

Guildford Woodbridge Road Consultation Pack



compound:

www.compound-re.com

Developer & Architect Introduction

compound:

Compound are an awarding winning investor, developer and operator of commercial real estate.

Collaborating with leading architects, designers and creatives, we challenge the status quo to place our customers at the core of what we do and are uncompromising in the pursuit and provision of beauty, service, impact and value. Across Multi Let Industrial, Serviced Offices, Self Storage, Micro Retail and Urban PRS we have executed upwards of £250m of direct to consumer development.

Compound have other self-storage projects in Tunbridge Wells, Milton Keynes & London.



00 architecture

Architecture 00 is an East London-based design studio with particular specialism in designing and delivering environments for creativity and innovation. We have spent the last 15 years researching, visioning, brief writing, designing, delivering and even operating, pioneering shared work and learning spaces in close dialogue with our diverse clients and end-users.

Our buildings have received 3 RIBA Building of the Year Awards, for SOAR Works, Manor Works, and The Foundry. We have recently completed the BREEAM Outstanding retrofit for the New City Hall at the Royal Docks.



Existing Site

The site covers 0.52ha/1.29acres. It is located at the corner of Woodbridge Road and the A25, and currently comprises poor quality, dated secondary trade/industrial/retail, occupied by Magnet Kitchens and a concrete car parking area. The site is located to the north of Guildford town centre, close to Ladymead retail park.



CHALLENGES



SURROUNDING TRAFFIC



EXTENSIVE CONSTRUCTION EXPECTED TO EAST AND WEST OF SITE



FLOOD RISK



OPPORTUNITIES



GATEWAY LOCATION



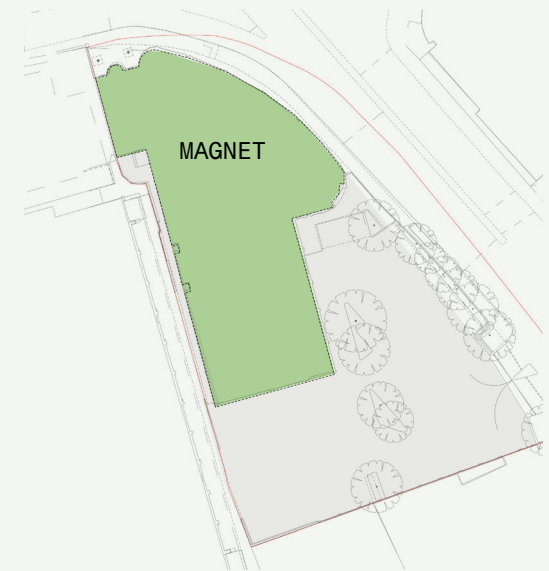
HIGHLY VISIBLE SITE



HIGHLY ACCESSIBLE

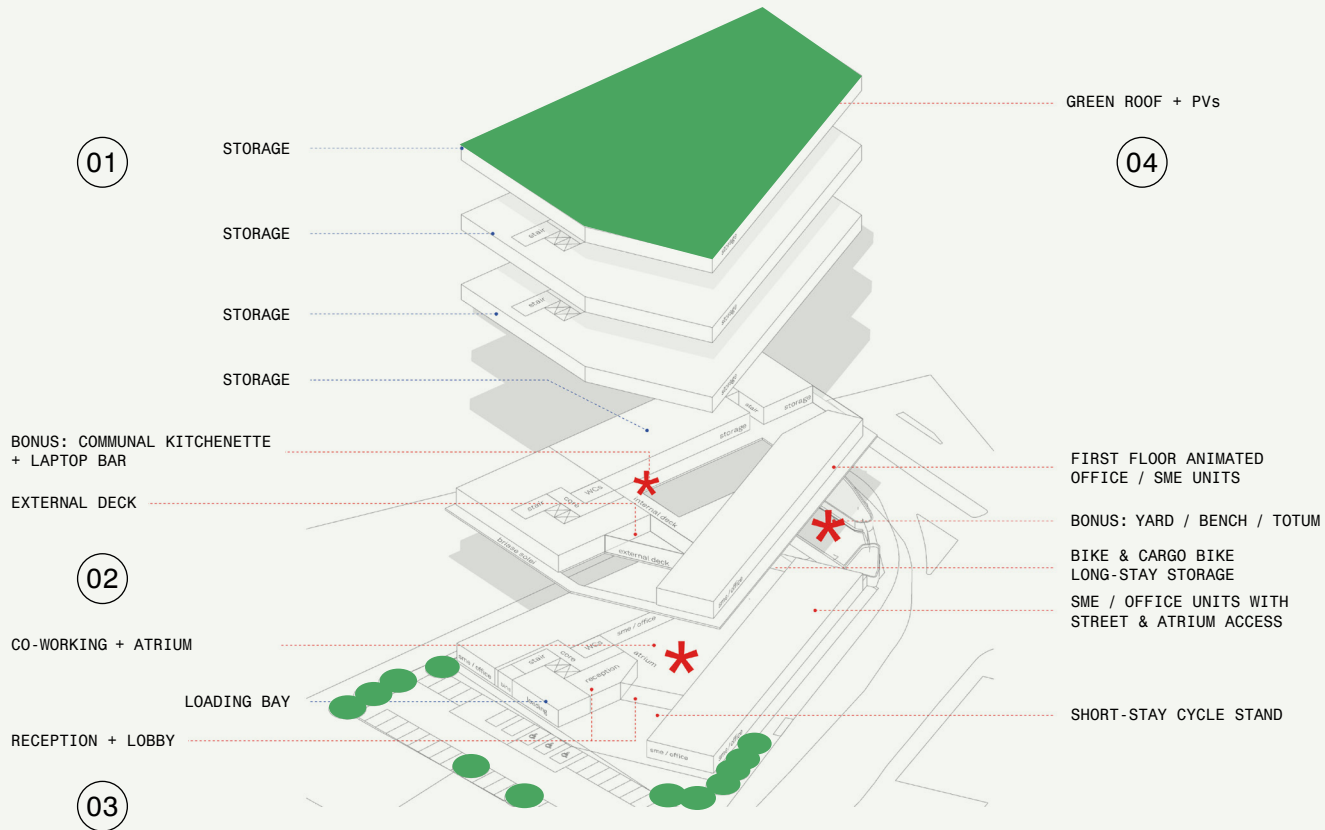


EXISTING TREES, RIVER AND PARKLAND



Our Plan

“A reimagined storage facility to include community workspaces and retail whilst acting as a gateway beacon at the intersection of the Guildford out-of-town zone and the town centre. Offering a mix of street-facing office, retail and SME spaces on the ground and first floors, as well as convenient self-storage units on the upper floors”.



01: STORAGE



02: CO-WORKING



03: RETAIL



04: GREEN ROOF



05: SME/OFFICE UNITS

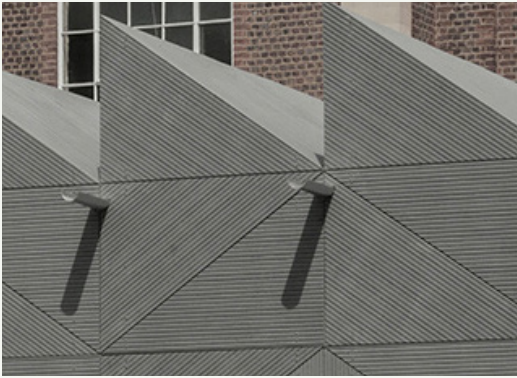


06: SME/OFFICE UNITS



07: BIKE WORKSHOPS

Materials



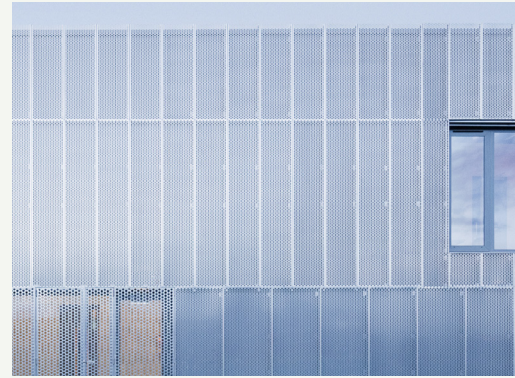
ANTHROCITE SINUSOIDAL PANELS

- Visually communicates permanence
- Breaks down scale, more welcoming



PERFORATED METAL

- Security
- Daylight
- Visually interesting



METAL CLADDING

- Security
- Daylight
- Visually interesting



GLAZING TO SME AND OFFICE UNITS

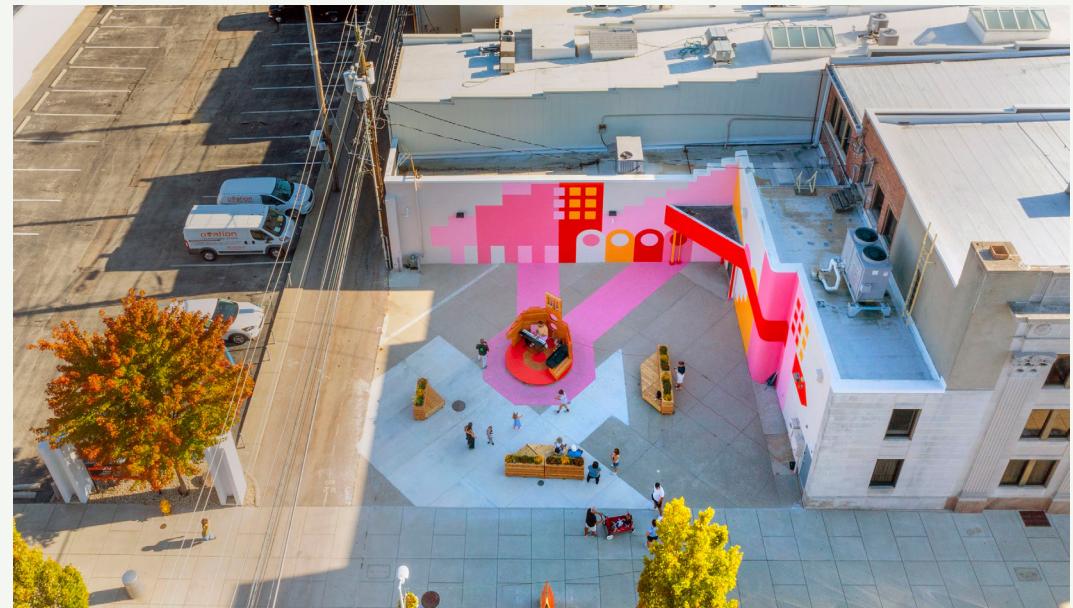
- Activates frontage to street and courtyard
- Improves daylight into units
- Extent and height to be developed



POLYCARBONATE

- Daylight
- Activates frontage while providing privacy

Landscaping



Initial Concept (View from A25 East)



compound:

Initial Concept (View from Woodbridge Road North)



Our Impact



SUPPORT 125 JOBS
FOCUSED AROUND THE
LOCAL ECONOMY



BREEAM EXCELLENT



CREATIVE LANDSCAPING
INCLUDING EXTERNAL
PUBLIC YARD WITH BENCH
SEATING AND TOTEM
SIGNAGE



CO-WORKING SPACE
TO HELP LOCAL SME
BUSINESSES FLOURISH



100% POWERED
BY PV



OPERATIONALLY
NET ZERO



HIGH QUALITY DESIGN
RESPONDING TO
NEIGHBOURING BUILDINGS
AND BEING A KEY MARKER
WHEN ARRIVING INTO
GUILDFORD



FLEXIBLE INTERNAL
SPACE FOR CO-WORKING
AND EVENTS



IMPROVED PUBLIC REALM
WITH ANIMATED STREET

Initial Concept (View from A25 West)



Environmental Benefits



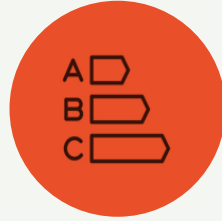
SUPPORTING NET ZERO

The building aims to be net zero in operation, by eliminating gas and sourcing energy from renewables



A LOW ENERGY DESIGN

Low energy equipment and lighting will be specified to reduce energy consumption



EPC A RATING

National targets will be surpassed to achieve an 'A', with an 'A+' aspiration



LOW EMBODIED CARBON

Low embodied carbon material alternatives will be prioritised for construction



BIODIVERSITY NET GAIN

We will implement green ecosystems, bird and bat boxes to support biodiversity net gain



CONSERVING WATER

Water consumption will be protected by harvesting rainwater for irrigation



Social Benefits

COMMUNITY BENEFIT

The Proposed Development would deliver co-working and SME workshops and external (spill out, pop up & leisure activities) amenity space. These will be connected via the central building entrance and provide opportunities to support a wide variety of local businesses and community groups. BREEAM's ESG standards provide a framework to engage with local stakeholders and maximise community benefits, boosting social cohesion and promoting the participation of residents and local businesses.

PROMOTING EMPLOYMENT AND SUPPORTING LOCAL SMEs

The scheme will deliver new commercial space that would meet best-in-class sustainability standards and offer spaces for a range of businesses. This includes flexible workspace and storage solutions for local SMEs. Through the BREEAM Excellent Certification, apprenticeship and training opportunities would be provided during the construction phase of the Proposed Development, as well as local employment and skills measures going into the operational phase.

PUBLIC REALM AND ACTIVE TRAVEL IMPROVEMENTS

The Proposed Development would provide access to open space in the ground floor. The surrounding area will have improved accessibility for pedestrians and cyclists and better access to local public transport. The site's integration to the area in the context of nearby developments will help create an inviting environment that prioritises the health and well-being of occupants and visitors.



SUPPORTING LOCAL SMEs

The scheme will deliver new commercial space that will offer spaces for a range of businesses and achieve market leading sustainability and well-being accreditations



SKILLS & TRAINING FOR LOCAL PEOPLE THROUGH IMPACT LEASING

100% of our office contracts will agree to dedicate time to mentoring local young people at the start of their professional journey. This will result in supporting over 100 local young people over the first 5 years of operation



BOOSTING ECONOMIC ACTIVITY

Supported by the new work-force on-site each year, an uplift of **£3.6m** compared to the current site

Employment Benefits

The Proposed Development would deliver almost 7,000 sqm of self-storage, a growing industry in the UK with an annual turnover of over £1bn, meeting the storage needs of residents and businesses. Additional office and retail floorspace on-site would support employment in Guildford, delivering the following estimated economic impacts.



DEMOLITION AND CONSTRUCTION PHASE

OPERATIONAL PHASE

95

INCREASED EMPLOYMENT

95 Jobs per year supported over 1.5-year construction period

£340,000

TOTAL LOCAL EXPENDITURE

£340,000 total local expenditure by workers during construction

125

FULL-TIME EQUIVALENT (FTE) JOBS ON-SITE

With a minimum of 30% going to Guildford residents under existing commuting patterns, maximised in line with the BREEAM Excellent Standard

£9.7M

IN ECONOMIC OUTPUT (GVA)

Supported by the new workforce on-site each year, an uplift of £3.6m compared to the current site

£310,000

IN ANNUAL WORKER EXPENDITURE

In the local area, an increase of £200,000 compared to the current site, benefitting local businesses

Transport



TRAVEL LINKS

The proposed building retains the existing links to the local transport network



CYCLE PARKING

Increased cycle parking to encourage staff and visitors to arrive by bicycle rather than car



CAR PARKING

The proposed building will be served by 33 parking bays and 2 loading bays which is compliant with the Surrey County Council parking standards



COPENHAGEN CROSSING

Introduction of a Copenhagen Style crossing to the entrance of the development



EV CHARGING BAYS

In addition to the existing public transport, the facility will provide EV charging



TRIP ANALYSIS

Trip analysis has been conducted and the total daily trips for the proposed development has been confirmed as acceptable by the Surrey County Council



Thank You



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