

# 1 WHAT IS HAPPENING TODAY?

In late 2008, URBED (Urbanism Environment Design) were commissioned by Chesterfield Borough Council to update the town centre masterplan, which was originally developed by the consultancy firm Scott Wilson in 2004.

Building on initial discussions with stakeholders a draft masterplan for the town centre has been drawn up. The draft is based on ideas and issues raised at roundtable workshop held last November, and on our wider study.

The following boards display our initial vision for five different areas in Chesterfield. They show aerial photos of the existing situation and a plan that shows possible new streets, spaces and buildings.

We would like your views on the masterplan and the five areas including aspects you like and dislike. Through this we can develop a framework that will be used to guide future development around the town centre. In addition if you feel something is being missed or overlooked we would encourage you to let us know.

You can put a feedback form in the box provided or send it via freepost to the address on the back. Alternatively you can view the boards in digital format at: [www.urbed.coop](http://www.urbed.coop)

**PLEASE COMPLETE A FEEDBACK FORM AND LET US KNOW YOUR VIEWS.**



The 2004 Masterplan Document

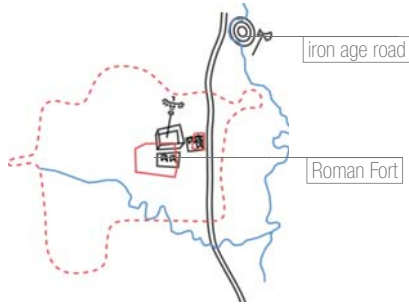


**urbed** are a design and planning cooperative based in Manchester. We have teamed up with DTZ (commercial analysis and strategy), Arup (transport advice), Sauce Architecture and Urban Space Management (specialist advice on markets) to update the Masterplan for Chesterfield's Town Centre.

URBED take pride in involving the community where ever possible in the urban design process and has successfully worked in many differing locations with clients from the public and private sector.

# 2 BASELINE ANALYSIS

## HISTORIC DEVELOPMENT



Roman Times 60 AD

"Early man came close, but the Romans created Chesterfield"

Roy Cooper, 1977



Mediaeval

"Surviving within the town's topography and still forming the basic structure of its urban core is the carefully laid out mediaeval street pattern"

Chesterfield Council



1638

Buildings were developed on strip plots once used for growing food



1899

"Victorian Chesterfield flourished as a busy market town and a major industrial centre. The town grew north and west along the rail and train routes"

Chesterfield Council Conservation Team



1938

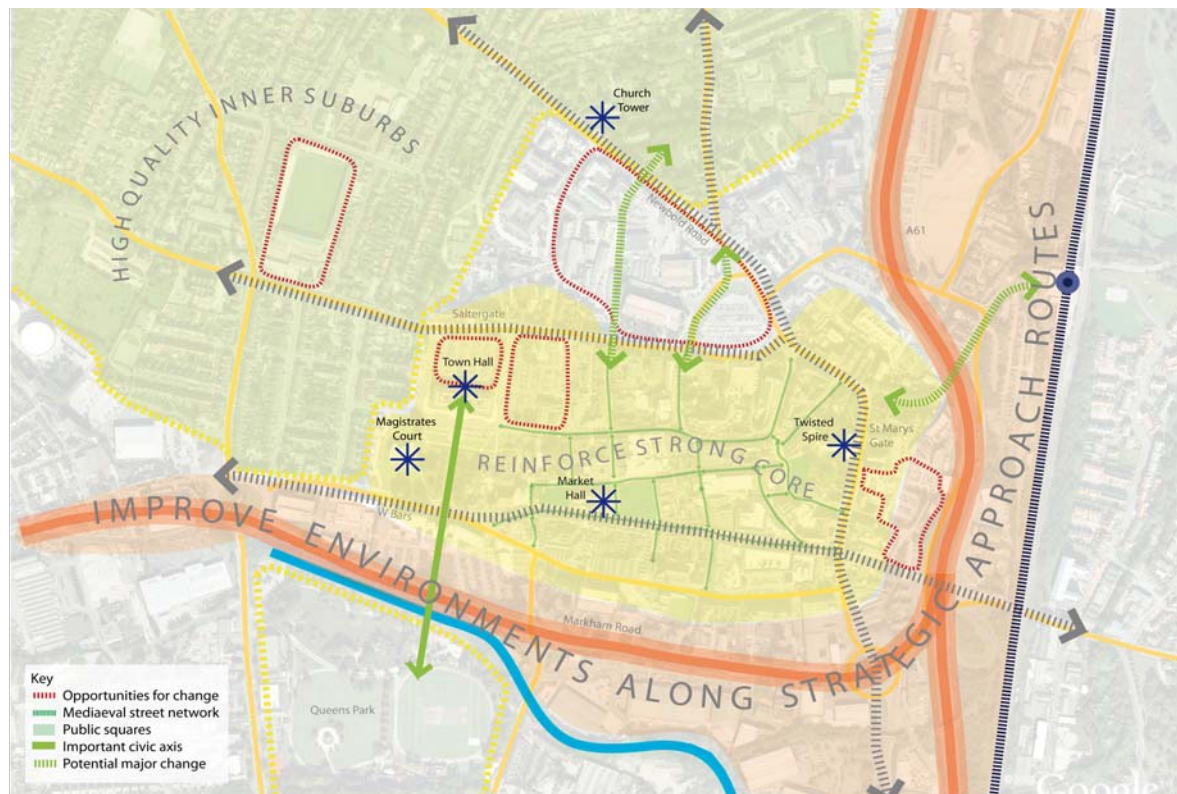
"Parts of the centre were modernised by the introduction of a mock-Tudor style of architecture. Knivesmithsgate, Markham Road and Lordsmill St were widened as traffic grew."

Chesterfield Council Conservation Team



2009

Though manufacturing has ebbed the town's traditional trading role has held firm, alongside tourism and services. The historic core survives and thrives but the edge of the centre is fragmented by roads and retail sheds.



Chesterfield today



Issues plan





# 3 PREVIOUS CONSULTATION

A round table workshop on 14th November 2008 in the Winding Wheel involved a series of discussions about Chesterfield's town centre. Discussions revolved around the centre's strengths and weaknesses and opportunities for change in specific areas.

## Key messages included:

- "Stephenson Place was part of the traditional shopping offer. Its shop fronts and environment have deteriorated";
- "Quality employment is needed to replace lost manufacturing jobs";
- "The overall impression of change is positive - the town centre is much improved in recent years";
- "The route from the station gives a terrible impression for visitors";
- "Arrival points and crossings are confusing at: West Bars, Park Road, Lords Mill roundabout, RBS junction, Church Way, the Station and Holywell Street";
- "With very little work Chesterfield could have a good cycle network";

## Ideas for possible change where:

- "The area around the crooked spire needs to be made pedestrian friendly";
- "A broader cultural and leisure offer is needed to lift the status of the town";
- The idea of a 'deck' over the A61 to support better pedestrian/cycle access to the station was proposed;
- Good links to surrounding neighbourhoods and attractions were seen as a missing element;

## Towns Chesterfield could aspire to:

- Bath, Carlisle, Cheltenham, Chester, Durham, Exeter and York - places that combine a strong historic identity with economic progress and prosperity
- Buxton - the town's fine historic fabric has been repaired and promoted as an attraction within the Peak District National Park.
- Harrogate - has built a strong business tourism specialism as a conference centre.



Top: Roundtable Workshop at the Winding Wheel Theatre, 14th Nov 2008.  
Bottom: Informal consultations with random stall holders took place along with structured site visits with key council officers.



Bath



Chester

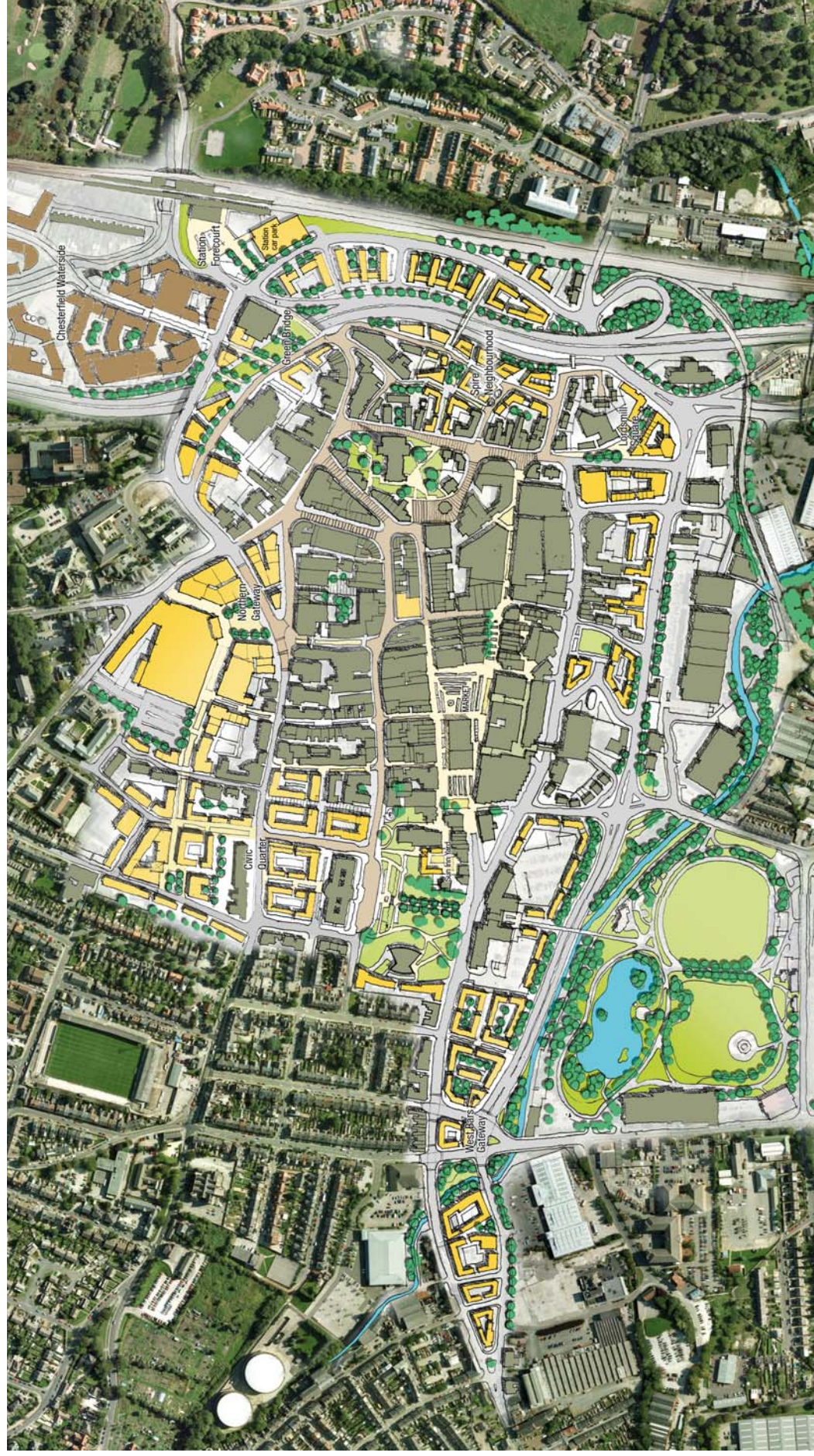


York





# 4 PROPOSED OVERALL MASTERPLAN





# 5 PROPOSAL RETAIL CORE AND TOWN "WALL"

Chesterfield's beautiful market and town hall are jewels in the crown but some of their setting is getting tatty. Over time, gap sites could be filled with quality buildings and the Shental Memorial Gardens upgraded.



Existing



Proposal

Improvements to Knifesmithsgate to reduce impact of buses.

Theatre yard café bars.

Conversion of former courts to an arts centre.

Possible retail redevelopment.

Town hall residential and commercial development to create a strong edge to the town centre.

Housing crescent onto gardens.

Sun Inn yard. Small offices and beer garden.

Reconfigurations of the market to create diagonal routes.

Public realm improvements to create shared vehicle pedestrian surface.

Examples from Europe



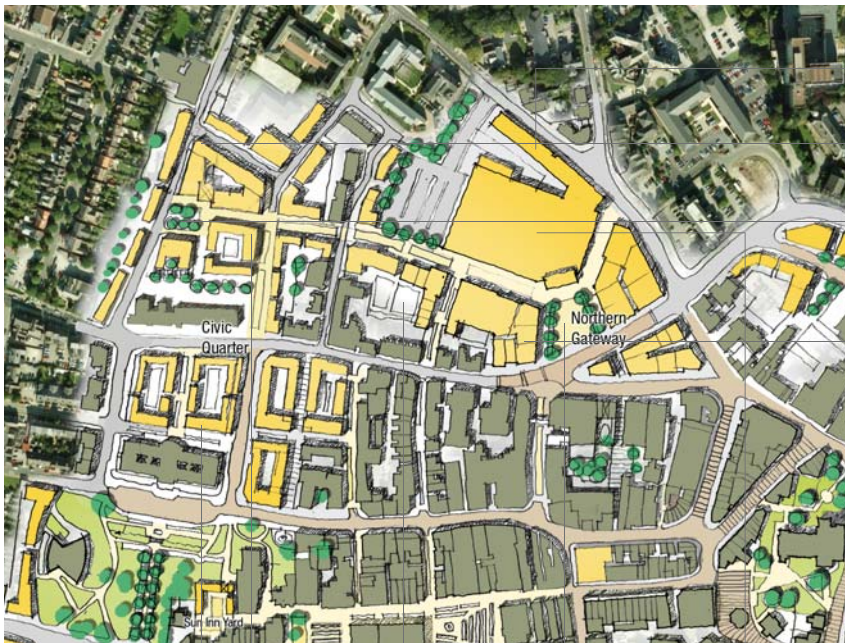


# 6 PROPOSAL NORTHERN GATEWAY & CIVIC QUATER

The northern edge of the centre is dominated by gap spaces, traffic and ugly car parks. Our plan proposes new urban form to transform the area into a vibrant civic quarter.



Existing



Proposal

Possible family housing.

Link to Spencer Street.

New public square.

Possible restaurants.

New offices with semi basement parking.

Mix of housing and office development.

Multi storey car park.

Gateway square.

Anchor store with parking gateway underneath square.

## Examples from Europe





# 7 PROPOSAL WATERSIDE AND STATION

The A61 divides the town centre from the station and college we propose a new green bridge over the deep road cutting to create a new park and pedestrian routes.



Existing



Proposal

Chesterfield Waterside development joint venture between council and URBO.

Housing/offices

Green bridge over A61.

Improved station forecourt with a vista to the spire.

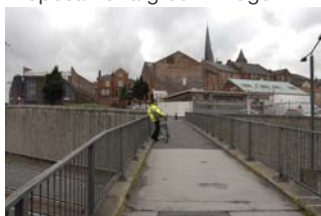
Chesterfield College.

Improved route from the station into town.

New route to divert traffic from St Mary's Gate.

Decked station car park.

Proposal for a green Bridge





# 8 PROPOSAL SPIRE AND LORDSMILL SQUARE

The Lordsmill area creates a poor first impression and damages the setting of the crooked spire. We propose a pedestrian friendly treatment on St Mary's Gate and a new neighbourhood to the east. The roundabout could be replaced by a junction and road crossing.



Existing



Proposal

New road taking traffic around town centre.

New mixed use neighbourhood.

Family leisure and restaurant area.

Removal of roundabout to create a traffic light junction.

Cycle/footpath on old rail line.

Apartments along new road.

Proposal for a green wall for the A61





# 9 PROPOSAL WEST BARS GATEWAY

The Approach from Chatsworth and the Peaks is good until the West Bars Gateway, where the ugly and unused car park deters visitors. We propose opening up views of the river and park and a series of new buildings facing a landscaped road corridor.



Existing



Proposal

Development of a built edge to the Post Office car park.

Redevelopment of disused post office car park and reprovision of sorting offices.

Redevelopment of B&Q site when vacated for housing, offices, leisure uses or retailing.

Removal of the West Bars roundabout to create a traffic light-controlled junction.

Green link along the river.

The link to Queens Park could be strengthened by a new bridge and entrance at the junction of Park Road and Markham Road

Examples from elsewhere





# 10 NEXT STEPS

Please fill out a form and tell us your views on these ideas.

Following the consultation URBED will draw an updated masterplan that will take into account: financial viability, market demand, regeneration potential and community and stakeholder consultation feedback.

URBED will then put together a delivery plan that will sit alongside the preferred option in the final report. The plan and preferred option will be handed over to Chesterfield Borough Council towards the end of March 2009.

The report will then be used by Chesterfield Borough Council to guide and bring forward development.

Thank you for taking the time to have a look at the proposals. Remember to fill in a form and note down any comments you have. For further information please go to:

[www.chesterfield.gov.uk](http://www.chesterfield.gov.uk) or  
[www.urbed.coop](http://www.urbed.coop)



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