

BEDFORD WHARF

CONTEXT

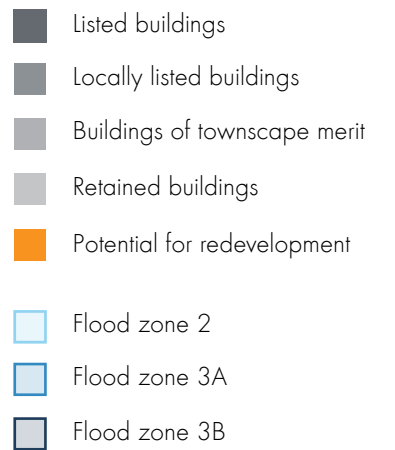
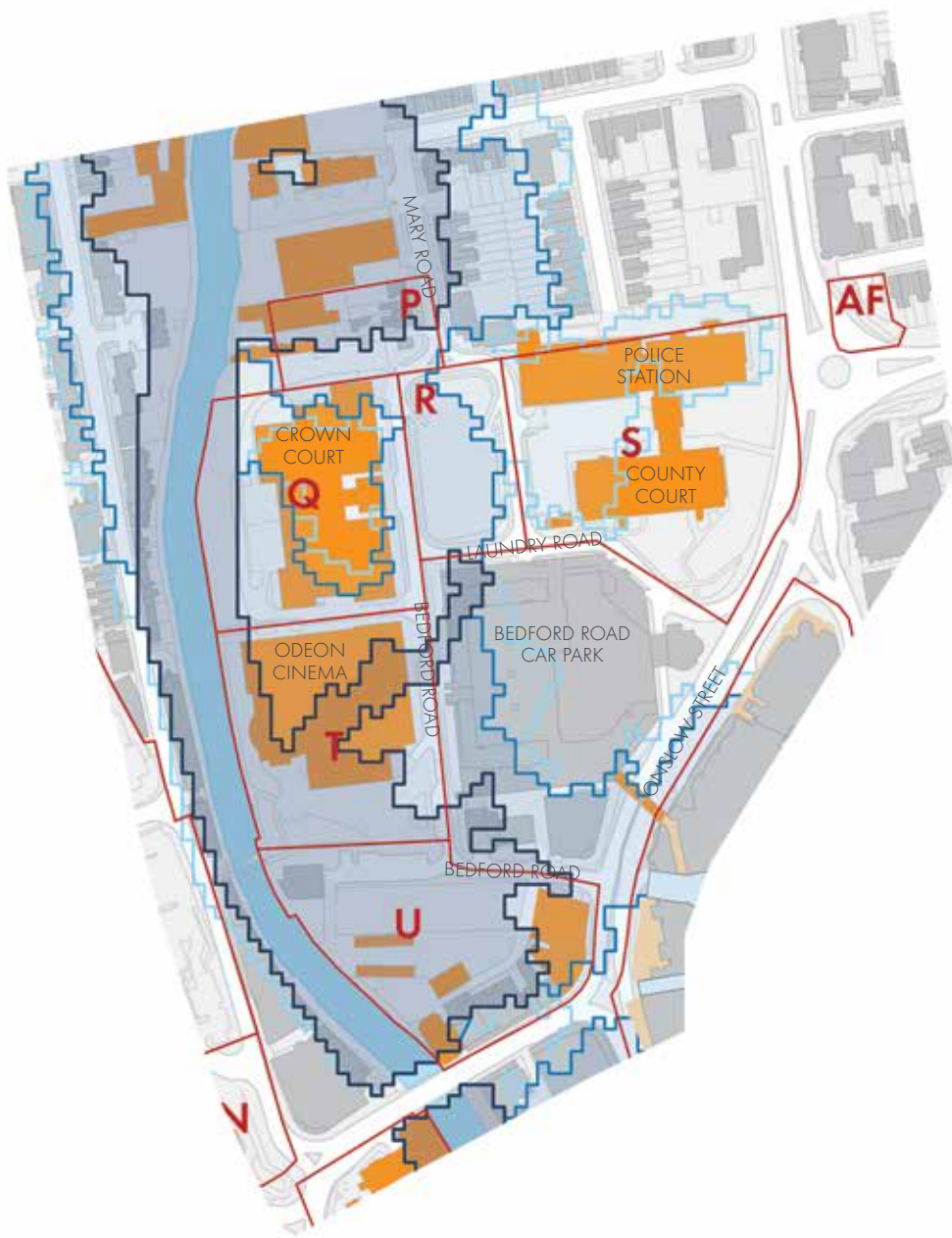
Bedford Wharf is a key site for the masterplan. The gyratory and river both contribute to a disjointed sense of place in this area.

CONSTRAINTS

- Onslow Street and the gyratory system have a negative impact on the physical environment. This results in a poor quality public realm.
- Poor quality environment and lack of activity along Onslow Street at the back of the Friary Centre.
- Much of the site is in Flood Zone 3A or 3B.
- Buildings lack any clear relationship with streets or spaces, with inconsistent orientation.

OPPORTUNITIES

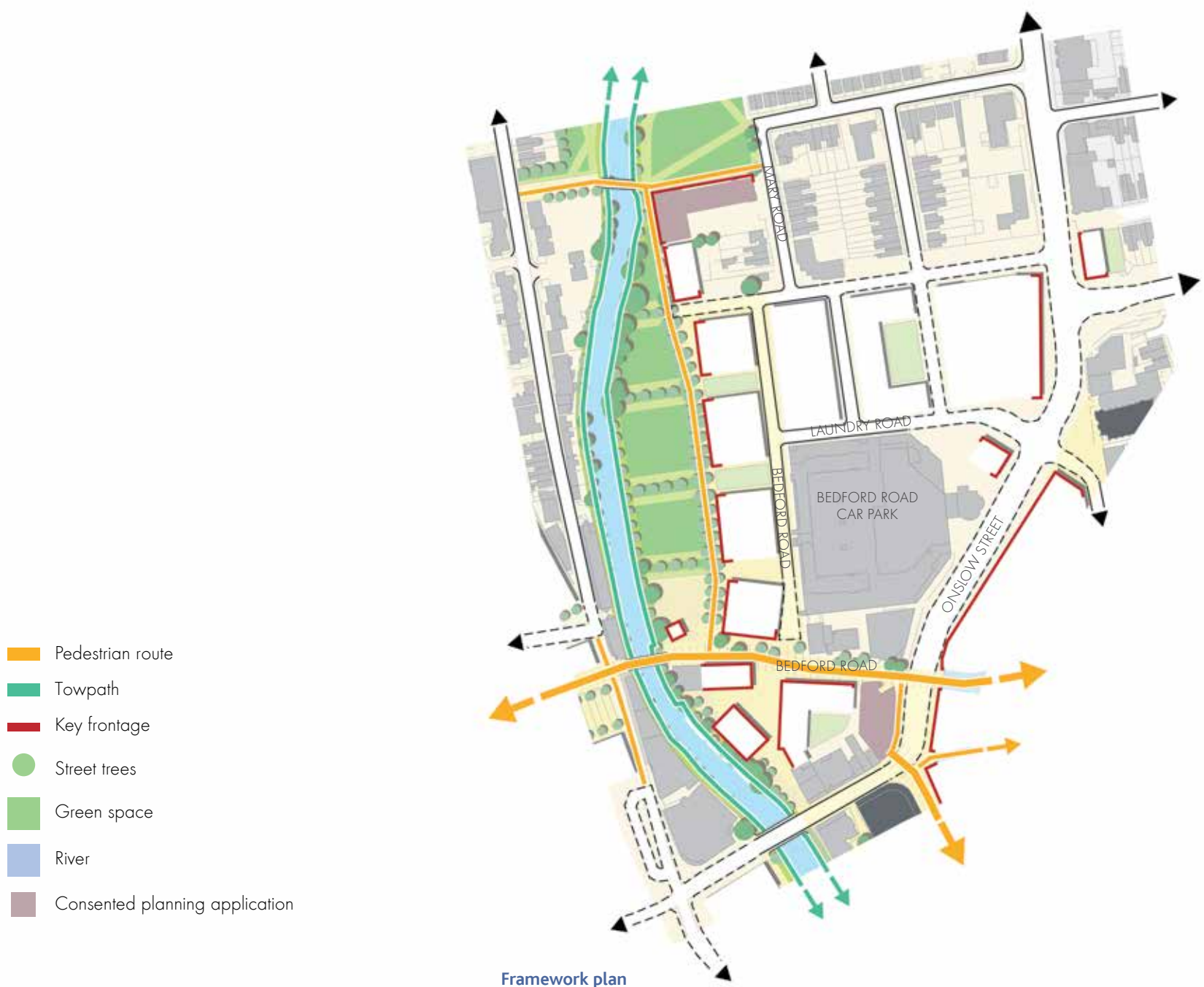
- Improve the pedestrian route over the river towards the train station.
- Plan for the gradual redevelopment of the area north of Bridge Street through a co-ordinated and incremental strategy to intensify this area with mixed use development. Maximise active commercial uses including leisure and entertainment.
- Improve the pedestrian route along the river.
- Ensure the quality of the public realm is improved and a co-ordinated palette of materials is used across the area.
- Improve the routes to the north of the study area, connecting with the existing residential streets.
- Reduce flood risk on the site and elsewhere.



Existing context (flood zone 2 represents medium risk, flood zone 3B is highest risk)

KEY PRINCIPLES

1. Potential to create a new leisure-led quarter with a range of commercial uses including offices and a hotel adjacent to the River Wey. This would comprise a range of uses set back from a new area of parkland along the Wey. There is also potential for a large amount of office floorspace, established as a new innovation zone for Guildford.
2. A strong grain of streets and spaces could be created to achieve attractive, accessible routes to the station, town centre and Bedford Wharf itself.
3. Onslow Street could have a pedestrian friendly character with an emphasis on public realm enhancements and strengthened frontages, including improvements to historic frontage and new development.
4. The river park would include north-south pedestrian and cycle routes for the benefit of a wider parkland experience along the length of the Wey.
5. Proposals will be required to demonstrate that they are safe and appropriate in terms of flood risk in line with the NPPF. Further modelling and technical work would be required to identify a comprehensive, holistic approach to development and flood risk across this part of the riverside.





Bedford Wharf from Onslow Bridge. The Bedford Wharf area could provide an exciting new riverside context for restaurants, bars and street-life such as markets and events. Non-residential uses in the development above will mean that the area can contribute to Guildford's vibrant evening economy. The area will become increasingly important as the twin routes from the station are improved





Onslow Street, looking south. Onslow Street would benefit from reduced traffic levels as part of the wider town centre changes. The street could have more shop fronts with new development around the Friary shopping centre and it will become an important focus for bus passengers. The existing pedestrian over-bridge would be removed and a new at-grade crossing created from Bedford Wharf to complete the link to the station





Laundry Park from the new station bridge. This new area of open space would be created as part of the wider river-management strategy and is part of the chain of green spaces along the Wey. It takes its name from the Laundry which used to occupy the site, and will provide new green space overlooked by new shops, restaurants and offices.



THE MASTERPLAN

The potential layout of the Bedford Wharf area is illustrated below drawing on the analysis and principles identified in this report. For ease of reference, the approximate capacity of key sites is identified in the adjacent capacity table.

COMMENTARY ON LAND USES

The Bedford Wharf area is considered to be the optimal location for major new office development in the town centre - this could be branded as Guildford's innovation zone. It has the potential to offer the most suitable floorplates with larger development plots, and could be adapted to house the existing civic uses, creating a 'civic hub'. At the lower floors, A3 uses are proposed.

This would also be an appropriate location for a hotel or leisure uses.

This riverside and park-side setting will be optimised with active uses with long dwell times. The improved connection through to the train station and routes to the Friary Centre will significantly enhance footfall as this becomes a prime route in the town centre. This will support rental values, improving viability.

Residential uses are proposed at sites away from the river (S, AF), where there is a lesser flood constraint, and away from primary pedestrian routes. A new multi-storey car park is also proposed to ensure that the office accommodation has use of sufficient spaces to attract occupiers and support commercial property values.



Illustrative masterplan

INDICATIVE CAPACITY

The illustrative masterplan for Bedford Wharf identifies a number of potential development opportunities which could account for a significant development capacity as estimated below.

SITE P	
Plot area (ha)	0.30
Gross non-residential area GEA (sqm)	
• Office / leisure / hotel	3,072
Gross residential area GEA (sqm)	0
Approximate number of dwellings	0

SITE Q	
Plot area (ha)	0.98
Gross non-residential area GEA (sqm)	
• Office / leisure / hotel	13,824
Gross residential area GEA (sqm)	0
Approximate number of dwellings	0

SITE R	
Plot area (ha)	0.41
Indicative gross car park (sqm)	8,704

SITE S	
Plot area (ha)	1.31
Gross non-residential area GEA (sqm)	0
Gross residential area GEA (sqm)	26,008
Approximate number of dwellings	251

SITE T	
Plot area (ha)	0.93
Gross non-residential area GEA (sqm):	
• A3/A5 uses	4,762
• Office / leisure / hotel	9,216
Gross residential area GEA (sqm)	0
Approximate number of dwellings	0

SITE U	
Plot area (ha)	0.97
Gross non-residential area GEA (sqm):	
• A3 / A5 uses	3,316
• Office / leisure / hotel	2,656
Gross residential area GEA (sqm)	0
Approximate number of dwellings	0

SITE AF	
Plot area (ha)	0.09
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	1,994
Approximate number of dwellings	19

TOTAL	
Gross non-residential area (sqm)	36,846
Approximate number of dwellings	270