

A Greener Southern Gateway Chichester
2022 Review



Catja de Haas
Architects

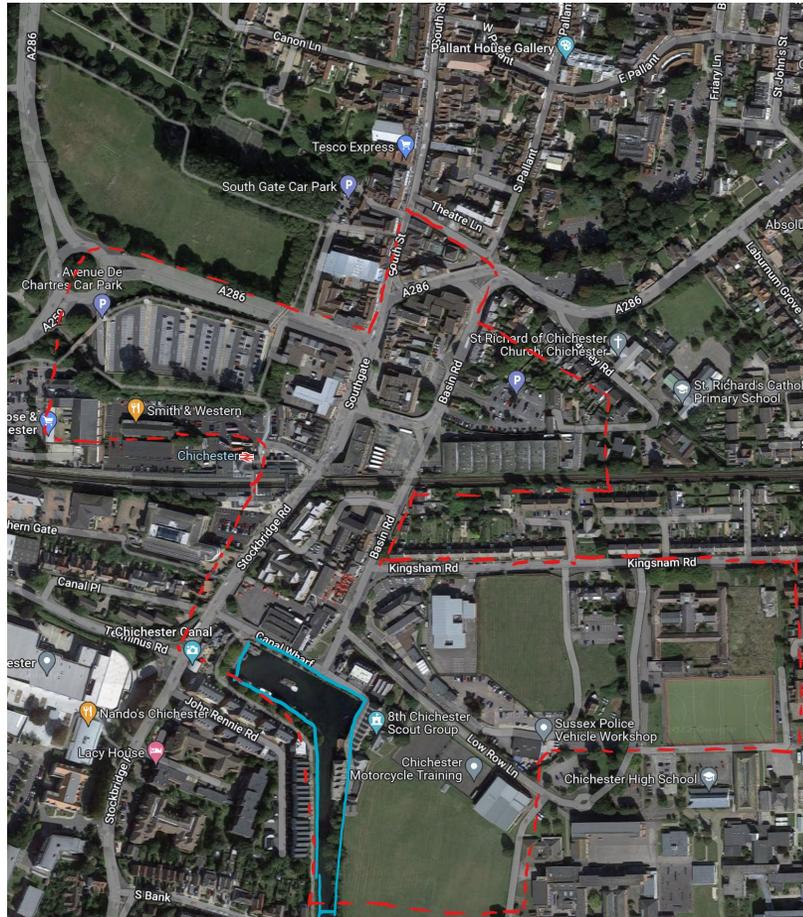
James Birkett MRICS

- 18 Years Partner at Richard Ellis (CBREL-ed West End Leasing Team)
- 1995 Seconded to LDDC Head of Land Development
- 30 Strong team site assembly, developer selection and planning to achieve regeneration.
- West India Quay, Excel, Norton Healthcare, 5 Hotels: Marriot, Four Seasons
- Sales and Marketing Director Arlington Securities PLC
- Asset Manager Land Securities PLC £3.0bn West End Portfolio
- 2010 Mendip Capital funded by Henderson Global Investors, McKay Securities PLC, HNWs.

Dr Catja de Haas RIBA

- Catja de Haas Architects, is a design-led, chartered practice. Specialising in well designed, clever and sustainable projects (Passivhaus).
- Project architect with Alsop Architects in London (worked on master planning Rotterdam Central Station, Amsterdam CS and Utrecht, and on housing projects (Groningen). Worked with Isozaki Architects and Itsuko Hasegawa in Tokyo.
- Worked with a wide range of communities through the Giant Dolls'house project.
- Holds a PhD by design on Housing from UCL, an MSc in architecture (Delft) and MA on housing and urbanism (Architectural Association), lectures at AUB (arts University Bournemouth).
- Catja's work has been widely published.

Site: Southern Gateway area



2022 Headlines

- 2017 → 2022
- 273,750 sq ft Residential → 475,000 sq ft
- 221,750 sq ft Commercial → 325,570 sq ft
- £211m → £424m

2022 Objectives

- A comprehensive masterplan with visuals that the public will also understand and engage with.
- Create a higher density, green city where pedestrians and cyclists have precedence.
- Use existing buildings where possible.
- Create an Architectural Gateway statement (first impressions count).
- Make sure the parking doesn't dominate the streetscapes.
- Bring back wildlife and greenery.
- Provide a wide range of services within easy reach of everyone.
- Implement the latest, innovative thinking on community living eg: urban farming, coworking spaces, combining elderly care with nurseries.

Objectives : Ten Minute city

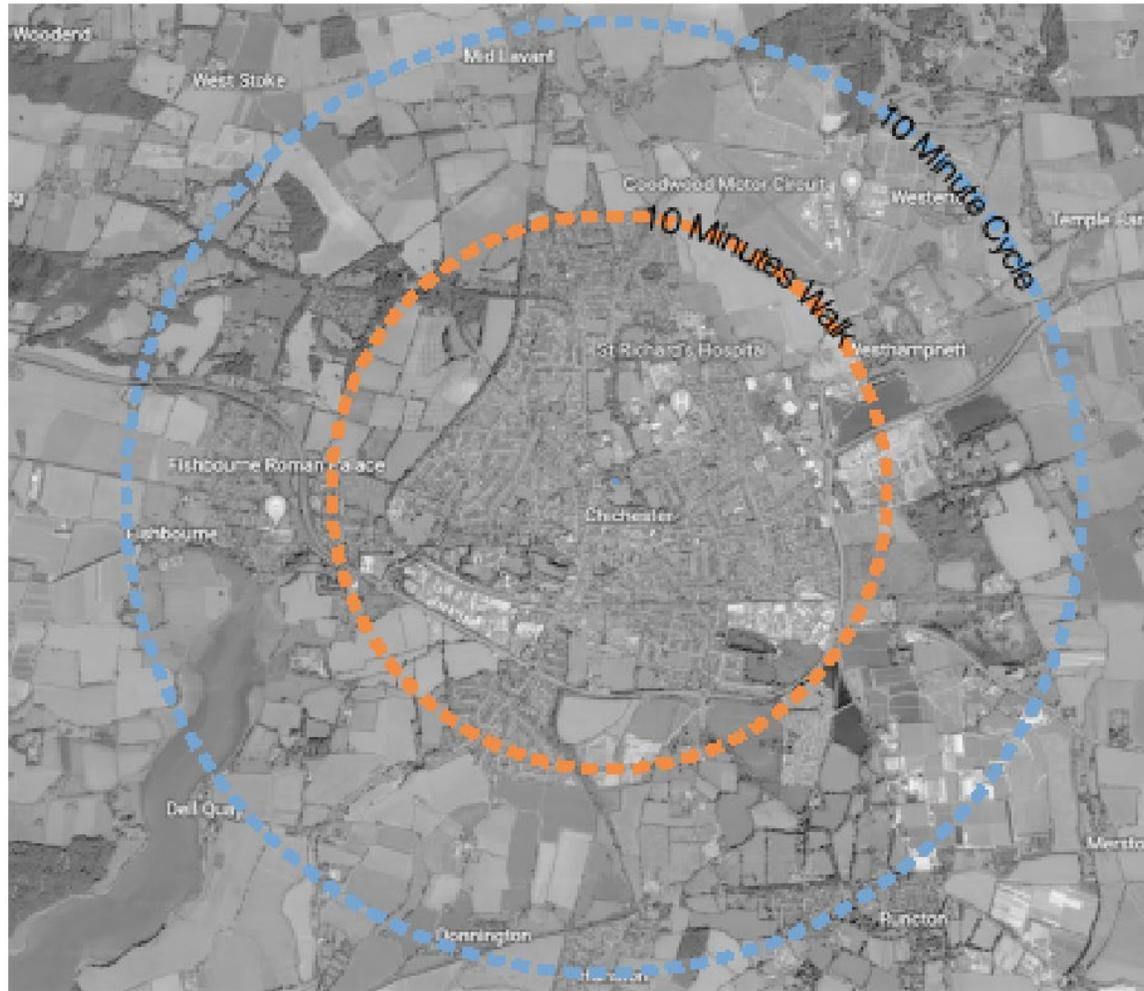
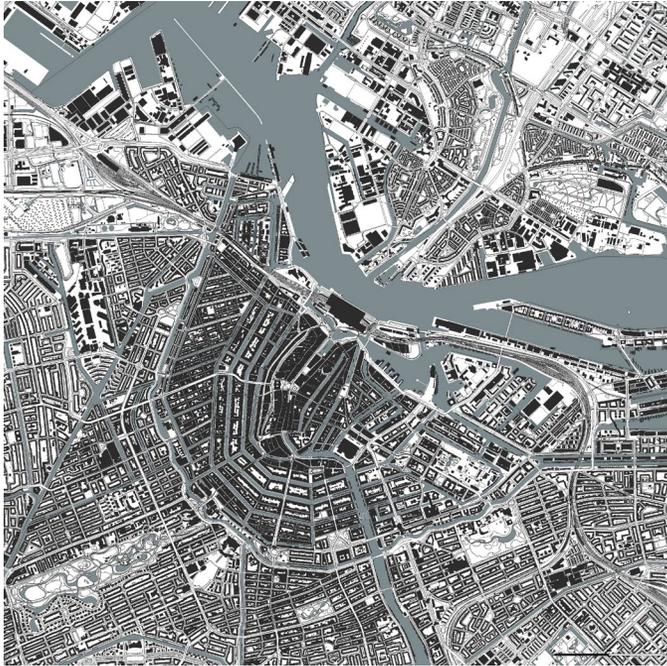
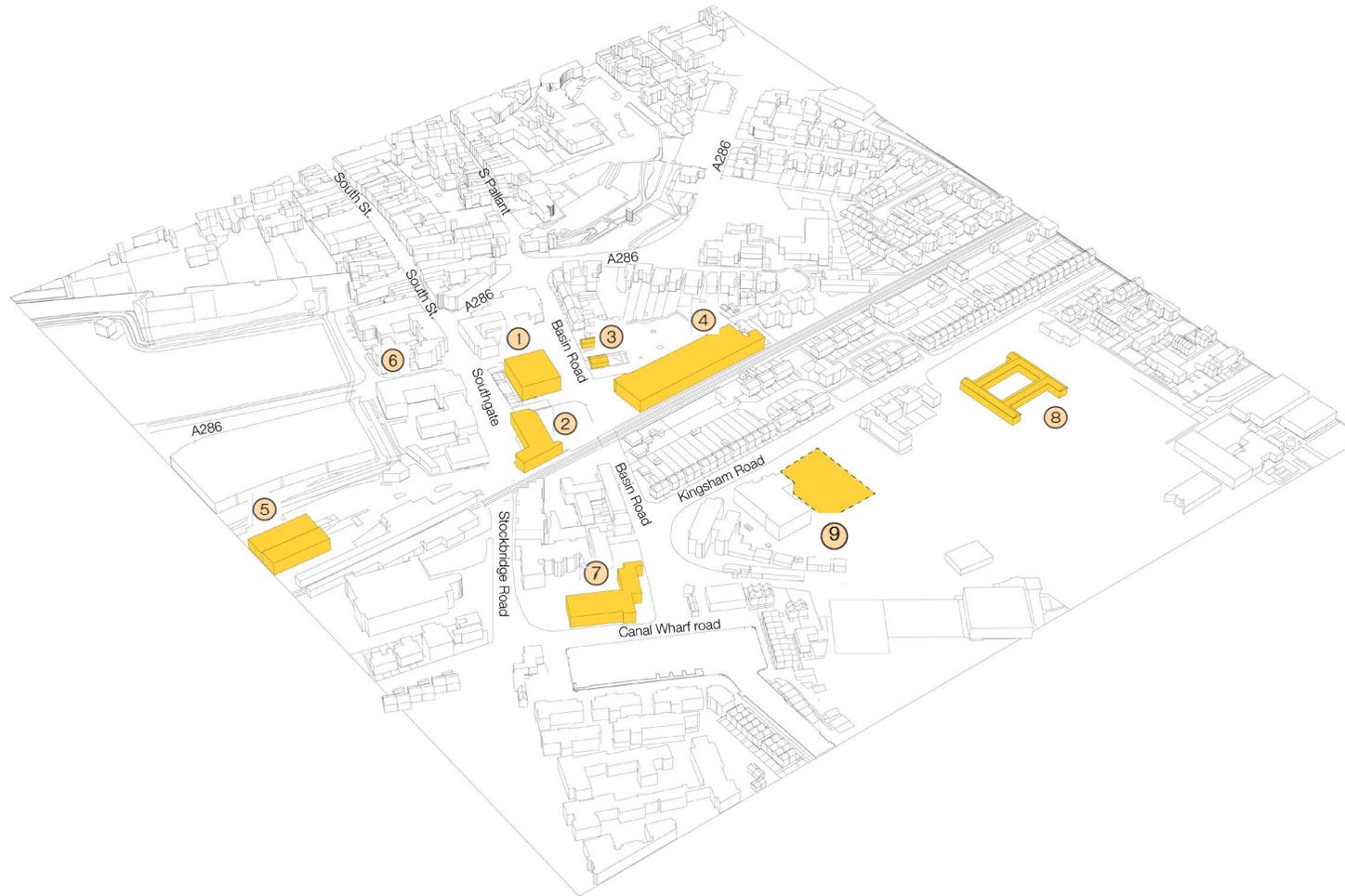


Figure Ground Images



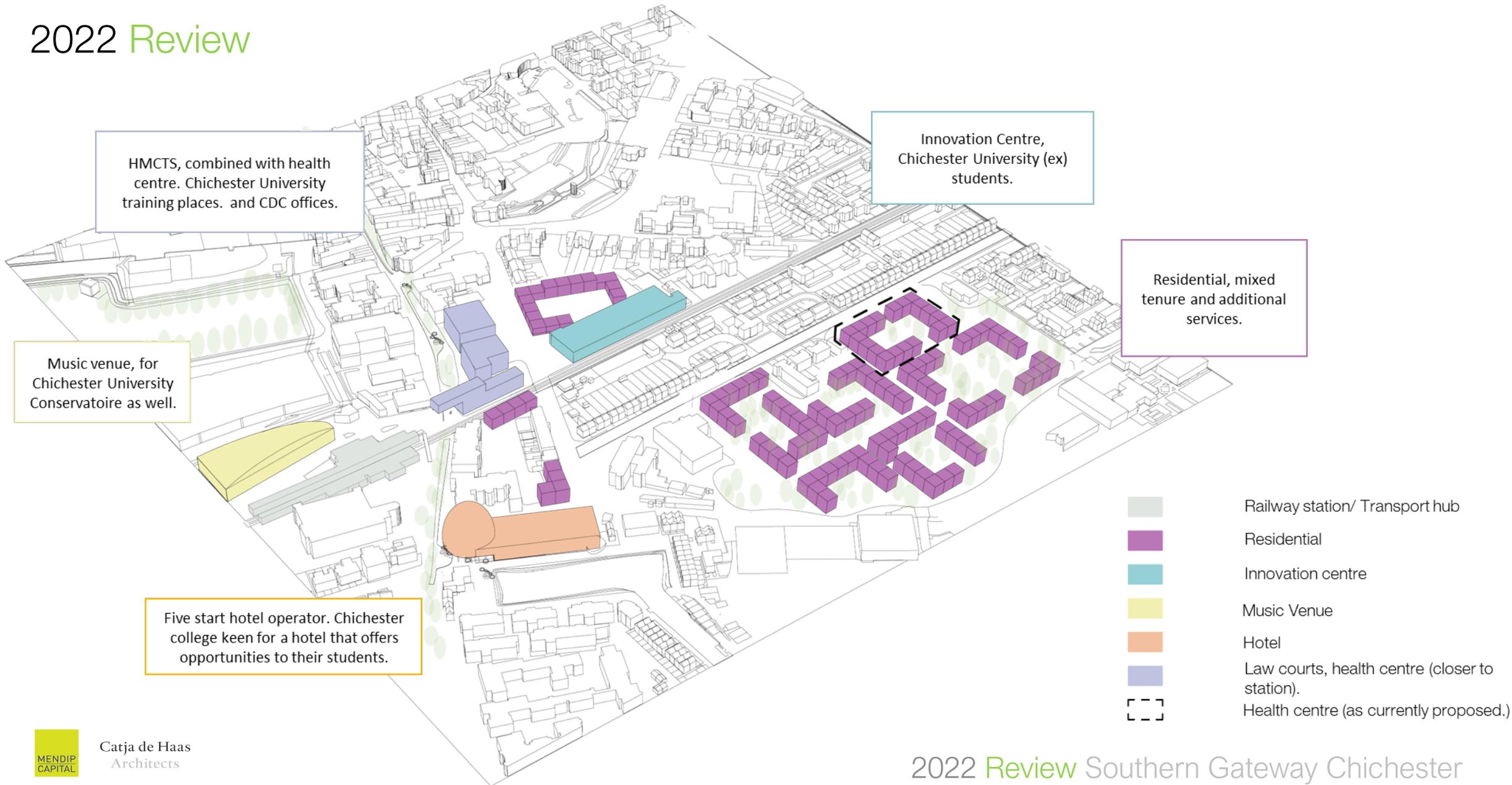
The figure ground shows the difference between built and open areas.
From left to right: Amsterdam, Paris, Chichester Southern Gateway

Existing buildings



- ① Law courts, kept, but building can be extended and house a health centre as well.
- ② Bus station: (partly) demolish the building, but keep bus station properties near the site: toilets, waiting area and shelter.
- ③ Small Row of houses: potential for redevelopment.
- ④ Bus Depot. To be kept.
- ⑤ To be replaced with music hall.
- ⑥ Already being converted into flats.
- ⑦ Royal Mail , to be demolished
- ⑧ Is currently being demolished.
- ⑨ Police Station site

2022 Review



Communal gardens



Parking below courtyard, also flood buffer



Summary and 2022 additions

- Mix of City Uses
- Residential, houses on parking.
- Supporting ground uses Café / Convenience / Co-Working
- Offices
- Innovation centre (working with the university)
- Music Venue
- Hotel 5 Star
- MoJ Courts
- Health Centre
- Bus station near the station (with facilities)

This is an excerpt from the document that was the result of a collaboration between Catja de Haas Architects and James Birkett from Mendic Capital. It is a comprehensive review of the stalling Southern Gateway Masterplan. The plan was presented to over 100 elected representatives of CDC and Chichester Society, Chichester University, Chichester College and met with unanimous support.

The plan includes a much higher density of development of homes and the addition of an Innovation Centre, Music Venue so desperately needed by the community.

The plan was designed as a working document for the community to contribute. The plan is a holistic approach to the area and tries to integrate contemporary thinking on density, community and ecology, so desperately needed in this day and age.