

Chichester Neighbourhood Plan Strategic Open Space Framework Concept Strategies

25th June 2021

craft:pegg

Identity and Utility

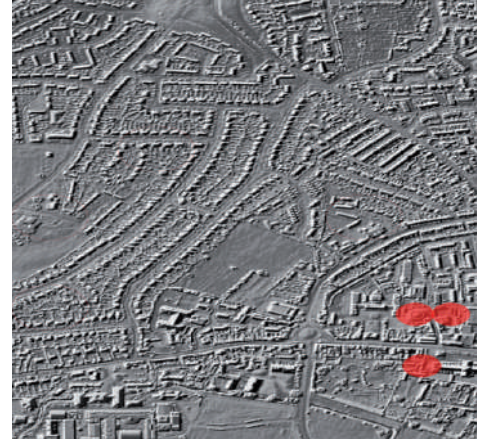
Identity

Character - Priory pa

Identity

Utility - car park pic

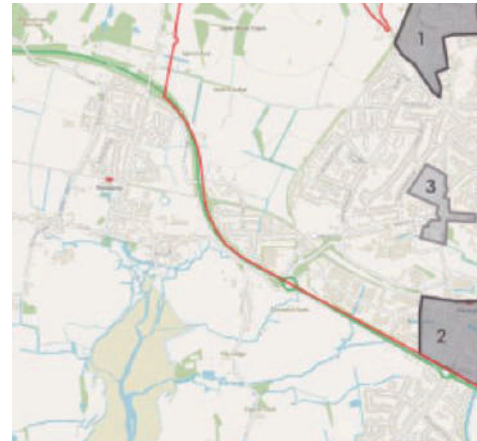
Anchors



Networks



Neighbourhoods



Anchors



Anchors North



Anchors West



Anchors Gateway



Anchors



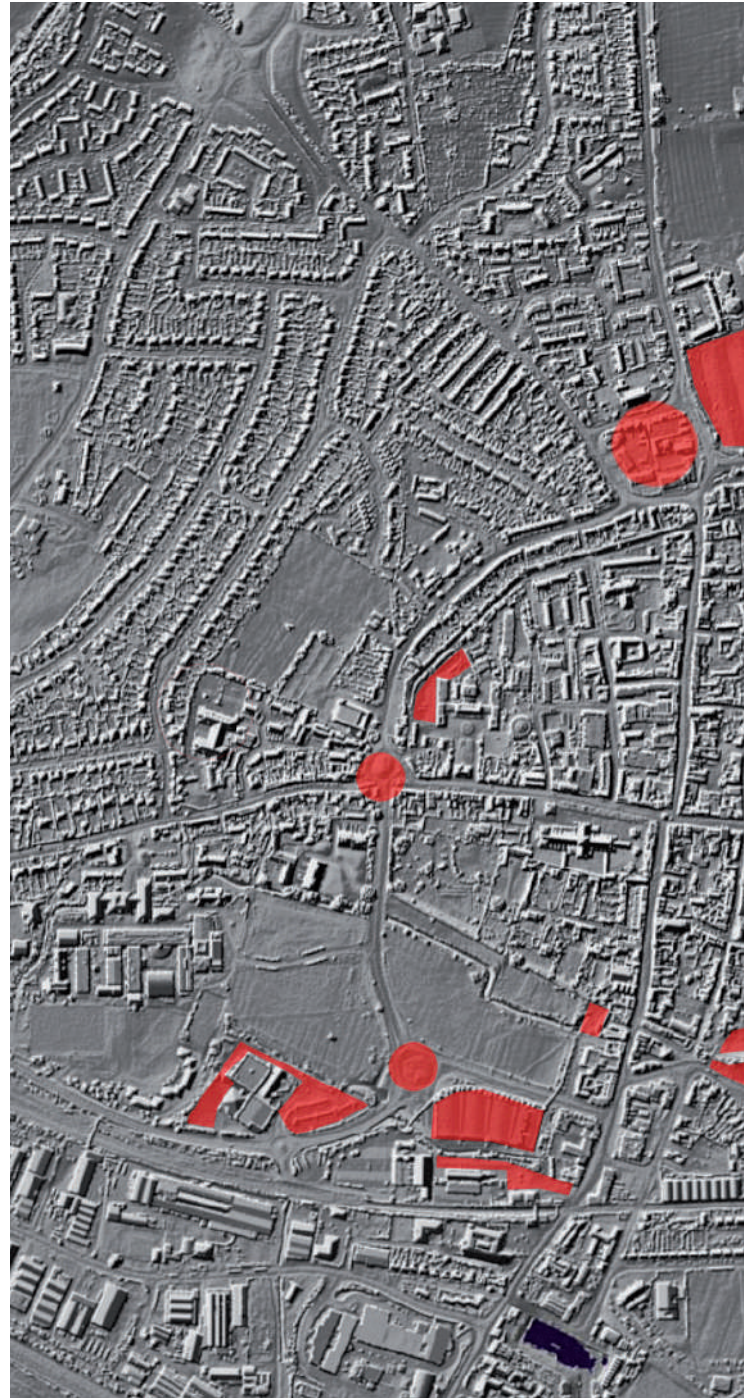
Networks Walls



Networks River



Networks Vehicular



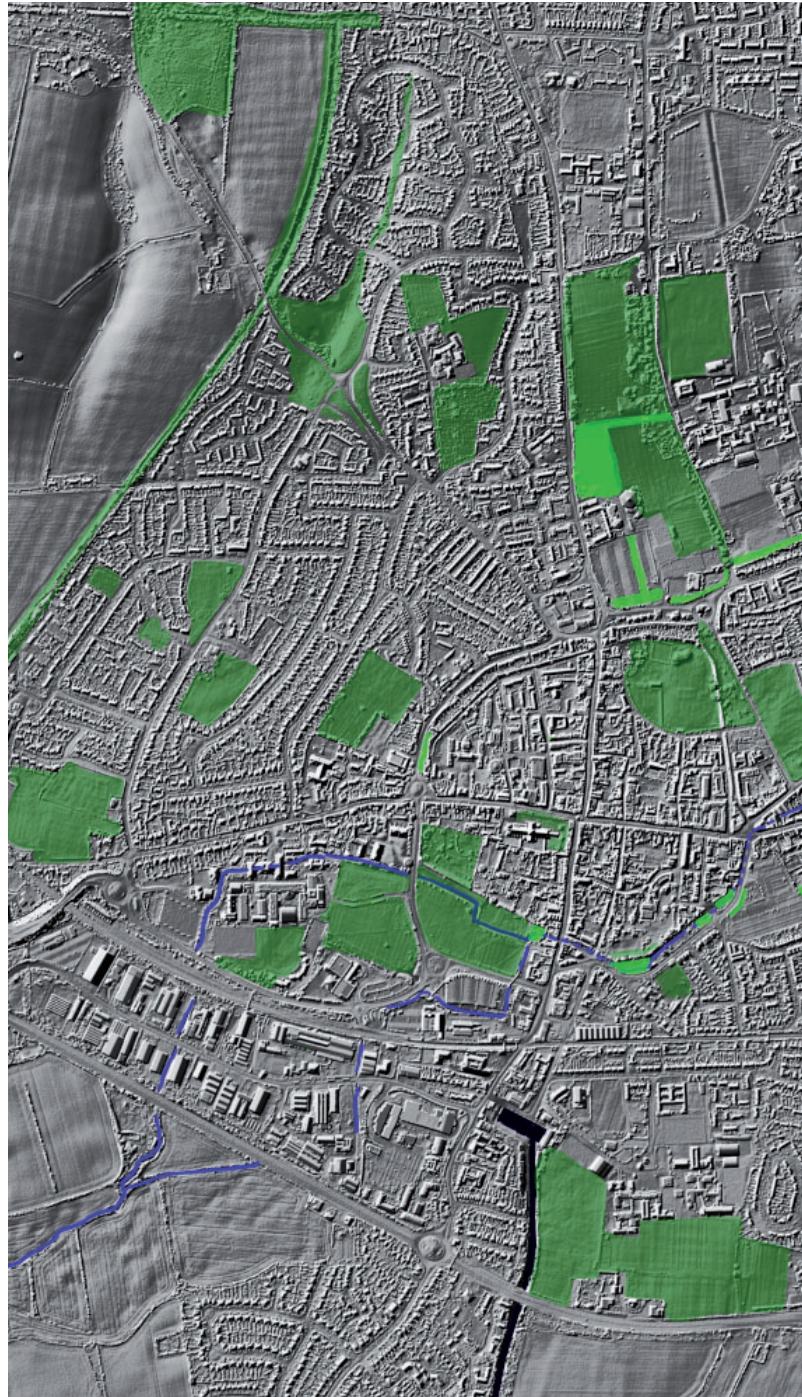
Networks

A27



Networks

Green Total



Networks Green Access

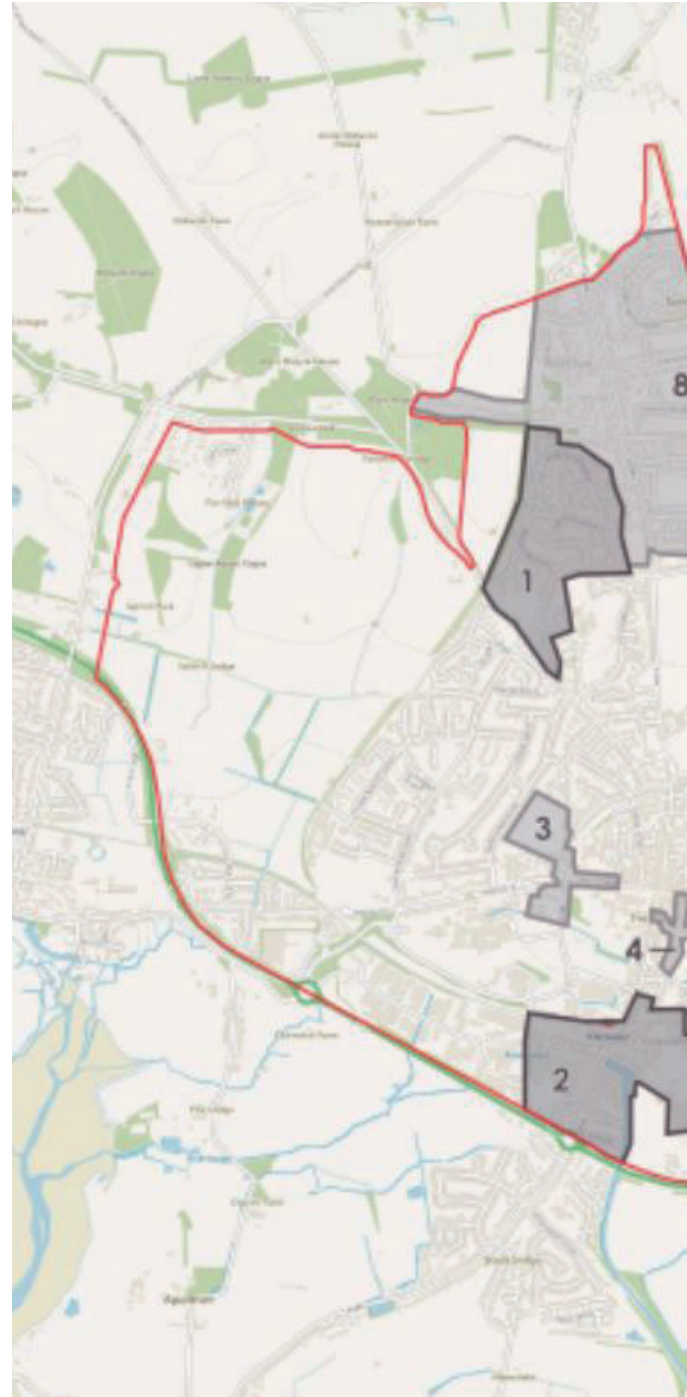


Networks

Non- Dedicated



Neighbourhoods

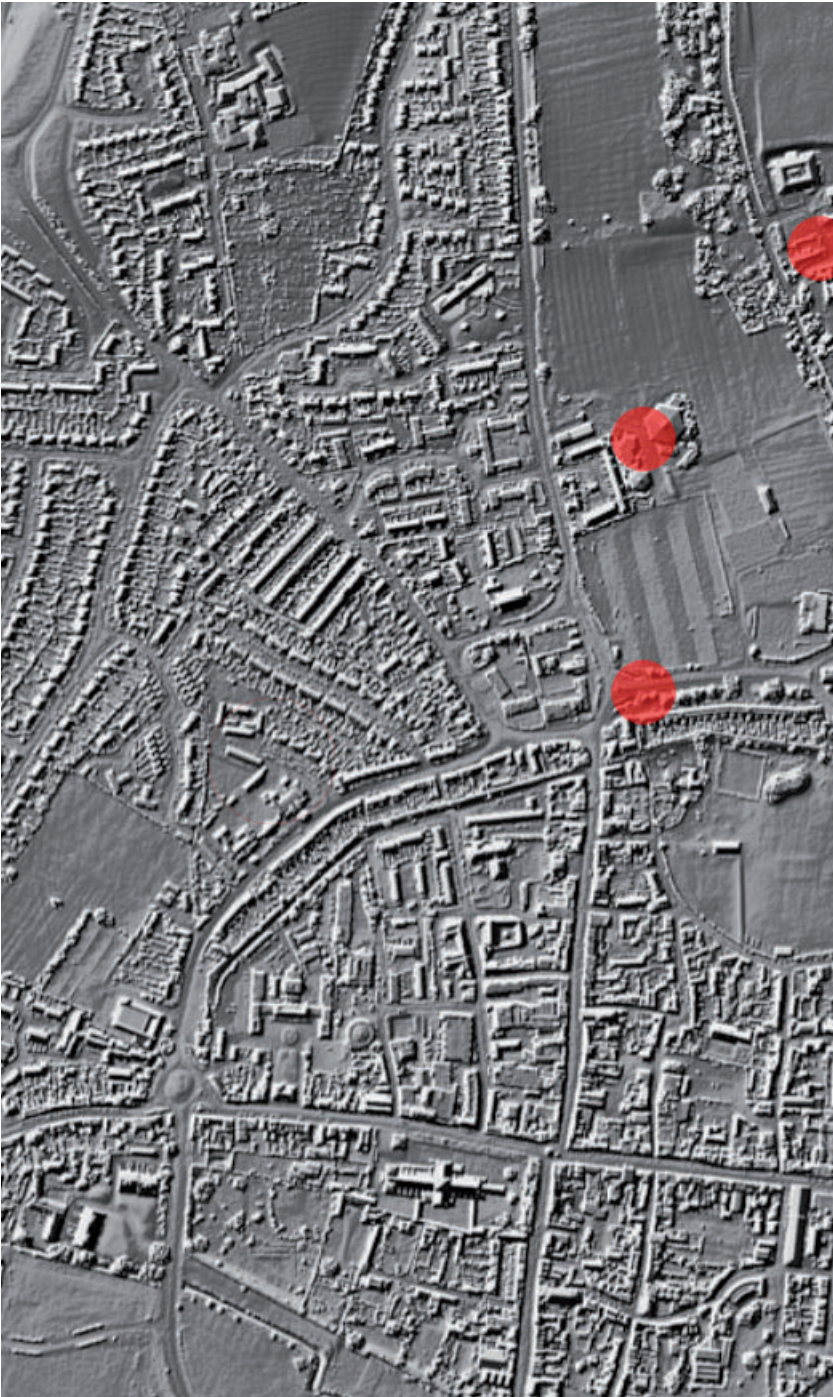


Anchors North North Gate CP

Car Park Photo



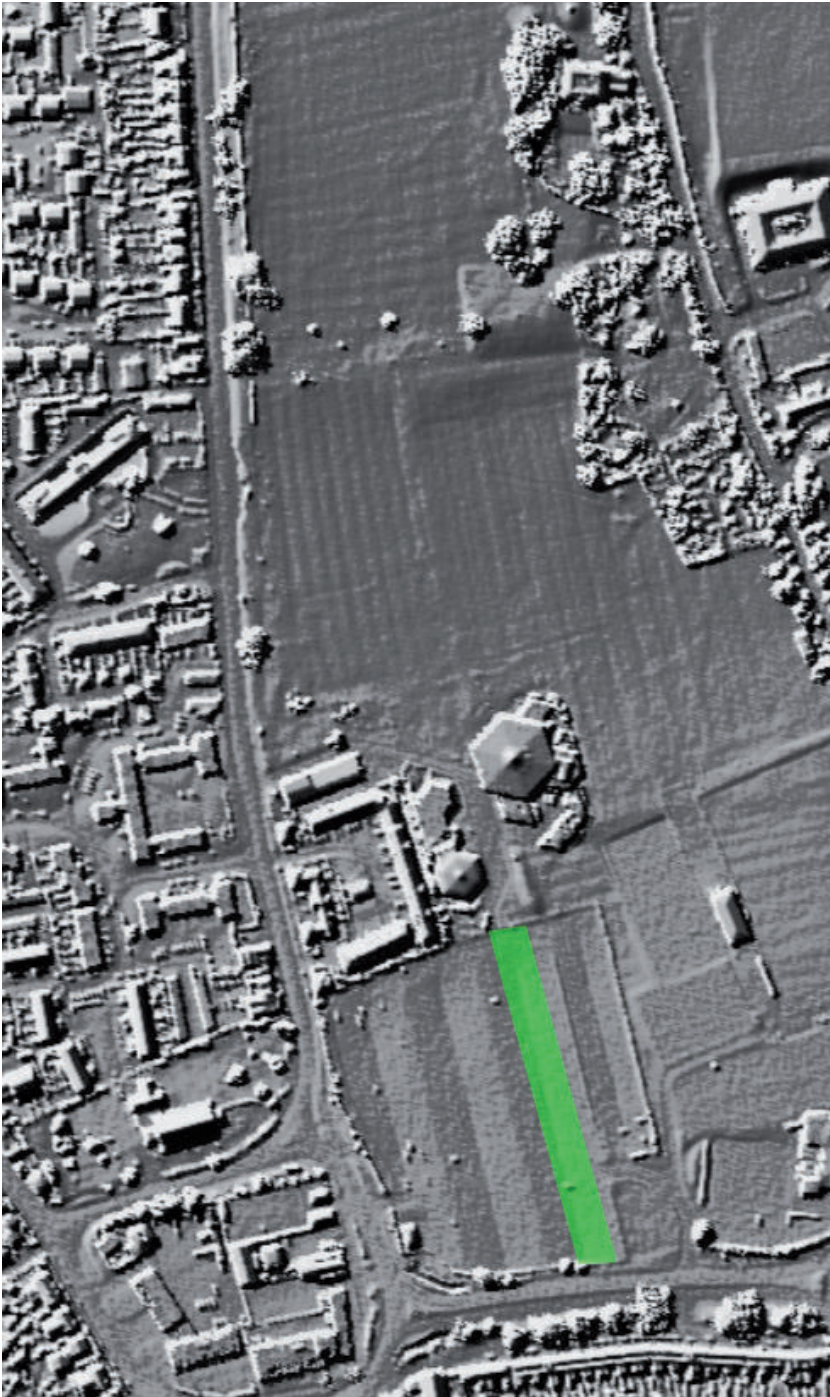
Anchors North Oaklands Way



Anchors North Oaklands Way



Anchors North Avenue



Anchors North University Approach



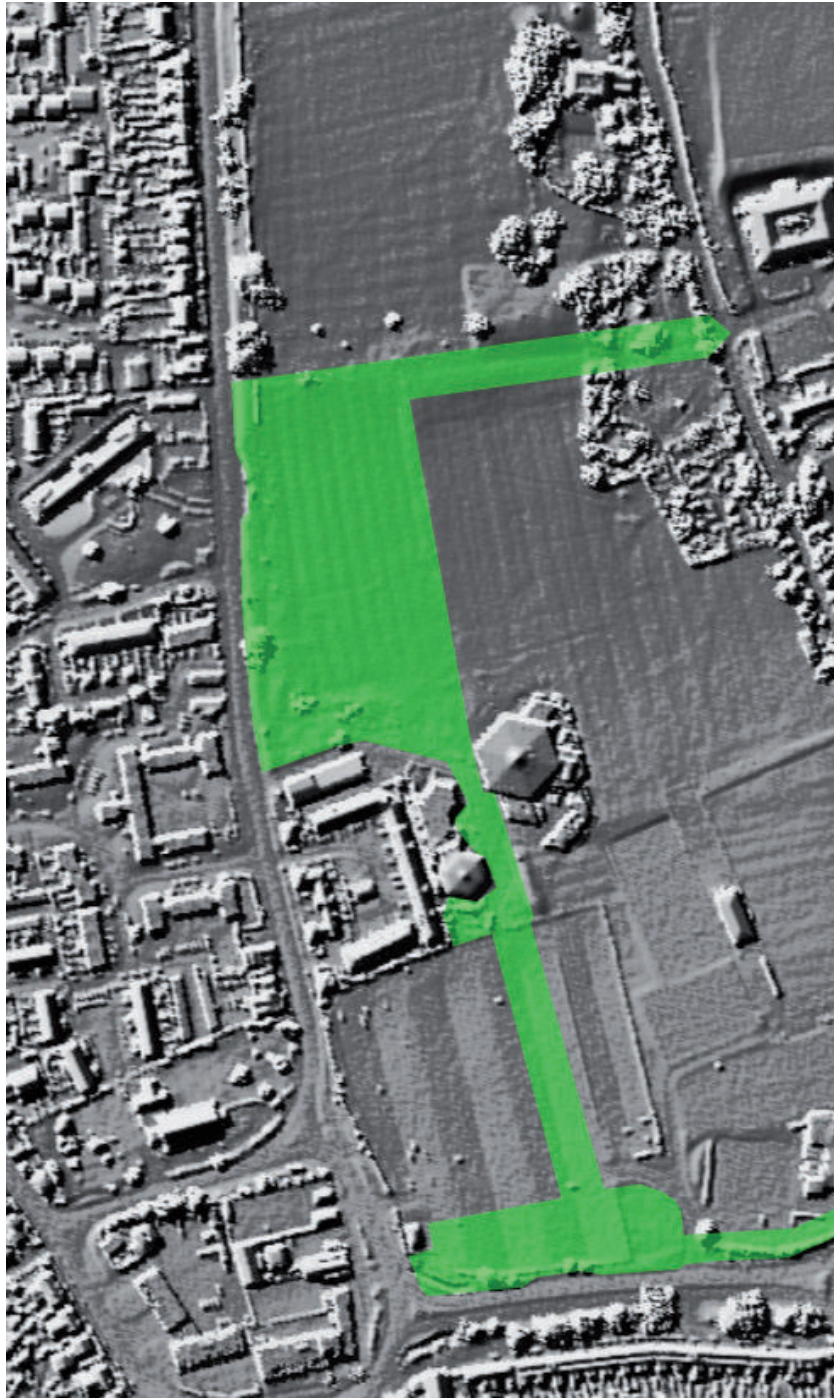
Anchors North Oaklands Park



Anchors North St Richards Approach

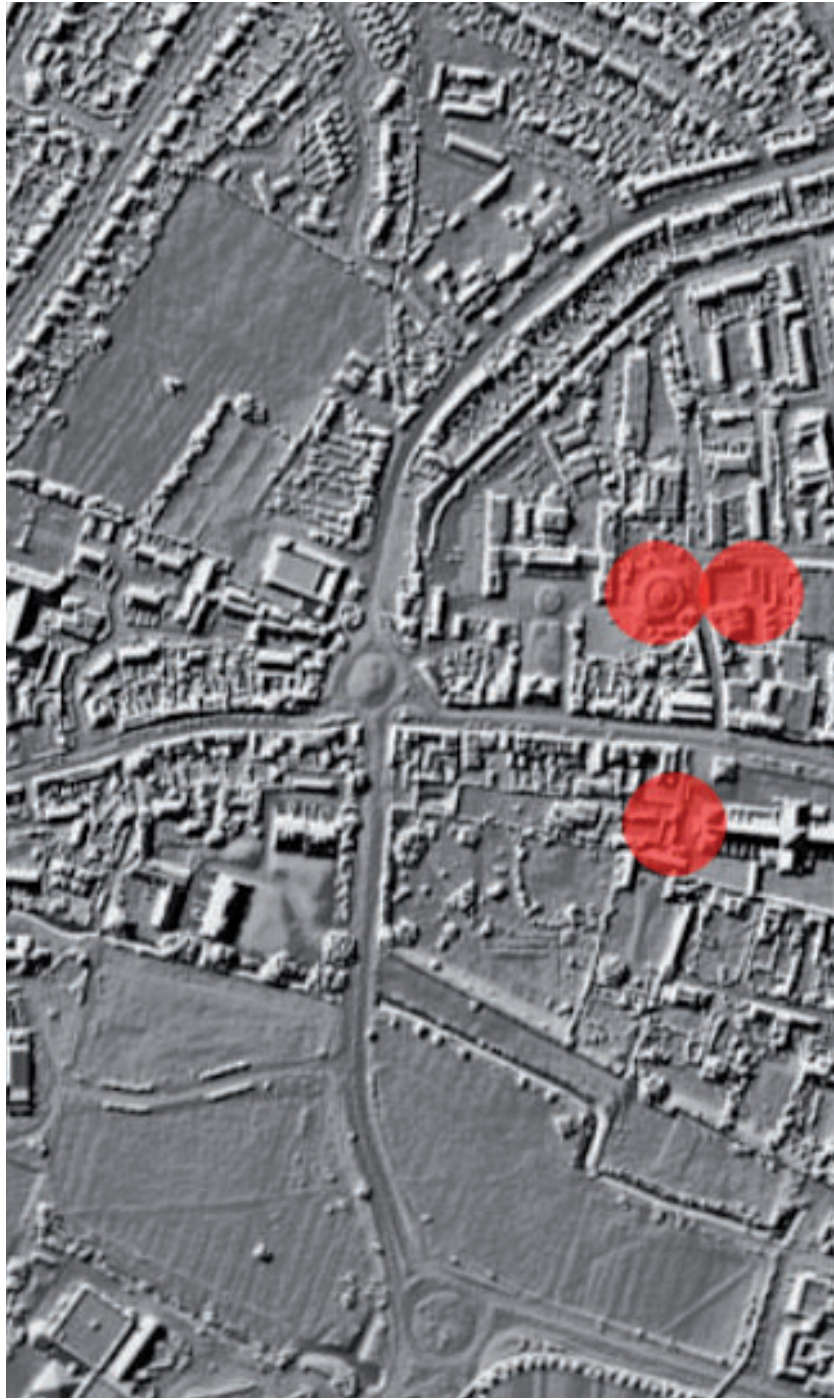


Anchors North Network



Anchors

West

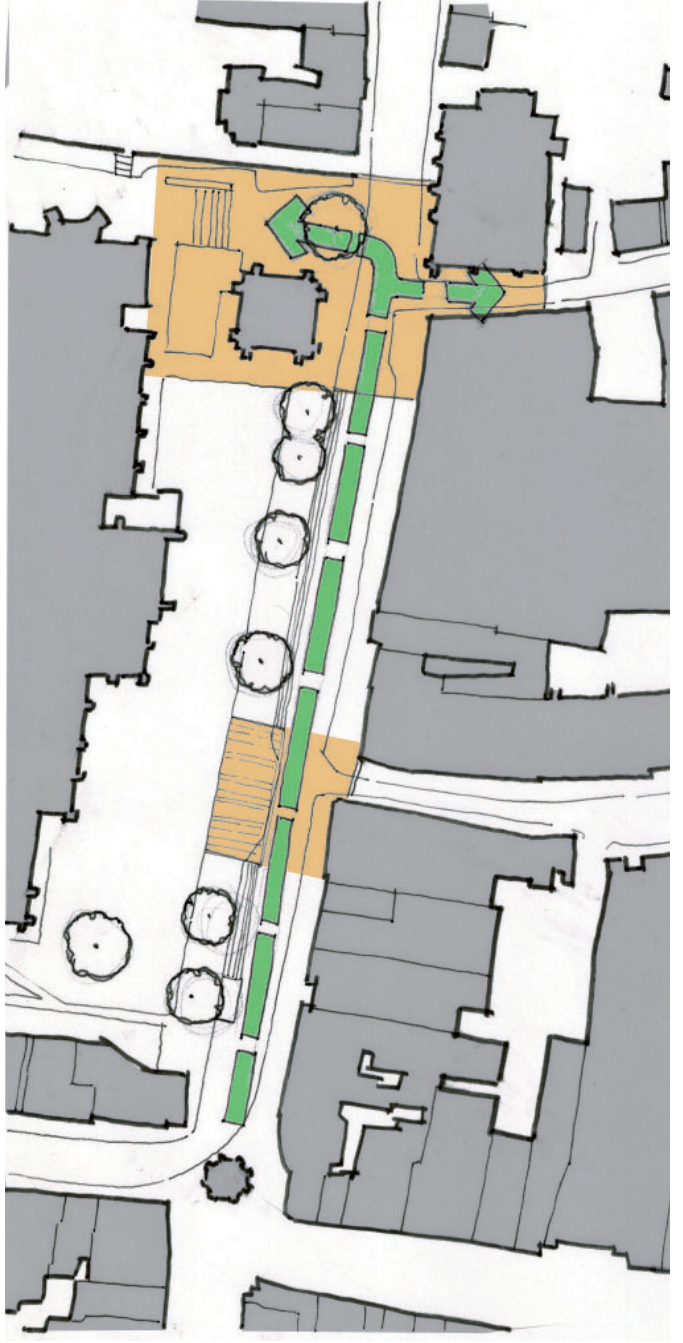


West Street



West Street

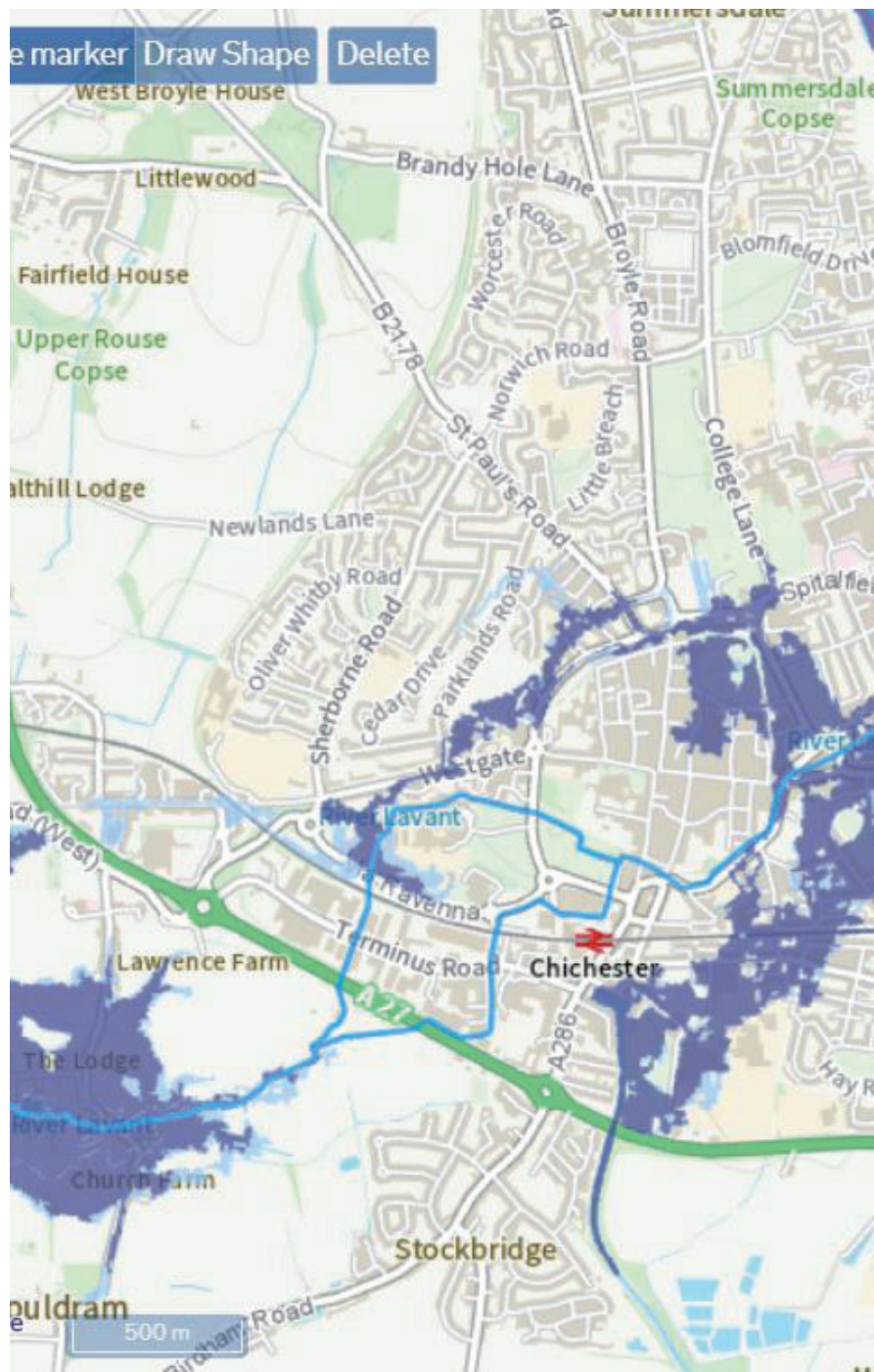




Section Sketch

Lavant





Section 1 Mill Arm

Section 2 Barnfield

Section 3 Lidl East

Section 4 Lidl South

Section 5 Storey Rd Westhampnett Road

Section 6 Bridge Road/Westhampnett Road/Riverside

Section 7 Riverside

Section 8 Tozers Way to Culvert

Section 9 St Pancras/Market Avenue Culvert

Section 10 Cawley Priory section

Section 11 Southgate Culvert

Section 12 South Bastions

Section 13 Avenue de Chartres

Section 14 Chichester College

Section 15 Terminus Road



River Walk



Impact Actions

Establish Ownership
Establish vegetation and litter management

- 1 Undertake Lidl South and East vegetation management, bank relaxation & revisit engineered character
- 2 Bridge connection and hedge removal along Story Road section
- 3 Reinforce the Bridge Road to Riverside link
- 4 Create the Tozar Way to Weskins Way link
- 5 Create the St John Road/ Cawley Priory parks and Cattle Market car park swale
- 6 Create Southgate Park and undertake South Bastion area improvements
- 7 Undertake Chichester College vegetation management and bank relaxation









Day lighting and Banks

Lidl as a demonstration of

Walls



Many sections of wall are physically or visually inaccessible. There are though ten key sections of wall that present themselves as viable points of engagement where intervention have the potential to heighten the walls identity and utility as a component of the cityscape. These are;

- 1 North Gate
- 2 Jubilee Gardens
- 3 Priory Road Bridge
- 4 East Gate
- 5 St Johns Road Carpark
- 6 Cawley Priory Car Parks
- 7 South Gate
- 8 South Gate Car Perk
- 9 Deanery Walls
- 10 West gate
- 11 Orchard Street Car Park



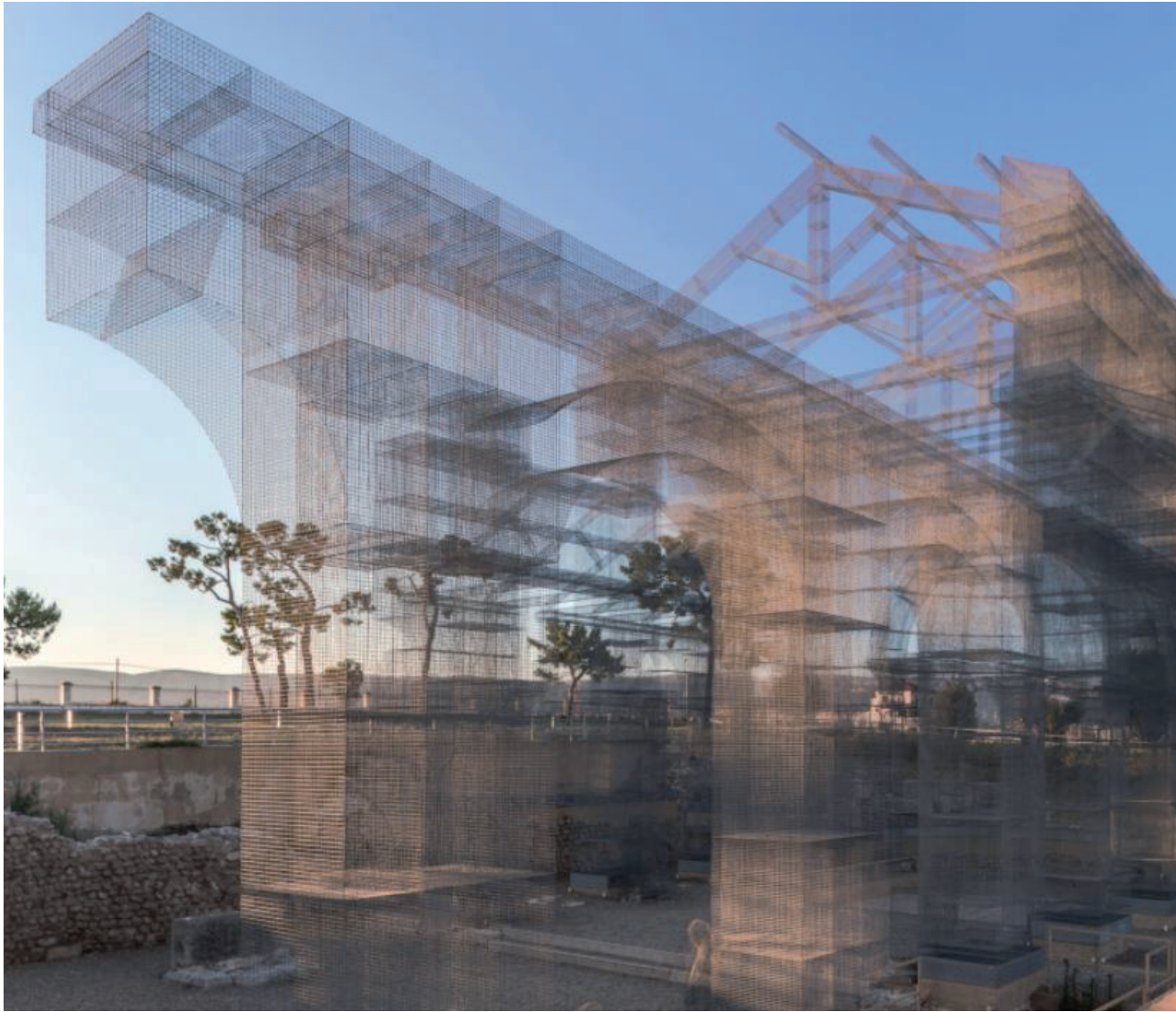


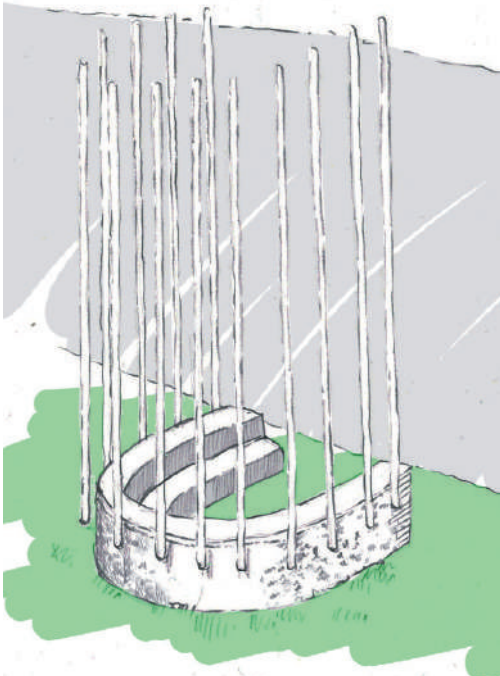
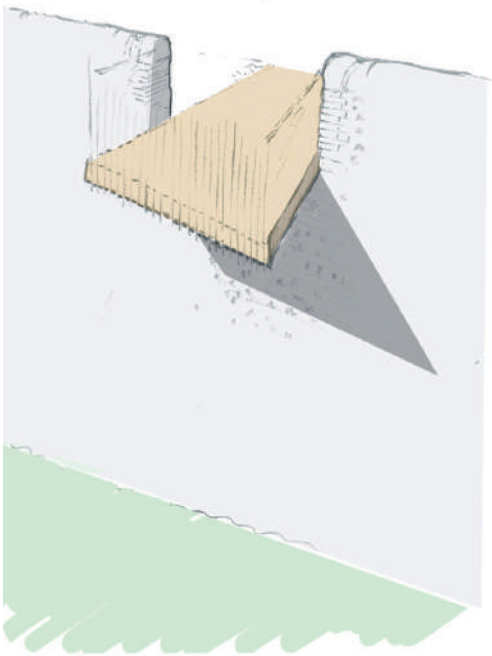
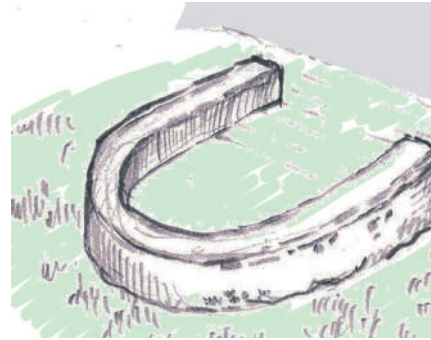
NORTH GATE



SOUTH GATE







Jubilee Gardens



St Johns Road Car Park

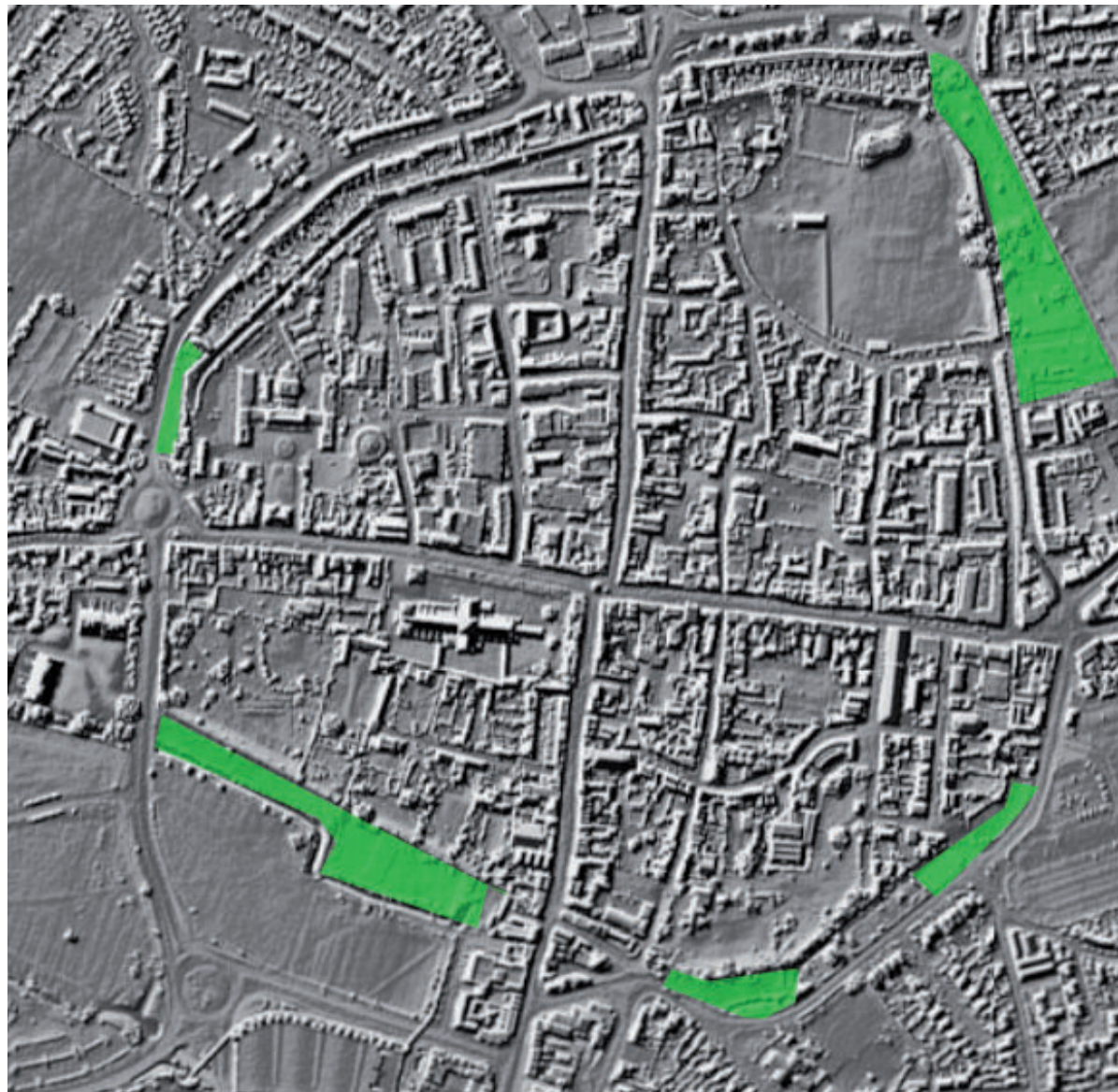


Cawley Priory Car Parks



Orchard Street Car Park





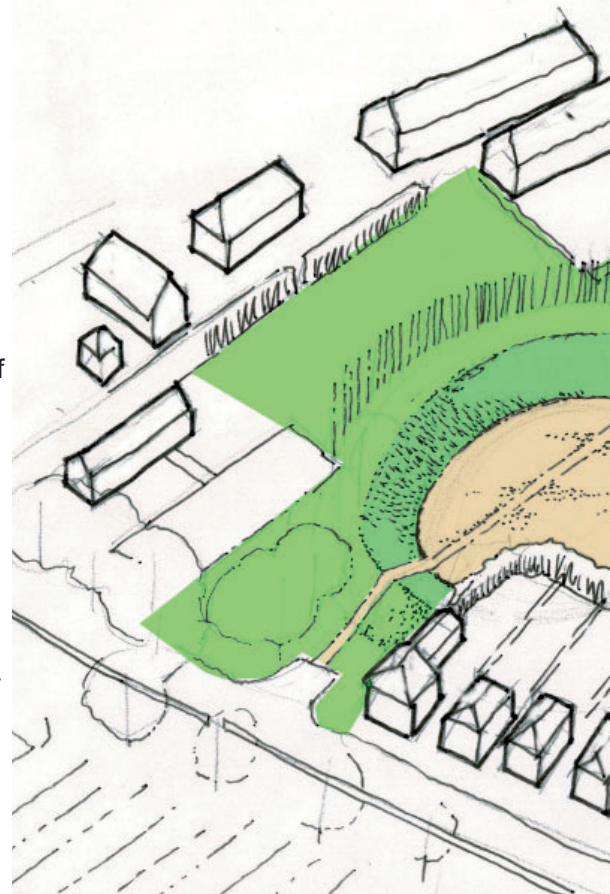
Amphitheatre Park

Only 230 Roman amphitheatres have been found across the Roman Empire. Of these only 10 have been found in Britain, Chichester has one of these. But it is almost certainly the least known and least celebrated, which is at odds with one of Chichester's key brand identities, that of theatre.....

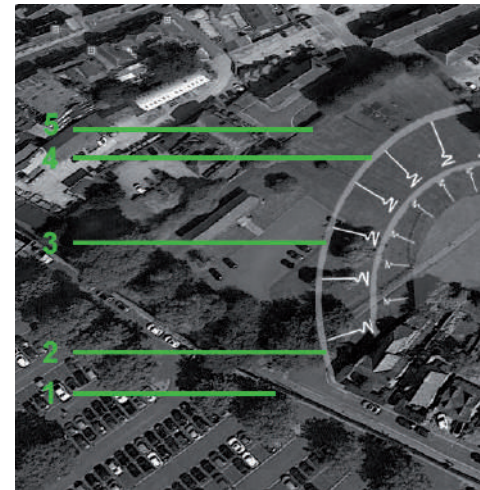
The amphitheatre currently lies as a low gravel mound in a grassed open space east of the cattle market car park. The bank has been nibbled away at by housing plots, vehicle access and a footpath. The only suggestion of the sites past is a simple interpretive signboard. There is little awareness of and less pride in this regionally unique feature.

Minimal but specific design intervention could turn this site into a feature of pride for the city and an outdoor space of remarkable utility if programmed correctly.

Providing a suitable interpretive and pedestrian dominant entrance to the space, respecting the form and surface treatments over desire lines and providing non-intrusive seating and boundaries would rebalance the hierarchy of the space to respect the historic feature. The relative anonymity of the banked form can be enhanced with non-intrusive surfaces, boundaries and furniture. The site could be programmed for regular community, schools and commercial events recognizing that there is a new level of interest in events that can take place outdoors and Chichester retains this untapped asset which it could now bring centre stage.



- 1 Car Park Entrance
- 2 Whyke Lane Entrance
- 3 Church Plot
- 4 Marker Line
- 5 Perimeter Hedge
- 6 Velyn Avenue Entrance
- 7 Access path
- 8 Marker Line
- 9 Seating
- 10 Stage
- 11 Allotment Edge



Neighbourhoods - Parklands



Neighbourhoods - Florence Park



Neighbourhoods - Litten



Neighbourhoods - Kingsham



Neighbourhoods -Graylingwell



Neighbourhoods - De Chartes



Neighbourhoods - Priory



Neighbourhoods - Oaklands



Suggested Neighbourhood Plan Policies

Lavant

- Actively seek opportunities to improve the rivers ecology and connectivity with the city.
- Link existing riverside walking routes where necessary create new links to restore the route around the city which the Lavant once provided.
- Make the Lavant visible and high quality, cherished part of the city.

Walls

Actively seek opportunities to improve the character, utility and connectivity of the walls for the community, both as a physical and visual feature.

Highways

Reduce the scale of Highways infrastructure where feasible, visual character and

Amphitheatre

Recast the Amphitheatre Park as a significant cultural open space for the City. Improve the park whilst facilitating its use as a cultural venue.

Anchor Institutions

Facilitate High quality visual setting and pedestrian links to and between all of the city centre.

West Street

- Reinvigorate West Street as a significant pedestrian space.
- Re pave and re provision seating and shelter along the walkway.
- Fully pedestrianize West Street *strong statement for NP without further study.
- Create a seamless link between the pedestrianised former carriageway, current walkway

Neighbourhoods

-

Conclusions

Lavant //

Should be actively foregrounded in the city's identity and function, this will enhance Bio-diversity, identity and community

Wall Parks //

The creation of the wall parks would clearly enhance the city's Bio-diversity and community. Wall route is good and of less significance.

Anchors//

recognise and celebrate this evolving framework for Bio-diversity, identity and community. The relationship with these institutions is vital for the city's ongoing prosperity.

West Street //

recognise and build on the significance of this key open space. Community

Vehicular Dominance //

the City's character continues to be eroded by the development and dominance of vehicular features. This has to stop and be reversed.

Bio Diversity Net Gain //

is a significant tool for implementation and may alter neighbourhood patterns