



## Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

### Casino, Onslow Street

#### Client

Harpers Leisure International Limited

#### Location

Guildford, Surrey

#### Services Provided

Historic Buildings

#### Date of Completion

December 2004

#### Key Issues

Major Town Centre Development

Redevelopment of Locally Listed Buildings

Conservation Area Constraints

Setting of a Listed Building



Planning Permission and Conservation Area Consent were refused by Guildford Borough Council for the redevelopment of three locally listed buildings dating to 1905-1913 within the Bridge Street Conservation Area.

The planning application was for a casino with two basement floors, and a ground floor with five storeys above. Designed in a contemporary

style, the materials for the casino included copper sheeting, terracotta, glazed walling, and glass "sails" across the facade.

During the planning inquiry, the Council only presented evidence on the impact of the new development on the conservation area, and on the setting of a nearby listed building.

The Inspector accepted the evidence put forward on conservation and design matters by CgMs and other members of the team on behalf of Harpers Leisure International Limited. In allowing the appeal he concluded that the casino would be a "landmark building of architectural merit".

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