



**ENVIRONMENTAL IMPROVEMENT  
JUNCTION OF HAYDON PLACE &  
SANDFIELD TERRACE**

**SURREY COUNTY COUNCIL  
LOCAL COMMITTEE (GUILDFORD)**

**20<sup>th</sup> MARCH 2010**

**KEY ISSUE**

This report seeks approval of a proposed environmental improvement at the above location.

**SUMMARY**

This scheme is an environmental improvement funded by local developers through negotiated Section 106 agreements. It includes of the resurfacing of the pedestrian footway in block paving with a stone inset, the installation of two benches and iron bollards, and the creation of a planting bed for shrubs and perennials.

**Report by**

**Surrey Atlas Ref.**

GBC HEAD OF PLANNING SERVICES

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**GUILDFORD B.C. WARD (S)**

**COUNTY ELECTORAL DIVISION (S)**

FRIARY AND ST NICOLAS

GUILDFORD (SOUTH WEST)

## OFFICER RECOMMENDATIONS

The Committee is asked to agree:

- (i) that the proposed environmental improvement as shown on the plans attached at **ANNEXE 1** be approved for implementation by the Borough Council.

## INTRODUCTION and BACKGROUND

- 1 The junction of Haydon Place and Sandfield Terrace has been identified as a location in need of improvement having old and patched pedestrian paving with an uneven surface and broken bollards. Being within the Town Centre Conservation Area it would benefit from the upgrading of surfaces and its general appearance to become more in keeping with the location's status and to provide improved walking surfaces.
- 2 The junction is used intensively by pedestrians walking to and from the town centre from roads separated from the centre by York Road and who are therefore directed to the subway (adjacent to the site), and also people accessing the two nearby schools and Guildford College. As such the junction acts as a pedestrian cross roads.
- 3 Borough and County Councillors had expressed a concern that the pedestrian surfaces and general appearance of the site was of a low quality and that planting, seating and new paving would improve this part of Guildford and make it more appropriate for the status of a conservation area.
- 4 The Town Centre Area Appraisal indicates the need to increase public seating in the Town Centre Conservation Area and recognises the loss of front gardens to parking. This scheme will help to redress these issues.

## THE PROPOSED IMPROVEMENT

- 5 The proposed paving aims to visually reconnect the site with Stoke Fields on the other side of York Road. The two roads were originally one thoroughfare until the construction of York Road. Stoke Fields was repaved several years ago using blue engineering paviers and granite setts and the same material palette is proposed for the proposed project.
- 6 The improvements will include the repaving of the footpaths using materials appropriate to the Victorian character of the conservation area. This will be constructed of Staffordshire Blue engineering paviers, a York Stone inset and granite sett edging. Two benches will be provided (with arm rests to prevent sleeping) and iron Manchester bollards to replace the existing plastic ones. The site will be enhanced with planting that will include a small flowering tree species, shrub and perennial planting.

## OPTIONS

- 7 Options with and without planting were investigated. It was decided to include a planting bed and small tree to make use of the space available and to provide interest through the seasons to an area where vegetation has been lost from front gardens due to conversions to parking space. The inclusion of benches was made to provide seating as the location is used as a meeting place, in particular by parents waiting for children. It was recognised that a model would be selected with armrests to avoid people sleeping on the benches.

## CONSULTATIONS

- 8 The scheme has been developed in consultation with the local residents and County and Borough councillors. No negative comments were received and three comments in favour of the scheme were received from residents. Officers of Surrey Highways were consulted for their views, which were positive towards the scheme, and the design has been subject to Safety Audit stages 1 and 2, the recommendations that were made being accepted.

## FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

- 9 This scheme has an allocation of £75,000 from funding secured through Section 106 negotiations. In addition Cllr David Goodwin has, with the approval of the Local Committee, given £1,500 from his Member Revenue Allowance for the provision of benches. Other than this, the scheme will be constructed by the Borough Council at no cost to the County Council.

## SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 10 All materials will be locally sourced where possible. Plants will be UK grown. Sub-base material will be reused where possible with the minimum importation and exportation of materials. Planting will improve the biodiversity of the area.

## CRIME & DISORDER IMPLICATIONS

- 11 Bollards will be used to stop cars mounting the pavement on the side of the road where the benches will be located. Benches will be installed with armrests to stop people sleeping on them.

## EQUALITIES AND DIVERSITY IMPLICATIONS

- 12 Improved surfaces will make it easier for people with mobility difficulties and hazard warning paving will be installed at the top of steps to the subway. Pale coloured edgings using granite setts will contrast against the blue paviers to emphasise the pavement edge for the sight impaired.

**CONCLUSION AND REASONS FOR RECOMMENDATIONS**

- 13 The scheme will improve the location both for residents and pedestrians, by providing better surfaces and to make it visually more appealing. It will also enhance the Conservation Area and reinforce the connection between Haydon Place and Stoke Fields.

**WHAT HAPPENS NEXT**

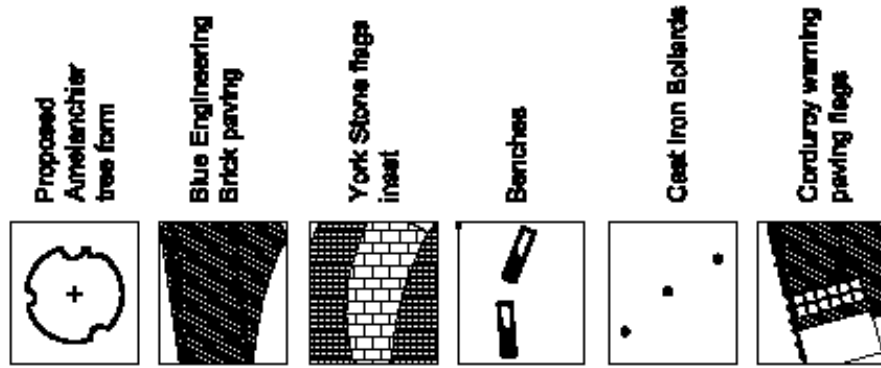
- 14 Subject to the approval of the Committee, the scheme will be constructed by the Borough Council in two phases, hard landscaping followed by planting. The Borough Council will be responsible for the maintenance of this site. All local residents and businesses will be informed in advance of the commencement of works and steps will be taken to minimise disruption to them all.

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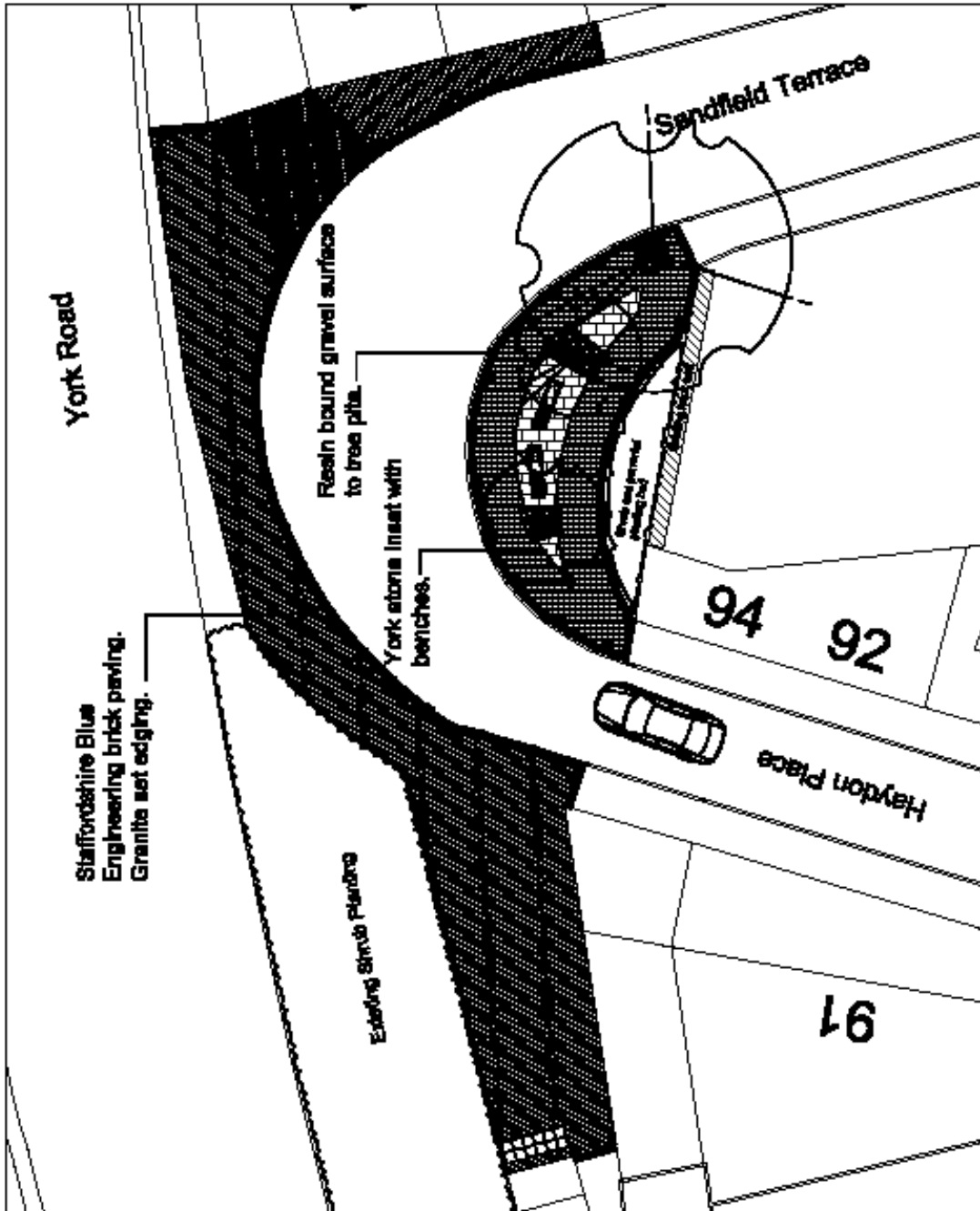
<b>LEAD OFFICER</b>	MARK WILLIS GBC ENVIRONMENTAL PROJECTS OFFICER
<b>TELEPHONE</b>	01483 444674
<b>BACKGROUND PAPERS</b>	GBC Town Centre Conservation Area Appraisal

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**Annexe 1  
GLC Report  
March 2010**



Scale 1:200



Guildford Borough Council  
Environmental Projects  
Planning Services

Haydon Place / Sandfield Terrace Junction  
environmental improvements