



Graylingwell  
Chichester  
newsletter  
issue one

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Welcome • Your Q&A • Case Studies • Announcements

# Welcome

This is the first in a series of Graylingwell Newsletters designed to keep you informed about developments in the Graylingwell design process...

The former Graylingwell hospital site, owned by English Partnerships is being developed by Linden Homes and Downland Housing Association. The development will be one of the first major carbon neutral developments in the UK incorporating high sustainability standards. The development will combine the refurbishment of existing buildings with new build homes and mixed commercial and community units. It will enhance and maximize the landscape and open space to provide the setting for a high quality integrated neighbourhood.

Following the Community Planning Weekend in March 2008, an indicative Masterplan for the site was prepared and can be downloaded at [www.graylingwellchichester.com](http://www.graylingwellchichester.com). This initial Masterplan is now being developed in more detail as the design process continues. As part of this process, the various consultants in the design team have been exploring and developing different aspects of the Masterplan. For example, the landscape consultants Studio Engleback, have recently undertaken an intensive tree study and research to understand the landscape character and the ground conditions. There are also badger, bat, bird and reptile surveys underway. Capita Symonds, the transport advisors, are working hard to develop the best possible transport solutions to allow the necessary mobility to happen without generating undesirable through traffic. In parallel, WSP the sustainability consultants have been developing the energy strategy for the site to ensure the delivery of a Carbon Zero development.

To help with the design process many members of arts and culture groups in Chichester have started to share ideas about how the former chapel and other existing buildings may be used and

managed to create a new cultural hub for fine art, arts and crafts, designers, musicians, new media, open air events, café, gallery and production space.

One of the aims of the project is for the scheme to support and complement the wider community around Graylingwell and Chichester. In this regard, since the Community Planning Weekend we have continued meeting with members of neighbouring communities, such as Richmond Park, and members of local interest groups, such as Immanuel Church, the University and St Richards Hospital, to understand their needs and aspirations. Margaret Whitehead's article on the back cover of this Newsletter articulates the viewpoints of the Summersdale Residents Association.

We very much appreciate the wide interest that has been received from local residents, businesses and interest groups. All the input and cooperation has been invaluable and will help to turn hopes and ideas into something real and deliverable at Graylingwell. We would also like to thank Morgan Williams at Smugg Creative, a local graphic company based in Chichester, who has produced and designed this Newsletter.

After the Community Planning Event we set up the Graylingwell Forum to create a regular platform for communication and feedback. The next forum meeting will be held at 6.30pm on Wednesday 11 June at Chichester City Council Offices. The meeting will be followed by a 'Seeing is Believing' trip to The Village at Caterham, Surrey, on Wednesday 18 June.

## Marcus Adams

Managing Partner, John Thompson & Partners, Architects and Urbanists

## Announcement

### The Village at Caterham

The Village at Caterham, Surrey, is a mixed-use development completed by Linden Homes in 2006 with a strong focus on long-term management through the setting up of a Community Development Trust (CDT). Consensus-led masterplanning was used to create a new sustainable community on a former army barracks site with many historic buildings.

For those who want to get involved in initiating a CDT at Graylingwell please talk to us. We are planning an excursion on Wednesday 18th June to Caterham to meet with people who have benefited from 7-8 years of running a successful CDT. It will be an opportunity to discuss the benefits as well as the challenges associated with a CDT.

If you would like to join the trip please call Sophie Hart on 0207 405 1211 or email [sxh@jtp.co.uk](mailto:sxh@jtp.co.uk) (places are limited).



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# Q & A

## Arts and Culture

### Who are the cultural facilities within Graylingwell for?

The cultural facilities on site will be for the whole of Chichester, not just the residents of Graylingwell. As the Graylingwell community does not exist yet it will be crucial to establish a good working relationship with the existing local community, who could be involved through festivals, workshops and educational events while Graylingwell is under construction.

### Could the theatre be retained?

The teams acknowledge that there is a shortage of rehearsal and performance spaces in Chichester and that other available venues are prohibitively expensive for non-commercial groups. There is a recognised emotional attachment to the theatre as it was once an important venue for many in the community. Several groups are keen to retain the theatre building itself for this reason.

### Is the theatre the most suitable building to house rehearsal and performance space?

The theatre would need considerable refurbishment to make it suitable for use due to its size, poor state of repair and in order to meet the sustainable credentials sought for the development. There are concerns about whether it would be possible to provide enough parking space for the capacity of the venue since the developer aims to reduce car use on site by providing minimal parking space. There are also some issues regarding the proximity to other buildings and the effect that this would have on the neighbouring residential units, as even the most subdued performances would be disturbing. Health and safety may be a problem as the venue is surrounded by other buildings preventing easy access in case of emergency.

### Are there enough groups to make full use of the theatre?

It is not clear that local groups will need a full size theatre space regularly enough to ensure the theatre's viability. Work is underway to identify all the groups that are interested in using a performance space, what their individual space requirements are and how regularly they would use it, so that potential usage can be properly calculated. The list of organisations is being compiled by Futurecity, the cultural consultancy for Graylingwell, and any groups who have not yet made themselves known should contact Kitty Anderson on 020 7407 0500 or email [kitty@futurecity.co.uk](mailto:kitty@futurecity.co.uk).

### Are there any other buildings that could be used as a performance space?

The chapel has been suggested as a suitable performance space for small events and it might also be possible to consider using some of the studios in the Marchwell Industrial Units as additional rehearsal space. It may be more viable to construct a new purpose-built venue on the site, ensuring sufficient insulation and the right balance of rehearsal to performance space.

## Landscape

### Is there a need to translocate protected species?

Amongst the ecology issues on site there is the need to make space for the translocation of protected species. This has been discussed with council officers. Meetings have been held with Natural England and agreement reached on the proposed mitigation strategy for reptiles. In particular the strategy includes the re-location of slow worms and lizards, from phase 1 (the area to the west of the orchard) of the development to the western fringe of Havenstoke Park and for subsequent phases to other parts of Havenstoke Park and the eastern fringe of the site near the River Lavant.

### What are Chichester tree wardens suggesting?

There are over 900 trees on the site, many planted at the same time, so although we are keen to conserve key trees that give the distinctive character to the hospital, it was noted that we also need to plant many new trees for the future. On a walkabout with the tree wardens through the orchard, airing courts, Medical Superintendent's garden, floodplain and meadows the combined issues of tree conservation and tree root protection zones were considered. In addition, the need to deal with arisings from foundation excavations and to create a sustainable rainwater drainage system on site was considered. For further information, see detailed minutes on the website [www.graylingwellchichester.com](http://www.graylingwellchichester.com).

## Sustainability

### How is the development going to be sustainable?

The development has been designed considering its impact on the existing environment and on the future development of Chichester. The development has the goal of meeting the "needs of the present without compromising the ability of future generations to meet their own needs". The targets to achieve this objective for Graylingwell are to minimise the consumption of energy and water, reduce waste, select green sourced and non-polluting construction materials and enhance daylighting and well-being.

### How will electricity and heating be supplied in each house?

It has been suggested that the heating will be provided through an Energy Centre (much like an electrical substation). This will be located by the Water Tower and will comprise Combined Heat and Power (CHP) boilers and gas boilers. Each house will be connected to the Energy Centre via a heat exchanger, which looks like a small gas boiler, and will be controlled via a thermostat. Electricity will be provided by



a private wire, fed partly by the CHP and by photovoltaic panels mounted on each house (solar panels).

## Transport and Highways

### How is the traffic impact of Graylingwell being assessed?

The developers are working closely with Chichester District Council, West Sussex County Council and the Highways Agency to assess the traffic implications of the proposals. This involves complex traffic modelling for the North East Chichester area to understand where traffic flows will increase and to identify where approved infrastructure improvements might be made.

### Will the site to be used as a rat run?

No. From the outset of discussions with the authorities it has been made clear to us that there should be no through route for general traffic. It is envisaged that only buses, emergency and refuse vehicles (as well as pedestrians and cyclists) will have access through the site.

### Will the bus services be improved?

Yes, discussions have been taking place with Stagecoach (who operate the bus services in the area) about the diversions of bus services into the site. It is envisaged that the frequency of the existing services will be improved up to 1 bus every 15 minutes. It is planned that current services will also be extended into the evening and at weekends. The intention is that the buses should form an attractive alternative to the private car

### Will pedestrian cycle use be encouraged?

Yes, there will be a comprehensive network of pedestrian and cycle routes through Graylingwell linking to for example Centurian Way, Broyle Road, the new eastern approach road and to College Lane.

## Communications

### Can you give details about the possible setup of a Community Development Trust?

It is the developer's intention to set up a Community Development Trust (CDT) at Graylingwell to manage the various community uses proposed as part of the development. The CDT will be a 'not for private profit' organisation with a Board of Trustees made up of members of the community that will be responsible for the running and maintenance of the facilities after they have been transferred to the Trust following refurbishment or completion of the relevant buildings. It is envisaged that the Water Tower, the Chapel, part of the artists' studios, as well as other features such as the proposed allotments could be transferred.

It is intended that the CDT will be self sustaining, generating sufficient income from the management of the facilities and trading in order to pay the bills and keep the buildings well maintained. A dynamic manager to be appointed by the Trustees should be able to generate a surplus for the Trust which can be reinvested into the community to improve and increase the services. The CDT will work alongside the Local Authority and the private/voluntary sector and with a careful balance of Trustees will ensure that all members of the community are represented and a vibrant and thriving community centre can be established at the heart of Graylingwell. For more information please see the Development Trust Association website [www.dta.org.uk](http://www.dta.org.uk).

## Community

### What creates a community at Graylingwell?

The overall aim in building a sense of community is to create places where people want to be, with worthwhile activities that bring people together. Two main factors have been identified: places to meet and activities in which to take part.

### So what meeting places might be provided for the community?

A small group of shops would be such a place. This would ideally be combined with something like a café to encourage people to stay around, rather than just shop and go. If the proposed arts studios are in the same area, that would also add interest and could be a draw. The breakout group "Creating Community" saw a value in more specialist shops, perhaps selling local produce, rather than a chain convenience store, but accepted that commercial realities may dictate otherwise.

A community centre based in the Chapel with an adjacent hall would provide a venue for a wide range of activities which are considered below. In due course there will be a care home and a school which will form gathering places, but they are not in the immediate scope of the consultation.

### And what community activities might run?

In a medium sized hall, we envisage a youth club, a mothers' and toddlers' group, possibly a crèche and drama workshops. Immanuel Church already run a youth club in St Michael's Hall nearby but a somewhat larger venue is really needed. The University Students' Union president suggested that students could offer coaching sessions and also volunteer to help with other activities. In addition, there are likely to be activities that the residents will want to start and for which a hall adjacent to the Chapel would be well suited.

The Chapel itself is a ready-made venue for larger events, particularly if supplemented by a hall with toilets and kitchen. It would be suited to concerts and the Student's Union president suggested that students could for example put on occasional jazz evenings. It could also be used for drama presentations, and be used for exhibitions. On Sundays it would be appropriate to use the Chapel for church services, and Immanuel Church would very much like to meet there as it is outgrowing its present venue at St Michael's Hall.

# Case Studies

## Spaces for Artists – How can we learn from other places?



Affordable studio organisations play a vital role for the creative industries, supporting artists, designers and makers at the basic level of production, and enabling them to sustain and develop their practices. Studio organisations also make a significant contribution to the wellbeing and sustainability of local communities by encouraging innovation and creativity; delivering cultural, community and economic benefits.

Studio organisations develop in response to the specific cultural contexts in which they emerge, and the available facilities, range of tenants and leasing agreements are established accordingly. The acknowledged need for affordable studio space in Chichester and the variety of creative industries in West Sussex would create a dynamic context for Graylingwell to provide studio space. Futurecity have been researching a number of case studies around the UK and have met with the following organisations to find out more about the varying priorities that should be considered for Graylingwell.

### Three Examples:

#### 1: Yorkshire ArtSpace Society

##### History:

Yorkshire ArtSpace Society was established in Sheffield in 1977 by a group of artists and craftspeople with the aim of providing affordable studio space. By the mid 1980s the Society was the largest arts space in the country outside London, with staff employed to handle the administration, education programme and exhibition space. In 1999, after occupying a number of unsuitable factory buildings across Sheffield, the organisation secured £5.5 million in public funding to create the first purpose-built studio complex for artists and makers.

##### Key facts:

- The new building opened in 2001
- There are 51 studios occupied by 68 artists and craftspeople
- Spaces range from 200-700 square ft
- All spaces are charged at £5.40 per square foot per annum (plus a service charge and electricity bills)
- The building provides shared studio space for recent metal work and silverware graduates (subsidised by a local sponsor) offering workspace at half the standard rent, and the support of a mentor one day a week
- The building houses a public gallery space, a meeting room, an education room and a reception area with space to display work
- Seven full time staff
- Building maintenance and staff costs (except director's salary) are covered by studio rents
- The education programme is covered by individual grants

##### Conclusions:

Although Yorkshire ArtSpace provides excellent individual workspaces, the open areas within the building are under used and there is little sense of community. There are relatively few opportunities for tenants to interact as there are no social spaces on site and public access is limited. There is also no limit to the length of leases, which means the turnover of spaces is slow and the quality of tenants can't be easily monitored.



## 2: Spike Island

### History:

Spike Island emerged from Bristol Art Space, an artist run initiative developed in the late 1970s, with the aim of supporting local and international artists. Following the first phase of development in the 1990s, an 80,000 sq ft former tea-packing factory was converted to house affordable studio spaces, making it one of Europe's largest artist studio complexes and attracting a number of high profile artists. In 2006 £2.25 million was secured from a range of sources for the redevelopment of the building including installation of heating in the studios, re-configuration of the main gallery, new spaces for learning and production, a café bar and a new roof.

### Key facts:

- Re-launched in 2007
- 70 affordable long let studios
- Spaces range from 200-800 square ft
- All charged at £4.60 per square ft per annum
- Provides a number of spaces for commercial cultural industries including the University of the West of England
- 10 full time staff plus front of house
- Spike Design provides 7,000 square feet of affordable space and developmental support for designers starting up their own businesses
- The Associate Programme provides further flexible facilities for artists, writers and curators
- The programme of projects, events and exhibitions is internationally renowned.

### Conclusions

Because of the range of organisations housed within Spike Island the building attracts a variety of users from artists, creative businesses, students and members of the public. The gallery and café are open to the public, which ensures a constant footfall and the relationship with the University encourages a lively environment. The lessons learned from Spike Island demonstrate that to create a lively, diverse and successful environment requires a considered mix of users and ongoing management.

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## 3: Farnham Maltings

### History:

Farnham Maltings is a collection of old brewery buildings in the heart of Surrey that were purchased by the local community in 1969 for £30,000. The first stage of development was completed in 1975 and the building now provides a place for a wide range of cultural activities including theatre and dance performances, festivals and markets alongside workshops for adults and young people. The buildings also house a number of studios and start up spaces for creative businesses and provides various services to encourage development including networking and training opportunities, online resources and one-to-one guidance.

### Key facts:

- Building includes artists' studios, dark room, galleries, café and bar, dance studio and nursery – most spaces available for commercial hire
- Over 20 workspaces
- Spaces range from 80-400 square ft
- Most charged at commercial rates
- Some workspaces considered as “start up spaces” – available at a subsidised rate with a maximum 3 year lease
- 12 full time members of staff plus front of house
- Workspaces fund themselves but support staff are funded through grants
- Organisation supported by membership - costs £10 per year and open to all

### Conclusions:

Farnham Maltings plays a key role within the local community through the range of activities it provides and the variety of users it attracts. The community's involvement in the purchase of the building and the current membership scheme enhances the sense of ownership and the organisation's educational remit allows the programme to respond to the needs of the community.

# The Village at Caterham, Surrey



Over 1,000 local people were involved in an initial vision-building planning weekend held on the site, a former army barracks with many historic buildings. The completed scheme is an economically-integrated, mixed-use neighbourhood that includes housing (361 homes for sale and for rent), supermarket, offices, health and fitness club, veterinary hospital, nursing home (with 58 beds), doctor's surgery, Skatepark in the converted chapel, BMX centre, cricket pitch and refurbished pavilion, junior football pitches, a play area, landscaping and open space. The development includes the refurbishment of historic buildings, preservation of existing landscape, a variety of mixed uses and integration of affordable housing.



A new Community Development Trust (CDT) manages leisure and business facilities and creates jobs for local people. The CDT has 11 Trustees, including a resident trustee and an employer trustee. The Trust took over management of buildings and open spaces for community use.



A Section 106 agreement as part of the planning permission provided for money to be made available by the developers to be spent on the buildings, spaces and facilities. The Village at Caterham is 1½ hours from Chichester, but definitely worth a visit if you want to find out more. For those who want to get involved in initiating a CDT at Graylingwell please talk to us. We are planning an excursion on Wednesday 18th June to Caterham to discuss the benefits as well as the challenges of such a CDT in practice.

If you would like to be included on the trip please call Sophie Hart on 0207 405 1211 or email [sxh@jtp.co.uk](mailto:sxh@jtp.co.uk).

## Article

# Graylingwell

Ms. E.M.Whitehead, Summersdale Residents Association

For the residents of Summersdale the Graylingwell Development holds mixed emotions. Many of us look forward to the new development in the hope that it will be part of our community with a Community Hall for meetings and entertainment, plenty of open spaces to walk in, leisure facilities, a church, new primary school and perhaps a restaurant or café where we can eat.

Virtually all of us are concerned about the effect on the infrastructure in the area and how the problem of all the extra traffic is going to be dealt with. The problem of the traffic is the most contentious issue of the whole project. Should we let traffic have an east/west access through the development? Do we restrict the traffic on this through route at certain times of the day i.e. rush hour or do we have a permanent method of stopping the traffic getting through but allow buses, delivery lorries and utility and emergency vehicles complete freedom? How would a barrier solution work in reality when facilities, may be located someway beyond either side of the barrier requiring a long detour and should those services therefore be better located at the heart of the development? The effect of the development of the Roussillion Barracks also has to be taken into account.

Many residents would like to see the Theatre restored; others feel that it would be better to have a purpose built Hall, but most feel that as many of the existing buildings should be kept as is practicable.

Landscaping and sustainability is also important as this will affect the overall look of the development. With steeply rising fuel costs and problems of land fill it is vital that the dwellings are as energy saving as possible and that public transport facilities are frequent, subsidised and serve the transport interchange and supermarkets as well as the city centre.

There have quite a few questions asked about how the site and community facilities will managed after the building work is finished. This will be done by a Community Development Trust and we only have to look to the similar development undertaken by the developers at Caterham Barracks development, to see that it does work.

It is very important that the lines of communication are kept open between the developers, architects and the residents of Chichester. So far this has been very good and we feel we are being kept up to date and involved, with our opinions being listened to.

Ms. E.M.Whitehead

## Contacts

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For more information see  
[www.graylingwellchichester.com](http://www.graylingwellchichester.com)

## Calendar

### June

#### 11th June

2nd Public Graylingwell Forum  
6 pm, Assembly Room of Chichester City Council

#### 18th June

The Village at Caterham Excursion

### July

#### 16th July

3rd Public Graylingwell Forum  
6 pm, Assembly Room of Chichester City Council

For anymore information on events as they arise please log on to the website  
[www.graylingwellchichester.com](http://www.graylingwellchichester.com)

## Editorial

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