

Chesterfield



Town Centre Masterplan

October 2009





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Report written and designed by
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with
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ARUP

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ChesterfieldTEN

a ten year vision and masterplan

Scam
Wilson



Key	
	Study boundary
	Action areas
	Shambles/ Yard initiative
	Coach Station improvements
	Gateways
	Junction Improvements
	Redefined Pedestrian Route
	Improvement to existing pedestrian route
	New Pedestrian Route
	Environmental improvement
	Existing buildings
	Refurbished buildings
	New development
	Frontage improvements
	Open space improvement
	Car park improvement
	Core area public realm improvement
	Pedestrian priority area
	Proposed development sites
	Existing bus shelter
	New bus shelter
	Landmark building
	Public art
	Cycle parking
	Improvement to pedestrian crossing
	Entertainment area
	Market improvement
	Pedestrian bridge improvements

Introduction

In which we describe the purpose of this report, replacing the 2004 'Chesterfield TEN' Masterplan.

We are confident that this Masterplan provides a distinctive, achievable and sustainable vision for a beautiful historic market town.

Objectives

In doing this our objectives have been to:

- Clarify the vision for Chesterfield's town centre and its historic market,
- Build investor confidence about the town's potential,
- Provide an overview of progress since 2004,
- Help shape development opportunities,
- Encourage high quality design standards,
- Demonstrate the overall strategy for regeneration, and...
- Provide evidence for Chesterfield's statutory Local Development Framework (LDF).

The plan is deliberately ambitious, pushing the quantity and quality of development whilst protecting the town centre's historic character and setting. It sets a long-term framework for change.

Elements can be implemented almost immediately, while others may take a decade or more to deliver.



This document is the 2009 update of Chesterfield's Town Centre Masterplan, fully revising and superseding the document prepared in 2004 by Scott Wilson. Although the previous plan remains fundamentally robust, the challenge for Chesterfield now is to stimulate delivery on outstanding development opportunities like the Northern Gateway, and to bring fresh ideas that capture the imagination.



Chesterfield bustles with life on market days and boasts a fine collection of buildings from many different eras.



The plans and images on the left are from the 2004 'Chesterfield Ten' document, prepared by Scott Wilson.



This study

View along **Knivesmithgate** with a fine collection of 'arts and crafts' era buildings.

In which we describe the study process, including a baseline analysis, round table workshop and options consultations. We also describe the structure of this report.

Chesterfield Borough Council commissioned URBED (Urbanism/ Environment/ Design) to deliver the masterplan, supported by other specialist consultants. DTZ have provided commercial advice, with particular focus on retail and property. ARUP have reviewed the viability of existing and proposed access and movement networks. Urban Space Management (USM) have carried out a focused study of Chesterfield Market, and Sheffield based SAUCE Architecture have provided additional design input.

Throughout the process, the team have worked closely with a Steering Group made up of lead members and officers from Chesterfield Borough Council. The strategy has been informed by extensive consultation. In addition to numerous individual meetings, URBED held a roundtable workshop on 12th November 2008, attended by a wide range of local stakeholders, to inform discussions with the wider community. A draft masterplan was drawn up for public consultation in January 2009, launched with a day-long event in New Square on URBED's

bus, and then exhibited at the Tourist Information Centre. Responses received were overwhelmingly supportive of the strategy. The vision has also been presented to the Town Centre Forum and two special member briefings, receiving cross-party support from Councillors.

This consultation has informed a study undertaken in three phases:

- **Stage 1:** Study of Chesterfield's 'baseline' position – site visits, stakeholder meetings, document review etc.
- **Stage 2:** Drafting the masterplan and consultation – ideas generation and discussion with the general public.
- **Stage 3:** Production of final report – refinement of the masterplan vision.

The Council cabinet formally approved the masterplan on the 20th October 2009. This means it has been adopted as part of the evidence base for Chesterfield's statutory Local Development Framework.



Structure of This Report

This report is in five sections:

Part 1: Chesterfield Today:

Summarises the assets, challenges and opportunities identified in the baseline reports and looks at Chesterfield's history, character, economy, market and transport links.

Part 2: Chesterfield Tomorrow:

Describes our vision for the town centre's future, and sets out masterplan themes.

Part 3: Getting There: Looks at the scope for change across Chesterfield town centre, and identifies principles underpinning the masterplan.

Part 4: Masterplan: The new masterplan is developed in a series of layers, based on four concepts of Transport, Urban form, Public realm and Activity (TUPA).

Part 5: Projects and Implementation:

The masterplan is broken down into 8 area based Development Projects, and 4 Enabling Projects based on the TUPA concepts. This section also outlines next steps towards implementation.

Supporting Documents

This document draws heavily on the research undertaken in the earlier parts of the study as summarised in Part One. More detailed information can be found collected in a suite of supporting documents appended to this report.

These include:

- A. Socio-economic report and policy review (URBED)
- B. Commercial Baseline Report (DTZ)
- C. Access Baseline (ARUP)
- D. Chesterfield Market Report (USM)
- E. Roundtable Workshop Report (URBED)
- F. Public Consultation report (URBED)
- G. Highways Technical Note (ARUP)