

ILLUSTRATIVE REFURBISHMENT CONCEPT

PROJECT & PARTNERSHIP / SOUTHERN GATEWAY

The Magistrates’ Court, Chichester

A new home for enterprise near the station.

A proposal to bring the former court back into use as flexible workspace, with clinic rooms and shared spaces for training, events and community use.

EARLY-STAGE PROJECT OVERVIEW / NOVEMBER 2026

02 / THE OPPORTUNITY AT A GLANCE

A new use for a familiar building

Existing office rooms could become private workspaces. The courtrooms and entrance lobby could give the wider community a reason to use the building again.



ILLUSTRATIVE INTERIOR CONCEPT / PROPOSED COURTROOM REUSE

c. 92

Private-office desk places

Flexible offices and suites for small teams.

5

Proposed clinic rooms

Bookable space for independent practitioners.

3

Former courtrooms

Potential for meetings, training, events and community sessions.

1

Technical suite

Potential for digital production, training or prototyping.

Indicative capacity. Final room allocation depends on surveys, layout and operator requirements.

03 / WORKSPACE DESIGN

A desk or a room of your own

Two workspace concepts for the former Court, from individual desks in a shared room to enclosed offices for small practices.



01 / SHARED WORKSPACE

Individual desks

Two rows of desks with acoustic dividers. Each place has its own UK mains socket, USB-C charging and wired data point.



02 / ENCLOSED OFFICES

Private rooms

Enclosed offices for small practices, with the Court’s distinctive tall, narrow windows as a feature.

ILLUSTRATIVE WORKSPACE CONCEPTS

Court stories

A display could tell the story of the 1967 Rolling Stones case in Chichester.

Local skills

Explore workshops with Chichester’s college and university, Goodwood and Rolls-Royce Motor Cars.

04 / ARRIVAL & COFFEE LOUNGE

The Court’s new front room

A welcoming place for tenants, visitors and local groups to meet, with coffee and reception tucked into the existing counter recess.



ILLUSTRATIVE REFURBISHMENT CONCEPT / BASED ON SITE VIDEO STILLS

Keep the character

Retain the high-level windows, oak panelling and brick stair wall, with lounge seating to one side.

A wall with a story

A Redlands-inspired print recalls the 1967 Rolling Stones case in Chichester, alongside a framed architectural drawing.



REDLANDS WALL ART / DESIGN CONCEPT

05 / TOP-FLOOR TECHNICAL SUITE

From courtroom to dry lab

A proposed suite for electronics, digital design and prototyping. Courtroom 3 and its former retiring room together provide about 93 m² on the existing plan.



COURTROOM 3 / ILLUSTRATIVE DRY LAB CONCEPT

Electronics test benches, enclosed 3D printers and a CAD station are arranged around clear aisles. The former magistrates' bench is reimagined as a project review desk.



RETIRING ROOM 3 / ILLUSTRATIVE CONCEPT

Retiring Room 3

A quieter room for CAD, data review and bench inspection. Keeping the original room name on the door would preserve a small piece of the Court's identity.

Doorways are interpreted from the plan. Access, escape routes and services require verification.

06 / THE PUBLIC BENEFIT

Room to start. Space to grow.

The Court could give young people a place to start a business, give local firms room to expand, and create more opportunities to learn alongside employers.

10–12	8–12	24–36
Affordable places	**Work placements**	**Community sessions**
Desk places to reserve for young founders and early-stage businesses.	Annual target to test with local employers, the College and University.	Annual target for workshops, local groups and enterprise events.

01 ## Start a business locally

Offer young founders a desk, mentoring and a place to meet their first customers. Two intakes could support 20–24 founders a year if places turn over.

02 ## Make it easier for small firms to stay

Give freelancers and teams flexible room to grow. A shared coffee lounge could bring members, visitors and local groups together.

03 ## Put the courtrooms back to work

Test bookable space for pitch nights, school enterprise days and employer-led training, with affordable sessions protected in the operating plan.

PROPOSED MEASURES

Track founder progress, completed placements, new local hires and community use. The targets above are illustrative and depend on operator and partner agreements.

07 / FOUNDERS & PROFESSIONAL PRACTICES

A place to build a practice

The former Court offers a distinctive address for solicitors, architects and other small practices. The proposed mix includes flexible desks, private offices and bookable rooms for client meetings.



AFFORDABLE FOUNDER DESKS / ILLUSTRATIVE WORKSPACE CONCEPT

Reserve affordable desks for young founders and early-stage firms, with room for established practices to take their own offices as they grow.



Learn on a live project

An architecture placement could pair a trainee with a mentor to work on drawings, models and real project tasks.



Put the courtrooms to work

Shared courtrooms could host student showcases, prototype demonstrations and practical workshops with local employers.

08 / THE SOUTHERN GATEWAY

A place to work near the station

On Market Avenue, the former Court sits between Chichester's transport gateways and its historic centre. It could bring regular weekday activity to the area alongside the proposed CityGates hotel.



SOUTHERN GATEWAY / CITYGATES AERIAL



EXISTING EXTERIOR



REFURBISHMENT CONCEPT

FORMER COURT / EXTERIOR VIEWS

An innovation hub

The District Council is assessing demand for an innovation hub or second enterprise centre. The Court is a candidate to test within that work.

A more active station area

The Chichester Growth Deal links station-area regeneration with business space, digital connectivity, skills and jobs.

c. 80%

Average occupancy at Chichester's existing Enterprise Centre over five years, reported to Cabinet in January 2026. A local benchmark for flexible space.

Growth Deal District Council project plans Cabinet evidence

09 / PROJECT OVERVIEW

Bringing the Court back into use

CityGates Development has developed a proposal to bring the former Court back into use as flexible workspace and an enterprise hub.



AN OPENING EVENING AT THE COURT / ILLUSTRATIVE CONCEPT

Request project information

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