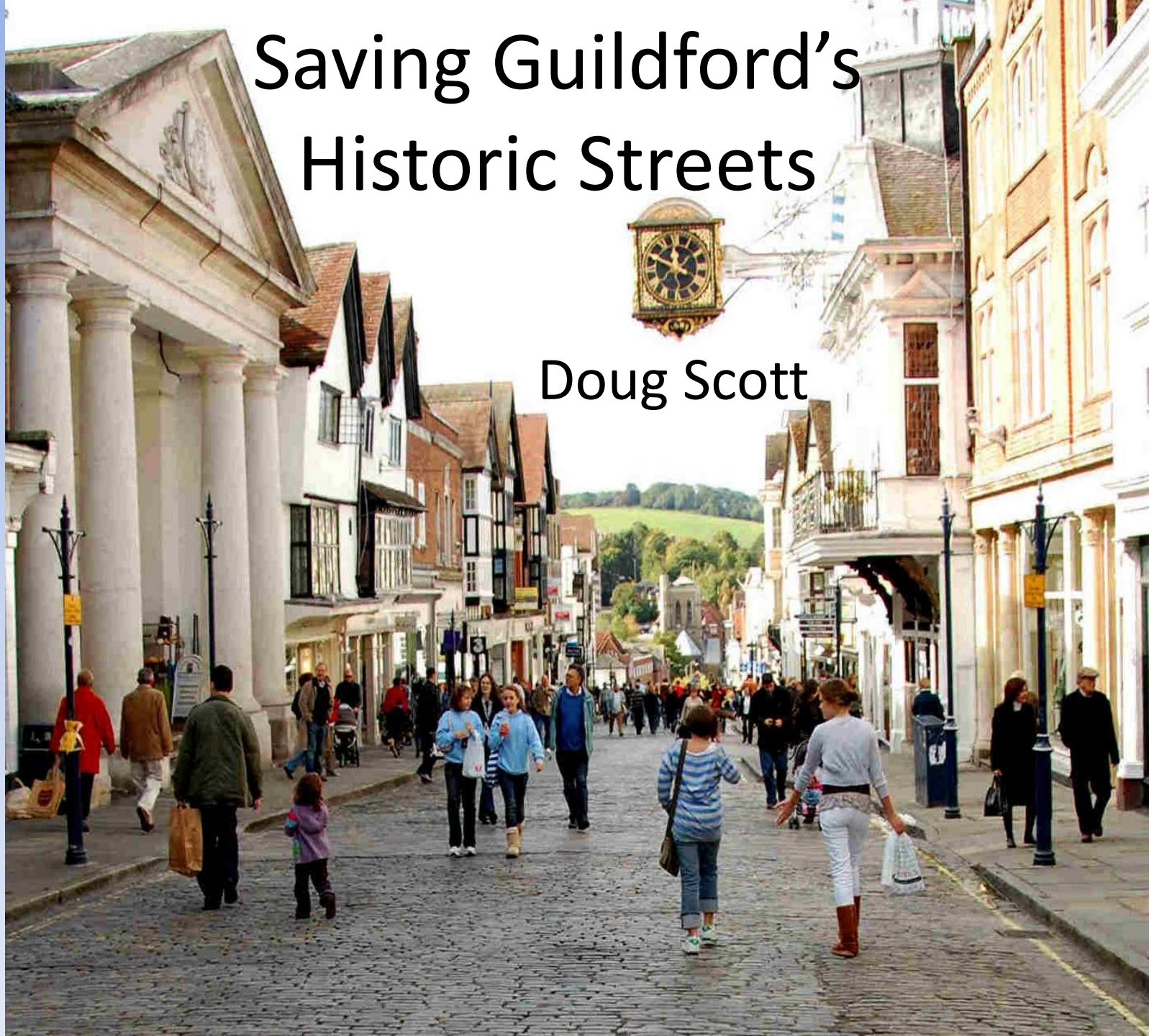




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Saving Guildford's Historic Streets

Doug Scott





Do we have
something to Save?

Yes!

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How did it Start?



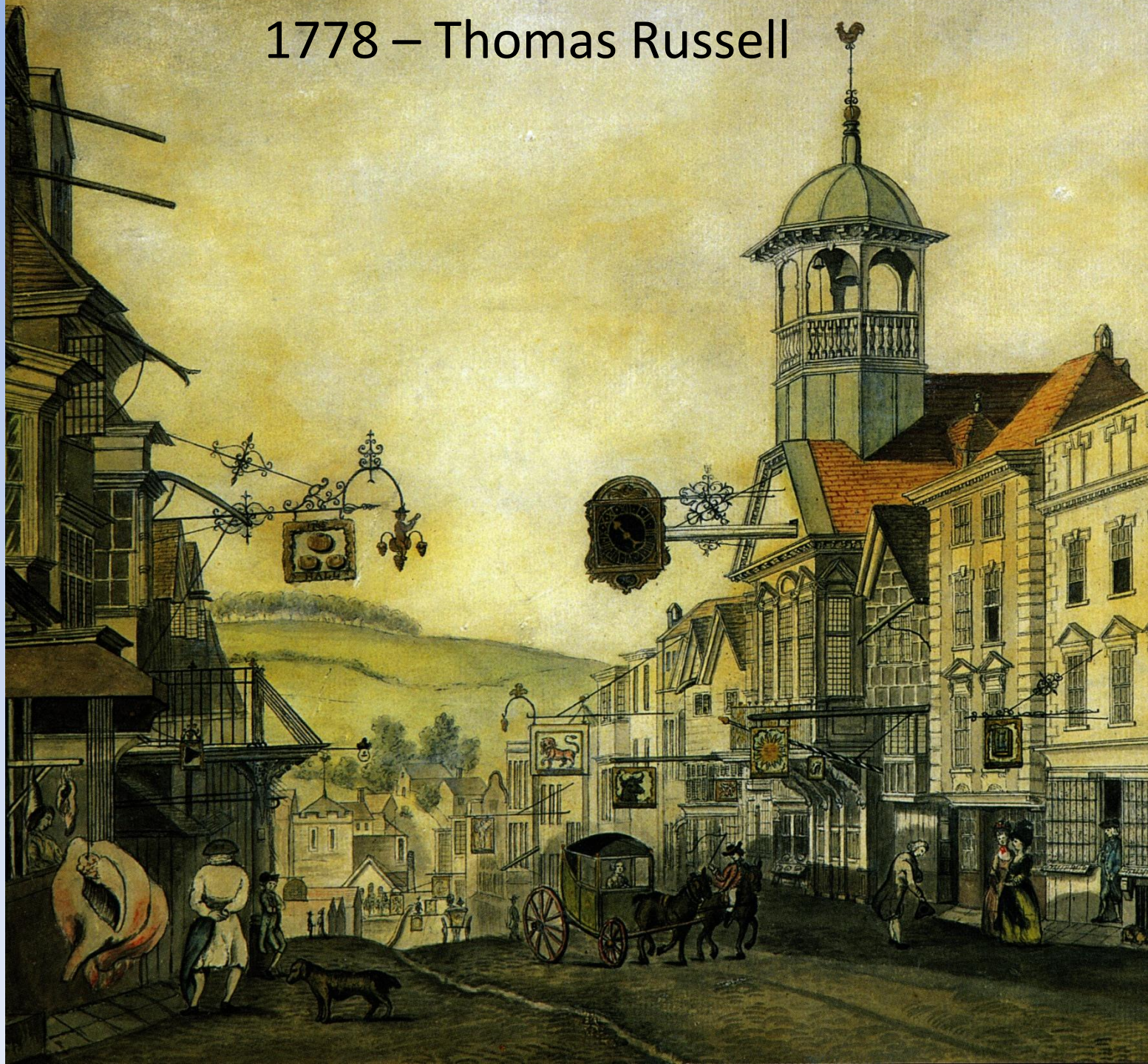
Guildford 1728 - Samuel & Nathaniel Buck





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1778 – Thomas Russell





Laying the Setts - 1868

In the mid 1800s, the state of the High Street had become a cause for concern.

Because of the steep hill the road deteriorated rapidly and horses found it difficult to pull coaches up the hill.

In 1868 there was a public subscription to raise the £11,000 needed to repave the High Street with Granite Setts.

The newly appointed Borough Surveyor “Henry Peak” supervised the work



Early 1900s – Percy Lloyd

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Guildford Today



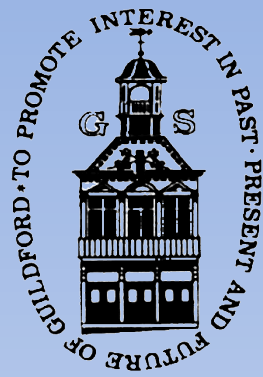


Sir Nikolaus Pevsner (1902-83)

The High Street is steep, convex, and immediately answered by The Mount on the other side of the River.

A linear town is thus given a genuinely linear fulfilment, unlike so many High Streets, which simply fade out. This makes Guildford one of the best old towns near London.

To this must be added the effect of the Guildhall and its clock, placed at the critical point on the high Street, one third of the way down, where it is on the skyline from both sides. Rarely can a building have justified its position so well.



The Golden Third

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Are we Trying to Save (protect and enhance) Guildford's Character?

Sometimes I wonder?





Town centre
via Riverside Walk

Severn & Bolton Ltd

Midford



Who Looks After Guildford?

- Guildford Borough Council
 - Guildford Development Framework
 - Conservation Areas
 - Planning – Buildings and Parks
- Surrey County Council
 - Highways Department
- Utilities
- No joined up thinking!



Recently the Setts have fallen into disrepair

- The need for utilities, electricity, cable TV, broadband, telephones, water and drains, has increased dramatically in the last two decades.
- The damage to the Setts is largely due to utility companies digging up the road and failing to properly reinstate.
- We need to understand why.



Highways Act 1980

New Roads and Street Works Act 1991

Traffic Management Act 2004

- The Street Works Act gives Utilities the right to place and maintain their equipment in the public highway.
- They must get a licence, from the SCC Highways Department.
 - Licence fee £134
 - Inspection fee of £150
 - Pay a deposit
- On completion of the work, the Utility company has a statutory duty to re-instate the road to its original state, or forfeit the deposit.



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Problems with the Setts Incompetent Repairs by Utilities





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Problems with Setts

Incompetent Repairs by SCC





Re-Instatement has clearly failed

Who is to Blame?

1. The inspection charge is set at £150. This does not cover the cost of a qualified inspector, visiting the site three times .
2. By comparison, Guildford Borough Council charges £443 to inspect a medium sized extension, for compliance with Building Controls. Nearly three times as much.
3. Because it's costs are not covered, SCC does not appear to inspect all the work and poor work goes uncorrected.
4. If the work is not rejected, deposits must be returned.
5. After six months, the Statutory duty to repair reverts to SCC. That means you and me the Council Tax payers.



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Repair Work has Started

GBC shamed SCC into action by paying
half the cost



Work on the High Street





What Next

- There are a lot of questions to be answered.
 - Which Historic Roads to conserve?
 - What Characteristics do we conserve?
 - Who will be responsible?
 - How will it be funded?
 - How to we prevent the problem recurring?



Which Historic Streets do we Conserve?

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- High Street
- Upper High Street
- Mill Lane
- Quarry Street
- Swan Lane
- Angle Gate
- Tunsgate
- Milkhouse Gate
- The Mount
- Castle Street
- Castle Hill/Arch
- North Street
- Chapel Street
- Market Street
- The Shambles
- Trinity Churchyard

?



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Other Problem Areas

- The Problem is not limited to the Setts
 - Pavements
 - Street Furniture



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Pavements





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Disabled Crossings?

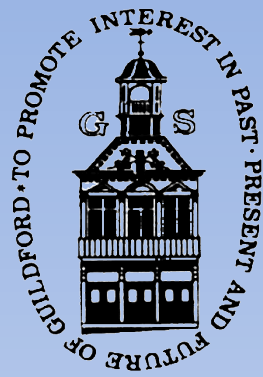




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Replacement Paving





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What Colour do you Want Today?





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Street Clutter





Who is Responsible

- Surrey County Council are responsible for the highways (Roads and Pavements)
- Guildford Borough Council are responsible for the area (Buildings, Views and Planning)
- GBC have planning Policies for the Conservation Areas, but these do not apply to the Streets (SCC)
- Long term we need joint SCC/GBC commitment.



What Should be Done?

- Other Historic Towns, Winchester & Chichester have adopted the advice of English Heritage and developed a StreetScape Manual.
- The Manual covers Buildings, Streets and Street Furniture. It needs to be jointly produced, adopted and funded by SCC and GBC.
- It should define which of Guildford's Streets are Historic and what they should look like.
- It should include the road, pavements, signs and street furniture.



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First Steps

- On Sunday, I will be leading a walk around our historic streets. Meet at 3pm on the Town Bridge.
- In November, the Guildford Society is sponsoring an Open Forum on Guildford's Streets.
- Please come along and have your say.



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Guildford High Street is special

