

Planning

- The A286 travels North-West on the outside of the roman city wall. The A27 city bypass regularly seizes solid. The A286 is used as an alternative relief road causing air quality around the A286 to be at possibly illegal levels and worrying delays to ambulances and fire engines. A Northern bypass is needed to the city.
- Organic growth and natural change over the centuries have ensured a good land mix in the area.
- On the West side of A286 most buildings are houses dating from 1700 onwards. The building use is diverse with shopfronts, dentists, opticians etc. the wide road allows short term parking. All require careful conservation.
- The former church, St Peter the Great, a Grade I listed is used as a student pub and has fallen into disrepair. The West end of West Street has specialist shops, a hairdresser, and a pub. Stable business use. The buildings are attractively old and worthy of conservation.
- Orchard Street has a roundabout junction with West Street. This will be re-built in the next few months. It is essential that the landscaping of the new work is strikingly handsome.
- The two largest buildings within the area are County Hall and the Registry Office. Though modern, they are of good quality construction and compatible with their older neighbours. Behind the Registry Office is their car parking which conceals the entrance to Brewery Field.
- All the bus services into the city use West Street to drop off in front of the Cathedral, in the very centre of the city. This asset should be retained.
- Other than overspill from the A27, traffic levels are compatible with the essentially residential character. Enforcement of speed and noise regulation especially for motor bikes is non-existent and would be welcomed.
- The area is care free and safe during the day. There is little ASB.
- New housing infill has been well cone. Unless County Hall or the Record Office re-locate there is no available land.
- The former church, now pub, opposite the Cathedral is in poor repair as is the window to the Coach House. The boundary wall of county Hall car park against North Walls is in a dilapidated state, a sorry part of the Walls Walk, and needs repairing.

West Walls Area PLACE Assessment

- The pavements generally need maintenance. The entrance to Orchard Grove and the Family Church with the footpath merging into it is not ideal for disabled. This area floods during heavy rains. The Record Office is slippery during the winter.
- Brewery Field could possibly sustain local economic, social, and cultural life, but it needs to be more accessible and integrated into the street scene. It is currently badly underused. Edes House is widely available for meetings, cultural events, wedding receptions etc.
- Utilities are underground, but there is an untidy gathering of wires over the side entrance door to the dentist on West Street.

Landscape

- From the bench at the roundabout there is a view South down the Avenue de Chartres to the greenery of Tollgate Close and Westgate fields and another view looking East Long West Street to the 1500 year old cross in the centre of the city.
- The garden of Remembrance in West Street is a paved public open space. A quiet space for reflection, seating, few small trees, and planters. Recently refurbished and replanted by local volunteers.
- The Brewery Field which is surrounded by housing accessed from the car park behind the Record Office. It is well maintained. Good for football practice, dog walking, training, picnics. Almost a secret, it is underused. An evening gathering spot for local youths. The challenge is to retain it when the lease comes up for renewal. Greater public use which would help to justify the cost of maintenance. Three opportunities have been identified – better publicity, better signage and a wider, more visible access. Perimeter trees and bushes, including brambles retained as wildlife habitat. Possibly suitable for visiting circus or similar.
- The Bishops Palace Gardens are open to the public for limited hours. It is a beautiful garden full of flowerbeds and trees, a quiet very green space well used by all age groups. No dogs or ball games allowed.
- Green spaces do not connect. The area is too urban for that.
- There are several significant trees which enhance the landscape. All to be preserved at all costs. Special attention must be given to the plane tree in the centre of the roundabout to protect it during the forthcoming redesign of the roundabout.
- New tree planting should be introduced on the outside of the cycle ring of the new roundabout. Planting on the North and South-West corners of the roundabout is a welcome uplift against all the surrounding hard standing, especially the roses, appreciated by people resting on the bench.
- The area is too urban for significant hedgerows or landscape for food growing.
- Brewery Field could become a small scale nature reserve.

Architecture

- West Street and North Walls were laid out during the Roman occupation. Orchard Street also follows the Roman wall defences. Retain.
- The Cathedral is self-evident and does not need signposting, but the Bishops Palace Gardens the walk around the City on the city walls do need extra signposting.
- The area has been densely developed since medieval times there is no further scope.
- Most of our area is protected with a conservation Area. The Cathedral is of national importance. The Roman walls are a Scheduled Ancient Monument as are some of the houses that sit on the line of the wall where it has been demolished. Infill building is sympathetic in design and constructed with brick and flint walls and Keymer roof tiles. All worthy of conservation. Orchard Street is not the same outstanding character but preserve all.
- Red brick and flint walls predominate. Blue headers in Georgian work. Mixon limestone in No.7. There are Fareham chimney pots as featured in the Novium Museum.
- St Peter the Great in West Street was built in the 1860s to prevent the local worshippers from interfering with the Cathedral. Owned by the brewery it is in a sorry state of repair.
- The lack of front gardens a strong feature. There is an interesting crenelated brick wall at rear of 27,28,29 West Street and 8,9 Wall Cottage Drive. The bench outside Edes House needs a litter bin.
- There is a well-placed and very well used bench on the North side of the roundabout. More seating round the new roundabout would be good. Also, more seating outside Edes House. A statuette in a niche at the Prebendal School is intriguing. The Garden of Remembrance in North Street commemorates those who died in both world wars. There is seating and carvings. Until recently overgrown and neglected its upkeep has recently been taken over by the West Walls RA and we are very proud of our improvements.
- Orchard Street and its roundabout are lit very strongly. Hopefully the new roundabout will be lit more focussed and gently as befits the historic context. Lighting of the NW Walls Walk needs to be increased. The lampposts are sympathetic, recently fitted with LEDs that have better levels of illumination but still leave pools of sinister darkness. Street lighting to County Hall exit needs timings adjusted more sympathetically.

Culture

- The West Walls area is well served for cultural venues. The Cathedral houses large concerts and theatre productions as well as having its own excellent art collection. The Novium Museum is on our border with displays of local history. The Chichester Inn promotes music performances, “open mike” nights for emerging musicians as well as being a meeting place for societies. Edes House provides a wonderfully gracious setting for wedding receptions, business presentations, music etc. Brewery Field is a natural site for a visiting circus or similar. County Hall used to assist by providing free evening parking but have now installed, regrettably, parking controls extending into the evenings and weekends.
- The Cathedral occupies the SW quadrant of the Roman city. West Street is a natural approach. Every building except for one property, is old and worthy of conservation. The oldest are Tudor oak framed with brick Georgian frontages. The display windows of long-gone shops have been retained and would facilitate the return of shops/cafes etc if the street were to be pedestrianised. Edes House and its neighbours are gloriously grand and worthy of meticulous preservation. Dentists, doctors, opticians occupy the middle part of the street with specialist shops at the Western end.
- Orchard Street developed from a footpath outside the city walls. In the early 1960s a North orbital road was imposed. It created the need for a roundabout, obliterating the existing street pattern and its houses. Orchard Street was to be a dual carriageway. The remaining houses are a pleasing mixture, the oldest being Georgian and some early Victorian.
- North Walls is the old Roman service road to the fortified walls, a horse and cart 2.4m wide. The Walls Walk is highly popular and much used and enjoyed. However, the Roman wall was dismantled by the Georgians and the materials re-used. Four houses now occupy the void. The roundabout replaces the Western fortified gate. Walls walkers are disorientated and find it hard to find the way from the NW to the SE quadrant of the walls. The Bishops Palace Gardens are a stunning year-round pleasure and very well used. However, access to it from the West is down a narrow, mean and hard to find footpath behind the Chichester Inn car park and the signage need to be greatly improved. The west gate tollkeeper’s cottage is now an Indian restaurant.
- Better signage is required for the Walls walkers. The small plaque explaining the City’s gates needs to be augmented. If this were to be done with QR codes it could also include information on Eric Gill, whose blue plaque is on the garden wall of the first house in North Walls, and the Mixon stone wall and Fareham chimney pots also there.

Engineering

- The street pattern long established.
- Access to Brewery Field needs real improvement, and wider, central access. More prominent signs needed to increase public use of car park behind Record Office.
- Orchard Street is not suited to its traffic levels. Reduce traffic with a city bypass which works; it has to be to the north of the city.
- Declassify Orchard Street from "A" road status. 20mph should be policy.
- Lighting needs to be improved on the Walls Walk and where the cycle/pedestrian route is below it. Patches of it are currently dark between lights.
- Covered bus stops required at the Bishops Palace Gardens stop in Ave de Chartres and outside the old post office in West Street.
- The Orchard Street Church is now used as Chichester Food Bank; it requires loading bays. The bus stop would benefit from a layby.
- Signposting in the Orchard Street car park confuses between short stay and season ticket bays, leading to regular fines for visitors. Rectify. Visitors say they have been misled and fined deliberately. There are no electric charging points, no bicycle racks. The large flint wall at the rear should have bays of wall planting to reduce its plainness and emphasise its height.
- The new Dutch-style roundabout should have special tree planting around its perimeter to a) shield surrounding houses from noise and fumes, and b) make the roundabout extra special as a contemporary portal to the Cathedral and a statement of quality re the city. Bench on North side well used; provide more seating round the roundabout.
- North Walls should be better signposted for cyclists so that they use that route rather than mixing it on Orchard Street. The mix of cycles and pedestrians using North Walls and the Walls Walk requires notices re unsighted junctions.
- Generally, pavements and road surfaces are very patched and uneven.
- The brick wall surrounding county hall is in serious disrepair.