



CHESTERFIELD
BOROUGH COUNCIL

Revitalising the Heart of Chesterfield

APSE

19th June 2024

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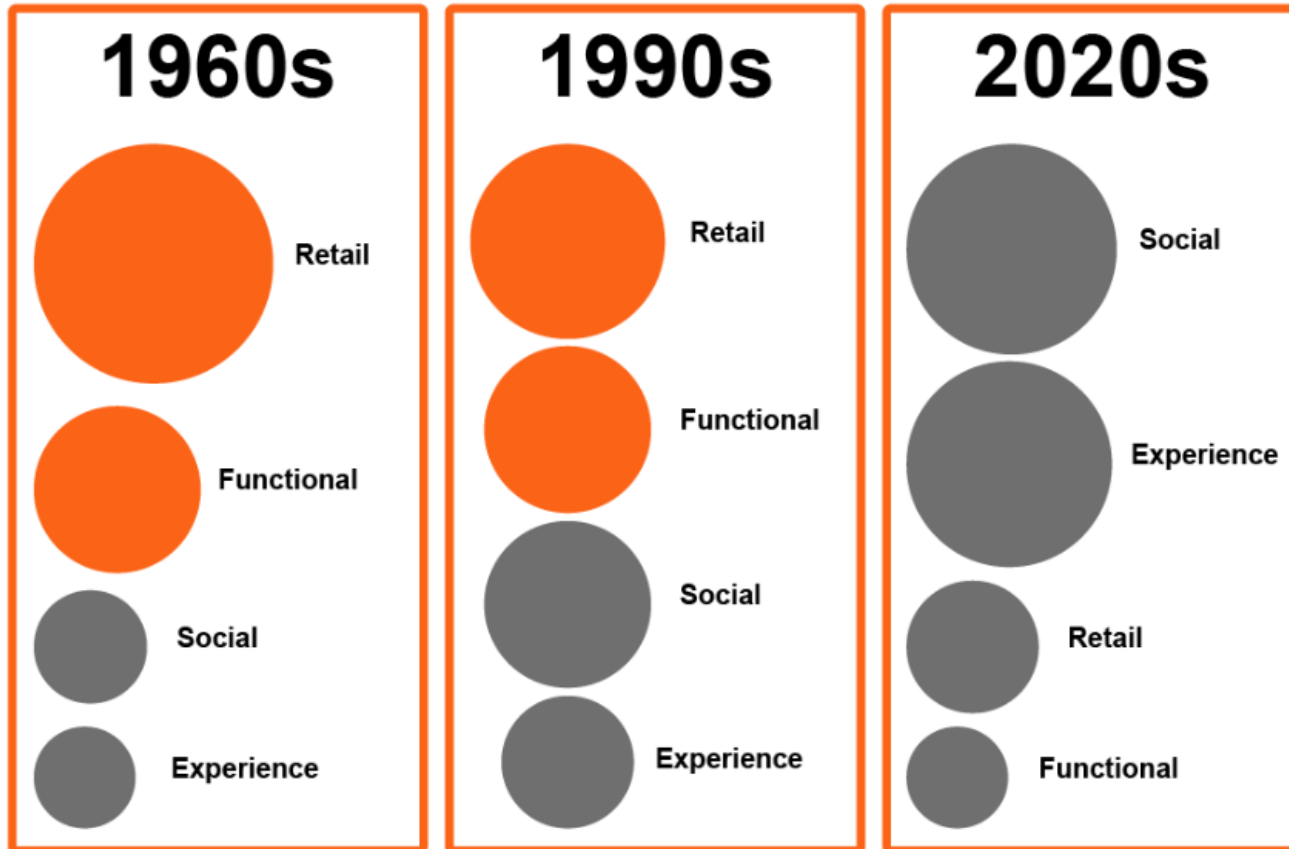
Director, Economic Growth





Context

- Shifting retail habits and Online shopping
- Mass closure of non essential retailers
- Mobile technology
- Diminishing footfall
- Absent landlords/empty properties
- Pandemic accelerative impact
- Not enough data to support decision making
- Not perceived as a visitor destination in its own right
- Fails to attract all elements of the catchment

Town Centre – changing trends



-  Essential to use the high street
-  Discretionary use of the high street

Chesterfield town centre strengths

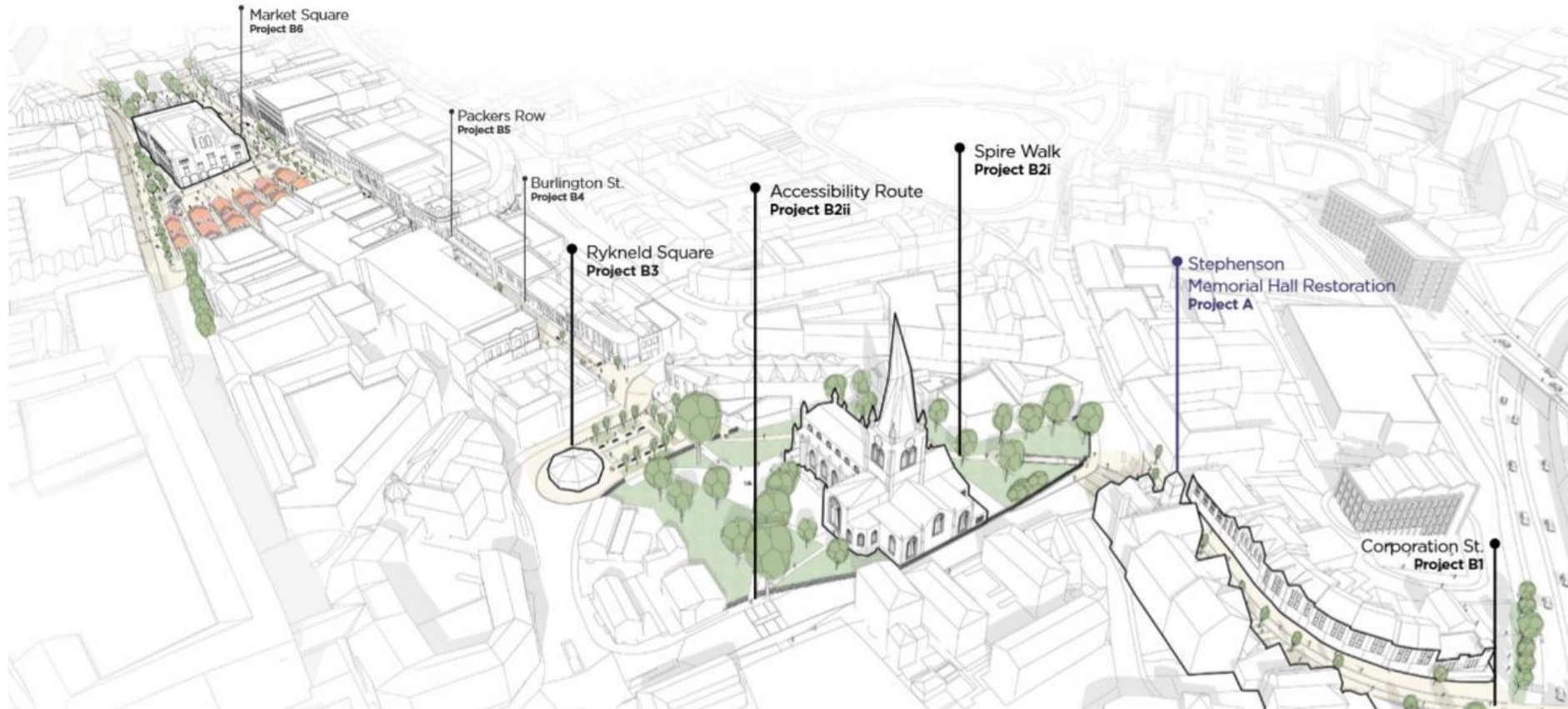
- Architectural heritage
- Market offer – core and specialist
- Array of independents
- Proximity to Peak District
- Some partnership working
- Easy access to direct rail links and motorway
- Compact and easy to navigate town centre
- Capital funding

Chesterfield town centre response



- Growth Strategy - commitment
- Open heart surgery – revitalising the heart of Chesterfield (RHOC)
- Using technology
- Vital role of built heritage in creating distinctive and attractive high streets
- Support quality town centre residential

Revitalising Heart of Chesterfield (RHOC)



RHOC Approach



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.

Market Place Reimagined

Market Place's layout has been reconfigured so as to open up views and access to the central flexible open space and provide breathing room to the historic water fountain.

Care has been taken to ensure ease of access to all stalls, provide a variety of seating and way-finding and hide bins from view.



Market Place Reimagined



New Square Reimagined



New Square reimaged



Rykneild Square and Spire Walk



Rykneild Square and Spire Walk






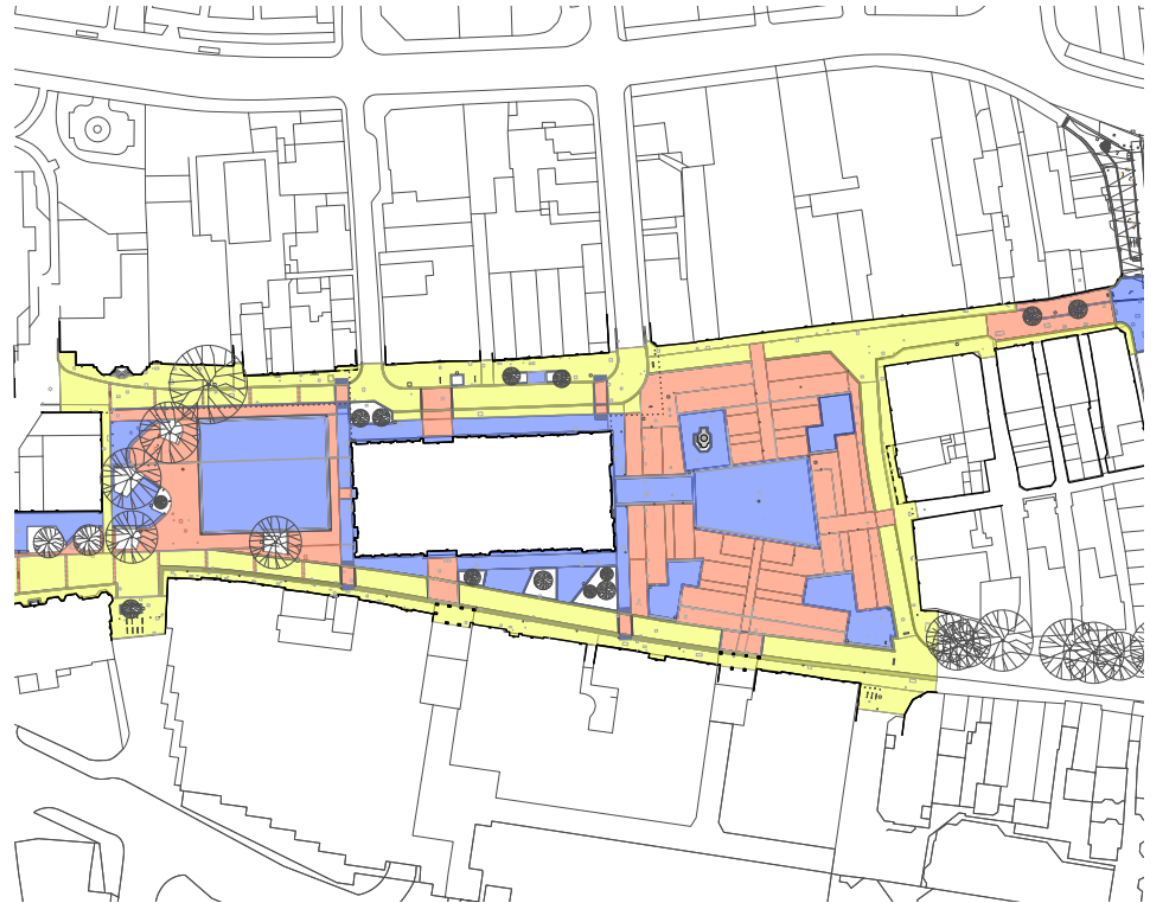
Corporation Street



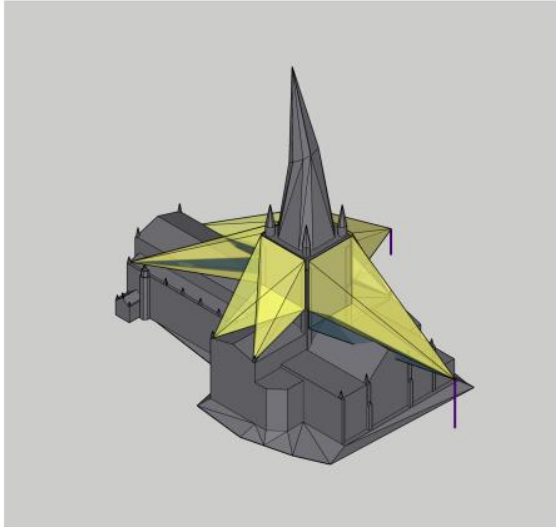
Retained, Reclaimed and New Materials

Only a small proportion of the Market Quarter will be new materials (blue). A significant proportion of the site will retain its existing surfacing, just cleaned up and/or sanded down, whilst much is to be lifted and re-laid.

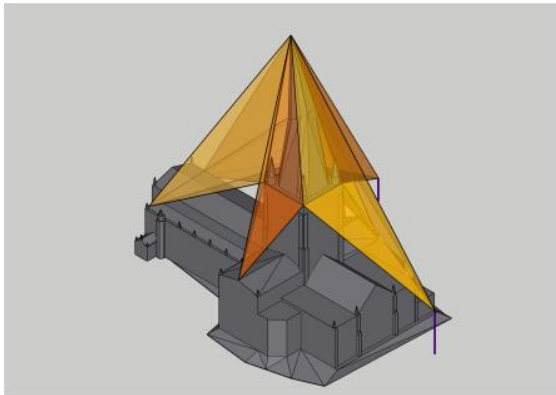
-  **RETAINED IN-SITU**
Existing paving material and levels retained as existing and cleaned and made good where necessary
-  **LIFTED AND RE-LAID**
Existing paving material lifted and re-laid, either in the same location or close by, within the Market Quarter site boundary
-  **NEW HARDWORKS MATERIALS**
New paving, resin bound gravel and kerbs. Laid to tie in with the existing and retained paving and levels



Lighting



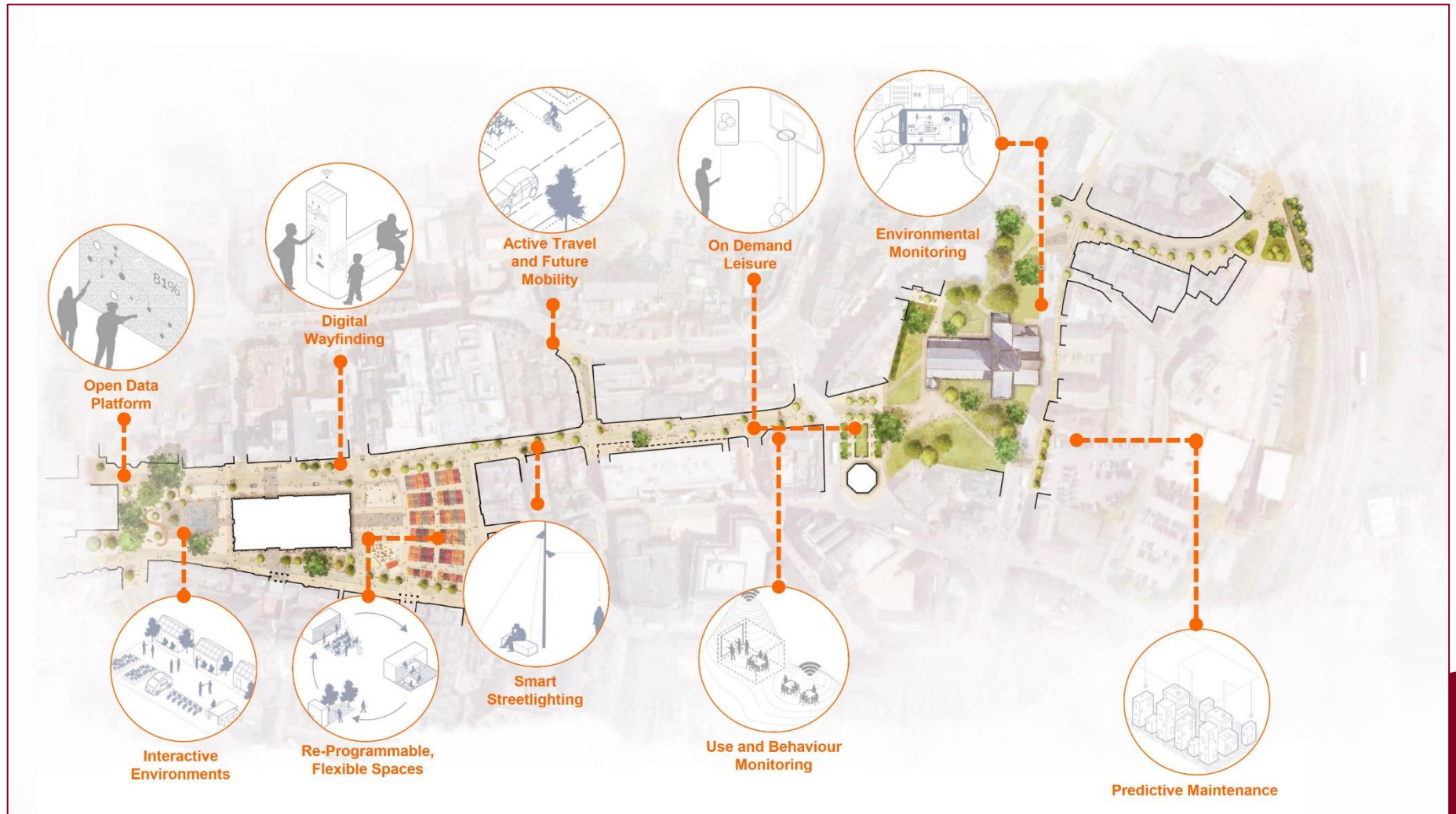
Geometry Study - lighting for Tower



Geometry Study - lighting for Spire



Data Connectivity



Animation, sustaining activity and improving safety



Town centre events



As at Dec. 23
(year on year)

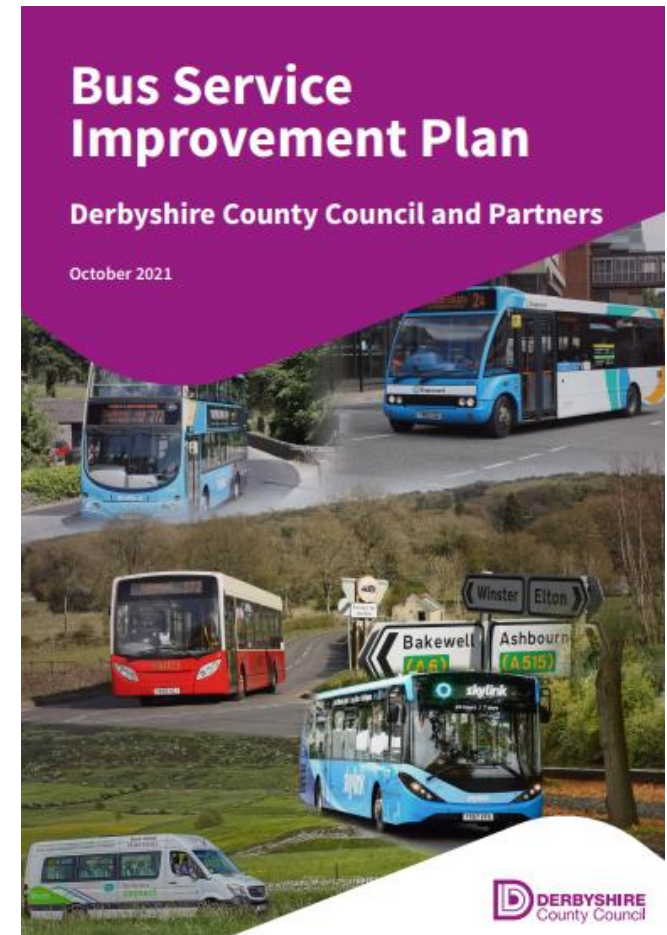
Safety and community development



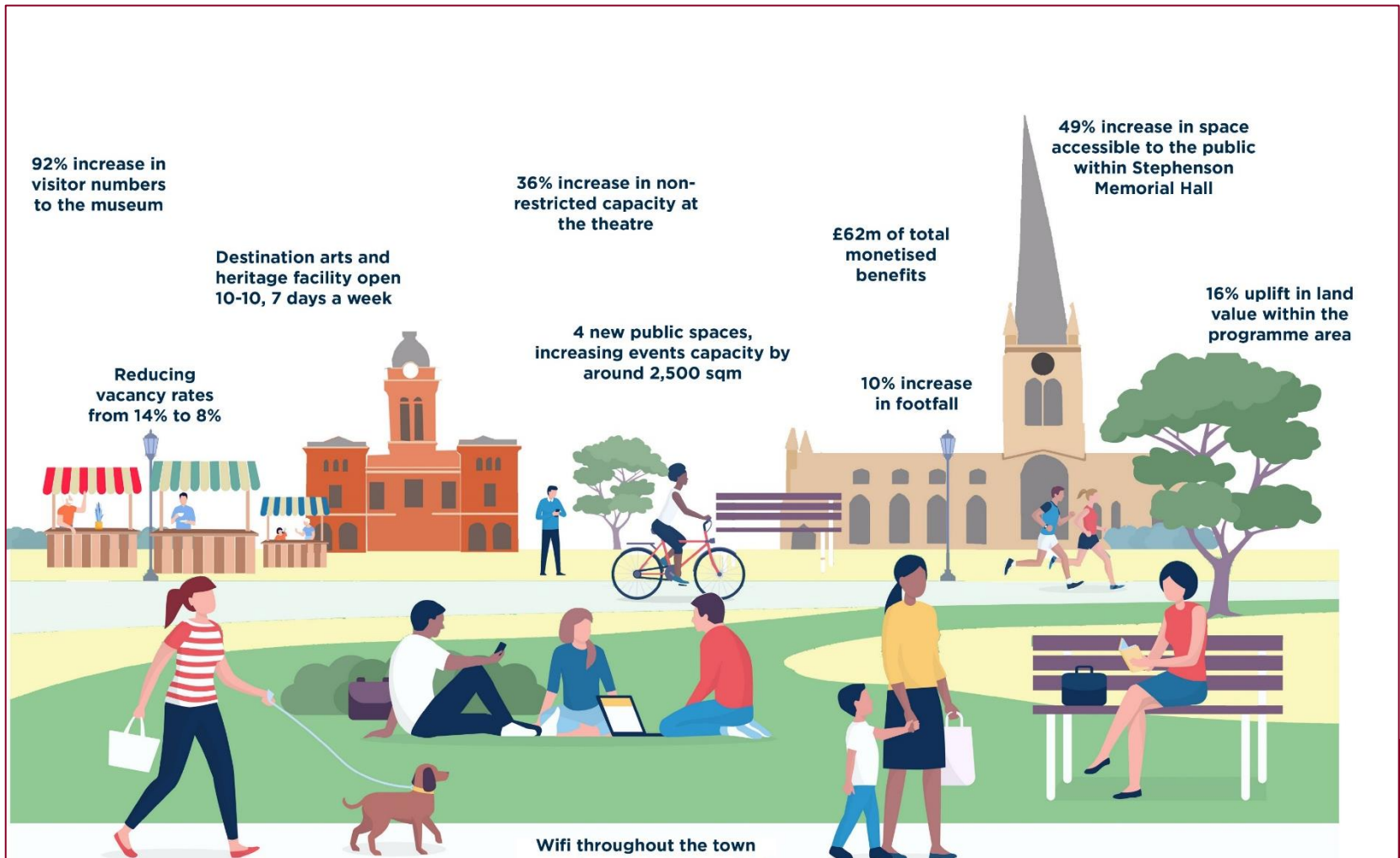
Community Grants Fund

Transport and connectivity

- Bus route and frequency improvements, rising passenger numbers
- Junction improvements and Real Time Information
- Demand Responsive Transport launched
- Electric buses and charging points at depot (2/3 of town's fleet will be electric)



What does this all mean for Chesterfield?





Overview

- October 2023 – prospectus published with announcement of 55 towns, each to benefit from £20m of funding over 10 years.
- Chesterfield named as one of the towns, the only one in Derbyshire.
- Guidance issued December 2023.
- Similarities to Town Deal, but longer timeframe, lighter touch and greater emphasis on community engagement.
- By 1st August submit a 10 year vision and 3 year investment plan

Concluding thoughts

- Get the right team in place and be prepared to invest to secure this
- How far can you work up projects at risk ahead of any bidding?
The closer to 'shovel ready' the better
- Allow time (and money) for value engineering and design iterations
- Importance of a framework put in place to improve the fabric of the town to drive vibrancy and footfall
- Whole team approach important, eg may be less resources going forward to maintain town centres
- Sustainability and climate change important considerations
- Public realm improvements alone won't do it