



# ELYSIAN

RESIDENCES

## Autumn 2023 Update

Following two rounds of public consultation and engagement with Guildford Borough Council, we have reviewed all the feedback from stakeholders and communities alike and amended our proposals in response to those comments.

We have worked hard to ensure the design delivers on the potential of this important site whilst being sympathetic to the local surroundings and community.

We're pleased to present the revised design which still delivers an inclusive residential development with new amenities, and yet enhances the heritage and green spaces of the existing site.

**With this in mind, we are proposing the following key changes to the proposals ahead of submission:**



CGI looking across the existing lawn at the Manor House and proposed new accommodation wing

## Proposed changes



**A reduction of 30% of new homes being delivered** on site from 350 to 247.



Better **integration with the surrounding area** by aligning connections and routes with garden spaces and existing public footpaths.



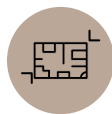
Reduction **of our later-age living accommodation**, from 5 buildings down to 4.



Redesign of **the building nearest the Manor and reduction in the number of storeys**.



Improved design of the development to better complement the existing landscape and to **avoid the need for substantial excavation**.



**Reduction in the number, footprint and massing of buildings** proposed on the existing car park.



Inclusion of a **dedicated car park**, replacing the need for basement parking.



Introduction of a **low-level colonnade connecting key buildings with landscaped gardens**, providing shelter in bad weather.



Retention and restoration of the existing **Garden Cottage, Cowshed, Summer House and Pound Cottage**.



**Greater retention of trees and ancient woodland** by relocation of buildings across the site.

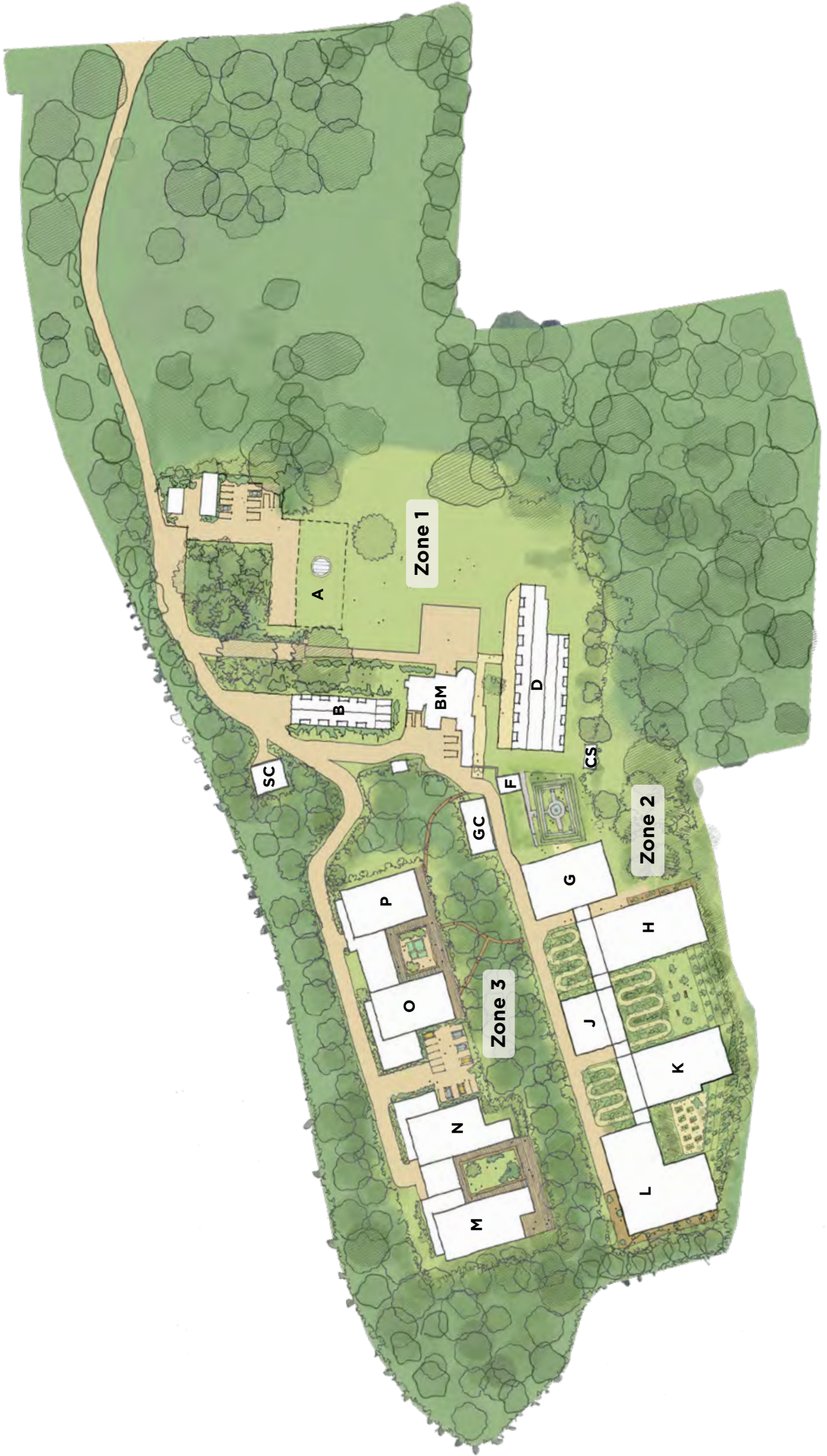
# Before

As seen at our July 2023 public consultation.



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# After

Revised proposed masterplan to be submitted.



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Pound Cottage retained

North Downs Way connectivity and public access improved

Garden Cottage retained

Plot A pavilions accommodating wellness centre and restaurant, open to public

Back of Braboeuf Manor becomes a front of house experience creating a heritage heart with other heritage buildings

Curtilage structures retained as pocket gardens to signify pedestrian route

Plot D massing footprint reduced to improve relationship with Manor

Cowshed retained

Connectivity between Zones 1 & 2 improved through enhancing relationship with walled garden and provision of accessible route under covered colonnade structure

Walled garden retained

Zone 1

Zone 2

Zone 3

Zone 3 plots relate better in form with Zone 2

Residential buildings replaced with parking structure to consolidate C2 & C3 parking. Massing reduced and concealed by C3 plots

Trees retained to provide visual screening along perimeter

Routes introduced to connect landscaped areas between Zones 2 and 3

Accessible gardens working with the site's topography

Zone 2 reduced footprint and number of plots

Trees retained to provide visual screening along perimeter

Improved and simplified covered connectivity between Zone 2 plots





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## Key Benefits

We want our investment in this development to open up a previously inaccessible enclave of Guildford for the public to enjoy, and marry it with a vibrant residential community which benefits from an enhanced landscape and ancient woodland. Importantly, our proposals will also deliver the following key community and economic benefits:



Delivery of up to **247 high-quality new homes**, including significant later-age living accommodation that will **free up family housing** and **reduce NHS pressures** through in-house registered care.



Support for Guildford's drive for **improved sustainability** and wellbeing through a focus on inclusivity, heritage, and environmental protection.



Encouraged community inclusion through **opening up the grounds for public access** and **new on-site restaurant**.



Promotion of sustainable travel through the provision of complimentary **electric shuttle buses for residents**.



A **long-term commitment to maintaining, managing and improving the site**, and providing jobs for local people and supply chain opportunities for local businesses.



Conservation and enhancement of local heritage and biodiversity, including Braboeuf Manor and **new scenic walking routes**.



Commitment **to considerate construction**, providing dedicated community liaison to manage construction concerns throughout construction.

## Timeline

<b>Autumn 2023</b>	●	Community updates/ events & planning submission to GBC
<b>Early 2024</b>	●	Determination of planning application
<b>Summer 2024</b>	●	University of Law departs
<b>Winter 2024</b>	●	Subject to approval, construction begins on site

## Thank you!

Looking forward, we plan to submit the application to Guildford Borough Council in the coming weeks and will be sure to keep you updated on the progress of the application. In the meantime, we'd like to thank you for your continued input and help with our evolving proposals.



CGI of revitalised Walled Garden and newly proposed block G

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