



## Graylingwell Park, Chichester, UK

A Carbon Neutral Neighbourhood:  
The Largest Carbon Neutral Development  
in the United Kingdom



A sensitive development providing a great range of character areas and spaces, with existing buildings cleverly incorporated to make it feel more like a place and less an estate.



## Urban Design Group

Graylingwell is a former hospital site located to the north-east of Chichester city centre. The 34 ha site is designated as a Conservation Area and contains two Grade II listed buildings, a Scheduled Ancient Monument, 472 protected trees and is a Registered Historic Park and Garden.

The existing residential neighbourhoods of Summersdale and Richmond Park bound the site to the north and south. Chichester University and St Richards Hospital are adjacent to the development.

### Project Delivery

- A masterplan developed using Collaborative Placemaking processes involving over 350 local people and stakeholders.
- A development layout that achieves a sense of enclosure while maximising south facing buildings and roof areas for energy generation. Phase 1 homes with south facing roofs have 25 sq m of photovoltaic units.
- Embedded sustainability measures that address movement, landscape and open space, drainage, ecology as well as reduction of energy use and renewable energy supply.
- Retention and enhancement of the core hospital buildings and layout. Conversion of former farm buildings into accommodation for the creative industries.
- Provision of 750 new homes (40% affordable), over 24,000 sq ft of community uses and approximately 64,000 sq ft of commercial space.
- Code for Sustainable Homes Level 6 for energy and Level 4 in other categories. A combined heat and power plant within the existing water tower.
- Preservation of 622 trees and planting of 1,428 new trees in an open space network incorporating new bus routes, new cycle tracks and footpaths.
- Formation of a Community Development Trust to manage the community facilities and open space.

### Client

Linden Homes and Affinity Sutton in conjunction with the Homes & Communities Agency

### Awards

National Urban Design Awards 2014  
Developer Award – Commended

What House? Awards 2013  
Best Sustainable Development - Gold  
Best Brownfield Development - Silver

Green Apple Awards 2012  
Gold Award for Best Mixed Use  
Development

Building Awards 2012  
Sustainability Project of the year  
(Shortlisted)

What House? Awards 2011  
Best Sustainable Development - Gold  
Best Brownfield Development - Silver

CHPA Awards 2011  
Community and Residential Award

RTPI Planning Awards (South East)  
2010  
Community Engagement Award

Sustainable Housing Awards 2010  
Sustainable Larger Social Housing  
Project of the Year

The Housebuilder Awards 2010  
Best Low or Carbon Zero Initiative

