



**Environmental Improvement  
Kingpost and London Road shopping parade,  
Burpham.**

**Surrey County Council  
Local Committee (Guildford)**

**22 June 2011**

**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 legal agreements. It is proposed to resurface the parking area and access road of the shopping parade; create a small public space; move kerbs to increase space for improved vehicular circulation in the car park; install an artist made information sign post and benches; and plant trees and shrubs along the frontage.

**Report by**

Guildford Borough Council, Head of  
Planning Services

**Surrey Atlas ref.**

Page 94 D9

**Guildford Borough Council Ward**

Burpham

**County Electoral Division**

Guildford East

## OFFICER RECOMMENDATIONS

The Committee is asked to agree:

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

## INTRODUCTION and BACKGROUND

- 1 The shopping parade, known as Kingpost and London Road shopping parade, was identified as in need of improvement and a Section 106 agreement was drawn up in connection with the development of the Cloisters flats to provide funding for improvements.
- 2 The land in question is adopted highway with an area of parking (approximately 28 per cent of the work area) remaining the responsibility of Kingpost Parade Management Company. It is proposed that the area of the car park maintained by the management company be included in the environmental improvements to ensure an integrated improvement to the site. The management company is happy that this should be done subject to a licence agreement being drawn up.
- 3 The car park's bitumen macadam surface suffers from cracking, spalling and pot holes caused by its age and the various layers of patching which are deteriorating. Cracks and joints in the original concrete road that lies below the surface also cause cracks to form through the macadam wearing course.
- 4 The current car park layout has narrow points and a shape that hinders the easy movement of cars. There are no marked parking bays, resulting in disordered parking.
- 5 Current planting and old paving do not enhance the appearance of the parade.
- 6 This area was identified in the Greening the Approaches Strategy as a location for improvement, being a main entrance into Guildford.

## THE PROPOSED IMPROVEMENTS

- 7 The aim of the project is to reinvigorate the shopping parade that is now looking dated and in need of repair. It is hoped that this will give a boost to the businesses situated there and make the place easier for people to access, both pedestrians and car users.

The proposed improvements are as follows:

- strip the existing tarmac surface from the parking area, access road and footpaths; treat the cracked concrete base and resurface.
- replace broken kerbs and bollards.
- move the kerb line in front of the shops to better use the available space and improve circulation.

- adjust the kerb line at the entrance to the car park to discourage motorists from making illegal right hand turns in to the car park from London Road.
- mark parking bays to order the parking and ease congestion.
- create a public seating/meeting area with restored information panels and space for bicycle stands.
- install disabled parking spaces and dropped kerb crossing points to improve mobility for the disabled and pushchairs and so on.
- introduce tree planting along the road frontage and new shrub planting to make a more impressive and pleasant aspect to London Road and bring emphasis to the shopping parade.

## **OPTIONS**

- 8 Options were looked at for the configuration of the parking spaces and the possibility of changing the vehicular circulation through the car park.

This included looking at the possibility of changing the location of the entrance and exit to the car park: this was discounted due to the cost and uncertain benefits.

Swapping the entrance and exits was examined with a view to ease the flow of vehicles through the car park: this was rejected due to foreseen problems with cars making illegal turns to the right when leaving the site.

It was decided that the circulation through the parking area should remain the same, but by moving kerb lines to make more space and organising parking bays with proper markings these measures will ensure better movement through the car park and ease congestion at busy times.

## **CONSULTATIONS**

- 9 The scheme has been developed in consultation with the local residents and borough and county councillors in line with the draft Community Engagement Strategy and Community Involvement in Planning guide. Discussions have been held with the Kingpost Parade Management Company and the management company of Barton Place (BPLA RTM Company LTD) for their consent, and with the Burpham Community Association. The comments have been positive and we have been able to integrate appropriate suggestions.

Surrey County Council highways officers were consulted for their views. These were positive towards the scheme and adjustments to the design were made upon their request. The design has been through stage 1 of the safety audit and the recommendations would be incorporated in to the detail design for stage 2 submission.

## **FINANCIAL AND VALUE FOR MONEY IMPLICATIONS**

- 10 This scheme has funding secured from section 106 agreements.

The scheme will be constructed by a contractor appointed by Guildford Borough Council at no cost to Surrey County Council.

The planting will be maintained for the first five years after installation as part of the landscaping contract to ensure establishment of the trees and shrubs. After that maintenance will revert to the property owners, being Kingpost Parade Management Company for shrub and tree planting on their land, and Surrey County Council for the trees planted on the highway verge.

The location of the site offers the opportunity to improve the appearance of a main gateway to Guildford and to reinvigorate a shopping parade. It is hoped that the improvements will increase trade for the parade shops. The vitality and viability of local shopping parades such as this are gauged annually through vacancy monitoring by the Council's planning service.

### **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

- 11 Materials used will meet highways' standards. A method is being sought together with Surrey County Council highways' laboratory to deal with the poor pavement structure and the problems that arise from the underlying concrete. A method will be used that will maximise the longevity of the car park surface. Trees and shrubs will be UK grown and will improve the biodiversity of the area.

### **CRIME AND DISORDER IMPLICATIONS**

- 12 There are no foreseen negative crime and disorder issues arising from the construction of the proposed design. Some issues can be improved:

Currently there are incidents where cars travelling in an easterly direction along London Road make a right turn in to Kingpost Parade illegally instead of going around the roundabout and back to make a left turn in to the site. To reduce this, the kerb will be built out at the entrance to deter the illegal manoeuvre.

Bollards will be used to stop vehicles mounting the pavement next to the public area where the post and telephone boxes are located.

Parking restrictions in the form of lining and signage will be installed to the requirements of the Surrey County Council highways officers to order the parking and circulation of vehicles.

### **EQUALITIES AND DIVERSITY IMPLICATIONS**

- 13 Improved surfaces will make it easier for people with mobility difficulties. Dropped kerbs with tactile paving will be installed on either side of the road in two locations to make informal crossings to the benefit of both the disabled and people pushing wheelchairs and so on. Two disabled parking bays will be installed, where currently there are none.

### **CONCLUSION AND REASONS FOR RECOMMENDATIONS**

- 14 The scheme will make good the whole of the paved surface of the car park that is currently in a poor state. A construction method will be used to

maximise the longevity of the pavement to make a sound and usable surface that should reduce the amount of maintenance in to the future.

The general appearance of the shopping parade will be improved, not only by the new paving but by the new planting and street trees that will give a more impressive frontage to the parade. The changes will make vehicle circulation better and reduce the congestion that is problematic within the car park.

It is hoped that the improvements will give a boost to the trade of the shopping parade by making it a more pleasant and easier place to use.

It is recommended that consent be given for the project to go ahead.

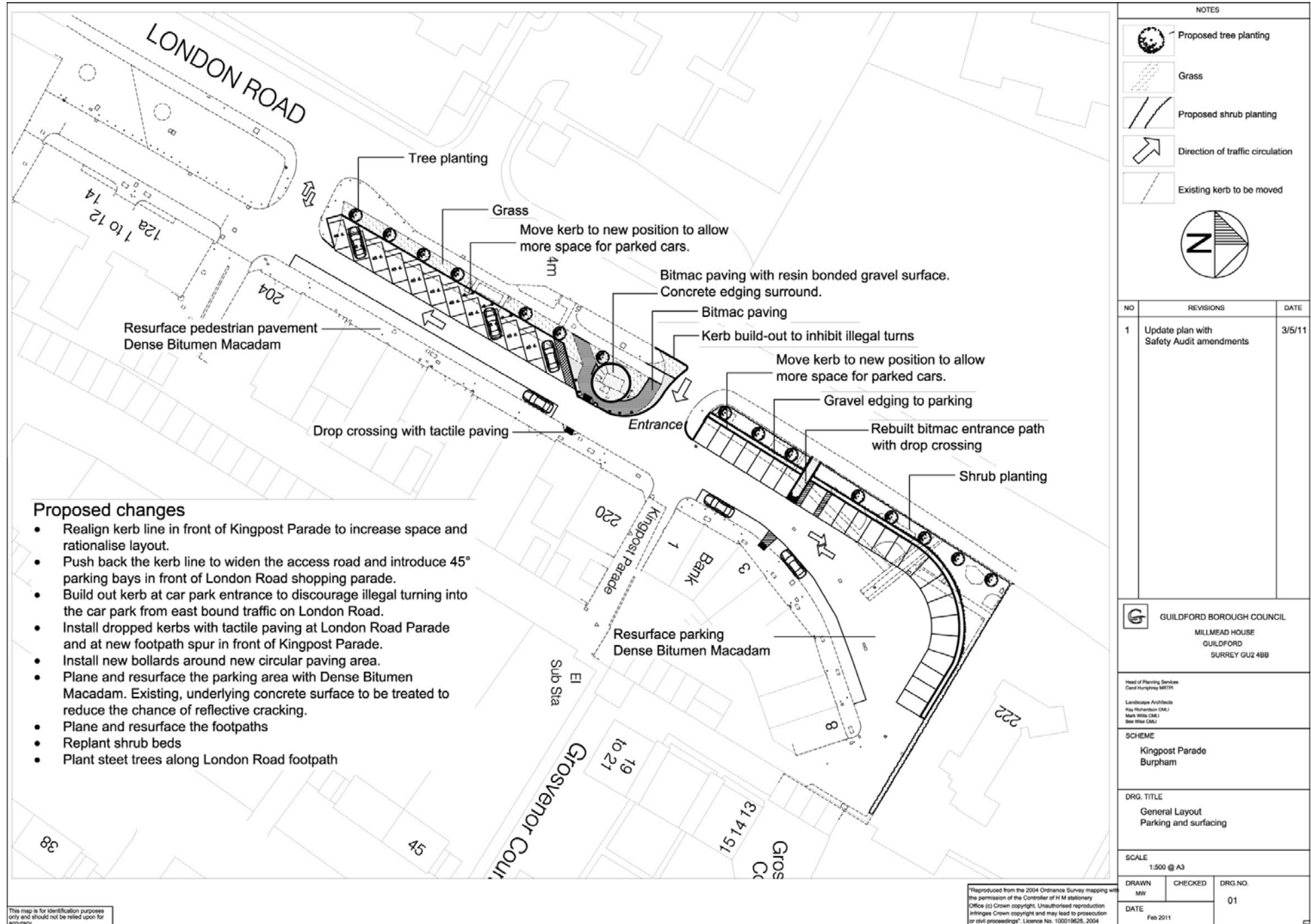
**WHAT HAPPENS NEXT**

- 15 Subject to the approval of the Committee, the scheme will be detailed designed and safety audited with the approval of Surrey County Council officers and constructed by the contractors (civils contractor and a landscape contractor for the planting) appointed by Guildford Borough Council in two phases; hard landscaping followed by planting. 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>BACKGROUND PAPERS</b>	None

# ITEM 20 : ANNEXE 1 : PROPOSED DESIGN OF PARADE FRONTAGE



NOTES

- Proposed tree planting
- Grass
- Proposed shrub planting
- Direction of traffic circulation
- Existing kerb to be moved

NO	REVISIONS	DATE
1	Update plan with Safety Audit amendments	3/5/11

GUILDFORD BOROUGH COUNCIL  
MILLMEAD HOUSE  
GUILDFORD  
SURREY GU2 4BB

Head of Planning Services  
Carol Houghton MBT(1)

Landscape Architects  
Ray Richardson OBE  
Mark Wells OBE  
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SCHEME  
Kingpost Parade  
Burpham

DRG. TITLE  
General Layout  
Parking and surfacing

SCALE  
1:500 @ A3

DRAWN MW	CHECKED	DRG. NO. 01
DATE Feb 2011		

- Proposed changes**
- Realign kerb line in front of Kingpost Parade to increase space and rationalise layout.
  - Push back the kerb line to widen the access road and introduce 45° parking bays in front of London Road shopping parade.
  - Build out kerb at car park entrance to discourage illegal turning into the car park from east bound traffic on London Road.
  - Install dropped kerbs with tactile paving at London Road Parade and at new footpath spur in front of Kingpost Parade.
  - Install new bollards around new circular paving area.
  - Plane and resurface the parking area with Dense Bitumen Macadam. Existing, underlying concrete surface to be treated to reduce the chance of reflective cracking.
  - Plane and resurface the footpaths
  - Replant shrub beds
  - Plant steel trees along London Road footpath

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ITEM 20 : ANNEXE 1 : PROPOSED DESIGN OF PARADE FRONTAGE

