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Contents

1 INTRODUCTION AND PLANNING CONTEXT	4	6.4 The Market Quarter- Celebrating Identity	44	input)	82
1.1 The Ambition	5	6.5 The Market Quarter - Urban Greening and Sustainability	45	7.6 Proposed Market Stall Layouts 3D arrangement	83
1.2 Scope of the Project	6	6.6 The Market Quarter - Social Dwell and Active Edges	46	7.7 New Square and Market Square - Overall Branding	84
2 HISTORICAL CONTEXT	7	6.7 The Market Quarter - Destination Events	47	8 CREATING A SAFE SPACE	85
2.1 Chesterfield's Historical Timeline	8	6.8 Market Square Proposals	48	8.1 Existing Vehicular Access Control Measures	86
2.2 Social and Cultural History: A Focus of Politics and Protest	11	6.9 Market Square Precedents	49	8.2 Allowing For Necessary Vehicular Access And Servicing	87
2.3 Historical Map Analysis	12	6.10 New Square Proposals	50	8.3 Proposed HVM Protection	88
2.4 Historical Map Comparison	13	6.11 New Square Precedents	51	8.4 Proposed HVM Protection - New Square	89
2.5 Heritage and Conservation	14	6.12 New Square Activation	52	8.5 Proposed HVM Protection - Market Square	90
3 UNDERSTANDING THE TOWN	15	6.13 New Square Activation	53	8.6 Proposed HVM Protection - Burlington Street and Church Lane	91
3.1 Town Centre Destinations	16	6.14 Low Pavement	54	8.7 Proposed HVM Protection - Vicar Lane and South Street	92
3.2 Building Occupancy Type - Market Squares	17	6.15 High Street Plan	55	9 MATERIALITY	93
3.3 Building Occupancy Type - Church, Rykneld Square and Corporation Street	18	6.16 Streetscene Precedents	56	9.1 Approach to Materials	94
3.4 Pedestrian and Cycle Routes	19	6.17 Pocket Square	57	9.2 Treatment of Existing Setts	95
3.5 Adopted/Unadopted Highways	20	6.18 Pocket Square Precedents	58	9.3 Re-use of Existing Setts - Understanding the Existing Condition	96
3.6 Archaeological Features	21	6.19 Burlington Street	59	9.4 Approach to Planting	97
3.7 Dwell Space and Active Streets	22	6.20 Burlington Street Precedents	60	9.5 Climate change and adaptation and considerations for the public realm	98
3.8 Greenspace and Tree Coverage	23	6.21 Church and Rykneld Square - Proposed Spatial Arrangement	61	9.6 Existing Trees and Planting - Market Square	99
3.9 Hard Materials Analysis - Market Square	24	6.22 Church and Rykneld Square Vision - Urban Greening and Sustainability	62	9.7 Species Selection - Street Trees to Predominantly Hard Areas	100
3.10 Hard Materials Analysis - Rykneld Square, Church and Corporation Street	25	6.23 Church and Rykneld Square Vision - Social Dwell	63	9.8 Existing Trees and Planting - Church Grounds	101
3.11 Furniture Typology Analysis - Market Square	26	6.24 Rykneld Square	64	9.9 Species Consideration - Church and Rykneld Square	102
3.12 Furniture Distribution Analysis - Market Square	28	6.25 Rykneld Square Precedents	65	9.10 Existing Trees and Planting - Corporation Street	103
3.13 Furniture Typology Analysis - Rykneld Square, Church and Corporation Street	29	6.26 St. Mary and All Saints Church	66	9.11 Approach to Landscape Maintenance	104
3.14 Furniture Distribution Analysis - Rykneld Square to Corporation Street	31	6.27 St. Mary and All Saints Church	67	10 FURTHER INFORMATION	105
4 OPPORTUNITIES AND CONSTRAINTS	32	6.28 Corporation Street Option 1 - reduction to a one-way street	68	10.1 Public Transport and Bus Links	106
4.1 Opportunities and Challenges- Market and New Squares	33	6.29 Corporation Street Option 2 - Partial Road Closure	69	10.2 Vehicular Movement	107
4.2 Opportunities and Challenges - Rykneld Square and St Mary and All Saints Church	34	6.30 Corporation Street Precedents	70	10.3 Public and Private Car Parks	108
4.3 Opportunities and Challenges - Corporation Street	35	6.31 Overall Vision - Embrace Heritage	71	10.4 Taxi Ranks and Drop Off	109
5 PRECEDENT STUDY AND SCALE COMPARISON	36	6.32 Overall Vision - Encourage Play	72	10.5 Utilities - New Square and Market Square	110
5.1 Market Square Scale Comparison - Old Market Square, Nottingham	37	6.33 Overall Vision - Wayfinding and Signage	73	10.6 Utilities - Rykneld Square and Church	111
5.2 Church and Rykneld Square Scale Comparison - Blackburn Cathedral	38	6.34 Overall Vision - Landmark Views	74	10.7 Utilities - Corporation Street	112
5.3 Corporation Street Scale Comparison - Fishergate, Preston	39	6.35 Overall Vision - A Safe Space	75	10.8 Below Ground constraints - New Square	113
6 VISION AND CONCEPT DESIGN	40	6.36 Overall Vision - Lighting	76	11 SUPPORTING DRAWINGS	114
6.1 Overall Vision Masterplan	41	7 THE MARKET	77	11.1 Overall General Arrangement	115
6.2 Proposed Character Areas	42	7.1 Existing Market Provision	78	11.2 Market Quarter	116
6.3 The Market Quarter - Proposed Spatial Arrangement	43	7.2 Existing Photos	79	11.3 Burlington Street	117
		7.3 Proposed Market Stall Design - Being developed with traders and subject to further consultation	80	11.4 Rykneld Square and the Church interface	118
		7.4 Proposed Permanent Market Stall Layout - Market Square (subject to continued trader input)	81	11.5 Corporation Street - One way scheme	119
		7.5 Possible Temporary Market Stall Layout - New Square (subject to continued trader		11.6 Corporation Street - Partial road closure	120



1.1 The Ambition



This vision document for Chesterfield's Market Squares, Rykneld Square, and Corporation Street together with adjacent streets, has been commissioned by Chesterfield Borough Council as part of their successful Levelling Up fund submission.

This document has been prepared by Planit-IE on behalf of Chesterfield Borough Council and represents concept ideas for the public realm regeneration of the town centre within the bid area. Funding was also secured to refurbish the existing Stephenson Memorial Hall, which is being progressed separately to this commission but is referenced in concept designs and considerations for Corporation Street.

The purpose of this document is to establish a concept masterplan framework for the Levelling Up project area as part of Chesterfield's Revitalising the Heart of Chesterfield ambitions. This will set quality and aesthetic standards aimed at regenerating the town centre, helping to drive footfall and connectivity, improving dwell times, and enabling activation.

The provision of a consolidated framework enables phased implementation and more effective consideration of potential investments or developments.

The following document provides a review of the town's heritage, a thorough analysis of the study area, and identifies key considerations and constraints. This knowledge has been used as a basis to develop the vision and concept design with particular detail, and consideration placed on Market Square, New Square, Rykneld Square, St. Mary's and All Saint's Church, and Corporation Street.

The masterplan above demonstrates the extent of the Revitalising the Heart of Chesterfield project and the scale of Chesterfield Borough Council's ambition to provide meaningful regeneration of the town centre for the benefit of its communities and visitors.

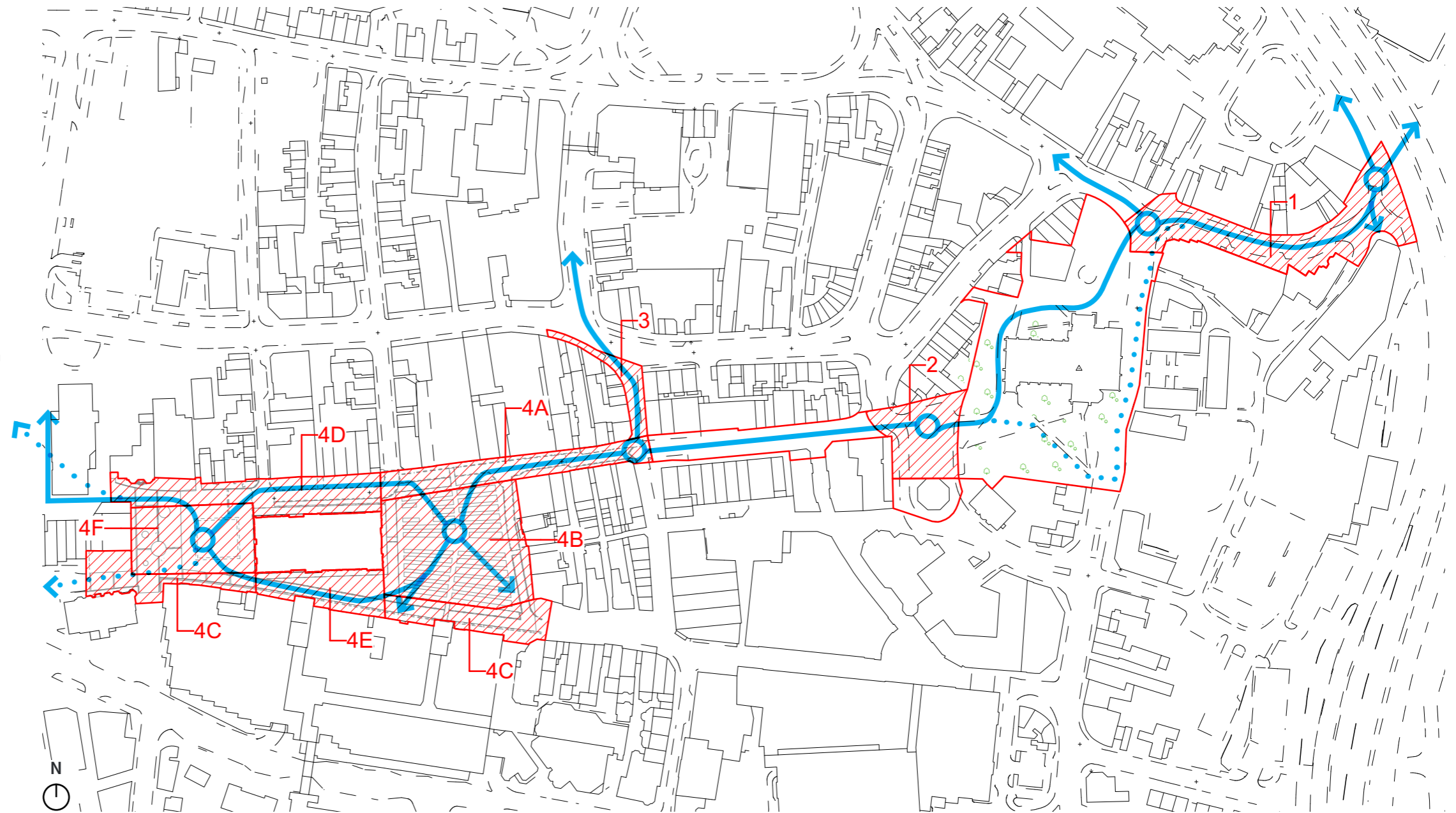
The adjacent plan demonstrates the phasing schedule as part of the Levelling Up funding, starting with Corporation Street as the first phase. It is important to note that the area of Packer's Row (phase 3) is included in the Levelling Up funding but is being delivered on-site as of February 2022.

1.2 Scope of the Project

The adjacent diagram represents the scoping plan that was submitted as part of the Levelling Up fund bid submission. This diagram, initially prepared by Whittam Cox Architects, identifies the areas highlighted for significant public realm works and the resultant improvements to town centre connectivity.

The project also includes the development of strategies around lighting and digital connectivity. These are currently being commissioned separately to this vision but will form an integral part of the final delivery design.

The scoping plan includes Packers Row. This street has been detailed to construction level and is due to commence on-site in Spring 2022, it will be the first phase of LUF delivery.



KEY

- Overall Boundary
- ▨ Development Zones
- Connectivity Links/Locations



2.1 Chesterfield's Historical Timeline

Chesterfield has historically been a settlement since **Roman times**, arriving around 70AD a fort named the Fort Of Castrafield was occupied by soldiers until around 117AD. The name Castrafield means 'standing walls in a field' and early English later changed this name to Chesterfield, which means Open Land By The Fort.

Archaeological excavations at Vicar Lane found post holes of two or three buildings situating the original **Roman fort** location, around 50 yards west of the St Mary's and All Saints Church. Signs of an annex to this fort from 14-150AD were also unearthed around Spa Lane demonstrate the historic occupation of the site.

The first signs of the Anglo Saxons can be found in the font of **St Mary's and All Saints Church** which is dated from around 850-1050AD

Chesterfield's **Medieval past** can be found in the remains of the burgage plots, alley ways, church path, and a market place surrounded by medieval strip fields. Markets have been held as early as 1156 on a site to the north of the Parish church, and in 1204 it was granted the right by King John to hold twice weekly market, and an eight day annual fair. It was around this time that the church received the dedication '**All Saints**'.

St Mary's and All Saints Church's building works **began in 1234** at the eastern side which is where the oldest pillars can be found. Over time, the church has faced difficulties such as the Reformation, 19th Century building works, and a fire in 1961.

Most of the streets in the town centre follow the lines designed when the town was laid out afresh to the west of the older centre around the parish church, following the grant of a Borough Charter in 1204. By the 13th century the pattern of present day boundaries, roads, and streets was established and the market was moved from its previous site to the present day site.



1800S PAINTING SHOWING THE VIEW TOWARDS TO THE PARISH CHURCH



1882 SEPTEMBER FAIR



1928 MARKET AERIAL VIEW

By the 17th century, Chesterfield grew but not as much as other places affected by the Industrial Revolution. The surrounding coal fields, however, were a source of income and growth in the early 18th century, and the Market Hall was built in 1857 along with most buildings around Corporation Street. Also built during this time was the Alpine Gardens at Rykneld Square adjacent to St Mary's and All Saints Church. The gardens established a path through the north side of the Churchyard, connecting the town centre to the railway station. The gardens were opened in 1909 and removed in 1932 to allow for the development of Rykneld Square as a thoroughfare.

The Stephenson Memorial Hall came into council ownership in 1889, and land was acquired at the east end of the building to enlarge the public hall and adapt it as a theatre. It opened in 1898 with a new stage and dressing rooms and became known as the Corporation Theatre, hosting a variety of plays, concerts, and local amateur productions.

In 1926 the theatre was leased to a cinema company until 1948.

By the 1920's many of the slums were cleared away from the town centre and more modern buildings were introduced. Manufacturing industries thrived on the edge of town but by late 20th century had declined. Service industries like tourism and retail became more important, such as the Pavement Shopping Centre in 1981 and Vicar Lane Shopping Centre in 2000.



1952 MARKET HALL



RYKNELD SQUARE 1910 SOURCE: ACHESTERFIELDBLOGGER.CO.UK

*Alpine Gardens c1910*

ALPINE GARDEN 1910 SOURCE: ACHESTERFIELDBLOGGER.CO.UK VIA CHESTERFIELD PHOTOGRAPHY SOCIETY

In 1940 all the church railings were removed and the metal used for the War Effort. The railings were replaced in 2013.

In 1974, after the re-organisation of local government, the control of Chesterfield's library, housed within the Stephenson Memorial Hall, passed to Derbyshire County Council. Subsequently, in 1992 the Stephenson Memorial Hall was chosen to be a museum for Chesterfield.

The Memorial Hall is currently divided into two, one part housing Chesterfield Museum, and the other the home to the Pomegranate Theatre.

The current coat of arms was given to the borough on 10 November 1955. It contains regionally significant symbols. The Pomegranate theatre was named after the pomegranate tree on the shield. Adopted by Henry VIII as a badge on his marriage to Catherine of Aragon, its use is considered to be a symbol of loyalty to the crown.



HISTORIC VIEW OF ST MARY AND ALL SAINTS CHURCH DATE UNKNOWN SOURCE: ACHESTERFIELDBLOGGER.CO.UK



ST MARY'S AND ALL SAINTS CHURCH DATE UNKNOWN



STEPHENSON MEMORIAL HALL - ENGLISH HERITAGE

2.2 Social and Cultural History: A Focus of Politics and Protest

Throughout its history Chesterfield's Market Square and New Square have been a focal point of civic pride, protest and celebration.

The central location, wide hard space, and open views allowed the squares to be used a focal point for people to gather and once hosted many passionate speeches and parades.

Royal milestones were celebrated by Chesterfield people. In 1887 Crowds gathered in the Market Place to celebrate the Queen's Golden Jubilee, an event that included a civic procession, a special tea for the elderly, and a firework display.

Through the development of this vision, these squares have potential to be a place of meeting once again as the iconic views and open space remain.



ADELE PANKHURST VISIT 1910



MINER'S GALA 1902

LANDMARKS

The crooked spire of the parish church has long been a feature of the town leading to many references to it throughout history. The odd shape has been speculated with many stories over the years and fans of Chesterfield Football Club are called Spireites in its honour.

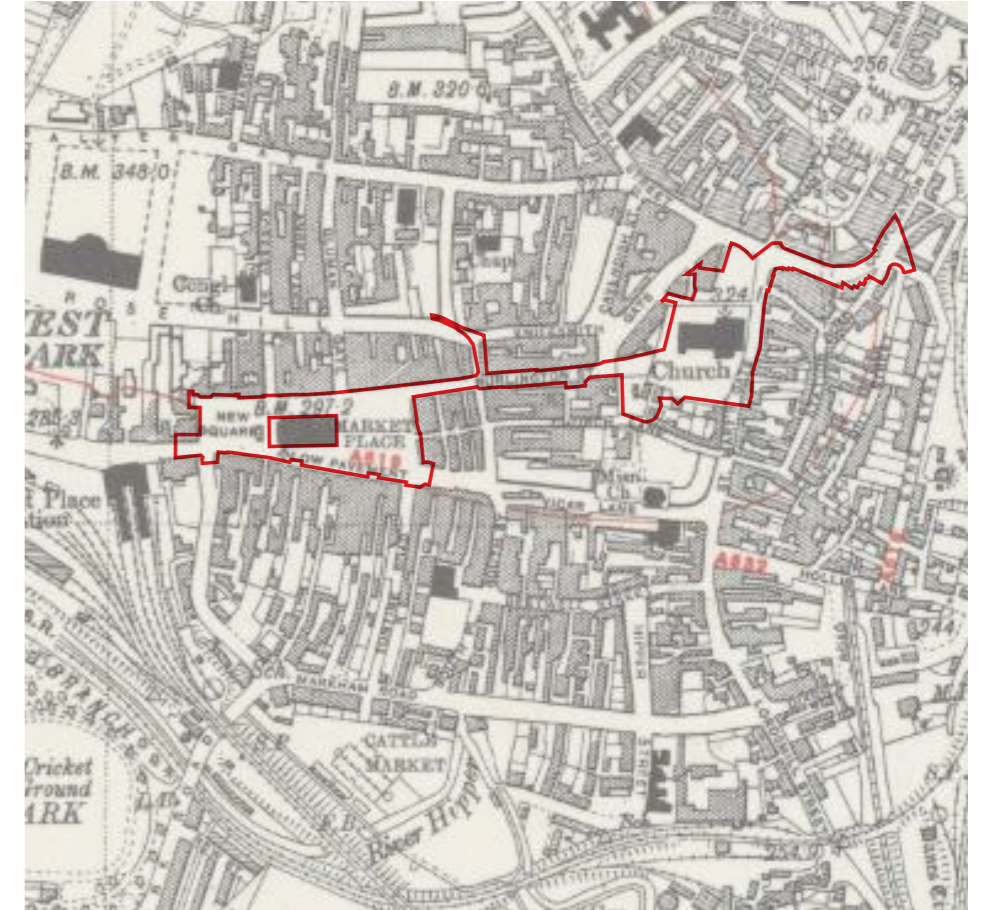
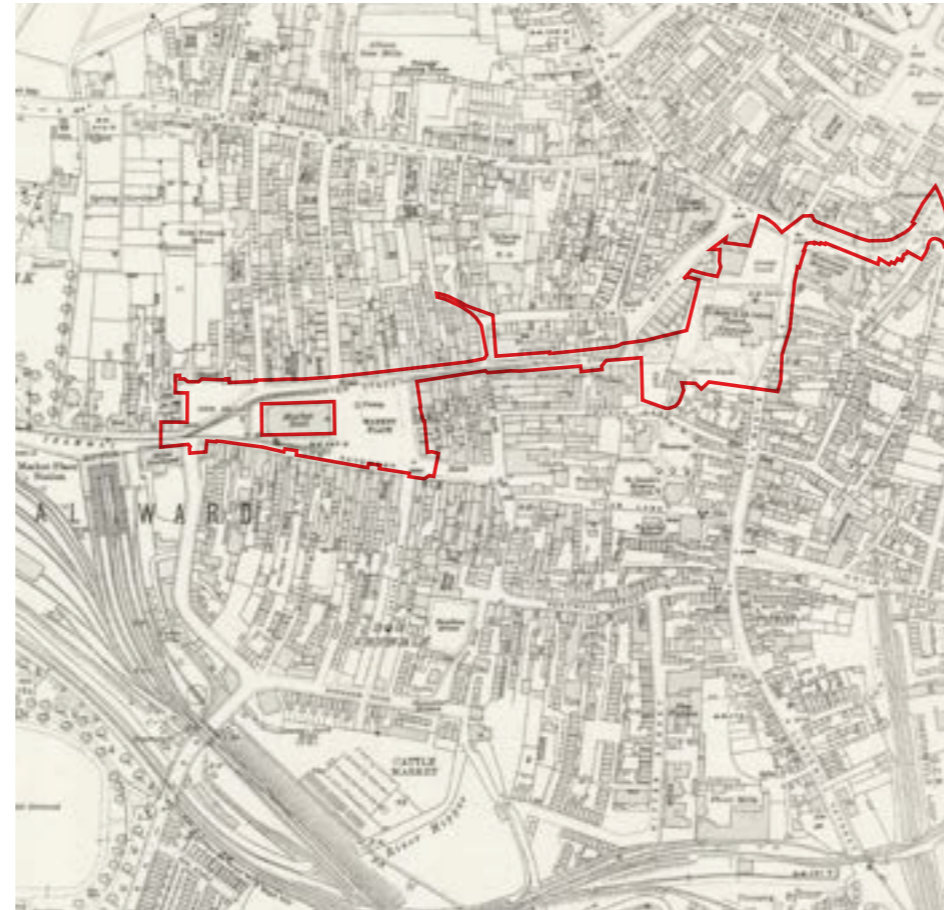


VE DAY 1945

2.3 Historical Map Analysis

A growing town with the market at its core.

The adjacent historical maps illustrate Chesterfield's growth and development over the last 150 years, with its streetscape based upon its medieval origins.



Key Features of Chesterfield in 1883

- Strong north to south urban grain focussed around New Square and Market Square, a significant open space at the heart of Chesterfield since the 1800s.
- Key routes of Gluman Gate, Low Pavement, Corporation Street, Burlington Street and High Street have long been established.
- Outside of the dense town centre much of the surrounding area was farmland which fed into its market-town status.
- River Hipper formed the southern boundary to the town and retained its naturalistic meandering form.
- The church was enclosed by surrounding buildings.
- Connections, north-south connections are stronger than east-west.

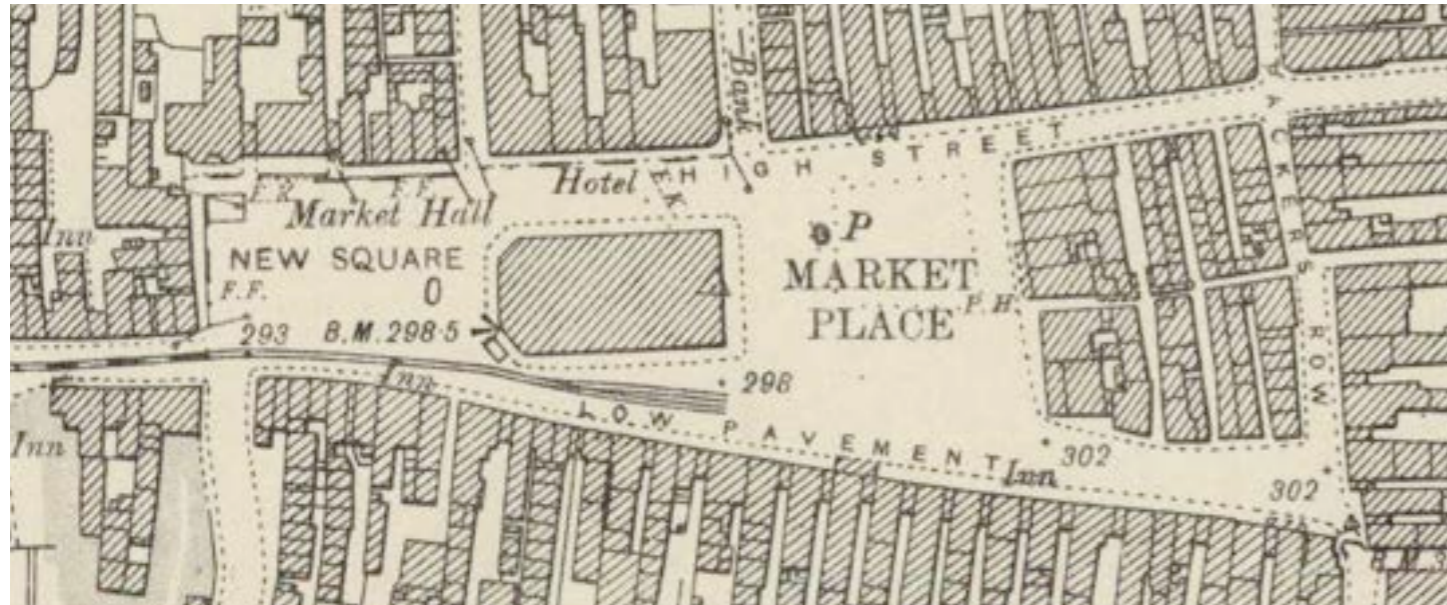
Key Features of Chesterfield in 1918

- Strong north to south urban grain focussed around New Square and Market Square expands into former surrounding farmland and gardens, and increases in density.
- The Market Hall, New Square and Market Square remain a central feature, but with New Square divided by the tramway.
- The tramway prevents further expansion of the urban grain to the southwest, but other key central routes have been introduced.
- The Alpine Garden, west of the church, forms a connection between the church and Market Place.

Key Features of Chesterfield in 1946

- The strong north to south urban grain focussed around New Square and Market Square has remained, though there are some areas where small gaps have appeared and the density reduced.
- The Market Hall, New Square and Market Square no longer contain the tramway route as this was removed, and New Square in particular is made bigger.
- New roads crossing east to west such as Rose Hill have appeared as reliance on cars increases.
- The Alpine Garden has been removed and replaced by a new thoroughfare, Rykneld Square.

2.4 Historical Map Comparison



MARKET AREA KEY OBSERVATIONS

- Road lines, building geometry, and structure has largely remained the same around the Market Hall.
- Many buildings have been rebuilt and modernised but follow the historical urban grain.
- The outdoor market areas have remained virtually unchanged though the Market Hall has been extended into New Square.
- More road infrastructure has been added as more people became reliant on vehicles.
- The historical, tightly packed, linear grain of buildings have been replaced with more recent larger scale developments



CHURCH AREA KEY OBSERVATIONS

- The church was surrounded by buildings making it less connected to other areas of the town. The removal of buildings and addition of Rykneld Square improved connectivity making the grounds more accessible from the town centre.
- The layout of the church grounds has largely remained the same although there is now additional access and a memorial to the north of the church.
- Rykneld Square was once an Alpine Garden which was in existence between 1909 and 1932. It was removed to allow better vehicle access to the church for ceremonies and parades.

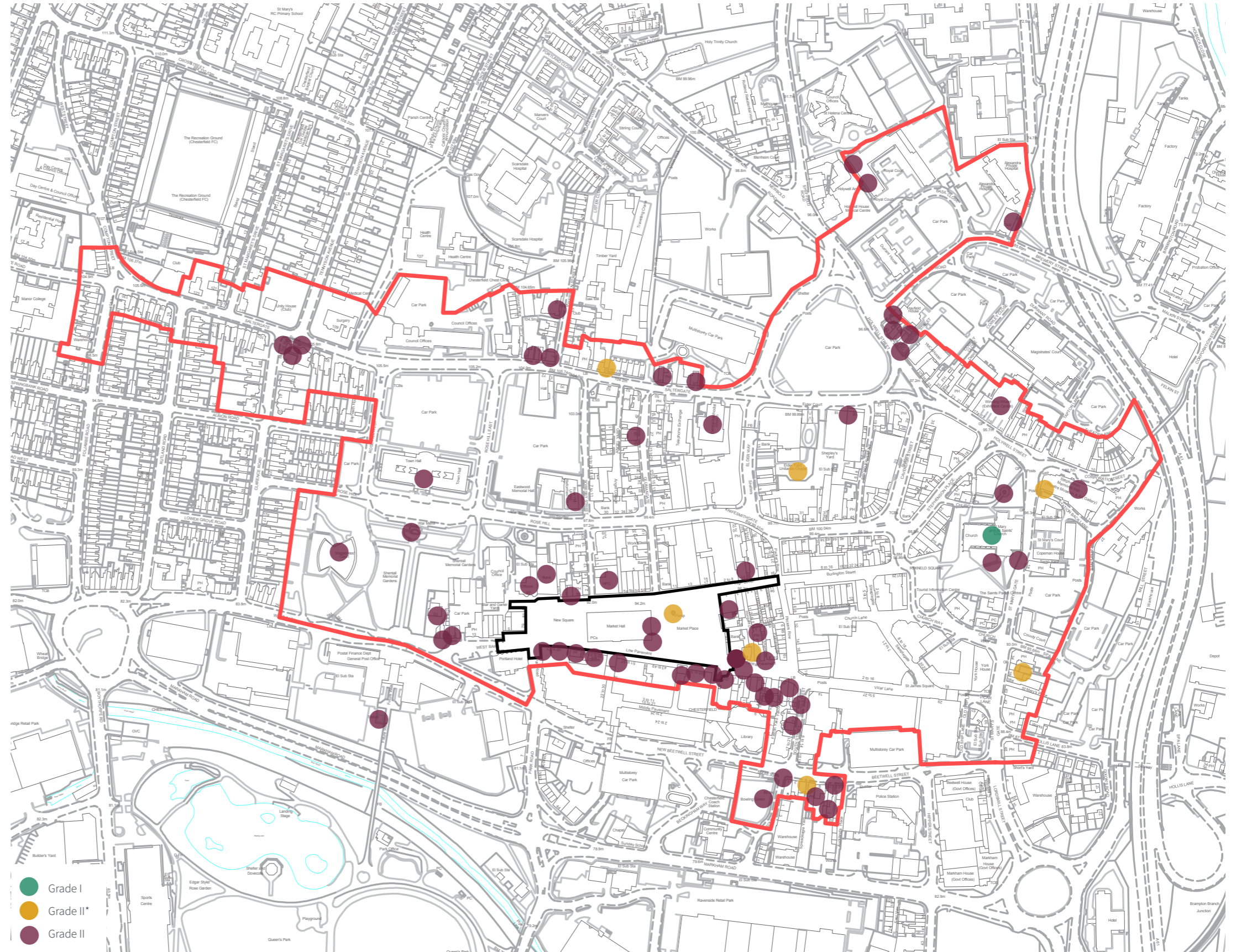
2.5 Heritage and Conservation

Chesterfield boasts a rich history with many listed buildings and features which led to the Town Centre's conservation status in November 1976.

- The Church of St Mary's and All Saints is the only Grade I listed building in the town centre conservation area. This iconic medieval church is known for its crooked spire, gothic and early English architecture, and is a key wayfinding landmark in the town.
- Chesterfield holds a handful of Grade II* listed buildings and features, such as, the Unitarian Chapel built in 1694, the railings outside of Pageants Insurance from the early 18th century, Royal Oak Inn from the 16th century, and property of 9 Beetwell Street which was recorded in 1479 as a gift to the local Parish Church.
- In the centre of Market Square is a Grade II* listed feature of special interest which is the Town Pump. A large, cast iron pump and basin from 1826 sat atop a octagonal stone plinth with "1776" inscription. This feature demonstrates how Market Square has long been key feature of Chesterfield's town centre as a source of water for residents and cattle on market day, and as a meeting point which can be seen throughout the years in many historical photographs.
- There are many Grade II buildings and features throughout the remainder of the town centre conservation area, of which a large number are situated around New Square and Market Square, including the Market Hall itself.
- The Grade II Stephenson Memorial Hall, built in 1879 by public subscription as a memorial to the railway pioneer George Stephenson, provides a striking gothic style addition to Corporation Street



MARKET TOWN SQUARE PUMP



OS MAP SHOWING CHESTERFIELD TOWN CENTRE CONSERVATION AREA WITH ITS KEY ASSETS



UNDERSTANDING THE TOWN

3.1 Town Centre Destinations

Chesterfield Market occupies a central well served location within the town, with the Parish Church of St. Mary's and All Saints providing a key visitor destination and orientation point to the east.

The dominant buildings of the Market Hall and Church provide both visual and physical bookends along Burlington Street, and establish two primary destinations within the town centre.

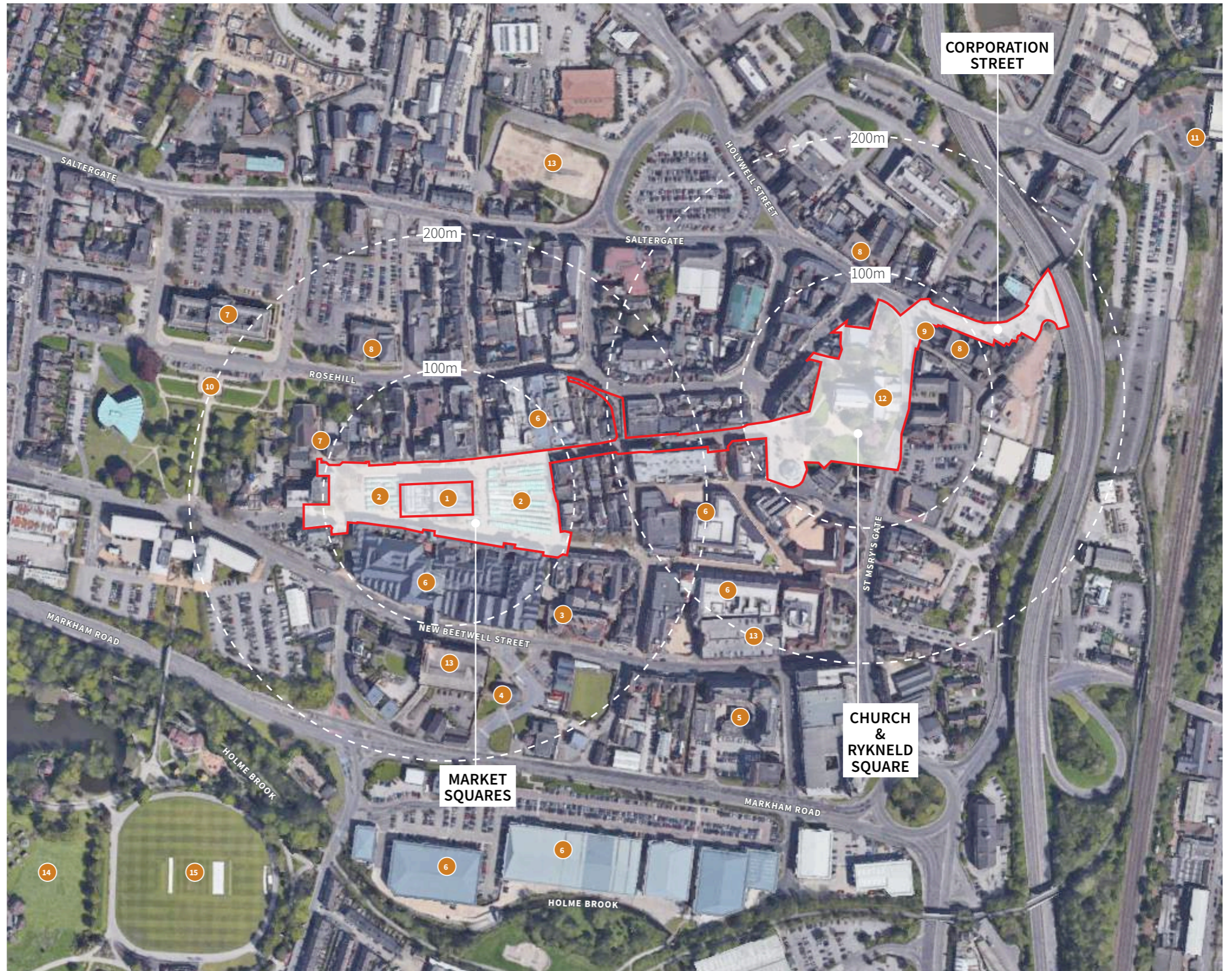
The project site occupies a dominant east to west circulation route from which the majority of other town centre destinations can be easily reached within a few minutes walk .

- | | |
|--|---------------------------|
| 1. Market Hall | 10. Shentall Gardens |
| 2. Outdoor Markets: New Square and Market Square | 11. Train Station |
| 3. Library | 12. Parish Church |
| 4. Coach Station | 13. Multi-Storey Car Park |
| 5. Police Station | 14. Queen's Park |
| 6. Retail areas | 15. Cricket Ground |
| 7. Chesterfield Town Hall | |
| 8. Theatre/cinema | |
| 9. Museum | |



DESIGN CONSIDERATIONS:

- Maintain visual connectivity between points of interest and town centre landmarks.
- Consider improvements to re-enforce connectivity between primary destinations.
- Develop a legible wayfinding strategy.
- Recognise the town's heritage and develop a strategy of interpretation.



3.2 Building Occupancy Type - Market Squares

The Market sits within a wider retail and services hub.

Chesterfield's Market Square and surrounding network of streets house a typical town centre array of retail and service industry shops, with a small number of offices, including the council headquarters, within close proximity.

Residential dwellings are largely outside of the immediate centre.

DESIGN CONSIDERATIONS:

- Consider improvements that will encourage active use of the streetscape - pavement dining, spill out spaces. Especially to the streets adjacent to Market Square and New Square.
- Deliver an uncluttered frontage to key retail areas.



CHESTERFIELD FOOD AND BEVERAGE BUILDINGS



3.3 Building Occupancy Type - Church, Rykneld Square and Corporation Street

The Church marks the transition from retail to food and beverage, entertainment, and office uses

Burlington Street at its junction with Rykneld Square remains dominated by retail. Rykneld Square sees an increase in food and beverage, and entertainment uses. To the east of the church uses become more diverse with the inclusion of office and cultural venues, in particular the theatre and museum on Corporation Street.

DESIGN CONSIDERATIONS:

- Consider improvements that will encourage active use of the streetscape - pavement dining, spill out spaces etc.
- Deliver an uncluttered frontage to key retail areas.



CORPORATION STREET THEATRE AND BARS



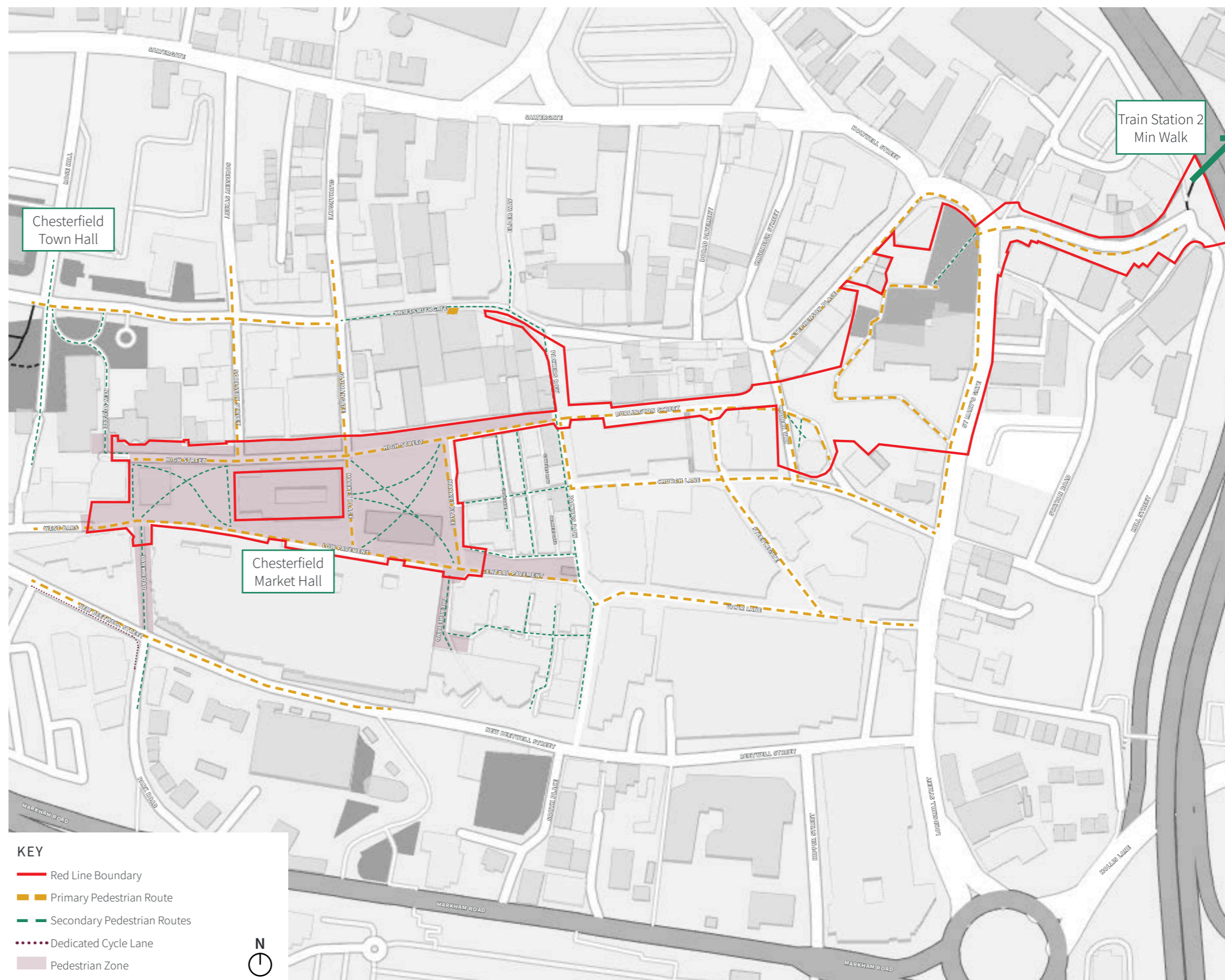
3.4 Pedestrian and Cycle Routes

The market is accessed via an interconnected network of key routes.

- Main pedestrian routes follow historical and established streets and roads, many of which are alongside vehicular routes.
- Secondary routes are those which are lesser used between narrow buildings, or desire lines across New Square and Market Square.
- There are no real dedicated cycle lanes, apart from one disjointed cycle lane along New Beetwell Street to the south of the site.

DESIGN CONSIDERATIONS:

- Ensure that public realm design proposals reflect and acknowledge existing movement routes.
- Aim to increase pedestrian access and permeability, in particular through the market squares.
- Improve the arrival experience from the station via Corporation Street.
- Encourage green travel options.



HIGH STREET PRIMARY PEDESTRIAN ROUTE

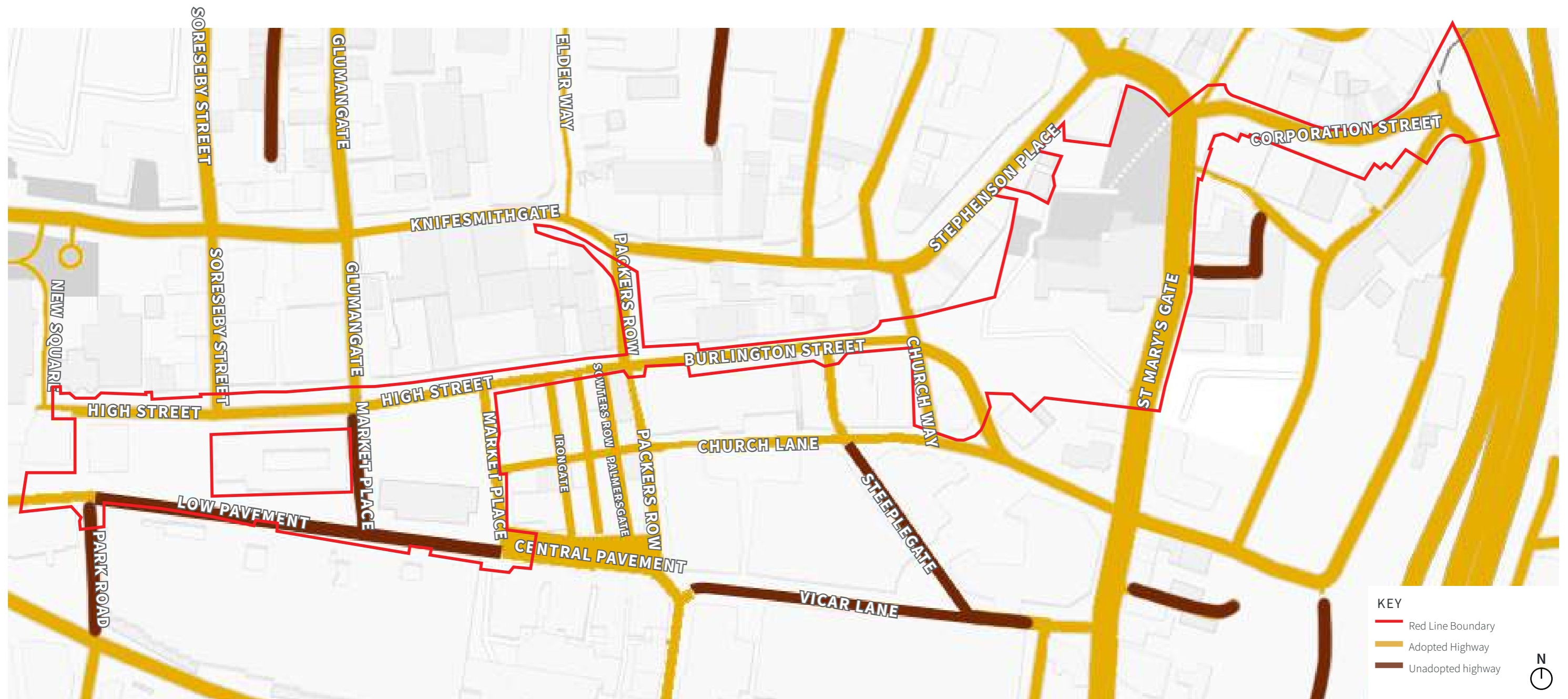
3.5 Adopted/Unadopted Highways

Whether a road is adopted or unadopted affects the materials, maintenance, and standard of design.

- The site mainly consists of adopted highways, however New Square, Market Square, and some of the surrounding streets are not currently within highways adoption.
- Any proposed works within the adopted highway will be need to consider future ownership and long term maintenance mechanisms of both hard and soft elements.
- All proposed public realm improvements within the adopted highway will require discussions with Derbyshire County Council highways, and lighting teams, and the completion of S278 / S38 agreements.

DESIGN CONSIDERATIONS:

- Ensure early engagement with the Highways Authority.
- Balance durability and functionality of materials, and understand maintenance obligations.
- Commence legal agreements in a timely manner.



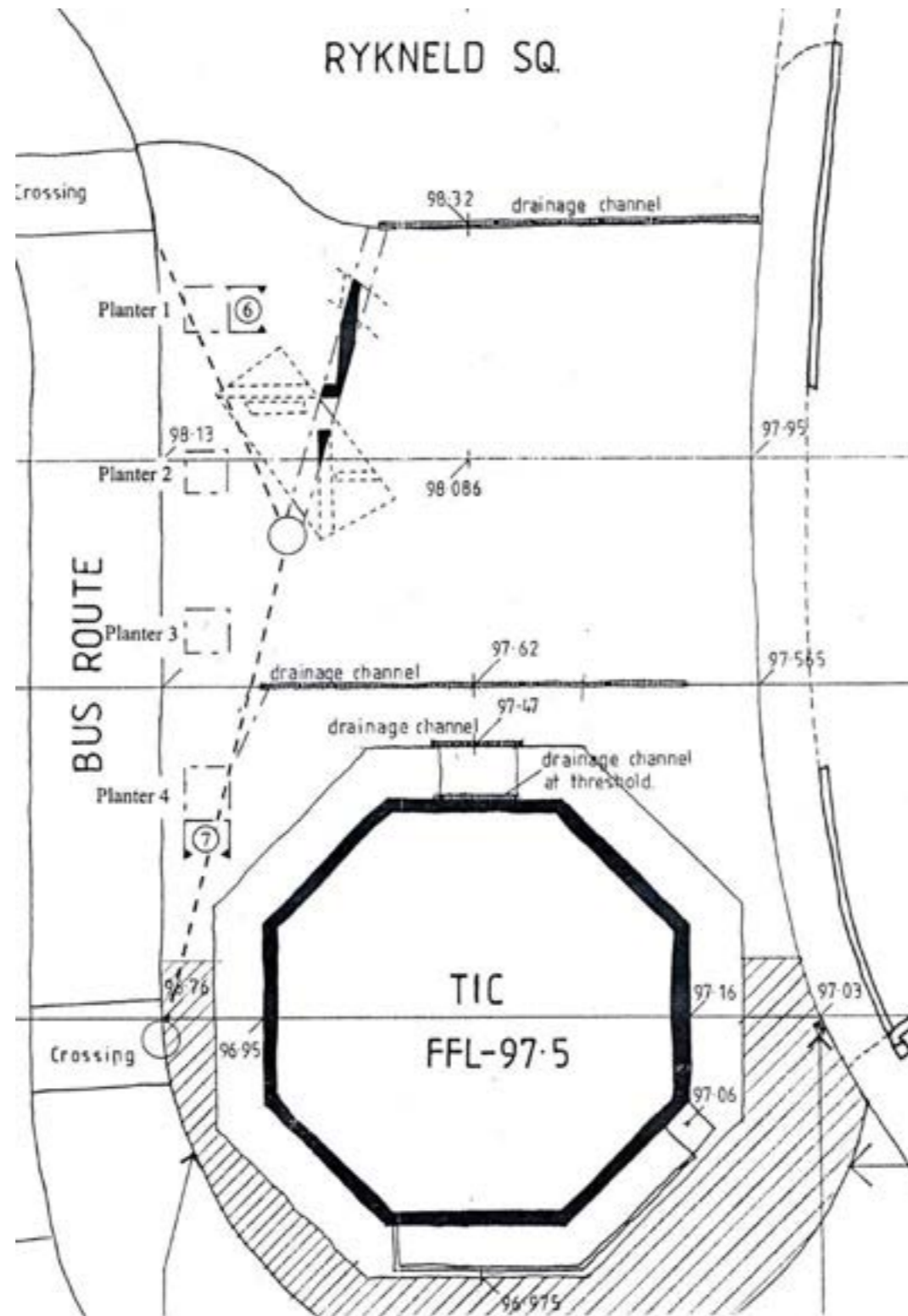
3.6 Archaeological Features

Rykneld Square has undergone two archaeological investigations providing a glimpse into the town's origins

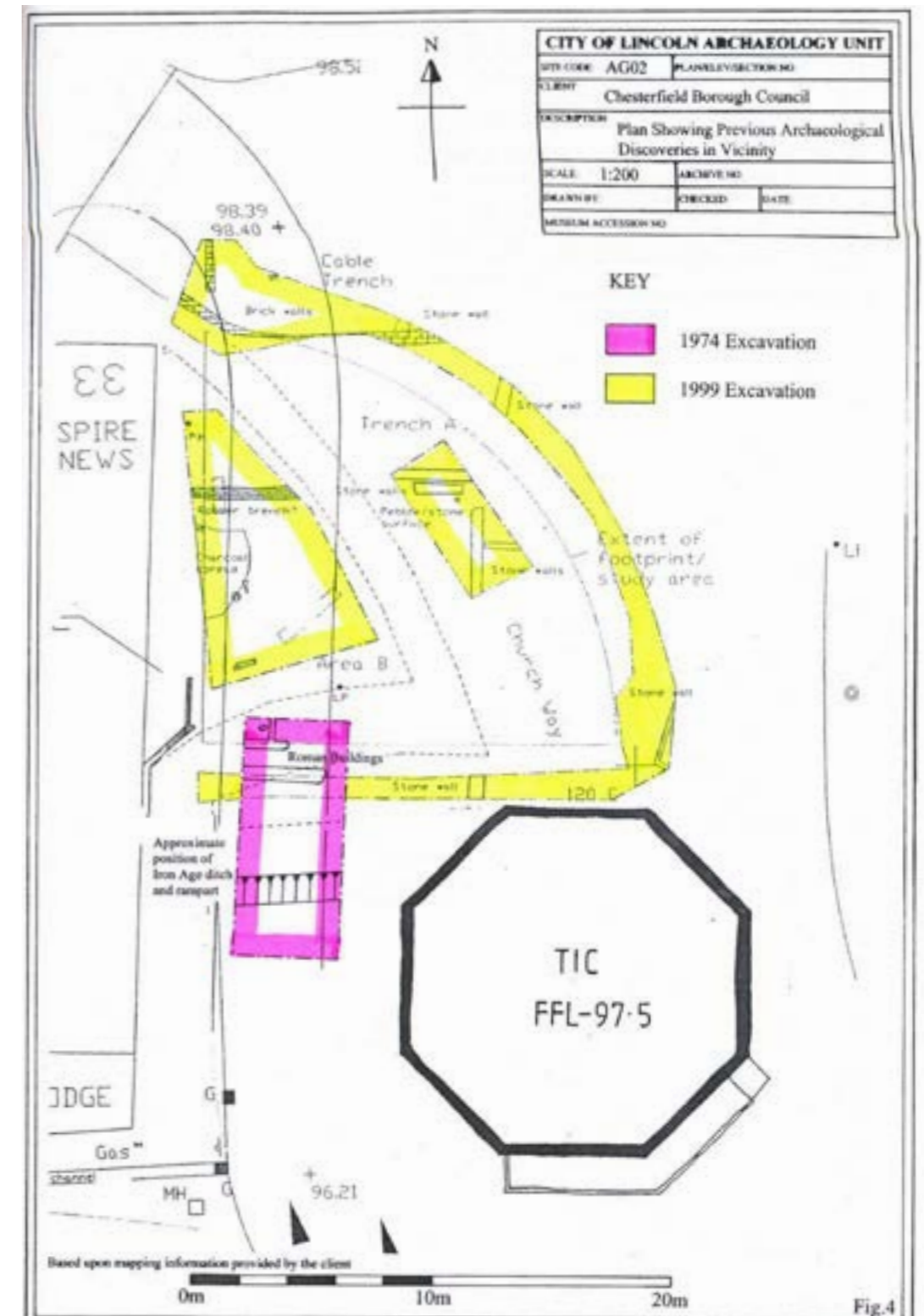
- Archaeological explorations in Rykneld Square have revealed the town's Iron Age, Roman, and medieval history. The most recent excavations were undertaken in the 1990s during re-development. Once recorded, as per the adjacent images, the excavations were re-instated.
- The depths of the excavations are currently not known but it is understood that records pertaining to the digs are held in the HER Library in Matlock.
- There is less archaeological data west of the line of Packers Row, and there are no County records of previous archaeological investigations here right through to Market Square.
- Prior to undertaking the next stage of design a full archaeological desk top survey should be undertaken to establish the potential extent of archaeological remains. Following this, trial holes may be required to corroborate the desktop findings and establish any design and construction constraints.
- The presence of archaeology within Rykneld Square provides an opportunity to include of heritage interpretation within the public realm designs.

DESIGN CONSIDERATIONS:

- Consider any archaeological constraints when undertaking detailed design and obtain advice on depths of archaeological planes.
- Acknowledge the town's origins though interpretation.
- Commission a desk top survey and undertake trial pit excavations if needed.



RYKNELD SQUARE PROPOSALS WITH EXCAVATION FEATURES SHOWN



ARCHEOLOGICAL PLANS SHOWING EXTENT OF 1974 AND 1999 EXCAVATIONS IN RYKNELD SQUARE

3.7 Dwell Space and Active Streets

Dwell space represents an area where time can be spent, usually seated. Active edges are edges or façades that encourage activity, for example seating outside a cafe.

- Few dwell spaces are available, especially on the east side of the market square.
- Current dwell spaces are basic and seating locations aren't necessarily located to optimise views, greenery, or sociability.
- Although Market Square is surrounded by shops and businesses, very few take the opportunity to use the space for spill out. Improvements to the public realm could further encourage active edges, establishing seating areas that are more enjoyable to experience.



ACTIVE EDGES OUTSIDE THE MARKET PUB



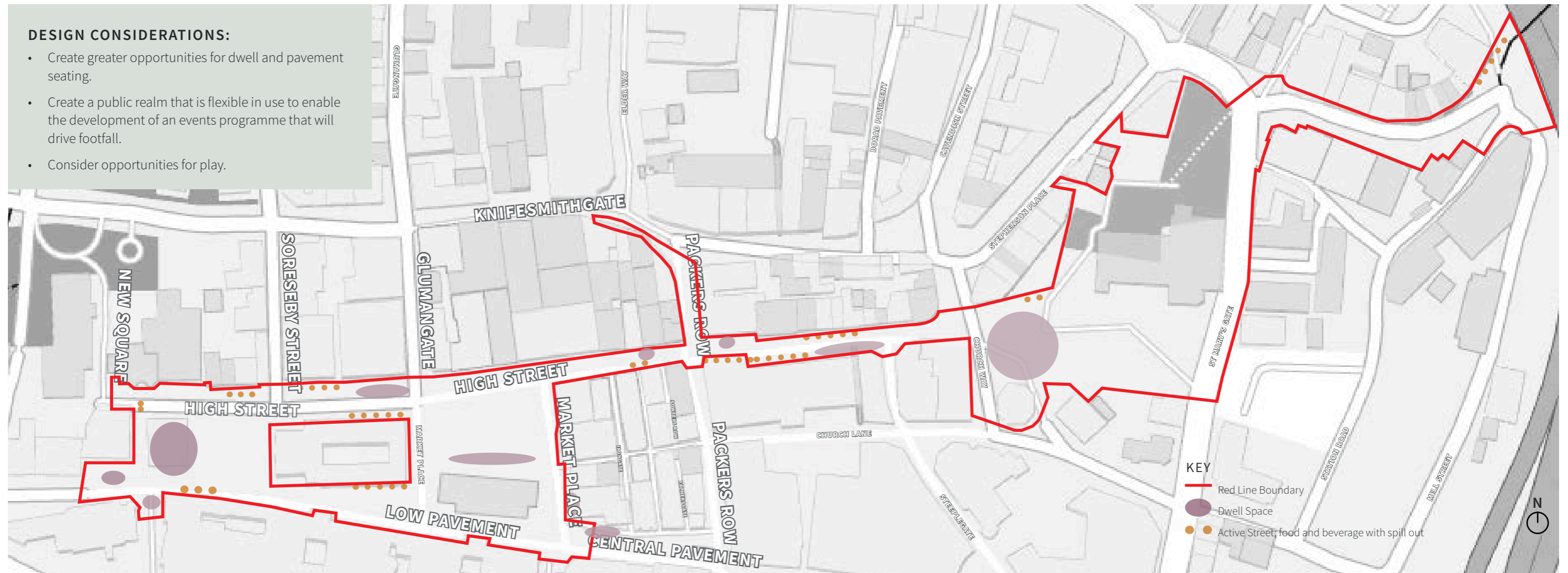
ACTIVE EDGE ON MARKET PLACE



NEW SQUARE UNUSED DWELL SPACE

DESIGN CONSIDERATIONS:

- Create greater opportunities for dwell and pavement seating.
- Create a public realm that is flexible in use to enable the development of an events programme that will drive footfall.
- Consider opportunities for play.



3.8 Greenspace and Tree Coverage

Greenspace and tree cover adds to the character, biodiversity, and appeal of an urban area.

- There is currently very little vegetation and green space within Chesterfield town centre, and almost all of the vegetation is situated to the west of the site.
- There are a few mature existing trees providing shelter and wind mitigation in New Square and along New Pavement.
- There are also a few neglected raised planters on West Bars and High Street.
- The church grounds provide the largest area of green space and tree coverage. Offering a range of tree species unlike the predominantly plane tree planting within the remainder of the town centre.
- While not in the site, Queen's Park is in close proximity, an 8 minute walk away.

Detailed tree surveys have been undertaken. Details of which are included later in this document.

Design considerations:

- Retain existing tree cover where possible and seek to supplement with new tree planting.
- Consider the removal of hard areas and replace with soft.
- Seek to improve town centre biodiversity and consider the implications of climate change.
- Develop long term management and maintenance processes.



MATURE EXISTING TREES IN NEW SQUARE



3.9 Hard Materials Analysis - Market Square

The mix of historic hard materials in the square adds to the character and identity of the space.

- Local Yorkstone flags and setts add character and texture.
- The layout of the Yorkstone is flush, yet the distribution of the flags, setts, and kerbs breaks up the space and indicates key routes and restricted vehicular access.
- Yorkstone banding highlights pedestrian routes and the location of the market stalls in Market Square.
- Newer concrete products highlight the current market trading area in New Square and also pick up an area of public realm with raised planters to the south west of the square.
- Concrete cube banding ties in with Yorkstone banding in New Square.
- The lightly coloured materials compliment the distinctive red brick market hall which sits centrally on the site.

Although the quality of the materials is generally high, through the use of local gritstone and Yorkstone, the market squares fail to establish a strong character. The squares are spatially very generous which can be overwhelming, especially on non-market days.

The use of concrete products in a prime heritage location should be questioned.

Patches of mortar are visible due to past repairs. The proposal should seek to re-use and re-purpose existing materials where possible, supplemented with new materials to provide 'highlights' or establish a renewed focus.

DESIGN CONSIDERATIONS:

- Reuse and repurpose existing materials where possible.
- New materials should enhance the cultural and heritage setting.
- Consideration should be given to local sourcing of materials where possible.



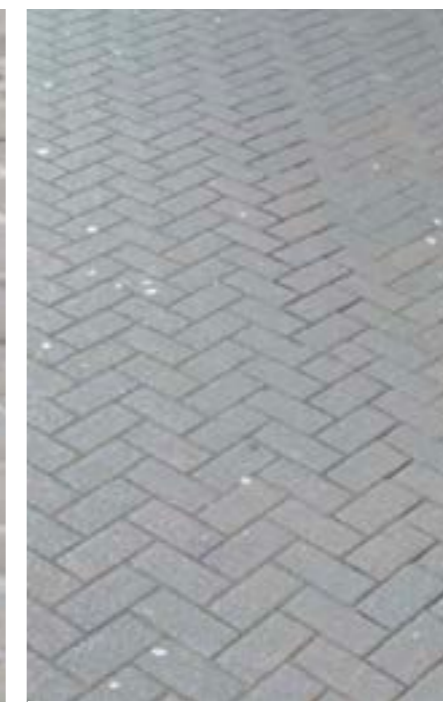
- KEY**
- Red Line Boundary
 - Yorkstone Flags
 - Yorkstone Setts
 - Yorkstone Flags with Yorkstone
 - Setts underneath Market Stalls
 - Concrete Setts
 - Concrete Cube Setts Banding
 - Yorkstone Setts Banding
 - Concrete Paving
 - Water Pump on Yorkstone Plinth



YORKSTONE FLAGS



YORKSTONE SETTS



CONCRETE PAVING



CONCRETE SETTS

3.10 Hard Materials Analysis - Rykneld Square, Church and Corporation Street

Burlington to Corporation Street fails to present a unified and consistent approach to public realm materials.

- Apart from the church environment, Burlington Street to Corporation Street is dominated by small module concrete paving.
- Existing materials create an underwhelming sense of place and fail to deliver an appropriate arrival when entering Corporation Street from the train station.
- Concrete paving within the bus running lanes to Church Lane has failed, resulting in an undulating surface.
- Yorkstone paving is used within the church grounds, an appropriate material for the setting of the Grade I listed building. Though some areas are worn and steps to St Mary's Gate require some attention.
- Rykneld Square is dominated by concrete block paving, and does not establish a suitable approach to the church, and fails to establish an attractive environment within which to dwell.



DESIGN CONSIDERATIONS:

- Develop a palette of materials fit for purpose for both use and location.
- Create a suitable setting to the Church.
- Create a welcoming arrival from the train station.
- Seek to reduce large expanses of paving.

KEY

- Red Line Boundary
- Yellow Yorkstone Flags
- Orange Yorkstone Setts
- Dark Red Macadam Surfacing
- Grey Concrete Setts
- Green Concrete Paving



N
HERRINGBONE CONCRETE PAVERS ON BURLINGTON STREET



CIRCULATION YORKSTONE SLABS AT ST MARY AND ALL SAINTS CHURCH



YORKSTONE STEPS AT ST MARY AND ALL SAINTS CHURCH



HERRINGBONE CONCRETE PAVERS AT RYKNELD SQUARE



HERRINGBONE CONCRETE PAVERS AND TAR-MAC ON CORPORATION STREET

3.11 Furniture Typology Analysis - Market Square

Furnishings take on a traditional, historic style within Chesterfield's Market Quarter.

- Although there is a wide array of furniture types within the town centre, the market study area furniture has a more limited and traditional palette consisting of black metal with gold detailing.
- Furniture within this area comprises of bins, bollards, traffic signage columns, information signs and way-finding posts, hanging basket planters, and benches. In many instances this is creating a cluttered aesthetic to the street.
- Although seating provision is limited, there is a mix of those with backrests and without, meeting accessibility needs and provision for all. A wider variety of seating and dwell provision would be a positive addition to encourage a greater use of the area by a wider proportion of the public.
- Chesterfield Market has a long and interesting history, as explored earlier in the document, which could be conveyed in the future furniture palette.
- Building upon the existing range of furniture and hard materials, future items should work with the traditional styling and nature of the space, and be of a limited palette, perhaps with a contemporary twist. This could set the benchmark for the town centre creating a clear arrival and sense of place.



FURNITURE PHOTOGRAPH LOCATIONS PLAN

DESIGN CONSIDERATIONS:

- Rationalise furniture positioning to minimise street clutter whilst providing even distribution.
- Consider areas where dwell is being encouraged and provide the street furniture to support this.
- Potential introduction of more contemporary furniture types.



1 LIMITED AREAS OF RAISED PLANTING AND SEATING. DISUSED PHONE BOXES COULD BE RECONSIDERED



2 HERITAGE STYLED LIGHTING COLUMNS



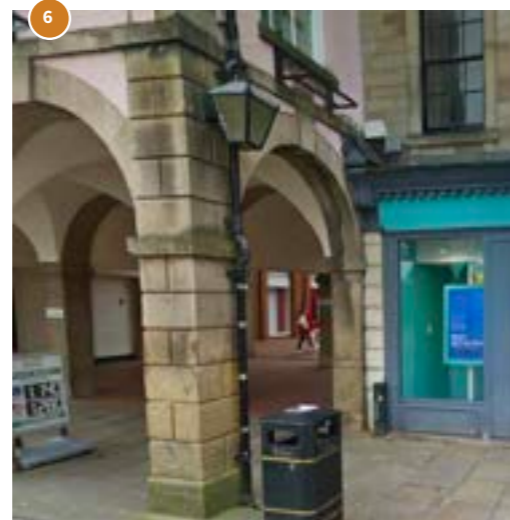
3 CONSIDER DISTRIBUTION AND CLUSTERING OF SEATING



4 HANGING BASKET PLANTERS CAN ENHANCE CIVIC PRIDE



5 SEATING TO WESTERN NEW SQUARE HAS NO FOCAL POINT. POSITIVE MIX OF BACKREST AND NON BACKREST PROVISION



6 FACADE LIGHTING REFLECTS STYLE OF FREE-STANDING LIGHTING COLUMNS



7 VIEWS OF HISTORIC WATER PUMP HEAVILY OBSTRUCTED



8 CHESTERFIELD INFORMATION SIGN/MAP



9 SEVERAL VEHICLE RESTRICTION SIGNS



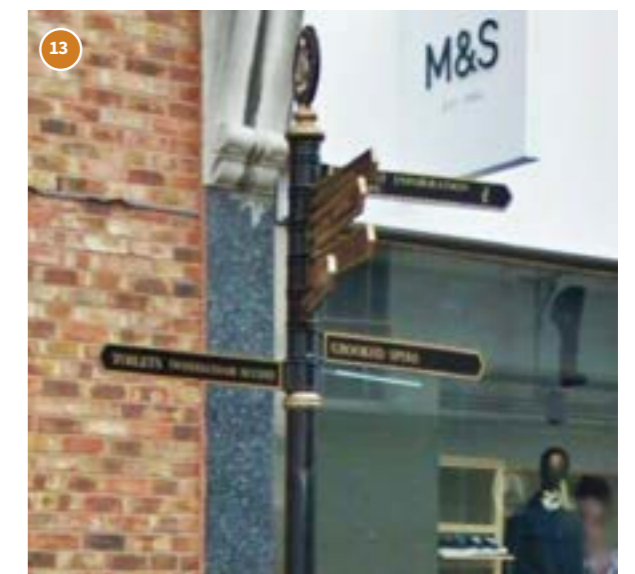
10 BRANDED BINS IN TRADITIONAL STYLE



11 LIMITED PLANTING; COULD BE IMPROVED AND EXPANDED UPON



12 TRADITIONAL DETAILING TO BASE OF SOME COLUMNS



13 TRADITIONAL STYLED WAYFINDING COLUMNS

3.12 Furniture Distribution Analysis - Market Square

Furniture distribution in places leads to a cluttered feel obstructing key façades.

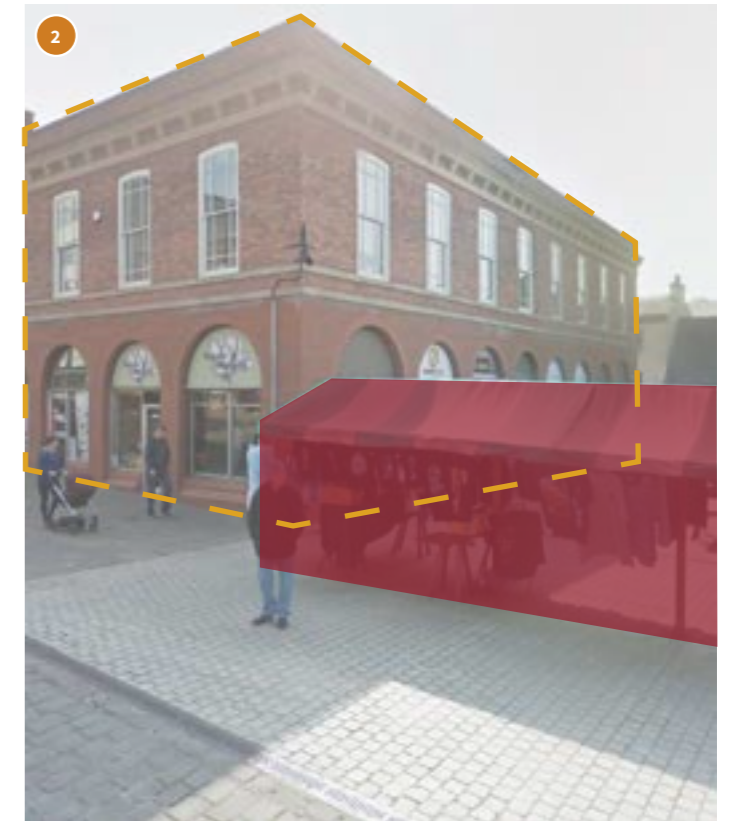
In places, furniture can lead to a cluttered approach obscuring views of key routes and historic façades. The over supply of permanent market stalls adds to this cluttered feel. A rationalisation of market stalls is being considered which should aim to frame views rather than obscure them.

A more open arrangement would still provide market and event functionality, with greater flexibility of use, as well as celebrating the historic setting of the square.

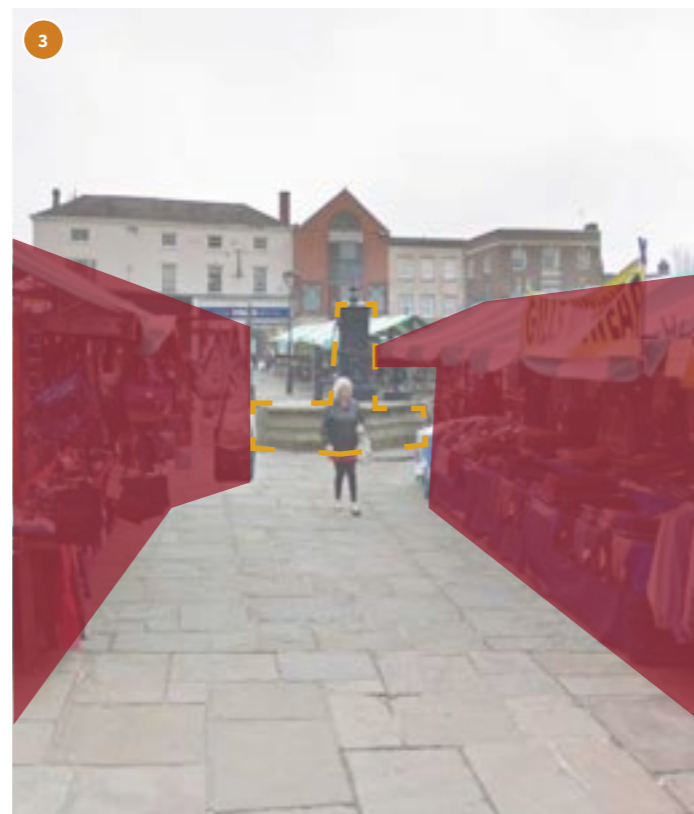
By addressing the key views and understanding the relationship between buildings, public realm and market uses, street furniture can be more appropriately positioned.



DISUSED PHONE BOX BLOCKS VIEW OF NEW SQUARE AND MARKET STALLS SCREEN HISTORIC FACADE. BOLLARDS CREATE THE DIVIDE BETWEEN THE HIGHWAY AND SEATING AREAS



MARKET STALLS SCREEN WESTERN FACADE



MARKET STALLS SCREEN WATER PUMP



MARKET STALLS SCREEN HISTORIC FACADE AND BADLY ALIGNED FURNITURE INCREASES DISCONNECT

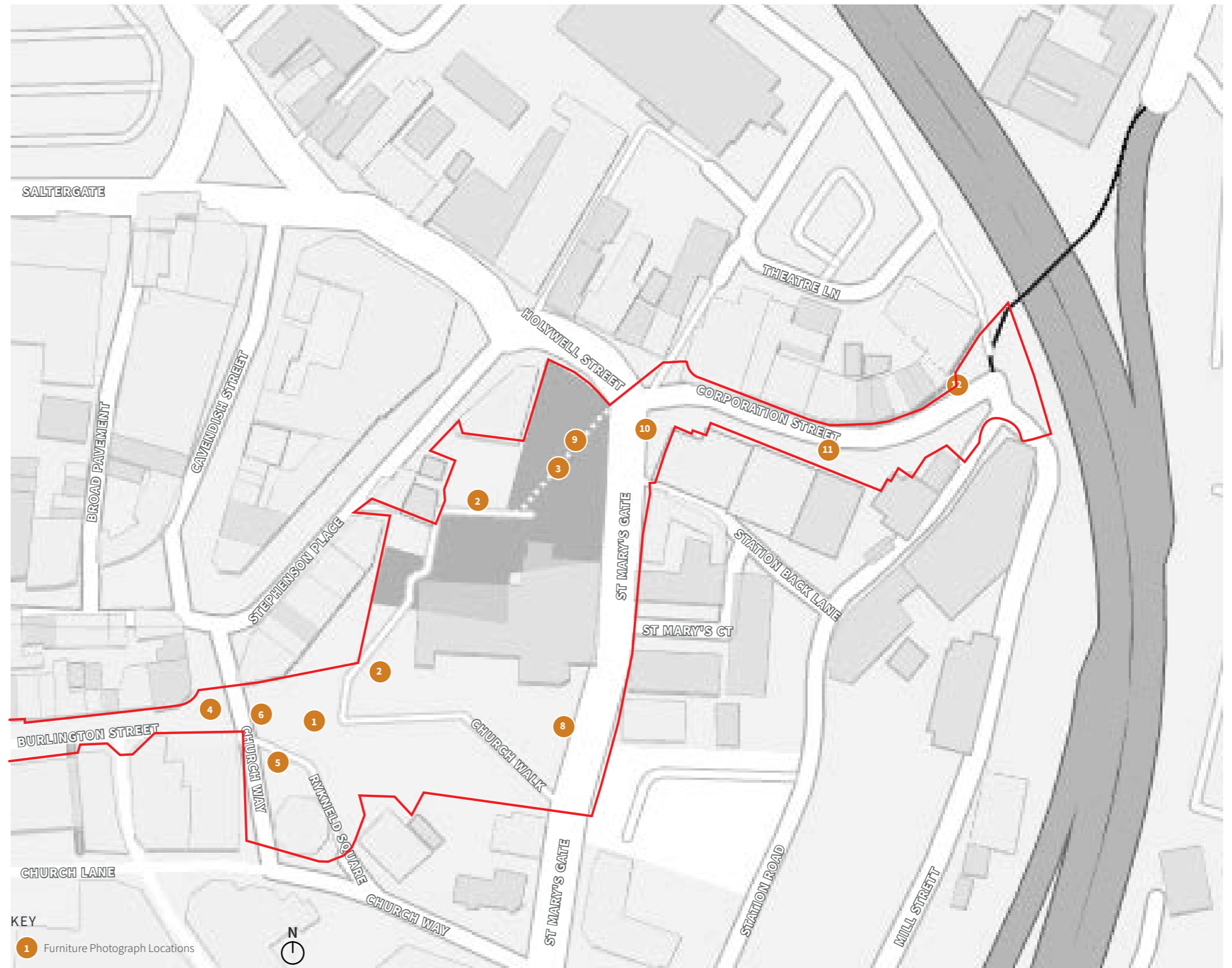
KEY

- - - Historic Facade to be celebrated
- Market Stalls screening historic façades/key routes
- Furniture badly aligned/blocking key view/cluttering the street

3.13 Furniture Typology Analysis - Rykneld Square, Church and Corporation Street

Furnishings continue the heritage theme but can become cluttering.

- The heritage style street furniture extends into Rykneld Square and the church grounds.
- Furniture within Rykneld Square is located to the edges of the space looking inwards over the expanse of block paving. Whilst the seating is regularly distributed there are pockets where they are supplemented by other furniture types, creating a cluttered and somewhat confusing arrangement.
- Bollards proliferate the edge, with the bus route creating physical separation and establishing an uneasy edge to the square.
- The church grounds include clusters of seating and bins, here the benches are timber creating a softer, more gardenesque aesthetic. Seating areas are focused to the edges of the main routes to the front of the church.
- Corporation Street offers just a single seating opportunity towards the bottom of the road. The rest of the street is littered with metal bollards, guarding, and railings to control vehicular movements and protect pedestrians. A converted phone box currently houses a cash machine positioned to the top of the street, adjacent to the row of bars and food outlets.

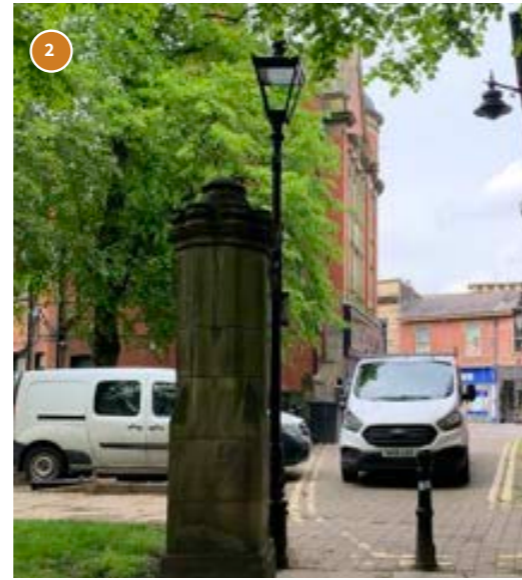


DESIGN CONSIDERATIONS:

- Rationalise furniture positioning to minimise street clutter whilst providing even distribution.
- Consider areas where dwell is being encouraged and provide the street furniture to support this.
- Reduce the need for protection measures on Corporation Street.



CLUTTERED SIGNAGE, FINGERPOSTS, BINS AND SEATING IN RYKNELD SQUARE



HISTORIC LIGHTING AT ST MARY'S AND ALL SAINTS CHURCH ENTRANCE



WAR MEMORIAL IN ST MARY'S AND ALL SAINTS CHURCH



SEVERAL VEHICLE RESTRICTION SIGNS



BOLLARDS PROTECTING RYKNELD SQUARE FROM VEHICLES



SEVERAL VEHICLE RESTRICTION SIGNS AND STOP SIGN



BINS OUTSIDE ST MARY'S AND ALL SAINTS CHURCH



CHURCH FENCE DETAILING ST MARY'S GATE



HISTORIC STYLE LIGHTING IN ST MARY AND ALL SAINTS CHURCH FOOTPATH



PROTECTION RAILING OUTSIDE THEATRE



VEHICLE RESTRICTION SIGNS & RAILINGS OUTSIDE THEATRE



BENCH FACING TREE ON CORPORATION STREET

3.14 Furniture Distribution Analysis - Rykneld Square to Corporation Street

Furniture distribution detracts from heritage views and quality of approach.

The over proliferation of street furniture to the edge of Rykneld Square has a negative impact on the church approach, this is exacerbated by streetside congregation of commercial bins. As the most popular tourist attraction in Chesterfield, the church should have a more appropriate and respectful setting.

Rykneld Square is defined by furniture, pushed to the edges this creates boundary lines with little offered to the centre of the square and a poor experience for those choosing to rest in the space.

Vehicular control measures to St Mary's Gate and Corporation Street detract from the adjacent heritage buildings and features, whilst reducing connectivity to the church.



MAIN APPROACH TO THE CHURCH IS FULL OF STREET CLUTTER AND BINS



POORLY POSITIONED BINS DETRACT FROM THE CHURCH APPROACH



ROADSIDE RAILINGS, LIGHTING AND POORLY PLACED SIGNAGE HIDES THE CHURCH ENTRANCE AND VIEWS OF THE MEMORIAL



STREET CLUTTER DETRACTS VIEWS AWAY FROM THE HERITAGE BUILDING AND LIGHTING

KEY

- - - Historic Facade to be celebrated
- Furniture badly aligned/blocking key view/cluttering the street



4.1 Opportunities and Challenges- Market and New Squares

Chesterfield's market and surrounding area benefits from a network of pedestrianised streets with several opportunities for improvement.

OPPORTUNITIES	CHALLENGES
The market stalls are both a great benefit and challenge. During market days the town centre has a vibrancy and that is lost on a non market or smaller market day. The permanent structures prevent permeability within the market squares and attracts anti social behaviour. Options to reconfigure the market stalls, and the balance of permanent versus temporary, should also consider movement routes, permeability, and the potential to establish flexible spaces to diversify the activities offered.	A town centre assessment has suggested that the main market and retail areas should be protected from the threat of a vehicle borne attack, in particular during busy market and event days. However, vehicles cannot be excluded from the town centre as market vehicles, servicing and emergency access must be maintained. A strategy for the management of vehicles and controlling access should be developed that considers a range of measures from bollards, to temporary barriers, and impact rated planters.
The refurbishment of the town squares provides a unique opportunity to enliven and reinvigorate Chesterfield which, combined with a reconfigured market provision, has great potential to drive up footfall, encourage visitors, and act as a catalyst for wider investment and regeneration.	The existing market stall arrangements create hidden areas which are attracting anti-social behaviours, reconfiguration of the market stalls should increase both visual and physical connectivity.
The site is easily accessible via train, car and bus, and there are taxi pick up and drop off and accessible parking bays, within the site boundary, to the northern side of the Market Hall. These should be retained within the public realm proposals.	The site falls from the north to south in both squares. Although this may be a constraint, there is also an opportunity to utilise the level change to emphasise key views, or locally manipulate the levels to create seating edges and flatter spaces.
There are several mature trees in good condition in the study area which add valuable greening and biodiversity to a predominantly hard space. There is an opportunity to increase street trees, where appropriate, alongside lower level planting. This could also consider sustainable urban drainage principles.	There is a network of underground utilities across the site which will dictate the placement of any future trees. Root barriers can help here, as where a proposed tree is close to existing utilities these can be used to protect them from root damage. Proposals should aim to minimise impacts on existing below ground utilities.
There is a general lack of play within the town centre, presenting a clear opportunity to improve town centre activities and encourage families into the area.	The existing uneven, cobbled surfacing has been identified as a significant barrier to movement around the town centre. However, this does add to the character of the squares and options for their re-use should be explored. A strategy for the re-use of existing materials should be developed alongside options for new materials.
Opportunities for green travel options, in particular cycling, are currently under provided. Public realm proposals should consider key movement routes and identify areas where cycle parking can be included.	The below ground toilets in New Square will present a challenge in regards to location of tree pits and relocation of underground services and lighting ducting.
Existing seating provision is well used but arrangements can feel cluttered and positioning is often to the edges of spaces. A site wide furniture strategy should be developed to ensure that the whole town centre has a coherent furniture and way finding palette.	
The existing surfacing relates to the history of the town and therefore should be retained/reworked into any future proposals where possible. The existing builds ups, stone quality, and area will directly affect how this can be incorporated.	

4.2 Opportunities and Challenges - Rykneld Square and St Mary and All Saints Church

Rykneld Square and the church grounds present opportunities to improve pedestrian connectivity and develop reinvigorated spaces to dwell.

OPPORTUNITIES	CHALLENGES
<p>Rykneld Square is a dedicated piece of public space that includes seating, established street trees, gentle site levels and an events space though it is currently falling below expectations. There are opportunities to build upon these positive existing features and enhance the use of the square for locals and visitors whilst providing an appropriate introduction to the adjacent church grounds and Grade I listed building.</p>	<p>There are several vehicular routes within close proximity which disrupt pedestrian movement, create a lack of safety and increase noise pollution. The bus route adjacent to Rykneld Square on Church Way creates a barrier to pedestrian movement and has caused the block paved surface to fail. Opportunities should be explored to reduce the impact of vehicles and the possible re-routing of the bus route. Discussions with Derbyshire Highways Authority and the bus companies should be undertaken to discuss possible solutions.</p>
<p>The site is easily accessible via car due to the ample parking and drop-off in the area, bus routes and proximity to the train station. The site is a key junction for pedestrian movement through the town from north to south through Rykneld Square, or east to west from the train station to the markets. These primary routes should be retained and enhanced.</p>	<p>Anti-social behaviour is a significant issue across the site, including within the Church grounds, due to a lack of adequate lighting, a prevalent night-time economy and low levels of natural surveillance. The development of lighting and CCTV strategies and improved public realm could increase natural surveillance and civic pride thus driving down anti-social behaviour.</p>
<p>There are many established trees within the church ground which also feature one of the few open lawned spaces in the town centre, proving popular in summer time. Rykneld Square presents an opportunity to expand upon these green elements for the public's enjoyment and to increase biodiversity and sustainability in the area.</p>	<p>There are underground utilities running throughout the site which will impact on the location of proposed new trees and structures. Root barriers can be used where new trees are placed to prevent damage to existing utilities. Where at all possible existing utilities should be retained in their current alignments.</p>
<p>While the site features street trees and there is available lawn space in the church's grounds there is a lack of diversity in vegetation which reduces the ability for birds to forage for food and insects to pollinate. This diversity can be improved through a softworks strategy aiming to increase biodiversity and variety through a mix of species.</p>	<p>Poorly located bin storage across the site blocks key views, increases the vermin population and reduces civic pride in the town centre - particularly in Rykneld Square.</p> <p>A robust waste strategy will need to be implemented to ensure that the public realm and streets are as free of overflowing and inappropriately placed bins as possible.</p>
<p>Throughout the site there is seating which provides opportunity to rest and socialise, however much of the seating is poorly located or in disrepair. A site wide furniture strategy for the whole town centre will create a coherent and appropriate palette.</p>	<p>Archaeological remains have been recorded within Rykneld Square. The full impact that this may have on the public realm proposals are unknown at this stage. Further information on possible constraints will be required to inform the design. This also presents a unique opportunity to convey the origins and heritage of Chesterfield within the design.</p>
<p>The site features many attractive existing historical and cultural features throughout such as historical lighting columns and details in railings. There is an opportunity to celebrate and highlight these features through complimentary materials and furniture palettes.</p>	

4.3 Opportunities and Challenges - Corporation Street

Corporation Street has great potential to provide a warm welcome to visitors and provide a high quality environment for existing uses.

OPPORTUNITIES	CHALLENGES
The Stephenson Memorial Hall will be undergoing a significant refurbishment, including adjustments to the arrival experience. This is a very imposing building which should be enhanced and supported by the public realm improvements to ensure that the theatre experience is positive. This includes consideration around the congregation of people in the street pre- and post-performance and the management of coach drop-off and collection.	There is a fundamental challenge in balancing the needs of the theatre and its visitors and the predominantly late night food and beverage outlets. The street design should aim to improve the public realm environment for both street functions.
Corporation Street has potential to become a key destination within Chesterfield. Existing architecture and feature heritage lighting hint at the area's potential. The street designs should aim to enhance the existing qualities and build upon the traditional, Victorian aesthetic in a contemporary manner.	Anti-social behavior at closing time can make the street feel unsafe and leads to street litter. Proposals should consider an improved lighting and CCTV scheme together with providing widened pavements to reduce conflict between pedestrians and vehicles.
The arrival experience from Chesterfield train station is poor, the public realm regeneration of Corporation Street should aim to create a legible, attractive and high quality arrival.	The theatre stage door on Corporation Street is used by artists, theatre staff and deliveries. Future proposals should consider access requirements including adequate delivery bays and level thresholds.
Signage and wayfinding should be integral to the proposals and should provide clarity of movement through the street to the wider town centre.	Accessible parking is very popular with theatergoers but the current provision is inadequate. Consideration should be given to both accessible parking bays and accessible drop-off and pick-up opportunities .
The public realm design should establish the identity of Chesterfield's cultural and entertainment quarter. Opportunities for public art should be identified.	Underground utilities will influence the positioning of street trees and free standing structures. Where possible existing utilities should not be disturbed. Root barriers can be used where new trees are placed to prevent damage to below ground utilities.
The inclusion of increased street greening will improve the character of the street as well as contributing towards the Council's sustainability and green ambitions. Opportunities to increase town centre ecology and biodiversity should be explored.	Corporation street is currently dominated by vehicular infrastructure, the proposals should aim to provide a balanced streetscape where pedestrians have greater opportunity to dwell and circulate and vehicles are reduced or even removed. Early discussions with Derbyshire Highways Authority will be required.
	Taxi management is currently problematic at closing time. Consideration should be given to improving the management and flow of drop-offs and pick-ups in the area. There is a potential to develop thoughts around a shared facility with the theatre, as peak times of use between the two functions are not the same.



5.1 Market Square Scale Comparison - Old Market Square, Nottingham

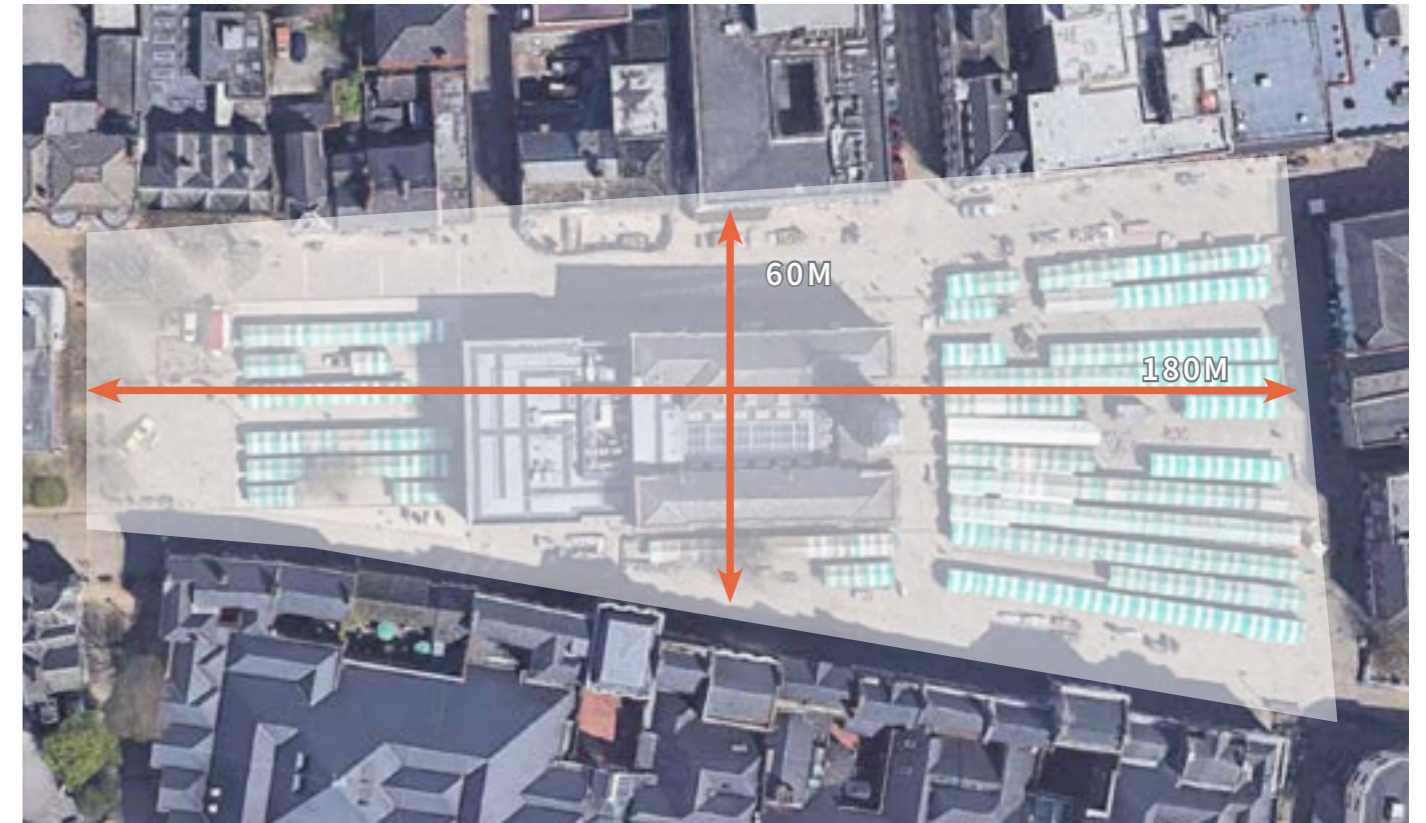
Old Market Square in Nottingham is one of the oldest public squares in the UK with an 800 year history as a market place. At 11,500m², it is the second largest in Britain after London's Trafalgar Square.

KEY OBSERVATIONS:

- The size of the market square is similar in size to Chesterfield.
- Features on the square, water feature and planting, provide interest on non-event or market days.
- Large open space allows for markets and events to be held.
- The Council building in Nottingham and the Market Hall in Chesterfield both provide focal points to the space.
- Both Old Market Square and Chesterfield have markets at the heart of their history and in the community. Nottingham showcases how the space can be used as a place for markets as well as being an attractive public square.



CHESTERFIELD MARKET SQUARE



CHESTERFIELD MARKET AND NEW SQUARES WITH THE MARKET HALL SET CENTRALLY IN THE SPACE



NOTTINGHAM OLD MARKET SQUARE WITH WATER FEATURE, GREENED EDGE AND FLEXIBLE MARKET SQUARE



NOTTINGHAM OLD MARKET SQUARE

5.2 Church and Rykneld Square Scale Comparison - Blackburn Cathedral

Cathedral Gardens, within the grounds of Blackburn Cathedral (Grade I), provides a welcoming space where visitors can relax and enjoy being in a green space at the heart of the town centre.

KEY OBSERVATIONS:

- The gardens address key movement routes, especially with the adjacent public transport hubs, whilst creating an intimate atmosphere and an appropriate approach to the Cathedral.
- Balance of hard and soft materials ensures that the square is durable yet not overwhelmed by large expanses of paving.
- Seating areas are plentiful and evenly distributed. A flexible space next to the cathedral is used for cafe overspill and small events.
- Soft landscape areas include a range of lower growing shrubs, hedging, and statement trees improving the quality of the external environment whilst improving biodiversity and water management.



APPROACH TO THE CHURCH FROM RYKNELD SQUARE IS UNDERWHELMING



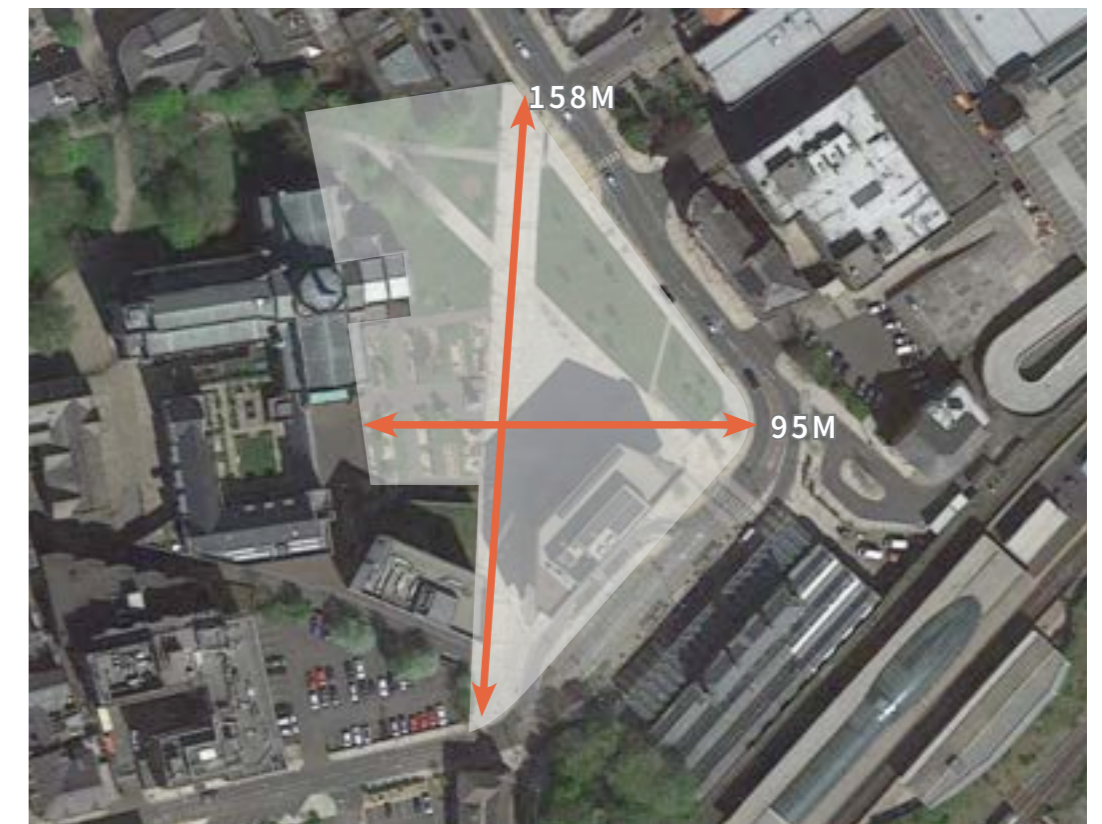
CHURCH & RYKNELD SQUARE



PRIMARY PEDESTRIAN ROUTES ARE INCORPORATED INTO THE DESIGN



FLEXIBLE SPACE SURROUNDED BY SEATING AND FLORAL GARDENS



CATHEDRAL GARDENS: BLACKBURN CATHEDRAL

5.3 Corporation Street Scale Comparison - Fishergate, Preston

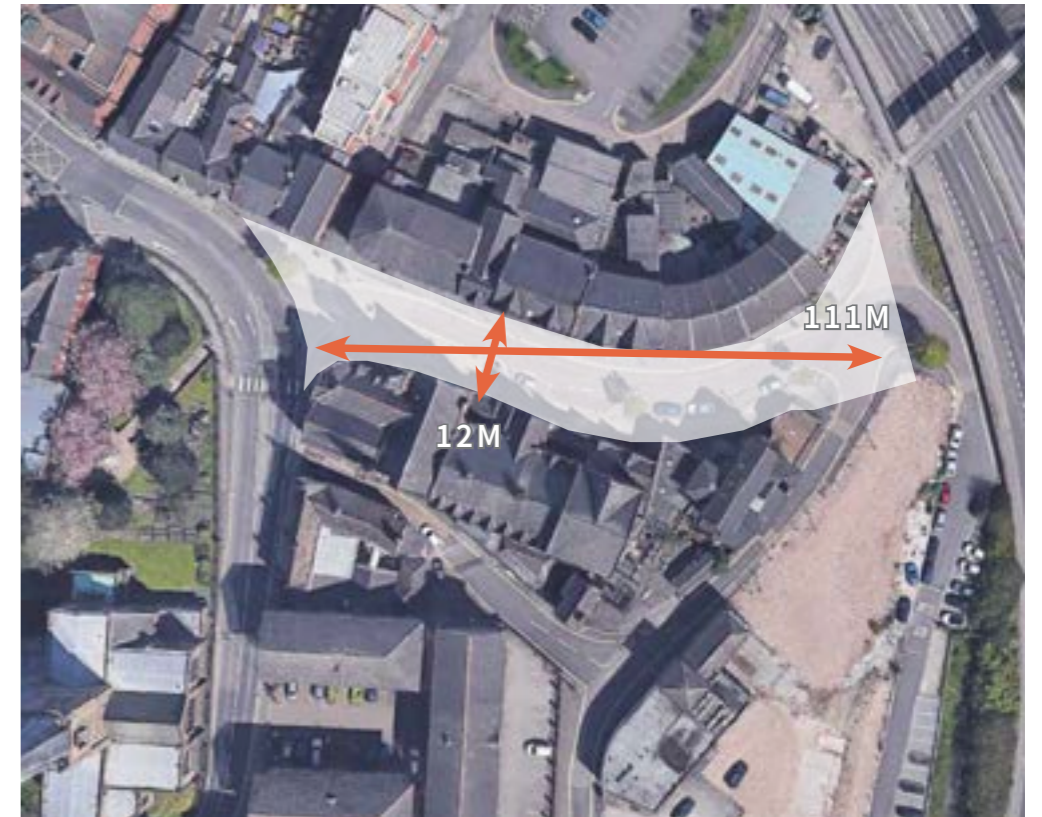
The rebalancing of Fishergate has enlivened one of Preston's primary retail and entertainment streets whilst increasing street greening.

KEY OBSERVATIONS:

- Reduction in the width of running lane has enabled greater footpath widths and encourages pavement activation.
- New street trees provide valuable urban greening and biodiversity benefits.
- The introduction of a variety of hard materials in the carriageway calms the street and encourages drivers to moderate their behaviour as they become more aware of pedestrians.
- High quality materials improves the aesthetic of the street and increases long term durability.



CORPORATION STREET AND THE STEPHENSON MEMORIAL HALL



CORPORATION STREET



REBALANCED STREET WHERE VEHICULAR DOMINANCE IS REDUCED AND ACTIVE SPACE AND STREET GREENING INCREASED



FISHERGATE PRESTON



6.1 Overall Vision Masterplan

The vision is to create an attractive and heritage sensitive public realm that supports Chesterfield as a destination retail, recreation and heritage hub.

The design of the public realm has several underlying concepts as depicted here. These have been translated into the developing design that is illustrated over the following pages.

Site wide strategies are explained further towards the end of this chapter.



Celebrating Identity

Celebrating the identity of Chesterfield through enhancement of its market, church and cultural features.



Urban Greening & Sustainability

Planting street trees and adding greenery to the site to enhance aesthetics and help mitigate the effects of climate change.



Social Dwell

Provide a variety of seating opportunities to suit a wide range of users and encourage social dwell and relaxation.



Destination Events & Routes For Events

Design a landscape capable of hosting a wide array of attractive events for community cohesion and enjoyment.



Active Edges

Design a public realm to encourage spill out, from surrounding food and beverage establishments to activate the landscape.



Embrace Heritage

Chesterfield has had a recorded market since 1156 with the current Market Hall dating to 1857; something to be celebrated within any future design.



Encourage Play

Incorporate non prescriptive playful elements within the design to encourage children and adults alike to play and interact.



Wayfinding

Build upon existing signage to create a legible network of spaces and expand aesthetic design across Chesterfield.



Landmark Views

Maintain clear views to historic wayfinding landmarks such as, Church of St Mary and All Saints, and Chesterfield Market Hall.



A Safe Space

Incorporate Hostile Vehicle Mitigation within the landscape design to mitigate against potential terror threat.

6.2 Proposed Character Areas

Several character areas, united in materiality and style, yet each with their own identity and functions make up the Town Centre Transformation project.

The Market Quarter consists of the two market squares and adjacent streets. This establishes the heart of the town, the centre point of the retail area, and focus of activity. Whilst containing a number of characters, this area should have a consistency of design approach to provide a legible and holistic environment within which markets and events can be held.

The water pump, a focus of social gathering for centuries, in Market Square should be celebrated rather than hidden from view. Market stalls positioning should consider sight lines which could be used to frame this historical asset whilst creating informal seating and dwell space.

Rykneld Square, the parish church, and Corporation Street mark a change in character from retail uses towards cultural and food and beverage/entertainment venues. The creation of an appropriate setting for the church is a primary design consideration which requires Rykneld Square to be rethought as a fundamental element of the church's wider context.

Corporation Street is Chesterfield's gateway for those arriving by train and contains the town's theatre and museum. The existing arrival experience is poor, providing the opportunity to create a high quality welcome to Chesterfield's visitors.



6.3 The Market Quarter - Proposed Spatial Arrangement

A sympathetic and heritage conscious approach, consisting of three key spaces and working with existing materials and historical narrative.

Chesterfield's Market Square and New Square, at present, both host a similar array of underused market stalls. The redistribution of permanent and temporary stalls, focusing permanent provision within Market Square, will enable New Square and the pocket square to the south of the Market Hall to become their own destination spaces.

Existing materials are high quality and reflect the history of the space, therefore rather than an unsustainable and expensive removal and replacement, these materials can be reworked and reused. An injection of new stone will enliven the existing materials and redefine the focal areas, supplemented with carefully positioned tree planting and street furniture.

The site is predominately hard at present with a limited number of mature trees. An injection of tree planting, largely in hard surfacing, would aesthetically enhance the space, reduce the impact of urban heat gain, encourage dwell, and improve biodiversity.

The careful and even distribution of seating, together with the encouragement of cafe culture, will increase activity and encourage visitors to stop for a while. A rethink of furniture could be combined with art and play, encouraging increased dwell times, and creating a true destination space.

New Square; Market Square; High Street; Low Pavement and the new pocket square to the south of the Market Hall are explored in more depth within this chapter.



6.4 The Market Quarter- Celebrating Identity

The driving concept is to embrace the existing market and provide stall holders with a more efficient and higher quality trading environment, whilst improving the opportunities to diversify the market offer and deliver an exciting events calendar.

Chesterfield's market is an important asset for the town in terms of both retail experience and history. The vision seeks to see it retained and reinvigorated, with the new open space created used to host a variety of temporary stalls interchangeable with seasons, demand, and trends. In this way Chesterfield's market experience can thrive into the future.



POP UP SPECIALIST MARKETS COULD BE HOSTED IN BOTH SQUARES



FLEXIBLE OPEN HARD SPACE ALLOWS FOR TEMPORARY STALLS AND MARKET EVENTS



TRADITIONAL MARKET TRADING CAN CONTINUE TO FLOURISH



KEY

- Flexible open hard space allows for temporary market stalls, drive on facilities and events
- Permanent stalls retained for day to day traditional market use



6.5 The Market Quarter - Urban Greening and Sustainability

A vital part of the Town Centre Transformation vision is that of urban greening, planting street trees, and lower level shrubs to enhance aesthetics and help mitigate the effects of climate change.

There are several mature trees distributed across the site, however, their influence is limited and there is scope for a much greater area of canopy cover, supported by areas of ornamental planting.

The existing trees to the western side of New Square add a real depth to the area, and screen less advantageous façades whilst allowing clear views toward the Market Hall. The design sees this canopy cover expanded upon to create a dappled urban 'grove' where visitors can stop and rest on seating and playful furniture elements below.

A second grove of trees is proposed to the southern side of the Market Hall, creating a Pocket Park for relaxation beneath a cooling tree canopy whilst also providing wind protection to the market traders in Market Square.

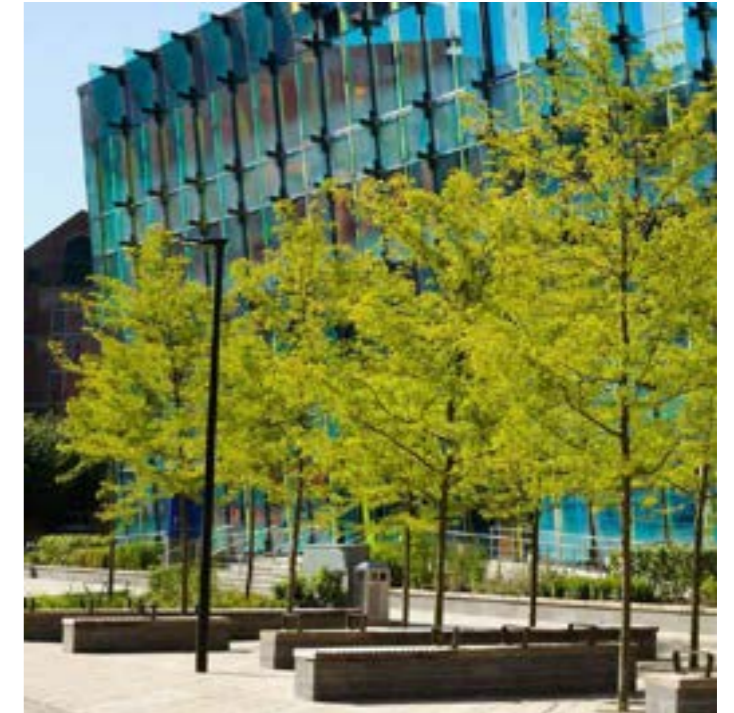
Several new street trees are proposed across the site. Each location has been thought through to relate to architecture, uses, pedestrian flows, key views, and operational requirements of the market. The future tree species must be carefully selected so as to provide greatest resilience to climate change, provide seasonal variation, and attractiveness as well as biodiversity.



URBAN GREENING ENCOURAGES DWELL



UNUSUAL SPECIES CAN CREATE AN ICONIC CANOPY



A GROVE OF DAPPLED CANOPIES CAN CREATE AN INVITING SEATING AREA



KEY

- Existing trees
- Proposed street trees
- Potential for ornamental planting below trees

6.6 The Market Quarter - Social Dwell and Active Edges

A variety of seating opportunities are suggested to suit a wide range of users and encourage dwell and relaxation.

By providing a variety of seating types and locations, all user groups can be catered for and encouraged to use and enjoy the space. In turn, this encouragement of dwell in the town centre will allow users to recharge, and carry on exploring and shopping, boosting the local economy.

Active edges should be encouraged to enliven the squares and streets, and attract new visitors and establishments.





Active edges enliven town centres and attract new users and businesses. Chesterfield's town centre has the potential to expand upon its current outdoor seating offer, both for food and beverage units, and for passers by in general.

Uplifting the public realm and adding street trees will provide a more inviting backdrop for people wanting to dine and drink within the area, and should encourage businesses to provide outdoor seating.

Access and aesthetics are important and may need to be regulated by the council to ensure key pedestrian and essential vehicular servicing routes are kept undisrupted. Furniture styles and boundaries to seating areas, if any are proposed, should be small and in keeping with the wider landscape design.

As explored later in this chapter, branding is important for the future of the market, and these future branding colours could be conveyed over shop fronts and outdoor seating areas to create a truly coherent public realm and destination space.

KEY

-  Potential active edge
-  Market Hall has the potential for fully active façades
-  Potential 'playful' furniture element
-  Seating locations



AN ARRAY OF BENCH LOCATIONS IN THE OPEN AND BELOW TREES TO OFFER VARIETY



BACKRESTS SHOULD BE INCORPORATED IN PLACES TO ENSURE COMFORT FOR ALL



MARKET STALLS ACTIVE EDGES FOR CUSTOMER INTERACTION



ACTIVE EDGES NEED NOT JUST BE FOOD AND BEVERAGE UNITS, OTHER SHOPS CAN BE ENCOURAGED TO SPILL OUT INTO THE PUBLIC REALM



PLAYFUL FURNITURE CAN ENCOURAGE DWELL, INTERACTION AND INFORMAL PLAY



6.7 The Market Quarter - Destination Events

The aspiration is to design a public realm capable of hosting a wide array of attractive events for community cohesion and enjoyment, driving increased footfall to the town centre.

With the removal of permanent market stalls from New Square, the area becomes a prime space for temporary events such as, music performances, travelling art exhibitions, children's events, an outdoor cinema, and community gatherings.

Partial removal of permanent stalls within the main Market Square would offer this space up to host seasonal temporary markets such as, Christmas, makers, specialist food, vintage, bric-a-brac, and more.

This flexible open area adjacent to the main Market Hall could also provide valuable space for temporary seating in summer such as, deckchairs and beanbags, attracting a variety of users and encouraging people to stay longer in the town centre, further boosting the local economy.



SMALL MUSIC EVENTS COULD BE HELD IN NEW SQUARE



DAYTIME CHILDREN'S EVENTS COULD LIVEN UP NEW SQUARE



SEASONAL AND MAKERS MARKETS COULD BE HELD ACROSS BOTH SQUARES



KEY

- New Square - music and children's events as well as temporary installations and markets
- Market Square - flexible market space for seasonal and specialist stalls and temporary seating

6.8 Market Square Proposals

A historical, open, hard square and functioning market space, given a more flexible and permeable layout.



Line of new seating provision frames the square and offers dwell space. Also offering an element of vehicle protection combined with formalised Hostile Vehicle Mitigation (HVM) protection (ongoing)

Servicing, maintenance and emergency access route maintained along the front of the Market Hall via clear open flush hard space and drop bollards that meet HVM requirements (ongoing).

Views to the town water pump are opened up and a new area of seating established away from key pedestrian routes.

New flexible central space for market and event use surrounded by reconfigured market stalls. Bespoke stone paving slabs inlaid with artwork narrating Chesterfield's heritage. Including pop-up power supplies as needed

'Welcome mat' to the Market Hall entrance with new stone paving in warm buff tones.

Lifted and relaid Yorkstone flags paving band links into Church Lane pedestrianised historic shopping street.

New permanent market stalls with colourful canopies arranged above relaid Yorkstone setts (refer to chapter 7 for more information).

Fringe of existing reused Yorkstone slabs frame the Market Square and flows north and south to cross Low Pavement and High Street.

Benches frame the square and offer dwell space and an additional line of vehicle segregation.

6.9 Market Square Precedents

A place for day to day markets and seasonal events fringed by trees and seating where history is celebrated.



THE WATER FOUNTAIN SHOULD BE FRAMED AND CELEBRATED



A FLEXIBLE OPEN HARD SQUARE WHERE SOME PERMANENT STALLS ARE REMOVED THAT CAN HOST A VARIETY OF EVENTS



ETCHINGS AND INLAY COULD CONVEY HISTORY AND LOCATION



PROVISION OF SEATING WILL ENCOURAGE DWELL



REUSE OF EXISTING MATERIALS ADDS CHARACTER AND TEXTURE

6.10 Market Square Activation

Market Square has the potential to host a range of events throughout the year from changing temporary market stalls to a food market and a 'Chesterfield by the Sea' event. In order to fully maximise the flexibility of the space suitable utility provisions will need to be installed.



Temporary Market Stalls

- Temporary market stalls in the middle of the square provide the possibility for a variety of different pop up events such as vintage clothing fairs.
- Suitable space is needed for circulation around the temporary market stalls.
- Power provision should be considered and if this will be provided in the form of pop-up power, or brought on generators.
- Suitable access needs to be considered for the setup and installation of the stalls.



Temporary Marquee

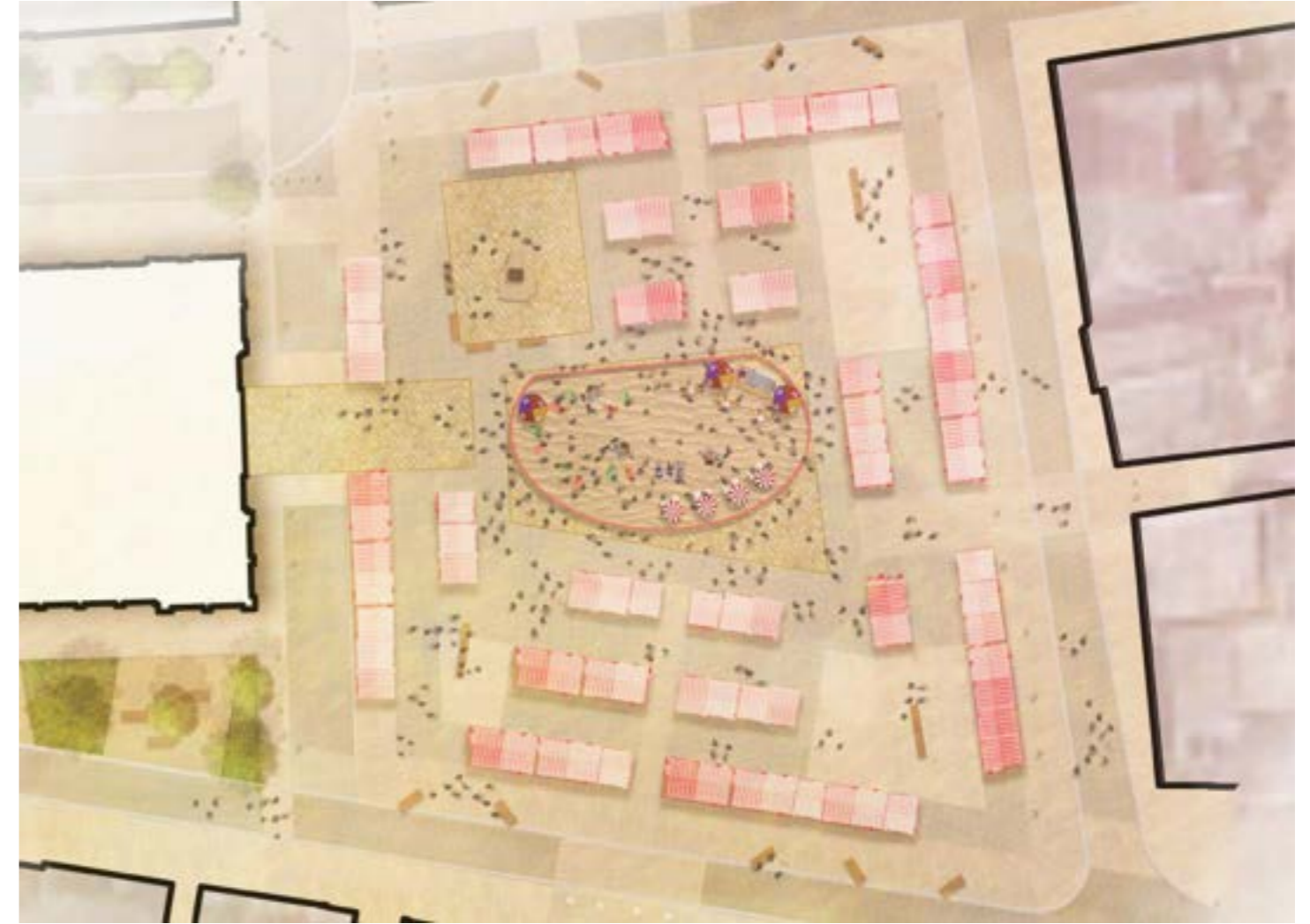
- A temporary marquee in the middle of the square with circulation routes in and out will provide the opportunity for pop-up vendors to sell at the market.
- Circulation should be considered through and around the temporary marquee.
- Power should be considered and if this will be provided in the form of pop-up power or brought on generators.
- Suitable access needs to be considered for the setup and installation of the marquee.

6.11 Market Square Activation



Food Market

- A food market event with a variety of mobile food vendors could take place in the middle of the square.
- The provision of additional pop up seating would need to be considered for a food market in order to accommodate additional diners.
- Additional waste disposal must would be needed in order to accommodate visitors as well as food vendors.



Chesterfield by the Sea

- A seasonal beach themed activity could take place in the middle of the square including a large artificial beach. This would attract a variety of audiences from families in the daytime and summer holidays.
- Access for potential large vehicles needs to be considered to allow for the delivery of the sand. Access routes should also be considered for the delivery of additional play equipment.
- The provision of additional temporary seating needs to be considered in the form of deck chairs for the beach area.

6.12 New Square Proposals

A flexible events space, emerging from under a canopy of new and old trees with a contemporary seating and playful sculptural form.



Existing trees retained and given more breathing room for longevity via the removal of paving to their base, and introduction of low maintenance ornamental planting beds with plentiful seating opportunities.

Static and drop Hostile Vehicle Mitigation (HVM) bollard line, integrated with trees and street furniture (Ongoing: refer to chapter eight for more information).

Servicing, maintenance and emergency access route maintained along the front of the Market Hall via clear open flush hard space, and drop bollards that meet HVM requirements.

Reused Yorkstone paving and setts establish a surround to the new square and define the extents of the market.

Temporary market stalls and flexible space for events.

'Welcome mat' to the Market Hall entrance with feature paving inspired by tiling within the Assembly Rooms.

Fringe of Yorkstone slabs frame the Market Hall.

Proposed trees create a western grove.

Potential playful seating element rises and falls to become a slide, sun lounger, bench and table. As well as acting as a play and seating element, the winding bench will also act as an additional line of HVM for the square and could also have dates and information relating to Chesterfield's history.

6.13 New Square Precedents

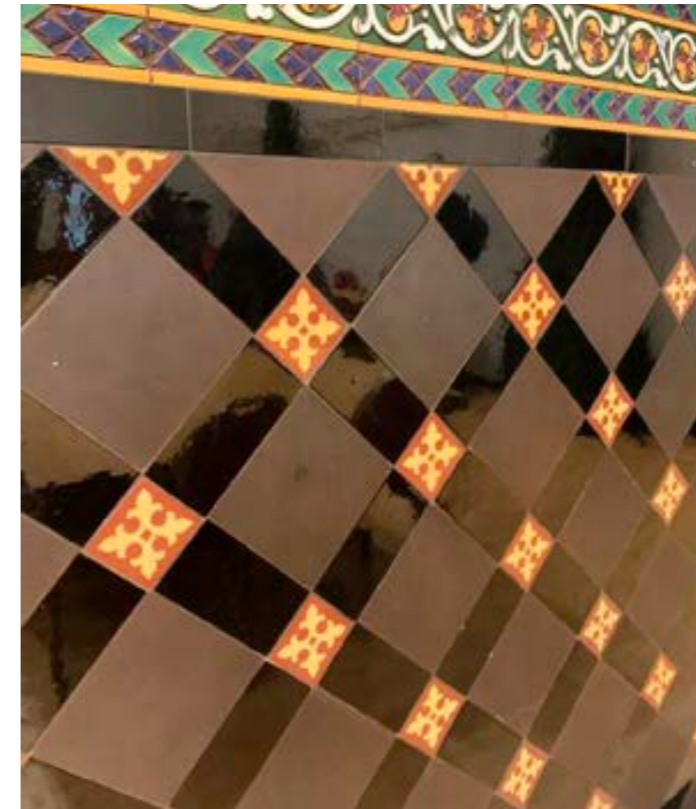
A playful, green, attractive and modern square, capable of hosting events.



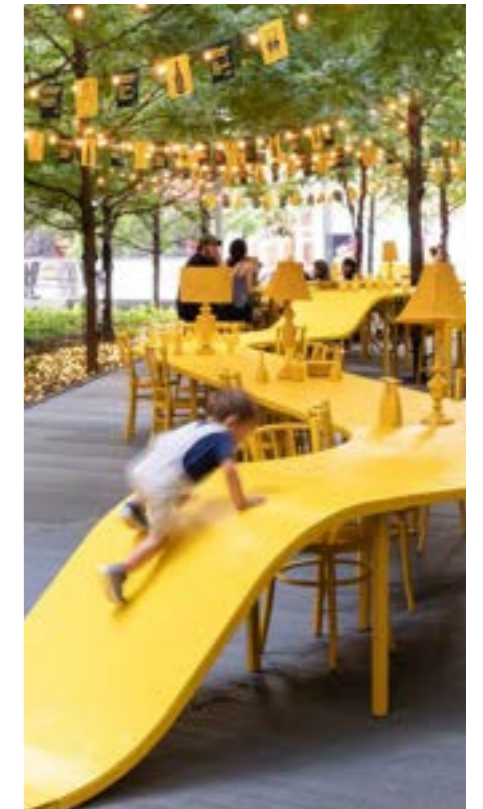
A FLEXIBLE SPACE FOR INFORMAL SEATING AND EVENTS



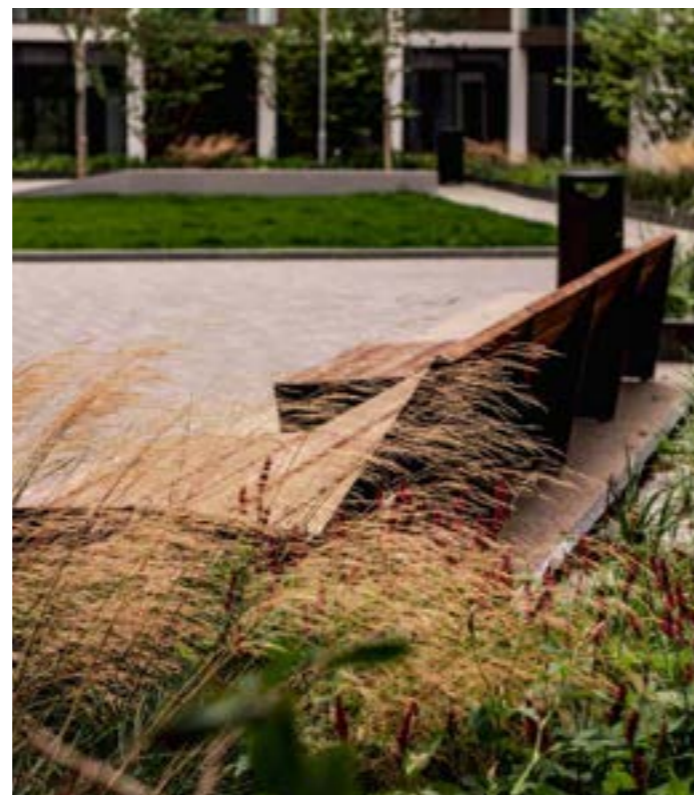
A FLEXIBLE OPEN HARD SQUARE ADJACENT TO THE MARKET HALL



INSPIRATING FOR PAVING COULD BE TAKEN FROM THE INTERIOR OF THE MARKET HALL



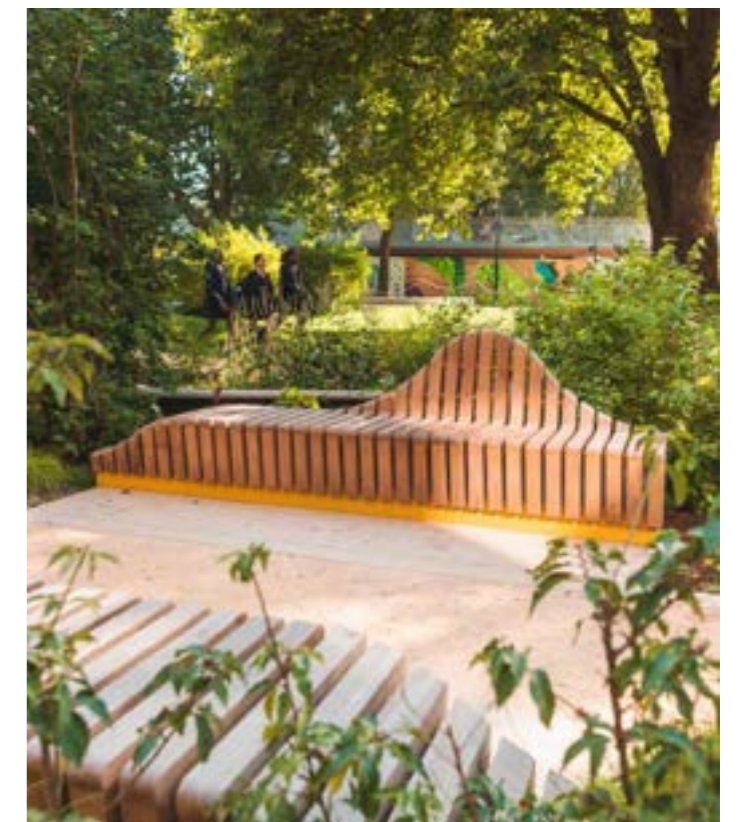
PLAY, ART AND SEATING COULD BE COMBINED



INTEGRATED SEATING WITHIN PLANTING



PLAY, ART AND SEATING COULD BE COMBINED IN A SINGULAR TWISTING FORM AROUND TREES



FEATURE SEATING WITHIN PLANTING OFFERS A CALMER ENVIRONMENT

6.14 New Square Activation

New Square has the potential to host a range of events throughout the year from the annual Christmas lights switch on to cinema nights and music events. In order to fully maximise the flexibility of the space suitable utility provisions will need to be installed.



Cinema night

- Seated event within the square where seasonal films can be enjoyed supported by a food and beverage offer
- Placement of the screen should consider topography, weight loadings to the disused below ground toilet block and screen type (free standing v within a vehicle)
- Power provisions within the square should meet the needs of this type of event and WiFi coverage maximised in order to facilitate food stall trading
- The need for stand alone generators should be minimised



Big Wheel and fair

- Due to the size constraints, and limitations on weight loading to the south of the square, any feature wheel is likely to be located to the northern boundary. Installation of surface materials should consider the potential weight and installation requirements.
- Utility provisions should consider likely requirements of this and any possible supporting activities.

6.15 New Square Activation



Music Event

- A wider variety of music events could be provided within New Square from a medium sized stage event to more intimate street music. Such events could be supported by a food and beverage offer
- Potential stage locations should be considered as the design develops to ensure suitable power provision is established without the need for generators
- WiFi coverage maximised in order to facilitate food stall trading



Christmas Lights switch-on

- Placement of a stage in front of the Market Hall should consider weight loadings if located close to below ground constraints.
- The square is likely to accommodate significant standing numbers. The placement of street furniture should not obstruct such an event.
- Utility provisions should consider likely requirements of this and any possible supporting activities.

6.16 Low Pavement

Low Pavement will create an attractive and welcoming gateway into the town centre from West Bars.



6.17 High Street Plan

Existing yorkstone paving and setts will be lifted, cleaned and relaid to create a clean new yet historic narrative with new trees and planting. Vehicular control measures will be formalised to provide added safety to town centre visitors.

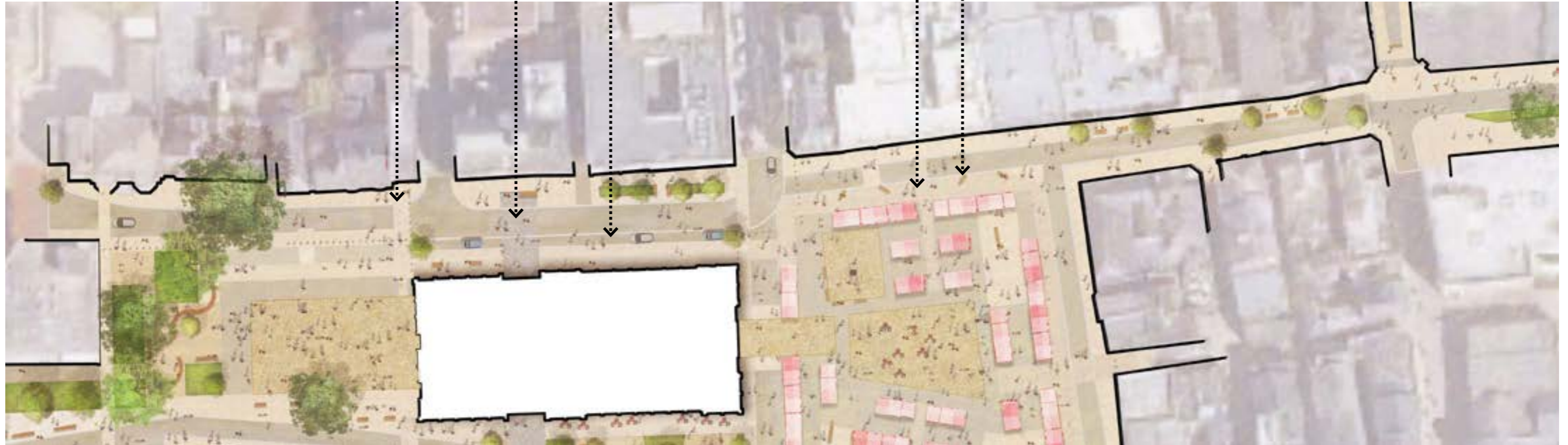
Drop bollards allow for protection from hostile vehicles and allow for servicing along the length of the high street. The seating steps and proposed trees complete the HVM line. Subject to ongoing discussions around HVM provision

'Welcome mat' to the Market Hall entrance with new stone setts in warm buff tones.

New trees planned to either end of servicing, accessible and taxi pick up and drop off bays to the northern side of the Market Hall. Locations allowed by underground servicing. Trees protected by solid stone double height kerb and form part of HVM strategy (ongoing).

Fringe of Yorkstone flags line the facade and cross the flush street as per the paved fringe to the Market Hall. Flush kerb retained in existing position with smaller Yorkstone setts to the carriageway as per existing. Setts lifted, cleaned and re-laid.

Proposed seating frames the square and provides a buffer between the high street and market encouraging dwell.



6.18 Streetscene Precedents

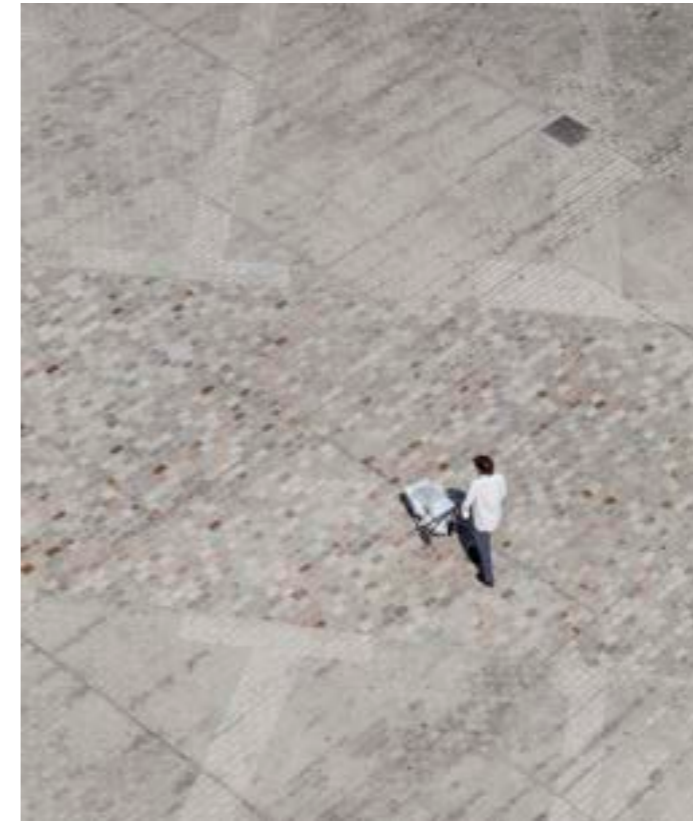
Balanced streets punctuated with street trees leading pedestrians from New Square to Market Square.



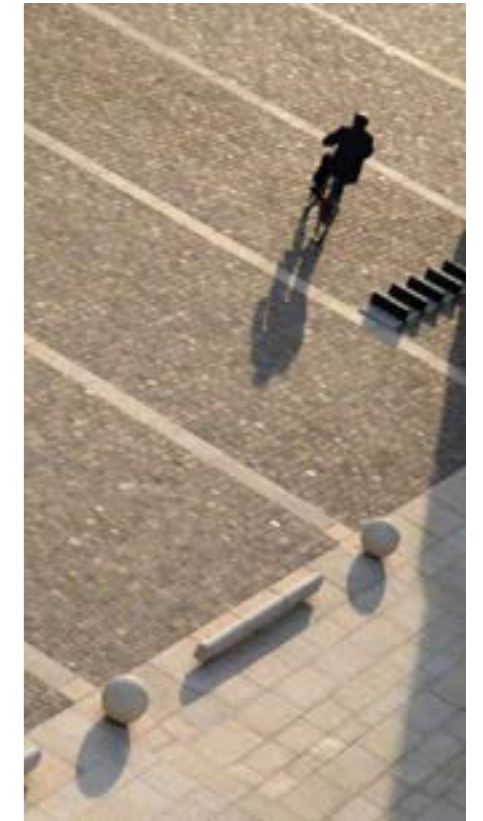
STREET TREES CAN ENCOURAGE DWELL ON ADJACENT SEATING



STREET TREES AND SEATING LINE ROUTE



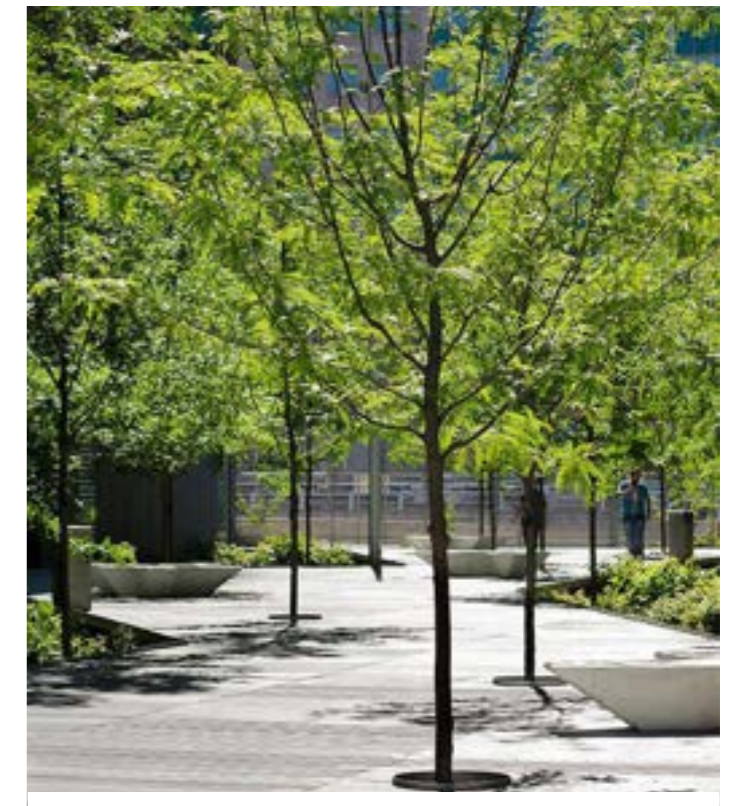
PAVING PATTERN DEFINES SERVICE VEHICLE CARRIAGEWAY RATHER THAN RAISED KERBS



USE PAVING BONDS TO DEFINE SPACES



AN ATTRACTIVE PUBLIC REALM WILL ENCOURAGE STREET ACTIVATION



SEATING BENEATH TREES WITH PLANTING TO THE LOW PAVEMENT POCKET SQUARE

6.19 Pocket Square

A space for dwell and relaxation beneath a dappled tree canopy in the bustling heart of Chesterfield.



New tree set within permeable self binding gravel at the tip of Pocket Square.

'Welcome mat' to the Market Hall entrance with new granite sets in warm buff tones. Crosses Low Pavement to unite with the entrance to the covered shopping precinct.

Three metre wide band of Yorkstone flags allow for south facing spill out from the Market Hall.

Proposed trees within ornamental planting bed with new raised kerb surround. Picks up on geometry of surrounding architecture and provides a weather buffer to the market traders

Proposed trees and benches within self binding gravel area, set between flush kerb to Low Pavement, and Yorkstone fringe to the Market Hall.

Fringe of existing reused Yorkstone slabs frame the Market Hall and flows north and south to cross Low Pavement and High Street.

6.20 Pocket Square Precedents

The proposed trees will be set within permeable self binding gravel and paving with a range of seating opportunities and spill out space.



FEATURE SEATING BENEATH A DAPPLED TREE CANOPY



SEATING AND POTENTIALLY ORNAMENTAL PLANTING AS WELL AS TREES



SELF BINDING GRAVEL COULD CREATE A FEATURE OF THE GROUND-PLANE AND ALLOW FOR TREE PLANTING



A MIX OF SEATING TYPES TO APPEAL TO ALL USER GROUPS



A FLEXIBLE SPACE TO ALLOW FOR SPILL OUT FROM THE MARKET HALL

6.21 Burlington Street

Existing concrete paving will be replaced with a more heritage palette of materials in keeping with the adjacent civic spaces. Vehicular control measures will be formalised to provide added safety to town centre visitors.

Yorkstone flags line the street on both sides, with smaller setts to the carriageway. Flush kerbs indicate the vehicular route for deliveries and emergency access.

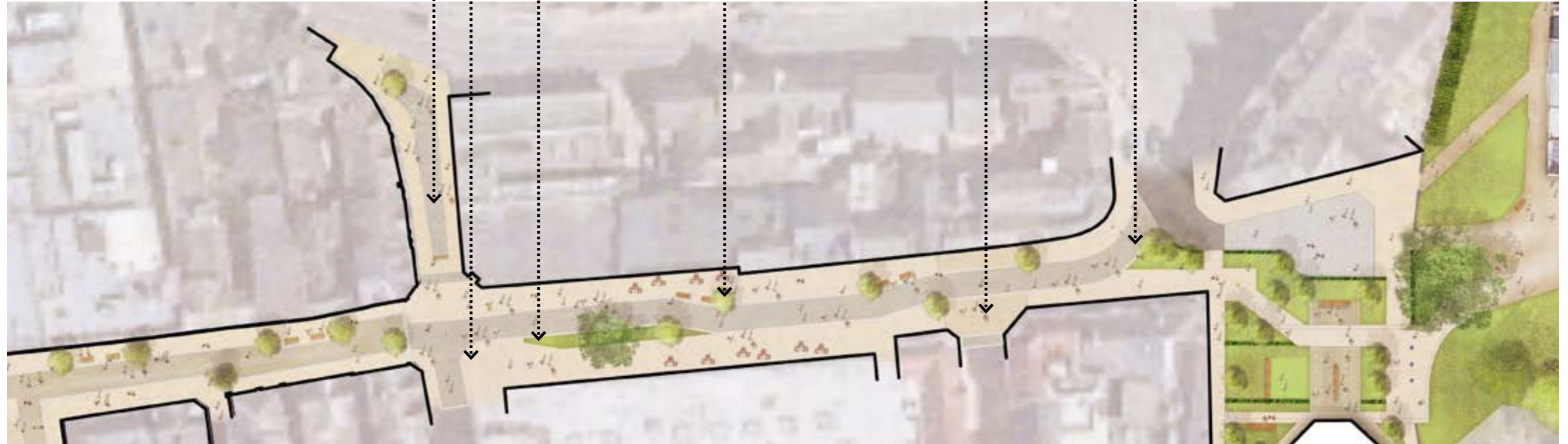
Packers Row public realm improvements to be delivered in Spring 2022

Planting to the base of the existing tree along the street with an adjacent additional tree.

New trees added to the widened footpath areas of the street along with improved seating and dwell areas. Potential to also include smaller play elements

Yorkstone paving in warm buff tones with bond running opposite to adjacent Yorkstone paving flags to highlight the linking retail street.

Drop bollards allow for protection from hostile vehicles and allow for servicing along the length of the street. Subject to ongoing discussions around HVM provision



6.22 Burlington Street Precedents

A balanced street punctuated with street trees leading pedestrians from the Market Quarter to Rykneld Square and beyond



STREET TREES LINKING TWO SPACES



CLUTTER FREE PEDESTRIAN ROUTES



ARTWORK OPPORTUNITIES IN STREET FURNITURE



CAR FREE SPACE ALLOWING SPILL OUT AND DWELL

6.23 Church and Rykneld Square - Proposed Spatial Arrangement

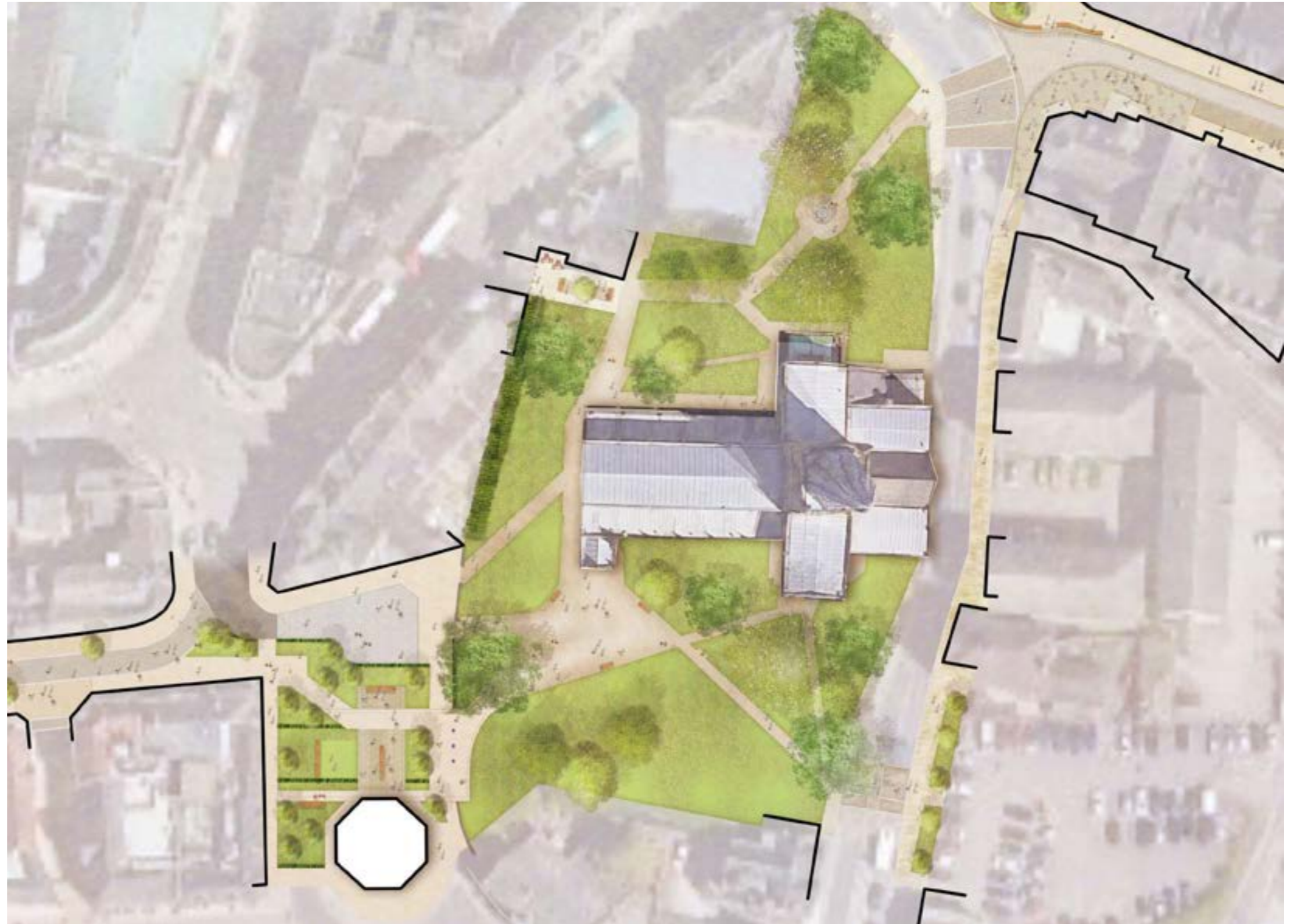
Drawing upon past uses, Rykneld Square has been redesigned to provide the church with an appropriate arrival experience.

Currently Rykneld Square is under used and undervalued, presenting a sea of block paving and clusters of street furniture. The processional entrances into the church grounds are blighted by bins and an uninspiring environment.

Movement from Burlington Street is segregated by the Church Way bus route and retail service access, the surface of which is failing under the sustained heavy vehicle use. This establishes a strong barrier to movement, combined with associated noise and air pollution. The proposals recommend the partial closure of Church Way and the re-routing of associated bus routes. Thus, releasing increased space to establish a new garden area within Rykneld Square.

This envisioned space aims to improve connectivity with the church by encouraging pedestrians to move through the square to the main church entrance. Due to the existing clutter in the square this primary entrance is not visually dominant, and most pedestrians use secondary entrances. By re-enforcing the main entrance, pedestrians will need to walk through the gardens and away from service areas.

The church grounds themselves will have a much-improved interface with the square. It is envisaged that the church environment will be predominantly improved through the introduction of a renewed lighting scheme, tree works, and planting. Footpath routes around the church, particularly onto St Mary's Gate, need improvements to improve both legibility and access.



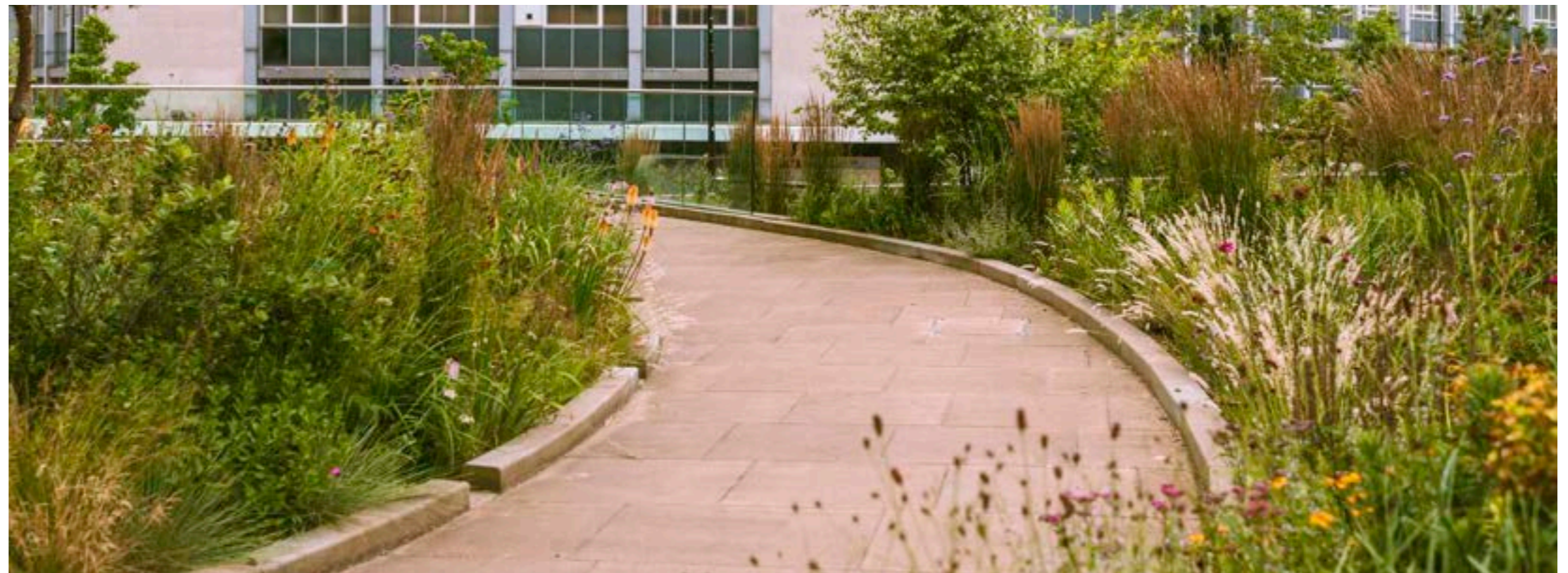
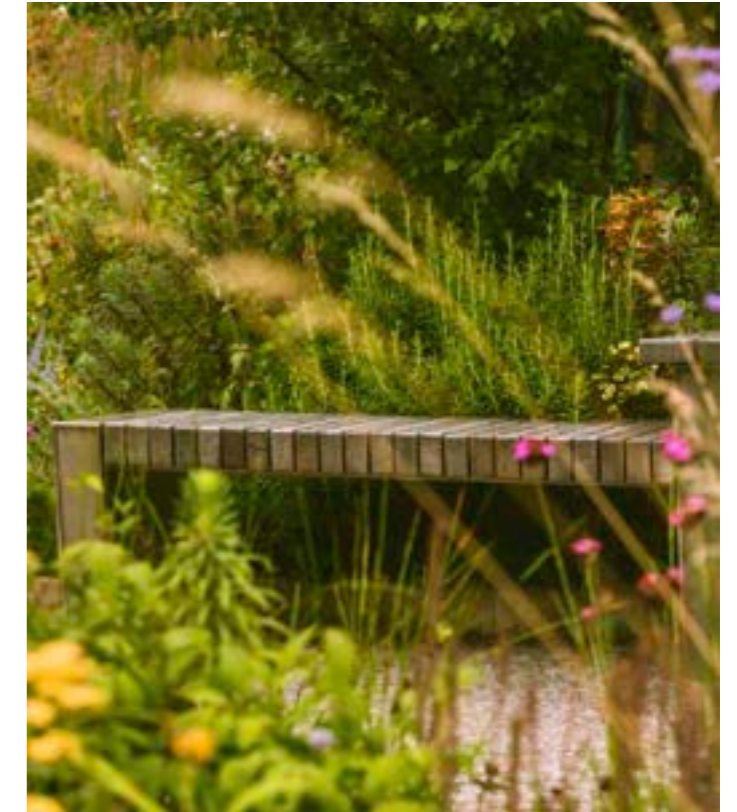
6.24 Church and Rykneld Square Vision - Urban Greening and Sustainability

The Church grounds, together with the creation of a new urban garden in Rykneld Square, provide a unique opportunity to improve biodiversity within the town centre.

The church grounds currently present the largest area of greening within the town centre and contains a number of mature evergreen and deciduous trees. However, it is encircled by highway infrastructure, tightly constructed buildings, and large expanses of hard surfacing creating a green 'island'. Up until recent times, Rykneld Square was a green space, seen as an extension of the church grounds, and at one time an alpine garden. The proposals for the square therefore aim to return the current hard space back to a verdant and calming garden where it can complement the church environment.

This enlarged area of green space enables opportunities to:

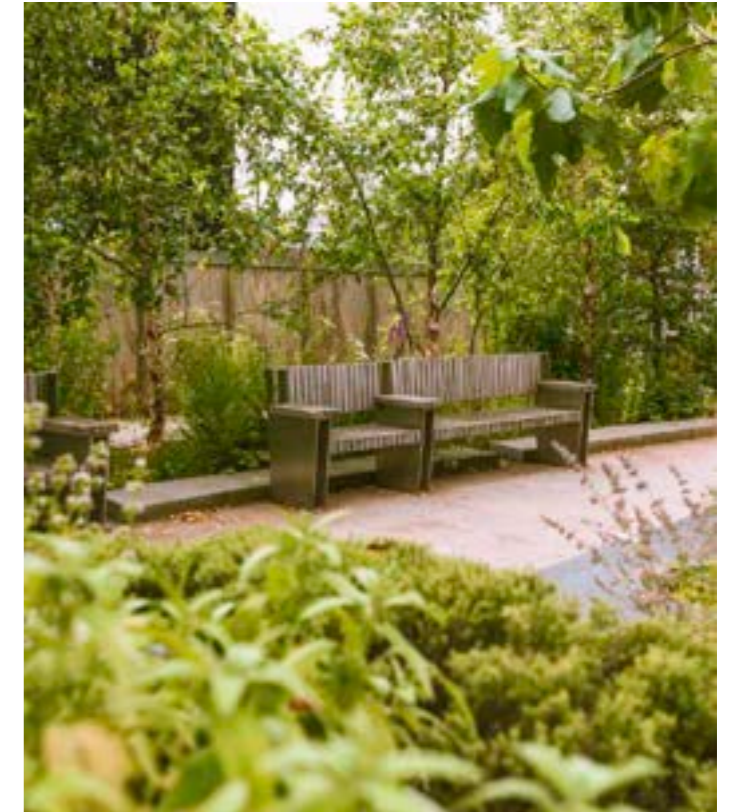
- Increase biodiversity through the implementation of a range of species and planting types.
- Introduce planting from ground level up to canopy level creating a layering effect.
- Provide enclosed lawn areas where visitors can dwell on a warm summers day.
- Include design elements designed to encourage utilisation by birds, mammals and insects.
- Introduce principles of sustainable urban drainage (SuDS) through the use of semi-permeable materials and encouraging drainage via the soil.
- Reuse reclaimed materials provide an opportunity to include local community groups in their long term maintenance.



6.25 Church and Rykneld Square Vision - Social Dwell

The enlarged area of green public realm will enable the calming atmosphere of the church grounds to extend into Rykneld Square, thus presenting increased opportunities to enjoy time in the outdoors.

The church grounds already contain several seats and benches within its main arrival area to the front of the church facing south. Their associated tearooms are within an adjacent building creating opportunities to offer outdoor dining within the grounds on sunny days. Rykneld Square will increase the opportunity to dwell through the inclusion of a variety of seating options and lawned areas. Unlike the church grounds, seating here will be within an enclosed and lush environment away from main pedestrian routes. Seating orientation considers key views and associations with the church interface.



6.26 Rykneld Square

A redesigned Rykneld Square will provide attractive gardens within the town centre and a welcoming approach to the Grade I Parish Church.



Signage and totems to aid wayfinding.

Vehicle drop-off area reduced and pedestrian movement prioritised to create an arrival space for church events.

Linear hedges to enhance insect and bird foraging.

Quiet dwell space surrounded by planting.

Planting beds with species tolerant of wet and dry conditions to manage local climate changes.

Historical references in central paved space to demonstrate local character and identity.

Berry and flower bearing trees to provide foraging opportunities for wildlife.

Bespoke seating in a central dwell space to act as focal meeting point in the garden setting.

Central lawn space for play and lounging in good weather.

High quality, comfortable and accessible seating to provide dwell opportunists.

6.27 Rykneld Square Precedents



6.28 St. Mary and All Saints Church

Improvements to the church environments will re-enforce the character of the churchyard and create safer and more attractive routes.



Route to the memorial improved to allow access and ceremonial events.

Bespoke seating for meeting and social dwell.

Improved lighting throughout the area to reduce antisocial behaviour and illuminate historical features.

Existing lawns improved and enhanced with seasonal bulbs to provide springtime colour and pollinator foraging opportunities.

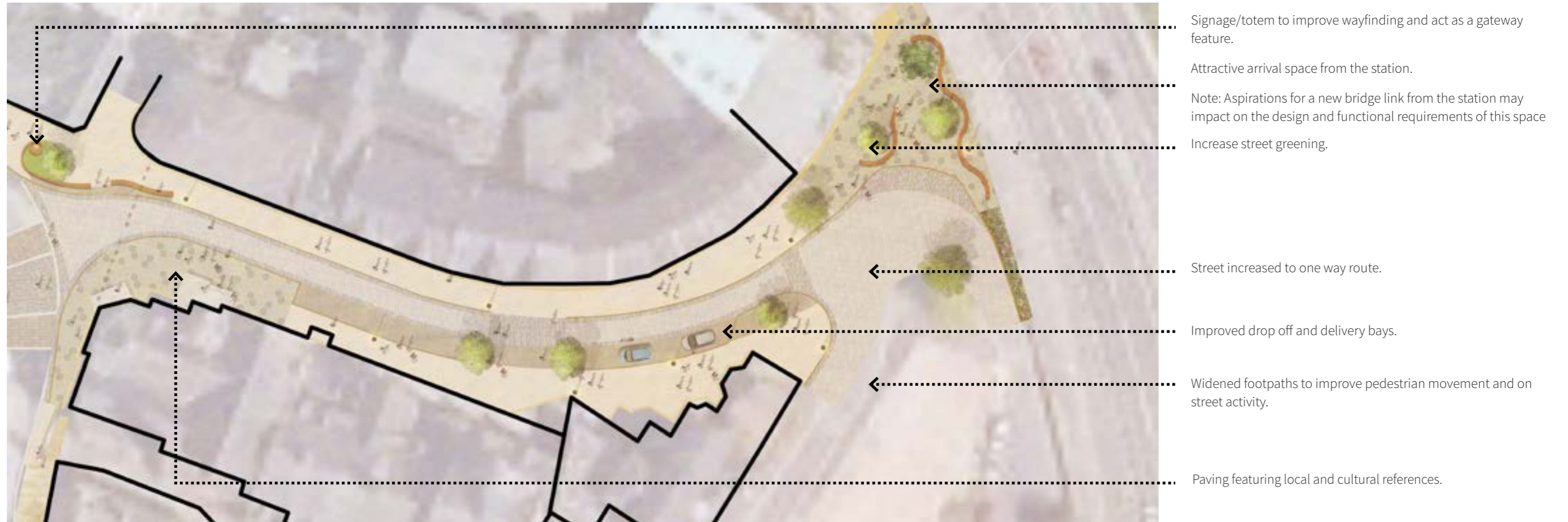
Primary entrance enhanced.

6.29 St. Mary and All Saints Church



6.30 Corporation Street Option 1 - reduction to a one-way street

Rebalancing the street will place greater emphasis on the pedestrian experience and support the adjacent uses.



POTENTIAL FEATURE PAVING INSPIRED BY THE STAINED GLASS WINDOWS WITHIN STEPHENSON MEMORIAL HALL



6.31 Corporation Street Option 2 - Partial Road Closure

Removing traffic from Corporation street enables the creation of a new piece of gateway public realm and a warm welcome to visitors.



Drop off and delivery lay by.

Signage/totem to improve wayfinding and act as a gateway feature.

Attractive arrival space from the station.

Note: Aspirations for a new bridge link from the station may impact on the design and functional requirements of this space

Increase street greening.

Street closed to through traffic and pedestrianised.

Reconfigured delivery drop off and bays.

Paving featuring local and cultural references.



FEATURE PAVING DESIGN EXPLORATIONS

6.32 Corporation Street Precedents



6.33 Overall Vision - Embrace Heritage

Chesterfield has had a recorded market since 1156 with the current market hall dating to 1857; something to be celebrated.

Chesterfield boasts a rich history with many listed buildings and features which led to the granting of the Town Centre's Conservation Status in 1976.

Within the market site itself there are several Grade II listed buildings along Low Pavement and the Market Hall. Some of the historic traditionally styled lamps are also Grade II listed.

The Water Pump which sits at the north west corner of Market Square is grade II* listed, with inscriptions from 1776 and 1826. This Town Pump has always been a key feature of Chesterfield used as a source of water for residents and cattle on market day, and featuring in many historical photographs of social gatherings.

The Water Pump is currently largely hidden from view, screened from the High Street and Market Hall by many of the permanent market stalls and with no real respect given to its heritage. The proposed design sees the pump celebrated as a key focal point, at the heart of a stepped seating area with market stalls pushed back to give it breathing space.

Chesterfield's Parish Church, St Mary and All Saints, is Grade I listed and an iconic landmark, forming an important orientation point and providing the climax to many long views through the town centre. The wider church environment does not fully celebrate the building or provide the appropriate welcome to visitors, an important consideration for the towns leading tourist attraction.

Archaeological excavations in Rykneld Square have revealed the town's Roman and Anglo-Saxon origins though there is no recognition of this within the square.

There are many ways the important heritage of the town can be celebrated in the public realm design, through inlays in seating, paving, and signage. Strategies that extend through the town would provide a cohesive approach to heritage.



A HERITAGE PLINTH COULD BE INCORPORATED TO NARRATE CHESTERFIELD'S PAST



DATES, TEXT AND IMAGERY CAN BE CUT INTO PAVING AND STEPS



METAL AND STONE INLAYS OFFER POTENTIAL FOR ATTRACTIVE SIGNAGE IN SEATING AND STEPS



- KEY**
- Potential to incorporate heritage into seating
 - Historic Water Pump should be celebrated
 - Paving could incorporate heritage details



6.34 Overall Vision - Encourage Play

Part of the town centre vision is to create informal playful spaces that encourage children and adults alike to play and interact.

The playful elements are not intended to be prescriptive play as such, but more an iconic furniture element that incorporates the potential for play whilst also providing a comfortable dwell space for a wide variety of users.

New Square's western side is well suited to incorporate such an element, below its existing tree canopy, with additional planting then filtering out as the trees meet the open hard 'square'.

By manipulating height and form a simple linear bench can become a slide and balance beam for example, as well as a relaxing seating element with backrests or just one to quickly perch on.

New Square itself is also well suited to host artistic temporary play installations and children's events to foster a strong sense of community, and encourage all ages to use the town centre. Examples of such temporary playful attractions are an urban beach, ping pong, deckchairs, children's climbing walls, giant chess, and jenga among many others.

Incidental play elements can be included throughout the town centre to foster engagement with the public realm.



SEATING AND ART COULD BE COMBINED WITH A PLAYFUL ELEMENT



QUAYSIDE SEASIDE IN NEWCASTLE - A TEMPORARY PLAYFUL SUMMER ATTRACTION



STREETS WITH INFREQUENT USE CAN INCORPORATE PLAY AND DWELL ELEMENTS



VISITING ATTRACTIONS CAN BOOST VISITOR NUMBERS



INCIDENTAL PLAY ELEMENTS CAN FIT INTO SMALL SPACES AND INCREASE PLAY COVERAGE THROUGH THE TOWN CENTRE



MEANWHILE USE AND ACTIVITIES CAN PROVIDE VALUABLE OPPORTUNITIES FOR PLAY



6.35 Overall Vision - Wayfinding and Signage

Effective and attractive signage is necessary to create a legible network of spaces in an aesthetic that could be expanded town wide.

Chesterfield town centre benefits from several existing way finding totems. Although legible and useful, these are limited in number and often don't stand out to the passer by as there is a fair amount of street clutter, as explored in the earlier analysis chapter of this document.

An initial part of the scheme could be to rationalise existing furniture and signage, and have an overhaul of the vertical street scape elements to create a stripped back united whole. Any new and existing wayfinding elements should aesthetically tie into other furniture such as seating and bins.

Another method of wayfinding is that of stone and metal inlays which can be incorporated within paving, seating, and steps to highlight names and directional arrows towards key locations and landmarks.

Feature totems should be used to highlight key entry and arrival points, such as the market and Corporation Street.



EXISTING WAY FINDING TOTEMS



POTENTIAL FOR MORE STYLISED TOTEMS IN FITTING WITH NEW FURNITURE



METAL AND STONE INLAYS OFFER POTENTIAL FOR ATTRACTIVE SIGNAGE IN STEPS AND PAVING



STREET FURNITURE AS AN OPPORTUNITY FOR WAYFINDING



SIGNAGE AS AN EDUCATION TOOL



LIGHTING AND WAYFINDING COMBINED



6.36 Overall Vision - Landmark Views

The design should maintain clear views to historic wayfinding landmarks such as the Church of St Mary and All Saints, and Chesterfield Market Hall.

The existing permanent market stalls partially screen the historic prominent facade of Chesterfield's Market Hall. By reducing the number of permanent stalls and their proximity to the Hall, the building can be seen and celebrated more fully.

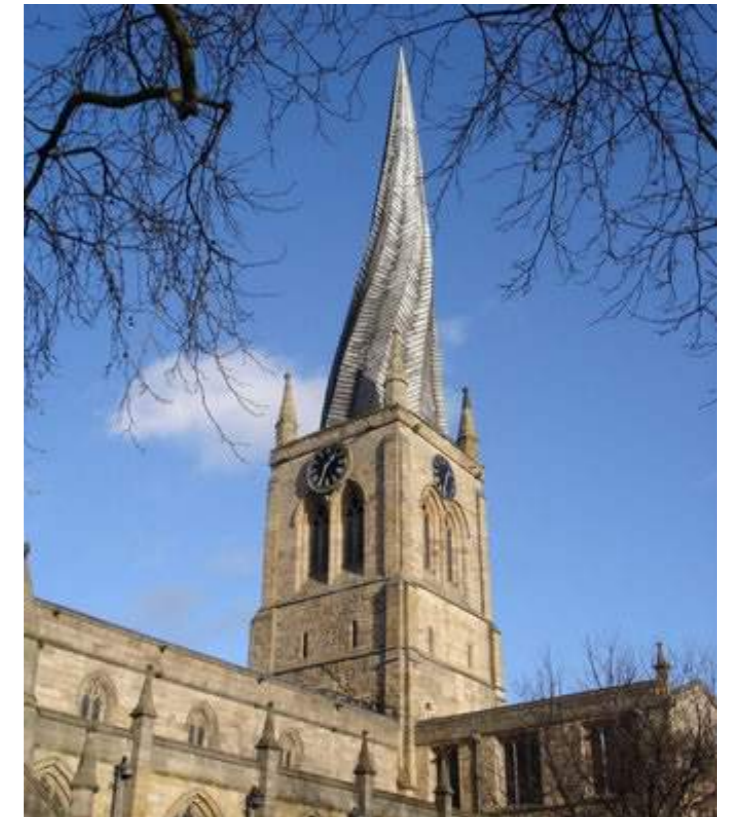
The proposed landscape allows for a more permeable façade to the Hall, allowing and encouraging spill out from businesses into the public realm.

Chesterfield's famous 'crooked spire' of the Church of St Mary and All Saints is an important landmark and wayfinding tool. From the central market area the spire acts as a key pedestrian visual tool leading one towards the train station. The placement of street trees and furniture along High Street should maintain this view.

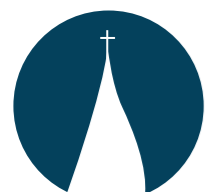
Rykneld Square acts as a welcome space to the church. The redesign of this public space considers protects the primary view of the church.



CHESTERFIELD MARKET HALL'S HISTORIC FACADE



CHURCH OF ST MARY AND ALL SAINTS 'CROOKED SPIRE'



6.37 Overall Vision - A Safe Space

Hostile Vehicle Mitigation will be incorporated within the landscape design to mitigate against potential terror threat.

To mitigate the threat of a vehicle borne terrorist attack, a phenomenon that sadly has been on the rise, it is recommended that Hostile Vehicle Mitigation (HVM) is integrated within Chesterfield Town Centre's public realm.

Static HVM is generally more secure than manual barriers which require staffing and automated ones which require maintenance. Static HVM can be incorporated into the public realm in the form of planters, mature trees, street furniture, bollards, and sculptural forms. In these ways HVM can become an attractive and functional permanent part of the landscape, preventing vehicular ingress, whilst allowing clear pedestrian flows and encouraging dwell where seating and artworks are used.

The best form of HVM is total exclusion of vehicles from an area, however, vehicular access is required to Market Square, New Square and the surrounding network of streets in order for them to function as markets, shops, host events, and allow for emergency service access. Therefore measures must be taken to partially obscure access with permanent measures, with telescopic bollards to take up the spaces where permanent HVM is not appropriate. In this way the Town Centre can be secured from unwanted, potentially dangerous vehicles yet still allow access for authorised use. If needed, additional temporary vehicular barriers can be added at times of heightened threat or events.

The proposed HVM strategy is explored in more depth in chapter eight of this document and is subject to ongoing review and refinement with Chesterfield borough Council, the police and the CTSA.



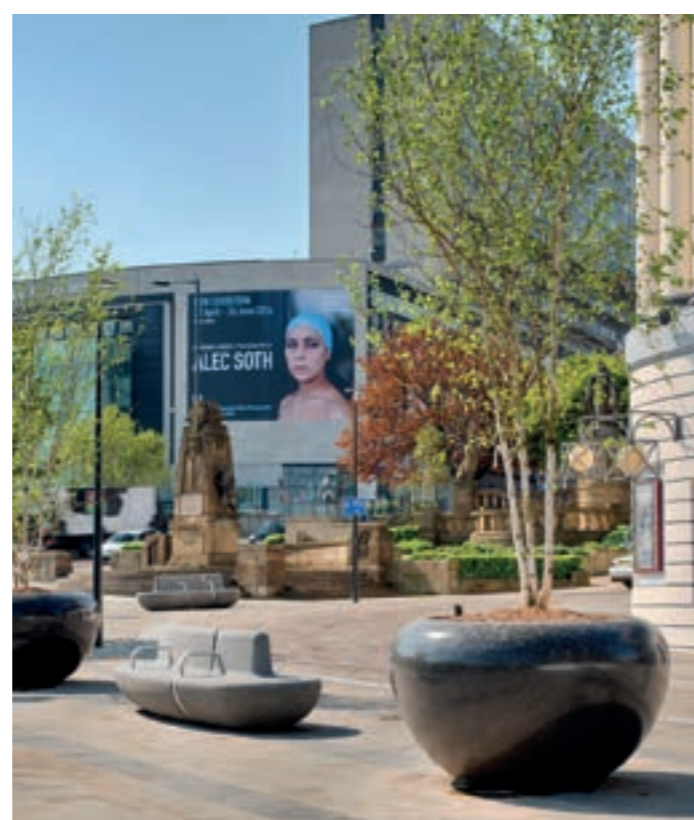
SOLID STONE SEATING CAN DOUBLE AS HOSTILE VEHICLE MITIGATION



SEATING AND TREES CAN DOUBLE UP AS VEHICULAR BARRIERS



MATURE TREES CAN ALSO FUNCTION AS BOLLARDS



LARGE PLANTERS CONTAINING TREES



BOLLARDS CONCEALED IN HEDGING



BOLLARDS AT BLACKBURN CATHEDRAL



6.38 Overall Vision - Lighting

Alongside improvements to the public realm, the Town Centre Transformation scheme includes the development of lighting and data strategies. These are being commissioned separately but will form an integral element to the town centre improvement works

A concept strategy developed by Arup Lighting identified a number of lighting opportunities ranging from functional street illumination, through to feature projections and architectural colour washing.

A carefully crafted lighting scheme can greatly enhance the usability of the public realm, whilst also assisting with security and acting as a deterrent to anti social behaviour.

Chesterfield Borough Council also have great ambitions to increase the digital connectivity and data based knowledge of the town centre, supporting the 5G roll out, and assisting with the monitoring and understanding of how the town centre is used and the quality of the environment it provides.

2 Lighting Intervention summary



EXTRACT FROM ARUP DOCUMENT 'CHESTERFIELD LUF LIGHTING MASTERPLAN' JUNE 2021



MARKET LIGHTING FOCUSES ON THE STALLS AND NOT THE BUILDING



CHURCH GROUNDS ARE UNDER LIT, WITH POOLS OF LIGHT AND DARK



CHURCH ARCHITECTURAL LIGHTING ADDS INTEREST BUT COULD BE IMPROVED



7.1 Existing Market Provision

Chesterfield has been a market town since 1204 when it obtained its Royal Charter from King John, giving permission to hold a market twice a week. The market is therefore steeped in centuries of heritage and social history. The opportunity to revitalise the existing market provision marks the next chapter in the town's market heritage

Discussions are ongoing with the market traders to agree an amended market stall layout that aims to balance the number of permanent market stalls against more temporary provisions and opportunities to host a wider events and activities programme.

Market Square has been identified as retaining both permanent and temporary stalls whilst New Square will house a temporary provision, predominantly to accommodate traders on a Thursday.

This exercise also aims to maximise pedestrian permeability through the squares, driving footfall past stall holders, and reducing anti social behaviours by creating a more open, visible and permeable environment.

Drawings contained within this chapter are representative of where discussions currently stand and are NOT necessarily the final designs or configurations.



7.2 Existing Photos



MARKET SQUARE SHOWING EXTENT OF MARKET STALLS AND LACK OF VISUAL AND PHYSICAL PERMEABILITY

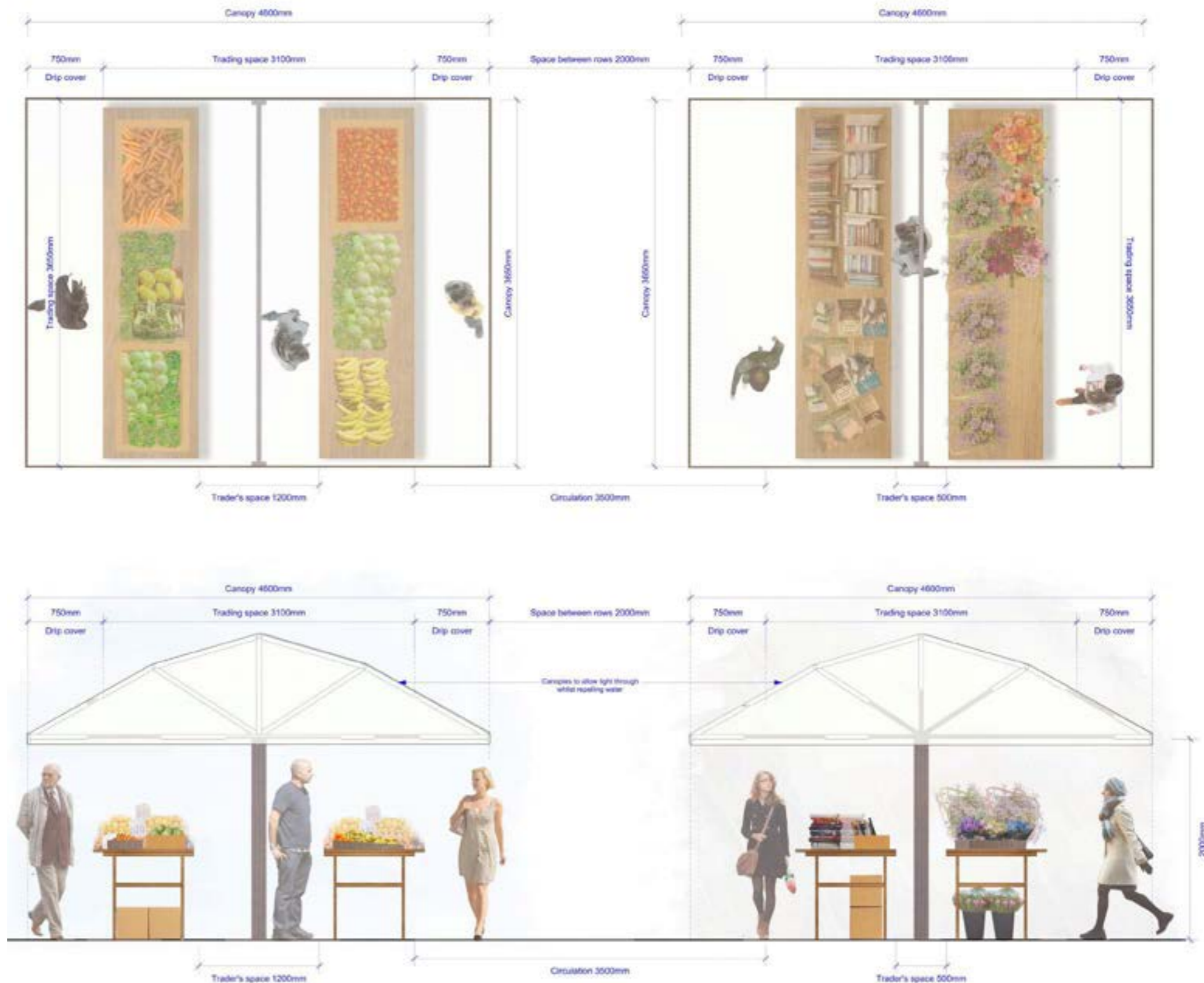


NEW SQUARE SHOWING EXTENT OF MARKET STALLS AND CURRENTLY UNDER USE EXTENT OF OPEN SPACE

7.3 Proposed Market Stall Design - Being developed with traders and subject to further consultation

The proposed new market stalls will offer a greater trading area, a wider canopy to provide improved weather protection, and will be spaced more generously to allow for improved pedestrian movement

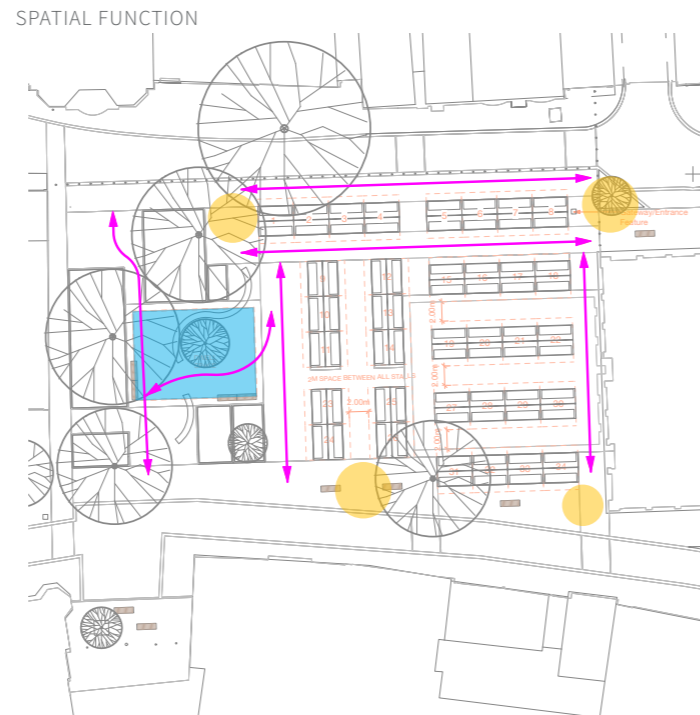
This stall design is currently undergoing review and testing by the market traders. Prior to acceptance a mock-up will be installed on-site for review and comment. This design shown here is therefore provisional.



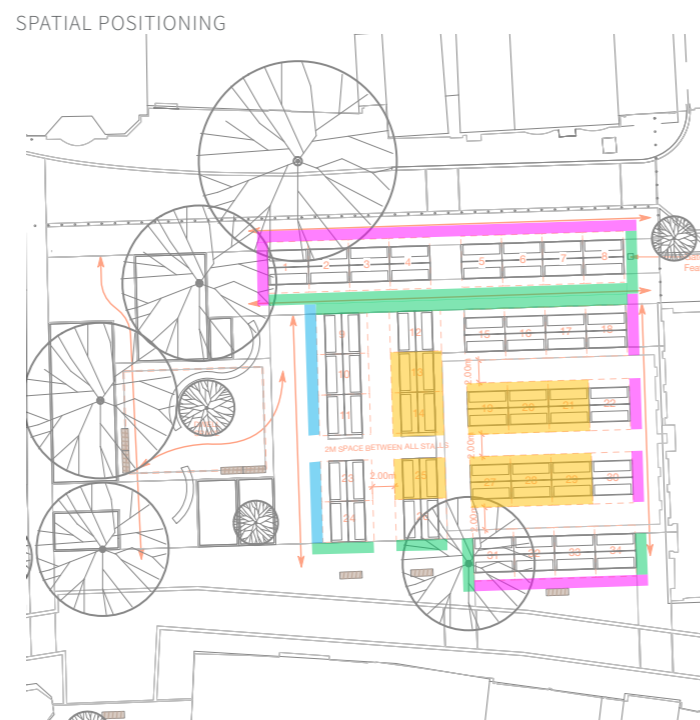
7.5 Possible Temporary Market Stall Layout - New Square (subject to continued trader input)

In order to ascertain a capacity, temporary stall provision has been calculated on the use of stalls the same size as Market Square. In reality the size of stalls used are likely to vary subject to the nature of the event being held.

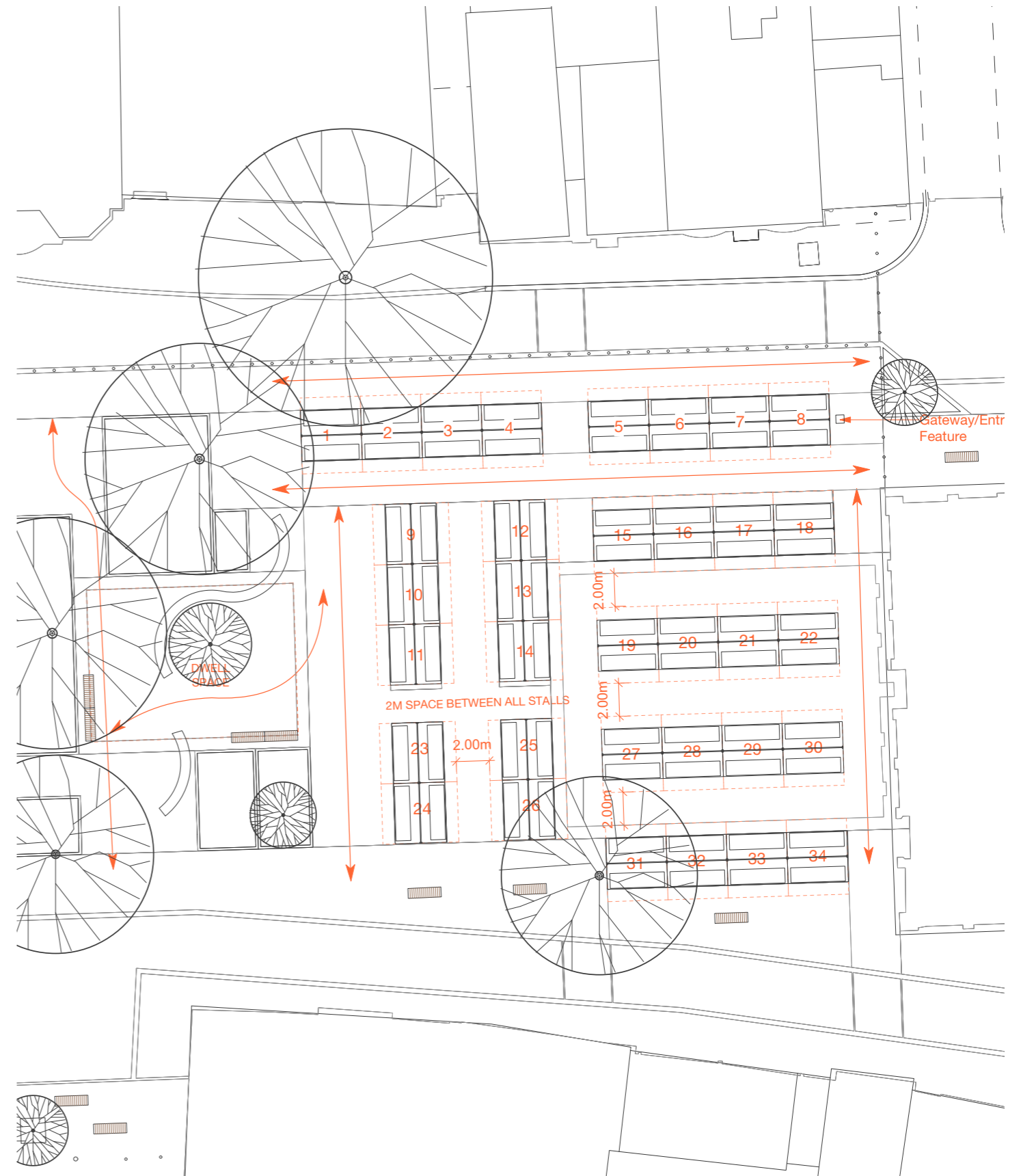
The stalls in New Square are to accommodate overflow traders from Market Square on busy market days and to accommodate specialist markets. When not in use the square can be used for a variety of activities.



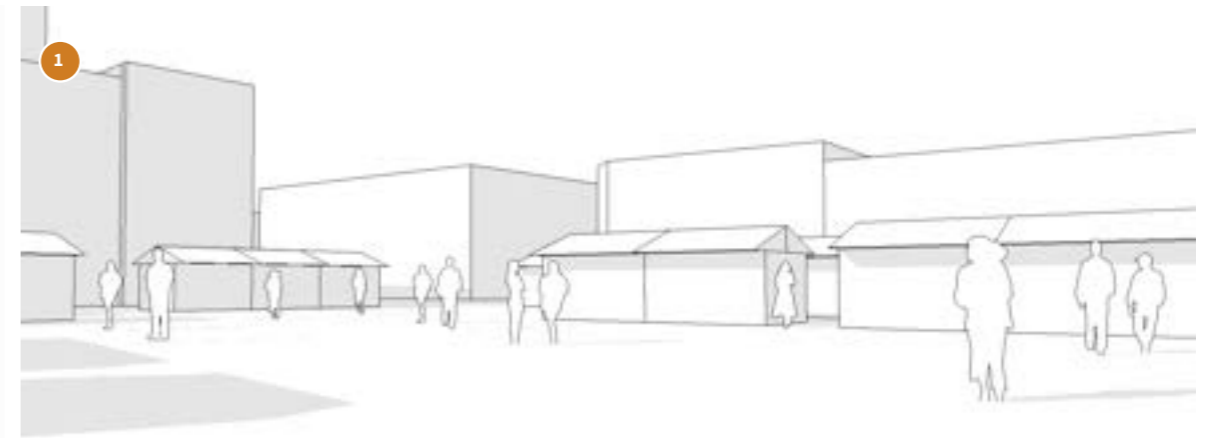
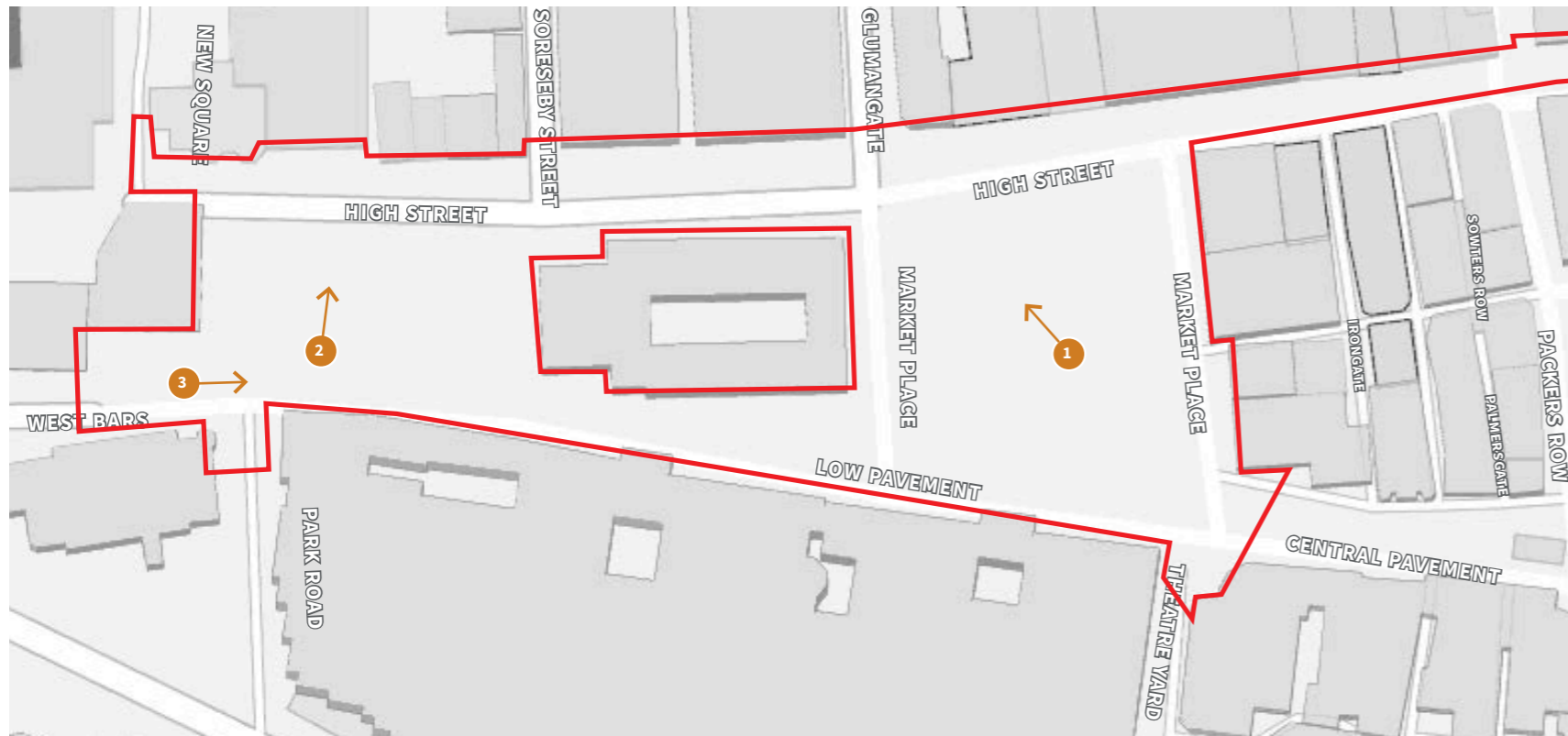
- KEY**
- Arrival Space
 - Flexible Use
 - Dwell Space
 - Circulation Space
 - Connection



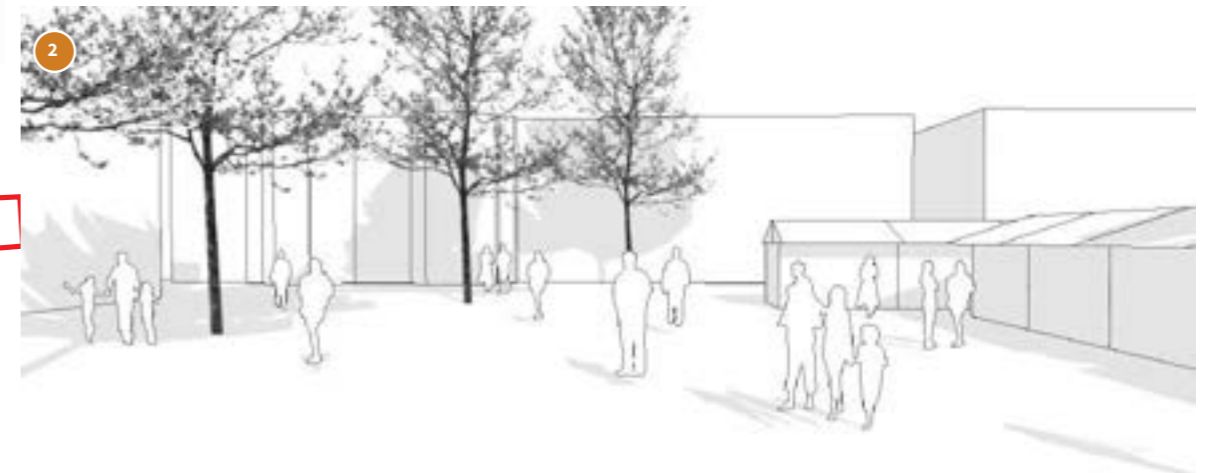
- KEY**
- Outward Facing Stalls
 - Inward Facing Inner Spaces
 - Stalls On Entry Routes
 - Internal Only Stalls



7.6 Proposed Market Stall Layouts 3D arrangement



VIEW FROM MARKET SQUARE CENTRAL AREA TOWARDS THE PUMP



VIEW FROM LOW PAVEMENT INTO THE FLEXIBLE SPACE IN NEW SQUARE (MARKET MODE)



VIEW ALONG LOW PAVEMENT TO THE MARKET HALL WITH MARKET EVENT IN NEW SQUARE

7.7 New Square and Market Square - Overall Branding

In this technological age, a vibrant brand is the cornerstone to creating an attractive, successful and thriving market.

The adjacent images are all examples of successful UK markets where good branding has elevated their appeal to a wider audience. A strong, simple logo that can be used across all social media platforms and be continued into on-site branding and colour selection is essential to their success, subtly advertising these destinations.

Chesterfield Market is currently lacking a brand. There is a wealth of potential to create an iconic logo and branding for the market and wider town which could allow the market to become a true destination venue like those opposite.

The re-vamping of the market stalls provides the perfect opportunity to tie this new brand into the colouring of the canopies, perhaps with each stall holder choosing their colour of cover from a small selected hue palette. The logo could then be placed on the stalls as well as the entrances to the Market hall itself.

This same logo can then be carried across all social media platforms and attractive imagery be used to promote the permanent and temporary stalls, as well as future events, to a wide audience, drawing a new, younger crowd to the town centre.



ALTRINCHAM MARKET HAS TRANSFORMED THIS ONCE FORGOTTEN TOWN



HATCH - A POPULAR TEMPORARY FOOD MARKET IN CENTRAL MANCHESTER



BOROUGH MARKET - A WORLD FAMOUS HISTORIC LONDON ATTRACTION



POP BRIXTON - A POPULAR TEMPORARY FOOD MARKET AND PARTY VENUE IN SOUTH LONDON



EDINBURGH FARMERS MARKET - A WEEKLY FARMERS MARKET WITH FOOD AND DRINK



MAKIE MAYOR - A THRIVING CENTRAL MANCHESTER FOOD MARKET AND EVENING VENUE



8.1 Existing Vehicular Access Control Measures

By amending existing secure lines and adding new furniture and planting, an effective secure line around the town centre can be created.

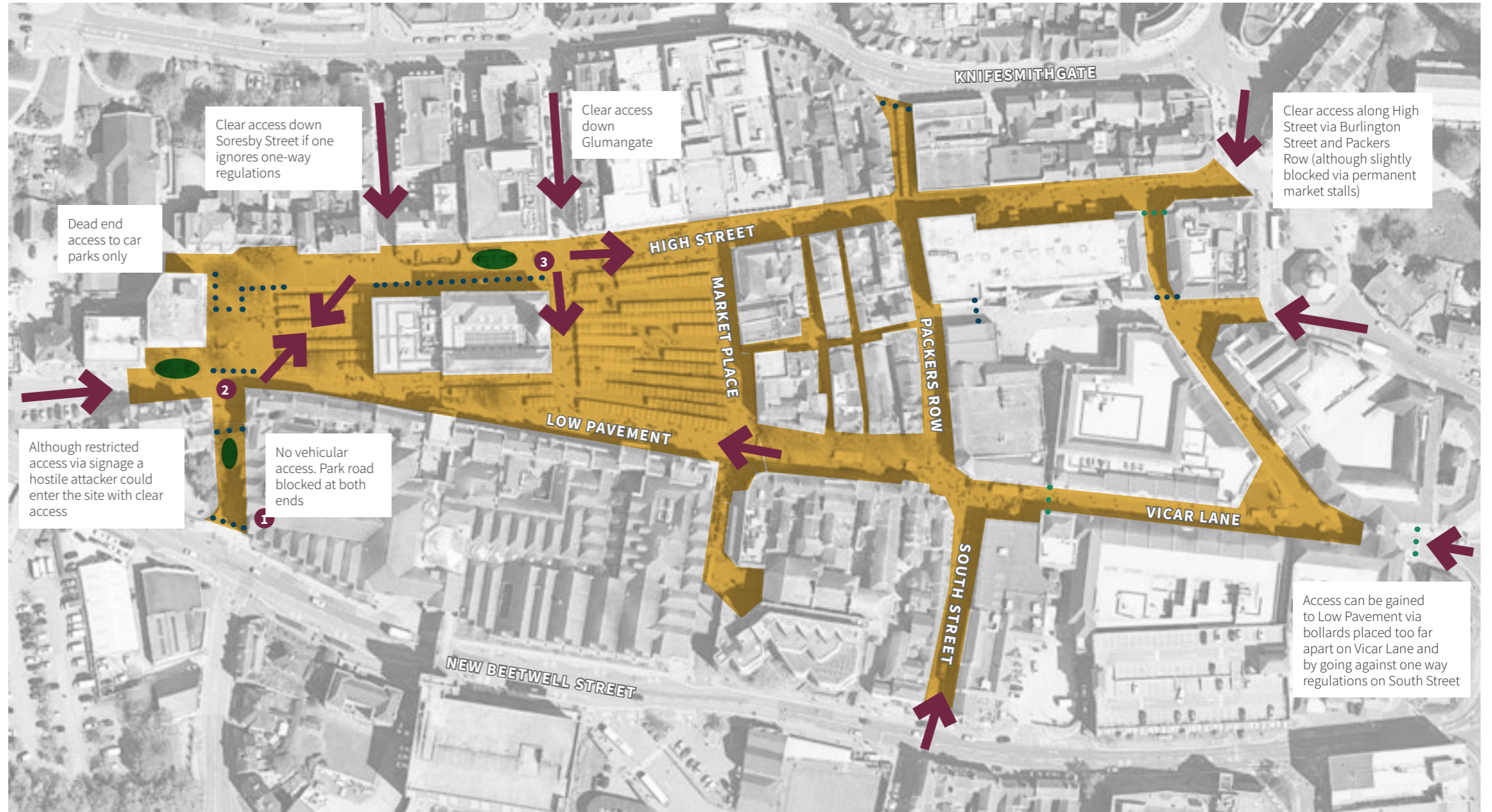
Although there are a wide range of bollards and street furniture around the town centre, this isn't necessarily best placed to offer effective Hostile Vehicle Mitigation (HVM) as can be seen in the adjacent diagram.

Many streets are left with no protection and some barriers are ineffective at stopping hostile vehicle entry, such as, the Vicar Lane bollards that are greater than 1.2m apart, with gaps to the side.

Where the arrows are shown on the plan these routes need reviewing to restrict vehicular movement and protect pedestrians in the network of shopping streets.

An individual barrier design is necessary for each of these entry routes, as explored over the following pages. Although each point will have a bespoke design to suit its dimensions, uses and existing utilities location, for example, the varying entrances to the town centre should be united in their design language and materiality.

In order to fully protect the town centre measures beyond the red line need to be considered and an assessment of all entry point undertaken.



KEY

- Site Boundary
- Pedestrianised shopping streets and squares in need of protection
- Existing or already proposed HVM via bollards and/or furniture
- Existing HVM via raised planters
- Existing bollards that are ineffective as HVM
- ➔ Routes that currently allow unrestricted access into the site (if one way and time restricted regulations are ignored)



1 BOLLARDS AND STREET FURNITURE BLOCK OFF VEHICULAR ACCESS ALONG PARK STREET



2 BOLLARDS AND SEATING PROVIDE HVM TO THE WESTERN ONLY SIDE OF NEW SQUARE



3 BOLLARDS PROTECT THE MARKET HALL BUT THERE IS OPEN ACCESS ALONG ITS EASTERN SIDE

8.2 Allowing For Necessary Vehicular Access And Servicing

Although the central Chesterfield area is in need of protection, a level of vehicular access will need to be maintained for functionality.

The existing one way loop down Glumangate and back up Soreseby Street will need to be maintained at all times to allow for servicing the Market Hall, accessible car parking bays, and taxi pick up and drop off. This loop also leads to the two way access to and from the car park and servicing yard at the western side of New Square.

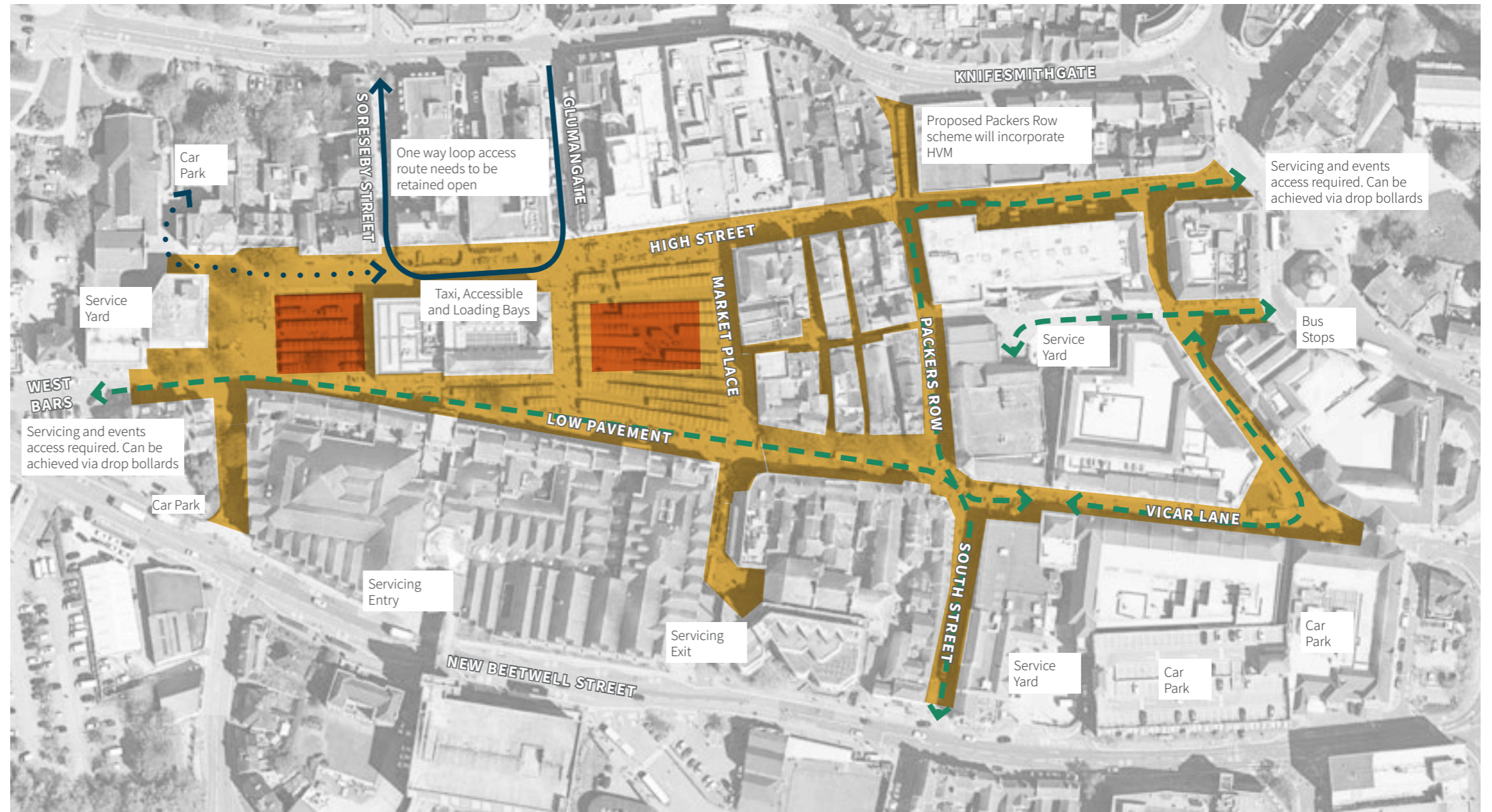
At present this access loop is only restricted via signage and, if one wanted to, you could drive into the two squares and along High Street and Low Pavement. In order to restrict this vehicular movement to the allowed routes, a series of HVM approved drop and standard bollards are proposed. The line of the bollards will be at 1.2m clear spacings in line with police recommendations and located at pinch points between buildings and toughened furniture elements to minimise the number needed.

The same approach, along with protected trees, planting and toughened furniture will define the wider access routes to ensure that only approved service vehicles can enter the area in yellow at certain times of the day, for example, early morning deliveries.

When events are due to be held, access can be gained to these host areas via drop bollards.

The town centre security strategy is still evolving and decisions around the different types of HVM protection, including temporary versus permanent, should be resolved at the next design stage.

Options for the HVM approaches for the various access points are explored over the following pages.



KEY

- Site Boundary
- Pedestrianised shopping streets and squares in need of protection
- Areas for potential events - drop bollards will allow restricted access
- One way loop needing to be maintained at all times
- Car Park and serving route needing to be maintained - apart from when events are on
- Servicing routes needing to be maintained at some regulated times - can be restricted via HVM drop bollards



8.3 Proposed HVM Protection

The proposed types and locations of HVM to protect Chesterfield's market and surrounding area are illustrated adjacent and below.

- 1 Bollard line to protect New Square with drop bollards to allow access adjacent to Market Hall for controlled events access.
- 2 Bollard line with drop bollards to allow day to day access to car park and service yard.
- 3 HVM line created via bollards, substantial furniture elements and tree protected by large kerb. Drop bollards to allow for controlled events access into Market Square.
- 4 HVM incorporated in proposed Packers Row scheme.
- 5 Drop bollards, protected tree and toughened furniture proposed as protective line.
- 6 Drop bollards, protected tree and toughened furniture proposed as protective line.
- 7 Existing too far apart bollards removed and replace via HVM appropriate drop bollards.
- 8 Drop bollards, protected tree and toughened furniture proposed as protective line.
- 9 Park Road entrance already protected via bollards and raised planters.
- 10 Bollard line with drop bollards to allow day to day restricted servicing access.
- 11 Potential bollard or restricted access line to Rykneld Square



Some of the above proposed HVM lines are explained in more detail over the following pages. All are subject to further design development, greater understanding of the security risk and the appropriate mitigation measures.

KEY

- Site Boundary
- Pedestrianised shopping streets and squares in need of protection
- Areas for potential events - drop bollards will allow restricted access
- ⋯⋯⋯ Approximate line of HVM



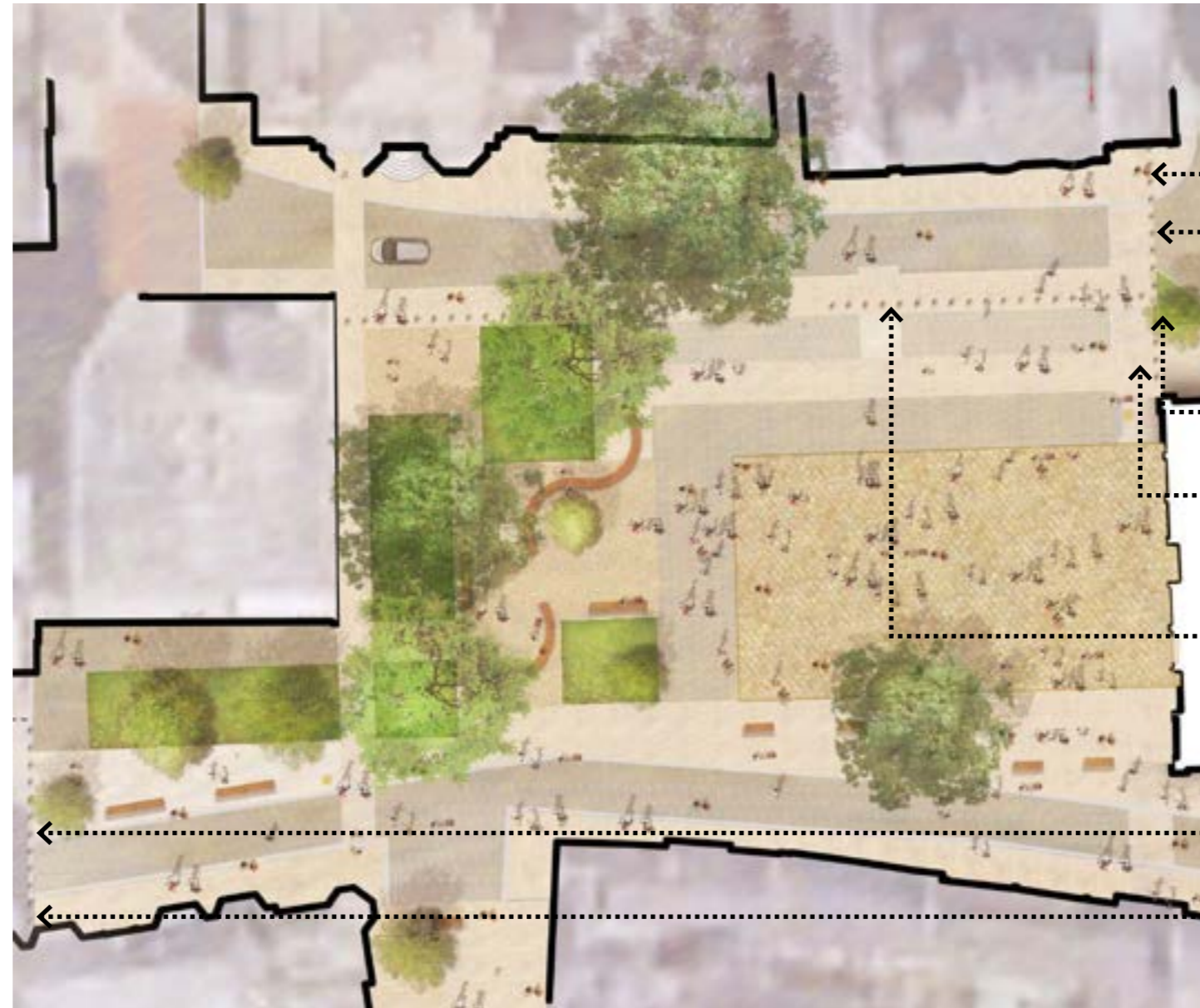
8.4 Proposed HVM Protection - New Square

New Square will serve as an extension to the main market area, as well as a playful, flexible, open space, protected via bollards, trees and street furniture whilst still allowing for required access.

New Square is required to fulfil a number of roles from, temporary market, to event space, civic square and play space. In event mode the space could hold hundreds of visitors, its these events that increase the risk of an attack and require considerations around HVM protection.

Current proposals for the square include raised planters and bollards, both static and drop, to allow for servicing, emergency access and for vehicles to enter the space when organising events.

The northern edge of New Square is currently subject to frequent illegal parking, the reduction in width to the vehicular route combined with edge protection measures should resolve this issue.



- ← Permanent bollards across flush pavement area.
- ← Drop bollards to allow day to day access to car park and service yard to the west of New Square. These will also allow access into New Square for events programming when combined with adjacent drop bollards. When there is an event on these will be up to protect the full extent of New Square.
- ↑ Semi-mature tree in natural stone kerb acts as HVM.
- ↑ Permanent bollards across flush pavement area.
- ↑ Drop bollards to allow access into New Square for events programming when combined with adjacent drop bollards.
- ↑ Potential permanent bollard line to protect New Square, requirement is subject to further review.
- ← Permanent bollards across flush pavement area.
- ← Drop bollards to allow for restricted day to day servicing access and to allow for events programming.



HVM BOLLARDS CAN BE BRANDED OR OF A HERITAGE STYLE IF DESIRED



RAISED METAL SIDES TO PLANTING BEDS CAN ALLOW THEM TO ACT AS HVM

8.5 Proposed HVM Protection - Market Square

Market Square will remain as the beating heart of Chesterfield's town centre and is therefore in need of protection from hostile vehicles.

The eastern end of Market Square will be protected via mitigation measures to the eastern entry points. Therefore the eastern side of the square has the ability to be more open, with much of the existing clutter of bollards and posts removed and potentially repurposed elsewhere.

The north western side of the square is in need of protection though as this is where vehicles will have constant access via the one way servicing and access route to be retained. Here a barrier of static and drop bollards will meet with street furniture and protected trees to form an attractive, permeable yet functioning HVM line.

Whilst not HVM rated, benches will form an additional, secondary line of protection to the north and south sides of the square.



- Permanent bollards across flush pavement area.
- Drop bollards to allow access along Market Street for restricted day to day servicing.
- Feature totem could also provide protection.
- Drop bollards to allow access into Market Square for servicing, emergencies, and events programming.
- Permanent bollards across flush pavement area.
- Semi-mature tree in sturdy natural stone kerb acts as HVM.



TREES AND BENCHES WILL PROVIDE AN ADDITIONAL LAYER OF PROTECTION AND DEMARCATVE VEHICULAR RUNNING ROUTES



TREES WITHIN VEHICULAR AREAS WILL HAVE HIGH KERB PROTECTION

8.6 Proposed HVM Protection - Burlington Street and Church Lane

At present these streets are totally open, the below proposals seek to introduce HVM as attractive usable gateways into the town centre. Operational logistics of these bollards will need to be the subject of a town centre access management plan.



The HVM proposals for Burlington Street currently include introducing a mature tree to green the street whilst still allowing clear views to the crooked spire.

This trunk will perform as a bollard with a static one to its pavement side, and drop ones to the centre of the street to allow for controlled servicing access.

A solid stone bench will provide seating whilst also acting as HVM.

The full solution could be installed as a single wide band to protect and enliven the street whilst still allowing for ease of pedestrian movement.

EXISTING VIEW ALONG BURLINGTON STREET FROM CHURCH WAY



Church lane has the potential to become a bustling shopping street, with The Burlington Pub spilling out into it. This outdoor seating area has been incorporated in the proposal below.

A semi-mature tree, drop bollards and solid stone seating could form an attractive, usable HVM barrier across the Lane as a gateway into the town centre, in the same materials as Burlington Street.

EXISTING VIEW ALONG CHURCH LANE FROM CHURCH WAY



EXISTING VIEW ALONG BURLINGTON STREET FROM CHURCH WAY WITH HVM INCORPORATED



EXISTING VIEW ALONG CHURCH LANE FROM CHURCH WAY WITH HVM INCORPORATED

8.7 Proposed HVM Protection - Vicar Lane and South Street

South Street is fully open at present and the Vicar Lane bollards are ineffective against a determines attack. The proposals introduce greenery as attractive protection measure.



EXISTING VIEW ALONG SOUTH STREET FROM NEW BEETWELL STREET

South Street has cafés and shops that could spill out into the street more if vehicular movement was reduced via drop bollards to its entrance.

A planter with raised sides could act as HVM whilst still allowing room for the trees roots to penetrate into the ground below. This would then tie into the design of those to the market area and green the street.

Static bollards, in the same style as the drop ones, could ensure the street is fully protected at the pavements.



PROPOSED VIEW ALONG SOUTH STREET FROM NEW BEETWELL STREET WITH HVM INCORPORATED



EXISTING VIEW ALONG VICAR LANE FROM ST MARY'S GATE

The existing bollards at the Vicar Lane entrance to the shopping area are spaced too widely to restrict vehicular movement and therefore provide only a visual deterrent. The proposals seek to replace them with a reduced number or drop bollards at the pinch point below the archway, opening up the pavement space.

Fastigate trees could be added as an attractive additional barrier to vehicle movement, whilst greening and framing the shopping centre entrance arch.



EXISTING VIEW ALONG VICAR LANE FROM ST MARY'S GATE WITH HVM INCORPORATED



9.1 Approach to Materials

The approach to hard material selection is that of a blend between old and new, where existing materials are reclaimed and re-used and supplemented with new elements to improve legibility and access, thus creating greater definition and a sense of place and identity.

NEW AND MARKET SQUARES:

The existing materials provide a warm tone and unifying element, linking a variety of architectural styles, facade treatments and adjacent uses. It also pushes the extents of Market Square and New Square beyond the extents of its use, running from one building facade to another reinforcing the sense of generous scale and space.

Whilst the existing materiality is wholly appropriate to the setting, it does have a tendency to appear monotonous, displaying a single tone and little variation in unit size other than the two dominant units. This vision recommends the retention and re-use of the existing natural stone where possible, but also suggests the introduction of different materials together with a wider range of unit size and pattern to define areas and uses without harsh boundaries. This will add a layer of texture and interest which will be supplemented by a range of street furniture and additional greening.

RYKNELD SQUARE AND CORPORATION STREET:

To the east of the heritage core the materiality changes to a blend of natural stone paving, small unit concrete blocks and macadam, with the concrete block becoming the dominant surface. With the loss of the stone cobbles comes a reduction in legibility and character, creating public spaces that have no sense of place. Proposals seek to re-introduce areas of natural stone whilst also introducing new materials such as clay to provide added texture, tone and colour.

DESIGN CONSIDERATIONS:

The emerging public realm hardworks selection is based around a number of design drivers:

- Drawing on the historical and present day materials pallet of the surrounding area and site.
- Creating a cohesive public realm that expands and enhances the quality of the existing area.
- Ensuring that hard material selection and arrangement meets the needs of all users.
- Ensuring materials are of an appropriate scale and character for the site's use.
- Material selection must also consider durability and longevity criteria ensuring that each material is fit for purpose, easily sourced, has manageable maintenance regimes, meets all applicable B.S and E.N safety/quality standards and considers sustainability credentials.

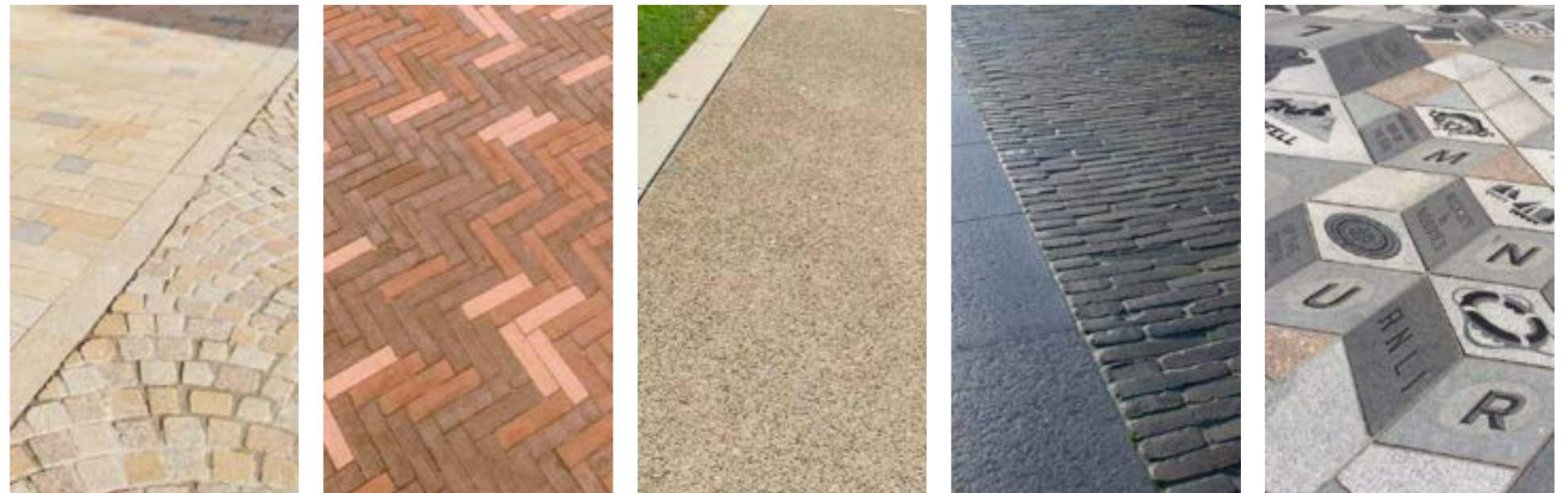
EXISTING COLOUR PALETTE



PROPOSED COLOUR PALETTE



PROPOSED COLOUR PALETTE MATERIALS INSPIRATION



9.2 Treatment of Existing Setts

There are a number of options available for the treatment of the existing setts and cobbles located within the New Square and Market Square environments.

Option 1: Grinding in-situ to re-level the surface finish and adding texture to reduce slipping

Before the methodology for grinding the existing setts is finalised, an in-situ test should be undertaken to see if the grinding process can take place without lifting the paving material.

This is likely to be the most cost effective method of re-texturing the material but the following factors need to be assessed:

- Quality of the finish achieved if planed in-situ rather than off-site. A sample panel of off-site ground setts should be produced for comparison.
- The quality of the bedding and mortar materials of the existing installation. If the existing bedding is unstable the grinding process is likely to have a detrimental effect. If so, an option to lift and re-set the paving prior to grinding could be explored, but would be more costly.
- Levels of noise and disturbance.
- Amount of dust generated.
- Grinding around obstructions, such as channels and manhole covers, lamp posts etc.
- Interface with other materials on-site such as Yorkstone flags and kerbs

Within the study area the laying of the cobbles appears to be relatively unstable and therefore grinding in-situ may not be appropriate without the initial re-setting of the units.

Option 2: Grinding or splitting off-site to remove 'loafed' surface and re-texture prior to re-laying on-site

A sample panel (see sample image opposite) should be created using the planed Yorkstone setts to give an idea of what the refurbished material will look like. This should be undertaken prior to making a decision on which option to follow. For larger setts there could be an option to split the stones and re-lay with cut faces upward.

In the adjacent images the following has taken place:

- Lifted from the street.
- Planed off-site at a stone supplier's factory (Hardscape).
- Re-laid rigidly with 5mm joint.

Option 3: Lift and re-set the cobbles, re-point and clean as needed

Re-pointing will stabilise the surface but will not remove the uneven surface or 'loafing' that has developed on the majority of the cobbled areas. Consideration should therefore be given to the location of any retained and untreated setts.



SETTS BEING GROUND IN-SITU IN A GERMAN TOWN; OPTION ONE



SAWN SETTS RE-LAID NEXT TO UNTREATED COBBLES IN LIVERPOOL; OPTION TWO



OPTION TWO



OPTION THREE

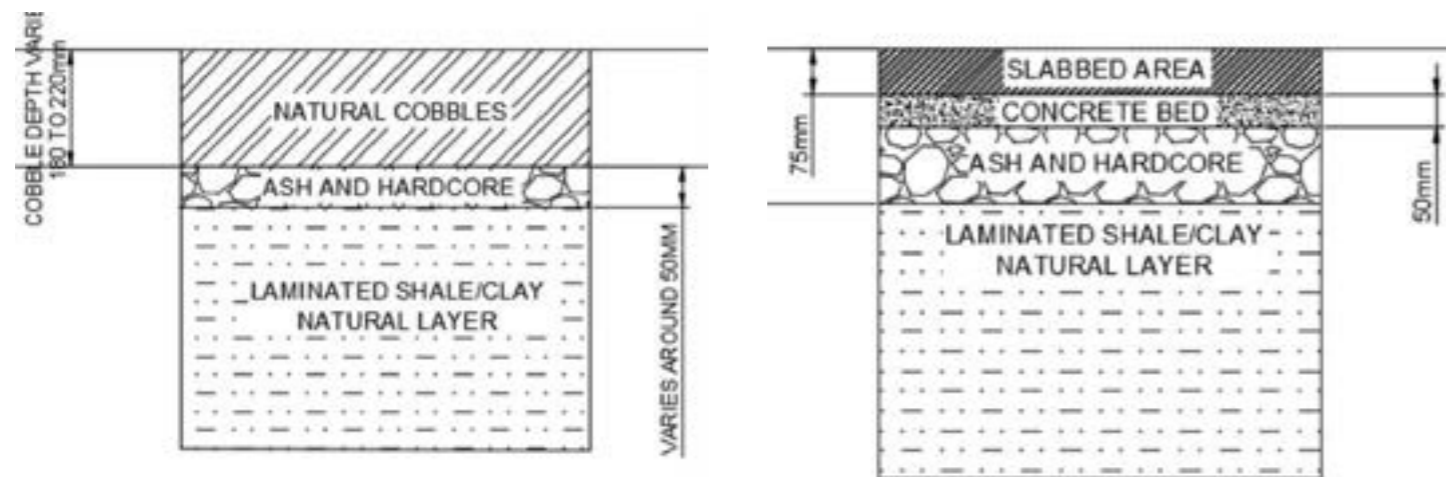
9.3 Re-use of Existing Setts - Understanding the Existing Condition

In order to fully understand the potential to reuse the existing cobbles it is essential to understand the existing laying conditions, the depths of the unit sizes, and the ability to successfully lift the material without excessive breakages. Chesterfield Borough Council have undertaken initial ground investigations to establish the existing situation.

Trial pit (information extracted from CBC Property and Technical services report)

A trial pit was excavated within an area containing both Yorkstone paving and stone cobbles. The cobbles were partly bedded on a varied depth of concrete above a ash/hardcore layer. A smaller area of cobbles were bedded on a thin ash layer on top of the natural clay/shale layer. The excavated cobbles varied in depth from 120mm to 220mm but were mostly around 180mm.

The slab that was lifted was of a uniform depth of 75mm with slightly chamfered edges. There were bedded on a 75mm of concrete layer on top of hardcore and the natural shale which showed signs of lamination.



EXCAVATED AREA



SAWN COBBLES EXPOSE THE RANGE OF COLOUR VARIATION PRESENT ON-SITE

Consideration is being given to the best method of constructing the new paving systems and the pros and cons of each system are outlined below. Currently a rigidly laid system is favoured but the hybrid option may be a viable cost effective and more carbon friendly alternative.

FLEXIBLE LAYING

Pros

- Cost effective.
- Can be lifted and relaid easily, particularly useful in areas that may need excavating to access utilities.
- Allows for the paving material to be reused in the future.

Cons

- Careful cleaning and maintenance required in order to avoid removing jointing material.
- Less robust than rigidly laid alternative.
- Lack of jointing material can emphasise rounding of the top surface.
- Periodically joints may need topping up.
- Lack of jointing material means paving can not turn corners.

RIGID LAYING

Pros

- Highly robust surface.
- Minimal maintenance required.
- Features a joint to reduce effect of tumbled corners.
- Joint allows paving to turn corners and follow curves.

Cons

- Expensive to install.
- Difficult to lift if required.
- Paving material cannot be lifted and reused in the future.

HYBRID

- **May be possible to use Rigid construction and Flexible in other areas, such as areas where there is likely to be future change and no vehicular traffic but this comes with maintenance considerations.**

9.4 Approach to Planting

The site area contains a handful of existing street trees. Proposals suggest the addition of a number of new trees to provide greening, shade, and ecological benefits at the heart of the town. These trees are located throughout the project area where site constraints allow.

Following the Governments commitment to the Paris Climate Agreement, Chesterfield Borough Council have developed a Climate Change Action Plan aimed at reducing CO2 output with a view to the UK meeting NetZero by 2050. Part of this action plan includes identifying opportunities for carbon capture or sequestration. The inclusion of increased numbers of urban trees will support this target whilst also:

- Increasing biodiversity.
- Providing shade and shelter.
- Contributing towards improved health and wellbeing outcomes.
- Adding to the verdant aesthetic of the town centre and promoting seasonal change.
- Combating the heat island effect.

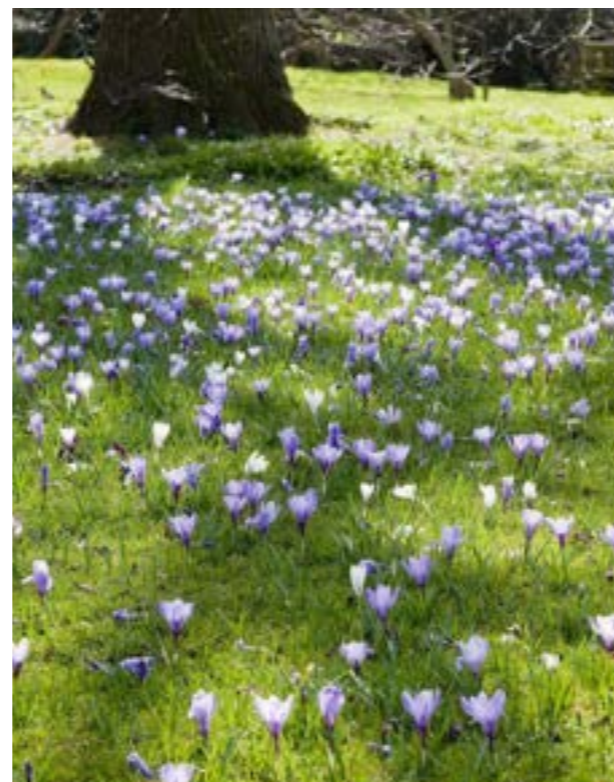
This vision therefore proposes to retain existing trees where possible and install a number of others throughout the study area, where utilities and other constraints permit, and where possible encourage the introduction of SuDS principles to manage surface water drainage.

Existing trees within public areas are mature and generally in good health. The vast majority are London Planes (*Platanus x acerifolia*) with a couple of smaller birch trees. The Planes would benefit from pollarding, as is the norm for this species, and the reduction of hard surfacing under the canopy, especially around the trunk. The church grounds provide a wider variety of tree species with increased visual and ecological benefits.

Shrub planting should be introduced within the study area, subject to a long term commitment to maintenance, where it can be used to define character areas, increase ecological values and provide seasonality. When used in conjunction with SuDS principles, shrub and herbaceous planting can create an interesting and characterful addition to predominantly hard existing spaces. If designed correctly these areas can be attractive and low maintenance, though no planting is ever truly maintenance free.

The following key drivers have been developed for the approach to planting:

- Semi mature trees should be used as street trees to anchor views.
- Trees should demonstrate a range of form and seasonal interest, and be of an appropriate scale and character for the site.
- Planting should contribute to the ecological value of the proposals including pollinators, semi native varieties, and those that attract insects or provide habitat.
- Planting should include species that are safe to be included within a public environment.
- Planting species chosen should be easy to maintain.



POLLINATOR FRIENDLY SPECIES TO BOOST BIODIVERSITY



TEXTURE AND COLOUR TO IMPROVE THE TOWN AESTHETIC



PROVIDING SHADE AND COMBATING THE URBAN HEAT ISLAND EFFECT



NEW STREET TREES DRAWING VIEWS IN ALTRINCHAM



PLANTING TO SEATING AREAS IN BRUNSWICK STREET, MANCHESTER



SUDS SCHEME AT GREY TO GREEN, SHEFFIELD

PROPOSED COLOUR PALETTE



9.5 Climate change and adaptation and considerations for the public realm

Chesterfield Borough Council has stated ambitions to achieve carbon neutrality by 2030 and has declared a Climate Emergency. Considerations around a sustainable and climate secure future have been embedded throughout the proposals.

At the current trajectory climate change is predicted to increase temperatures to a peak of 6 degrees higher than the present rate with rainfall increasing by a third in winter periods, reducing by a third in summer and sea levels rising. These changes will have a direct impact on the health and neighbourhoods of individuals, as well as internationally.

In response Chesterfield Council declared a Climate Emergency and created a Climate Change Action Plan which was adopted in 2020, which has set several key targets as part of the Action Plan to mitigate and adapt to the affects of climate change. Key policies of the Action Plan include:

- Sustainability and climate change mitigation integrated into the growth strategy.
- Climate change impact assessments for key council decision reports.
- Collaboration with county wide forums on climate change and all Derbyshire authorities.
- Arrangement of formal governance arrangements to use section 106 and Community Infrastructure Levy to fund sustainable community-based initiatives.
- Sustainable procurement conditions implemented for suppliers.
- Lobbying of central government to tackle climate change.
- Employment of a dedicated climate change officer.
- Training of elected members on the impact of climate change to inform decisions.
- Identifaction of climate change mitigation and adoption projects to implement.
- A 'pathway to becoming carbon neutral council' and 'carbon neutral borough' with new policies to support.

In conjunction with Chesterfield's Climate Change Action Plan the following proposals can be found within the concept design:

- Canopies over stalls to provide shade and shelter.
- Traffic reduction to reduce pollution levels.
- Increase in green infrastructure including street trees for shading and carbon sequestration.
- Sustainable urban drainage.
- Use of lighting that considers ecological impacts as well as LED fittings for power efficiency and solar for power reduction.
- Implementation of data strategy – KPI's (key performance indicators) to be identified.
- The re-use of existing materials where possible to reduce the carbon impact of new materials transported or manufactured for the proposals.



TREE CANOPIES COOLING THE URBAN HEAT ISLAND & PROVIDING SHADE



RAINGARDENS ADJACENT TO ROADS TO CATCH ANF FILTER RUN-OFF



MARKET STALLS WITH OVERHEAD COVERAGE TO PROTECT AGAINST WEATHER



EFFICIENT & ECOLOGICALLY CONSIDERATE LIGHTING

9.6 Existing Trees and Planting - Market Square

A tree survey of the existing trees within the Market Quarter was carried out by Chesterfield Borough Council Arboriculturalists in January 2022.

This report provides a fully detailed physiological and structural inspection of all the existing trees, noting their size, condition and age. The report also makes a number of recommendations in relation to ongoing management.

The trees are not protected by TPO but are within the Town Centre Conservation Area.

Of the 14 trees surveyed all bar one are London Planes, the remaining one being a Norway Maple.

The general quality of the trees has been extracted from the report and is shown below:

From our observations it is immediately noticeable that all the trees are subject to an ongoing pollarding regime. This is very common with London Planes in the urban setting, with the city of London as a prime example. From the extent of the regrowth the trees have fallen outside the normal cycle and repollarding is overdue. The pollarding appears to be primarily as a means of containing the trees growth in respect to proximity to the surrounding buildings. This is apparent when looking at trees 9333 to 9340 as they are visibly one sided with most of the developed canopy structure furthest from the buildings. Overall it is noticeable that there is very little stem and canopy damage. The trees appear (within their restricted growing environment) to be in an acceptable condition. There is though, little in the way of buttress development in all but three of the trees and this is likely due to the confined growing conditions and ground level and the restrictive nature of pollard management.



9.7 Species Selection - Street Trees to Predominantly Hard Areas

When considering species selection, particularly trees, consideration should be given to a number of factors:

- Space available - both above and below ground.
- Seasonality.
- Ground conditions.
- Climate - in particular wind.
- Ultimate height and spread of the tree when mature.
- Ecological and environmental benefits (pollinator species, CO2 sequestration).
- Potential impact of climate change.
- Access requirements that may affect the canopy spread.

POTENTIAL LARGER TREE SPECIES



PLATANUS ORIENTALIS DIGITATA



LIQUIDAMBAR STYRACIFLUA WORPLESDON



QUERCUS PALUSTRIS

POTENTIAL MEDIUM TREE SPECIES

Existing trees within Chesterfield are surviving well despite being surrounded by hard materials. This would suggest the ground conditions are conducive to tree growth.

A number of species would be suitable for implementing within the town centre depending on location and the factors listed above.



PYRUS CALLIERIANA CHANTICLEER



CRATAEGUS SPECIES (IN VARIETY)



AMELANCHIER ARBOREA ROBIN HILL

9.8 Existing Trees and Planting - Church Grounds

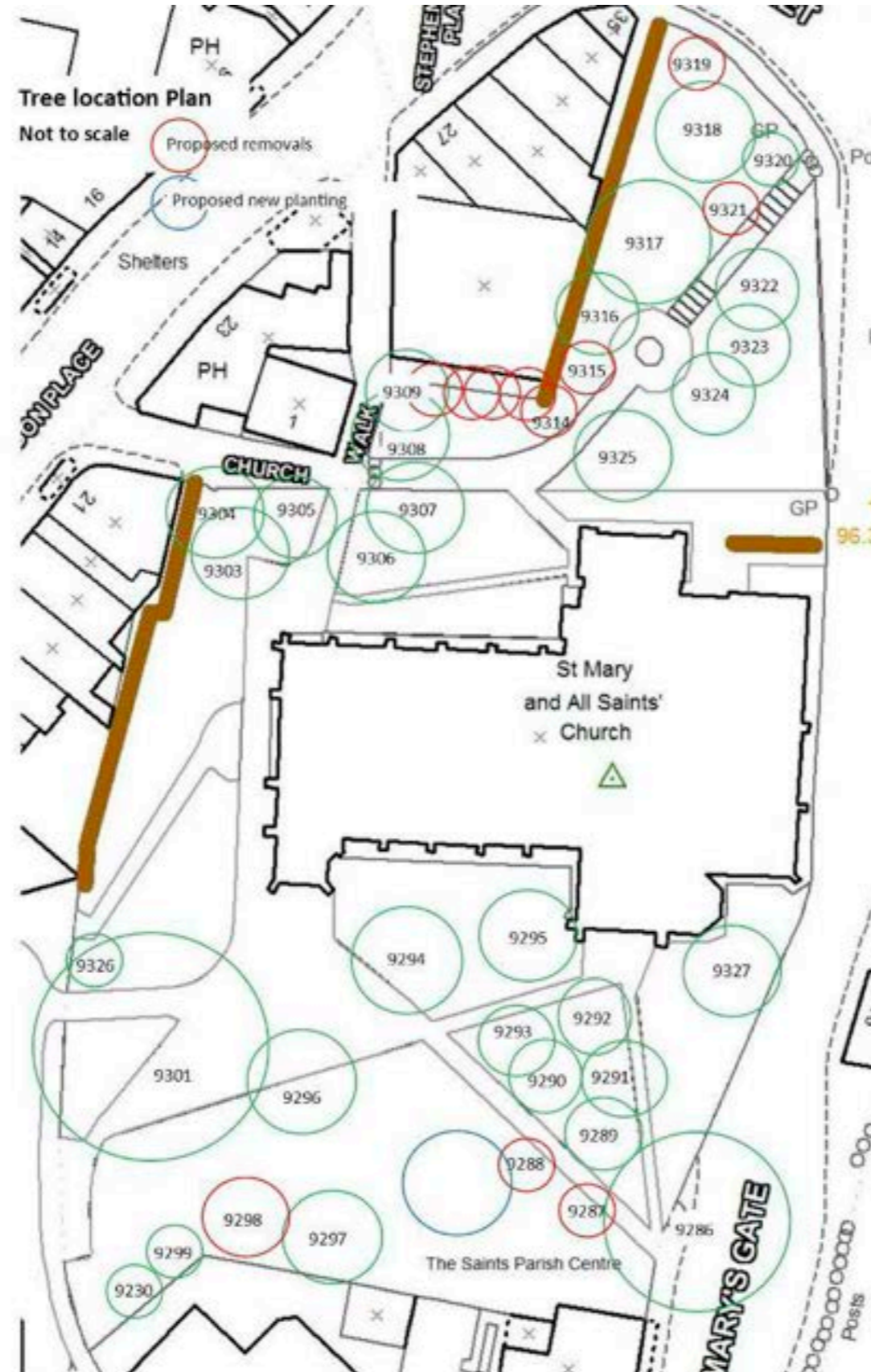
A tree survey of St Mary and All Saints Church was carried out by Chesterfield Borough Council Arboriculturalists in October 2021.

This report provides a fully detailed physiological and structural inspection of all the existing trees, noting their size, condition and age. The report also makes a number of recommendations in relation to management and removals.

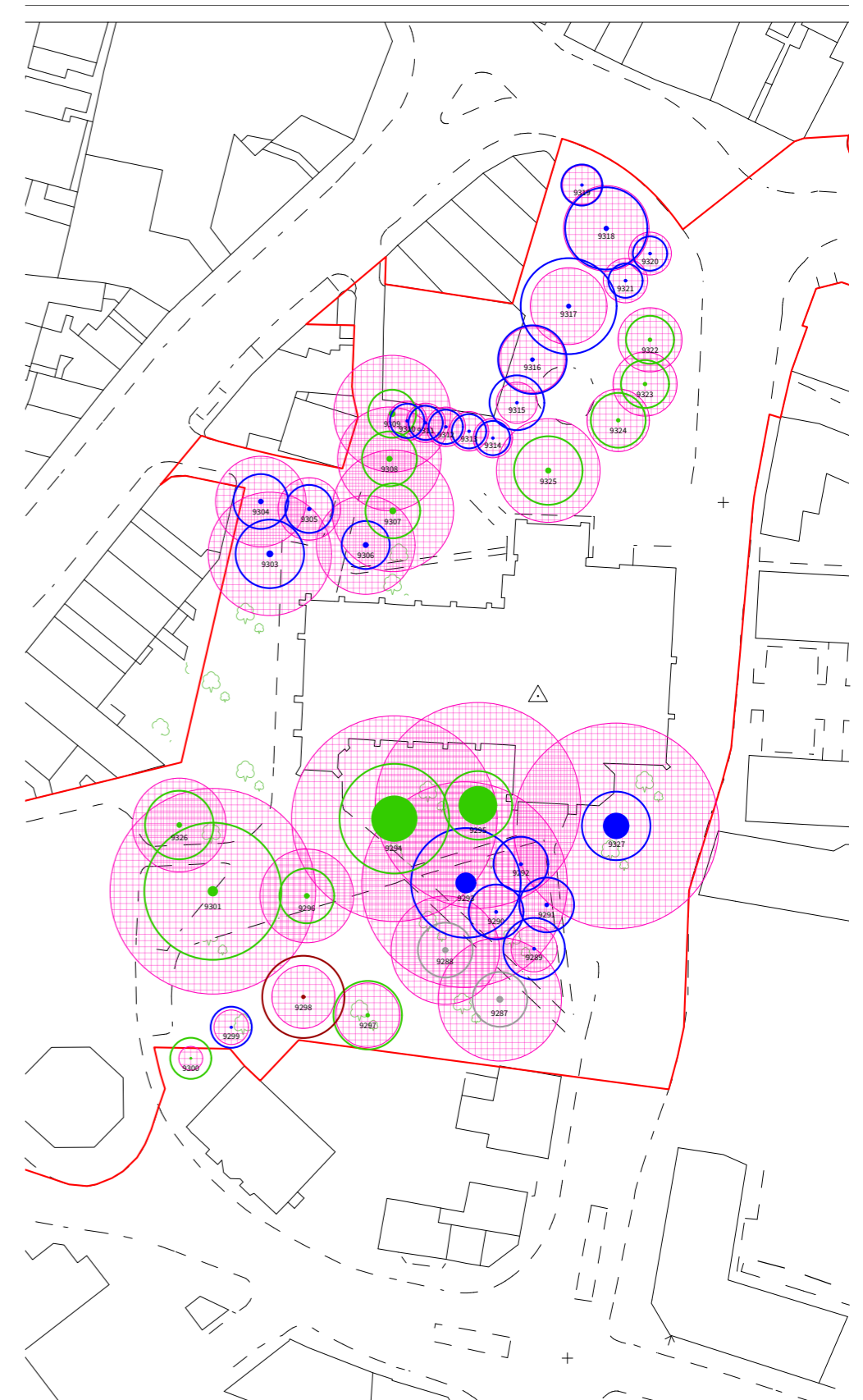
Of the 36 trees surveyed 7 individuals have been identified for removal together with a group of holly to the boundary.

The general quality of the trees has been extracted from the report and is shown below:

The tree species on-site have been largely grouped together around the churchyard and are mostly even aged. This would suggest, for example, the Cherry trees 9289-9283 were all planted together at the same time. So to the London Plane trees at the entrances from St.Mary's Gate and Rykneld Square are likely to have been planted at the same time although much earlier than other trees in the churchyard. From historic images we have been able to view, it is evident that there have been changes to the layout of the churchyard, especially with regards to removal and siting of headstones and footpaths. This may explain why the trees have been planted as they have. It is also noticeable that there is a limited palette of species, namely Lime, Holly, Cherry and Plane with other individual trees such as Indian Bean tree and Hornbeam.



TREE LOCATION PLAN EXTRACTED FROM CBC TREE SURVEY REPORT



TREE SURVEY SHOWING ASSOCIATED ROOT PROTECTION AREAS

9.9 Species Consideration - Church and Rykneld Square

When considering species selection, for the church environment and Rykneld Square a greater focus can be given to diversity of species, form and biodiversity qualities.

Rykneld Square considerations:

- Tree species with multi stem form and well as clear stem.
- Species that offer high biodiversity and carbon capture qualities.
- Consideration should be given to any archaeological restrictions.
- Consider seasonal qualities and, due to proximity of the church, photo opportunities.
- Utilise hedging to create enclosure.

Church environment considerations:

- Species with a strong association to church yards such as yew.
- Feature species that can act as visual focal points and increase both the visual qualities and biodiversity of the church grounds.
- Diversify the existing church ground species mix.

History behind churchyard yew trees

Yew trees were planted in churchyards to prevent archers from procuring suitable branches for making bows and having good weapons to oppose the King's men.

Yew trees for making bows were planted in churchyards where they would not be eaten by, and poison, grazing animals.

There was another reason for Christians to view yews as holy: The heart of the tree is red, while its sap is white. These colours symbolise the blood and body of Christ. As a hardy evergreen tree able to survive on infertile soil, the yew also suggested rebirth and resurrection.



MULTI STEM SPECIES CAN CREATE INTIMACY AND ENCLOSURE



CONSIDER SPECIES WITH STRONG SEASONAL INTEREST



COLOURFUL BARK AND STEMS CAN ADD WINTER INTEREST



MIXES OF PLANTING WILL INCREASE BIODIVERSITY



HEDGING CAN CREATE ENCLOSURE AND ADD STRUCTURE TO THE DESIGN



LAYERING OF DIFFERENT SPECIES ADDS INTEREST

9.10 Existing Trees and Planting - Corporation Street

A tree survey of the existing trees on Corporation Street was carried out by Chesterfield Borough Council Arboriculturalists in February 2022.

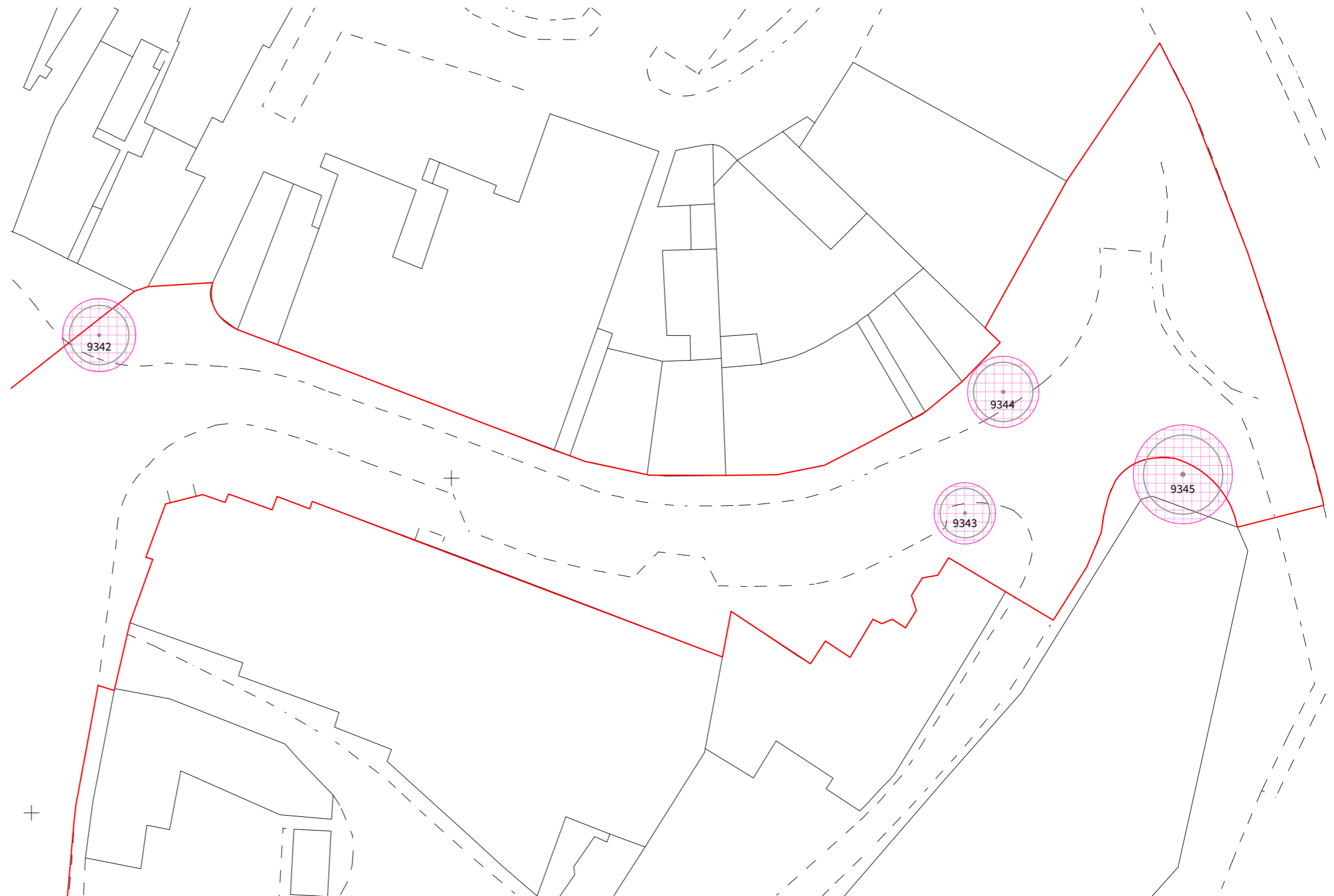
This report provides a fully detailed physiological and structural inspection of all the existing trees, noting their size, condition and age. The report also makes a number of recommendations in relation to ongoing management.

The trees are not protected by TPO but are within the town centre conservation area.

Of the 4 trees surveyed all are Norway Maples.

The general quality of the trees has been extracted from the report and is shown below:

Trees 9342 and 9345 are both typical of their species, with 9345 growing too close to the street light and therefore in need of some remedial pruning in the future. Tree 9343 is one sided with poor form and is restricted by the tree grille while tree 9344 has damage to it's tree grille and has lighting and signage attached to the trunk. This tree also has a one sided canopy due to poor pruning because of it's close proximity to the building next to it.



TREE SURVEY SHOWING ASSOCIATED ROOT PROTECTION AREAS

9.11 Approach to Landscape Maintenance

The success of any planting scheme lies within the quality of the maintenance and a long term commitment to the continued upkeep and tending of planted spaces.

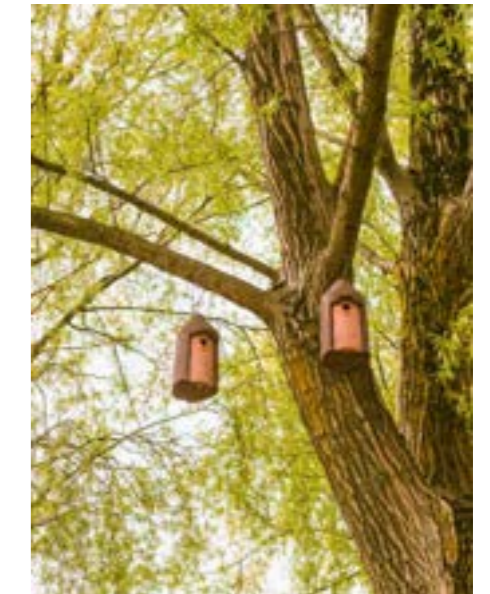
With increasing pressures on Local Authority maintenance budgets, the time devoted to the upkeep of public green spaces is often very limited, covering only the basic maintenance operations and ensuring the health and safety of the public. Even the simplest of planting schemes requires maintenance, no landscape is ever maintenance free.

In developing the future approach to planting, the required management and maintenance needs to be fully understood and budgets secured into the longer term to ensure that the vision behind the planting can be fully realised.

Local Authorities are increasingly looking to partnering arrangements with a third party to assist with the maintenance responsibilities as part of a wider remit or mission statement, whilst also providing the opportunity for local communities to get involved and establish a collective responsibility for the upkeep of green spaces.

Wildlife, and health and wellbeing charities, realising the benefits of urban greening, may be interested in engaging with the council to develop the opportunities provided within the TCT scheme. Wildlife organisations are actively encouraging the inclusion urban wildlife attractors such as bird and bat boxes, roof top apiaries, and pollinator planting. Health and wellbeing charities recognise the therapeutic values from working collectively within a green environment, supporting the local health care system via social prescribing activities.

Such collaborations may wish to be considered as the project progresses, thus ensuring the long term guardianship of urban green spaces.

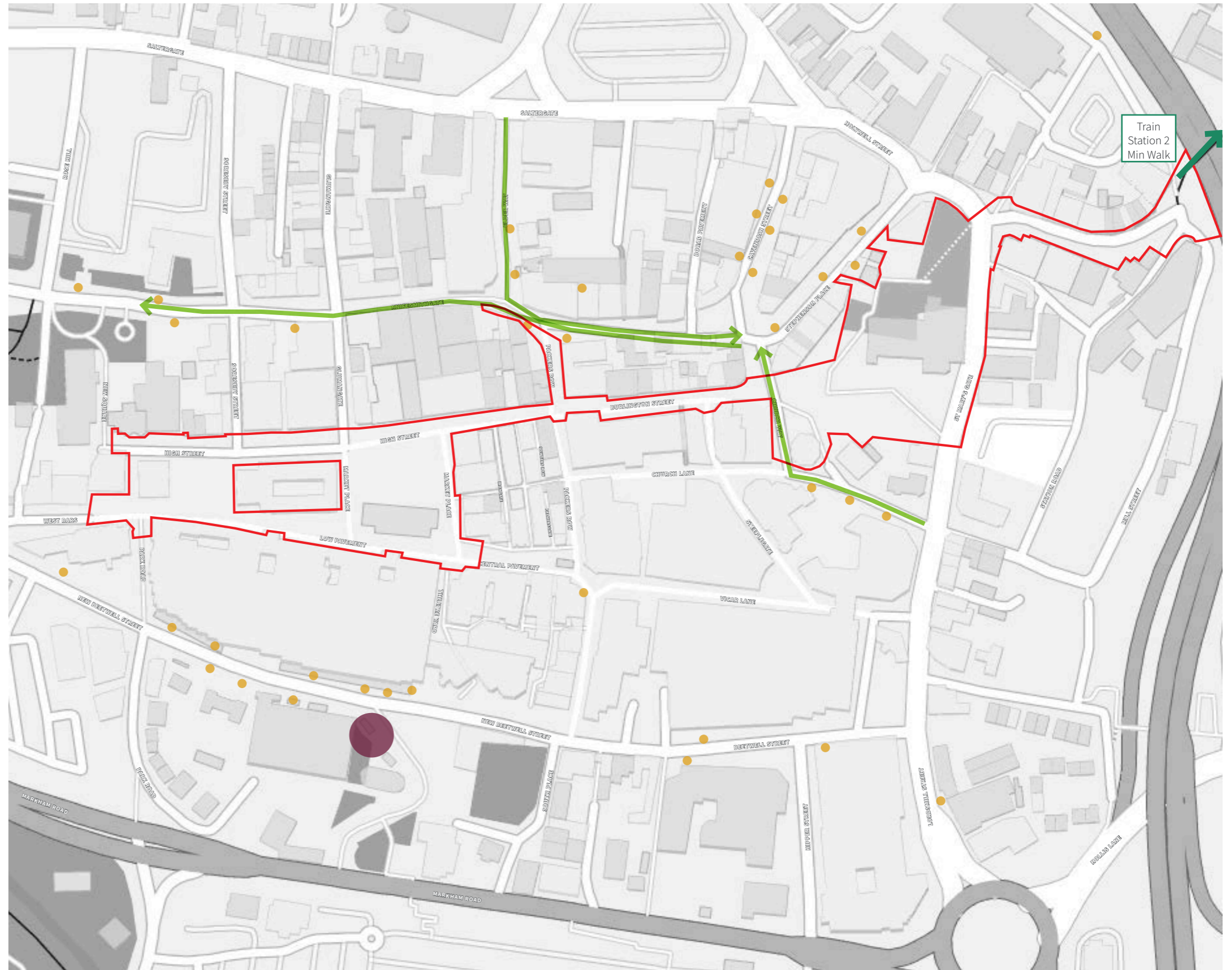




10.1 Public Transport and Bus Links

The site is well served by bus routes and it is a short walk to the train and coach stations.

- From the Market Hall Chesterfield Train Station is a ten minute walk away to the north east, on the far side of the Parish Church. The iconic crooked spire provides clear wayfinding direction from the market towards the station.
- Chesterfield Coach Station is immediately south of the Market Square.
- The market and central retail quarter is well served via several bus routes and stops in close proximity.
- The bus route on Church Lane acts as a barrier to movement between Burlington Street, Rykneld Square and the Church.



KEY

- Red Line Boundary
- Bus Stops
- Coach Station
- Shared Bus and Cycle Route



CHESTERFIELD COACH STATION

10.2 Vehicular Movement

Restricted vehicular access creates a pedestrian priority zone.

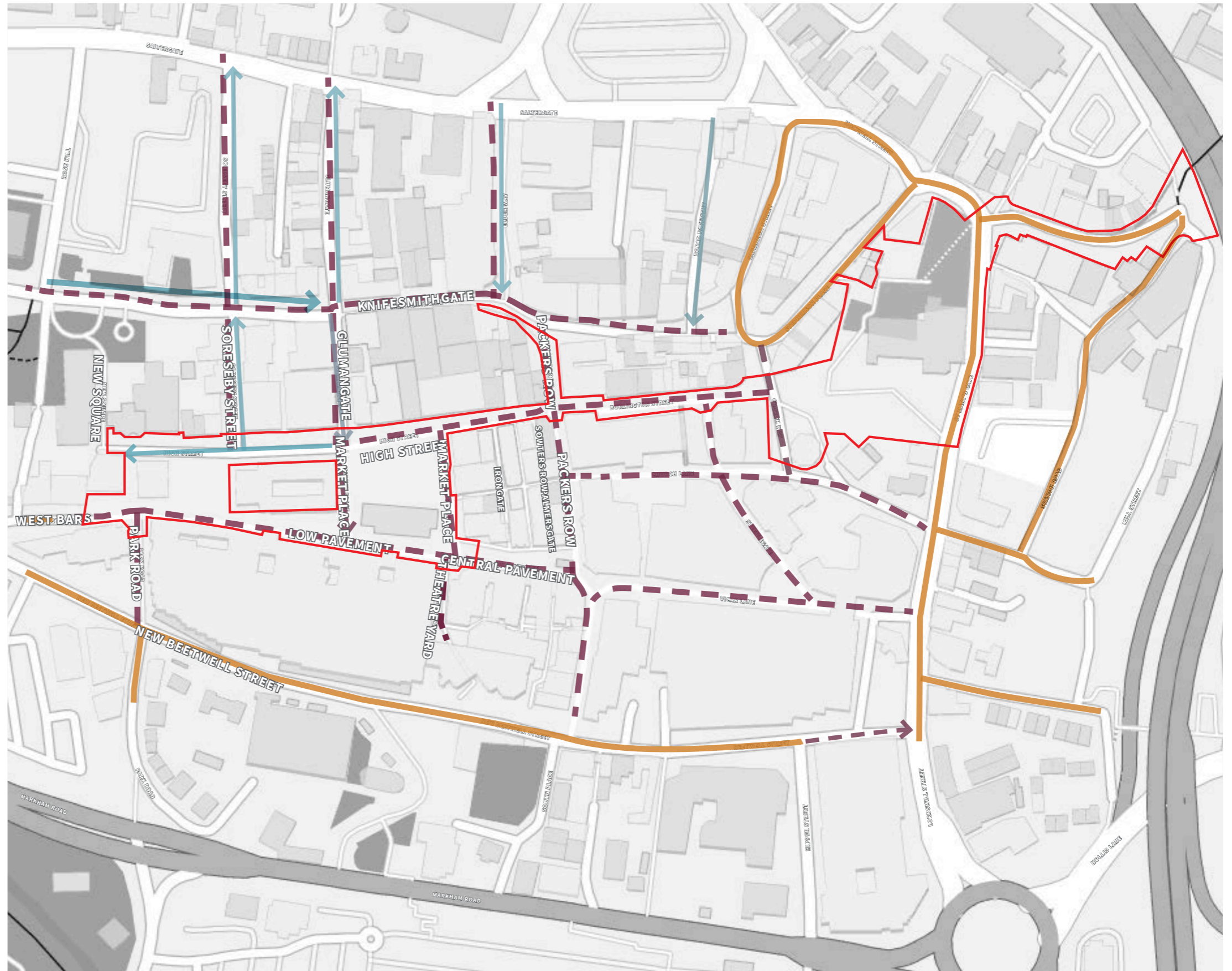
- Vehicles are discouraged from the retail quarter and market itself via a network of one way streets and the area within the red line boundary being restricted to delivery and or buses only.
- These restrictions allow for necessary servicing, events and emergencies whilst creating a pedestrian priority area where people feel safe to occupy.
- Physical delineation between vehicular running routes and pavement spaces within these pedestrian priority areas is highly visible.

KEY

- Red Line Boundary
- One Way Routes
- - - Restricted Access To Cars
- Unrestricted Two Way Route



KNIFESMITHGATE BIKE AND BUS ACCESS ONLY



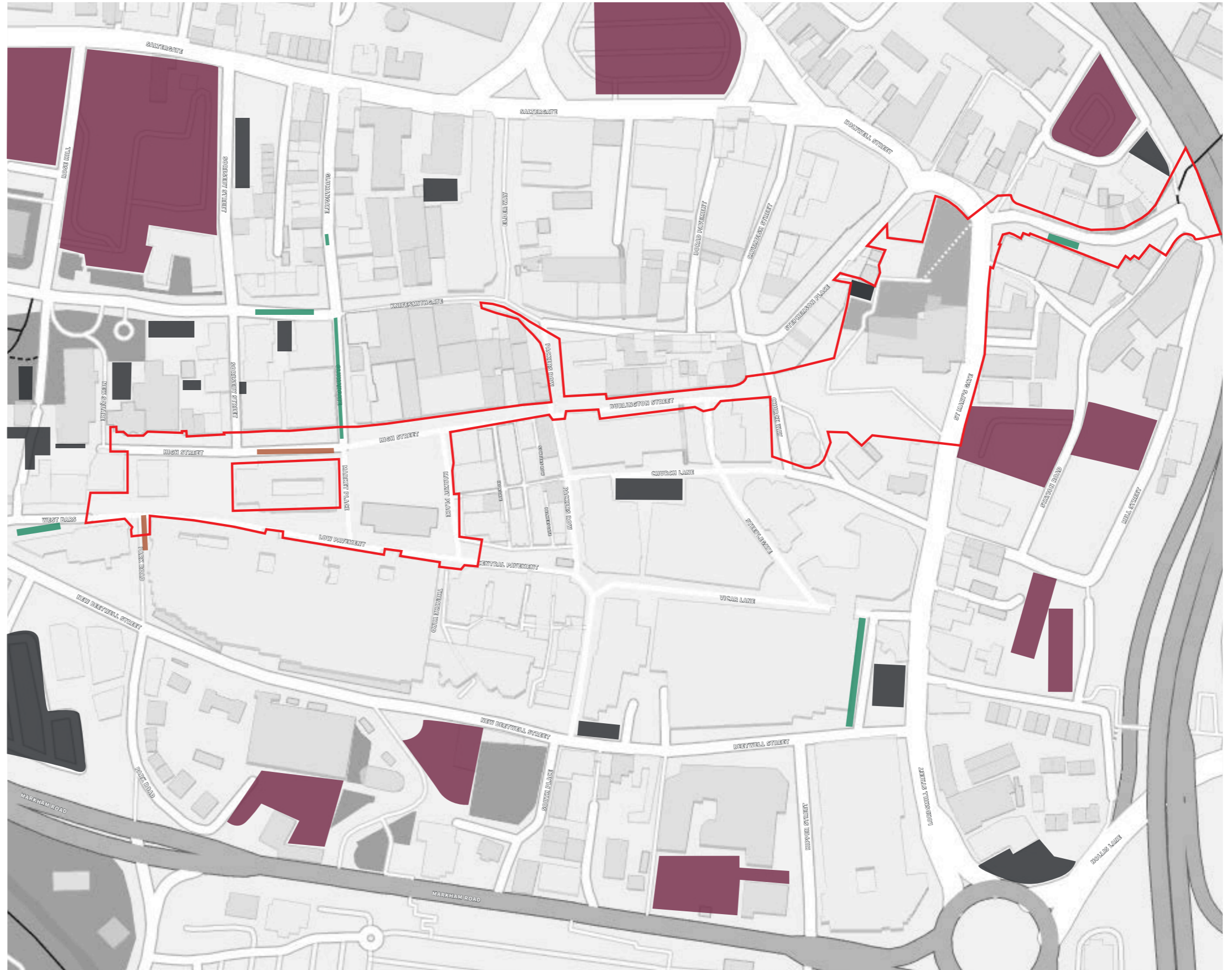
10.3 Public and Private Car Parks

Car parking and drop off around the site enables access to the various town centre amenities and retail opportunities.

- There are very few parking and drop off areas inside the red line boundary itself thanks to the pedestrian zone, but there are several adjacent accessible drop-off zones.
- There are ample car parking opportunities less than ten minutes walk away from the town centre pedestrian zone.

KEY

- Red Line Boundary
- Public Car Parks
- Private Car Parks
- Accessible Parking



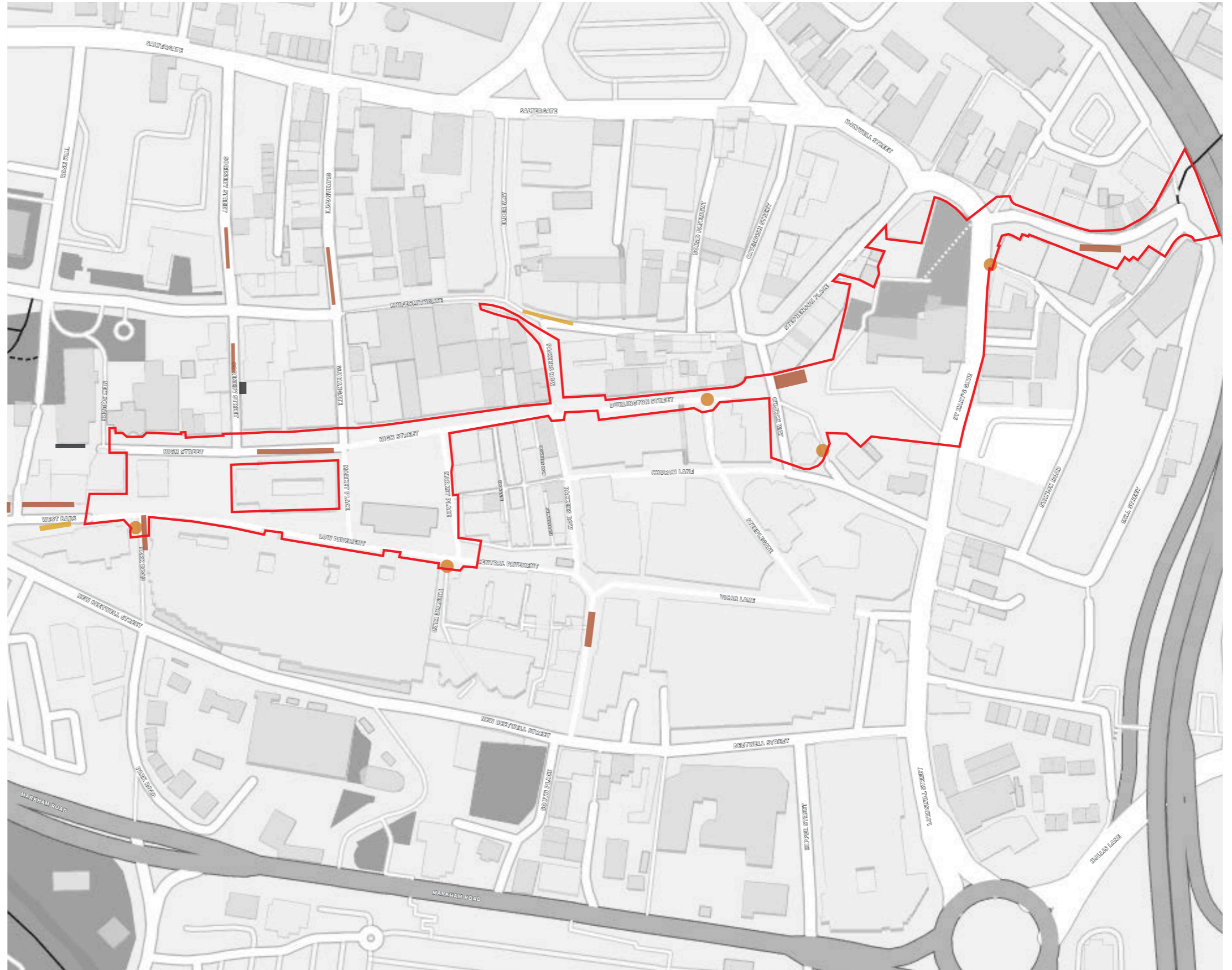
LOADING BAYS OUTSIDE MARKET HALL

10.4 Taxi Ranks and Drop Off

The study area includes many loading/drop off areas both within the red line and on adjacent streets. There is very little cycle parking.

- Loading is accommodated on many of the streets leading into the site and along the northern edge of the Market Hall itself which is well used by market traders.
- There is only one area containing two bike racks to the south of the site, leaving few opportunities for green transport.
- Taxi ranks are distributed around the study area within a short walk of the town centre.

- KEY**
- Red Line Boundary
 - Drop-Off/Loading
 - Taxi Ranks
 - Bike Rack



LOADING BAYS OUTSIDE MARKET HALL

10.5 Utilities - New Square and Market Square

Underground utilities should be considered when designing the public realm.

- Existing and proposed below ground utilities should be considered when designing the public realm. Where at all possible, proposals should seek to avoid the need to divert or lower existing services.
- Proposals should also consider the placement of trees, structures and furniture requiring substantial foundations to avoid clashes or compromising the existing network.
- Public realm proposals should consider the need for additional below ground provisions to ensure that the public realm can support a range of uses and maintain flexibility. The use of temporary supplies to support events should be avoided.
- The below ground utilities are primarily found to the edges of New Square and Market Square, however, some power ducts extend into New Square, presumably to serve the existing market stalls. Further investigations may be needed to accommodate any additional trees in this area.



EVENING LIGHTING INFRASTRUCTURE IN MARKET SQUARE

SURVEY BY GREENHATCH GROUP ON 18-03-22

10.6 Utilities - Rykneld Square and Church

- The below ground services along Burlington Street run centrally along the carriageway, with some free space toward the southern pedestrian route. To accommodate street trees and furniture in this area careful consideration of the underground services will need to be taken into account. There are few trees proposed along the street, and raised planting at the eastern entrance of the site will allow planting without disturbing services.
- In Rykneld Square and the Church grounds the underground services follow the pedestrian footpaths to the edges of site, and also loop through the centre of the site. Whilst the underground services are not as plentiful as elsewhere in the market quarter consideration of the electric ductings will need to be factored into the placement of landscape features. There are also some unknown ducting pipes identified in the survey which will need to be investigated further.



FOOTPATH LIGHTING INFRASTRUCTURE IN ALL SAINT'S & ST. MARY'S



SURVEY BY GREENHATCH GROUP ON 18-03-22

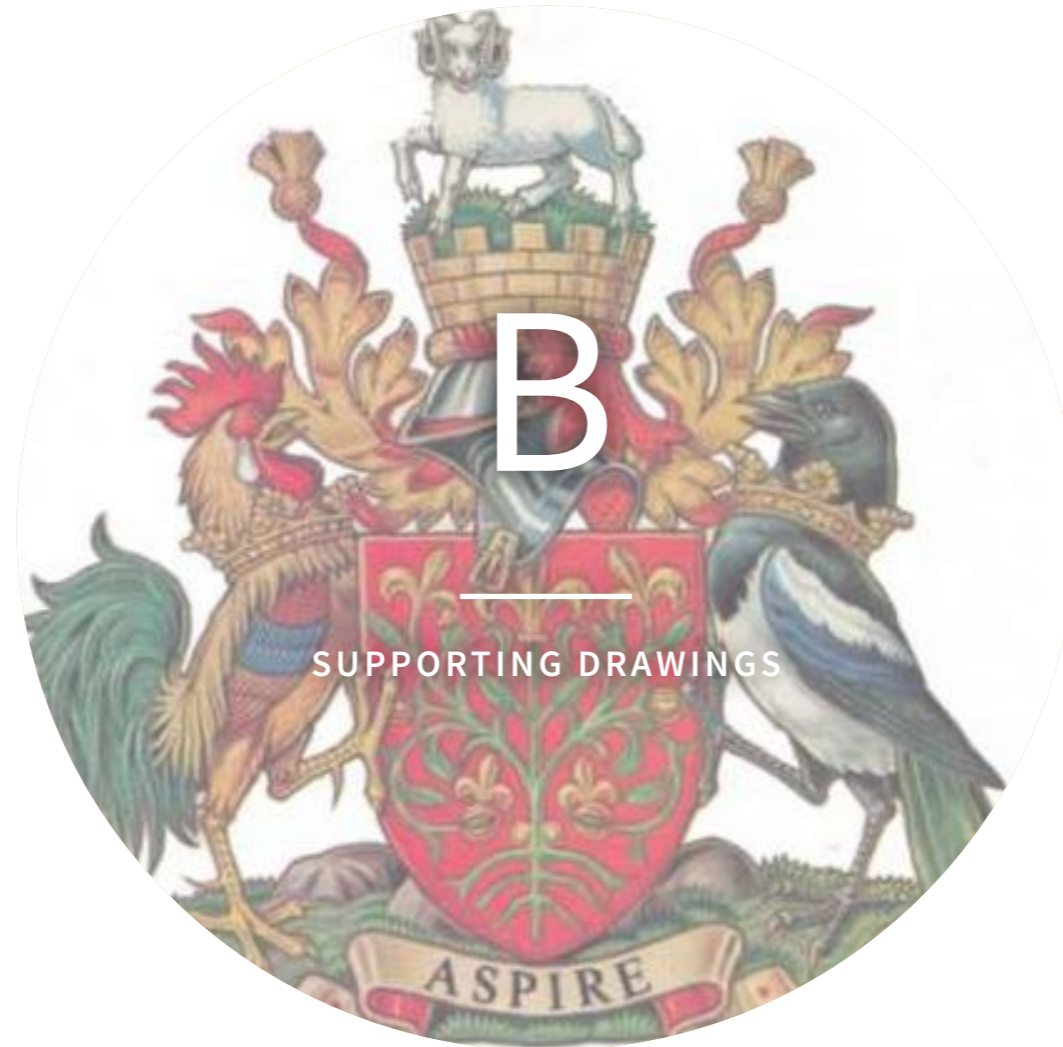
10.7 Utilities - Corporation Street

- Corporation Street has many below ground services which run down the central carriageway and especially congregate at the western end of the site at St. Mary's Way. Due to fire tender access routes and the character of the street as a busy through route, Corporation street will need to be evaluated in its placement of trees and furniture, and consider above ground features to reduce the impact on below ground services.

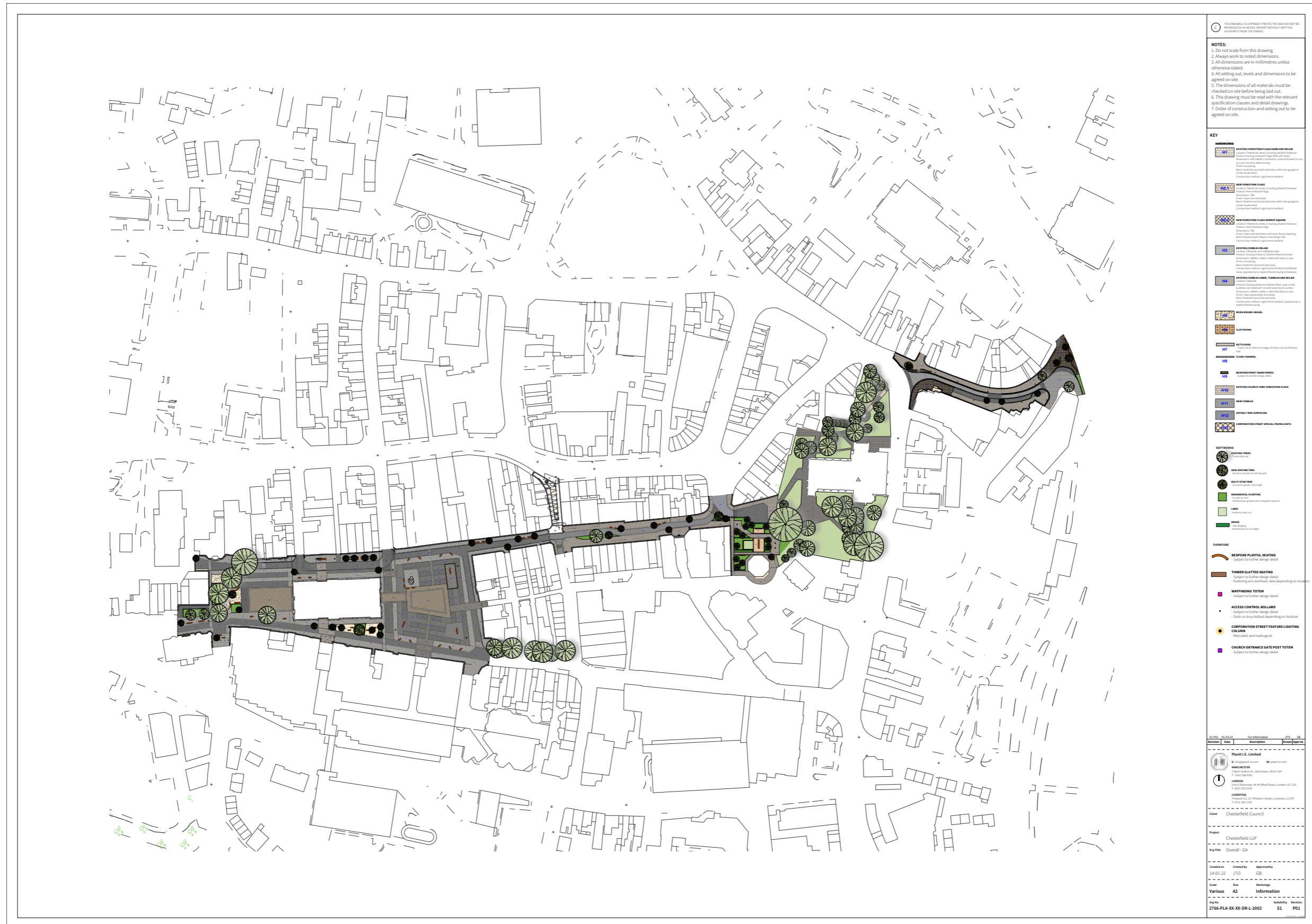


CCTV INFRASTRUCTURE IN RYKNELD SQUARE

SURVEY BY GREENHATCH GROUP ON 18-03-22



11.1 Overall General Arrangement



11.5 Corporation Street - One way scheme



11.6 Corporation Street - Partial road closure



NOTES:
 1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

KEY

	EXISTING TREES
	NEW TREES
	SHRUBS
	PLANTING BEDS
	SEATING
	WAYFINDING TOTEM
	DROP BOLLARDS
	DELIVERY & DROP-OFF
	TURNING CIRCLE
	FIRE ROUTE

EXISTING TREES
 Subject to further design detail

NEW TREES
 Subject to further design detail

SHRUBS
 Subject to further design detail

PLANTING BEDS
 Subject to further design detail

SEATING
 Subject to further design detail

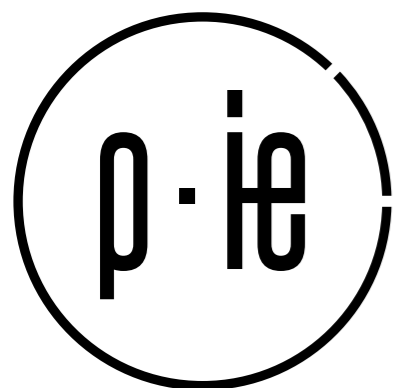
WAYFINDING TOTEM
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DROP BOLLARDS
 Subject to further design detail

DELIVERY & DROP-OFF
 Subject to further design detail

TURNING CIRCLE
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FIRE ROUTE
 Subject to further design detail



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