2. WORKING WITH THE PAST

The masterplan for Graylingwell Park was informed by research into the hospital site, and also the wider urban context, with the final design inspired by the 'Chichester Cross' – the cruciform structure of the city centre, which grew up around the crossing point of two main Roman roads. The original hospital was laid out with a strong north-south axis linking the hospital to the orchards/kitchen gardens. A new cross axis was added to this, linking Summersdale Road in the west, to the farm in the east, a strategy that placed the existing listed chapel, and a new green at the very heart of the development. Over time, the clarity of the original hospital had been eroded by a large number of extensions and infill buildings. One of the key urban design approaches was to restore the original structure of the hospital, and then enhance this using new development. This was not only highly sustainable, but also built on the strong sense of place that already existed. A rigorous assessment of all the existing buildings was undertaken to determine what should be retained, with the local community involved in considering appropriate future uses.

The original buildings were designed by eminent Victorian architect Sir Arthur Blomfield (1829-99), with the first buildings dating from around 1895. Architecturally, Graylingwell is less institutional in character than other former hospital sites of the same period, due to Blomfield using a Queen Anne Revival style for the design of the core buildings. Existing features were carefully considered in the subdivision of the interiors into a residential mix that includes three-storey houses with gardens, one and two-bedroom apartments, and more quirky 'loft- style' attic conversions designed by Gillespie Yunnie Architects.

The new dwellings in the refurbished buildings will be open plan in design, with contemporary finishes used to contrast with the existing period fabric, which will be exposed wherever possible. High ceilings and tall windows will be exploited, and double/triple aspects used to maximise views of the surrounding landscape. In accordance with ambitious eco-homes targets, single-glazed windows will be replaced with double-glazed replicas and inner walls insulated.

A parallel study examined the existing parkland which was listed on English Heritage's *Register of Parks and Gardens of Special Historic Interest*. Wherever possible, new development was planned around mature trees, and original landscape features such as the patients 'airing courts', allotments and orchards were reinstated, and this 'productive landscape' integrated into a wider network of green infrastructure including 'edible streets'.

3. CARBON NEUTRAL PLACEMAKING

When complete, Graylingwell Park will be the largest carbon neutral development in the UK, with all new building forms designed to maximise daylight and passive heat from the sun. In addition, the demanding energy solution requires each unit, with a south facing roof in phase 1, to accommodate 25m2 of photovoltaic units. Such technological advances place new demands on urban design approaches, with street layouts configured in east-west street orientations, and made wider than usual to prevent overshadowing, and also provide space for the Sustainable Urban Drainage systems (SUDs).

Streetscapes are also carefully designed to provide different solutions for the north and south sides in terms of elevational approach, location of habitable rooms, parking, and nature of garden space. This demonstrates how low-energy design demands a greater understanding of unit typologies in the early stages of a project than has previously been required.

Graylingwell Park will offer 750 new and converted homes

Graylingwell will offer 750 new and converted homes when complete, including 300 affordable homes, along with community amenities – artists' studios, allotments, a farm shop, gallery space and creative business office space, all managed by a Community Development Trust. It is estimated the scheme will create around 200 local jobs. Some 622 mature trees have been retained and 1428 new trees, including fruit trees, are being planted at the scheme