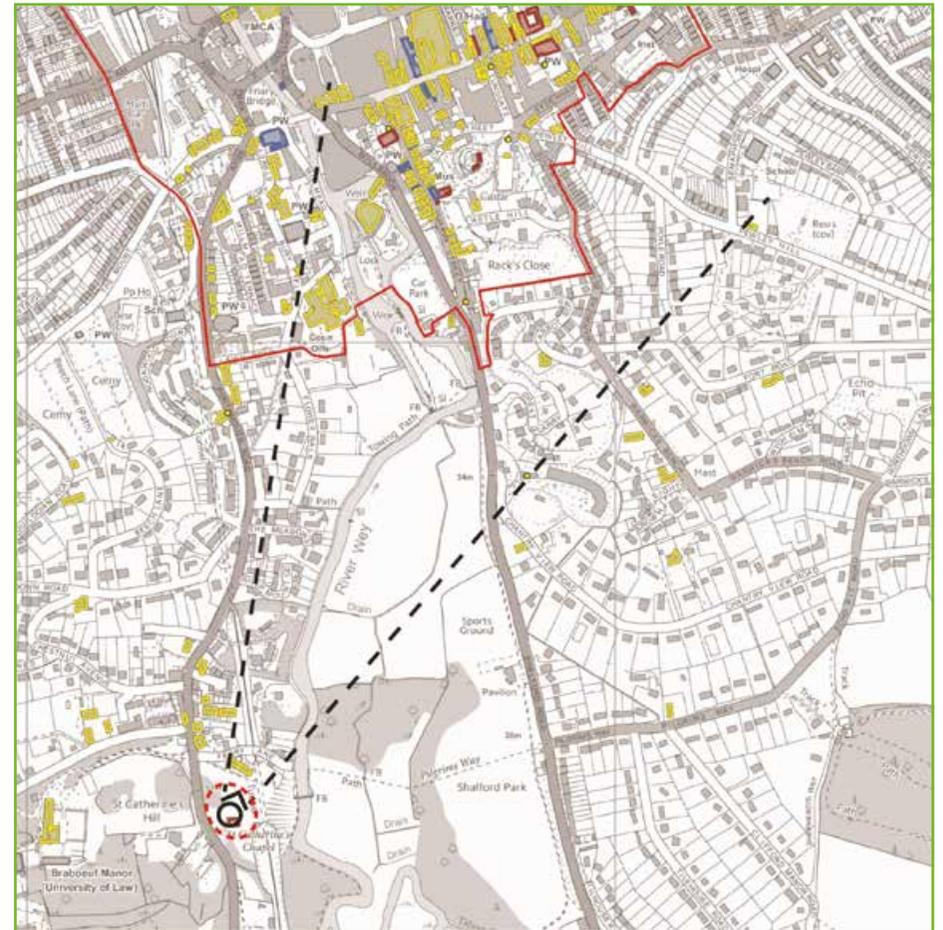
Fig. 5.5.16 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.5.17 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

St. Catherine's Hill

05

Town Centre Approach

Viewpoint 06: Hog's Back, looking north east (498363, 148918)



August 2018

5.6.1 Viewing place, representative viewpoint and viewers

- 5.6.2 The viewing place is the open chalk grassland on the eastern edge of the Hog's Back which is an elevated scarp within the North Downs. This location is shown as the red dashed line on the maps and was selected for its vantage point overlooking Guildford including a number of legacy landmarks. The north facing slope is skirted by public rights of way and criss-crossed by informal paths indicating the view is experienced by a large number of people. This is also a clear location from which to appreciate the town in its wider landscape setting – even the London skyline is visible in the far distance (see enlarged image overleaf).
- 5.6.3 The representative viewpoint selected for this analysis lies adjacent to the 19th century Henley Fort on the public footpath which connects Onslow Village and the Hog's Back. Views within the viewing place are largely comparable because of its open and elevated location. Closer to the settlement edge in the east, longer distance views towards to the Ash Ranges at Pirbright in the north west can be obtained.

- 5.6.4 Viewers include pedestrians using the open ridge for recreation and visitors to the Henley Fort. Pedestrians using the historic trackway which leads to the Hog's Back will also have views when approaching the town centre from the south west.

5.6.5 View description

- 5.6.6 The chalk grassland occupying the steeply sloping ridge characterises the foreground of this view and allows for uninterrupted views over Guildford. Panoramic and far ranging views are a key characteristic of the Hog's Back and this elevated location provides a vantage point where the town's location in the Wey valley can be appreciated. The wooded nature of the town's setting provides a rural character.
- 5.6.7 Guildford Cathedral stands at the top of Stag Hill in the middle distance and is a key valued feature of this view. Other valued features include Semaphore House which is seen against the rural backdrop of Pewley Hill (see zoom view 2), and the High Street which is highlighted by the Guildhall and Holy Trinity Church tower (see zoom view 1). The silhouette of the infamous London skyline is also a valued feature in views from the Hog's Back (see zoom view 3).

- 5.6.8 Detractors include Europa Park and other large scale warehouses and commercial units situated within industrial estates around the fringes of Guildford. The Electronic Arts building detracts from the generally pale tones of the roofscape with its bold design and reflective materials. The House of Fraser building and other large 20th century buildings also compete with the historic buildings in terms of scale and prominence within the town centre.

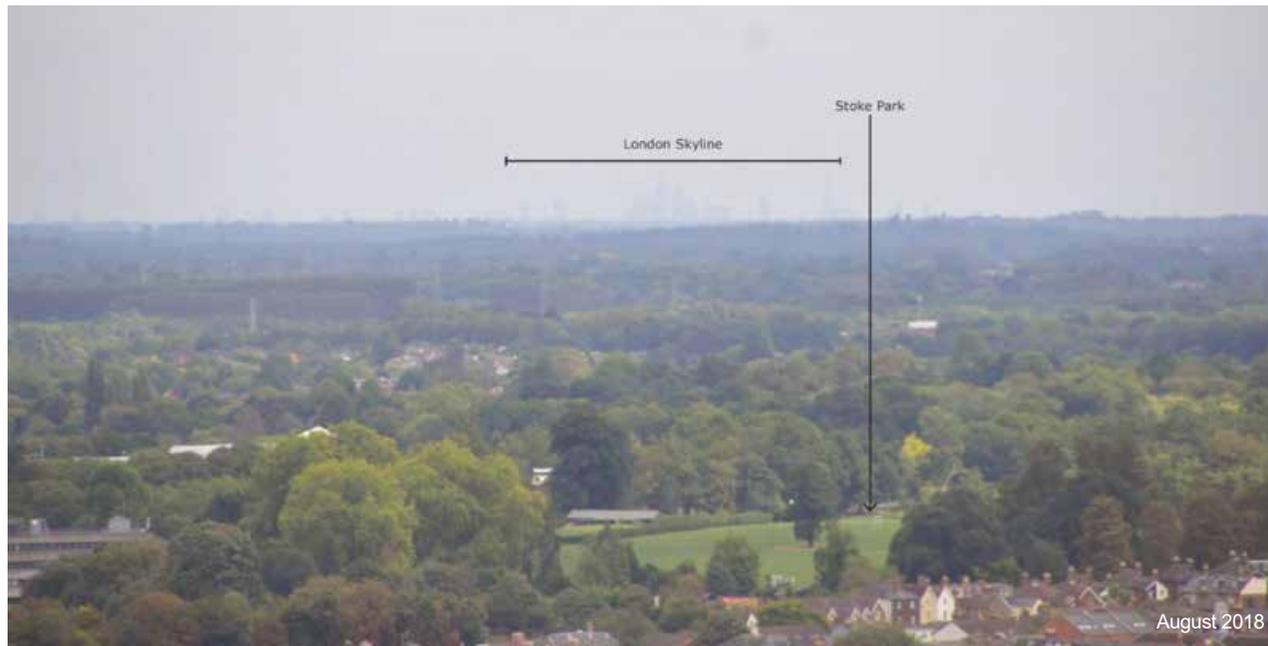
Fig. 5.6.9 Zoom view 1: focussed on the town centre



Fig. 5.6.10 Zoom view 2: Pewley Down with the distinctive Semaphore House sitting below the wooded skyline



Fig. 5.6.11 Zoom view 3: Stoke Park with the London Skyline visible in the distance





January 2019

06
Hog's Back

5.6.12 Seasonal differences

- 5.6.13 In the winter, more of the town is visible, including the Castle Keep (see photo opposite) which is clearly visible during the winter months. A greater extent of the playing fields at Stoke Park can also be seen filtered through the row of trees lining London Road. The residential suburbs make a greater contribution to the roofscape – this is most evident around Guildford Park where the street layout is much clearer.

Fig. 5.6.14 Zoom focussed on the town centre



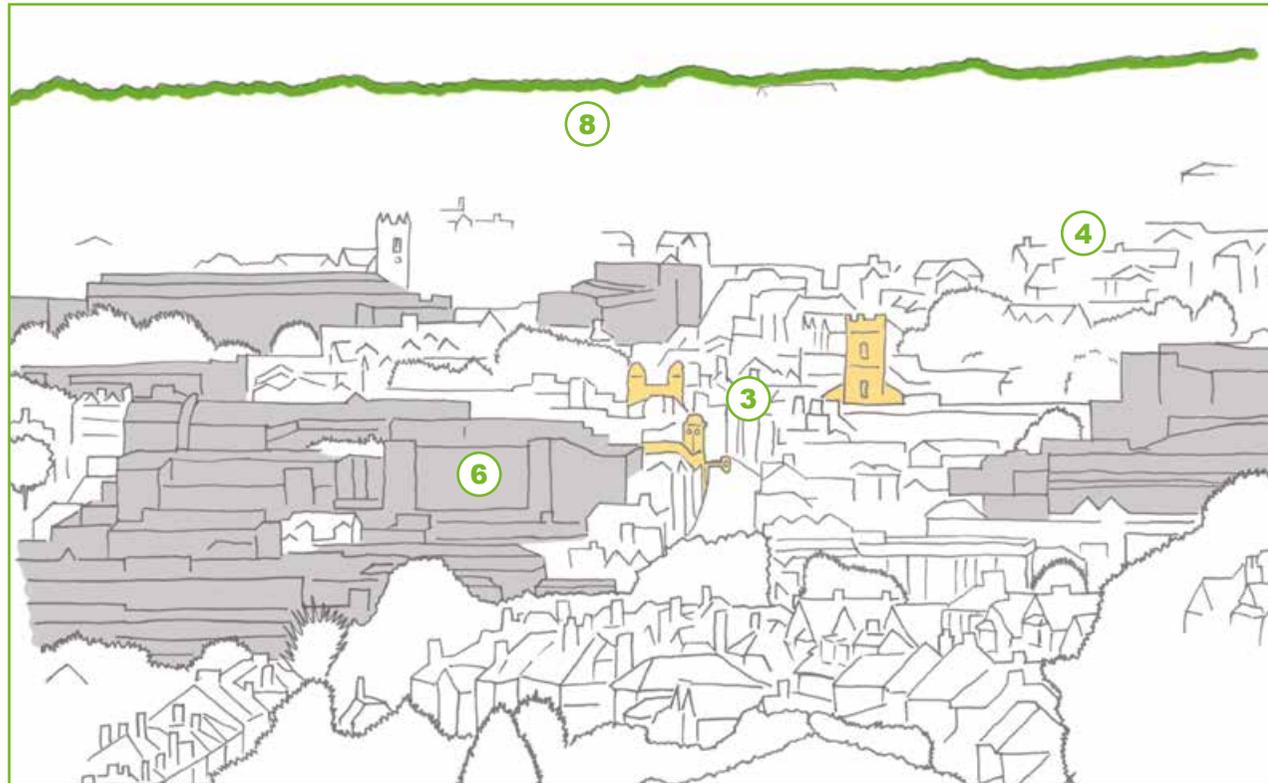
Fig. 5.6.15 View with Guildford Station Development outline



5.6.16 Implications

5.6.17 The white line shows the outline of the consented Guildford Station Development scheme which will sit above existing buildings in the town centre. From the Hog's Back, new buildings will be seen in context to other large scale building such as the Electronic Arts building.

5.6.18 View management guidance
(applies to the whole viewing place)



Key:

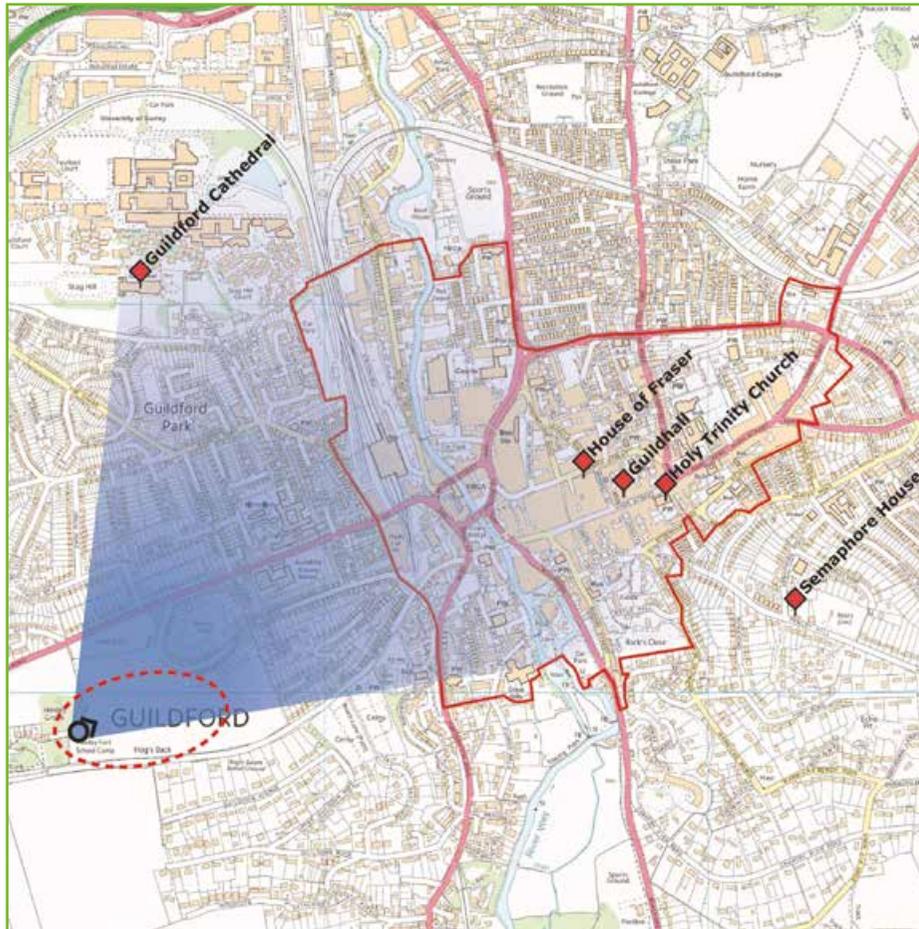
- Detractors
- Legacy Landmarks
- Wooded Skyline

- 5** Ensure new developments blend with the generally muted tones typically found in the town, and are appropriate according to the townscape character area in which they lie.
- 6** Aim to improve the view through future replacement of bulky 'block-like' buildings as the opportunity arises.
- 7** Avoid creating additional visual clutter by carefully considering the positioning and design of roof plant/ enclosures.
- 8** Maintain a wooded setting and a treed skyline backdrop to the view.
- 9** For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

- 1** Maintain open views from this location so it remains possible to appreciate panoramic views over the town to the distant London skyline.
- 2** Maintain Guildford Cathedral as the dominant feature of the view – ensure new buildings do not compete with it for dominance.

- 3** Make sure it remains possible to see legacy landmarks such as Abbot's Hospital, The Guildhall and Holy Trinity Church Tower.
- 4** Aim to create a fine grained and articulated roofscape with pitched and interesting roof forms which complement, rather than detract from or obscure, the key historic landmark buildings.

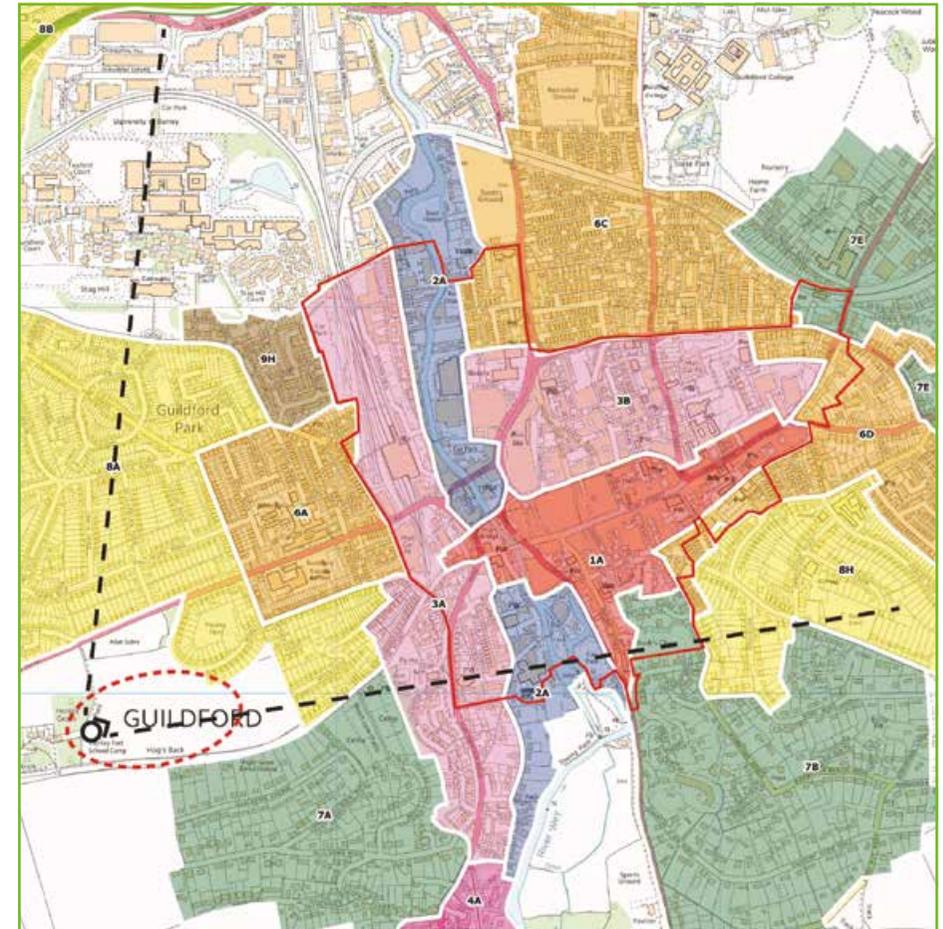
Fig. 5.6.19 Map 1: Viewing place, viewcone and legacy landmarks



Key:

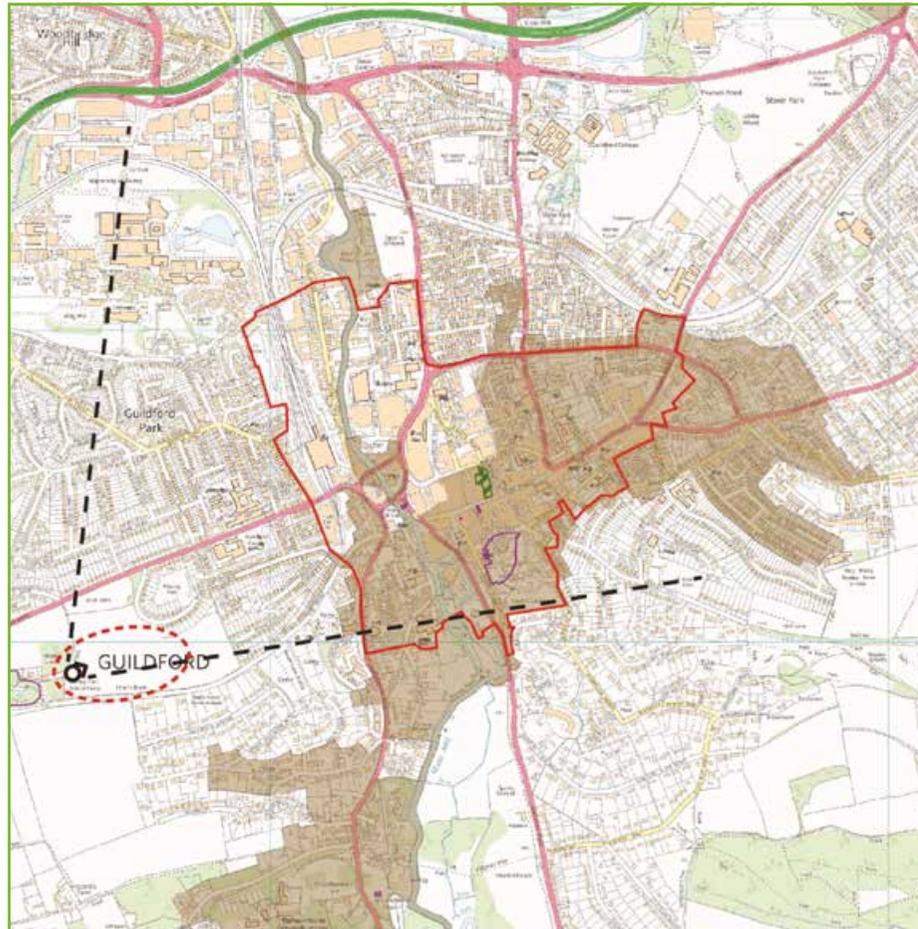
- Town centre boundary
- Viewing place

Fig. 5.6.20 Map 2: Townscape Character Areas



- | | |
|--|--|
| <ul style="list-style-type: none"> 1A: Guildford Historic Core 2A: Settled Wey Corridor 3A: West Guildford Historic Fringe 3B: North Guildford Historic Fringe 4A: St Catherine's Village Core 6A: Farnham Road Victorian/Edwardian Suburb 6C: Stoke Fields Victorian/Edwardian Suburb 6D: Charlotteville Victorian/Edwardian Suburb | <ul style="list-style-type: none"> 7A: Guildford Garden Suburbs (Villa Suburbs) 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) 7E: Epsom Road Garden Suburbs (Villa Suburbs) 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs 8B: Westborough/Woodbridge Hill Inter-war/Post-war Suburbs 8H: Pewley Hill Inter-war/Post-war Suburbs |
|--|--|

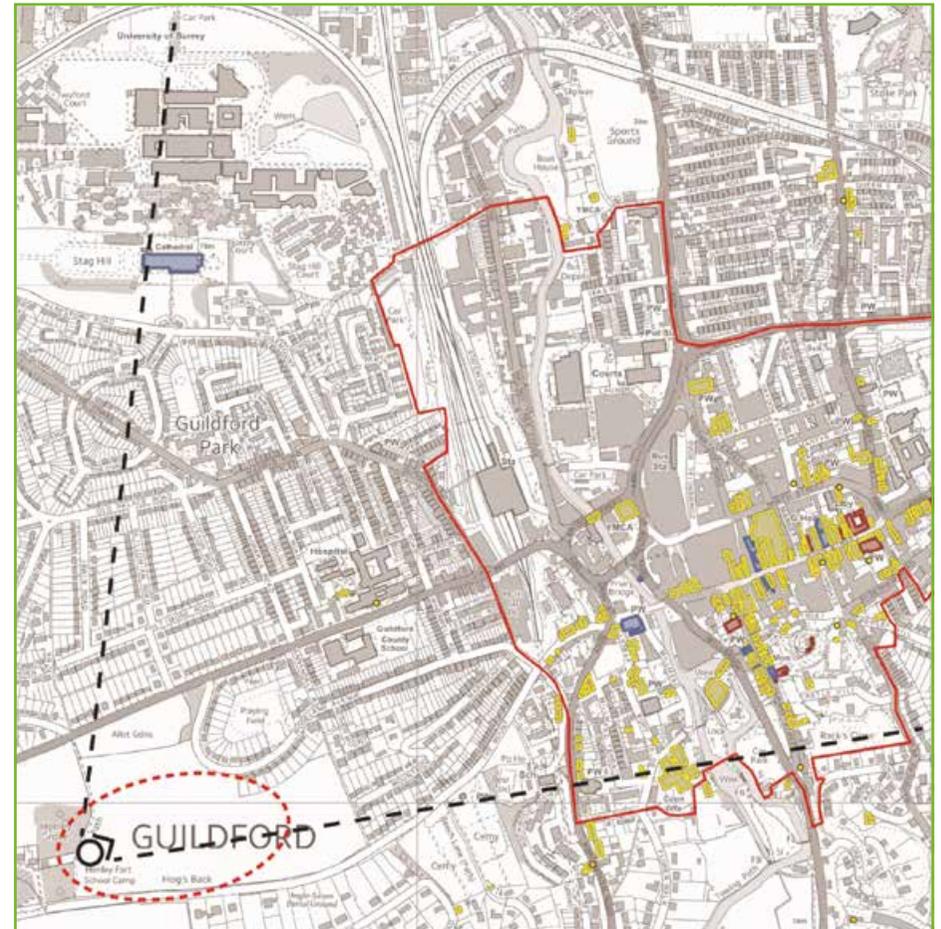
Fig. 5.6.21 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.6.22 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



Town Centre Approach

Viewpoint 07: Farnham Road, looking east (498693, 149285)



August 2018

5.7.1 Viewing place, representative viewpoint and viewers

- 5.7.2 The viewing place is the eastern end of Farnham Road around Farnham Road Hospital and Guildford County School (as shown on Map 1). Farnham Road has been selected as it is a key A road into Guildford, extending between the centre of Guildford and the Hog’s Back to the west of the town, and hence views are experienced by a large number of people. Views along this approach open up from an otherwise tree-lined road to reveal key landmarks in the town sitting below the wooded skyline of Pewley Hill, which also demonstrates the town’s landscape setting.
- 5.7.3 The representative viewpoint selected for this analysis is from outside 79 Farnham Road, near to the junction with Wodeland Avenue. The opposite side of the road reveals wider views over the northern area of the town including the Farnham Road Hospital in the mid distance however, private gardens and residential properties on this side of the road restrict views across Guildford’s historic core to Pewley Hill.
- 5.7.4 Viewers include residents on the road, as well as motorists and pedestrians approaching Guildford Town Centre along this historic route from the west.

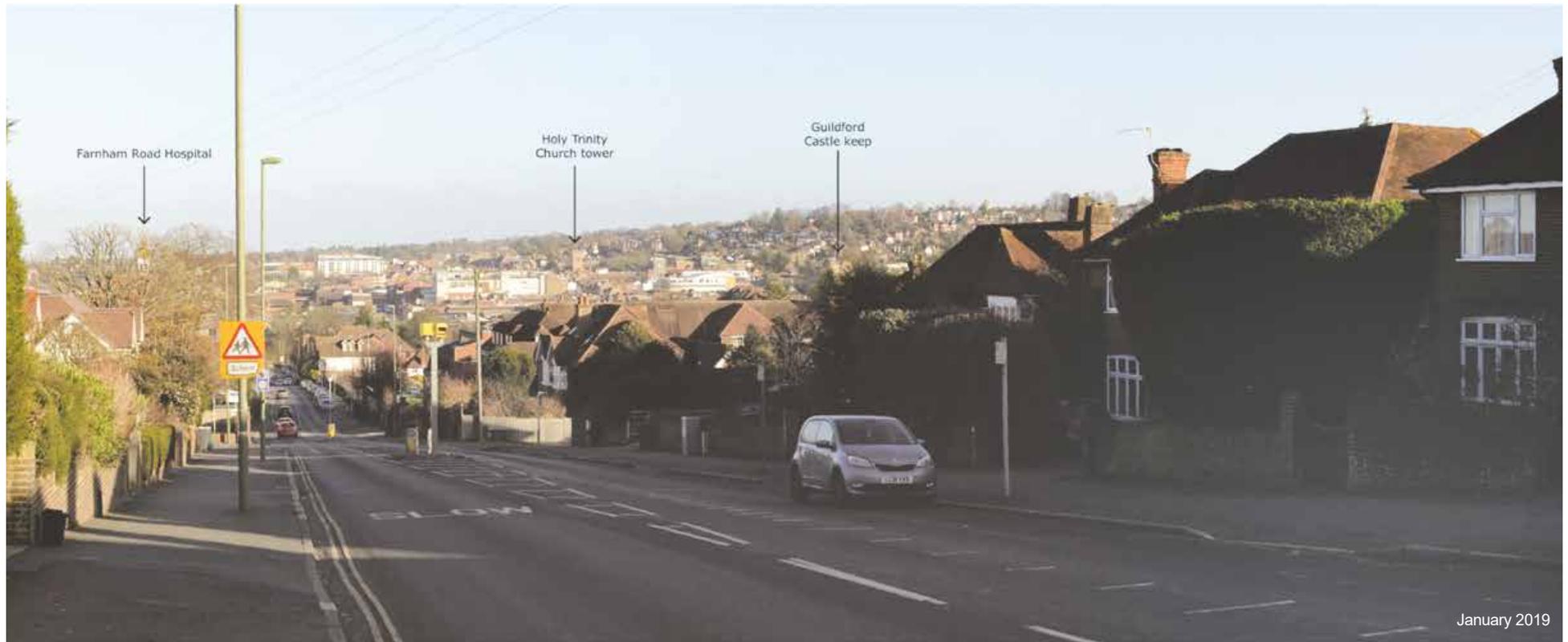
5.7.5 View description

- 5.7.6 The foreground of this view is characterised by Farnham Road, a main road through the inter-war/ post-war suburbs of Guildford Park/ Onslow Village which is lined by two storey residential properties with low brick walls and hedgerows enclosing private gardens and driveways. The elevated location reveals views towards the town centre with the focus of the view being the roofscape of the historic core.
- 5.7.7 A valued feature of this view is the ability to see some historic landmarks (see zoom photo overleaf), including of the Holy Trinity Church tower protruding from the north-eastern side of the High Street, the top of Guildford Castle which is seen against the settled hillside at Pewley Hill, and the distinctive Semaphore House on the distant skyline, one of only three remaining Semaphore stations in Surrey. Other values include the ability to see the scale and grain of historic buildings along the High Street, the rich colour associated with the materials of red brick and clay tile, and the wooded backdrop and skyline which allows Guildford’s relationship with the North Downs to be appreciated.

- 5.7.8 Detractors include the pronounced arch of the House of Fraser building and other large scale bulky ‘block-like’ 20th century buildings along the High Street and North Street that compete with the historic buildings in terms of scale and prominence. Street signage and lighting columns lining Farnham Road also creates visual clutter in the foreground.

Fig. 5.9.7 Zoom view focussed on the town centre:





5.7.10 Seasonal differences

- 5.7.11 The winter view of the town centre from Farnham Road remains largely unchanged from the summer view due to its relatively elevated location. The wooded skyline remains a key feature of the view although the groups of trees on the slopes of Pewley Hill are less discernible and to some extent increase the prominence of hillside development. Filtered views of the bell tower at Farnham Road Hospital can also be achieved through trees in the left of the view.

5.7.12 View management guidance
(applies to the whole viewing place)

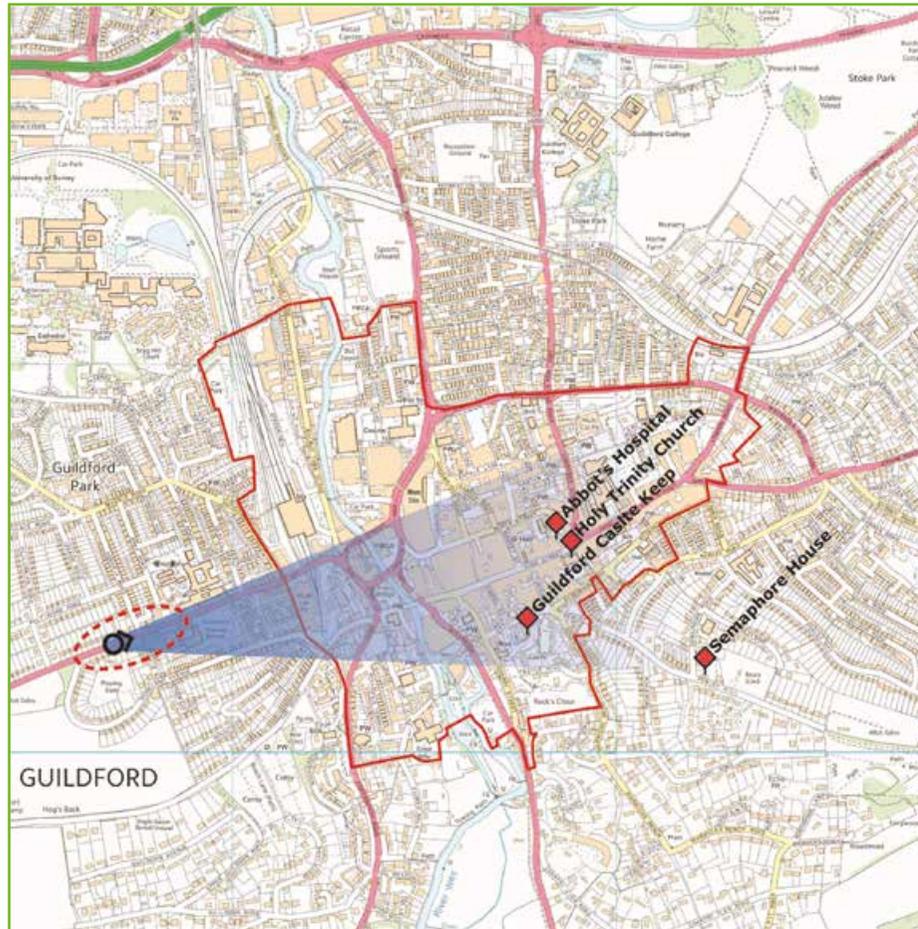


07
Farnham Road

- Key:**
- Detractors
 - Legacy Landmarks
 - Wooded Skyline

- ① Ensure it remains possible to view the key legacy landmarks such as Holy Trinity Church tower and the Castle Keep from this location.
- ② Ensure it remains possible to see the scale and grain of historic buildings along the High Street and encourage new development to respect this scale and grain of typically 2-3 storeys and on relatively narrow plots.
- ③ Aim to create a fine grained and articulated roofscape with pitched and interesting roof forms which complement, rather than detract from or obscure, the key historic landmark buildings which can be seen along the High Street.
- ④ Ensure new buildings do not compete with existing historic landmarks for prominence – either through height, massing or materials/ colours – ensure developments blend with the generally muted tones and rich reds typically found in the town, drawing on vernacular materials and features where appropriate to provide a sense of place.
- ⑤ Ensure materials used in the public realm are given equal consideration to maintain the unity of the historic core.
- ⑥ Aim to restore the prominence of visible (and currently hidden) heritage assets with future redevelopment opportunities.
- ⑦ Aim to improve the view through future replacement of bulky ‘block-like’ buildings as the opportunity arises.
- ⑧ Avoid creating additional visual clutter by carefully considering the positioning and design of roof plant/ enclosures.
- ⑨ Maintain a wooded backdrop and skyline – ensure the suburbs that climb up the hillside remain at a relatively low density and that trees are plentiful and ensure that no new buildings break the skyline. Plan for replacement of trees so that there are replacement trees when the existing trees reach the end of their life.
- ⑩ For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

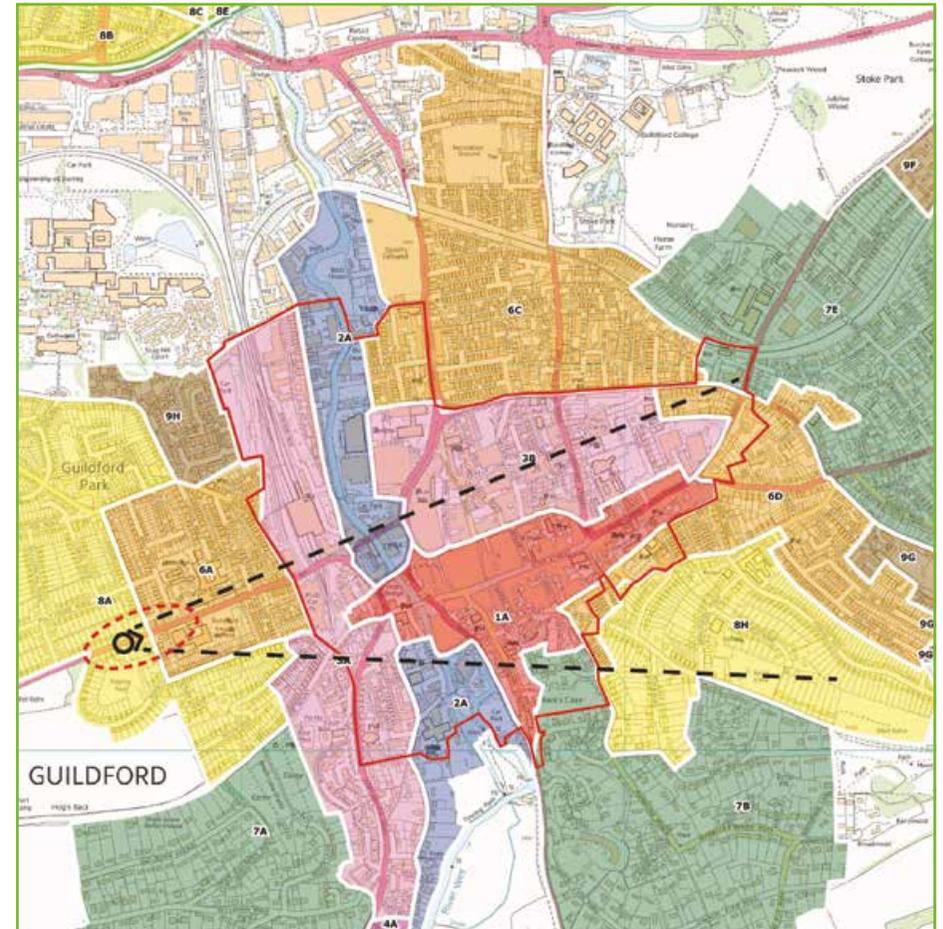
Fig. 5.7.13 Map 1: Viewing place, viewcone and legacy landmarks



Key:

- Town centre boundary
- Viewing place

Fig. 5.7.14 Map 2: Townscape Character Areas



- | | |
|---|--|
| <ul style="list-style-type: none"> 1A: Guildford Historic Core 2A: Settled Wey Corridor 3A: West Guildford Historic Fringe 3B: North Guildford Historic Fringe 4A: St Catherine's Village Core 6A: Farnham Road Victorian/Edwardian Suburb 6C: Stoke Fields Victorian/Edwardian Suburb 6D: Charlottesville Victorian/Edwardian Suburb 7A: Guildown Garden Suburbs (Villa Suburbs) 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) | <ul style="list-style-type: none"> 7E: Epsom Road Garden Suburbs (Villa Suburbs) 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs 8B: Westborough/Woodbridge Hill Inter-war/Post-war Suburbs 8C: Stoughton Inter-war/Post-war Suburbs 8E: Bellfields Inter-war/Post-war Suburbs 8H: Pewley Hill Inter-war/Post-war Suburbs 8F: Boxgrove Post 1960s Residential Estates 8G: St Luke's Square Post 1960s Residential Estates 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates |
|---|--|

Fig. 5.7.15 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.7.16 Map 4: Listed Buildings



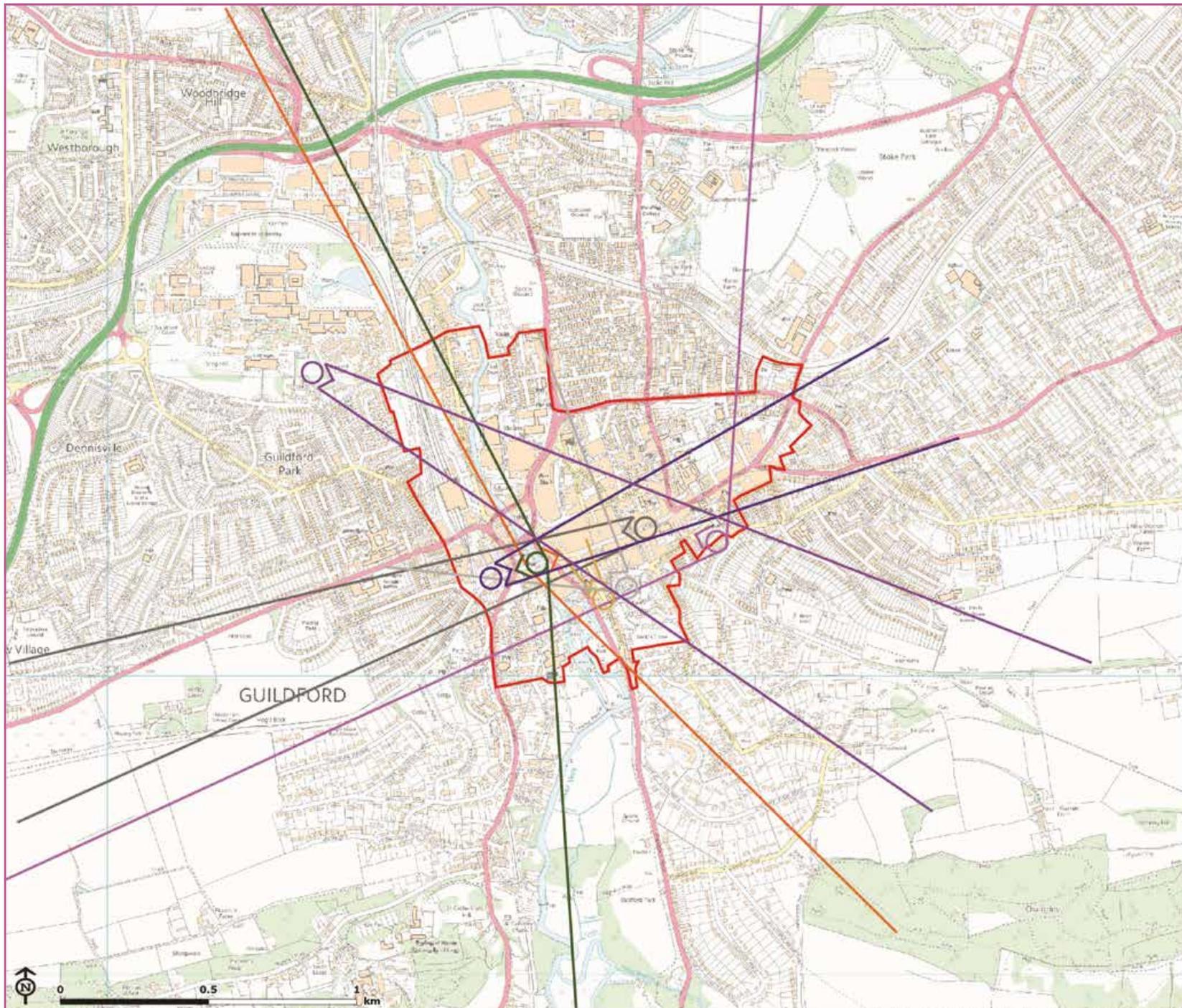
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



5.8 Town Centre



Figure 5.8:
Key Views – Town Centre



 Town Centre Boundary (Guildford borough Submission Local Plan: strategy and sites, December 2017)

Key Views

-  08: Bright Hill
-  09: High Street
-  10: Quarry Street
-  11: Castle Motte
-  12: Old Town Bridge East
-  13: Old Town Bridge West
-  14: The Mount
-  15: Stag Hill

Map Scale @A3: 1:12,500



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CB-BP-EB-Packham; B LUC 10369; F104; r1; KeyViews_Base_Only_A3L; 17/12/2018

Town Centre

Viewpoint 08: Sydenham Road / Bright Hill, looking north (500058, 149457)



Sydenham Road / Bright Hill
08

January 2019

5.8.1 Viewing place, representative viewpoint and viewers

- 5.8.2 The viewing place is Bright Hill between Sydenham Road and Harvey Road around Bright Hill Car Park (as shown on Map 1). This location was selected for its clear views over the High Street with the Holy Trinity Church, Abbots Hospital and Cathedral all discernible legacy landmarks (see marked up photo overleaf). The rising hills up to the Hog's Back (to the left of the view) also enable appreciation of the landscape setting of the town.
- 5.8.3 The representative viewpoint selected for this analysis is from the top of Bright Hill, near to the junction with Harvey Road. Views of the town centre are clearest from this location whilst views from Harvey Road are framed by detached properties and partly interrupted by foreground vegetation in residential gardens.
- 5.8.4 Viewers include residents along Harvey Road with back gardens overlooking the road, motorists using the Bright Hill Car Park as well as pedestrians accessing the town centre.

5.8.5 View description

- 5.8.6 The foreground of this view is characterised by the Bright Hill Car Park which is defined by metal barriers and railings, and interspersed with street lighting and semi-mature trees. The elevated location enables views over the town centre with the focus of the view being Guildford Cathedral on the skyline.
- 5.8.7 A valued feature of this view is the ability to see a number of historic landmarks, including Holy Trinity Church tower rising out of the High Street and the distinctive roof of Abbots Hospital adjacent as well as the Guildford Cathedral sitting atop the wooded Stag Hill. Other valued features include the green slopes of the Hog's Back and wooded skyline which allows Guildford's relationship with the North Downs to be appreciated.
- 5.8.8 Detractors include bold-coloured building frontages along Sydenham Road and large scale bulky 'block-like' 20th century buildings beyond the High Street which compete with the historic buildings in terms of scale and prominence. Street signage and lighting columns around the junction with Sydenham Road also create visual clutter in the foreground.

Fig. 5.8.9 Zoom view of high-rise buildings within Woking town centre



Fig. 5.8.10 Glimpsed view of the town centre from between residential properties along Harvey Road



Fig. 5.8.11 Zoom view focussed on the town centre



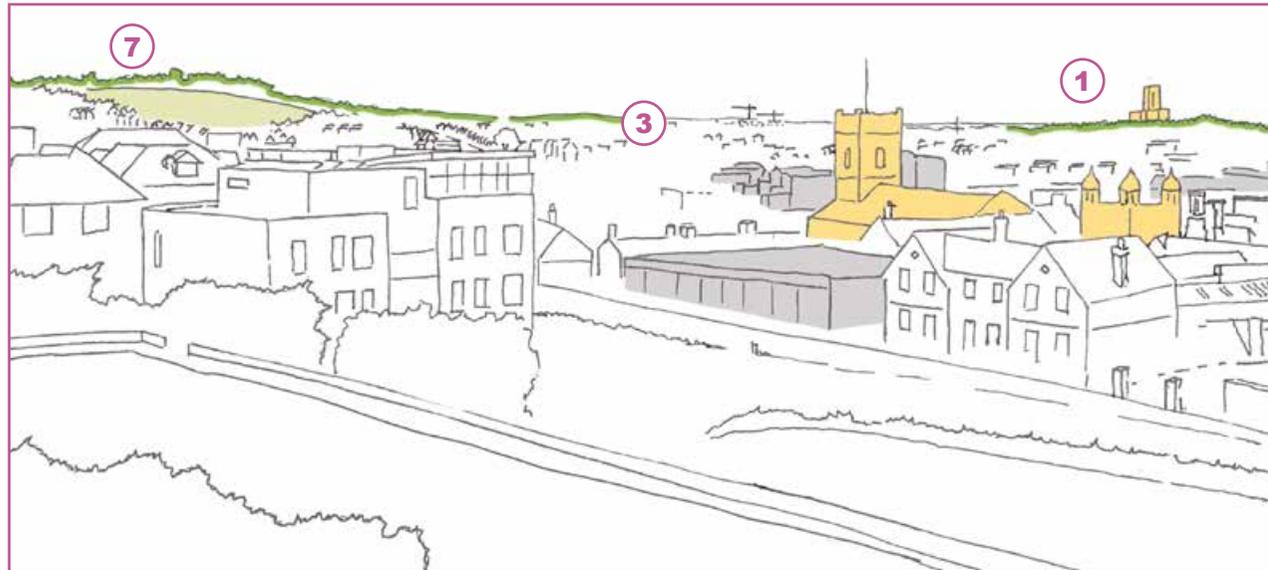
Fig. 5.8.12 View with Guildford Station Development outline



5.8.13 Implications

5.8.14 The white line shows the outline of the consented Guildford Station Development scheme which will introduce large scale buildings sitting above the existing blocky buildings in the town centre. The proposed buildings will also interrupt views to residential suburbs to the north of Guildford.

5.8.15 View management guidance
(applies to the whole viewing place)

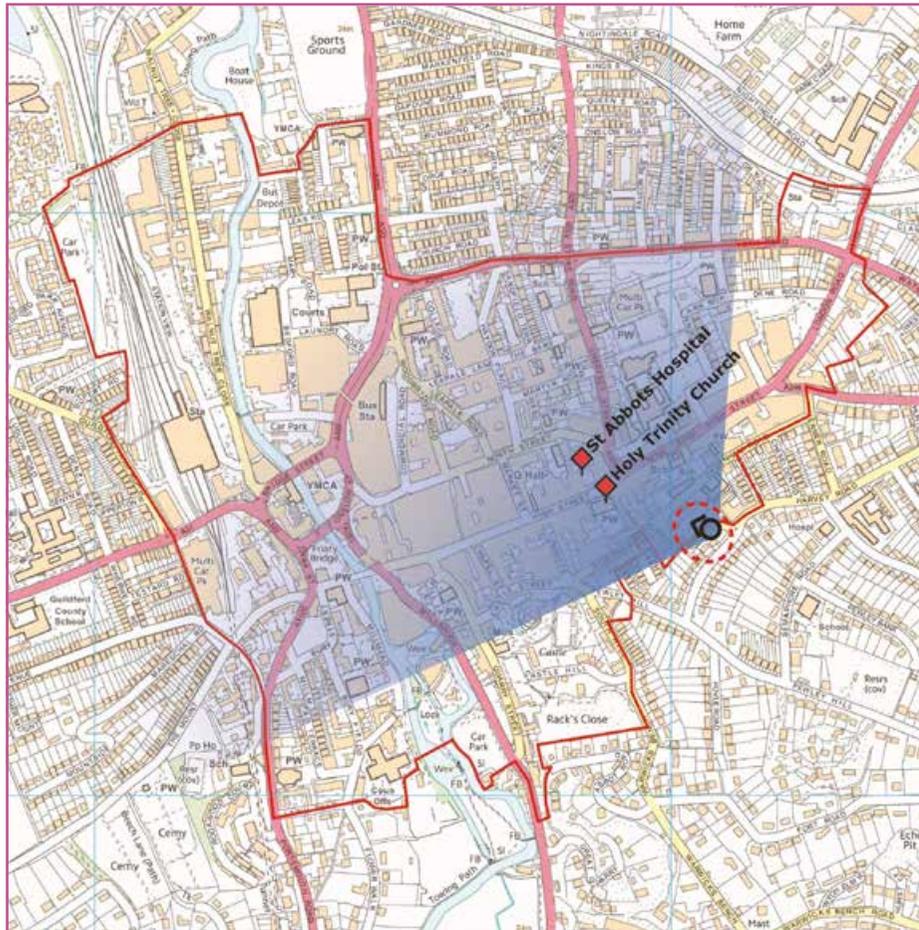


Key:

- Detractors
- Legacy Landmarks
- Wooded Skyline
- Hog's Back

- 1** Maintain Guildford Cathedral as the dominant feature on the skyline – ensure new buildings do not compete with it for dominance.
- 2** Make sure it remains possible to see legacy landmarks such as Holy Trinity Church Tower and Abbot's Hospital. Any development should take the opportunity to frame views of the legacy landmarks.
- 3** Aim to create a fine grained and articulated roofscape with pitched and interesting roof forms which complement, rather than detract from, or block, the key historic landmark buildings.
- 4** Ensure new developments blend with the generally muted tones typically found in the town.
- 5** Aim to improve the view through future replacement of bulky 'block-like' buildings as the opportunity arises.
- 6** Avoid creating additional visual clutter by carefully considering the positioning and design of roof plant/ enclosures.
- 7** Maintain uninterrupted views across to the Hog's Back which provides a wooded setting and a treed skyline backdrop to the view.
- 8** For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

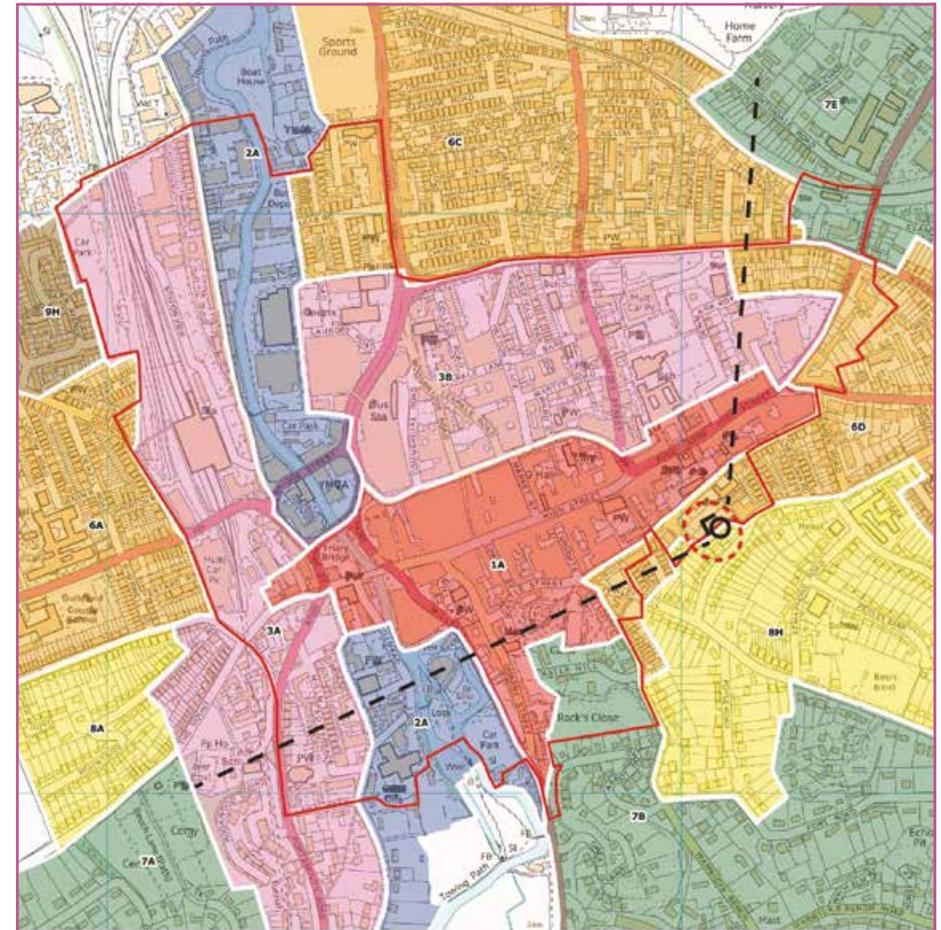
Fig. 5.8.16 Map 1: Viewing place, viewcone and legacy landmarks



Key:

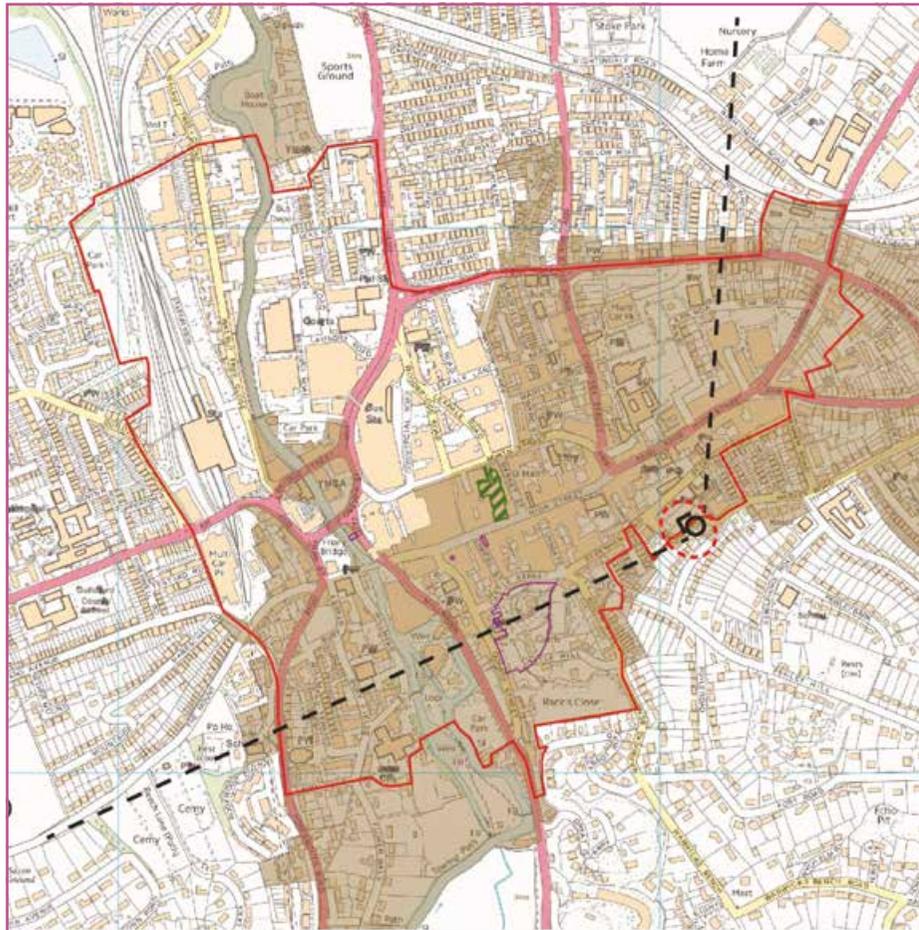
- Town centre boundary
- Viewing place

Fig. 5.8.17 Map 2: Townscape Character Areas



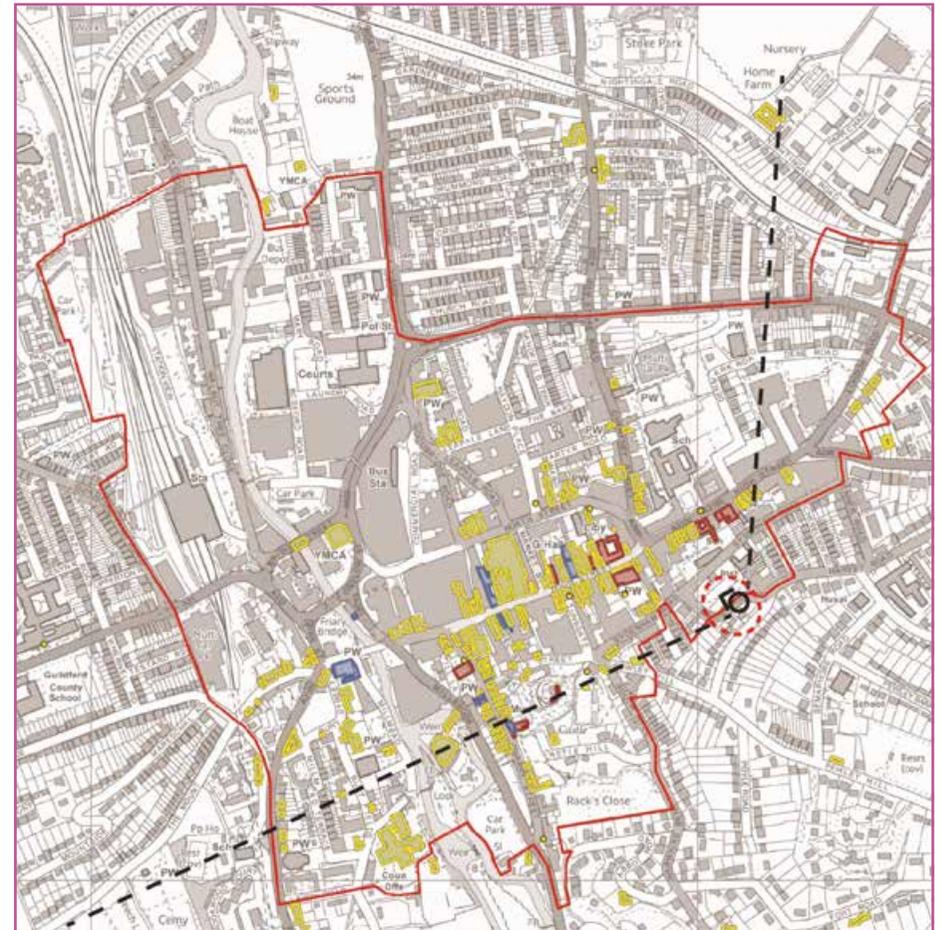
- 1A: Guildford Historic Core
- 7A: Guildford Garden Suburbs (Villa Suburbs)
- 2A: Settled Wey Corridor
- 7B: Warwicks Bench Garden Suburbs (Villa Suburbs)
- 3A: West Guildford Historic Fringe
- 7E: Epsom Road Garden Suburbs (Villa Suburbs)
- 3B: North Guildford Historic Fringe
- 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs
- 6A: Farnham Road Victorian/Edwardian Suburb
- 8H: Pewley Hill Inter-war/Post-war Suburbs
- 6C: Stoke Fields Victorian/Edwardian Suburb
- 6D: Charlottesville Victorian/Edwardian Suburb

Fig. 5.8.18 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



- Key:**
- Town centre boundary
 - Scheduled Monument
 - Registered Park & Garden
 - Conservation Areas

Fig. 5.8.19 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Town Centre

Viewpoint 09: High Street, looking west (499820, 149498)



5.9.1 Viewing place, representative viewpoint and viewers

- 5.9.2 The viewing place is the eastern end of the High Street, within Townscape Character Area 1A: Guildford Historic Core, and Guildford Town Centre Conservation Area. This view is one of the most iconic views of Guildford and contains a number of legacy landmarks at the heart of Guildford’s historic core. It also provides a clear understanding of the town’s relationship with its landscape setting.
- 5.9.3 The representative viewpoint selected for this analysis is in the centre of the public highway, adjacent to the entrance to Milkhouse Gate.
- 5.9.4 Viewers include all visitors to the High Street, including pedestrians and motorists, in addition to local employees and residents.

5.9.5 View description

- 5.9.6 This view down the High Street is framed by a diverse and attractive range of historic buildings, demonstrating the development of Guildford’s principal commercial street since the 16th century. The ornate clock which projects across the High Street from the Guildhall forms a strong central focal point in the view, and, by sitting above the skyline, highlights the sweeping shoulder of the Hog’s Back chalk ridge in the background which forms the town’s dramatic landscape setting to the west.
- 5.9.7 Key valued features in the view include the range and number of historic buildings, reflecting the narrow ancient Saxon burgage plots, which include the Grade I listed Guildhall, the Tunsgate Arch and timer framed 16th century buildings, with a notable variety of architectural detail to the façades and roofs provided by bays, gables, pediments, cupolas and original sash and casement windows. The predominance of muted vernacular materials, including red brick, timber, stone, stucco and clay roof tiles also adds a sense of harmony which contributes to a strong sense of place. The tower of St. Nicolas Church (Grade II*), which occupies a plot on the west bank of the River Wey just beyond the old town bridge, is a notable feature in the middle distance

in the centre of the view. The background of the view is dominated by the verdant mature treed skyline and rising downland from the Mount to the Hog’s Back, and reveals the close relationship of the town with the surrounding countryside, providing a scenic contrast to the townscape of the High Street.

- 5.9.8 There are only two significant detractors present within this view: Firstly, the banner advertisement across the High Street blocks the view of the top of St. Nicolas’ Church Tower and disrupts the view towards the Mount in the background and secondly, the parked cars and vehicles along the High Street.



Fig. 5.9.9 Zoomed view of the High Street



Key:

- Legacy Landmarks
- Wooded Skyline
- Hog's Back

townscape – highly contemporary design or bulky form, particularly at roof level, has the potential to visually jar or appear overly prominent within the view. This should be assessed in winter as well as summer as in winter buildings can be more visible.

- 6** Ensure that seemingly small-scale changes, for example to signage, shop fronts or fenestration along the High Street, are carefully considered in terms of their contribution and impact on the overall view; avoiding overly prominent development that might compete with the Guildhall clock as a focal point, and block or significantly detract from the linear view and visual connection to the scenic landscape backdrop.
- 7** Ensure that the undeveloped downland and mature treeline on the horizon, which forms the boundary of the Surrey Hills AONB, is protected from inappropriate development to maintain the unspoilt scenic landscape setting to the town as viewed from the High Street. Maintain views to this green backdrop, ensuring that buildings in front do not block views to the ridge.

5.9.10 View management guidance (applies to the whole viewing place)

- 1** Ensure the Guildhall Cupola and ornate clock which projects across the High Street from the Guildhall continue to form the central focal points in this view and that features in front or behind it do not interfere with this.
- 2** Maintain the characteristic narrow plots along the High Street and the historic features including bays, gables, pediments, cupolas and original sash and casement windows.
- 3** Maintain the predominance of muted vernacular materials, ensuring that any additions are in harmony with this.
- 4** Ensure the tower of St. Nicolas Church remains a feature in the middle distance in the centre of the view and ensure that any new development is subordinate to this.
- 5** Ensure new development in the background of the view along The Mount and neighbouring roads is sympathetic to the styles, scale, materiality and harmony of the existing

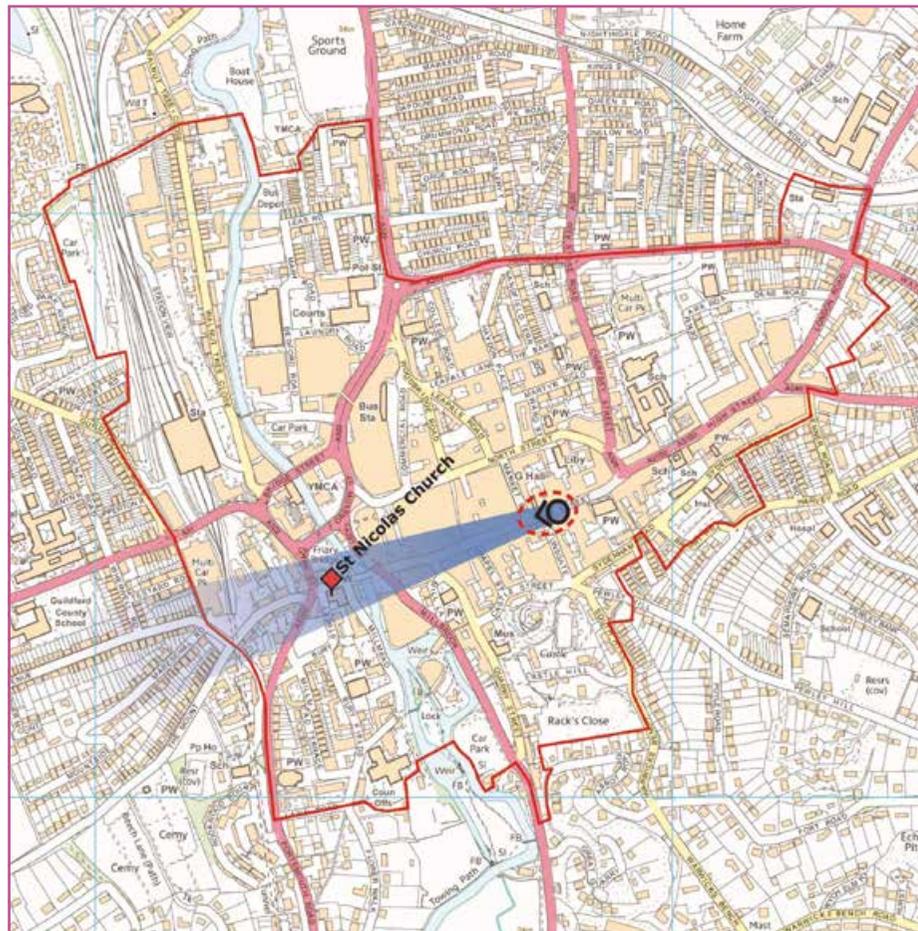


- 8 Ensure materials used in the public realm are given the highest level of consideration to maintain the unity of the historic core.
- 9 For any development proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

5.9.11 Seasonal differences

5.9.12 The view from the High Street in the winter is largely comparable to the summer view, due to the absence of trees and other vegetation from the foreground and middle ground. In the background, the absence of leaf cover reveals the properties along the rising ground of The Mount, although these do not detract from the prominence of St. Nicolas Church as a key legacy landmark in the centre of the view.

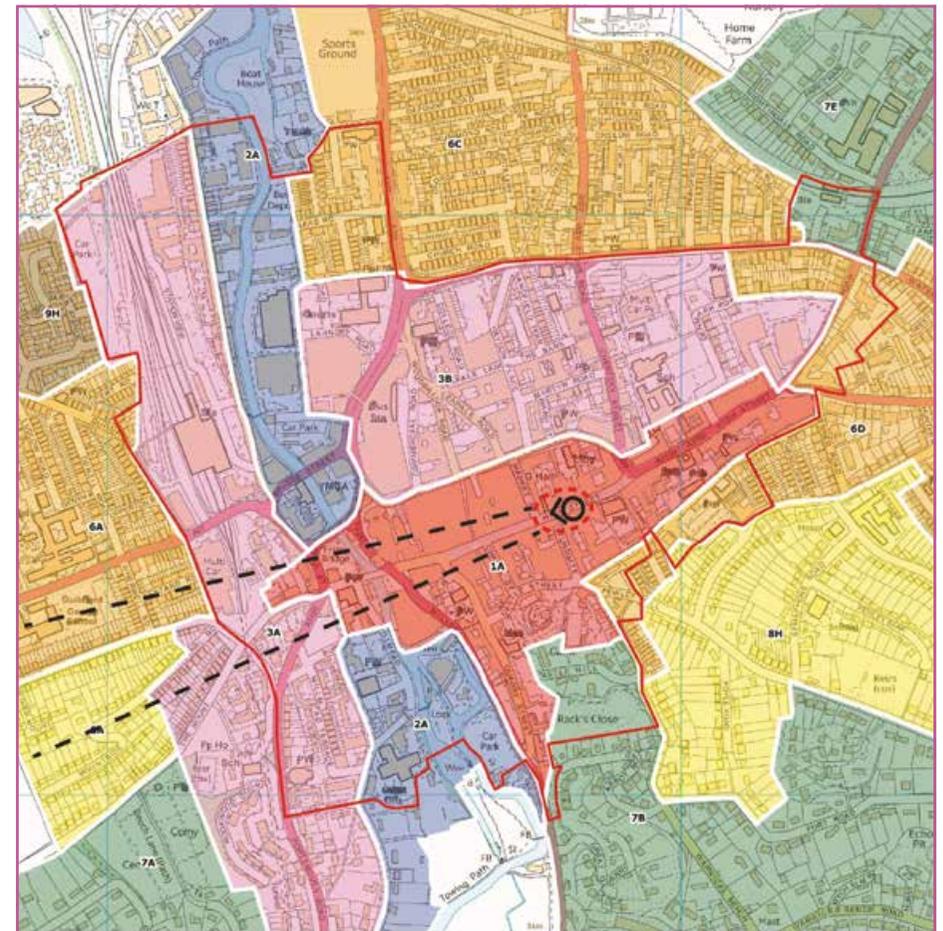
Fig 5.9.13 Map 1: Viewing place, viewcone and legacy landmarks



Key:

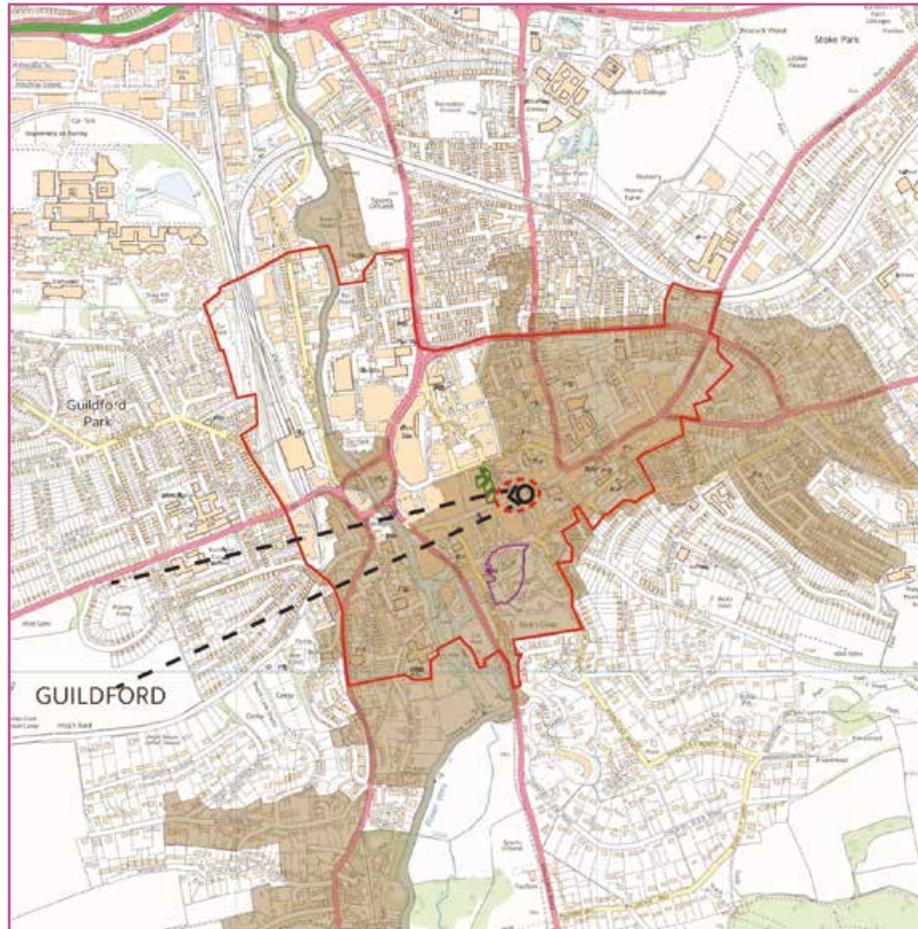
- Town centre boundary
- Viewing place

Fig 5.9.14 Map 2: Townscape Character Areas



- 1A: Guildford Historic Core
- 2A: Settled Way Corridor
- 3A: West Guildford Historic Fringe
- 3B: North Guildford Historic Fringe
- 6A: Farnham Road Victorian/Edwardian Suburb
- 6C: Stoke Fields Victorian/Edwardian Suburb
- 6D: Charlotteville Victorian/Edwardian Suburb
- 7A: Guildford Garden Suburbs (Villa Suburbs)
- 7B: Warwicks Bench Garden Suburbs (Villa Suburbs)
- 7E: Epsom Road Garden Suburbs (Villa Suburbs)
- 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs
- 8B: Pewley Hill Inter-war/Post-war Suburbs
- 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates

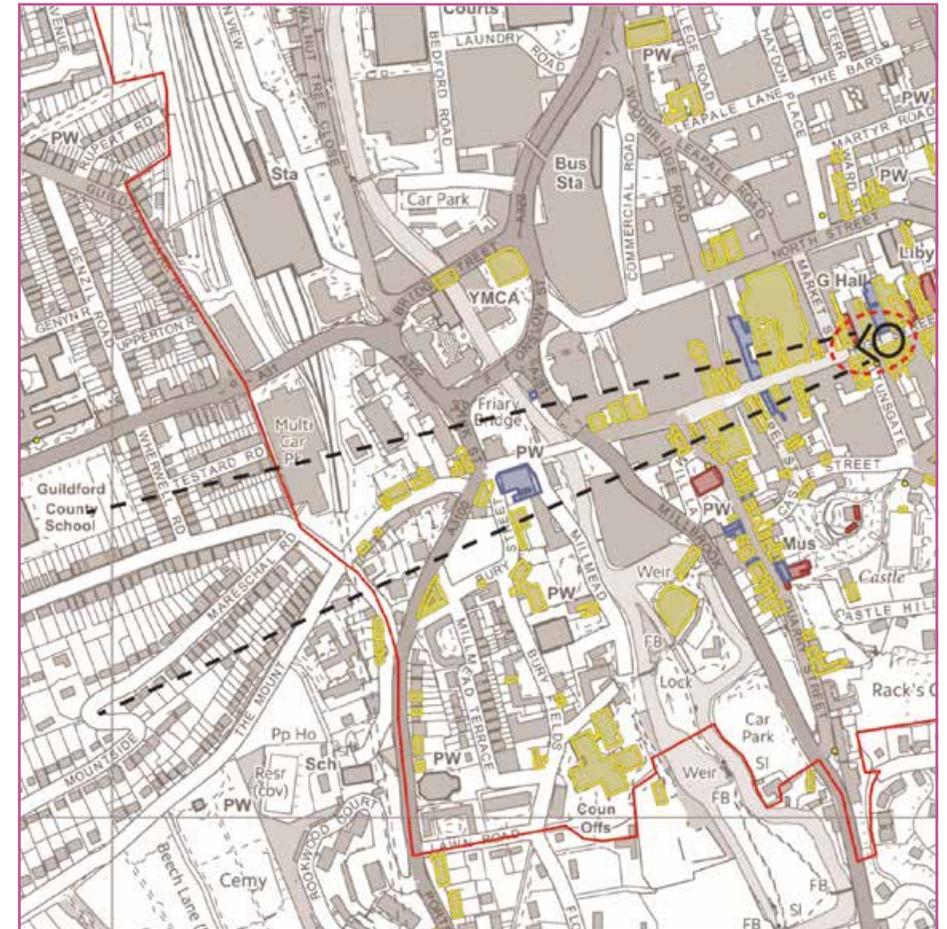
Fig 5.9.15 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig 5.9.16 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



Town Centre

Viewpoint 10: Quarry Street, looking north (499663, 149289)



5.10.1 Viewing place, representative viewpoint and viewers

- 5.10.2 The viewing place is Quarry Street which is an early route into and out of the town, and is characterised by historic frontages and boundary walls around the castle. This location is shown on Map 1 and was selected for its views focussed on St. Mary’s Church sitting within the historic streetscape. Views from this area are experienced by many people approaching the town centre along this route.
- 5.10.3 The representative viewpoint selected for this analysis is from Quarry Street, near to the junction with Castle Street, where the Saxon church of St. Mary’s can be best appreciated.
- 5.10.4 Viewers include motorists joining Quarry Street from Castle Street and pedestrians approaching the Town Centre along this historic route.

5.10.5 View description

- 5.10.6 The foreground of this view consists of historic terraced properties set directly onto the pavement. The yew trees mark the churchyard of St. Mary’s. The church occupies a prominent position on a bend in the road with the Anglo-Saxon tower prominent above the surrounding roofscape. Mixed materials and colours contribute to the variety of frontages characteristic of Quarry Street.
- 5.10.7 Valued features of this view are the prominence of St. Mary’s Church, the distinctive yew trees that mark the churchyard, and the concentration of historic frontages that line the street. The mix of different building styles and materials reveal layers of the development of the town and impart an intact historic character.
- 5.10.8 Detractors are generally limited in this view. On-street parking partly interrupts clear views along the narrow lane.



5.10.9 View management guidance
(applies to the whole viewing place)



10
Quarry Street

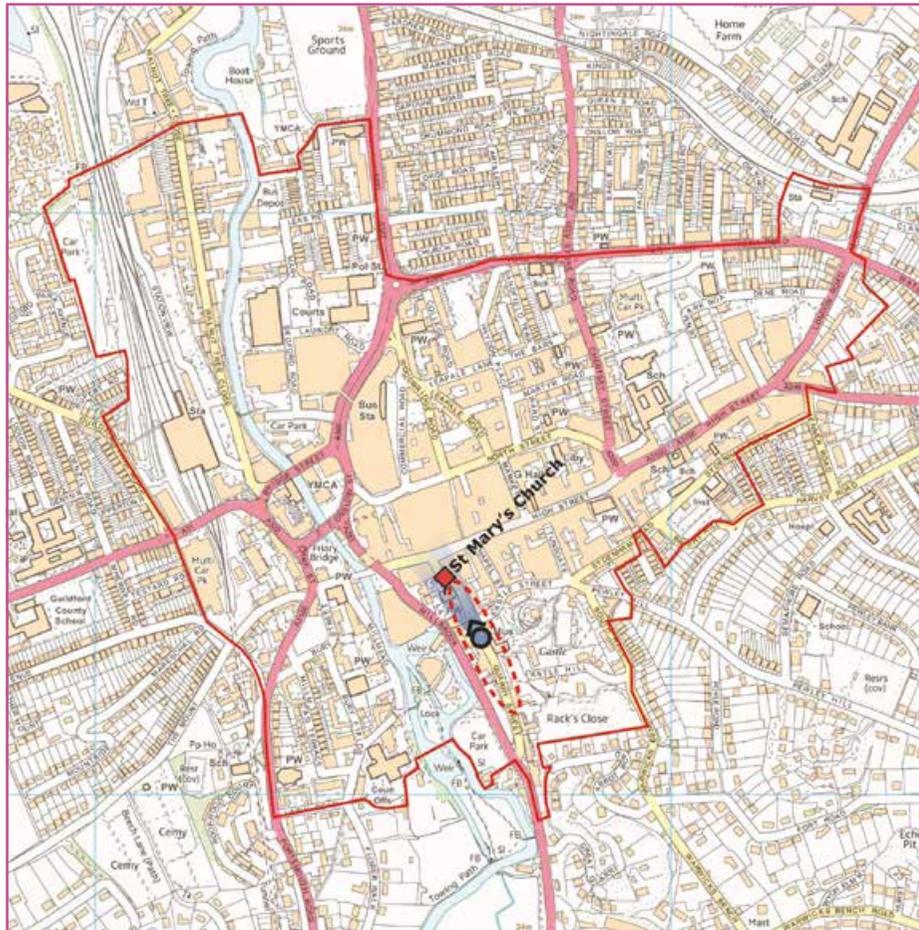
Key:

- Detractors
- Legacy Landmarks
- Yew trees

- 1 Maintain St. Mary's Church as the focus of this view along Quarry Street towards the towns centre, and the most prominent feature of the view – ensure new buildings do not compete for prominence.
- 2 Maintain the distinctive yew trees that mark the churchyard.
- 3 Ensure the historic alignment of Quarry Street is maintained.
- 4 Maintain the historic frontages and human scale along Quarry Street – ensure new development in the town centre does not detract from the historic skyline or change the human scale of the street.
- 5 Ensure any new development is in material sympathetic to the existing palette in this historic location.
- 6 Ensure materials used in the public realm are given equal consideration to maintain the unity of the historic core and avoid creating additional visual clutter by carefully considering the positioning and design of street furniture.
- 7 For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.



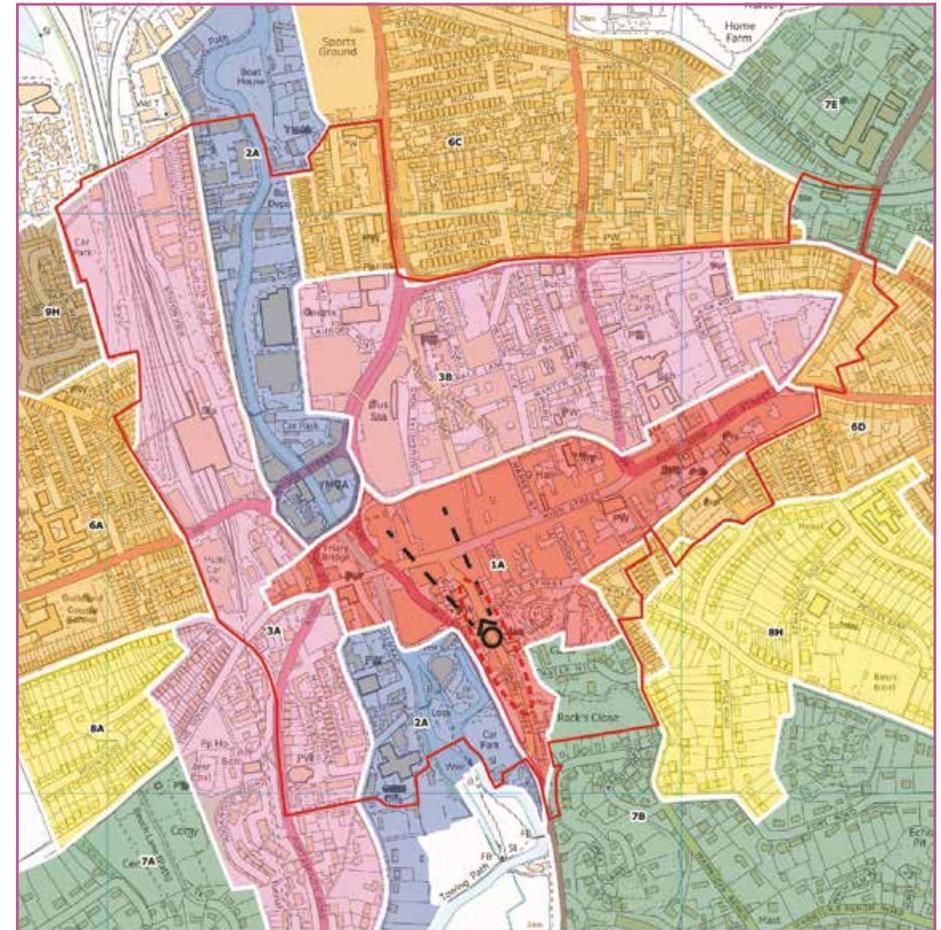
Fig. 5.10.10 Map 1: Viewing place, viewcone and legacy landmarks



Key:

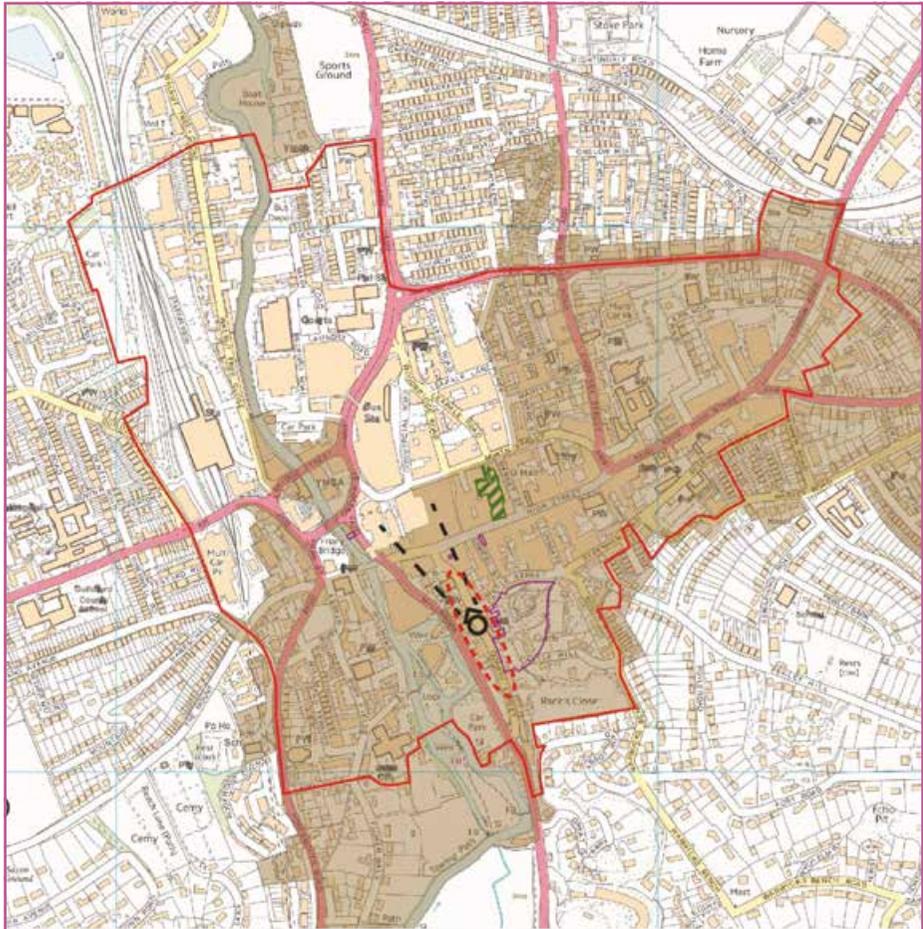
- Town centre boundary
- Viewing place

Fig. 5.10.11 Map 2: Townscape Character Areas



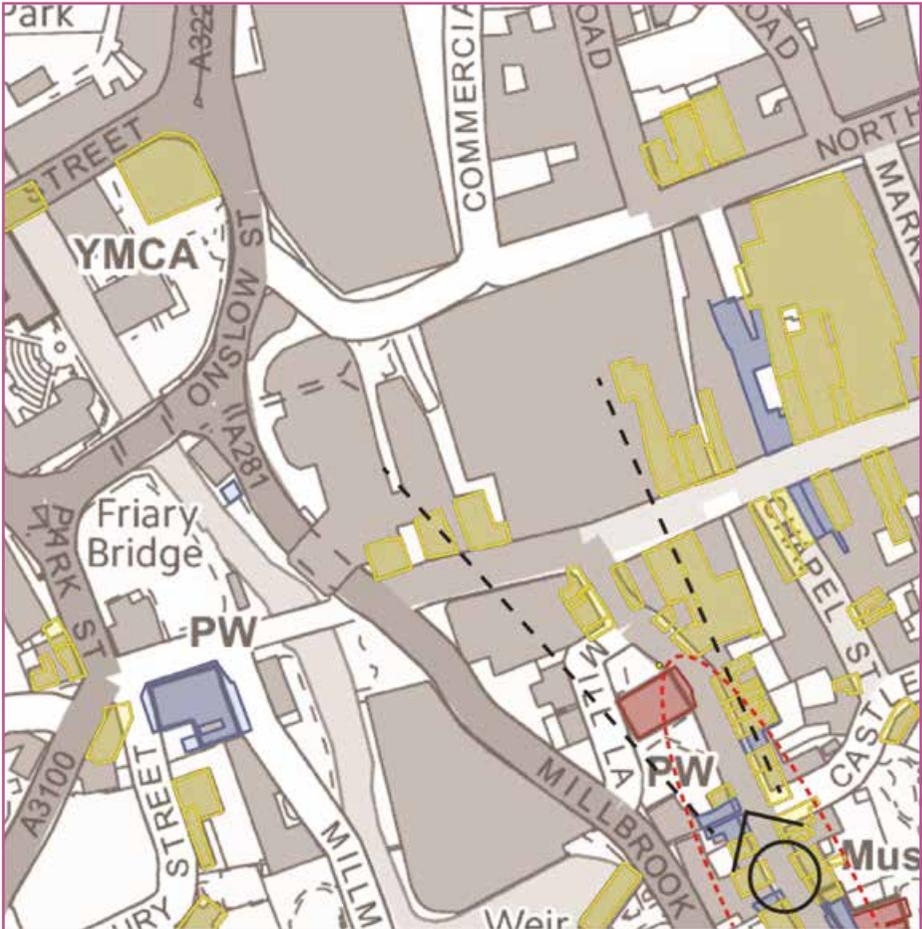
- 1A: Guildford Historic Core
- 7A: Guildford Garden Suburbs (Villa Suburbs)
- 2A: Settled Wey Corridor
- 7B: Warwicks Bench Garden Suburbs (Villa Suburbs)
- 3A: West Guildford Historic Fringe
- 7E: Epsom Road Garden Suburbs (Villa Suburbs)
- 3B: North Guildford Historic Fringe
- 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs
- 6A: Farnham Road Victorian/Edwardian Suburb
- 8H: Pewley Hill Inter-war/Post-war Suburbs
- 6C: Stoke Fields Victorian/Edwardian Suburb
- 6D: Charlottesville Victorian/Edwardian Suburb
- 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates

Fig. 5.10.12 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



- Key:
- Town centre boundary
 - Scheduled Monument
 - Registered Park & Garden
 - Conservation Areas

Fig. 5.10.13 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



Town Centre

Viewpoint 11: Castle Motte, looking north west (499745, 149322)



Guildford Cathedral



Stag Hill



University of Surrey



Railway station

Church St. Mary's Church

January 2019

5.11.1 Viewing place, representative viewpoint and viewers

- 5.11.2 The viewing place is the castle motte, an earthen mound 7m high upon which the tower keep of the castle is situated. The motte is located within more extensive castle grounds, a public park, all of which are in Townscape Character Area 1A: Guildford Historic Core and Guildford Town Centre Conservation Area.
- 5.11.3 The representative viewpoint selected for this analysis is adjacent to the security balustrade at the north western edge of the motte, near the stairs leading up to the castle entrance.
- 5.11.4 Viewers include visitors to the castle grounds.

5.11.5 View description

- 5.11.6 This location provides an elevated and expansive view over Guildford's historic core and town centre towards Guildford Cathedral, which forms the focus of the view. It reveals the relationship between the densely developed town centre, which lies in the valley of the River Wey, and its outlying settled hills. It also reveals the relationship between the castle, the cathedral and St. Mary's Church, all of which are legacy landmarks.
- 5.11.7 Key valued features of the view include Guildford Cathedral (Grade II* listed), perhaps the town's most prominent landmark, positioned on the high point of Stag Hill; and St. Mary's Church (Grade I listed and with a pre-conquest tower, circa 1040). Also of value is the wooded context and skyline provided by the many mature trees on and around Stag Hill, which provide an attractive backdrop to the town and setting to the many buildings including the cathedral and the University of Surrey campus. The variety of ages, styles and materials of buildings is another valued feature of the view, revealing layers of history associated with the historic core and contributing to overall townscape character.

- 5.11.8 Detractors present within the view are the dominant massing of the House of Fraser building, located on the steeply rising High Street, and other relatively large-scale modern commercial buildings, which obscure views or glimpses of the more modest historic buildings and fine-grained roofscape within the historic core.

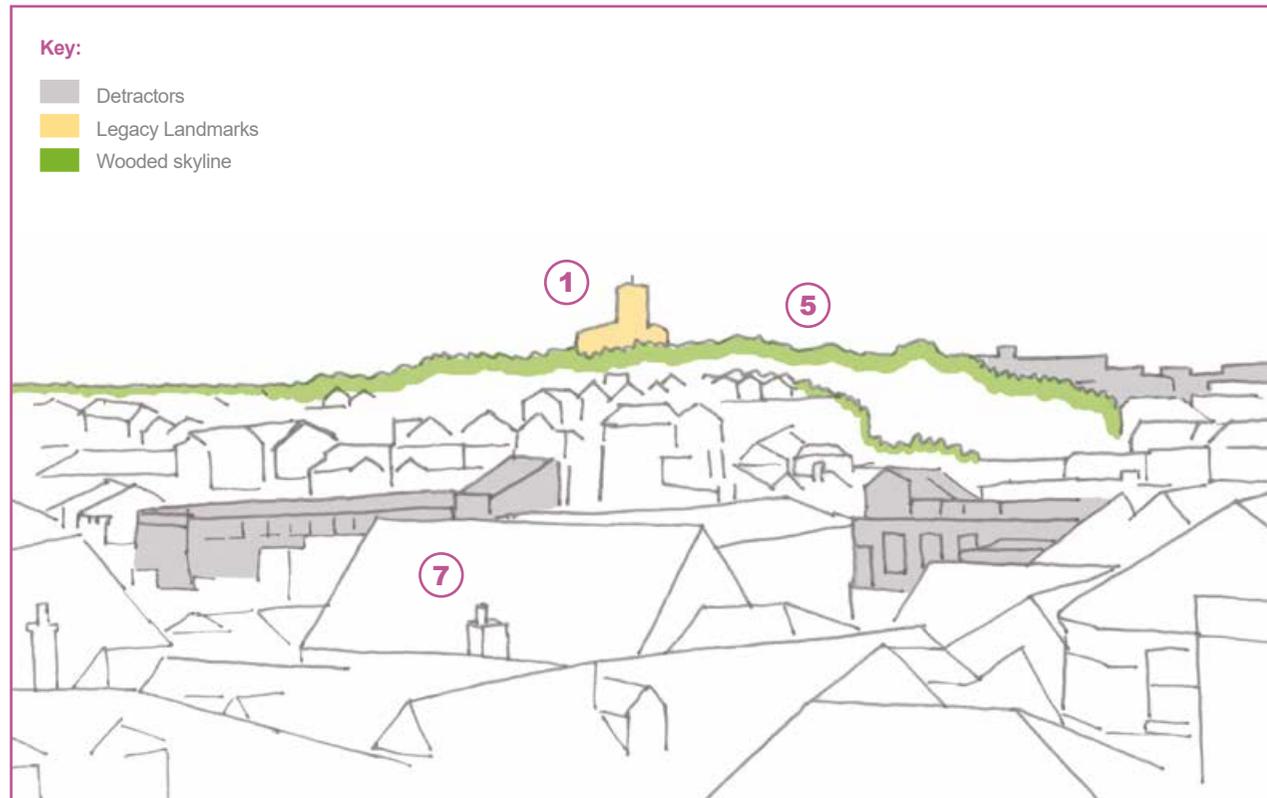
Fig. 5.11.9 Zoomed-in view showing historic core around Quarry Street and Castle Street (foreground) and relationship between the cathedral, St. Mary's and St. Nicolas churches, together with rising ground leading to the Hog's Back (background, left).



Fig. 5.11.10 View south west from Castle Keep entrance stairs over castle grounds, showing relationship with surrounding rural area, including the Surrey Hills AONB in the backdrop.



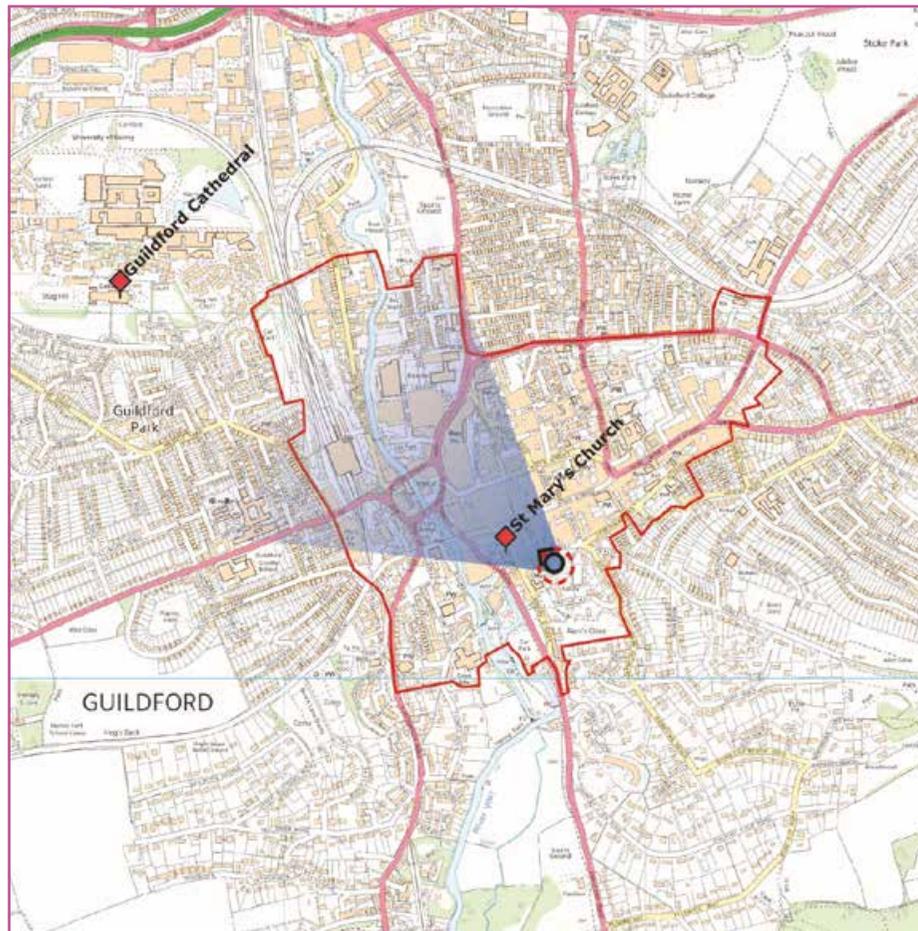
5.11.11 View management guidance
(applies to the whole viewing place)



- 4 Avoid creating additional visual skyline clutter by carefully considering the positioning, design and materials of roof plant/enclosures.
- 5 Maintain the significant tree and woodland cover which occupies the slopes of the hills surrounding the town, providing a scenic backdrop and setting to the cathedral, and contributing to the overall townscape character by screening and breaking up areas of built development. Plan for next generation of trees to maintain a wooded character when existing trees come to the end of their life.
- 6 Aim to improve the view through future replacement of bulky 'block-like' town centre buildings as the opportunity arises.
- 7 There are a range of materials and colours in this view – aim to replicate the muted tones of the historic buildings which sit more comfortably than the light/bright colours of some of the modern buildings.
- 8 For any development proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

- 1 Ensure that the prominence of Guildford Cathedral, as the key landmark feature within the view, is maintained. New development within the view should not compete with the cathedral, for example by rising above the otherwise undeveloped wooded skyline or appearing overly dominant by virtue of scale, height, massing or detailed design.
- 2 Ensure new development does not obscure or otherwise detract from the visual connection between St. Mary's Church and Guildford Cathedral.
- 3 Aim to create a fine grained and articulated roofscape to any new development with pitched and interesting roof forms which complement, rather than detract from or obscure, the key historic landmark buildings.

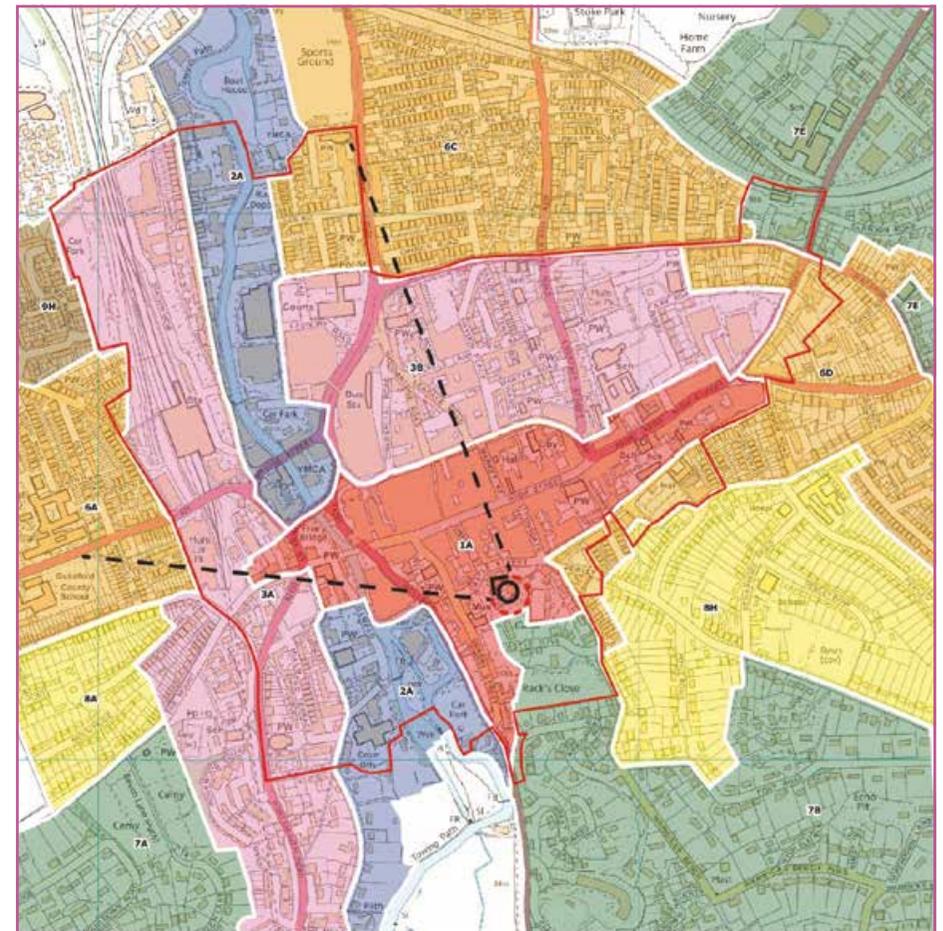
Fig. 5.11.12 Map 1: Viewing place, viewcone and legacy landmarks



Key:

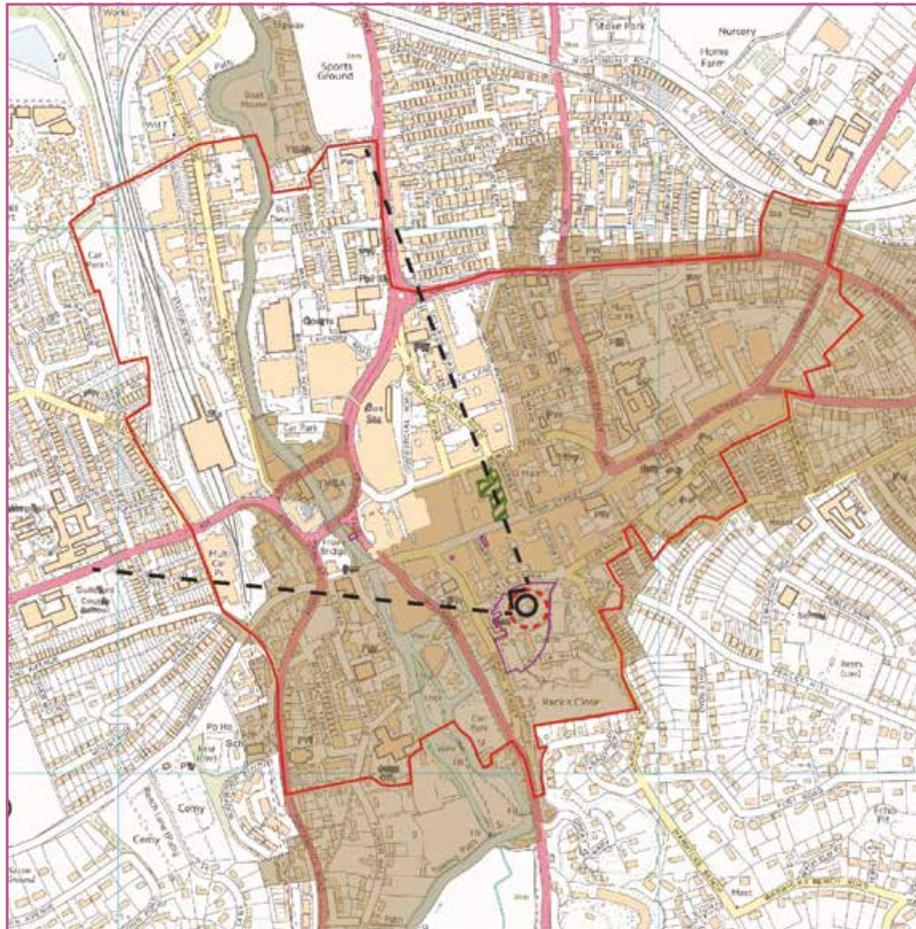
- Town centre boundary
- Viewing place

Fig. 5.11.13 Map 2: Townscape Character Areas



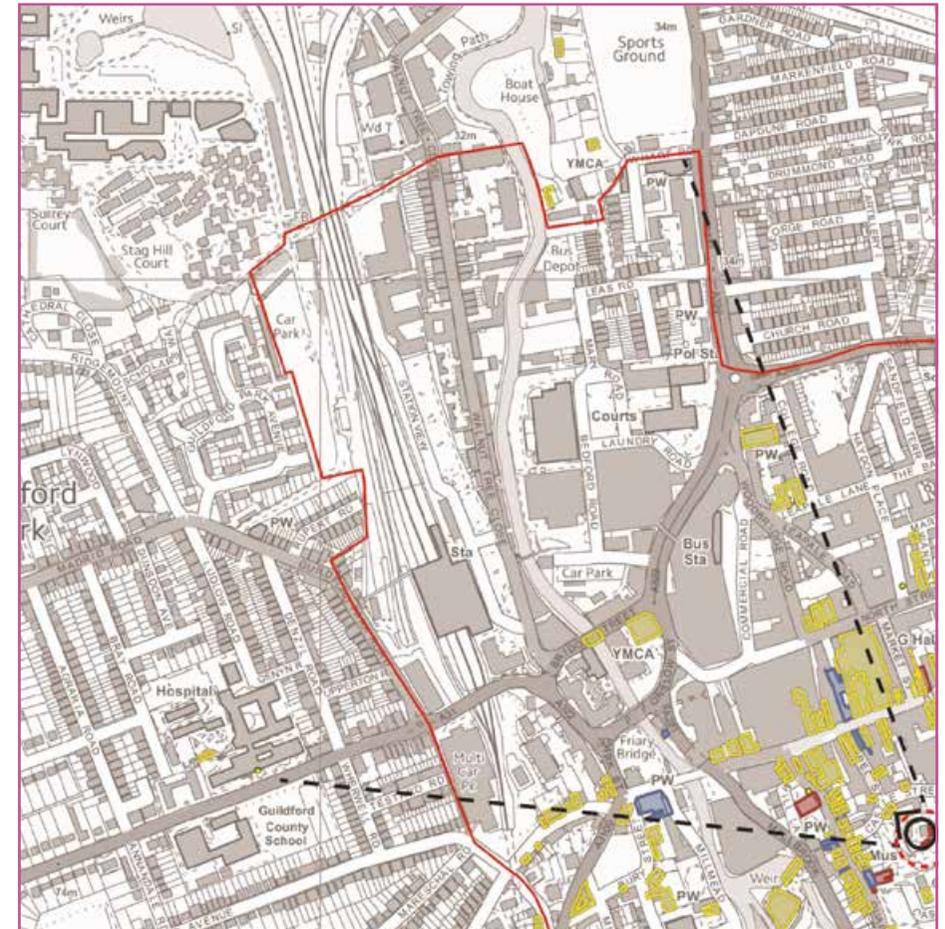
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| <ul style="list-style-type: none"> 1A: Guildford Historic Core 2A: Settled Wey Corridor 3A: West Guildford Historic Fringe 3B: North Guildford Historic Fringe 4A: St Catherine's Village Core 6A: Farnham Road Victorian/Edwardian Suburb 6C: Stoke Fields Victorian/Edwardian Suburb 6D: Charlottesville Victorian/Edwardian Suburb 7A: Guildown Garden Suburbs (Villa Suburbs) | <ul style="list-style-type: none"> 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) 7E: Epsom Road Garden Suburbs (Villa Suburbs) 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs 8B: Westborough/Woodbridge Hill Inter-war/Post-war Suburbs 8H: Pewley Hill Inter-war/Post-war Suburbs 9F: Boxgrove Post 1960s Residential Estates 9G: St Luke's Square Post 1960s Residential Estates 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates |
|---|---|

Fig. 5.11.14 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



- Key:**
- Town centre boundary
 - Scheduled Monument
 - Registered Park & Garden
 - Conservation Areas

Fig. 5.11.15 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



Town Centre

Viewpoint 12: Old Town Bridge, looking east (499457, 149373)



5.12.1 Viewing place, representative viewpoint and viewers

- 5.12.2 The viewing place is the Old Town Bridge, which forms part of Guildford High Street, an historic linear east/west route through the town centre. This location is within Townscape Character Area 1A: Guildford Historic Core.
- 5.12.3 The representative viewpoint selected for this analysis is the southern side of the bridge, close to the western riverbank and the White House Public House (behind the view) as this provides a good view up the High Street.
- 5.12.4 Viewers are predominantly pedestrians and cyclists, as the bridge is closed to vehicular traffic.

5.12.5 View description

- 5.12.6 The view takes in the Old Town Bridge over the River Wey, possibly the site of the original crossing point and 'Golden Ford' which gives Guildford its name. The existing single span iron bridge was constructed in 1902 as a replacement for the medieval stone bridge, which was destroyed by a flood in 1900. The focus of the view is due east to where the High Street continues beyond the bridge and rises uphill in a curved form, framed by a range of historic buildings.
- 5.12.7 Key valued features in the view include the River Wey in the foreground, which was formerly a busy commercial route and instrumental in Guildford's development and success, and is now valued for its recreation and leisure opportunities and wildlife. In the middle ground and background of the view, a notable concentration of historic buildings, many of which are listed, front onto the rising High Street, providing a 'unity-in-diversity' of townscape interest. The gently curved form of the High Street enables the viewer to appreciate these buildings. Punctuating the skyline on the crest of the High Street is the landmark tower of Holy Trinity Church, a Grade II* listed building. The Guildhall clock which projects over the High Street

and is the symbol of Guildford, is also just visible on the skyline. In the far left of the background view is the triple pitched roof form and brick façade of the Grade II listed Rodboro Buildings, where the famous Dennis fire engine was manufactured and possibly the first purpose-built car factory in England and the world.

- 5.12.8 The main detractor present within this view is the bulky office building which oversails Millbrook and dominates the left side of the view. In addition, the large House of Fraser department store on the High Street (to the left of the Guildhall clock), with its exposed and bulky roof plant and enclosures, competes with the church tower for prominence on the skyline and creates visual clutter at roof level (see zoomed in image overleaf).

Fig. 5.12.9 Zoom view focussed on the High Street



12
Old Town Bridge

August 2018



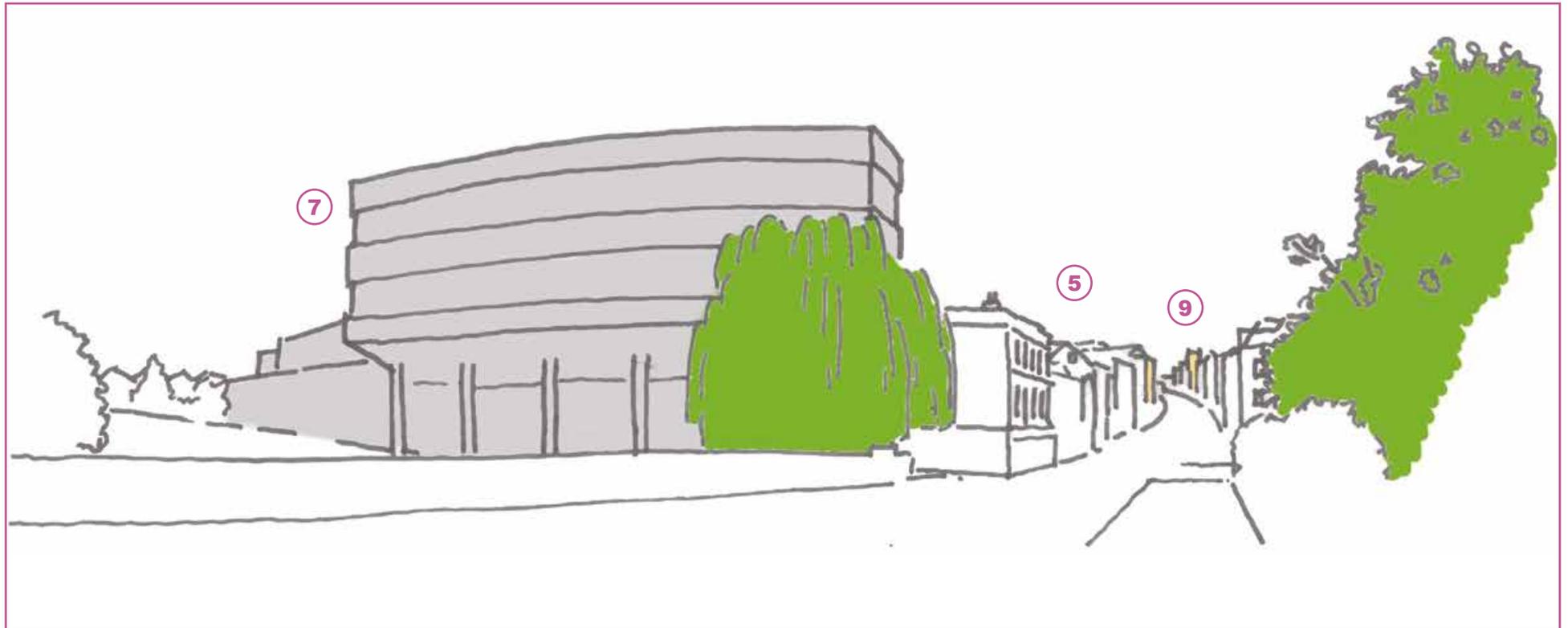
Old Town Bridge
12

January 2019

5.12.10 Seasonal differences

5.12.11 The winter view is largely comparable to the summer view; particularly the main focus of the view up the High Street towards the Guildhall and Holy Trinity Church. The absence of leaf cover on the foreground vegetation along the river corridor reveals a view of the Treadwheel Crane and the Rodboro Buildings, both legacy landmarks. Conversely, detractors such as the office building which oversails Millbrook, and the Debenhams building are also more prominent in the winter view.

5.12.12 View management guidance
(applies to the whole viewing place)



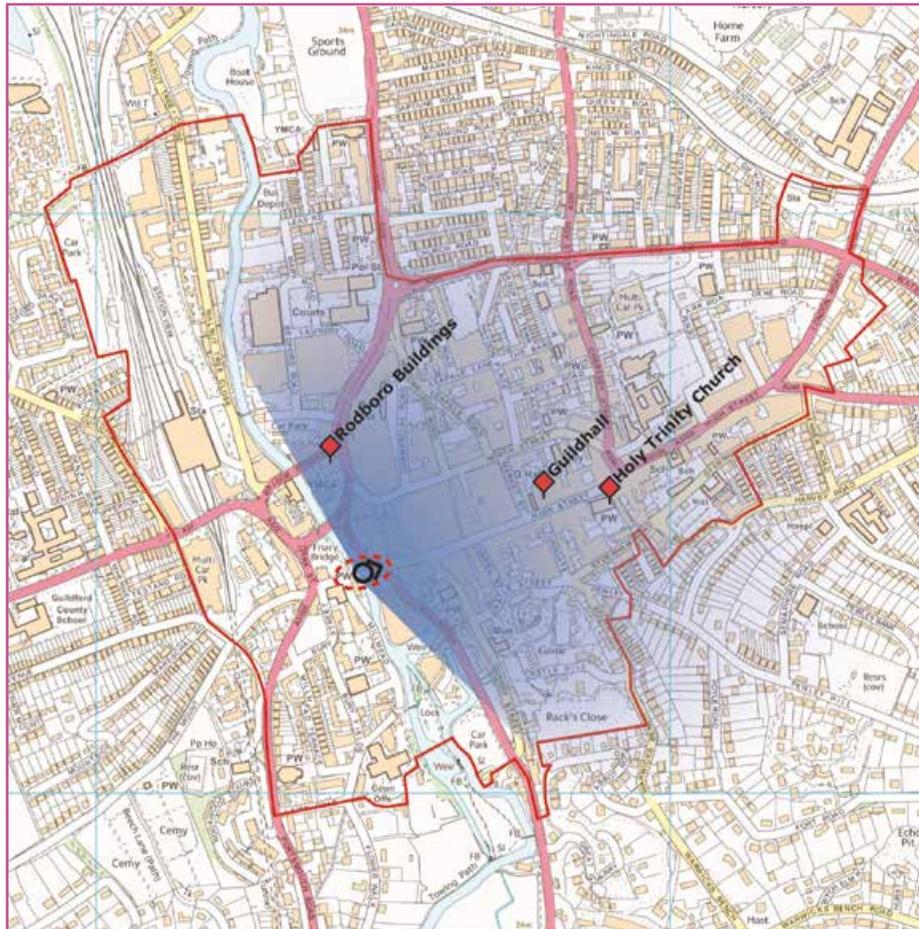
12
Old Town Bridge

Key:

- Grey square: Detractors
- Yellow square: Legacy Landmarks
- Green square: Wooded Skyline
- Light green square: Hog's Back

- 1 Maintain the uninterrupted visual connection along the entire length of the High Street within the view.
- 2 Ensure new buildings do not compete with the landmark of Holy Trinity Church tower for prominence on the skyline – either through height, massing or materials/ colours – ensure developments blend with the generally muted tones typically found in the town, drawing on vernacular materials and features where appropriate to provide a sense of place.
- 3 Maintain the characteristic narrow plots along the High Street and the historic features including bays, gables, pediments, cupolas and original sash and casement windows.
- 4 Maintain the predominance of muted vernacular materials, ensuring that any additions are in harmony with this to maintain the unity of the Guildford Historic Core townscape character area.
- 5 Maintain the fine-grained and articulated roofscape, with pitched and interesting roof forms which complement, rather than detract from or obscure, the key historic landmark features such as Holy Trinity Church tower, the Guildhall clock and Rodboro Buildings.
- 6 Avoid creating additional visual clutter by carefully considering the positioning and design of roof plant/enclosures.
- 7 Aim to improve the view through future replacement of bulky 'block-like' buildings with finer grained forms more appropriate to the historic context as the opportunity arises.
- 8 Ensure new development does not dominate the open river views, including views from the towpaths.
- 9 Conserve, and seek opportunities to enhance, the street and riverbank tree cover and plantings, which have significant multi-functional 'green infrastructure' value and create visual interest and variety within the townscape.
- 10 For any development proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

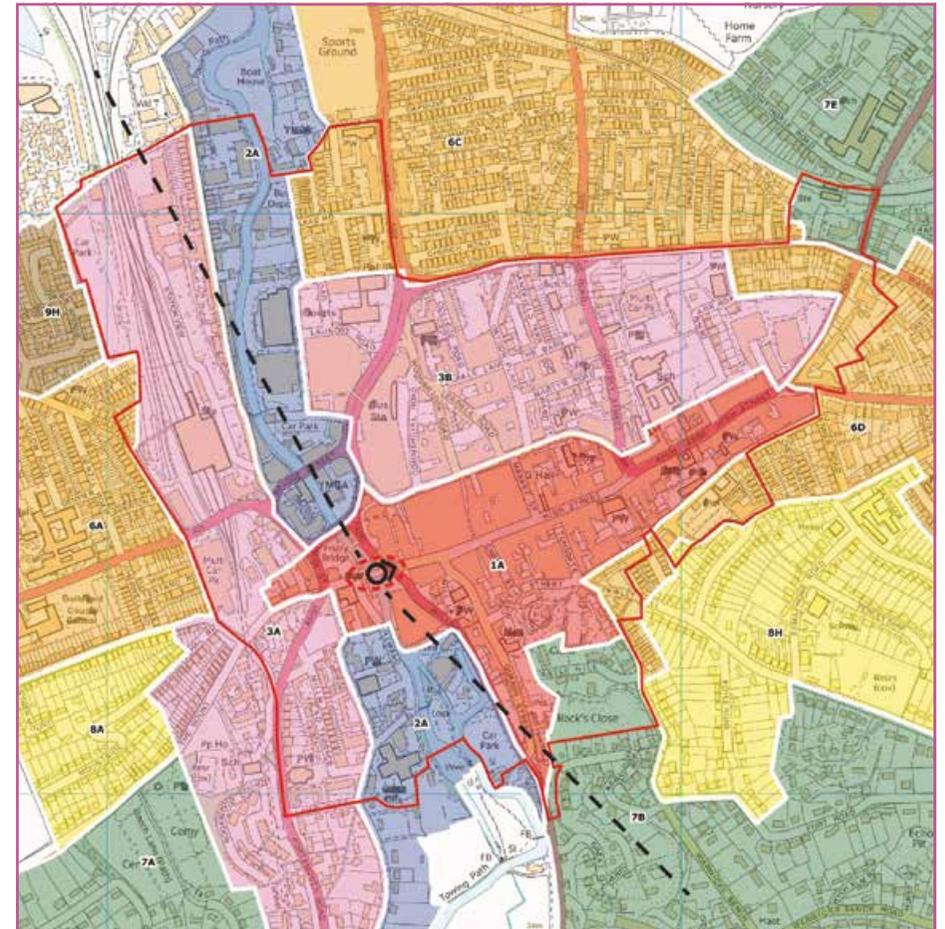
Fig. 5.12.13 Map 1: Viewing place, viewcone and legacy landmarks



Key:

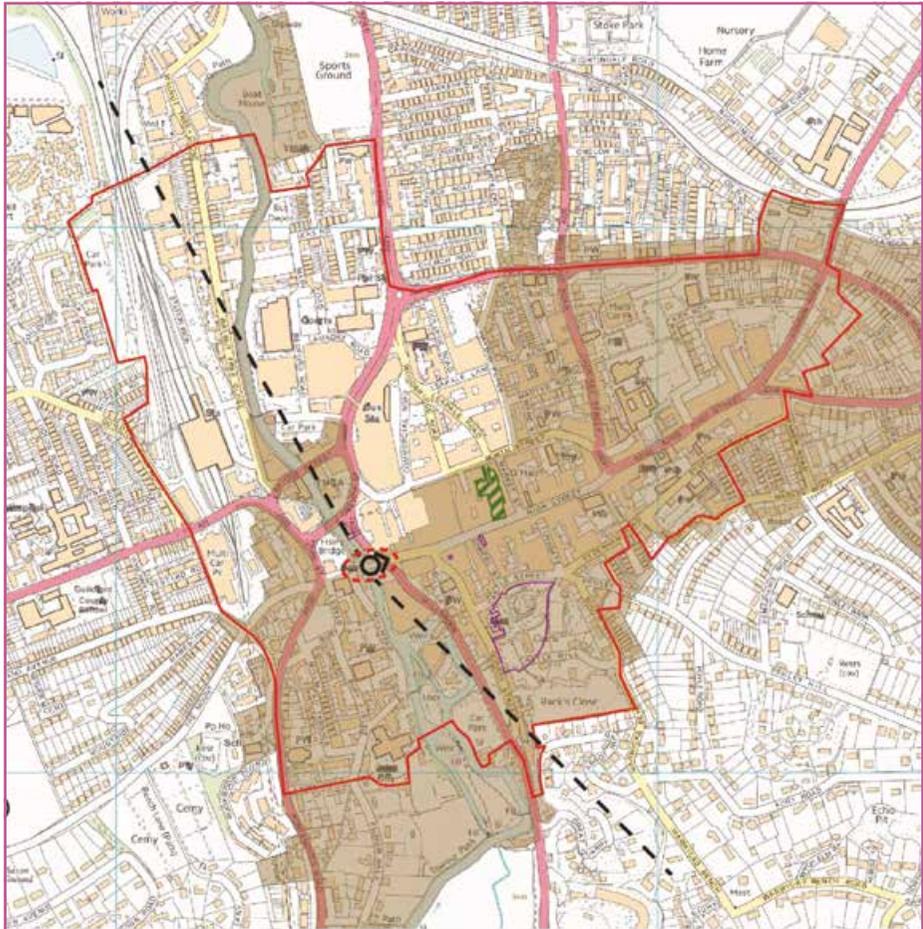
- Town centre boundary
- Viewing place

Fig. 5.12.14 Map 2: Townscape Character Areas



- 1A: Guildford Historic Core
- 7A: Guildown Garden Suburbs (Villa Suburbs)
- 2A: Settled Wey Corridor
- 7B: Warwicks Bench Garden Suburbs (Villa Suburbs)
- 3A: West Guildford Historic Fringe
- 7E: Epsom Road Garden Suburbs (Villa Suburbs)
- 3B: North Guildford Historic Fringe
- 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs
- 6A: Farnham Road Victorian/Edwardian Suburb
- 8H: Pewley Hill Inter-war/Post-war Suburbs
- 6C: Stoke Fields Victorian/Edwardian Suburb
- 6D: Charlottetown Victorian/Edwardian Suburb
- 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates

Fig. 5.12.15 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



- Key:**
- Town centre boundary
 - Scheduled Monument
 - Registered Park & Garden
 - Conservation Areas

Fig. 5.12.16 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Old Town Bridge

12

Town Centre

Viewpoint 13: Old Town Bridge, looking west (499469, 149380)



5.13.1 Viewing place, representative viewpoint and viewers

- 5.13.2 The viewing place is the Old Town Bridge, which forms part of Guildford High Street, an historic linear east/west route through the town centre. This is possibly the site of the original crossing point and 'Golden Ford' which gives Guildford its name. The existing single span iron bridge was constructed in 1902 as a replacement for the medieval stone bridge, which was destroyed by a flood in 1900.
- 5.13.3 The representative viewpoint selected for this analysis is a central position at the eastern end of the bridge, close to the junction with Millbrook (A281 road).
- 5.13.4 The viewpoint is situated within Townscape Character Area 1A: Guildford Historic Core.
- 5.13.5 Viewers are predominantly the pedestrians and cyclists, as the bridge is closed to vehicular traffic.

5.13.6 View description

- 5.13.7 This view reveals a prospect of Guildford from the Old Town Bridge and the corridor of the River Wey, including the imposing edifice of St. Nicolas Church, which forms the focus of the view. Beyond the church the land rises sharply up the Mount towards the Hog's Back chalk ridge.
- 5.13.8 Key valued features of the view include the River Wey Navigation, which was formerly a busy commercial route and instrumental in Guildford's development and success; legacy landmarks of St. Nicolas Church (Grade II* listed) which forms a landmark skyline feature on the western riverbank, the Treadwheel Crane, a Grade II* listed structure and Scheduled Ancient Monument representing Guildford's early industrial heritage (dating from the late 1600s or early 1700s) and, behind the crane, a group of historic industrial buildings including the visible chimney stacks and pitched roofs of the Grade II listed Rodboro Buildings, where the famous Dennis fire engine was manufactured and possibly the first purpose-built car factory in England and the world. The historic 18th and 19th century listed buildings along the steep, curving route of the Mount, and the treed skyline are also valued aspects of this view.

- 5.13.9 The main detractor present within this view is the bulky office building which oversails Millbrook and looms over the riverbank in the right of the foreground view.

Fig. 5.13.10 Zoom view of The Mount on the rising land in the distance

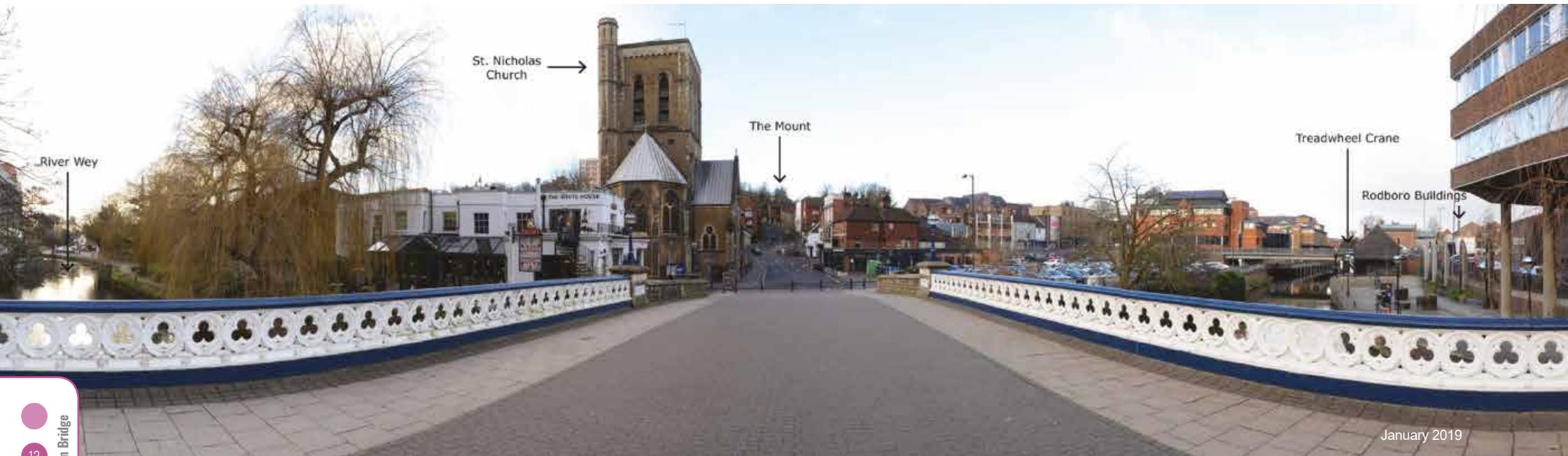


13
Old Town Bridge

Fig. 5.13.11 Zoom view of the Treadwheel Crane on the bank of the River Wey



Old Town Bridge
13



Old Town Bridge
13

5.13.12 Seasonal differences

5.13.13 The view looking west from the Old Town Bridge in the winter is largely comparable to the summer view; St. Nicolas Church remains the focus of the view and the steep, curving route of the Mount lined with historic buildings is clearly visible. Detractors (the bulky office building which oversails Millbrook and the Portsmouth Road car park) are more prominent in winter.

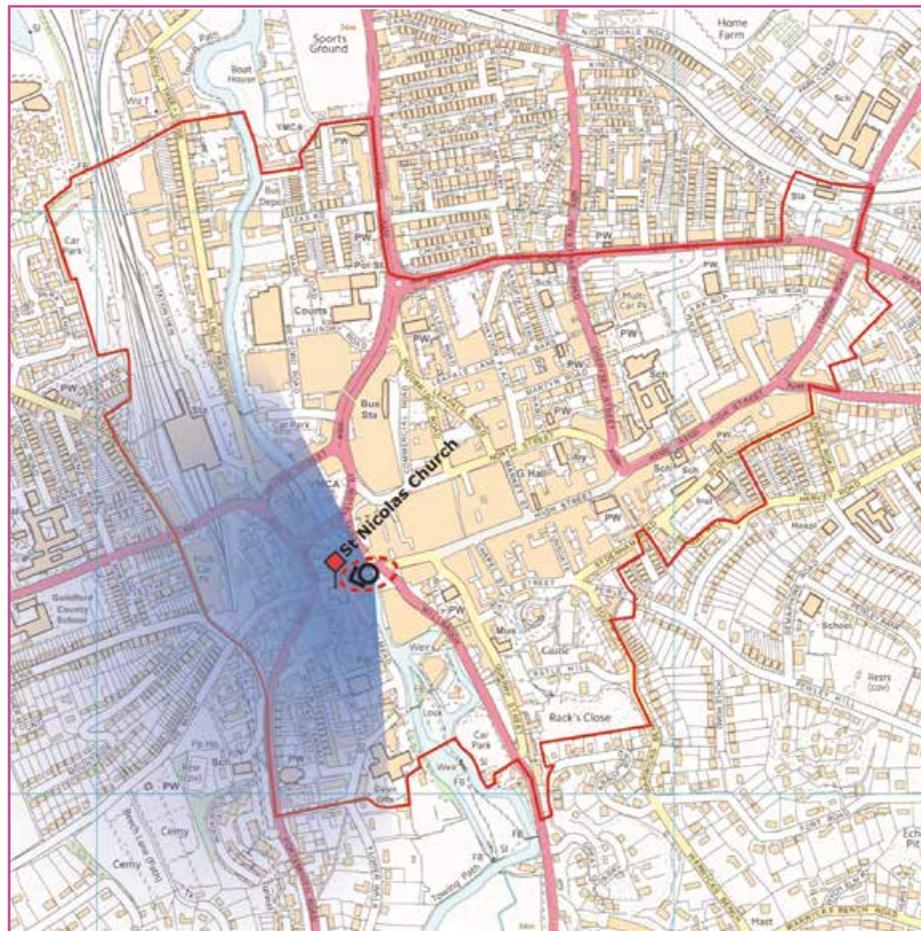


August 2018

5.13.14 View management guidance (applies to the whole viewing place)

- 1 Maintain the uninterrupted visual connection from the High Street across the bridge to the Mount.
- 2 Ensure new buildings do not compete with the landmark of St. Nicolas' Church Tower for prominence on the skyline – either through height, massing or materials/ colours – ensure developments blend with the generally muted tones typically found in the town, drawing on vernacular materials and features where appropriate to provide a sense of place.
- 3 Maintain a wooded skyline at the top of the Mount.
- 4 Conserve, and seek opportunities to enhance, the river corridor views, taking into account the subtle changes in character from 'industrial heritage' to a less urban and more verdant character further south along Millmead. New development should not encroach on or dominate the open river views including the towpaths.
- 5 Aim to restore the prominence of visible (and currently hidden) heritage assets with future redevelopment opportunities.
- 6 Aim to create a fine-grained and articulated roofscape as part of any new development proposals, with pitched and interesting roof forms which complement, rather than detract from or obscure, the key historic landmark buildings such as St. Nicolas Church, Rodboro Buildings and the Treadwheel Crane.
- 7 Aim to improve the view through future replacement of bulky 'block-like' buildings as the opportunity arises.
- 8 Avoid creating additional visual clutter by carefully considering the positioning and design of roof plant/ enclosures.
- 9 Conserve, and seek opportunities to enhance, the street and riverbank tree cover and plantings, which have significant multi-functional 'green infrastructure' value and create visual interest and variety within the townscape.
- 10 Ensure materials used in the public realm are given equal consideration to maintain the unity of the historic core and settled river townscape character areas.
- 11 For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

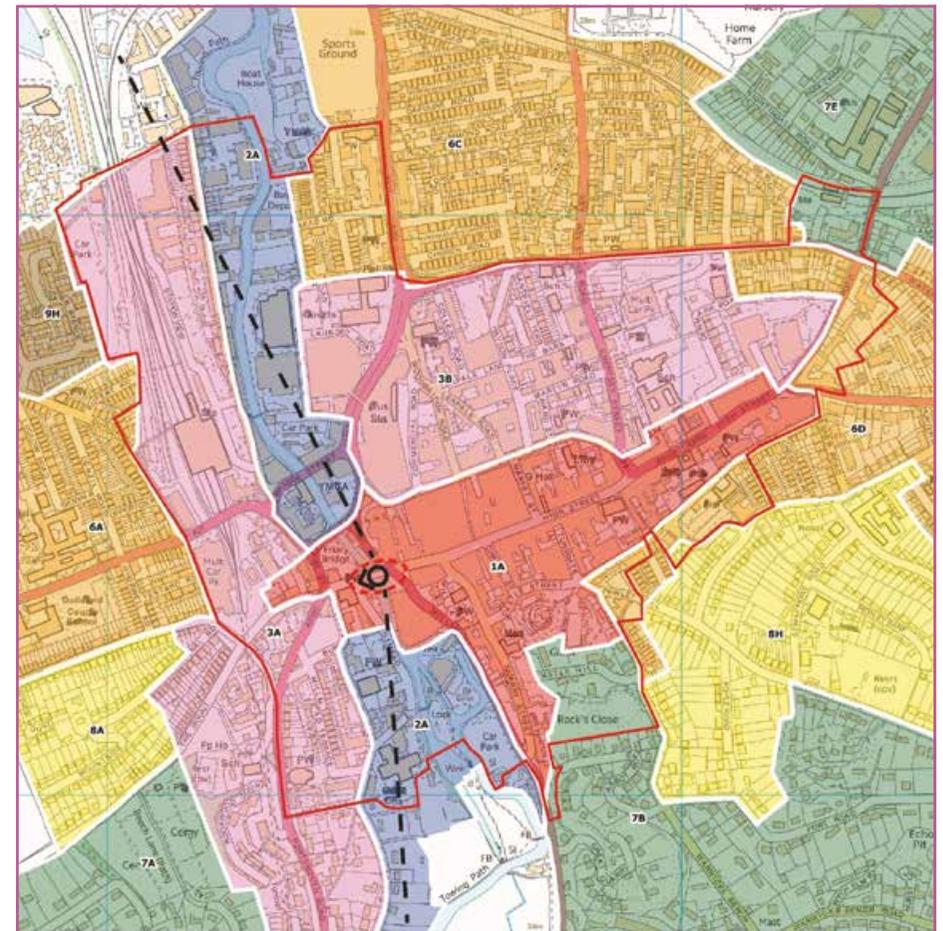
Fig. 5.13.15 Map 1: Viewing place, viewcone and legacy landmarks



Key:

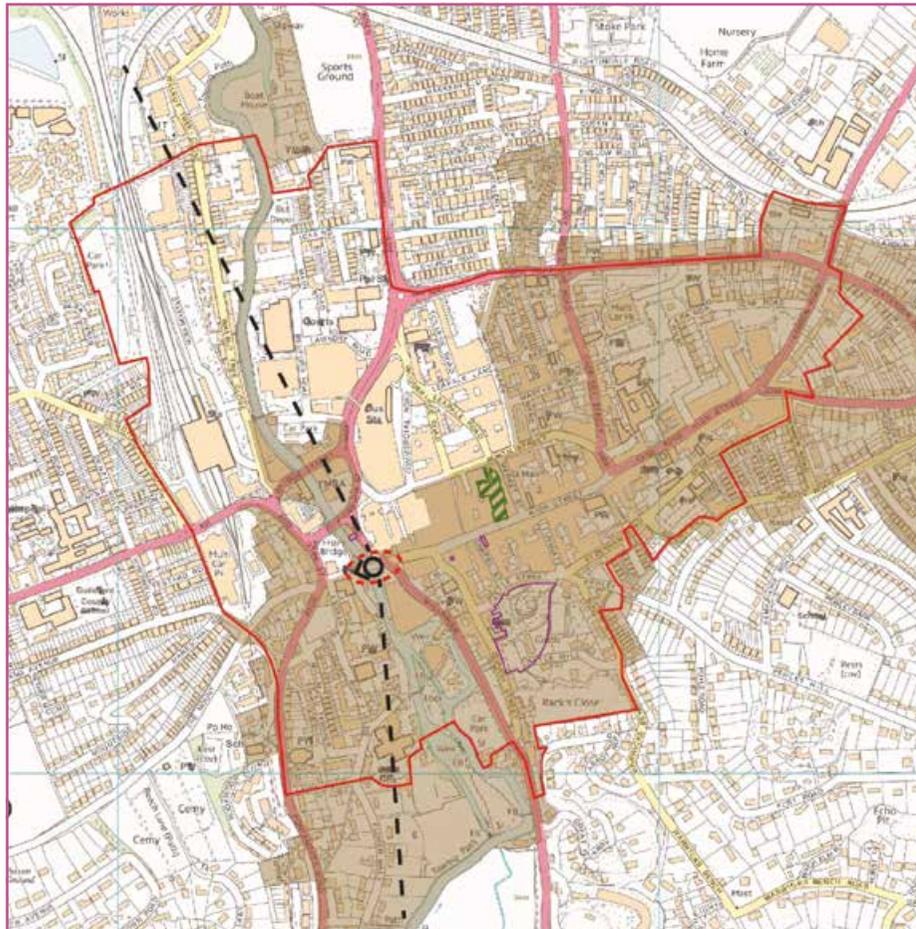
- Town centre boundary
- Viewing place

Fig. 5.13.16 Map 2: Townscape Character Areas



- | | |
|---|---|
| <ul style="list-style-type: none"> 1A: Guildford Historic Core 2A: Settled Wey Corridor 3A: West Guildford Historic Fringe 3B: North Guildford Historic Fringe 6A: Famham Road Victorian/Edwardian Suburb 6C: Stoke Fields Victorian/Edwardian Suburb 6D: Charlotteville Victorian/Edwardian Suburb | <ul style="list-style-type: none"> 7A: Guildford Garden Suburbs (Villa Suburbs) 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) 7E: Epsom Road Garden Suburbs (Villa Suburbs) 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs 8B: Pewley Hill Inter-war/Post-war Suburbs 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates |
|---|---|

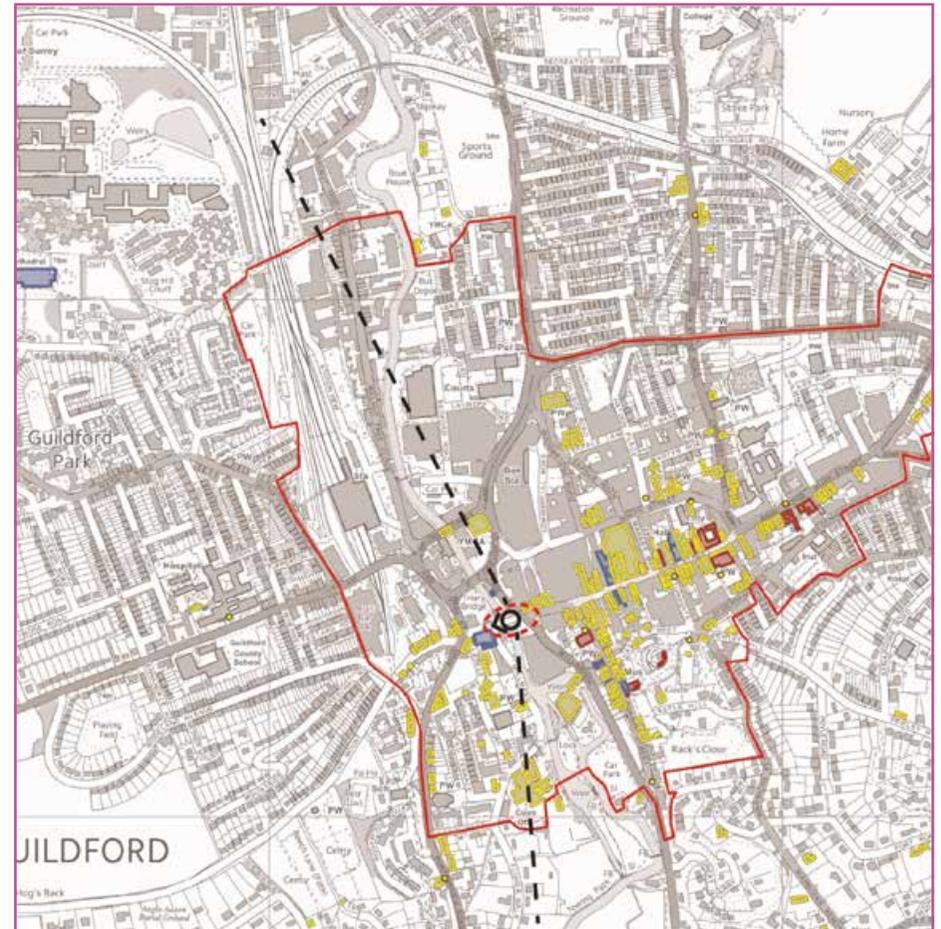
Fig. 5.13.17 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.13.18 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



Viewpoint 14: The Mount, looking east (499295, 149323)



August 2018

5.14.1 Viewing place, representative viewpoint and viewers

- 5.14.2 The viewing place is the eastern end of The Mount which is an elevated and settled ridge forming the eastern end of the Hog's Back that extends almost to the centre of Guildford. This location is shown on Map 1 and was selected for its uninterrupted views of legacy landmarks along the High Street including St. Nicolas Church, Holy Trinity Church and the Guildhall. Views from this area are also experienced by many people walking along the historic route into the town centre from the Hog's Back.
- 5.14.3 The representative viewpoint selected for this analysis is outside Mount Manor House, on the eastern end of the historic trackway between the Hog's Back and the town centre. From the opposite side of the road the visual relationship between The Mount and the High Street is not discernible although greater views of the House of Fraser arch and other large scale buildings around North Street can be seen. Similar views can be achieved from the junction with Portsmouth Road but buildings along the riverside and valley floor location prevents views across the roofscape.

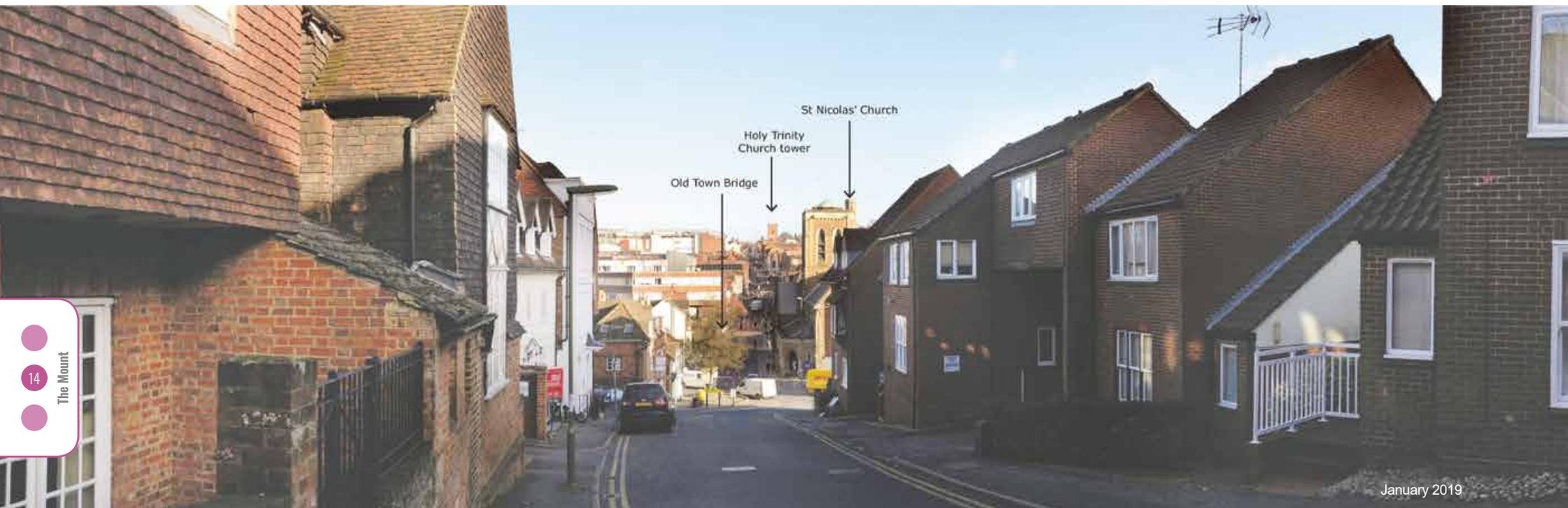
- 5.14.4 Viewers include residents on the lane, as well as motorists and pedestrians approaching Guildford Town Centre along this historic route from the west.

5.14.5 View description

- 5.14.6 The foreground of this view is characterised by both historic and modern buildings, of two to three storeys, that frame views up to the High Street. The curved form of the High Street and the historic buildings that line the High Street form the focus of this view. The view also reveals the relationship between the Hog's Back, the River Wey and the High Street.
- 5.14.7 Key valued features of this view are St. Nicolas' Church Tower located adjacent to the Old Town Bridge over the Wey in the middle distance and Holy Trinity Church tower and the Guildhall cupola/ clock further away at the north-eastern end of the High Street. Holy Trinity Church tower is a particularly prominent landmark in the view. The variety of ages and styles of buildings is another valued feature of the view, revealing layers of history associated with the historic core.

- 5.14.8 Part of the attraction of the view from the Mount and towards the town is because it is car free which contributes to the ancient historic linear approach and view to the river crossing point and to the High Street beyond. Its predominantly open character, free of traffic, is an attractive feature.

- 5.14.9 Detractors include the House of Fraser and other large scale bulky 'block-like' 20th century buildings along the High Street and North Street that compete with the historic buildings in terms of scale and prominence. The exposed roof plants associated with these buildings also detract from the view as they create visual clutter at roof level. Detractors are shown on the sketch on the third page.



5.14.10 Seasonal differences

5.14.11 The view from The Mount does not change dramatically between summer and winter because of its town centre location with little deciduous planting in the view. In winter, filtered views can be achieved through the single street tree at the junction with Portsmouth Road allowing for increased visibility of the Old Town Bridge.

5.14.12 View management guidance
(applies to the whole viewing place)



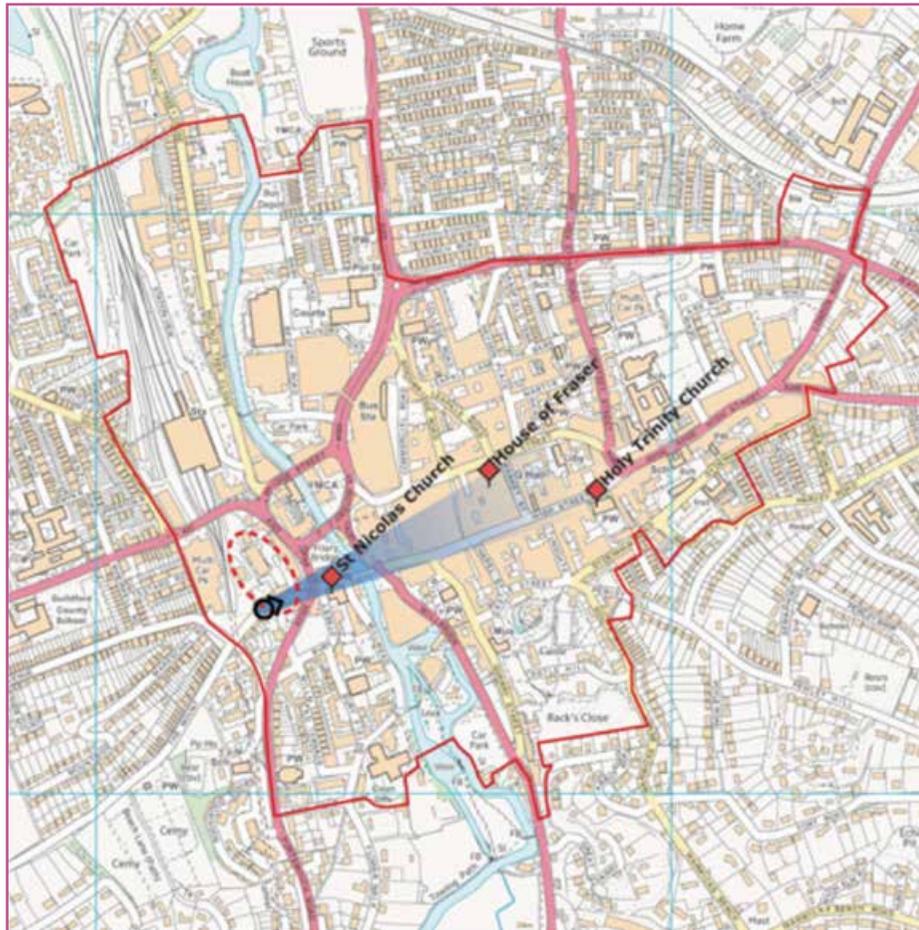
Key:

- Detractors
- Legacy Landmarks

- 5** Ensure materials used in the public realm are given equal consideration to maintain the unity of the historic core.
- 6** Aim to restore the prominence of visible (and currently hidden) heritage assets with future redevelopment opportunities.
- 7** Maintain the strong visual relationship between the High Street and The Mount and ensure that any new development does not interrupt the visual connection from the Mount to the High Street.
- 8** Aim to improve the view through future replacement of bulky 'block-like' buildings as the opportunity arises.
- 9** Avoid creating additional visual clutter by carefully considering the positioning and design of roof plant/ enclosures.
- 10** For any building proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

- 1** Maintain views towards and along the High Street from this viewing location at ground level – ensure the historic alignment of the High Street is maintained.
- 2** Aim to create a fine grained and articulated roofscape with pitched and interesting roof forms which complement, rather than detract from or obscure, the key historic landmark buildings such as St. Nicolas Church, Holy Trinity Church tower and the Guildhall cupola/ clock.
- 3** Ensure new buildings do not compete with existing historic landmarks for prominence – either through height, massing or materials/ colours – ensure developments blend with the generally muted tones typically found in the town, drawing on vernacular materials and features where appropriate to provide a sense of place.
- 4** Encourage new development to respect the existing alignment of the High Street and its bordering buildings which are typically 2–3 storeys and on relatively narrow plots – maintain a human scale along the High Street.

Fig. 5.14.13 Map 1: Viewing place, viewcone and legacy landmarks

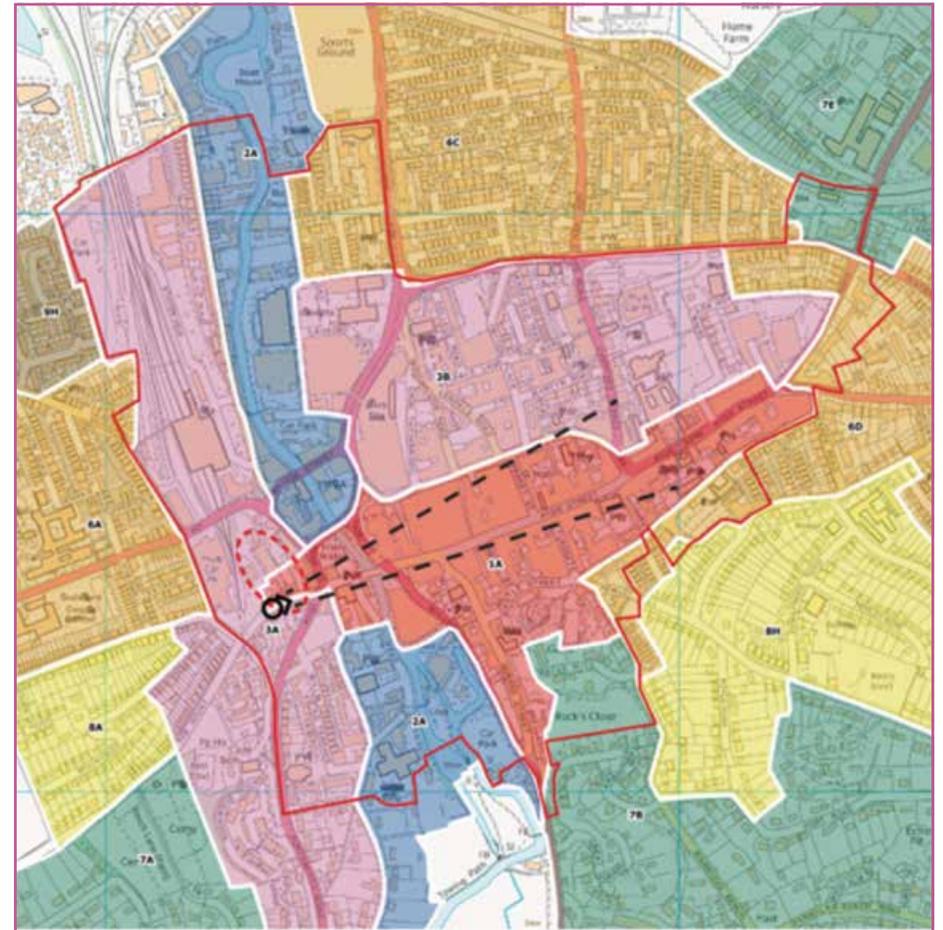


Key:

Town centre boundary

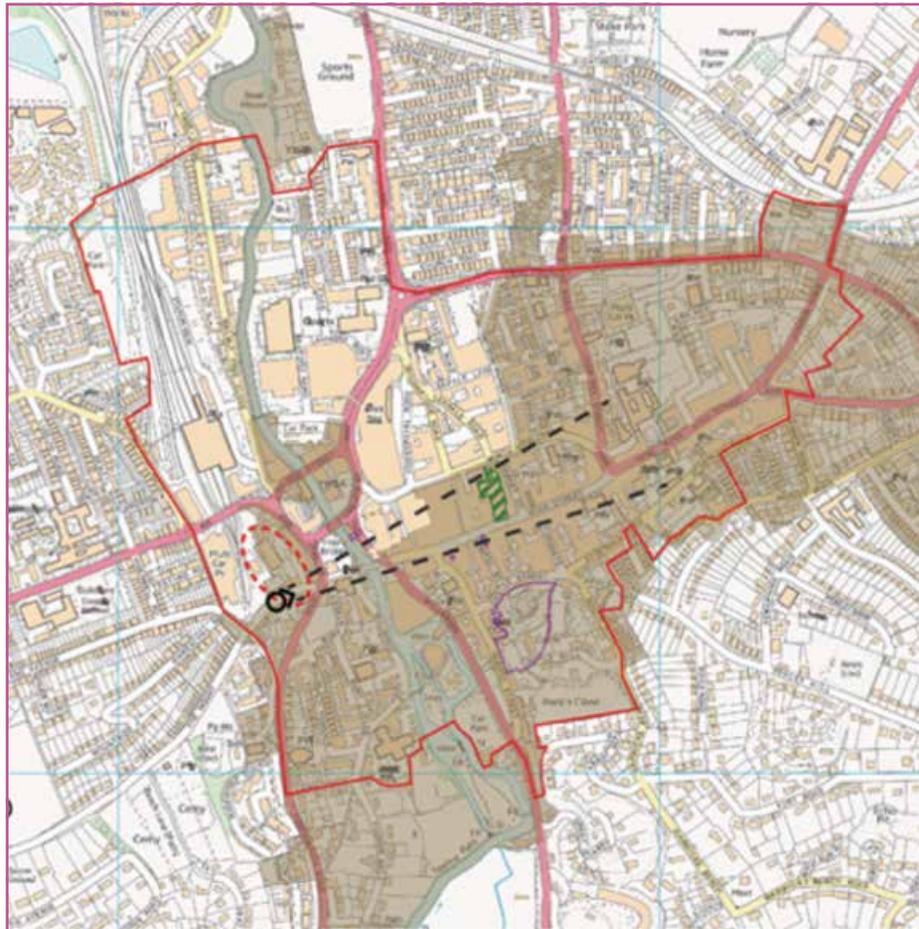
Viewing place

Fig. 5.14.14 Map 2: Townscape Character Areas



- | | |
|--|---|
| 1A: Guildford Historic Core | 7A: Guilddown Garden Suburbs (Villa Suburbs) |
| 2A: Settled Wey Corridor | 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) |
| 3A: West Guildford Historic Fringe | 7E: Epsom Road Garden Suburbs (Villa Suburbs) |
| 3B: North Guildford Historic Fringe | 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs |
| 6A: Farnham Road Victorian/Edwardian Suburb | 8H: Pewley Hill Inter-war/Post-war Suburbs |
| 6C: Stoke Fields Victorian/Edwardian Suburb | 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates |
| 6D: Charlottetown Victorian/Edwardian Suburb | |

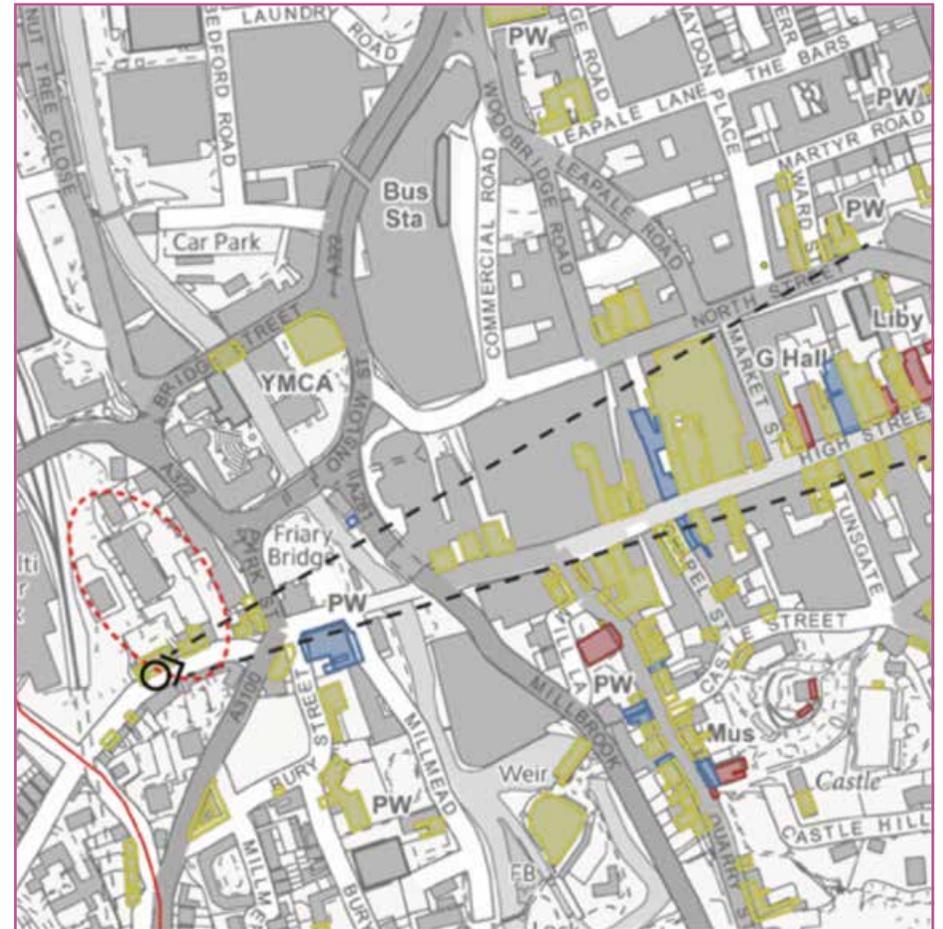
Fig. 5.14.15 Map 3: Scheduled Monuments, Registered Park & Gardens and Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.14.16 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



Town Centre

Viewpoint 15: Stag Hill, looking south east (498692, 150015)



14
The Mount

August 2018

5.15.1 Viewing place, representative viewpoint and viewers

- 5.15.2 The viewing place is the eastern end of Stag Hill (as shown on Map 1) which forms part of the old medieval deer park that once prevailed in the west of Guildford. It has been selected for its elevated location providing a vantage point over the town centre where a number of legacy landmarks can be identified such as Guildford Castle and Holy Trinity Church (see zoom photo overleaf). The town is seen sitting below the wooded slopes of Pewley Hill which demonstrates the relationship between the town and its landscape setting. Stag Hill is the location of the prominent, gothic style cathedral which was built in 1936 and so views can be experienced by a large number of people visiting the place of worship. Stag Hill is also under significant pressure for future development.
- 5.15.3 The representative viewpoint selected for this analysis is situated along the permissive footpath between Guildford Cathedral and Cathedral Close, on the east facing slope of Stag Hill. This location provides the clearest views across Guildford from the viewing place as trees along the settlement edge and around the university screen views from the lower slopes.

- 5.15.4 Viewers include visitors to Guildford Cathedral, visitors to the University of Surrey as well as pedestrians using the footpath between the cathedral and the residential area of Guildford Park.

5.15.5 View description

- 5.15.6 The foreground of this view is characterised by the grassland with mature trees and hedgerows on Stag Hill that forms the setting to the cathedral. The elevated position allows views towards the town centre, framed by vegetation. The view also demonstrates the visual relationship between Stag Hill (west of the Wey Valley) and Pewley Hill (East of the Wey Valley), revealing the topography of the town.
- 5.15.7 Key valued features of this view include the vegetated foreground which provides a rural character and frames the view; the legacy landmark features: Guildford Castle Keep and the Holy Trinity church tower which mark the town centre, and Semaphore House on the top of Pewley Hill, one of only three remaining Semaphore stations in Surrey, which forms a distinctive landmark on the skyline; the well wooded suburbs on the opposite side of the Wey Valley, punctuated by buildings often in muted tones; and the largely undeveloped wooded skyline.

- 5.15.8 Detractors include the large scale, modern buildings along North Street including the arched roof of the House of Fraser which are prominent in this view as a result of their bulky form and light colour. These restrict views of many historic buildings along the High Street.

Fig. 5.15.9 Zoom view focussed on the town centre



August 2018



5.15.10 Seasonal differences

5.15.11 The view from Stag Hill during the winter is largely comparable to the summer view due to the relatively elevated location of Stag Hill in the town centre. A notable difference is the lack of leave on trees in the foreground allowing for filtered views of a greater number of buildings e.g. the distinctive conical roof of Bridge House between the train station and the river. More of the Castle Keep can also be seen at the bottom of Pewley Hill.

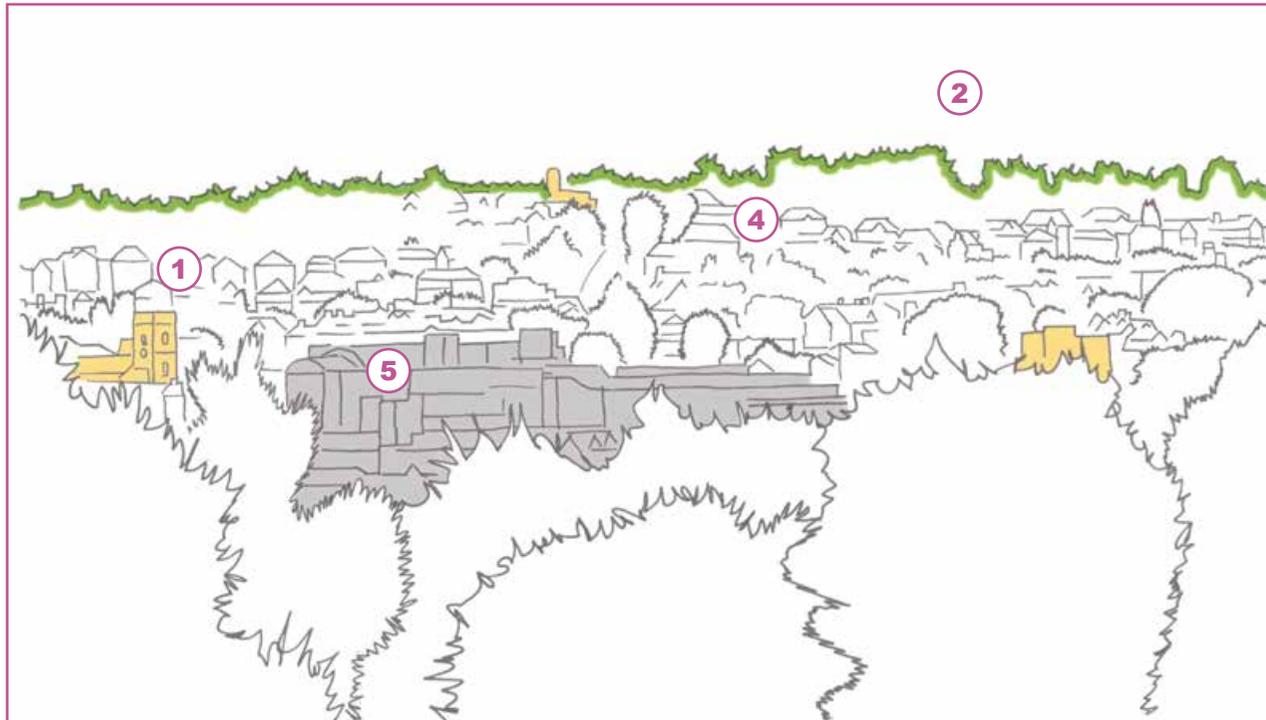
Fig. 5.15.12 View with Guildford Station development outline



5.15.13 Implications

5.15.14 The white line shows the outline of the consented Guildford Station Development scheme which will be mostly screened by trees on the lower slopes in the foreground. Some filtered views will be achieved in the winter, where the station redevelopment scheme will be seen sitting below existing large scale buildings including the House of Fraser building.

5.15.15 View management guidance
(applies to the whole viewing place)



Key:

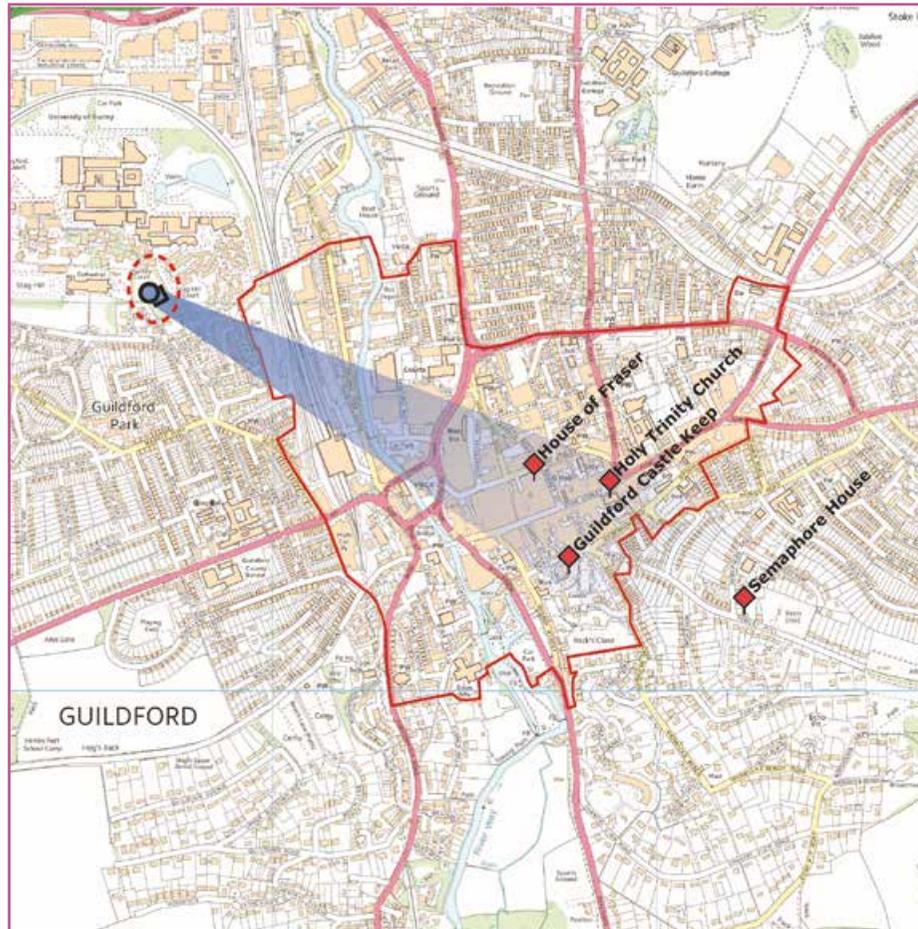
- Detractors
- Legacy Landmarks
- Wooded Skyline

- 4** Aim to create a fine grained and articulated roofscape with pitched and interesting roof forms which complement, rather than detract from or obscure, the key historic landmark buildings such as the Castle Keep, Holy Trinity Church tower and Sempahore House.
- 5** Aim to improve the view through future replacement of bulky ‘block-like’ town centre buildings as the opportunity arises, and seeking to open up views to historic buildings along the High Street where possible.
- 6** Avoid creating additional visual clutter by carefully considering the positioning, design and materials of roof plant/enclosures.
- 7** There are a range of materials and colours in this view – aim to replicate the muted tones which sit more comfortably than the light/bright colours of some of the modern buildings.
- 8** For any development proposed in this view also refer to the guidance given in the townscape character assessment for the townscape character area in which the proposal lies.

- 1** Ensure that the prominence of the Castle Keep, Holy Trinity Church tower and Sempahore House is maintained so that these continue to provide points of interest in the view. New development within the view should not compete with these buildings by virtue of scale, proximity or materials.
- 2** Maintain the significant tree and woodland cover which occupies the slopes of the hills

- 3** Maintain the undeveloped character of the distant ridge line, which provides an important element of the backdrop to the view.
- surrounding the town, providing a scenic backdrop and contributing to the overall townscape character by screening and breaking up areas of built development. Plan for next generation of trees to maintain a wooded character when existing trees come to the end of their life.

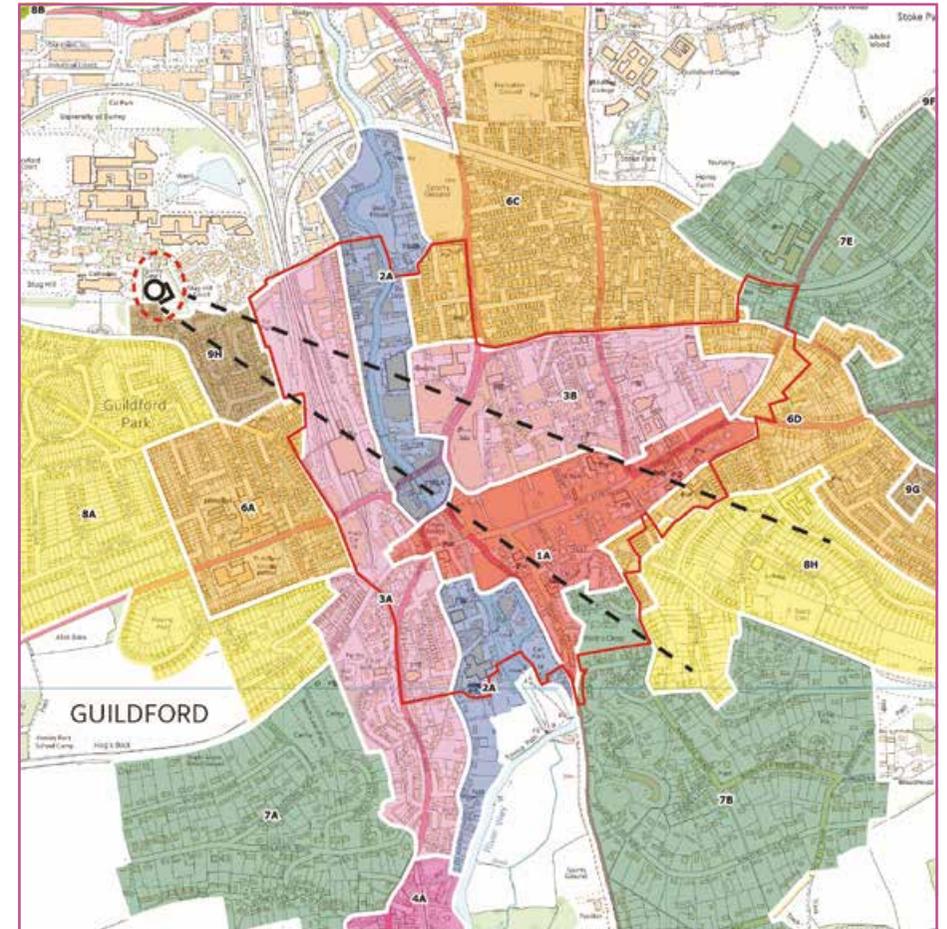
Fig. 5.15.16 Map 1: Viewing place, viewcone and legacy landmarks



Key:

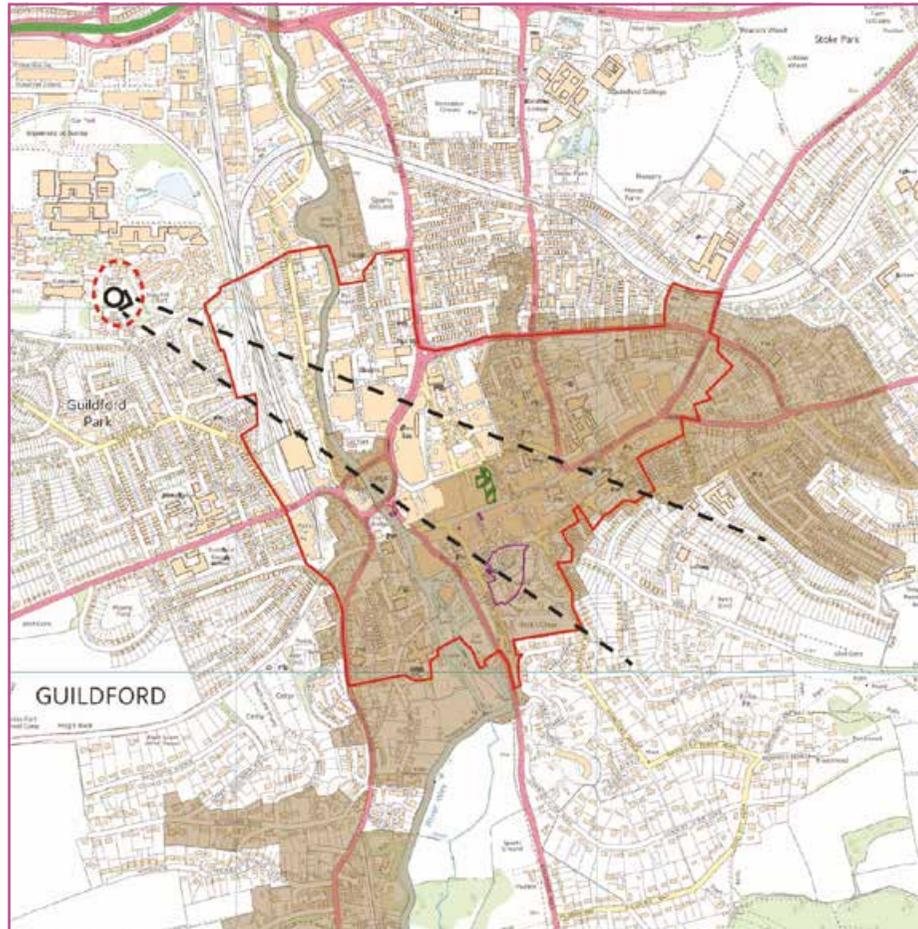
- Town centre boundary
- Viewing place

Fig. 5.15.17 Map 2: Townscape Character Areas



- | | |
|---|---|
| <ul style="list-style-type: none"> 1A: Guildford Historic Core 2A: Settled Wey Corridor 3A: West Guildford Historic Fringe 3B: North Guildford Historic Fringe 4A: St Catherine's Village Core 6A: Farnham Road Victorian/Edwardian Suburb 6C: Stoke Fields Victorian/Edwardian Suburb 6D: Charlottesville Victorian/Edwardian Suburb | <ul style="list-style-type: none"> 7B: Warwicks Bench Garden Suburbs (Villa Suburbs) 7E: Epsom Road Garden Suburbs (Villa Suburbs) 8A: Guildford Park/Onslow Village Inter-war/Post-war Suburbs 8B: Westborough/Woodbridge Hill Inter-war/Post-war Suburbs 8H: Pewley Hill Inter-war/Post-war Suburbs 9F: Boxgrove Post 1960s Residential Estates 9G: St Luke's Square Post 1960s Residential Estates 9H: Guildford Park and Cathedral Close Post 1960s Residential Estates |
|---|---|

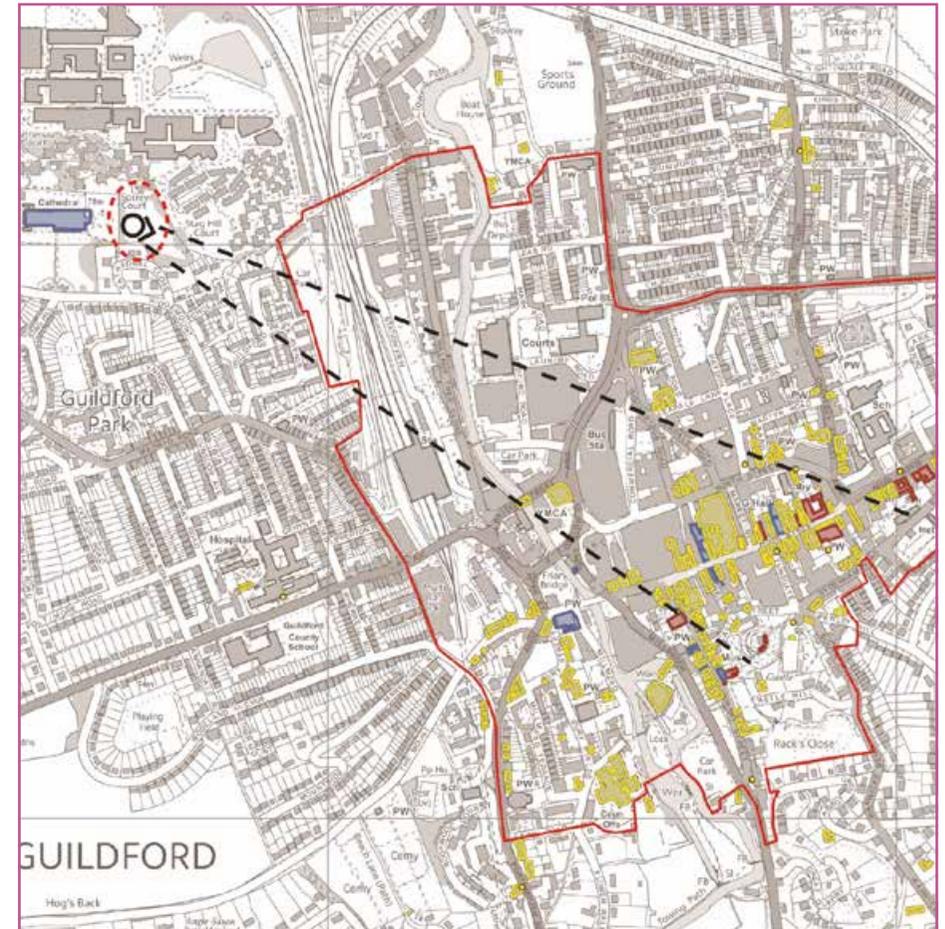
Fig. 5.15.18 Map 3: Scheduled Monuments, Registered Park & Gardens & Conservation Areas



Key:

- Town centre boundary
- Scheduled Monument
- Registered Park & Garden
- Conservation Areas

Fig. 5.15.19 Map 4: Listed Buildings



- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



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