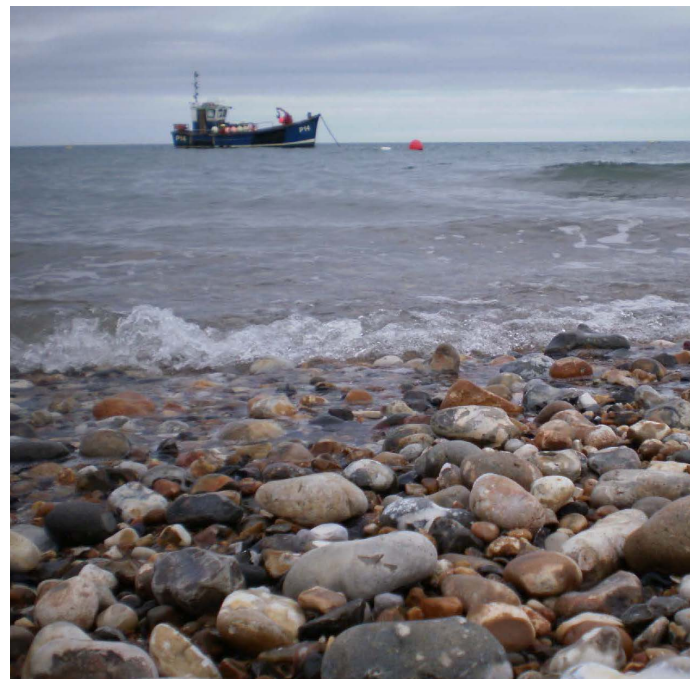
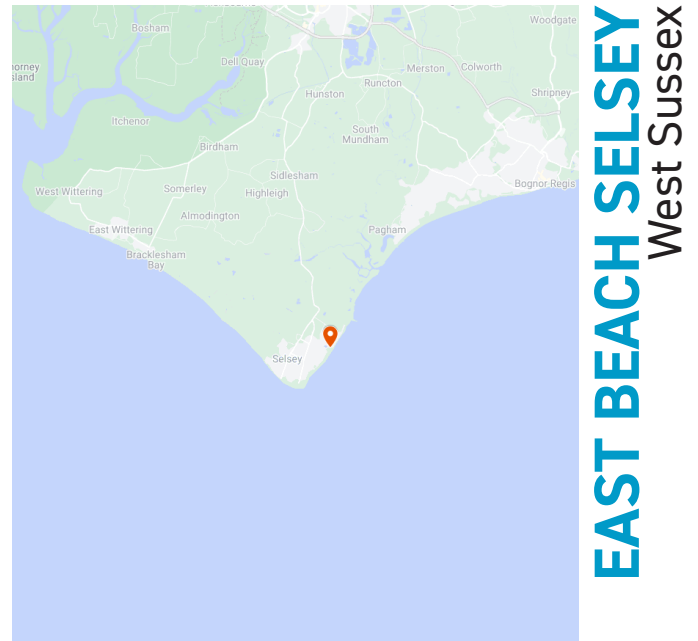


EAST BEACH SELSEY
West Sussex

Selsey is a liminal settlement. Positioned on low-lying land traversed by drainage ditches and tidal inlets, it is almost more a seascape than landscape. Isolated by its geography and cut off by tidal inlets and reefs with only one B-road connecting it to Chichester, it has developed a separateness - expressed as autonomy, self-reliance and community-mindedness. To an extent, Selsey turns its back on the land to the north and looks to the sea, which has been its provider since ancient times. The sea, however, is a cruel master and threatens to inundate the land. This dichotomy lies at the heart of Selsey's character and fuels its appetite for innovation and adaptation to nature.



Selsey is the most deprived part of the Chichester District in relation to socioeconomic indicators. Conversely, it has a living environment that is regarded as one of the best in the District and strong local assets such as the Selsey Crab brand, food producers and seaside location.

The challenges facing Selsey are therefore to:

Build on its existing assets: its rural hinterland, quiet seaside location and local produce brands.

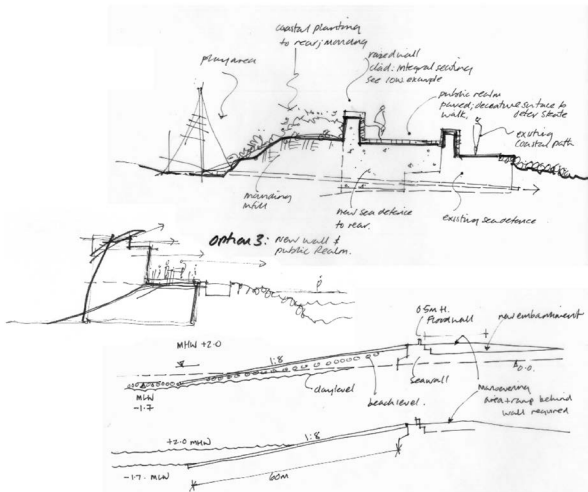
Benefit from the proximity of large population and tourism centres by overcoming negative perceptions relating to the poor quality built environment and of there being no special offer.

Develop a unique and exceptional attraction, viable throughout the year, that complements other nearby tourism offerings.

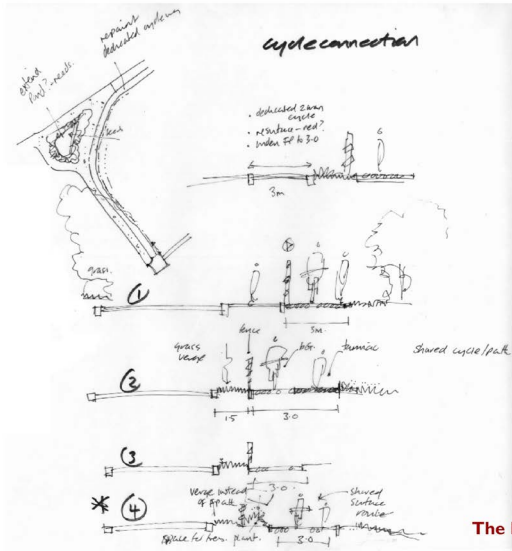
Improve the appearance of the existing built environment through exceptional new design, grant initiatives (e.g. to help restore and enhance unique character of the fishermen's huts) and public realm improvements.

Focus limited public investment on the seafront and most visible areas, leveraging in private investment.

In 2009 Chichester District Council tasked terra firma with developing a Masterplan for the East Beach Waterfront at Selsey. This involved organising well attended public consultation meetings with the community in order to fully understand their needs and aspirations. A theme of cultural heritage and reconnection with the sea emerged and combined with technical requirements to halt future rising sea levels, rationalise vehicular and pedestrian circulation and provide better amenity in the way of public realm and play, the need for a new cultural centre was developed that manifested itself as a group of new buildings that would also replace existing fisherman's huts and provide a mixed use destination centre. London Eye architects Marks Barfield were brought in as subconsultants by the team to develop concepts for the key buildings to incorporate within this emerging masterplan.



The Seafront Strip



The Pond

This project will pave the way for;
 Cultural activities and installations, including dive centre & bunk house
 Café and restaurant promoting local foods and fishery improvements
 Play facilities and outdoor festival and performance space
 Sea defences with new public space opportunities
 Public realm enhancements

The Masterplan

4.5 Site-wide layout



Orchard Parade

Improved public realm with new paving, tree planting, shrub planting in raised beds with integral seating, bollards and lighting to encourage a pedestrian priority environment. Rationalise the parking on streets (on-bay parking on Beach Road, additional parking on the opposite side of Beach Road, and bay parking on Mansfield Place, Spooner street tree planting. Improve the setting of the Grade II Listed Listening Post by linking it to the theme / style of public realm outside the shop.

The Pond

Creates a new cycle friendly route (adjacent to the footpath, around the eastern perimeter) to access the Hub and link into the National Cycle Network, Sustrans route 88, Pugham Harbour to Selsey. Encourage new tree planting of local species / provenance to strengthen the southern perimeter and increase the level of planting within and surrounding the existing parking.

Car Park

Relocate and widen entrance to East Beach car park and provide an area of public open space containing lighting / benches / railings and improved paving to create a better sense of arrival. New tree planting to soften and define external parking bay. The choice of willow and their long term management (by pollarding) provides a regular source of timber for local Selsey Willow basket pot-weaving business. Proposed external ditch feature, lined by trees adds surface water attenuation in times of excessive rainfall / potential flooding.

Play & Sports Zone

Attract, restore playground equipment with two new children's play areas (1-4 years toddler play and 5-12 year aged) based on the maritime theme, adventure, underwater theme. Play frames designed to encourage and create an 'active' gathering point for visitors and locals. Greater provision for the teenager / young adult is proposed.

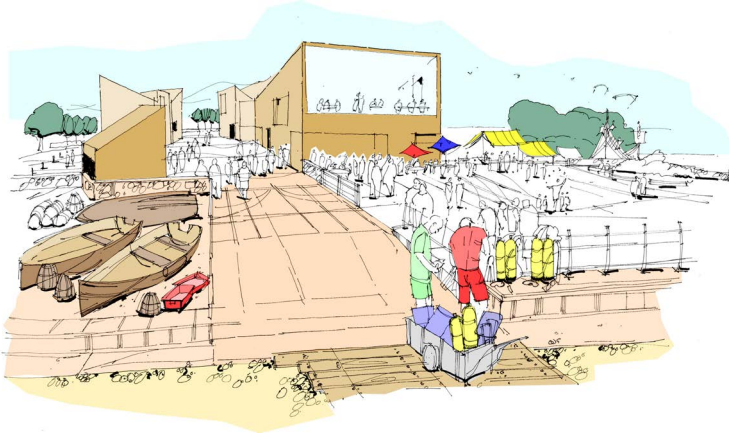
Seafront Strip

Move level, roadway set back from seawall with treatment planting (shrubs, grasses). Attractively designed seating areas, of coordinated long of street furniture - seating, benches, picnic benches, interpretation / way marking signs, litter bins and 8002 wheels. Grass mounding and grass area retained for informal recreation. An outdoor external performance / events space (post events and grass improvements).

The Hub

Selsey Marine Centre. New major group of buildings with flexible accommodation and incorporating a variety of facilities, better signage and information.





Selsey - the context

4

2.2 Impressions of Selsey...

Open views punctuated by stands of Poppars • Windy exposure, mud, horses, birds and sun • Halfpenny trees shaped the peninsula by the Westerly wind • Miles and miles of warm shallow water to lay in • Distinctive calling of seabirds, gulls, cormorants, curlews • Black bit Start! right sky • Salt spray on the face and wind whipping your hair • Upturned boat hulls with gullish names • Rusty windows • Drizzle

Black and white painted timber, horizontal weatherboards, split brick, red brick and tile, light colour concrete, patch • Bars, patchy worn grass • Slabs of concrete • Trees • Open space • Burgundy • Public conveniences • Low key, quiet • Concrete ramps, paths and concrete • Slabs and lattice beams • Large scale, flat, open agricultural fields • Fishermen • Caravans • Old railway carriages • Sea • Fish waste • Slabs • Paved colours • Wood • Pile • Low rise • Lobster pots • Crab pots • Cray • Lobster • Big sky, small views • No sea glimpses except from coast • No obvious boundaries or impression of site • Social aspects • Salt contained • Salt water • Independent • Villages within the village • History • Seasonal activity • Tissue • Clay • Quiet • Old fishermen • High average age for residents

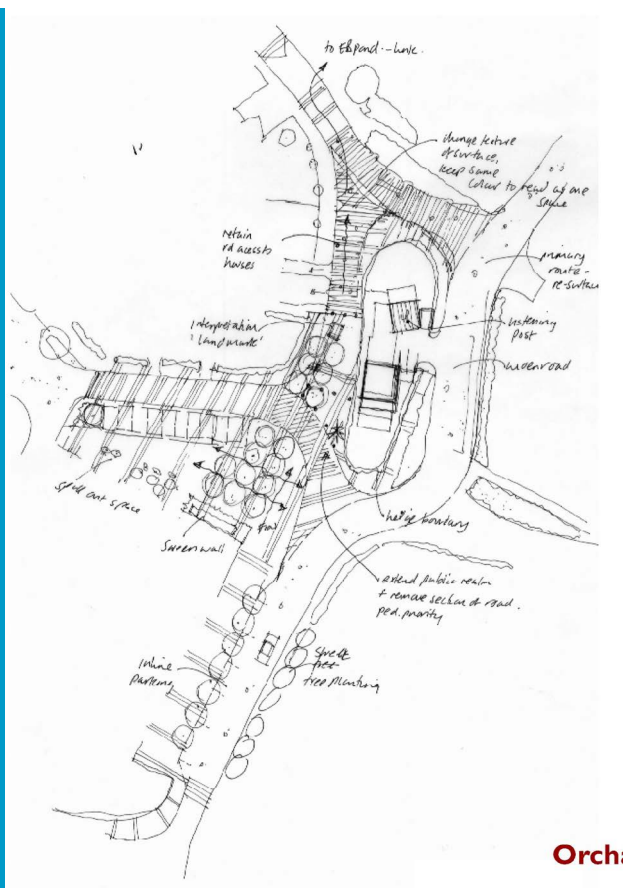
& Design inspiration...



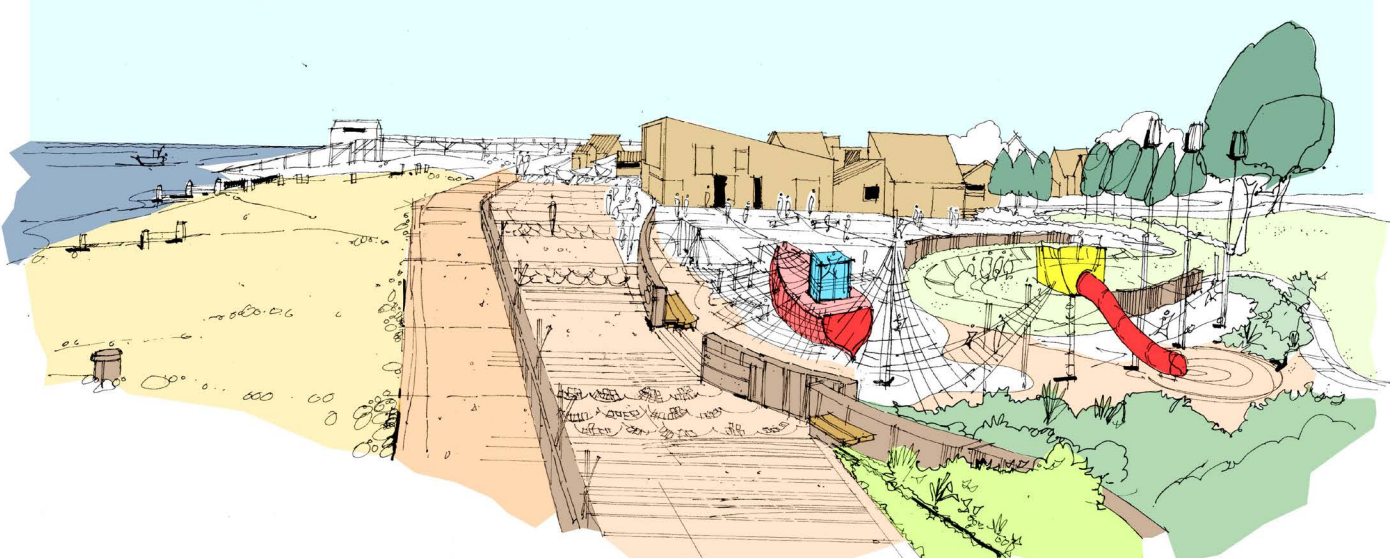
Building visualisation



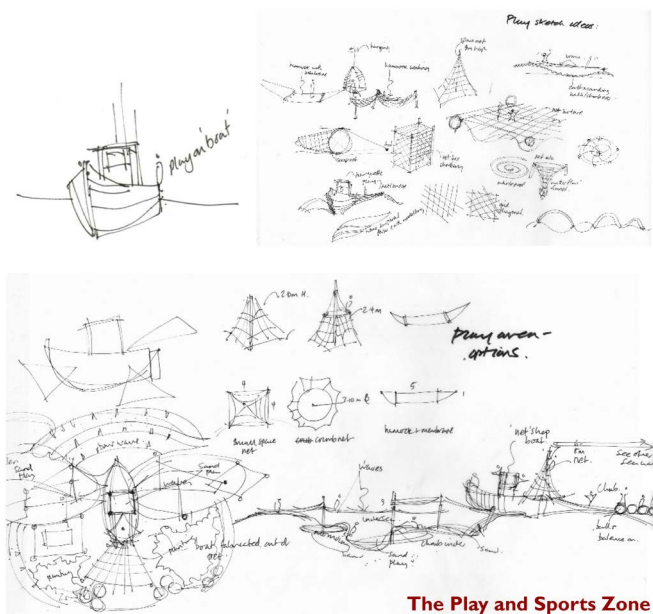
Preliminary sketch



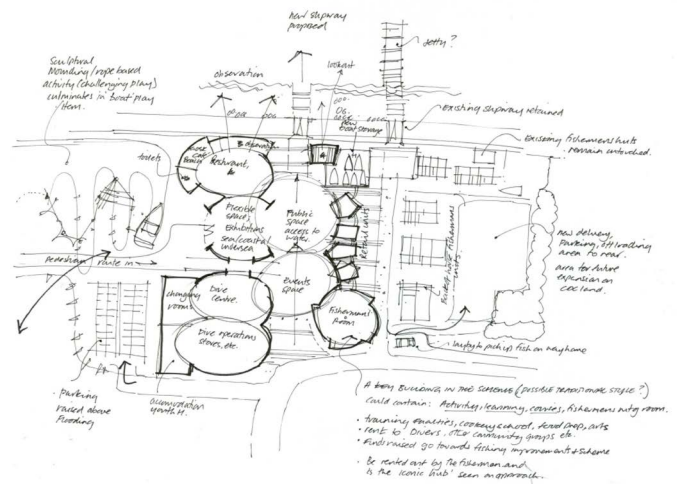
Play zone sketch



The completed report aimed to provide a clear vision for locally led regeneration that would bring benefits to the community and their environment. Culturally led from historical narrative and with a firm eye to the future and potential effects of climate change, sustainability was at the core of the vision. The report included financial feasibility studies in order to ensure economic sustainability and secure future project funding streams.



The Play and Sports Zone



The Hub



terrafirma

LANDSCAPE ARCHITECTS

