

## Planning

- The 'Historic Westgate' - the Eastern end within the Conservation Area. We generally endorse the comments in the Chichester Conservation Area Character Appraisal prepared by Chichester District Council in 2016 regarding its assessment of the character and historical significance of this area. We would wish to see the positive features which are noted maintained and enhanced and the negative features and issues addressed.
- Currently the Old Tannery Site area is unused and unsightly and subject to anti-social behaviour. Having been occupied by squatters at Nos. 63-65 Westgate, the buildings are now boarded up and present a very negative image. An appropriate redevelopment of this site for residential (and possibly community use) using good design and high-quality materials would be a significant improvement.
- 65 Westgate, an Italian-style villa at the entrance to The Tannery appears from historic photographs to be part of the old Tannery complex and we would wish to see it restored and retained in and development together with all external features of the locally listed adjoining properties fronting Westgate.
- We would ask that design and materials of any redevelopment respect and enhance the character of the Conservation Area. For example, we would welcome the use of local tile/brick/flint materials, and proportions reflecting the nearby Georgian architecture with its variety in roof elevations.
- The central section of Westgate comprises mainly 20th century family houses in a variety of forms. Particularly on the north side, they sit back from the road in generous sized plots. This diversity of family dwellings with their well-established gardens adds significantly to the character of our residential area and the green and leafy street scene. Density, building heights and massing of any extensions/redevelopment should be in keeping with the character of this environment and should not materially impact on the harmony of the street scene or the leafy appearance of the area.

## Landscape

- One of the major attractions of Westgate is the leafy character of the neighbourhood.
- Brewery Fields is, although not accessed directly from Westgate, an important amenity area for recreation and community events. The open green field contains mature specimen trees as well as dense hedgerow providing a wealth of biodiversity. There is also a view of the cathedral spire. There is potential for improving community use and environmental benefits by creating an orchard as well as replacing any trees lost to disease.
- The tree belt between Westgate and Cathedral Way is an important local amenity. As well as sign-posting the change from the trunk road system to our residential area, it provides a visual screen and sound buffer against the increasing traffic levels of Cathedral Way and College Roundabout.
- St. Bartholomew's Churchyard contains several mature trees that provide a welcome amount of greenery close to the Narrows and must be retained.
- The existing trees, hedgerows and green spaces of the old tannery site are an important amenity. The site borders the River Lavant and is a haven for birds and possibly other wildlife.
- The grass verges around Sherbourne Road/Westgate mini-roundabout offer potential for wildflower planting to enhance the feeling of moving from College Roundabout into a residential area.
- The impact of the college roundabout is softened by the central area of trees and grass and surrounding grass verges.
- Centurion way which is now a shared pedestrian /cycle route. As well as being much-used local amenity and recreational facility, it provides a scrub and tree-lined link between the city and the Downs and is an important wildlife corridor.
- The playing fields of the adjacent Bishop Luffa school at the entrance to Centurion Way provide a valuable green gateway to the west of the city but is, like all green spaces, at risk of redevelopment. Any future development /change of use of this land should be restricted to single or low height (2 storey) and as much green space preserved as possible.

## Architecture

- Historic Westgate is full of character and attractive architectural features such as red brick and painted stucco for the front elevations with flint and brick boundary walls, clay tiles and pitched roofs of varying heights.
- Buildings of particular architectural merit include:
  - 3 Westgate (*The Georgian Priory*)
  - 15 Westgate (*former Surgery*) recently extensively restored.
  - 21 Westgate
  - 44 Westgate
  - *St Bartholomew's Church* – mentioned in *CULTURE*
  - *Numbers 31-35 Westgate* – mentioned in *CULTURE*
  - *Westgate House (no 52)* – mentioned in *CULTURE*
  - *63-65 Westgate (part of the Tannery buildings)*
- There are 3 developments on Westgate which have received Heritage Awards:
  - *1-3 The Courtyard, Westgate* – *City Council Heritage Award 1989, West Sussex County Council Building Design Award 1988-89*
  - *1-4 Mount Lane* – *City Council Heritage Award 2013 (14)*
  - *1-5 St. Bartholomew's* – *City Council Heritage Award 1988 (15)*
- These developments have made good use of local materials, are in keeping with surrounding architecture and have included attractive green spaces.

## Culture

- Much of the streetscape of 'historic westgate' comprises listed terraces of Victorian and Georgian houses, some concealing earlier timber- framed buildings. The latter are some of the earliest surviving houses outside the city walls.
- The now redundant St Bartholomew's church and its churchyard is an important historic feature with potential for reuse for cultural/community purposes. We would welcome the proposed reuse of this building as a dance school or other cultural/community uses provided that any parking issues are satisfactorily dealt with.
- Numbers 31-35 Westgate are the site of the original Shippam business set up here in 1750 by butcher Shipston Shippam.
- No. 52 Westgate (Westgate House) is a large Georgian property (now offices) at one time it formed part of the Westgate Brewery. Founded in the late 18th century, this business occupied the house and adjoining areas and was Chichester's largest brewery. The malthouse style offices behind the house on Henty Gardens echo the past use.
- Surviving structures include the Tannery building dating from 1910 and associated buildings fronting on Westgate including the former tannery office to the west of the pedestrian entrance from Westgate. The Tannery building is the last of Westgate's industrial structures still standing on the street.
- As well as being a very popular local pub and restaurant, the Crate & Apple is an important venue for community social events and for local groups to meet. We would wish to see this hospitality use retained.

## Engineering

- The volume and speed of traffic along Westgate has been an ongoing concern for residents in the area with much of the traffic appearing to be using the road as 'rat run' for access in and out of Chichester.
- The likely increase in traffic arising from the Whitehouse Farm development is a major threat to the residential character of Westgate. Increasing car dominance is particularly an issue in the 'Historic Westgate' where houses front onto the pavement and suffer significant vibration when heavy vehicles pass by.
- The Westgate/Orchard Street roundabout and the inner ring road create a barrier between the eastern end of Westgate and the city. At present this division is ameliorated by the large area of greenery and planting on and around the roundabout and the large London plane tree at its centre. As part of the highways works associated with Phase 1 of Whitehouse Farm, the existing roundabout is to be replaced by a Dutch-style roundabout. This will result in a significant increase in hard infrastructure and commensurate reduction of the green space here. Thought needs to be given as to how the new landscaping of both the roundabout and surrounding planted areas can be used to soften the impact of this. The central tree should be retained if possible. There is also the need for improved signage/gateway features coming off the roundabout into Westgate to enhance the feel of entering a residential area.
- The road surface in historic Westgate is in poor condition. The paving needs to be restored and maintained in a manner in keeping with character of the Conservation Area.
- The existing traffic-calming measures in the central section of Westgate are inadequate to prevent the use of Westgate for rat running and, outside peak periods, do not prevent speeding.
- The Westgate/Sherborne Road mini-roundabout is already unable to deal with peak hour demand and the situation will be exacerbated by the additional traffic from Phase 1 Whitehouse Farm. A significant increase in traffic is predicted along Sherborne Road and into the mini-roundabout.