CHESTERFIELD WATERSIDE

The purpose of this consultation event is to inform you of the progress of bringing forward the development of the ‘Chesterfield Waterside’ site adjacent to Chesterfield Train Station and Chesterfield Canal.

Plans include:
- A new arm to the canal
- Opening up the River Rother to navigation
- Landmark public square
- Canal basin
- Eco park
- Mixed use high quality waterside neighbourhood of around 1000 homes
- Retail and business quarter
- Public open space and a destination for all ages

THE SITE

Chesterfield Waterside is a brown field site minutes from Market Square in Chesterfield Town Centre and adjacent to the train station and the A61. The Chesterfield Canal and River Rother travel through the site from south to north. The canal setting has been neglected for sometime and vegetation has become overgrown.

CHESTERFIELD WATERSIDE PARTNERSHIP (CWP)

Chesterfield Waterside is a partnership between Chesterfield Borough Council and urbo – a property development and investment company delivering best practice urban regeneration projects, owned and controlled by local companies Bolsterstone Plc and Arnold Laver & Co Ltd.

In the summer of 2007 CWP selected a master plan by EDAW from a tender process that was based on the 2005 Planning Brief for the A61 / River Rother Corridor adopted by the Council.

PREVIOUS CONSULTATION

In July 2004 a public consultation event was undertaken, so as to share information, agree key objectives and draw up the Planning Brief for Chesterfield Waterside. Several key points were agreed upon, they were as follows:

- People wanted a safe and attractive riverside walk
- People supported a mix of uses, including housing and employment
- Higher density housing closer to the town centre
- Some concerns over traffic congestion on A61
- Achieving appropriate vehicle access
- Tourism opportunities in relation to the canal
- The importance of the natural environment

The Planning Brief was approved in July 2005. We are moving the site on to the delivery stage; the following exhibition is a summary of our work so far.

WHAT'S NEXT?

- Detailed planning application for the canal basin in March 2008
- Outline planning application for the whole site in the summer of 2008
- Public feedback event on the plans and outcomes of this consultation in summer 2008
- Earliest start date for construction of the canal basin will be late summer 2008

YOUR FEEDBACK IS IMPORTANT

Thank you for taking the time to attend this public exhibition. Your feedback on these plans is an important part of the design process. Please complete a comment form provided or write to us with any comments or queries at:

Chesterfield Waterside Partnership
Directorate of Regeneration
Town Hall
Chesterfield
S40 1LP

Your comments should be submitted no later than 15 March 2008.

Representatives of Chesterfield Waterside Partnership and the design team are present to answer all your questions; please feel free to ask.
The guiding vision for Chesterfield Waterside is to deliver a development that gives Chesterfield back its waterside environment through a high quality sustainable mixed use neighbourhood. Best practice in urban design, housing design, transport planning and landscaping will promote a strong sense of community and local identity.
RESPONSE TO THE ISSUES

Embedding the ‘Chesterfield’ character into the development is key so to give the neighbourhood a sense of place and ‘belonging’ to Chesterfield. Linkages to Chesterfield town centre are an intrinsic part of integrating the scheme into the culture of Chesterfield.

THE CANAL AND RIVER ROTHER
The canal and river setting appears to have been neglected for sometime and is unnavigable. The majority of footpaths are infrequently used, of poor quality and sometimes intimidating, especially during quieter times of day. The canal is part of the wider Trans Pennine Trail and will benefit a wider strategic leisure route, improving strategic access to Chesterfield.

The master plan proposes to give the waterside back to Chesterfield by providing:

- Improved and better managed flood risk conditions in the area
- A new arm to the canal and restore the River Rother
- A series of public spaces along the canal
- A visitor day out – a destination!
- A linear park and urban waterfront
- Uninterrupted public access to the canal with places to sit, eat and spend time relaxing
- A landmark public square and canal basin
- A heart to the neighbourhood and a place for shopping, eating, drinking and relaxing

RELATIONSHIP TO CHESTERFIELD
We are proposing to improve links to the town centre through signage, public realm improvements and physical improvements. The retention of views to the crooked spire from Basin Square will create a visual link.

CHARACTER AND IDENTITY
The proposed scheme will be contemporary in style but have clear links to the dynamic character of Chesterfield. A heritage route is also proposed along the canal, where the history of Chesterfield could be celebrated in the form of public art.

SUSTAINABILITY
We are investigating a range of sustainable technologies to incorporate on site.

OPEN SPACE AND PLAY
We seek to draw the visitor through the site with a series of interconnecting public spaces, including

- Basin Square an event space and leisure area
- Ecological park a haven for wildlife and flora and fauna, and
- Local spaces where children can safely play

The landscape strategy will help to establish the redevelopment as a destination for exploration and relaxation.
LAND USE

The master plan consists of a mix of uses as well as housing and offices:

- Shops,
- Restaurants,
- Cafes,
- Bars,
- Office,
- Hotel,
- Visitor Attractions,
- Community Facilities,
- Craft Workshop

A majority of these uses will be located close to the train station and bus stops and within walking distance of Chesterfield town centre, complementing the town centre rather than competing with it. The canal basin uses will provide a sophisticated evening offer, and make Chesterfield Waterside a ‘day out’ visitor destination.

The scheme will provide a place for lunch or dinner, leisurely walking along the canal promenade – leading to the Ecological Park and perhaps a canal boat trip to top it all off!

Housing is located throughout the master plan, with a mix of houses, flats and duplex apartments.

Around 40% of the site will be made up of open space, so as to complement the canal side setting and provide a relaxing leisure destination and high quality play areas for the housing.

BUILDING HEIGHTS AND DENSITY

It is proposed that higher densities and buildings be located adjacent to the train station and Chesterfield town centre so as to encourage movement by foot, train and bus – a more sustainable option than the car.

Medium densities with a more domestic scale would be located to the north of the site so as to complement the accompanying ecological park.
The master plan offers a variety of experience and character and encourages exploration, whilst maintaining neighbourhood coherence.

**MASTER PLAN DESIGN PRINCIPLES**

- Integrate meaningful characteristics of Chesterfield into a contemporary scheme
- Creation of a mixed use heart and key public space, acting as a meeting place
- Creating a visitor destination
- Improving access to Chesterfield Canal and River Rother
- Creation of navigable canal link
- Respect towards existing site features particularly water courses, water storage capacity and flood risk
- Improve and manage flood risk conditions in the area through innovative design
- Integration of a series of squares, streets and open spaces that are safe, visually interesting, easy to maintain, pleasant to use and are appropriate to the scale of surrounding development
- Provision of street network that encourages exploration, gives priority to pedestrians and cyclists, whilst accommodating the needs of motor vehicles
- Integration of sustainable and renewable energy technologies

**INDICATIVE IMAGES OF DESIGN PRINCIPLES**

- Car Park and Landscape Noise Buffer
- Strong Gateway Corridor to Town Centre
- Area of Spatial Containment
- Key Distant View
- Landmark Building or Distinctive Facade
- Key Active Front
**WHAT ARE PEDESTRIAN FRIENDLY STREETS?**

- A street that creates a safe and welcoming environment by clearly prioritising the needs of pedestrians above those of vehicles.
- A street where road space is designed to accommodate the activity and needs of the local community, including children, families, disabled people, pedestrians and cyclists.
- ‘Shared surface’ streets with designated parking, play space, seating and planters within the shared surface.
- Streets where vehicular speeds are kept low.

**APPROACH TO MOVEMENT**

A series of people friendly streets will be established on the ‘home zone’ principles – therefore giving pedestrians priority over vehicles. There will be a 3 tier hierarchy of streets: A boulevard street, waterfront promenade and home zone / shared surface.

**THE BOULEVARD**

Brimington Road will serve as one of the key approach corridors announcing Chesterfield town centre. Our approach is to humanise the street through the use of high quality public realm, appropriate scale of development and traffic calming methods. HGV traffic generated by existing uses on site will be removed, to the benefit of the area as a whole.

**WATERFRONT PROMENADE**

The Promenade Street will provide local circulation and access to the interior of the site and individual blocks. The street provides a human scale environment, with low vehicle speeds restricted to 20mph.

**PEDESTRIAN FRIENDLY STREETS (HOME ZONES)**

A shared surface approach where all modes of movement are equitable will encourage other forms of activity, such as children’s play, to flourish. The streets will be designed to restrain vehicle speeds.

**ACCESS BY FOOT AND CYCLE**

The streets within the scheme have been designed to encourage cycling on street. The canal will provide a conduit for cycling and walking through the use of a shared cycle and pedestrian route.
OPEN SPACE AND LANDSCAPING

The canal side environment will be transformed from the unwelcoming landscape that greets the wandering visitor presently. The provision of a high quality landscape will provide a truly unique experience.

The landscape approach will help to establish the redevelopment as a destination for exploration and relaxation.

**LANDSCAPE AND OPEN SPACE KEY PRINCIPLES**

- New navigable canal stretch allowing boats to access this once abandoned section of canal.
- Creation of a waterfront ‘Urban’ parkland.
- Creation of a soft linear park complements the neighbouring waterfront ‘urban’ parkland. The linear park provides corridors and habitats for existing and new wildlife and will improve the bio diversity of the scheme.
- The proposed Ecological Park builds upon a wealth of wildlife and flora & fauna already found along the banks of the canal. A haven for the numerous waterside species, the park offers a tranquil break for residents and visitors alike in a wild meadow landscape.
- Pocket play spaces will be within easy access for all users, so as to allow a variety in play.
- Recreational activity such as angling is already firmly established to the north of the site. There is an opportunity to incorporate angling within the proposed development through the provision of fishing platforms.
- Sustainable Urban Drainage Systems help to reduce the impact of increased hard surfaces on the rate of rainwater discharging into surrounding rivers during peak storm events. There are many options for SUDS, softer options include green swales and reed beds – this provide a visual and educational amenity.

What type of public art would you like to see in Chesterfield Waterside?

What type of neighbourhood play space would you like to see in Chesterfield Waterside?
SUSTAINABILITY

We are investigating a range of sustainable technologies to use on site that will meet the government’s ‘Code for Sustainable Homes’ design standards, these include:

WIND TURBINES
The power generated by turbines is dependent on the wind speed and size of the rotor on the turbine. Proximity to residential and other sensitive uses often dictate whether wind turbines can be used.

COMBINED HEAT AND POWER
By way of example this process could save energy by producing electricity locally within the scheme saving the huge amount of wastage created by the national grid distribution from remote power stations. One possibility is biomass - a carbon neutral fuel. Larger scale communities benefit the most from CHP plants where economies of scale can be beneficial for using locally produced energy. Derbyshire as a region is rich in Willow, which can be refined into Willow pellets for use in CHP plants.

SOLAR GAIN
Through orientation of buildings, window and roof positioning, on site solar gain can be controlled for maximum benefit. Solar Photovoltaic Cells and solar hot water heaters can be added to south facing roofs.

SUSTAINABLE URBAN DRAINAGE SYSTEMS
Will be integral to the overall master plan and aesthetic quality of Chesterfield Waterside so as to integrate a ‘greener’ feel to the public realm. SUDS can enhance water quality by encouraging a more natural rate of groundwater recharging. If managed correctly such installations can also provide valuable urban habitat for native wildlife.

GROUND SOURCE HEAT PUMPS
Exploit heat from within the ground by circulating water within a ground heat exchanger. They require energy input, with any cost benefit dependant on the cost of the energy input. The use of GSHP are greatly dependant on the ground conditions of the site.

GREEN ROOFS
Green roof technology can absorb rainfall, create habitats and increase the life span of a roof membranes.

WATER TURBINES AND MICRO HYDRO
Micro hydro is a renewable form of electricity that is greatly dependant on river flow, often used in conjunction with weirs.

CAR CLUBS
Can be beneficial in mixed use schemes where employment uses and residential uses share them during the day and the evening respectively. Research from Bristol and London has confirmed that one car club space can replace up to the equivalent of ten privately owned cars.

What is your opinion of sustainable technology and the implications for Chesterfield Waterside?
The River Rother and the Chesterfield Canal are central to our vision of Chesterfield Waterside: bringing water, light, activity and movement into the heart of the development.

At present the River Rother is neglected and presents an unwelcoming sight for visitors to Chesterfield – especially those venturing on foot or cycle along the Trans Pennine Trail or Cuckoo Way both of which follow the river through the site.

The master plan proposes to give the waterside back to Chesterfield by introducing a series of public spaces along the canal, and a linear park and urban waterfront. This will allow uninterrupted public access to the canal with places to sit, eat and spend time relaxing.

The development will capitalise upon the attractiveness of water by creating two new lengths of canal within the site and restoring navigation to a small length of the river. To maintain the water level a riffle weir will be introduced to the river and two locks built on the entry to the navigable arm and the basin. The river will form the focal point of a linear water park which is also designed as an area for water storage to alleviate flooding.

The new Chesterfield Waterside basin will lie in the south of the site. The basin will provide a relatively limited number of short term moorings and is intended to be a fitting terminus to the 46 miles of the Chesterfield Canal – designed to enable access to the town and to the Peak District rather than providing long term accommodation. Additional moorings, some long term, and a full range of facilities for boaters will be provided on the canal nearby.

The East Midlands Development Agency’s Waterway Regeneration fund has provided a generous grant of £500,000 towards the initial infrastructure for the canal basin and new navigable link. We propose to submit a detailed application for the first stage canal basin at the end of March.
BASIN SQUARE

Basin Square and the canal basin form the heart of Chesterfield Waterfront. A place to relax, meet friends, while away the day and remain long into the evening. The square is the lynchpin to the proposed development. If England were to win the World Cup then this is where the celebration could be.

The square could be a multi-functional space for activities such as Jazz festivals, travelling international food markets, fun runs and summer fun days. What activities would you like to see in Basin Square?

The basin water will have a close relationship to Basin Square, people can enjoy the experience of being next to water and interact with water features and bridges.

The crooked spire is the enduring image of Chesterfield. Further to forming part of the towns identity the spire plays an important role in terms of orientation. It is important that the development of Chesterfield Waterside responds to opportunities for key views to the spire. The concept of an architectural window or frame, through or between architectural elements, strengthens Basin Square’s relationship, and sense of orientation, with Chesterfield Town Centre.

What activities would you like to see in Basin Square?
A GRAND DAY OUT

The proposed scheme is not merely a one dimensional new neighbourhood composed of houses and flats. It is a destination in its own right with places to see, things to do, boutiques in which to shop and restaurants and bars in which to enjoy long into the evening.

Great public spaces and parks, be they hard, soft, waterside or ecological, offer a draw to people of all ages and walks of life. The scheme is not insular but outwardly welcoming. The new Chesterfield Waterfront really can offer a Grand Day Out!

9.30
ARRIVE AT CHESTERFIELD TRAIN STATION. WALK INTO TOWN CENTRE.

10.00 - 12.00
ARRIVE AT THE CROOKED SPIRE, VISIT THE TOURIST INFORMATION CENTRE AND TAKE IN THE SIGHTS OF THE TOWN CENTRE!

12.00 - 2.30
WALK TO BASIN SQUARE FOR A SPOT OF LUNCH AND SOME SHOPPING.

2.00 - 2.30
WALK LUNCH OFF BY STROLLING ALONG THE SOFT LANDSCAPED LINEAR PARK.

2.30 - 4.00
TAKE IN THE NEW STRETCH OF WATERWAY AND RELAX AMONGST THE WILDLIFE AND FLORA AND FAUNA OF THE ECOLOGICAL PARK.

4.00 - 4.30
VISIT THE ISLAND

4.30 - 5.30
ENJOY THE LATE AFTERNOON SITTING OR STROLLING ALONG STEPPED CANAL SIDE LANDSCAPE.

5.30 - 10 (ISH)
CHOOSE ONE OF SEVERAL EATERIES FOR A DINNER IN A WATERSIDE SETTING, DRINK IN THE SUNSET AS A SUNSET AND WATCH THE SUNSET BEHIND THE FAMOUS CROOKED SPIRE.

INDICATIVE IMAGES OF ACTIVITY IN BASIN SQUARE