

Staveley Town Centre
Project
Chesterfield
Stage 2 Report

Staveley Town Vision

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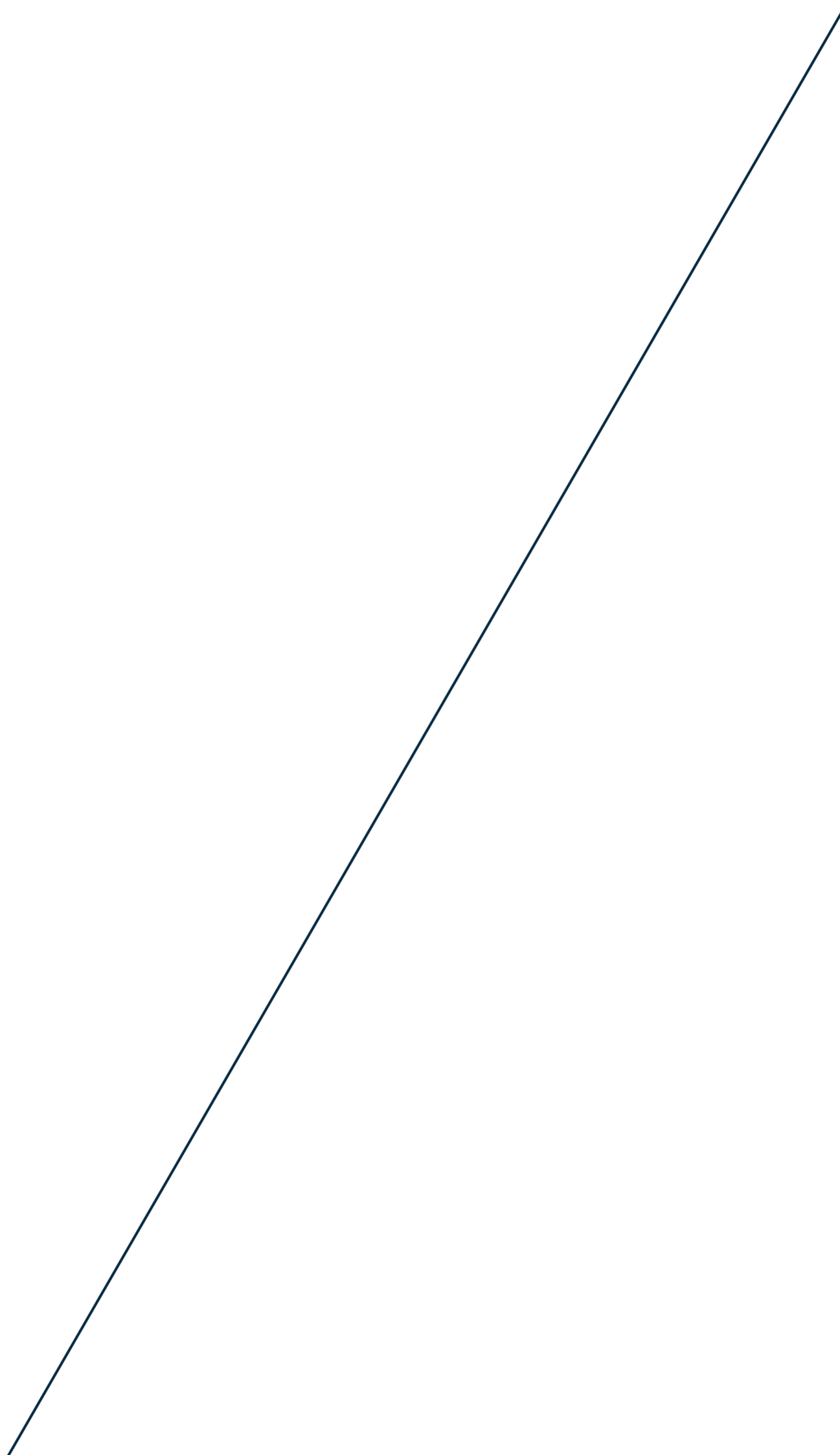
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Introduction

Executive Summary

This RIBA Stage 2 report has been produced by Whittam Cox Architects (WCA) on behalf of Chesterfield Borough Council (CBC) with contributions from the wider project team.

Whittam Cox Architects were appointed in September 2021 to develop RIBA Stages 0, 1 and 2 for the key developments in Staveley town centre. It was found that this will include the regeneration of the Market Square, renewal of the High Street and enhancing connectivity within the town centre and Chesterfield Canal.

An initial RIBA Stage 0 was completed to develop options that best deliver the client requirements. RIBA Stage 1 was then developed in order to develop 2D plan layouts and high level 3D massing that explored the delivery phases of the Town Deal Funding, additional CBC funded projects and further future phases that may be developed.

An iterative design process defined the development of the masterplan and was informed by discussions about how best to invest the available funding into Staveley including the open spaces, existing retail units and the development of new buildings.

The project has been organised as a series of phases which will aide the development of the wider Staveley Masterplan. Phase 1 includes the design and development of a 'pavilion' building. It is anticipated that this will include a cafe at the ground floor and the local library will occupy the first floor.

Phase 1+ includes retail units to the rear of Markham Hall and adjacent to the Pavilion proposal. This also includes rentable office space on the first floor. The development of Phase 1+ is dependable on further funding from CBC and is not included on the Town Deal Fund.

Following co-ordination and review from the client, Whittam Cox Architects have prepared this Stage 2 report document that demonstrates how the masterplan can be delivered aligned to the business case and longer term aspirations.

Development of RIBA Stage 2 Proposals

The work undertaken at RIBA Stage 2 has built upon the previous masterplan developed by others and takes in to account the available funding through the Town Deal Fund. Discussions around the scope of the project developed to establish the brief of the cafe and library as well as the retail units in Phase 1+. This document will be primarily concerned with the Phase 1 Town Deal Funded project but development has coordinated with future phases in order to allow further development without compromising quality of design.

Further Project Team

The following disciplines have not been consulted at this stage and should be considered at future stages:

- Structural Engineer
- Mechanical and Electrical Engineer
- Archaeologist- the proposed site is close to Staveley Conservation Area
- Highways- the existing Market Square parking spaces have been removed
- Arboriculturist
- Ecologist
- Coal mining risk assessment
- Civil engineer
- BREEAM assessment- if required

Assumptions

The designs included in this document have been developed with the following assumptions in mind:

Statutory Requirements

- The designs in this report will require planning approval, requests from the local authority may require changes to the designs shown at this stage.
- It is assumed that there are no statutory services running directly under the proposed building site that may hinder the construction process. Diversion of these services will likely have an impact on the cost sum analysis.
- The development in general requires the removal of several mature trees which will require planning approval.
- Required plant to the proposed building has not been accounted for in the plans of the building at this stage. This will be defined by the operator who will determine the plant size.
- It is a requirement of the client to ensure a Principal Designer is appointed aligned to the CDM regulations 2015.
- A coal mining risk assessment may be required.
- Proposals in this report have been drawn using OS map data. Future stages will require topographical survey information.

Site Ownership Constraints

- Phase 1+ will require engagement and consent from the owners of Markham Hall in order to receive planning permission.
- The development of the shop fronts are not to be full refurbishments. Shop units are to receive grants for the shop front improvements only, as outlined in this report.
- The priority of retail units is subject to further review by CBC. As is

the extent to which retail units around the edge of Staveley may be eligible.

- There has up to this point been no engagement with Morrisons Staveley who are a key landowner in the town centre. Engagement with Morrisons may be critical for further extensive phases of the masterplan for Staveley in the future.

Stakeholder and Operation Requirements

- The library and cafe use of the proposed Pavilion building has determined the floor size of the design. The cafe and library proposal was imperative in progressing the designs included in this report. If an alternative final user is to be proposed, the footprint and design is to be reviewed.
- Costings have been developed alongside the developing designs and is an ongoing process to be reviewed and updated by others.
- It is assumed the current market traders that use the Market Square on a weekly basis are to be relocated either permanently or temporarily in order for development works to take place.
- Decant of local businesses where and when it is deemed necessary is to be reviewed by CBC separately.

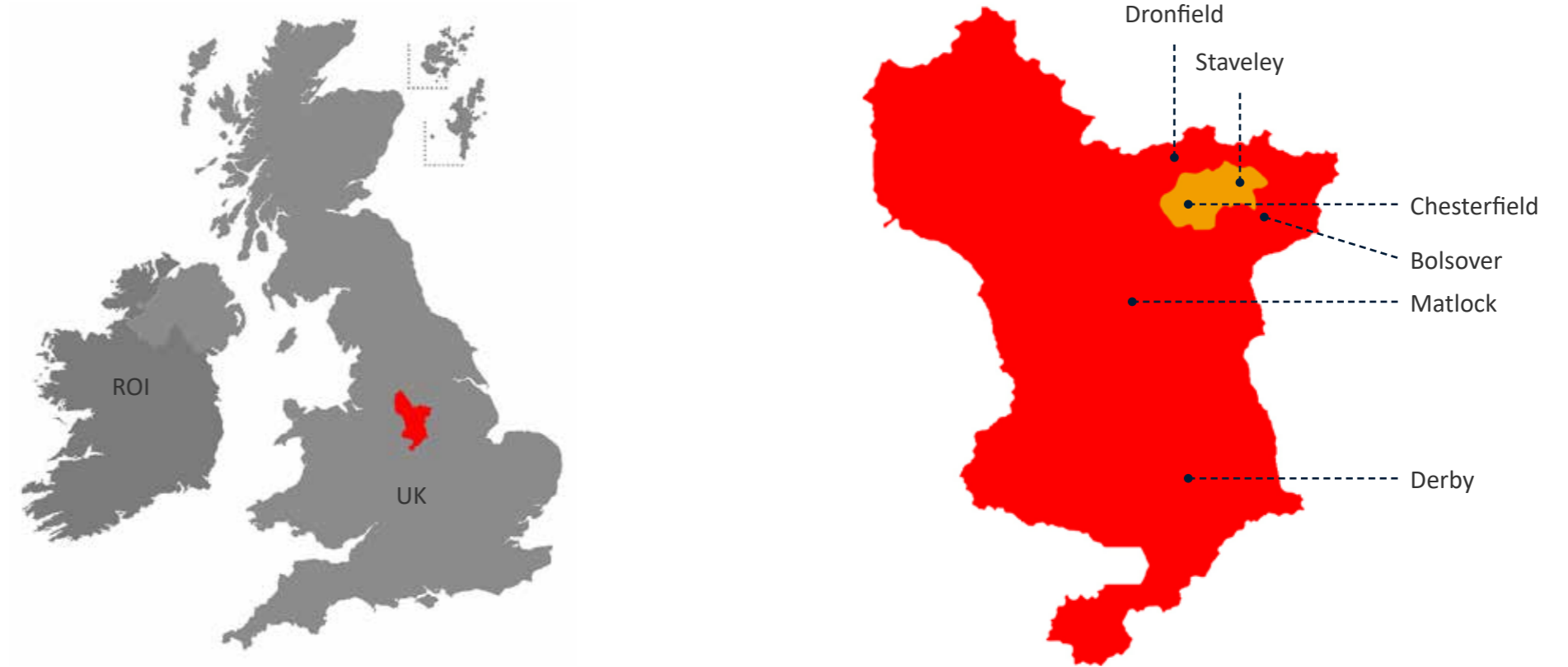
Introduction

Background

Staveley is a former mining town in North Derbyshire near Chesterfield with a population of around 18,000. Key investment in the area came from Markham & Co, after which Markham Hall, originally an indoor market, on Market Street gets its name.

Staveley once had four railway stations, Staveley Central, Staveley Works, Barrow Hill and Staveley Town. The last of these closed to passengers in 1964 and to freight in the 1980s.

A nationwide decline in industry has meant that employment around coal and other industries such as chemicals and iron have almost entirely closed. Recent investment in the area has seen the opening of a new motorway junction, 29a, and the new link road that links it to Staveley. This also coincides with the investment in Chesterfield Canal which is reinstating the canal from Chesterfield to Kiveton. The new Staveley Town Basin was officially opened on 30th June 2012 and forms the central core for the development of Chesterfield Canal in Staveley.



UK to Derbyshire

Derbyshire to Staveley

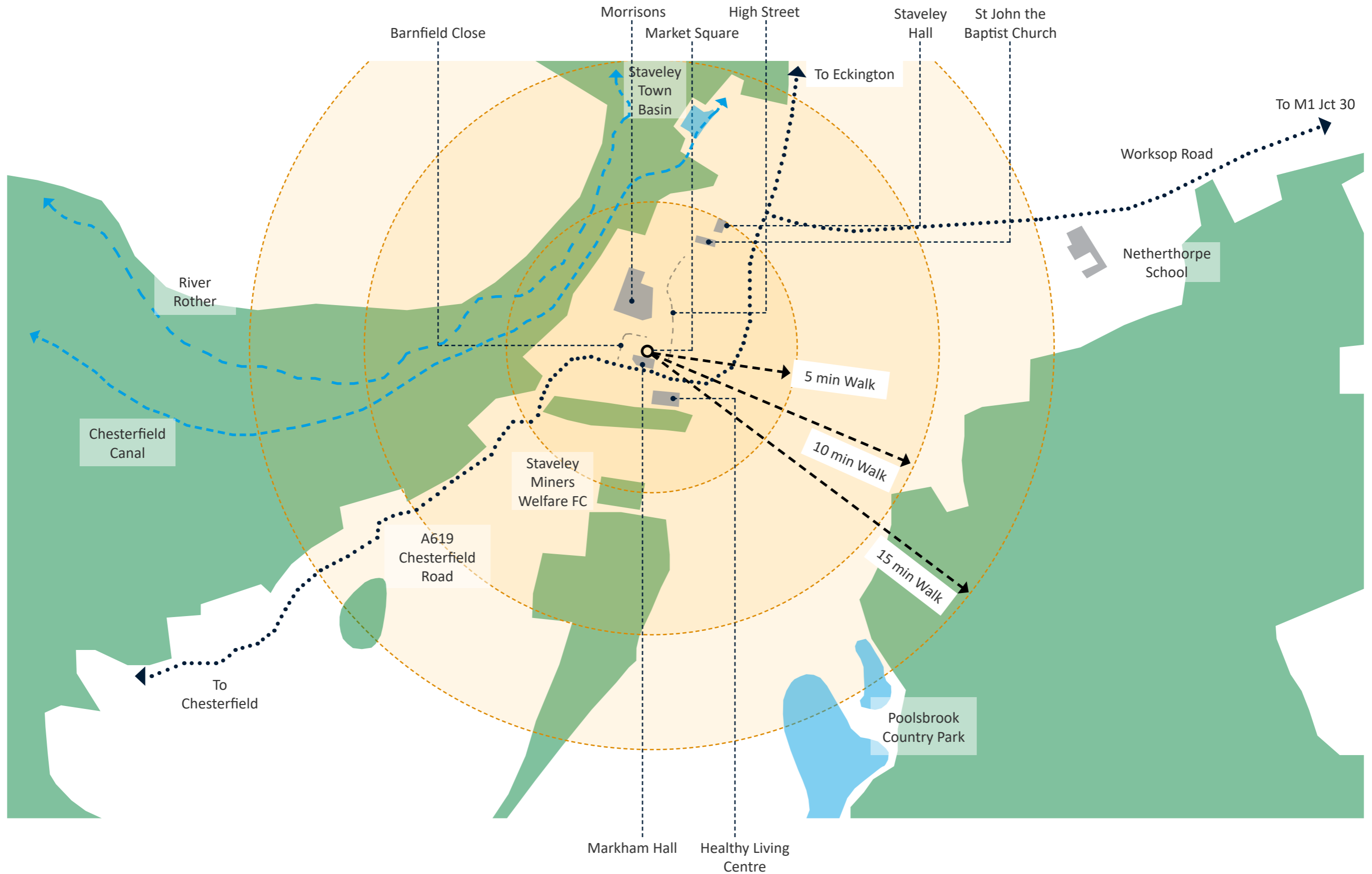


Staveley and the immediate area

Not to scale

Introduction

Study Area



Introduction

Existing Masterplan

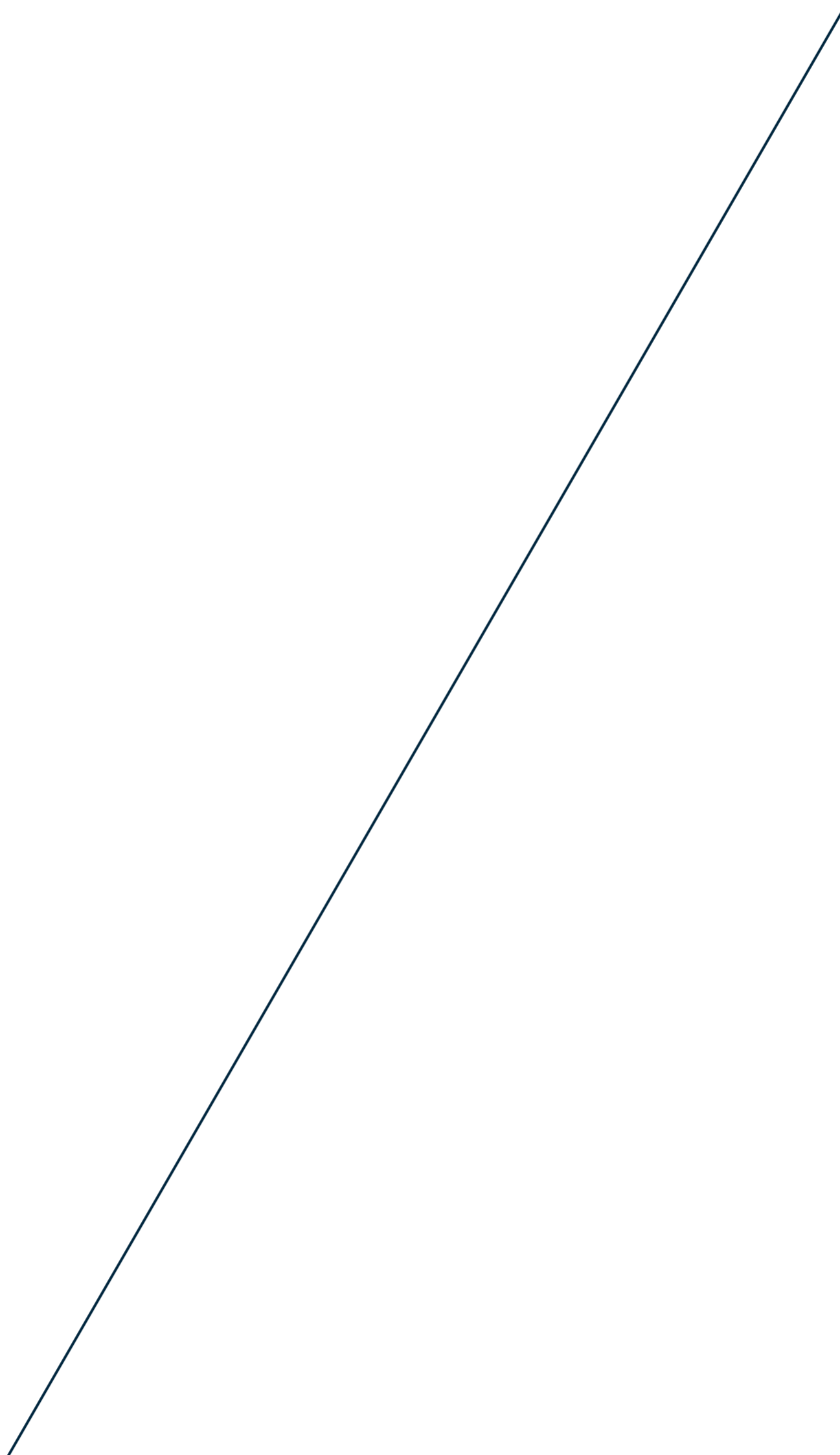
Prior to Whittam Cox Architects involvement in this project, a Staveley Masterplan was developed in order to set out all the potential projects within the town centre.

The proposals in this report use the principles set out in this existing masterplan. Which has now been through the public consultation process. But the proposal in this report demonstrates a deliverable scheme for the first phase of this masterplan and is aligned to the associated Business Case.

1. Pavilion
2. Temporary retail spaces
3. Market House
4. Mixed use building including retail space, office space and residential units
5. High Street improvements
6. Shop front improvements
7. Links to Chesterfield Canal



Existing proposed masterplan artist impression



Analysis

Guidance on Developments Staveley

Staveley Town Deal

The Staveley Town Deal proposes to invest £25.2m worth of funding to transform the area as part of the Government's Town Deal Programme.

The project aims to boost growth in the area with projects that will drive long term economic growth, offer employment opportunities and improve green spaces and the canal network around Staveley.

Projects and investment from the Town Deal will be steered by the Town Deal Board and managed overall by Chesterfield Borough Council.

Staveley Town Basin

The restoration of Chesterfield Canal has included the development of the Staveley Town Basin. This project is part of works being carried out by volunteers to restore and improve the canal. Staveley Town Basin is now the new extent of the restored Chesterfield Canal.

The developments at the basin are still ongoing, with further major developments still being planned. But improving this canal provides local interest and green spaces as well as providing tourist attractions on the restored canal.

Staveley Town Centre Masterplan

Staveley itself, a masterplan has been developed to outline the projects to take place across the town. This looks to improve the look, feel and flow of the Market Square and High Street as well as further afield.

Chesterfield Borough Council commented the following:

"The draft plan has been brought forward as part of an ambitious regeneration package being delivered under the Staveley Town Deal programme, which has created a 'golden opportunity' to breathe new life into the former mining town for generations to come."

All of the above projects suggest an this is an important and exciting time in the development of Staveley. The up-coming developments are set to change the face of the town centre and the proposals in this report fit hand in hand with this vision. It is hoped that the Pavilion and the improvements to the Market Square can be a catalyst for change in Staveley.



Staveley Town Deal



Staveley Canal Basin Artist Impression



Staveley Town Centre Masterplan Artist Impression - Produced by others



Other developments around Staveley include industrial sites - Produced by others.

Analysis

Assessment of Consultation Period on Staveley Masterplan

The Staveley Town Centre Masterplan was subject to a six week public consultation during November and December 2021. The ambitious regeneration plans for Staveley are designed to harness the opportunities presented by wider investment in the town and engaging with the local community is key to a successful scheme in the long term.

In general the masterplan was warmly received by the public who are happy to see some investment into Staveley. The uplift to the Market Square, High Street shops and the links to Chesterfield Canal were all areas where it is recognised that investment would have a positive impact on the town. Areas of concern include parking around the town, particularly around residential areas where parking is already busy, and security issues around anti-social behaviour. There is also concern for the existing shops around Staveley to ensure they are engaged with and are able to continue trading during and after implementation of the proposals.

An important and informative question asked during the consultation and the results is shown below:

What three proposals in the Masterplan do you like the most?

	Total Responses	Mean Score	1st Choice	2nd Choice	3rd Choice
Market House	13	2.3	6	5	2
New Library	2	2.5	1	1	0
New Shops	24	2.4	15	4	5
Apartments above shops	2	2.5	1	1	0
Market Square (public realm)	30	2.2	14	7	9
Uplift to High Street	18	1.7	3	6	9
Shopfront improvements	16	2.0	4	8	4
New wayfinding signage	5	2.0	1	3	1
New cycle parking	3	2.0	1	1	1
Regal Cinema	23	2.1	9	8	6
Former Elm Tree pub	6	2.2	2	3	1
New housing on Devonshire Close	6	1.3	1	0	5
New employment uses on Duke Street	4	1.5	0	2	2
Duke and Market Street	3	1.7	0	2	1
Canal links	23	1.6	3	8	12
Porter Street	0	0	0	0	0
Town centre Wifi	6	2.0	2	2	2

The mean score allows us to understand which areas of the masterplan are generally of most importance to the local community. This demonstrates that the library, new retail areas, new apartments, a new market house and the public realm works to the Market Square are the highest priority items.

Comments arising from the public consultation include the following:

Pleased with the proposals in the plan, but please retain the Market Square central historical centre piece with cast plaques.

I support the revitalisation of the Market Place as it feels dull, empty and lifeless at present.

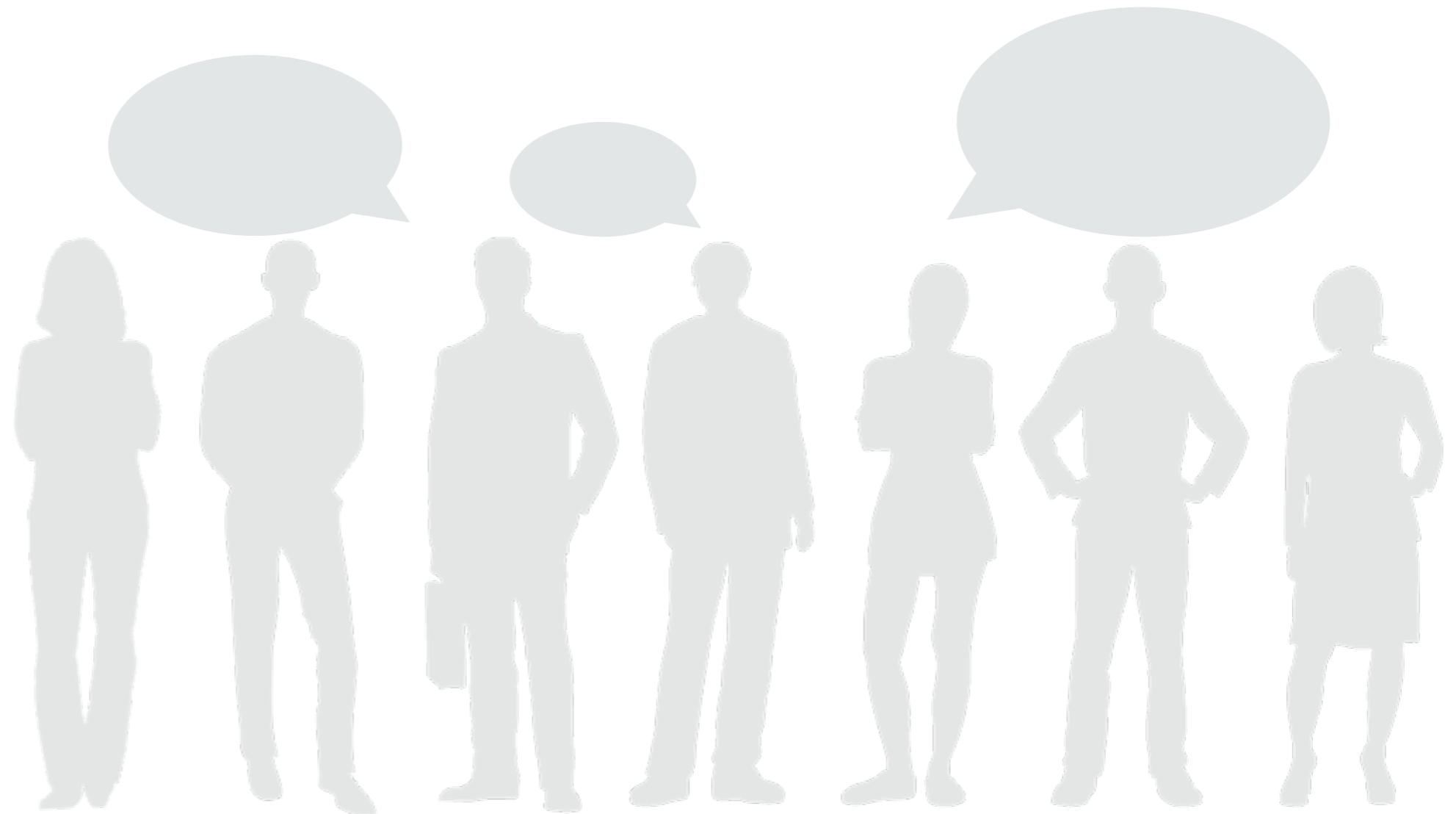
I hope the existing shops will still be there - possibly re-housed. Seating areas for street food would be nice.

Support proposals for refurbishment of tired buildings, shopfronts etc. Feel that High Street has seen better days.

Signage to the canal is very important if the town is going to make the most of this wonderful asset.

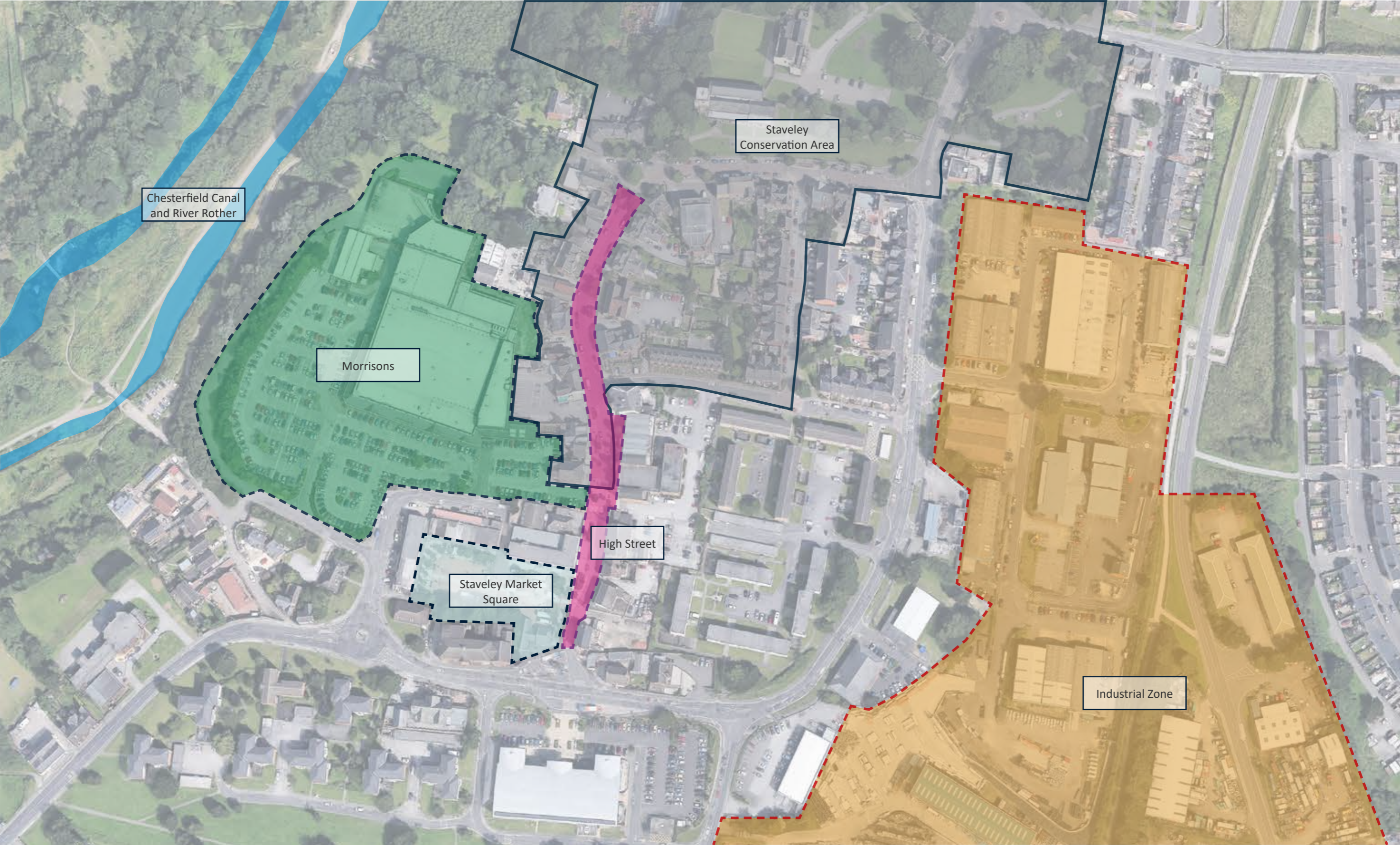
Improvements to access to Mill Green and via Constitution Hill would be very good. The canal and town basin are potentially great assets if only development could proceed.

I believe Staveley has incredible untapped potential and would like to see more higher quality food and drink establishments as well as culture and arts events.



Analysis

Zonal Assessment



Analysis

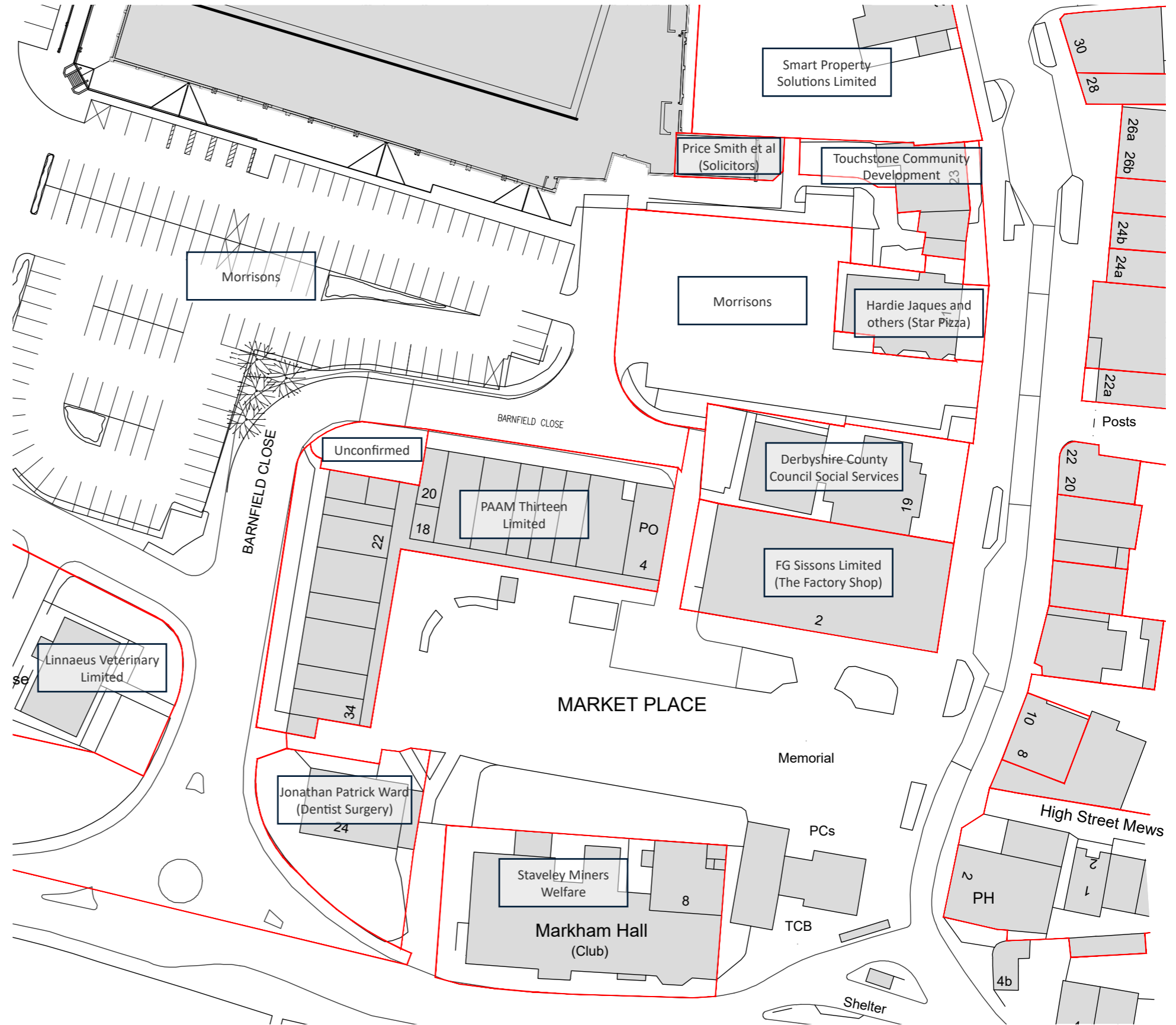
Existing Ownership Plan

The adjacent plan shows the existing ownership boundaries around the centre of Staveley. Of particular interest regarding this report are the ownerships surrounding the Market Square.

It is assumed that the Market Place, surrounding roads and areas labelled as Unconfirmed are all under the ownership/control of Chesterfield Borough Council.

The proposals in this document are therefore contained within the ownership of Chesterfield Borough Council. Future phases that may be pursued as part of the wider masterplan will have to consider the ownerships around the centre of Staveley including PAAM Thirteen Limited, Morrisons and FG Sissons Limited among others.

The retail units on Barnfield Close are all owned by PAAM Thirteen Limited but also have individual leaseholds resulting in around 13 interested parties in this building.



Existing Ownership Plan

Not to Scale

Analysis

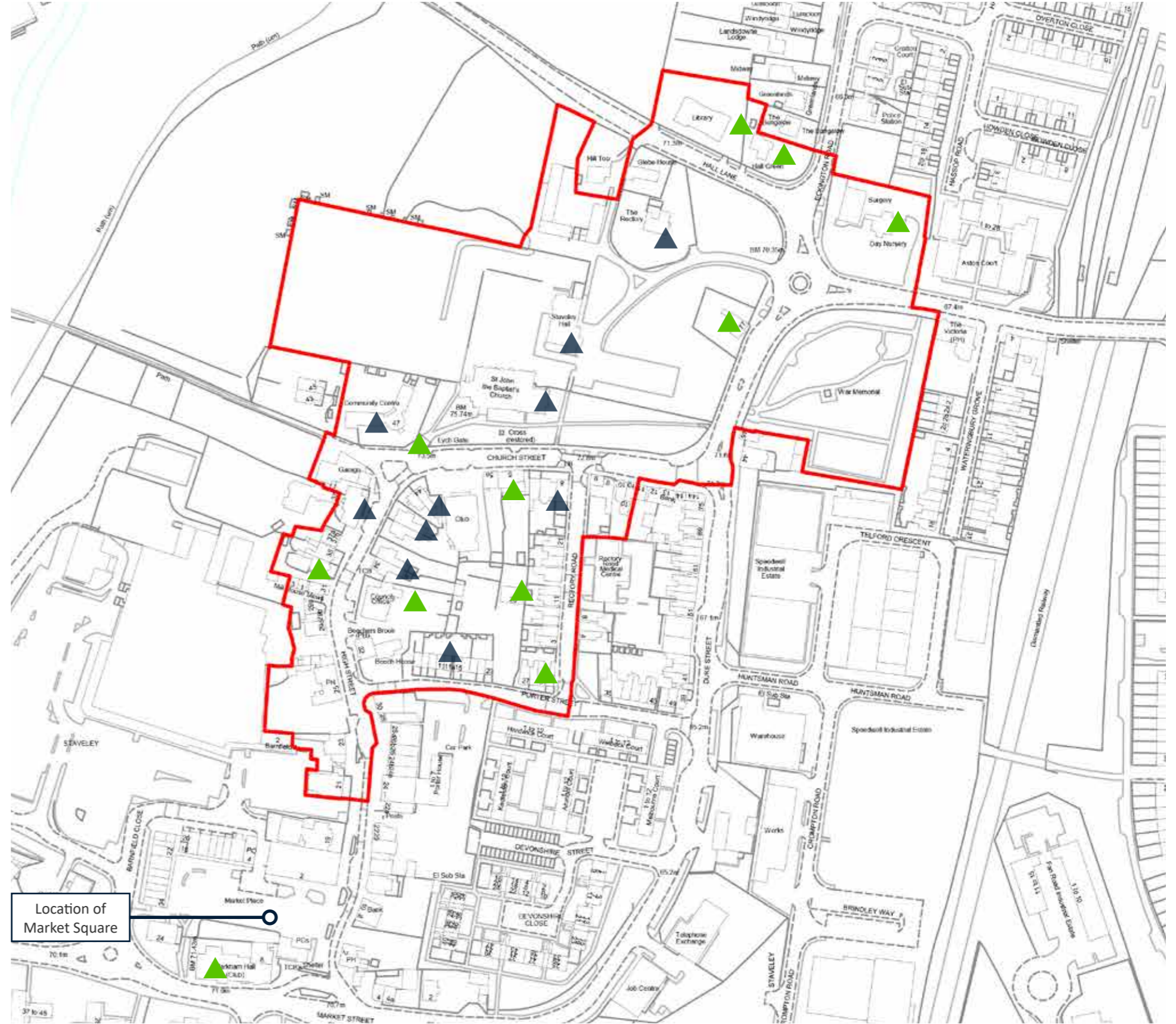
Heritage Buildings and Staveley Conservation Zone

The significance of the Staveley Conservation Area is derived from a number of positive qualities and characteristics that combine to make it a distinctive area containing both architectural character and historic interest.

Staveley is often thought of as a former mining town but an important part of the town aesthetic is the medieval buildings and street pattern which gives the conservation area its historic importance. A number of buildings within the conservation area are listed as being of special architectural or historic interest and make a significant contribution to the character of the area.

Within the conservation area there are several buildings that are associated with the expansion of the coal and iron mining industries within Staveley. These buildings are an important part of the town's architectural and social history. The prevalent use of local materials, particularly sandstone and red brick is important to the town's character and appearance. These materials are associated with many of the most well thought of buildings in Staveley. These materials have qualities of age and an appearance of permanence/solidity that root the conservation area in to its setting.

Outside of the Conservation Zone, Markham Hall is a Locally Listed building and is located directly adjacent to many of the interventions proposed within this report.



- ▲ Listed buildings
- ▲ Buildings of townscape merit

Key

Staveley Conservation Area Map

Not to scale

Analysis

Heritage Buildings in Staveley



St John the Baptist Church, Church Street.



The Chantry, the oldest house in Staveley, High Street.



Ebenezer Row, former workers cottages, Porter Street.



The Old Rectory, Church Street.



Staveley Hall, Staveley Hall Drive.



34-36 High Street.

Analysis

Market Square

History

One lasting legacy of the mining history of Staveley is the Miners welfare building which still sits beside the Market Square. This was built in 1893 as an indoor market hall and was named Markham Hall after the then owner of Markham & Co, an important mining company for the town.

The Market Square has traditionally been a busy centre to the town, holding weekly markets that could be accessed by everyone. The picture below shows a market day in 1976 with the retail units on Barnfield Close in the background.

Existing

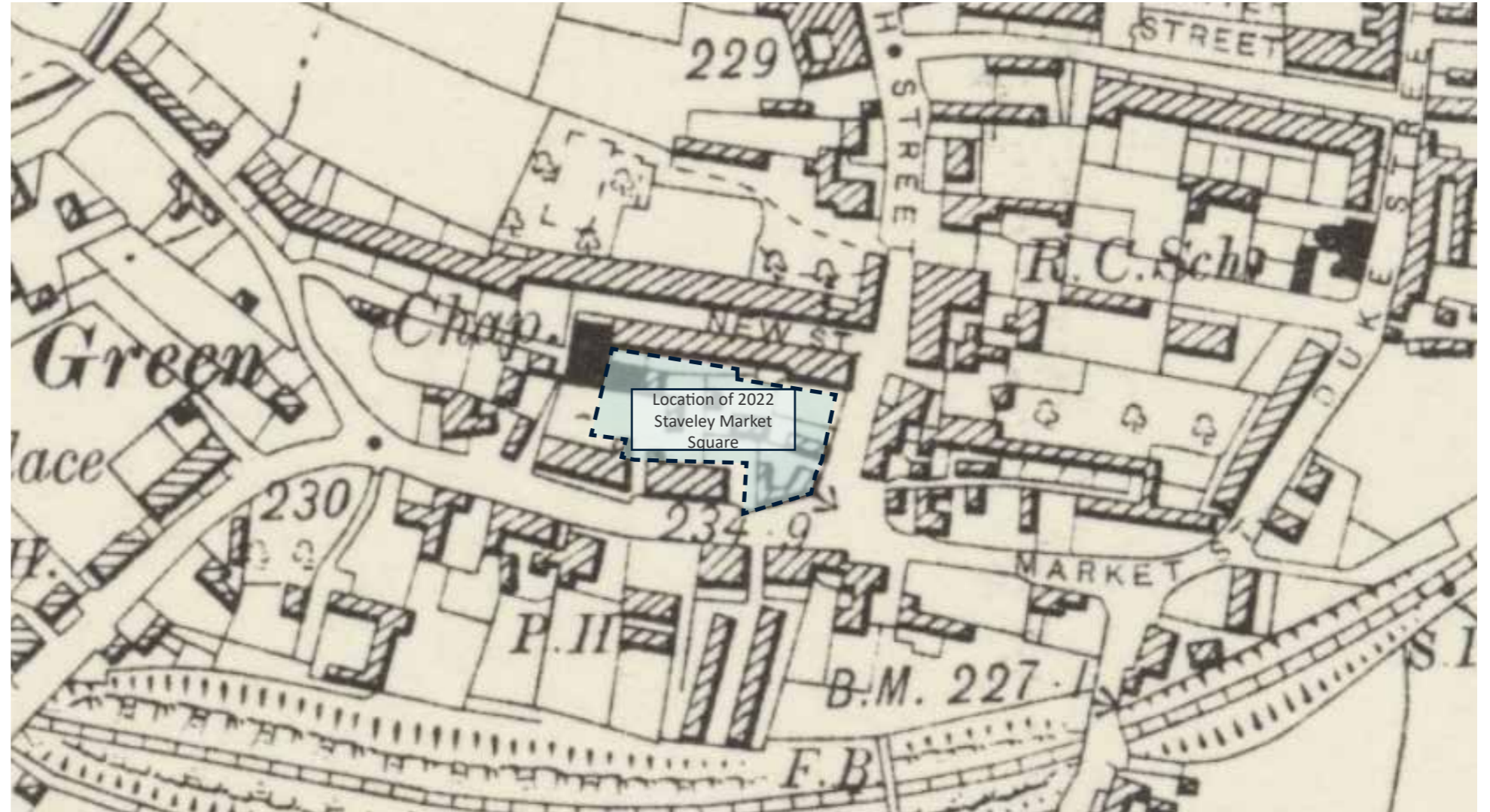
Within the Market Square red brick is the predominant material used on surfaces, retaining walls and planters. Seating is provided by individual benches, these are generally without arm or back rests. The light columns are low, and whilst quite a noticeable feature within the square, they are not of the same style or quality as those on the high street.

There are a number of market stall structures in the square and an area of car parking, including accessible parking bays.

There are several mature trees of a variety of species and quality. The areas of amenity planting within the square comprise a mixture of low shrubs and perennials, there are gaps in the planting and the shrubs in many cases are over mature.

There is a Miners memorial and clock which are the central focus of the square. The light columns and some of the benches are set out around the memorial.

The square receives good sunlight through the day but despite this and the mature trees, overall impression is of a cluttered, tired space that lacks the quality and character found elsewhere in Staveley.



1899 Map of Staveley Market Square. Ref: <https://maps.nls.uk/view/101600463>



Staveley Market Square in 1976 looking towards the retail units on Barnfield Close. Ref: picturethepast.org.uk, Image Ref: DCCD000579, photographer V. Greaves



Present day map of Staveley

Not to scale

Analysis

Market Square



Market Square viewed from High Street.



Viewed from High Street looking towards the public toilets and the market storage building



Looking west towards the retail units on Barnfield Close.



Market canopies stand empty when they are not in use.



The trees in front of the retail units now block much of the view of these shops.



Existing features such as lighting columns are part of the aesthetic of Staveley.

Analysis

Retail Units Around Staveley

Retail Units on Barnfield Close

The location and size of Morrisons in Staveley means that Barnfield Close is often a busy road for both vehicular and pedestrian traffic. There are a series of retail units facing onto the Market Square that present the rear elevation on to Barnfield Close and for many people entering Staveley, the rear of these shops is often the first thing of note you see of the town.

Due to the busy nature of Barnfield Close, many of the retail owners have attempted to present a more customer friendly entrance on Barnfield Close, however this has resulted in a haphazard shop frontage on both sides of the building.

A key challenge of the town deal funding has been how to address these retail units on Barnfield Close. Future ambitions for the town also look to replace this building with a more modern solution to a Market House.

Other Retail Units Around Staveley

For other retail units around Staveley a shop front framework is a key intervention of the town deal funding. This aims to allocate some funding to each of the shop units around Staveley town centre that require upgrades.

This report will present a framework diagram that highlights potential areas of improvement that can be applied to any of the shop fronts. Individual retail units can then be assessed against the framework and the best course of action for that unit can be agreed upon.



The retail units on Barnfield Close present the back of house elevation onto the busy road. Some operators have attempted to present a more customer-friendly entrance as well.



Opening onto the Market Square allows these units to expand the usable space they have.



The majority of shops around Staveley are independent retailers such as these on Duke Street



These shops on Church Street are in listed buildings as well as the conservation area.

Analysis

Existing Buildings and Character of Staveley



Independent retailers occupy many of the traditional buildings in Staveley.



This originally residential building has been converted to commercial space.



High Street.



The north end of High Street shows off the red brick aesthetic of Staveley.



Both ground and first floors are used by businesses across Staveley.



Former Elm Tree pub, as in many towns pubs have become empty properties.



Barnardo's on the High Street.



The High Street has a wide range of retail buildings.



The south end of the High Street has many 1970s era retail buildings.



Staveley has many independent retailers that sit beside nationally known shops.

Analysis

Connectivity

Chesterfield Canal passes close to the centre of Staveley and a major refurbishment project at the Staveley Basin has caused visitor numbers to the canal to rise. Ongoing projects aim to reconnect the canal at Chesterfield in the south-west with Kiveton in the north.

Chesterfield Canal opened in 1777 and originally extended 46 miles from the River Trent to Chesterfield. Throughout the 19th century the canal was very successful at transporting coal, agricultural goods and ale. Perhaps the most famous cargo is 250,000 tons of stone from local quarries that was used to build the Houses of Parliament.

The advent of railways began the decline of the commercial use of the canal but in 1907 the collapse of a bridge near Kiveton became a major barrier. The last commercial cargo was carried through the canal in the 1960s.

There are two links for pedestrians from the project area to the Chesterfield Canal, a narrow footpath that connects to Church Street/Top of High Street and a connection via Mill Green.

The Chesterfield Canal tow path is part of the Trans Pennine Trail and the 'Cuckoo Way' walking route. The canal surroundings are high quality green space in close proximity to Staveley town centre.

The project presents the opportunities to encourage active travel and connections to nature with the benefits for physical and mental well-being.

Staveley is one of the larger towns along this route between Chesterfield and Kiveton. With this in mind, improving the links between Staveley town centre and the canal will provide an important stopping point along the canal.

Ensuring signage between the waterway and the town is sufficient is a key factor in producing a cohesive town plan that will allow both residents and visitors to move easily around the area.

To make routes around Staveley more accessible, improving the pedestrian and cycle paths will be important as well as improving strategic car parking locations. Good landscaping design can also be incorporated to create a greener and healthier town centre. Whilst visitors are in the town centre, as seen in many towns across the country, free Wifi can be a key addition to the connectivity and accessibility of the town.



Pedestrian path on the north canal link, looking towards Church Street.



Mill Green, a junction on the south canal link and a dwelling located here.



Foot bridge over the canal at Staveley, at the north canal link.



Mill Green Bridge over Chesterfield Canal at Staveley, at the south canal link.

Analysis

Links to Chesterfield Canal



Mill Green bridge over Chesterfield Canal at the south canal link.



Pedestrian and vehicular path on the south canal link.



Exit to south canal link at the junction with Morrisons car park entrance.



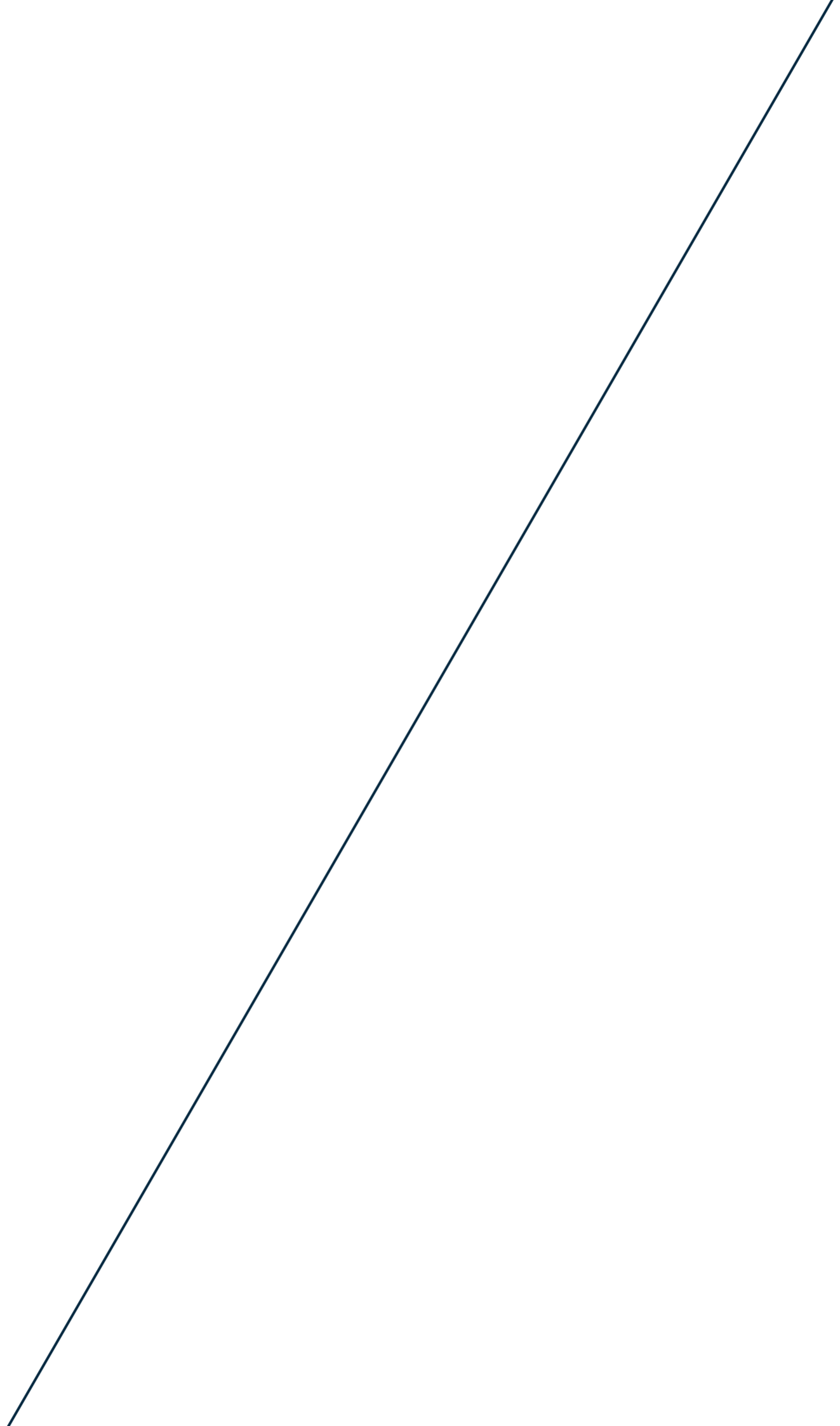
Bridge over Chesterfield Canal at the north canal link.



Pedestrian path on the north canal link.



Exit to the north canal link from the junction of High Street and Church Street.



Proposals

Brief

Through collaboration with Chesterfield Borough Council a series of objectives were discussed as part of the wider Staveley Masterplan. This document will focus on three main objectives: Regeneration of the Market Square, Renewal of the High Street and Enhancing Connectivity.

The project deliverables are as a result of an iterative process of masterplan development and are highlighted below:

1. Regeneration of the Market Square

- A. Demolition of the toilet block / market storage building, to allow for the design and construction of a new 'pavilion' building, which would consist of 520m² of Class E commercial, business and service space.
- B. Major improvements to the quality and attractiveness of the town square, enhancing a sense of place and inviting pedestrian footfall to include remodelling of planters, installation of new paving, removal of existing car park and bollards to create an attractive, inviting and open square.
- C. Installation of modern low maintenance street furniture.
- D. Enhancing connectivity, including pedestrian and cycling routes, wayfinding signage and digital connectivity (town centre Wifi).
- E. A package of cosmetic renewal works to the existing retail units on Barnfield Close, with a strategic property acquisition for future interim uses and to enable the next phase of masterplan delivery.

Phase 1+ also includes:

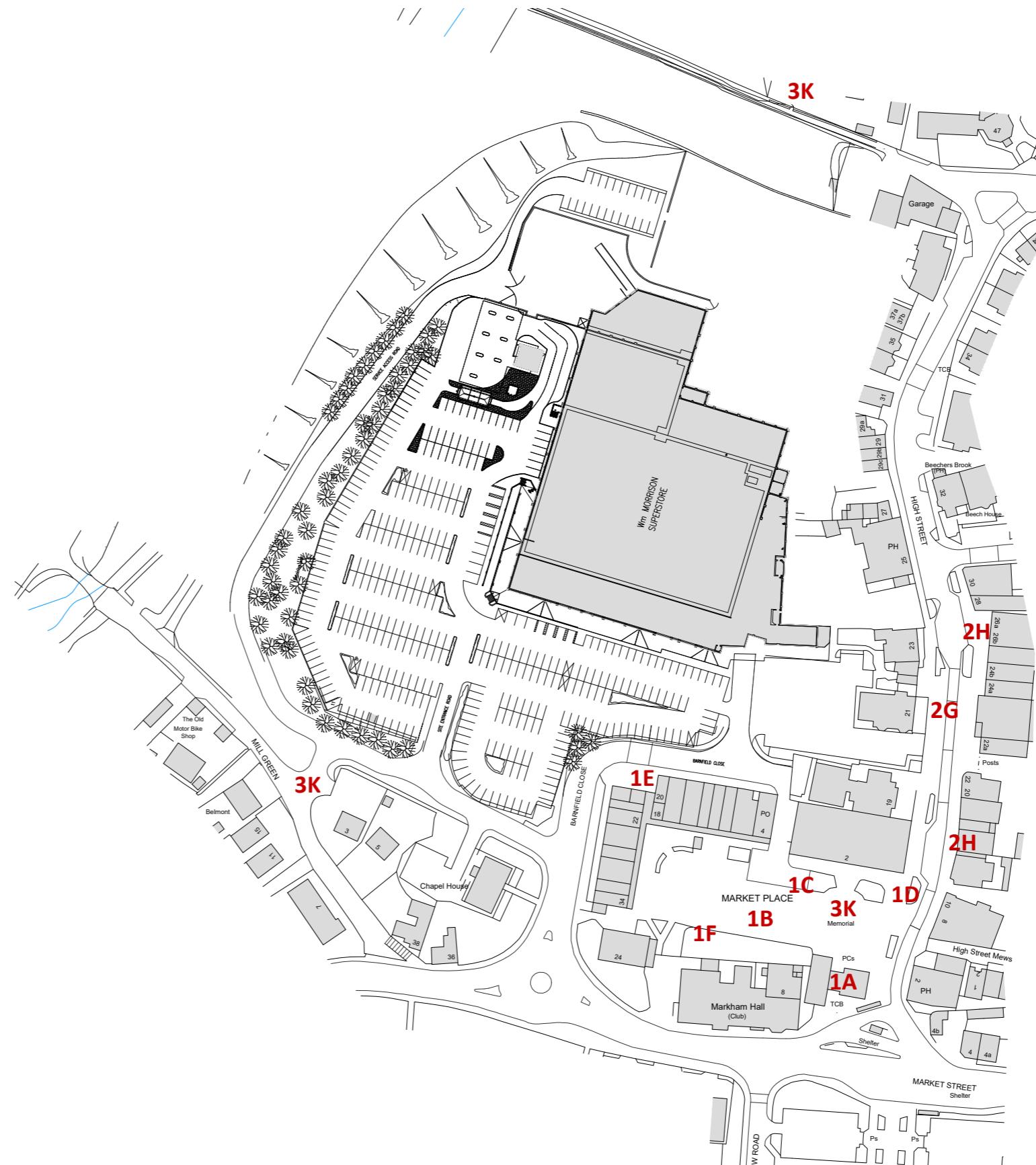
- F. New retail and office space at the rear of Markham Hall with associated retaining wall (560m²).

2. Renewal of the High Street

- G. High Street and Church Street public realm improvements, which include the low maintenance landscaping in planters, cutting back trees and deep clean of the existing paving.
- H. Facade improvements (elevational uplift) to targeted buildings along the High Street. *This is not exclusive to retail units on the High Street and can be expanded to any retail units around the town centre.*
- J. Enhancing Connectivity, including pedestrian and cycling hubs, wayfinding signage and digital connectivity (town centre Wifi).

3. Enhanced Connectivity

- K. Improved links to the Chesterfield Canal including wayfinding and totem signs, improved cycle and pedestrian routes, new landscaping and car park resurfacing leading to Chesterfield Canal.
- L. Digital connectivity via town centre Wifi.



Existing Site Plan

Not to scale

Proposals

Objectives

1. Regeneration of the Market Square

- A. Demolition of the toilet block / market storage building, to allow for the design and construction of a new 'pavilion' building, which would consist of 520m² of Class E commercial, business and service space.
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Phase 1+ also includes:

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3. Enhanced Connectivity

- K. Improved links to the Chesterfield Canal including wayfinding and totem signs, improved cycle and pedestrian routes, new landscaping and car park resurfacing leading to Chesterfield Canal.
- L. Digital connectivity via town centre Wifi.

Design Drivers



Retail Traders

1A, 1F and 2H

Key to the designs in this report are the retail traders that use Staveley everyday. Proposals are directed towards how the economy of Staveley operates.



Economic Activity

1A, 1F and 2H

All proposals in this report aim to uplift the town centre and bring about an increase in economic activity.



Events

1B

The proposals for the Market Square open up the area and provide an adaptable space that can be used for a variety of events throughout the year.



History

1B and 2G

The Market Square and High Street provide a visual and architectural history that the proposals in this report can build upon.



Retail Frontages

2H

A key objective on the brief is to aid in the uplift of shop fronts on High Street and elsewhere in Staveley. A framework in this report demonstrates how this can be achieved.



Pedestrian Permeability

1B, 1C, 2G, 2J, 3K and 3L

Inviting more people in to the centre of Staveley is a key objective of the brief. Improved wayfinding signage, lighting and surfacing allows visitors to move freely.



Green Infrastructure

3K

The greenery around a town centre is important to encourage biodiversity and improve the aesthetic of the town. Improving green infrastructure helps improve health and well being.



Wayfinding

2J and 3K

Signage around the town centre allows visitors to find their way around with ease and will improve accessibility.



Pedestrian Route

1B, 1C, 2G, 2J, 3K and 3L

With increased visitors in the centre of Staveley it is important that pedestrians can reach key areas, navigating to places with a visibly improved environment.



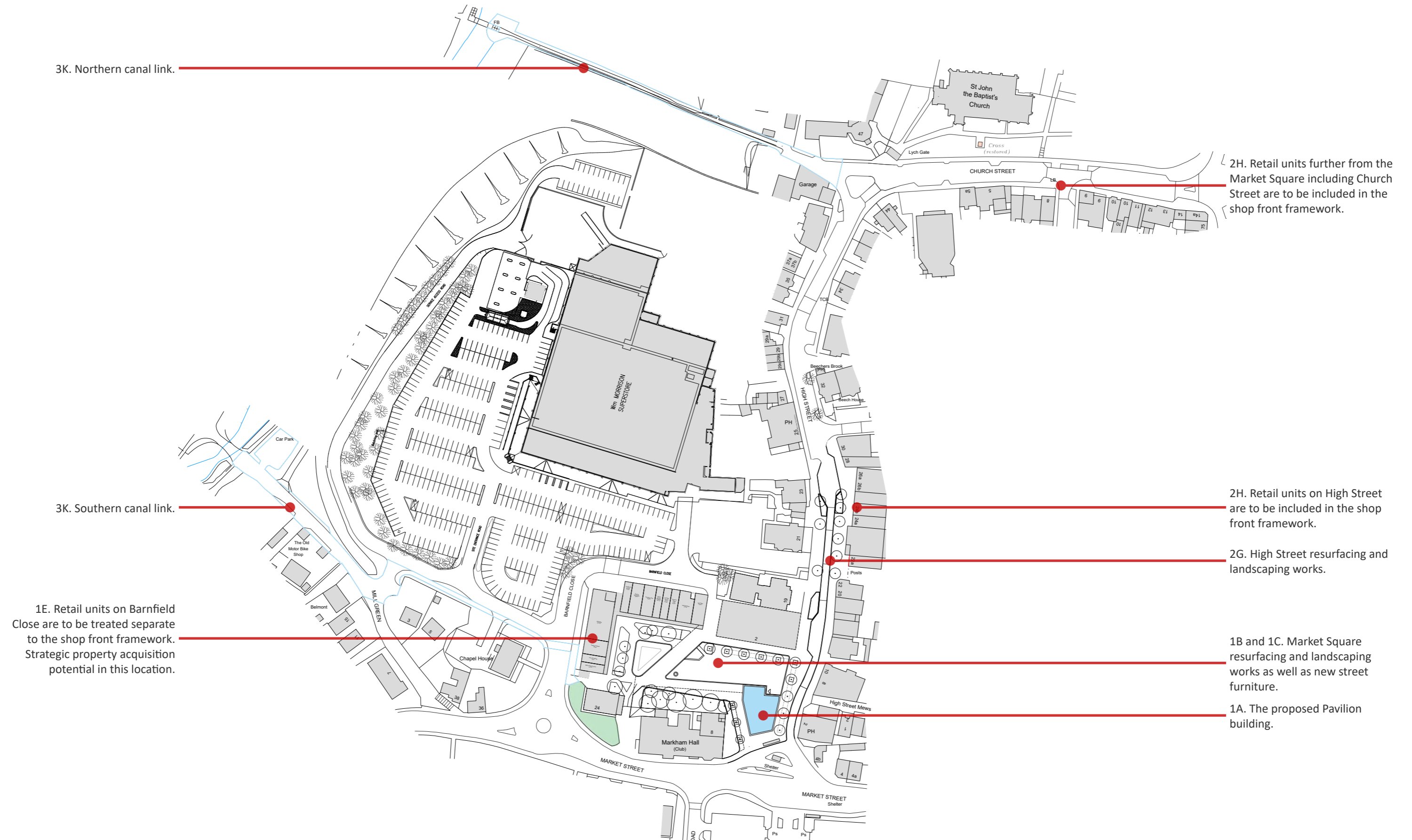
Lighting

1B, 1C, 2G, 2J, 3K and 3L

With improved pedestrian activity, upgrading to a coherent lighting strategy is important for accessibility and the streetscape.

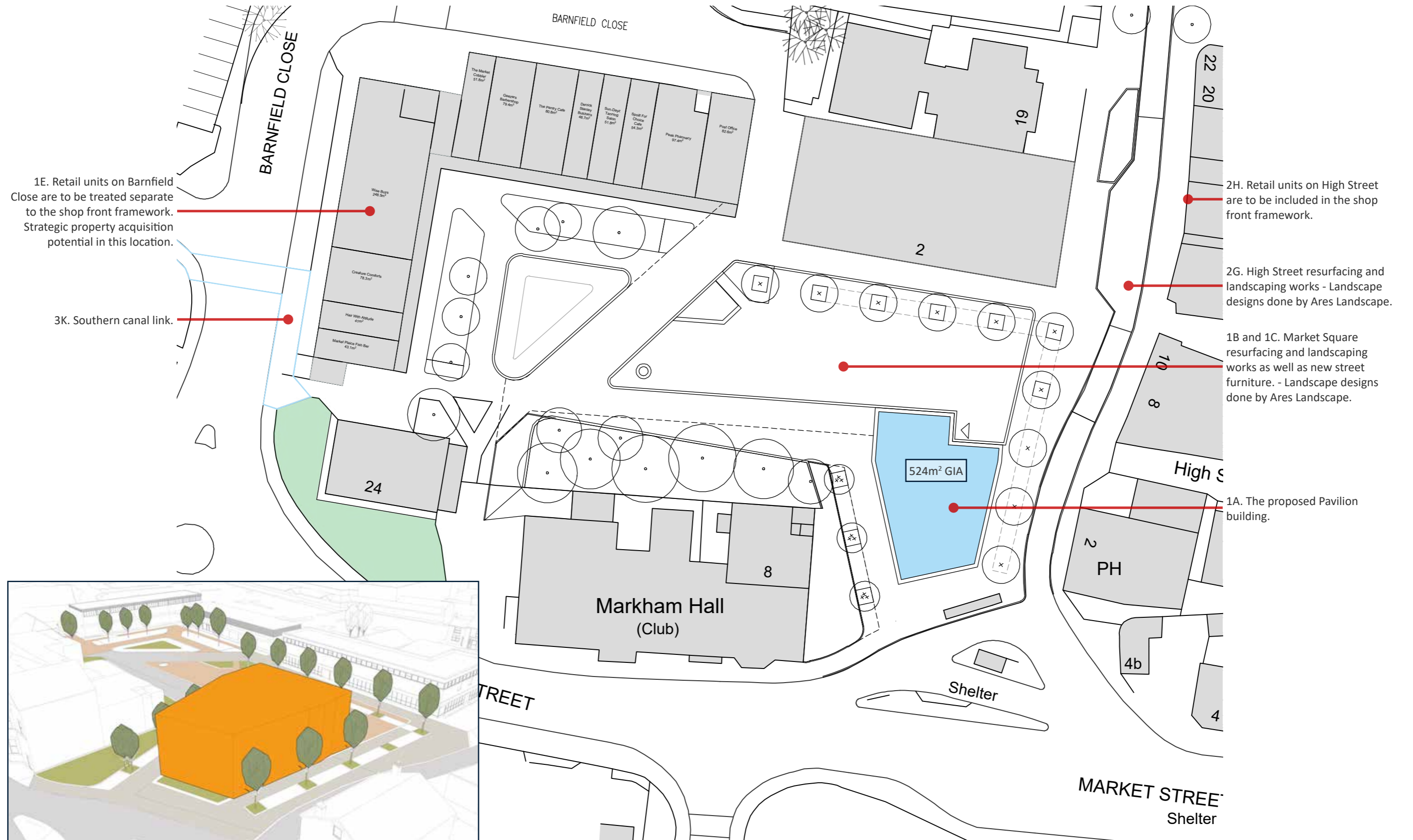
Proposals

Phase 1 Staveley Plan



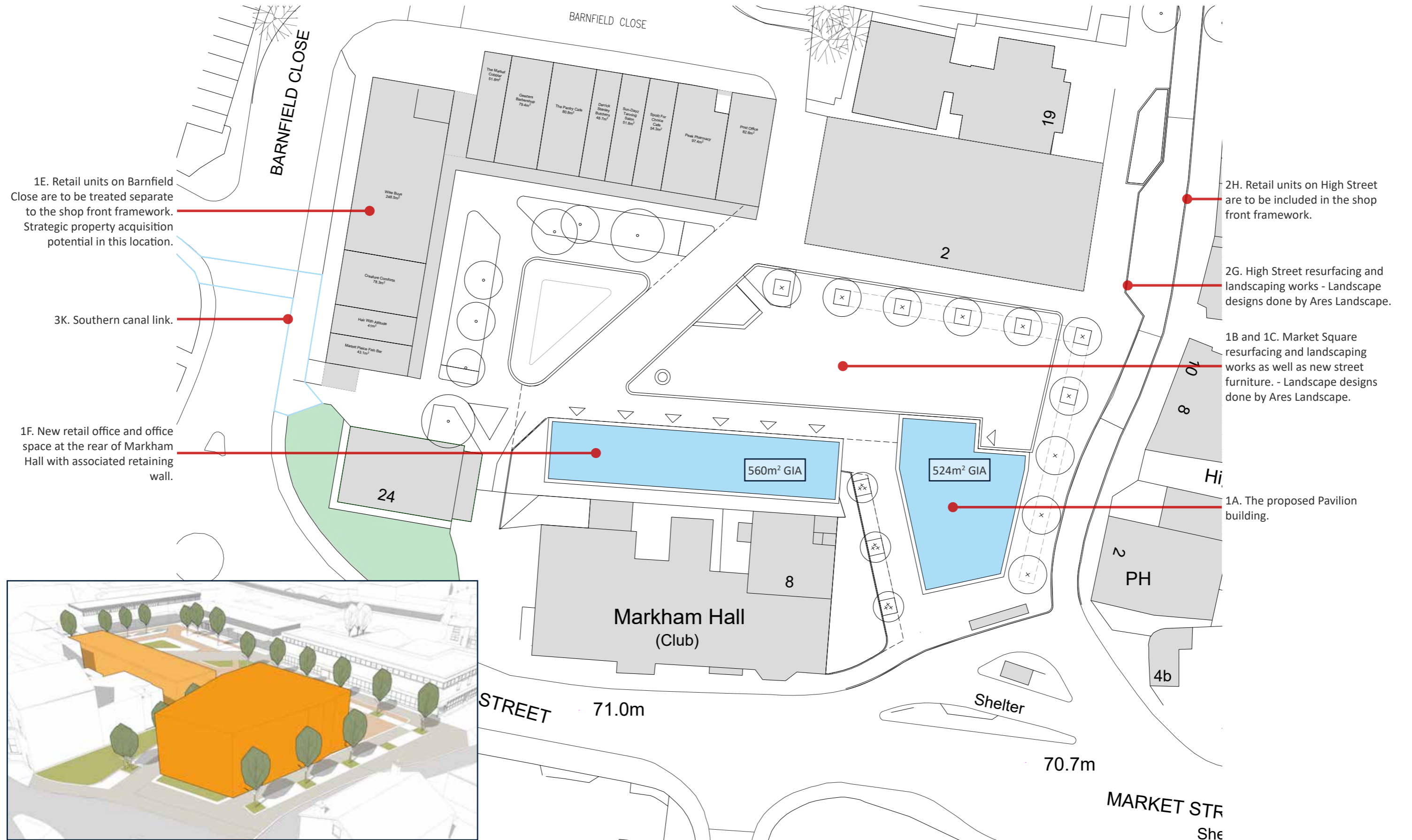
Proposals

Phase 1 Market Square Plan



Proposals

Phase 1+ Market Square Plan



Proposals

Proposed Location Axo

1. Regeneration of the Market Square

- A. Demolition of the toilet block / market storage building, to allow for the design and construction of a new 'pavilion' building, which would consist of 520m² of Class E commercial, business and service space.
- B. Major improvements to the quality and attractiveness of the town square, enhancing a sense of place and inviting pedestrian footfall to include remodelling of planters, installation of new paving, removal of existing car park and bollards to create an attractive, inviting and open square.
- C. Installation of modern low maintenance street furniture.
- D. Enhancing connectivity, including pedestrian and cycling routes, wayfinding signage and digital connectivity (town centre Wifi).
- E. A package of cosmetic renewal works to the existing retail units on Barnfield Close, with a strategic property acquisition for future interim uses and to enable the next phase of masterplan delivery.

Phase 1+ also includes:

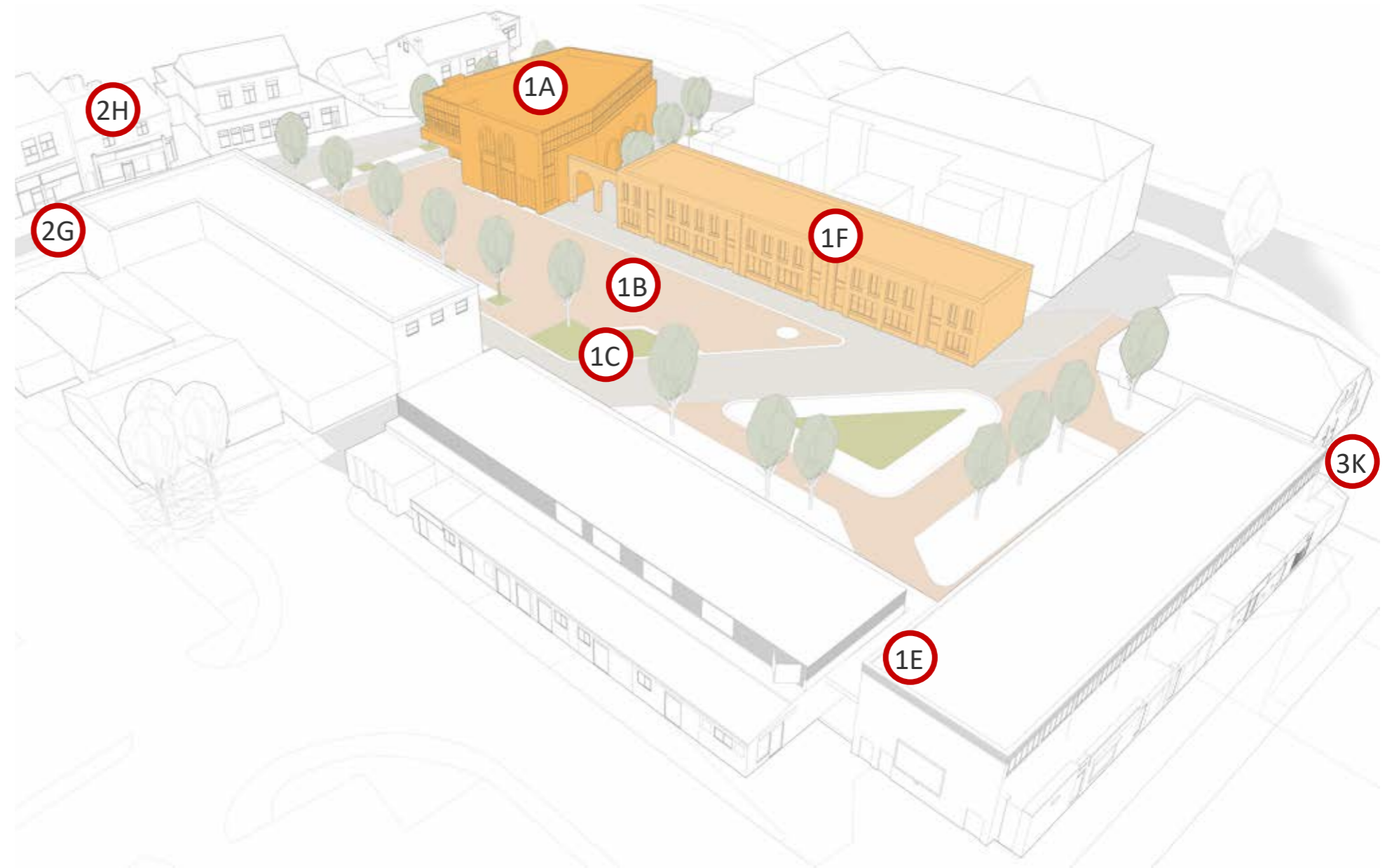
- F. New retail and office space at the rear of Markham Hall with associated retaining wall (560m²).

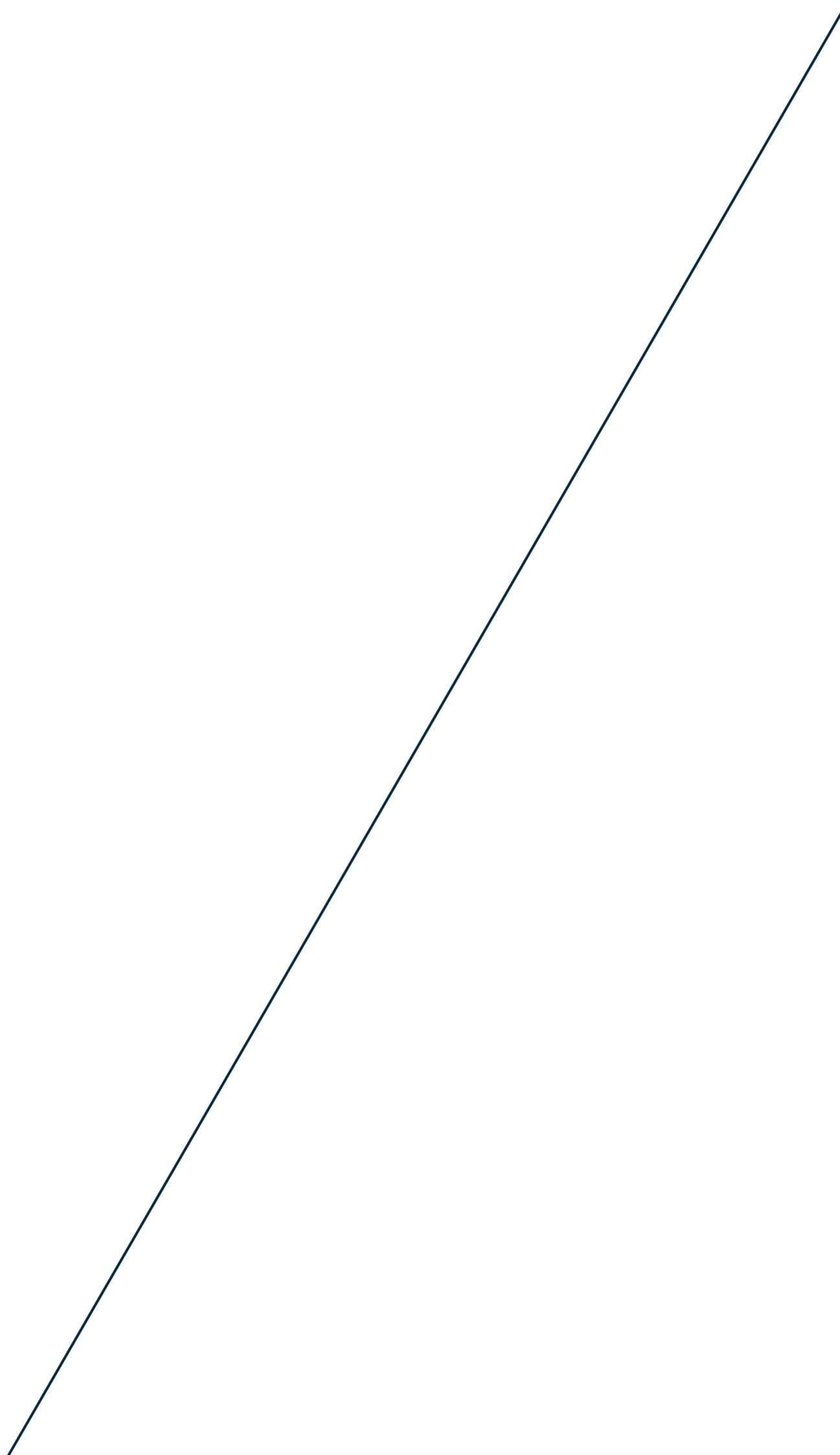
2. Renewal of the High Street

- G. High Street and Church Street public realm improvements, which include the low maintenance landscaping in planters, cutting back trees and deep clean of the existing paving.
- H. Facade improvements (elevational uplift) to targeted buildings along the High Street. *This is not exclusive to retail units on the High Street and can be expanded to any retail units around the town centre.*
- J. Enhancing Connectivity, including pedestrian and cycling hubs, wayfinding signage and digital connectivity (town centre Wifi).

3. Enhanced Connectivity

- K. Improved links to the Chesterfield Canal including wayfinding and totem signs, improved cycle and pedestrian routes, new landscaping and car park resurfacing leading to Chesterfield Canal.
- L. Digital connectivity via town centre Wifi.



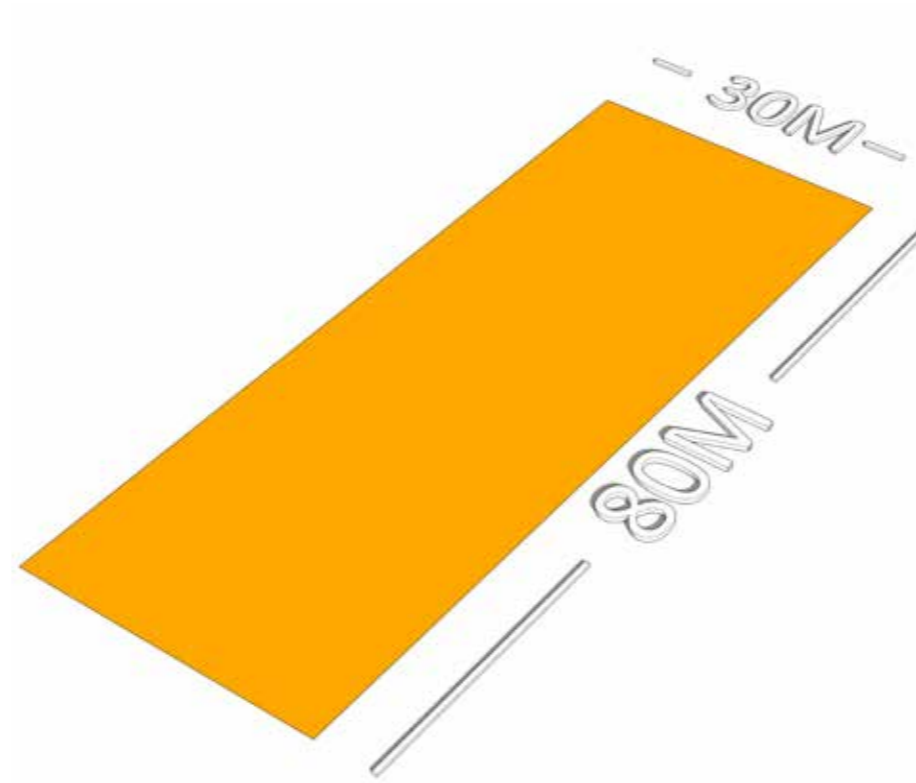


Completing the Square

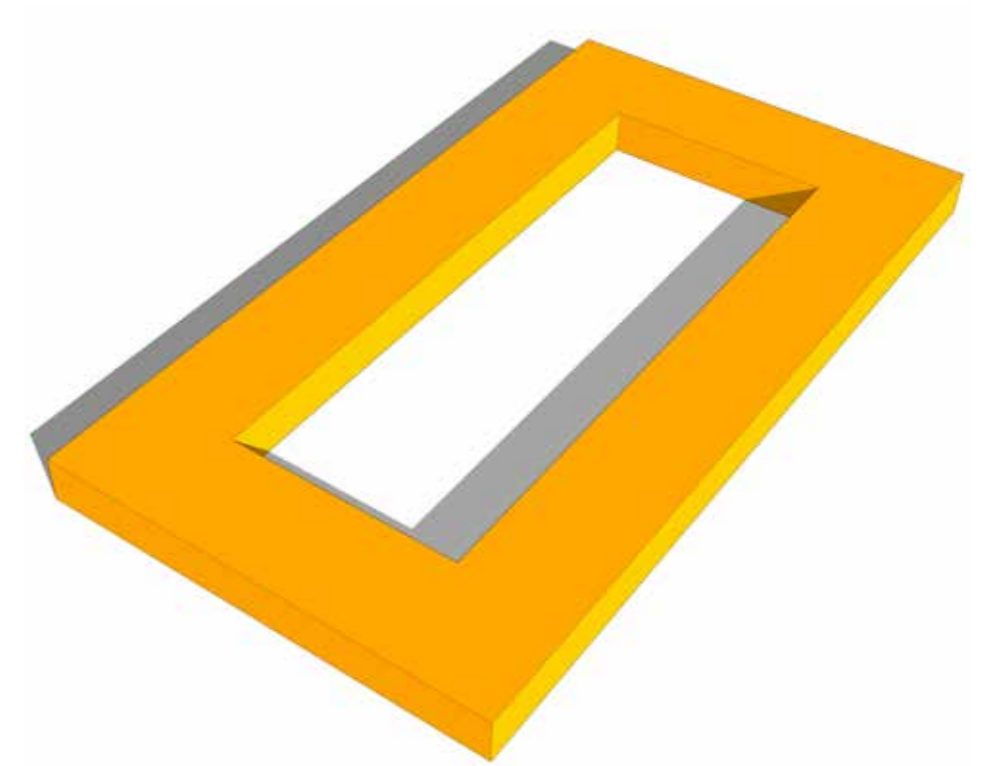
Development Sequence

An initial analysis of the Staveley Market Square was undertaken followed by an exercise described as 'Completing the Square'. This aimed to demonstrate that applying the principles of a piazza would create a mixed use space that would benefit from busier and more varied businesses and increase the footfall into the town centre.

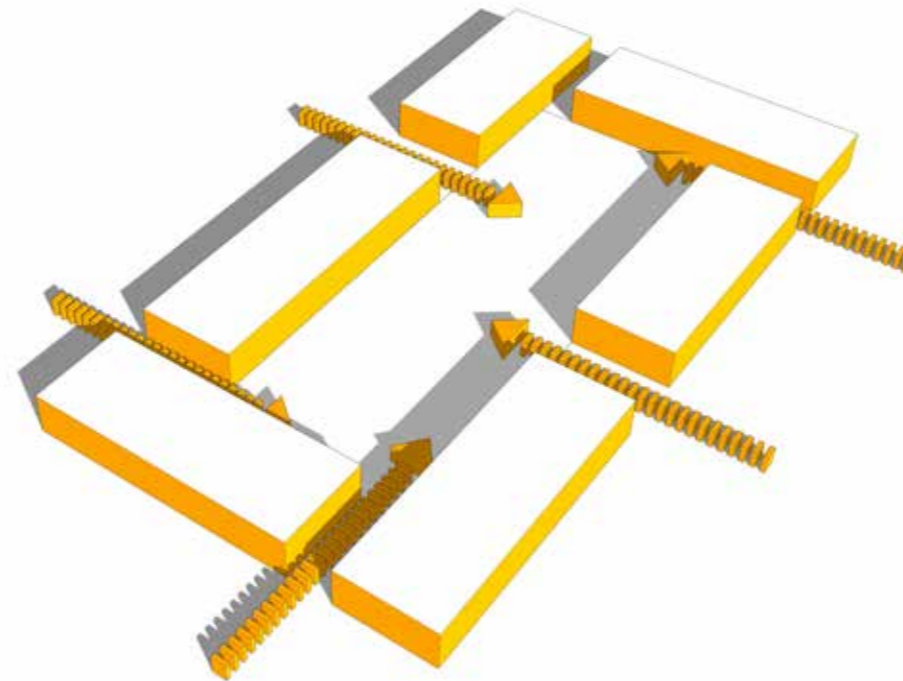
1. The size of the Market Square in Staveley is comparative to Tudor Square in Sheffield. It is a large open space in consideration for the town size, though it is a great opportunity for commercial activity and engagement.
2. By enclosing and overlooking the open space with a strong boundary, the central space is uplifted. This becomes a partly sheltered space that multiple units can utilise and can be used by outside parties as well.
3. Permeating the boundary at regular and defined entry points becomes important to allow pedestrians in to and out of the central space with ease.
4. Populating the central space creates an inviting and attractive square that users will enjoy and actively seek out.



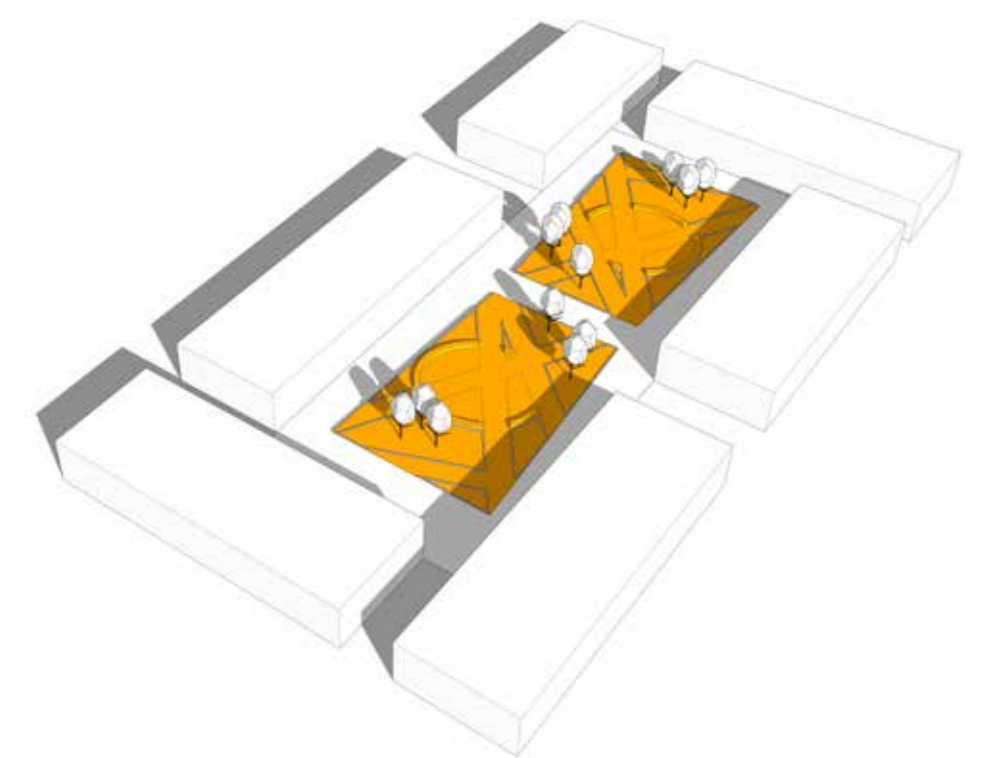
1. Size of the Market Square in Staveley



2. Creating a strong enclosure



3. Permeating the boundary



4. Populating the central space

Completing the Square

Overall Concept

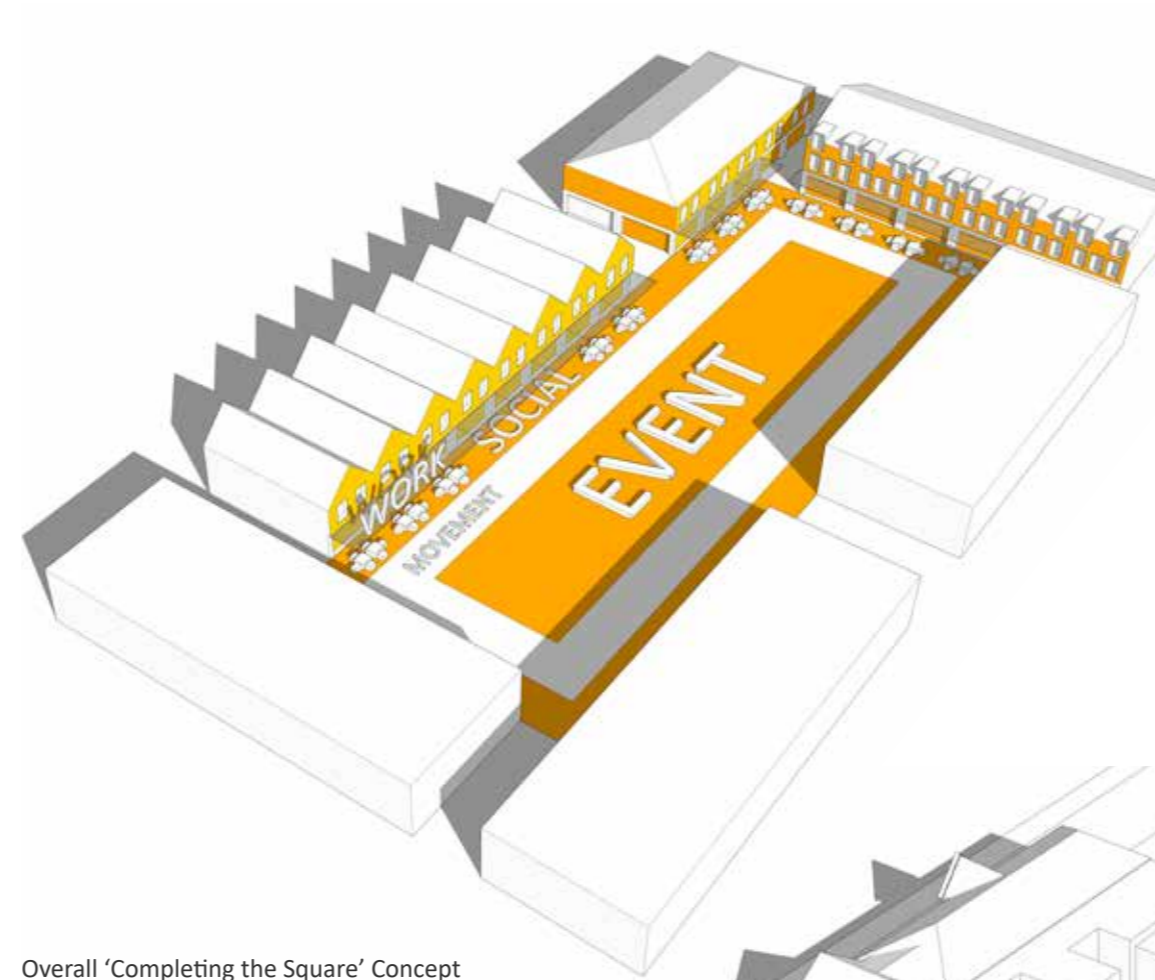
Engaging all the principles previously mentioned creates a mixed use space that can be enjoyed by everyone. The mix of uses means that the same space can be occupied at all times of the day and by a much greater number of the population.

A central event space becomes the focus of the square by being overlooked from many angles. This gives the space a prominence and importance in the area and makes this the reason that all the surrounding buildings face in to the square.

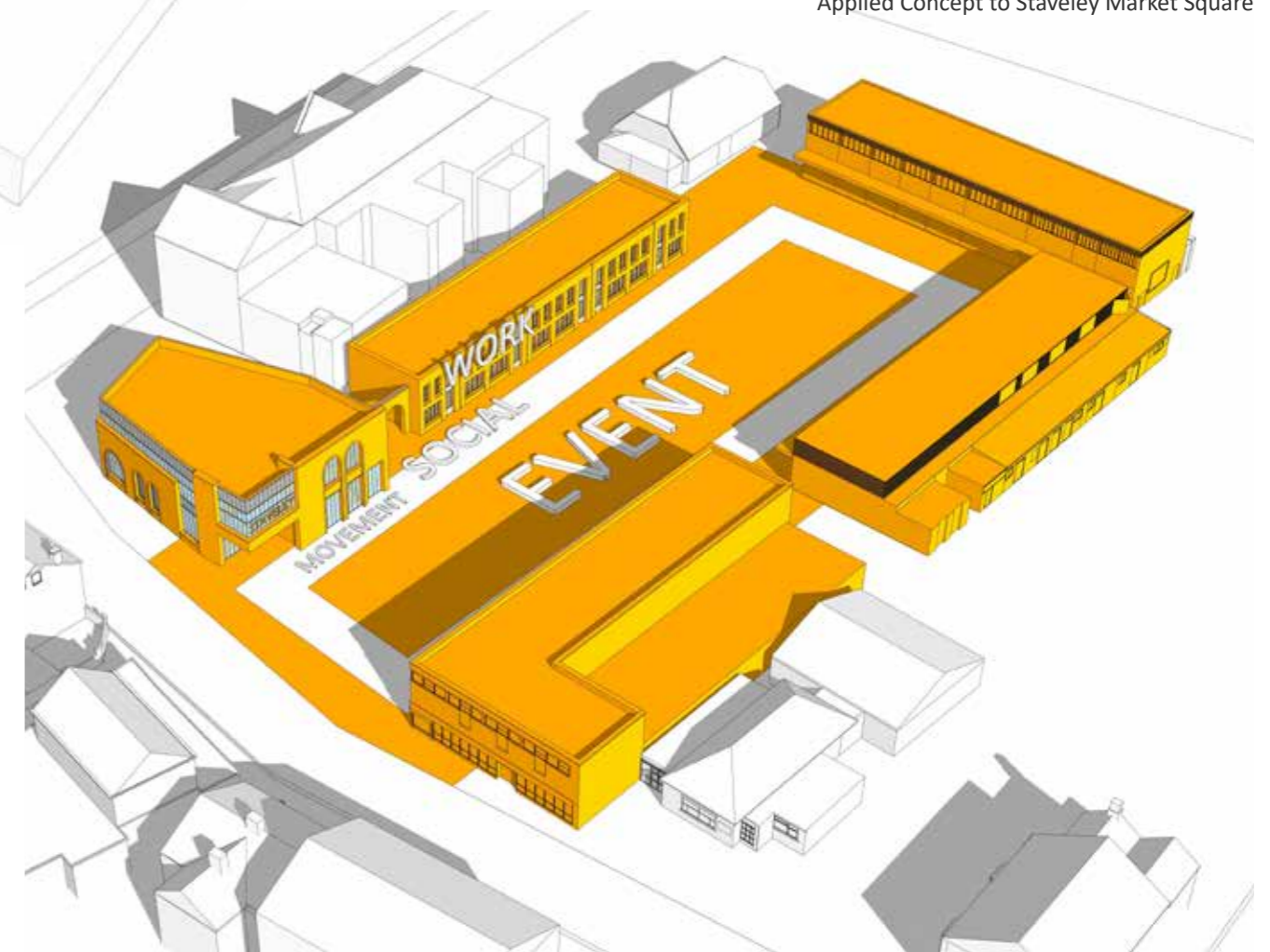
Movement and social spaces around the outside of the central square blur the lines between the built interior spaces and the open event space. This blends the use of the central square into the built environment that surrounds it and vice versa.

Upper floor work spaces become the overlooking audience to the event space as previously mentioned. This audience is the reason the central open space is raised in hierarchy but in turn, the central open space is the reason the work spaces want to be in this central location.

Each of the zones identified here relies on the others around it and each gives a reason for the others to be laid out as they are.



Overall 'Completing the Square' Concept













Applied Concept to Staveley Market Square

Completing the Square

Phase 1 Landscaping Proposals - Refer to the landscape plans produced by Ares Landscape. Drawing number 726-ALA-00-XX-DR-L-0001-Market Square & Lower High Street PHASE 1

KEY











-  Existing Tree
-  Raised Planter to be removed
-  Relocated Memorial Statue
-  Proposed tree
-  Sandstone Flag Paving
-  Granite Block Paving
-  Sandstone Sett Paving
-  Buff Macadam
-  Proposed Social Timber Seating
-  Proposed Planting



Completing the Square

Phase 1+ Landscaping Proposals - Refer to the landscape plans produced by Ares Landscape. Drawing number 726-ALA-00-XX-DR-L-0002-Market Square & Lower High Street PHASE 1+

KEY

-  Existing Tree
-  Raised Planter to be removed
-  Relocated Memorial Statue
-  Proposed tree
-  Sandstone Flag Paving
-  Granite Block Paving
-  Sandstone Sett Paving
-  Buff Macadam
-  Proposed Social Timber Seating
-  Proposed Planting



Completing the Square

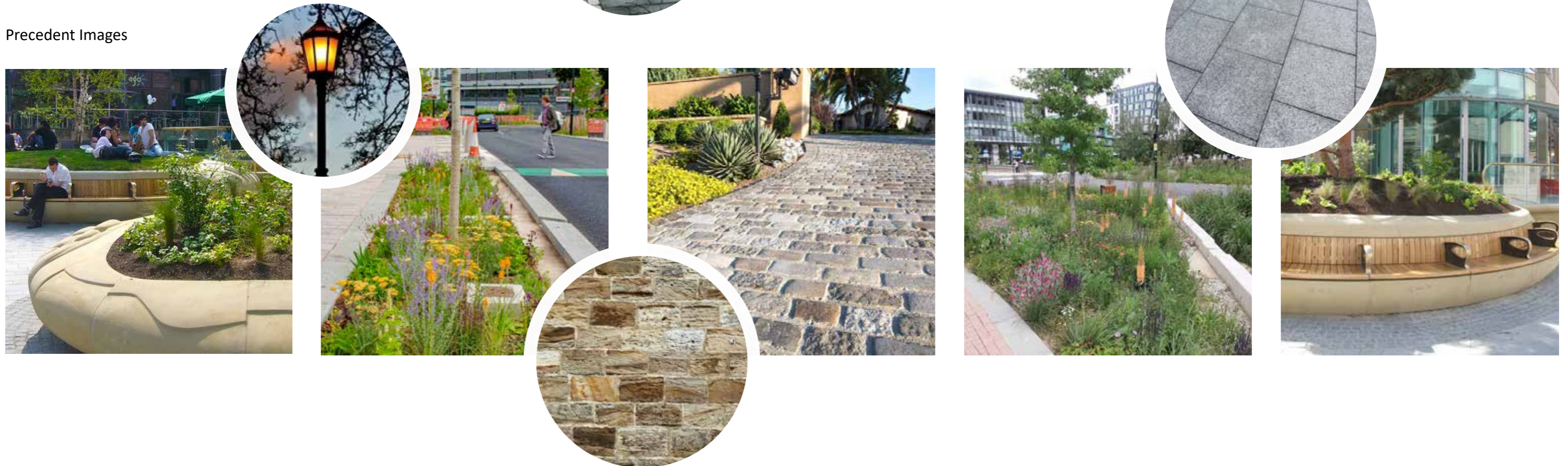
Market Square Materiality

As part of the landscape design proposals for Market Square the proposal is to take design clues from the top of the High Street and introduce more natural stone, particularly sandstones. Using vernacular materials in a contemporary way an integrate seating and planting to create more space for events and a better setting for the new buildings.

Existing Staveley



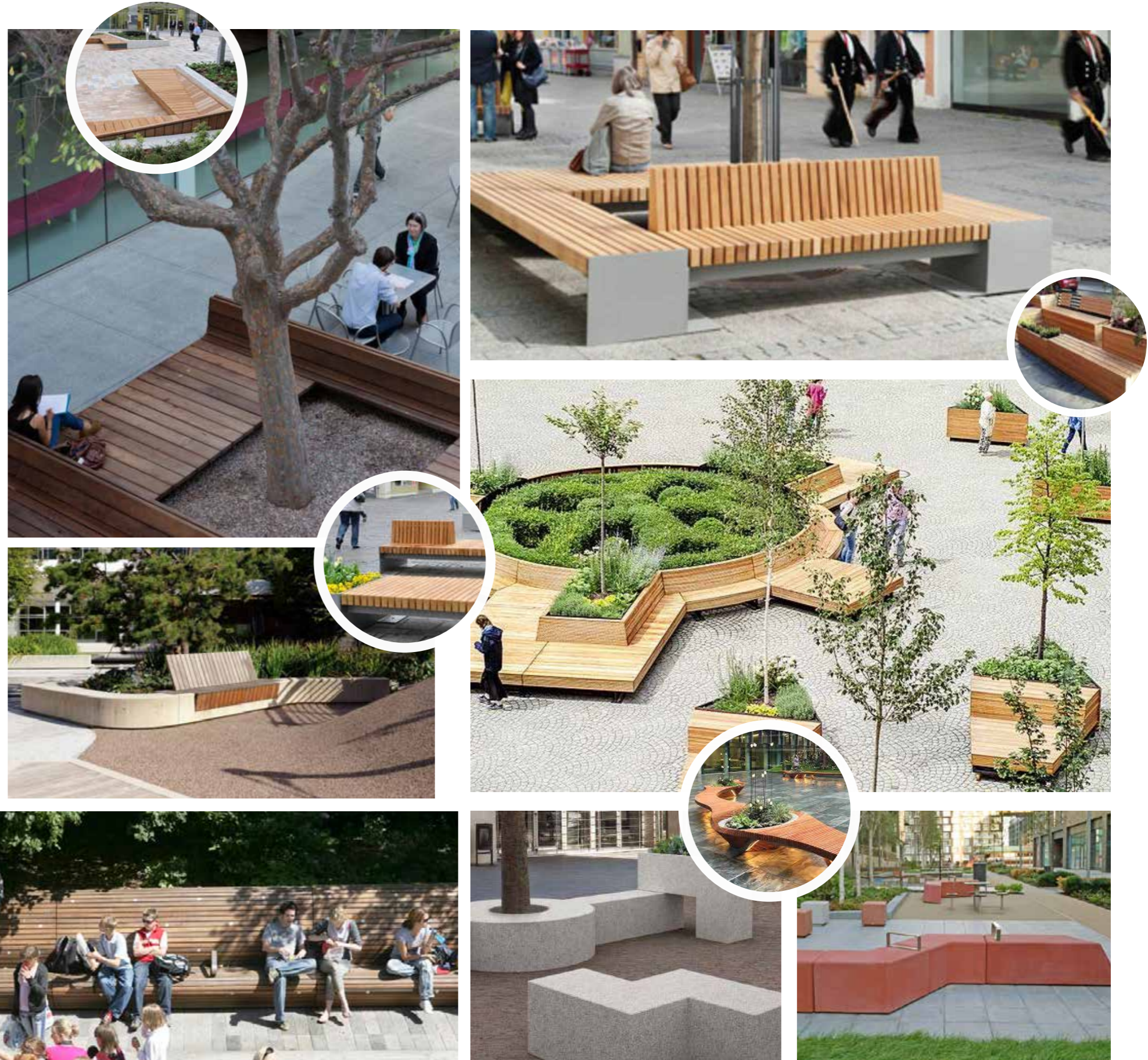
Precedent Images



Completing the Square

Market Square Social Seating Precedents

This page shows some precedents for how the seating in market square could be developed. Integrating seating with planting and providing more sociable seating opportunities.



Completing the Square

Barnfield Close Retail Units

For many arriving by car from Chesterfield, the retail units on Barnfield Close are the first impression you get of central Staveley. Barnfield Close is also the entrance road into the Morrisons car park which is often a very busy area for both pedestrians and vehicles.

Due to the busy nature of Barnfield Close, some of these retail units have attempted to include a pedestrian entrance directly off this street. However, because this is traditionally the rear of these units, this has left the elevations looking non-uniform and it isn't clear where dedicated entrance points are actually located.

As part of the wider masterplan, this site is to house a larger Market House building. But for the purposes of this document and the funding for Phase 1 of the project, it is not possible to include major building projects on this site on Barnfield Close. However, with the anticipated future development of this site it would not be an effective use of funding to include major uplifts at the current time.

It is therefore proposed that only minor uplifts to the shop fronts are to be included. This would require a review of each retail unit but could include the following points:

- New double glazed windows to shops fronts and/or first floors.
- New or re-painting of soffits and fascias.
- New signage zones. In line with interventions on the High Street.
- Zones for public art.

A £50,000 allowance has been allocated to the refurbishment of the retail units on Barnfield Close.



Barnfield Close elevation of Geezers Barbershop.



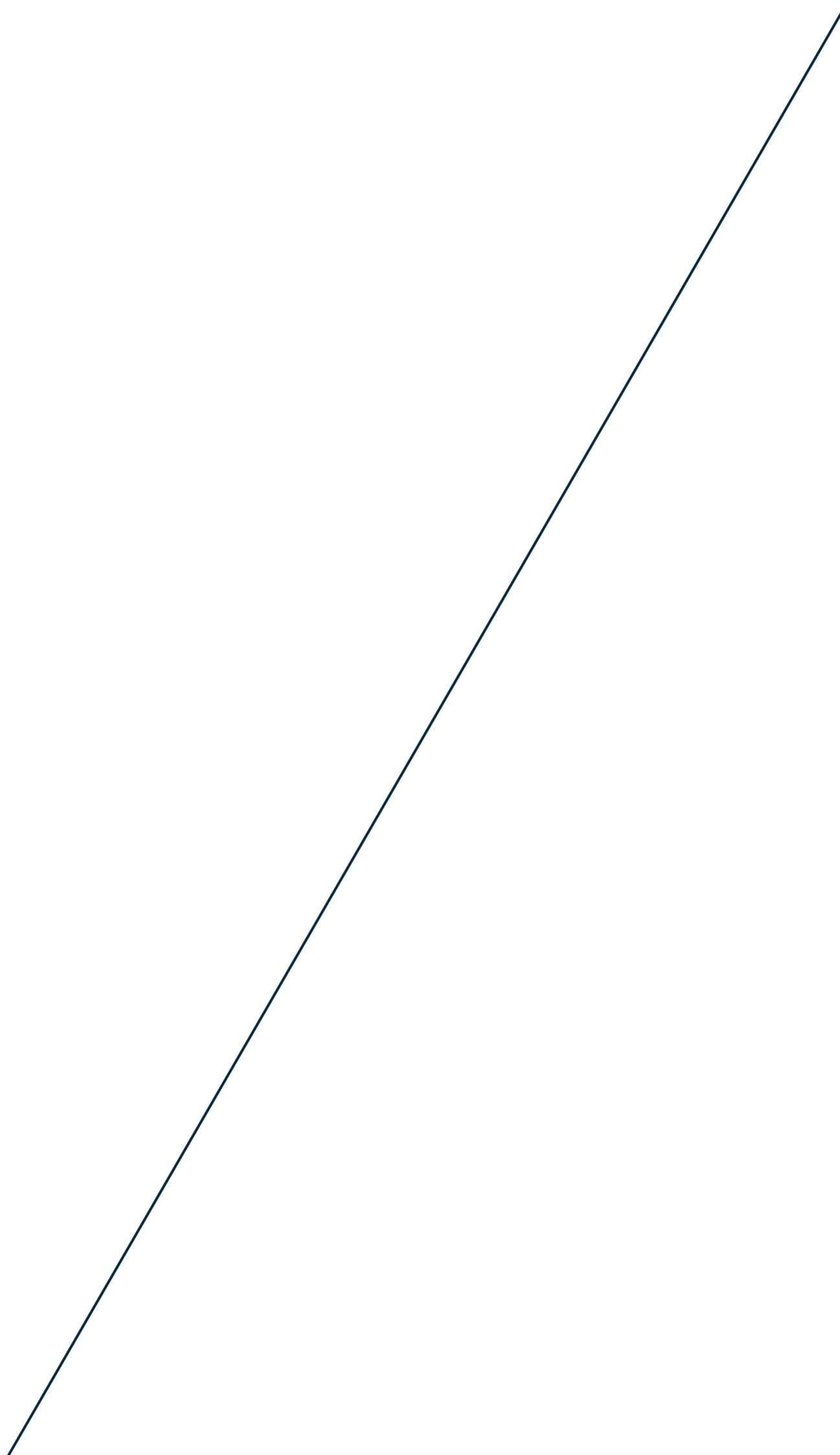
Market Square elevation of Geezers Barbershop.



Barnfield Close elevation of retail units.



Market Square elevation of retail units.



The Pavilion

Existing Site

The proposed site for the Pavilion is located in the south-east of the Market Square. It is proposed that the existing public toilets and market storage block will be demolished and the Pavilion will provide a landmark building at the entrance to the Market Square.

The current arrangement of buildings and planting creates a barrier between Market Street and the central open square. Blank elevations and often locked doors face onto the key routes such as Market Street and High Street.

Trees in this location, as they are across the Market Square and High Street, are overgrown and over mature. Demolition of the existing building in order to develop the proposed will coincide with improvements to the immediate landscaping.

Whittam Cox Architects have positioned the proposed Pavilion so that a clear route around the building will direct pedestrians into the Market Square and along the High Street.

The proposal in this report aims to achieve the following:

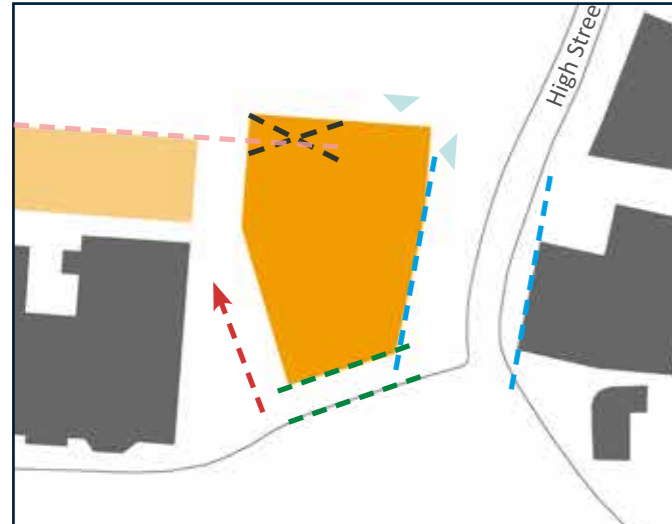
- Contextual in response.
- A building of stature.
- Consistent with the overall masterplan.
- A catalyst to future regeneration.
- Strategic locations of activity.
- An adaptable internal footprint.



Staveley Market Square highlighting the approximate location of the proposed site for Staveley House.

The Pavilion

Footprint and Massing



The Market Square elevation is set forward of the Phase 1+ building in order to give this building a prominence and stature within the Market Square.

The entrance to the proposed building is created at the junction of Market Square and High Street. This is a key pedestrian node that should be accentuated.

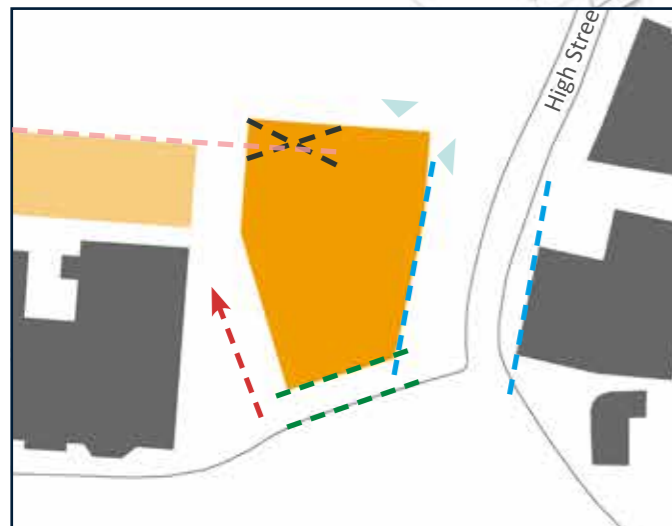
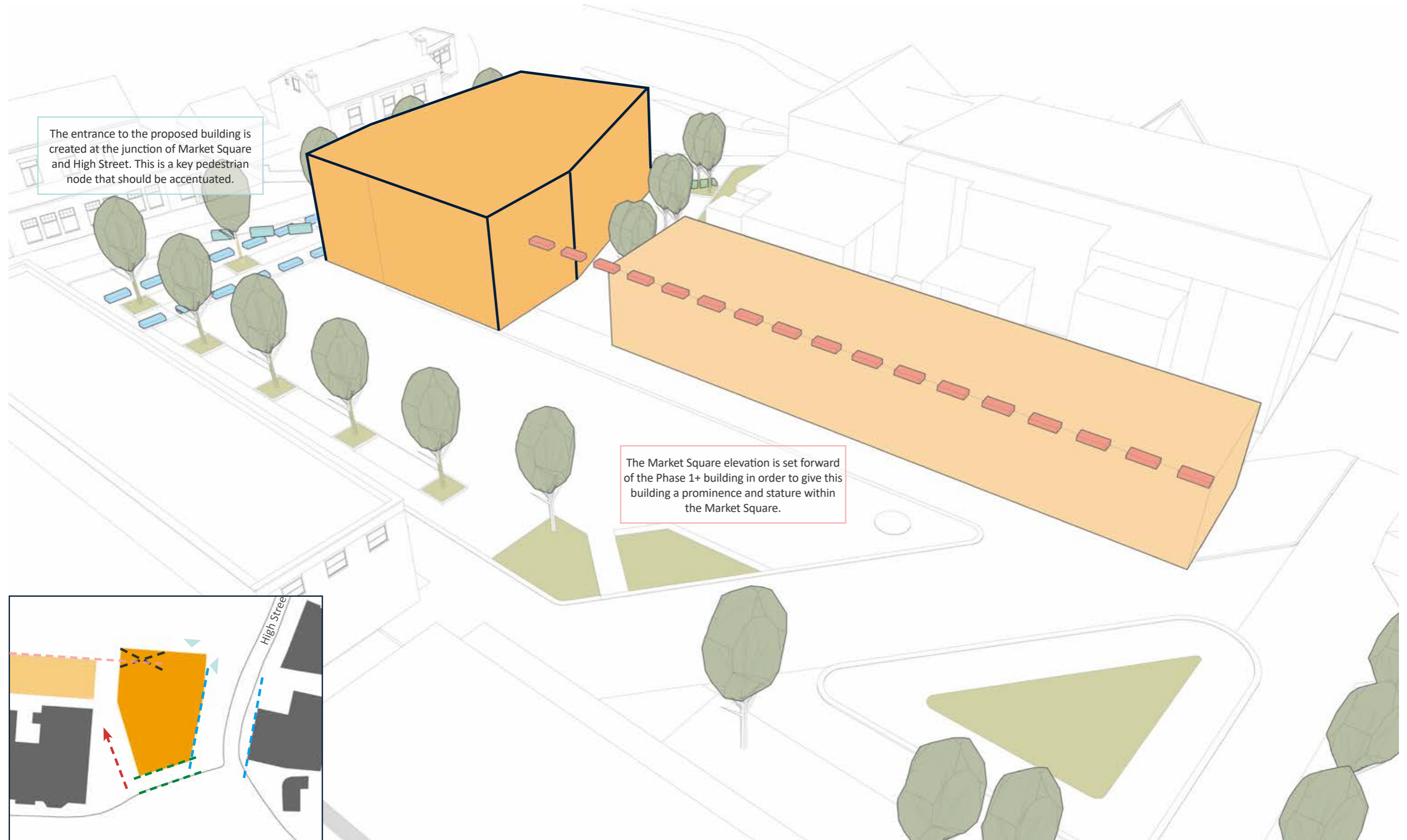
A key pedestrian route from Market Street is created between the proposed and Markham Hall. This provides a key view through from Market Street in to the square.

On Market Street, the elevation is based on the existing line of the road and pavement. An offset leaves room for pedestrian and cycle activity.

Tilly's Tavern provides a key axis on which to base the High Street elevation. An offset from the Tavern sets the extent of the building in this location.

The Pavilion

Footprint and Massing



The Pavilion

Contemporary and Contextual Materials Response



Linit glazing - translucent and clear, to be used on the top of the building.

More traditional red brick, responding to the buildings around Staveley, to be the main material on the rest of the building.



The Pavilion

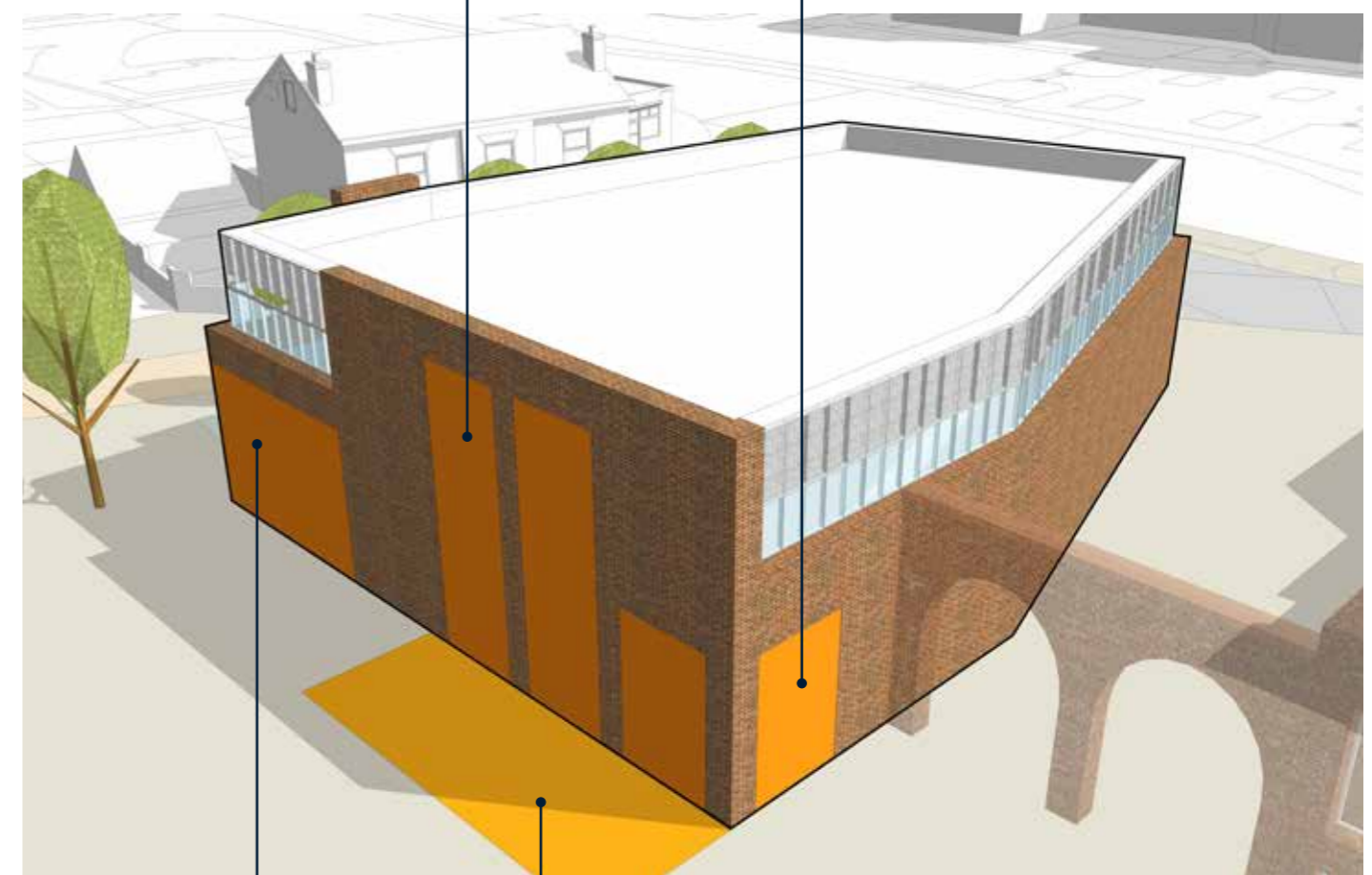
Activity and Fenestration



The busy Market Street is addressed with both openings and areas for signage / artwork.

The elevation directly facing Tilly's Tavern is addressed with smaller openings reflecting the immediate context.

Main entrance is highlighted on both the Market Square and High Street elevations.



The Market Square presents the main elevation, openings are given height and hierarchy in this location.

An opening addresses the view seen as pedestrians approach from the Chesterfield Canal.

Cafe spill out space is available on the Market Square.

The Pavilion

Introducing Archways



A Contextual Response



Ebenezer Row, Porter Street, Staveley



Staveley Miners Welfare



Mill Green Bridge, over Chesterfield Canal



Staveley Healthy Living Centre, Market Street

The Pavilion

Strategic Fenestration Application

Approach to Fenestration Application



Windows on Market Street are also dropped in order to highlight internal activity.

Market Street advertising / artwork location is pronounced.

The High Street also gets a dropped window treatment.

Applied Urban Design Proposal - View from Market Street



An artists impression of the approach to the Pavilion from Market Street. Upon approaching the Pavilion from this direction, the left hand side of the proposal has been grounded in order to break down the massing. This has been done across the proposal in strategic positions to maximise the relationship between the building and the urban realm. A zone for artwork and signage has been added here as this is the elevation onto the main road.

The Pavilion

Strategic Fenestration Application

Approach to Fenestration Application



The view from the canal link is highlighted by a full length window.

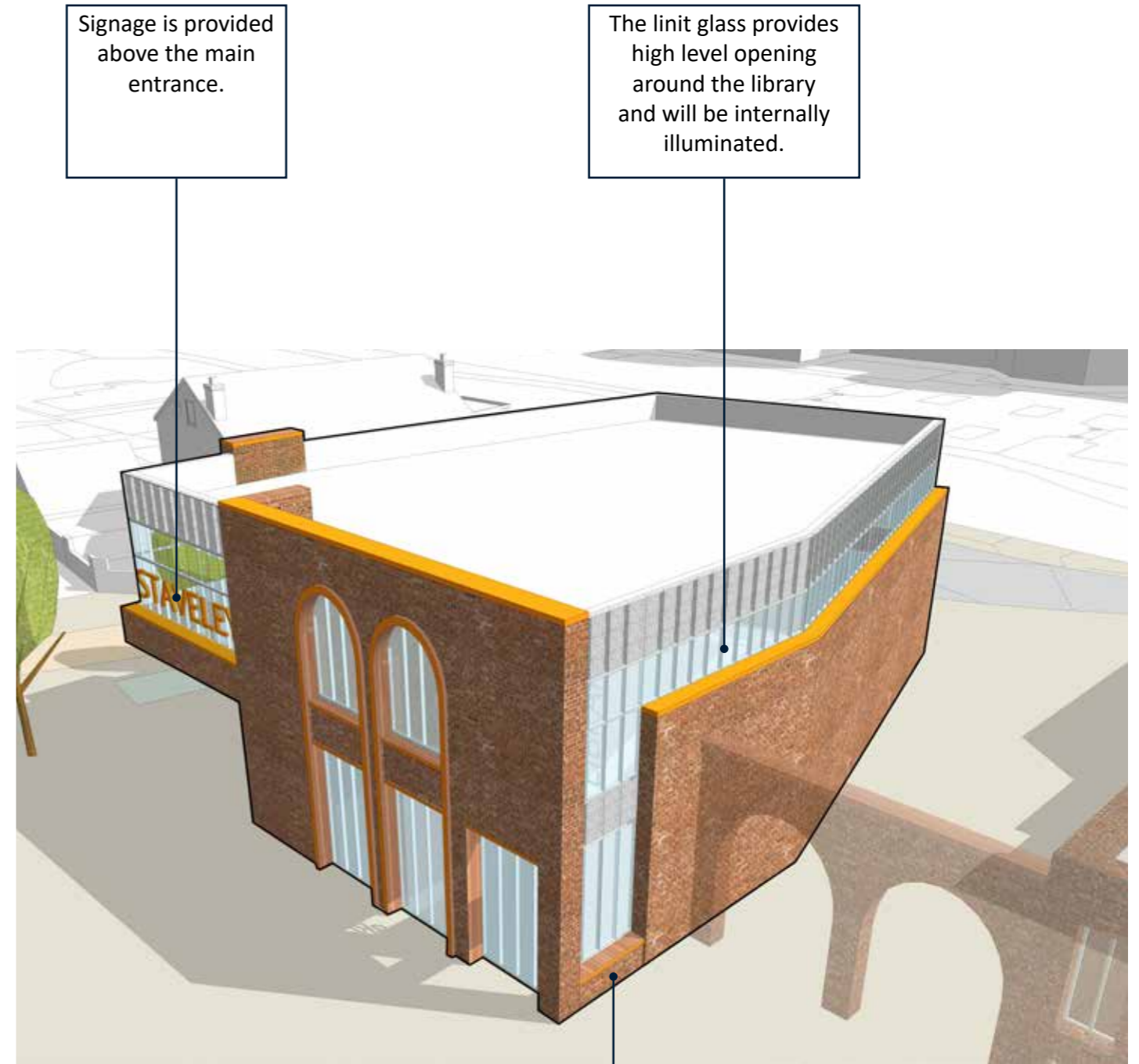
Applied Urban Design Proposal - View from the south canal link



An artists impression of the approach to the Pavilion from the south canal Link. Due to the Market Square, the massing has been broken down and grounded on the corner to maximise the opportunity and visual connections from the external to the internal of the Pavilion. A tracing of the Phase 1+ building to the rear of Markham Hall has been added for future context.

The Pavilion

Additional Details



The Pavilion

Key Perspectives

An artists impression of the view towards the Pavilion from the Market Square. In order to break down the massing, the red brick materiality has been broken down in strategic locations, to ground the glazing. This in turn lightens the overall structure.

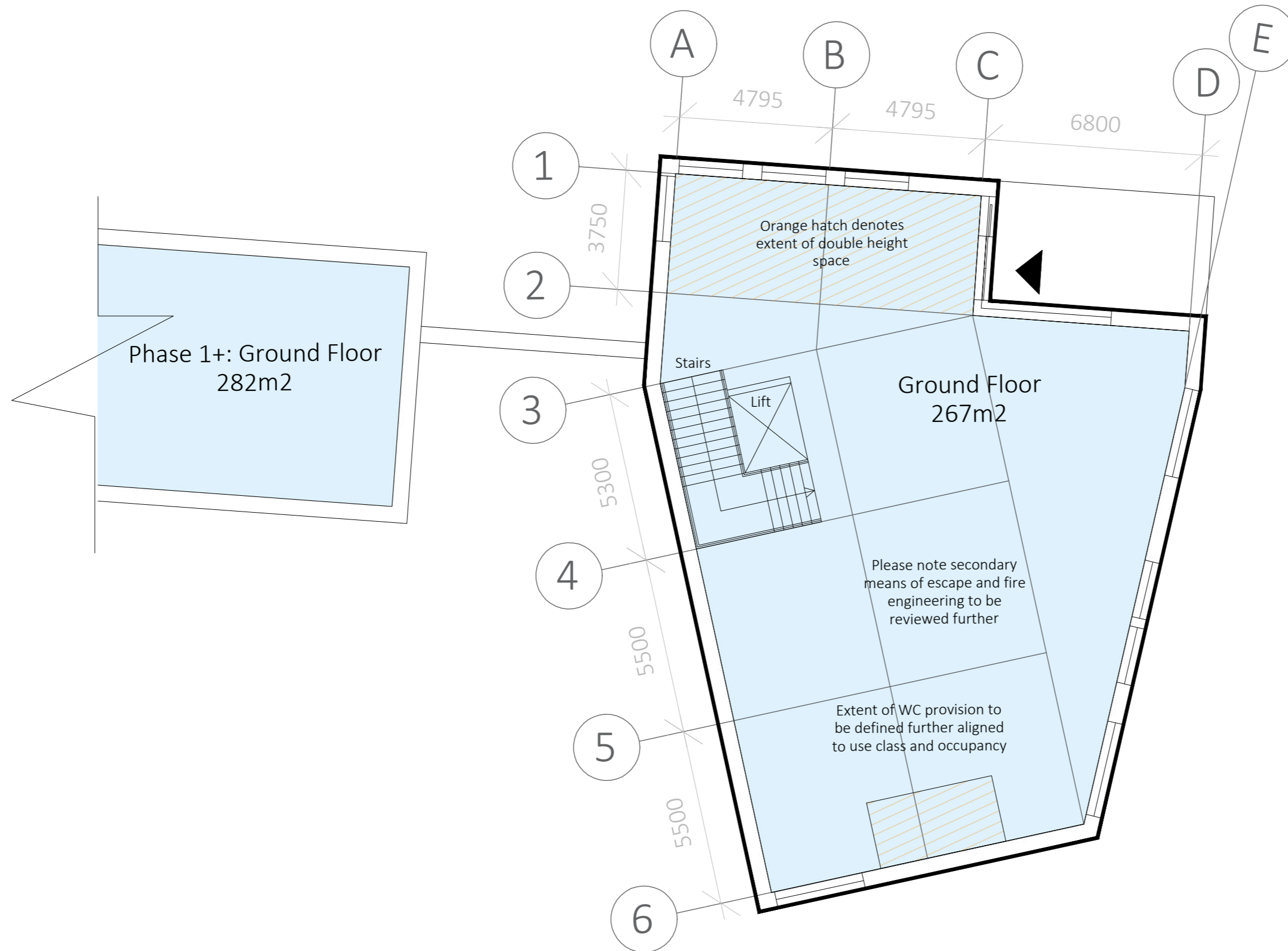


An artists impression of the approach to the the Pavilion from the High Street. A recessed entrance has been incorporated in order to draw in the public and create a sense of arrival, whilst the arches to the right highlight the verticality of the proposal, as well as the connections between the internal and external.



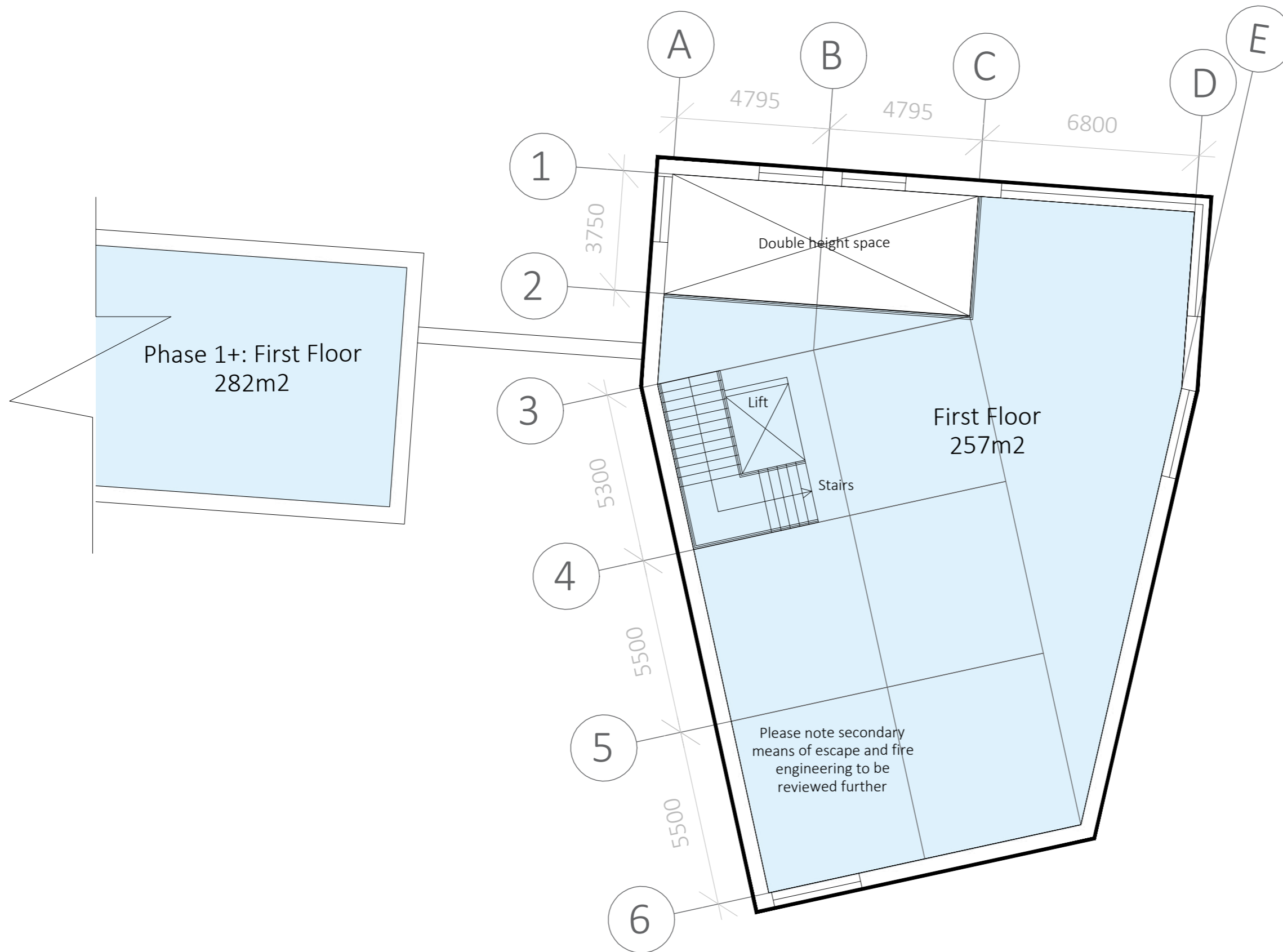
The Pavilion

Proposed Ground Floor Plan (not to scale)



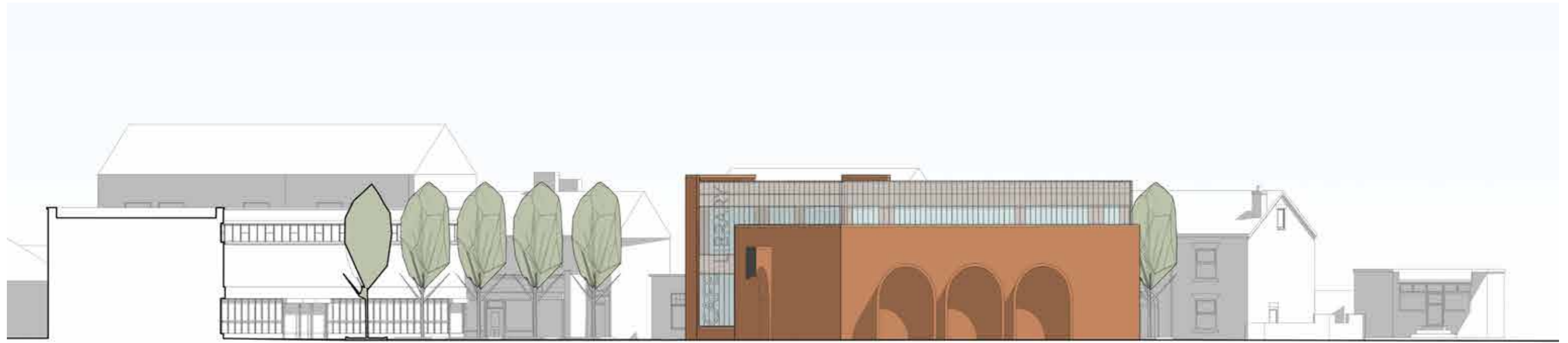
The Pavilion

Proposed First Floor Plan (not to scale)



The Pavilion

Proposed Elevations (not to scale)



The Original Factory Shop

Market Square

Proposed Building

Market Street

West Elevation



Market Street

Markham Hall

Proposed Building

Market Square

The Original Factory Shop

East Elevation

The Pavilion

Proposed Elevations (not to scale)



High Street Proposed Pavilion Building Proposed Phase 1+ Building

North Elevation



Markham Hall Market Square Proposed Building High Street Tilly's Tavern

South Elevation

The Pavilion

Materiality

At this stage, a Stage 2 report aims to give an indication of the colour and texture to be considered for the proposals.

The materiality of the scheme has been approached to have a sympathetic response to the local Context. A red multi brick has been anticipated for the proposal, drawing reference from the former workers cottages along Porters St, and Tilly's Tavern at the southern end of High Street. This will be subject to client review and scrutiny throughout the planning process.

The Anthracite Ral 7016 windows have been chosen to respond in a contemporary way, whilst marrying up with the framing of the Linit Glazing.

Linit Glass is a targeted material of choice to meet the design requirements for a translucent structural glass that is quality in appearance and has the ability to be internally illuminated.

The incorporation of Stainless Steel signage help with way finding and stand out from the glazed backdrop.



Tilly's Tavern brickwork example



Existing Red Brickwork example in Staveley



Reconstituted Stone- Red / Brown



Soldier Course- Brickwork over the arch



Linit Glazing Example



Linit Glazing Example



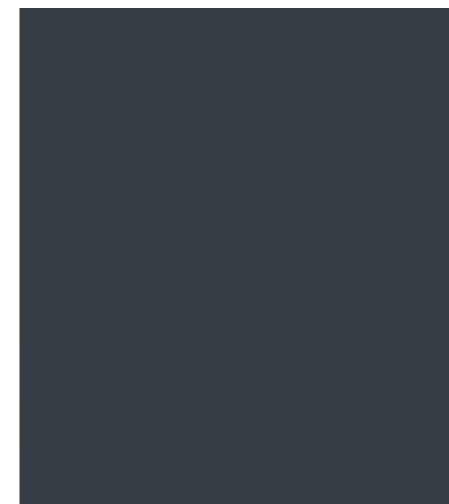
Linit Glazing



Anthracite Windows against a stone arch



Ral 7016 Example Window



Ral 7016



Stainless Steel Signage



High Quality Public Landscaping

The Pavilion

Sustainability

Overall Approach

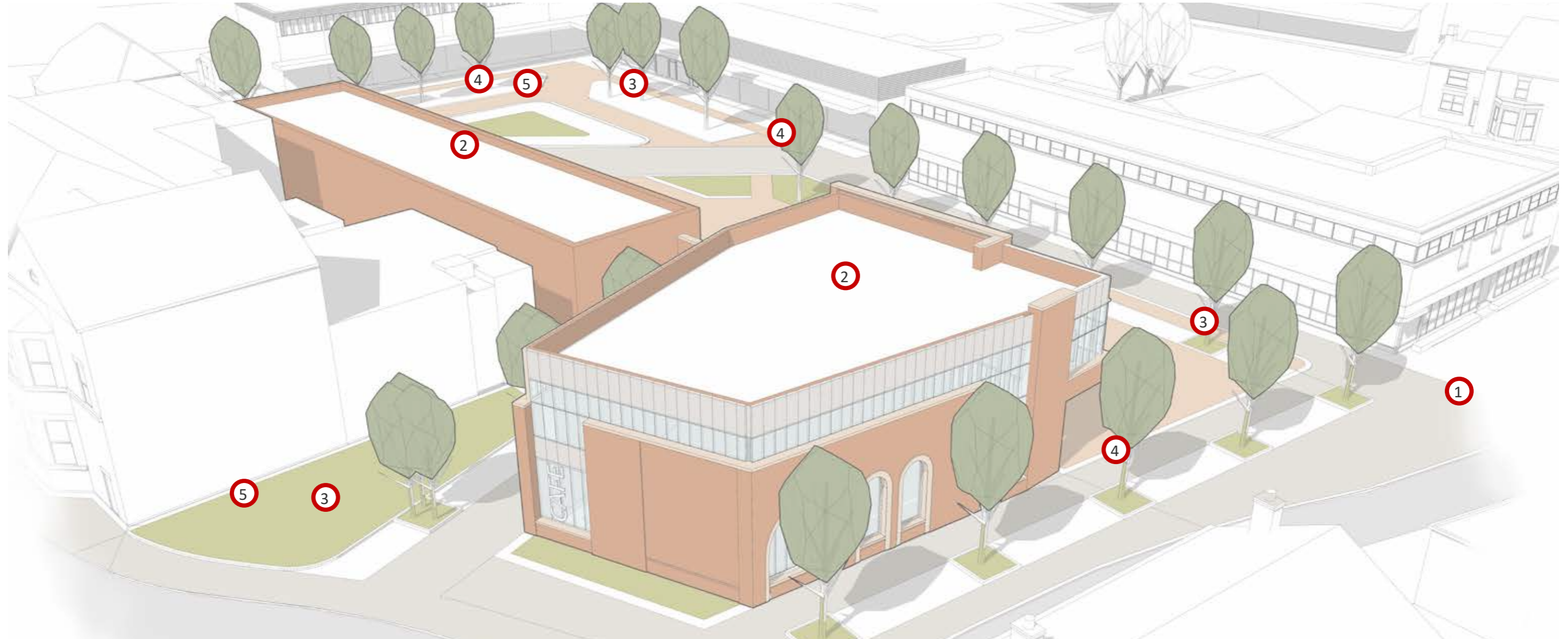
A considered sustainable approach is critical to achieving carbon reduction strategies and climate change targets. It is not only a design driver identified in this document, it is inherent in all the decisions made for this proposal. This image seeks to demonstrate considerations for a culmination of technological and environmental factors. As each phase comes forward, sustainability principles should be tested from an early stage to embed targets within the design process to help achieve a carbon neutral scheme.

Key

1. Landscaping proposals on the High Street aim to improve the quality of planting as well as retain the existing paving and surfaces. Reducing the amount of new materials needed on site. Instead a deep clean of the existing will be undertaken.
2. Utilizing roof space for improved ecology and biodiversity.
3. Greening the streets and introducing quality public realm space thus boosting air quality and improving wellbeing.
4. Any trees to be felled would be chipped and the resultant material used as mulch on the planting beds. Any trees to be removed will also be replaced either in the proposed landscaping designs or elsewhere in the area.
5. Improving ecology and biodiversity with dense pockets of high quality landscaping.

The proposed landscape design will seek to:

- Introduce new areas of predominantly native planting with the aim to encourage bio diversity.
- Explore opportunities to use planting areas to treat and attenuate surface water through the integration of rain gardens.
- Reduce embodied carbon by re-using existing hard landscape materials where possible.
- Encourage walking and cycling by improving links between the High Street/Market Square and the Chesterfield Canal.
- Promoting sociability by creating spaces that will allow people to meet and gather for the community to hold events.



The Pavilion

Proposed Artist Impression - View Across Market Square



The Pavilion

Proposed Artist Impression - View From Market Street



The Pavilion

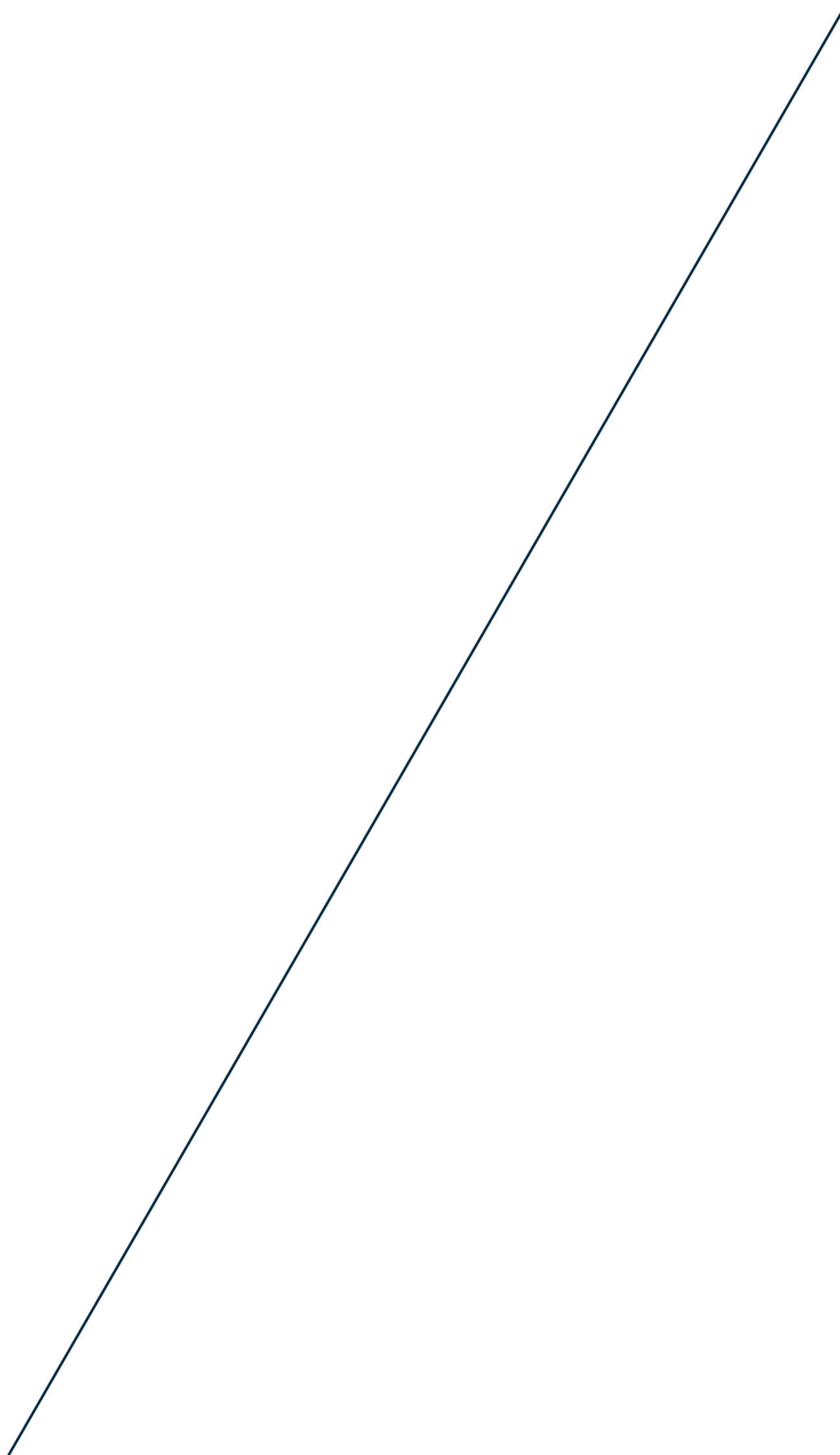
Proposed Artist Impression - View From High Street



The Pavilion

Proposed Artist Impression - View From the Canal Approach





Shop Front Framework

Introduction

Across Staveley town centre are a number of retail/commercial units that would benefit from grants specifically to upgrade the architectural fabric to the street facing elevation. The following pages describe the potential upgrades that operators/free holders can take by approaching the redevelopment utilising a framework that has been defined in this report. The framework sets out key principles to redefining the elevations throughout Staveley such as:

- Architectural features such as pilasters or console brackets should be maintained and kept free of signage and services.
- Modern, low energy lighting solution to aid appearance, security and sustainability.
- Maximised glazing solutions, clear, well-maintained and uncovered by advertisements.
- Ramped access should always aim to be achieved if required and if feasible.
- Clear, simple signage with good proportions and a clear brand identity.

This document concludes by presenting a map that sets out the priority of shop front improvements in the Staveley centre. Whilst this is not an exact science the calculation to where improvements are needed the most has been based upon a point system which directly relates to the framework template points. This priority map is subject to further review by the client, project team and local authority. The proposals for funding allocation are to be defined separately to this report.

Shop Front Framework

Framework Elevations

Every shop is different and requires individual design but below are some basic principles to follow:

1. Strategic placement of drainage and wiring as to not clutter the facade.
2. Architectural features such as pilasters or console brackets should be maintained and kept free of signage and services.
3. Simple protruding sign suspended on the fascia board, consistent with neighbouring businesses.
4. Planters and small seating elements to create a more lively street scene.
5. Ensure rainwater drainage and damp proofing measures are in good condition to minimise damage to facade.
6. Modern, low energy lighting solution to aid appearance, security and sustainability.
7. Very limited text on fascia, this should only include necessary information.
8. Maximised glazing solutions, clear, well-maintained and uncovered by advertisements.
9. Vinyl window advertisements in strategic locations in order to avoid blocking displays and activity.
10. Regular maintenance of facade elements and building features.
11. Simple, inviting entrance with minimal information to avoid clutter. Recession can be used to seem more dramatic.
12. Ramped access should always aim to be achieved if required and if feasible.
13. Clear, simple signage with good proportions and a clear brand identity.
14. Interior open grille shutters allow for a more friendly high street appearance whilst also maintaining sufficient security.
15. Stall risers are not always present but should remain consistent with Streetscape and kept tidy to appear more solid and integral.
16. Upper floor advertisements kept to a minimum and easily removable in case of altered use.
17. Extensions of shops to other units should maintain the architectural features and not attempt to alter.



Shop Front Framework Principles Diagram - 1970s Shop Front Example

Shop Front Framework

Framework Elevations

Every shop is different and requires individual design but below are some basic principles to follow:

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Shop Front Framework Principles Diagram - Heritage Shop Front Example

Shop Front Framework

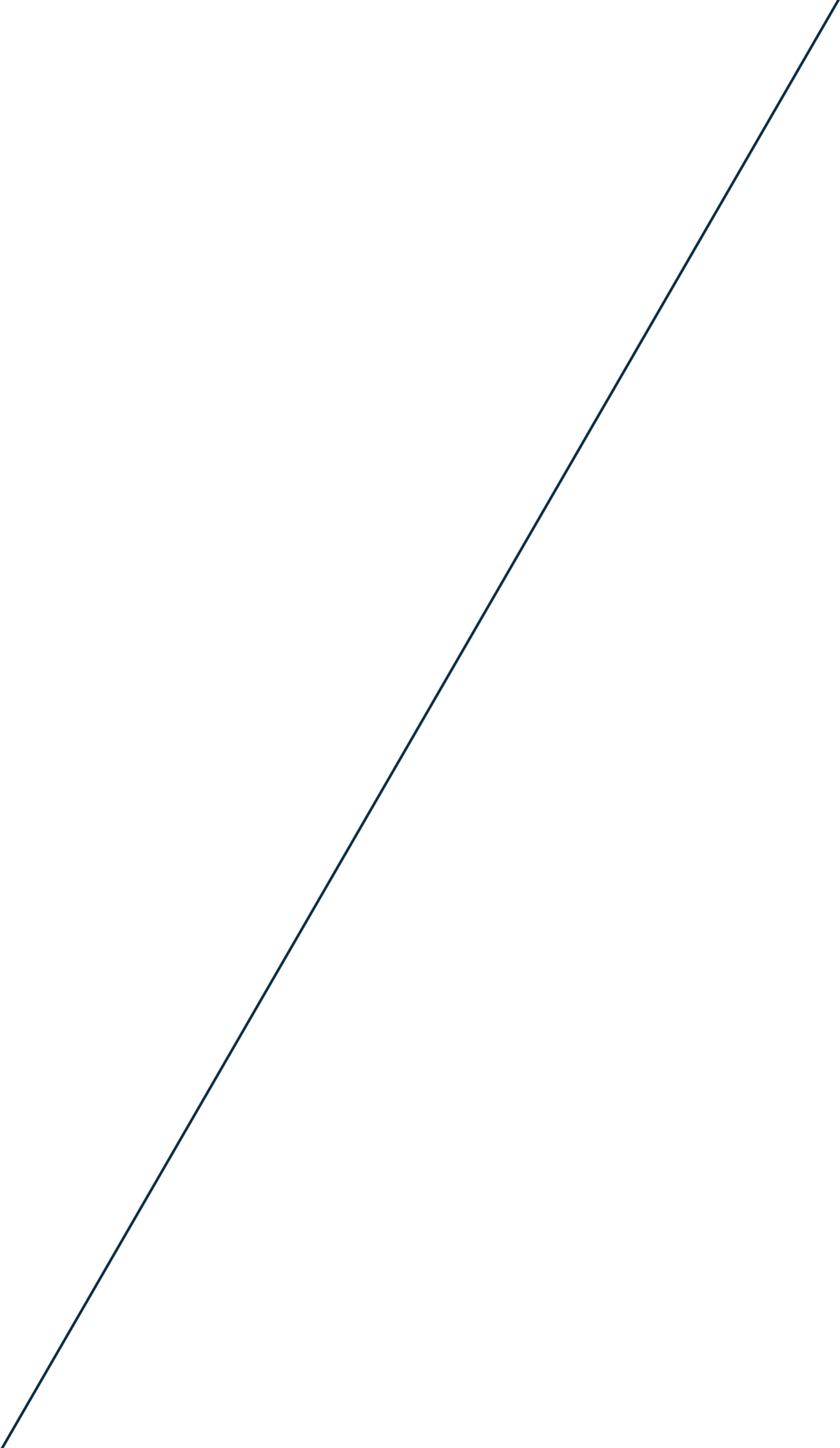
Priority Plan

- | | |
|-----------------------------------|-------------------------------------|
| 1. Best Wishes | 35. Former Elm Tree Pub |
| 2. Vacant Lot | 36. PE Weld Right |
| 3. Staveley Learning Centre | 37. Staveley Service and MOT Centre |
| 4. Star Pizza | 38. Time Craft |
| 5. Valley Carpets | 39. Staveley Dental Centre |
| 6. Ashgate Hospice | 40. Peak Bike Services |
| 7. Divan Man | 41. Staveley Miners Welfare |
| 8. Gentleman's Barber Shop | 42. Beechers Brook |
| 9. Peking Palace | 43. Hopkinson Memorials |
| 10. Ravenwolf Tattoos | 44. High Street Dental Clinic |
| 11. St Vincents | 45. Peak Pharmacy |
| 12. Ladbrokes | 46. Staveley News |
| 13. The Nail Boutique | 47. Spire Funeral Directors |
| 14. Cliff Madden Angling | 48. Mary's Corner Kitchen |
| 15. Hammond & Co | 49. Charlies Fish and Chips |
| 16. Kays Carpets | 50. Staveley Dog Wash/Pet Store |
| 17. Door2Door Taxis | 51. Chapel House Vet Surgery |
| 18. William Hill | 52. Murgatroyd Holmes Opticians |
| 19. The Factory Shop | 53. In 2 Frames |
| 20. Curry Leaf | 54. Duke Street Car Wash |
| 21. PJB Allsorts | 55. Harley's |
| 22. Ayla Beauty | 56. Old Factory Guest House |
| 23. Top Fade Barbers | 57. Floral Blossoms |
| 24. The Foot Pad | 58. Pizza Uno |
| 25. Former Regal Cinema | 59. Halo Beauty |
| 26. Quality Wall Coverings | 60. Staveley Vets |
| 27. Ace Sporting Embroidery | 61. Staveley Job Centre |
| 28. A619 Stores | 62. Job Lot |
| 29. Barnardo's | 63. Cooperative Funeral Care |
| 30. Jay Jay's Deli | 64. Tilly's Tavern |
| 31. Barginz Beds and Carpets | |
| 32. Motorcycle Parts Distribution | |
| 33. Dental Surgery | |
| 34. Window Dressings | |

This map demonstrates the priority shop fronts as defined by the previous framework template points, this list of units is to be reviewed further by the client and project team and final allocations of funding will be defined at a later date.

The extent of this map is also subject to further review and may be extended to include other units further afield. The list is not exhaustive. Units not incorporated in this list include the Morrisons supermarket and the Healthy Living Centre as these are considered to be in good condition. The retail units on Barnfield Close are also subject to separate funding allocations.





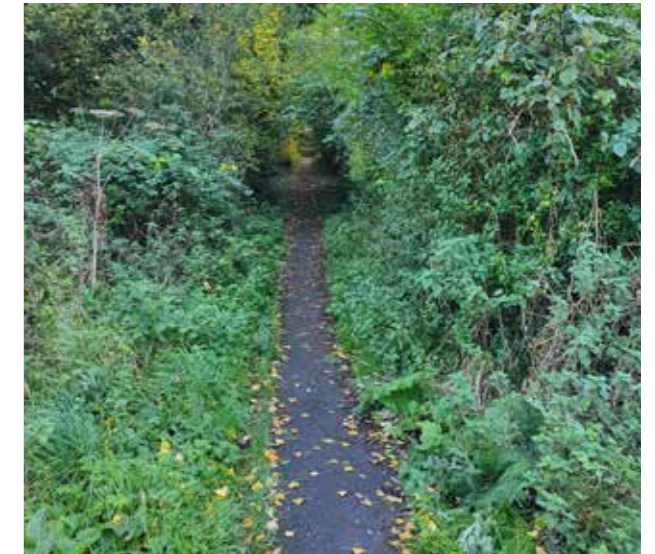
Canal Links, Connectivity and Wayfinding

Canal Links Site Analysis

There are two links for pedestrians from the project area to the Chesterfield Canal, a narrow footpath that connects to Church Street / Top of High Street and a connection via Mill Green.

The Chesterfield Canal tow path is part of the Trans Pennine Trail and the 'Cuckoo Way' walking route. The canal surroundings are high quality green space in close proximity to Staveley Town centre.

The project presents the opportunities to encourage active travel and connections to nature with the benefits for Physical and mental well-being.



Canal Links, Connectivity and Wayfinding

Lighting

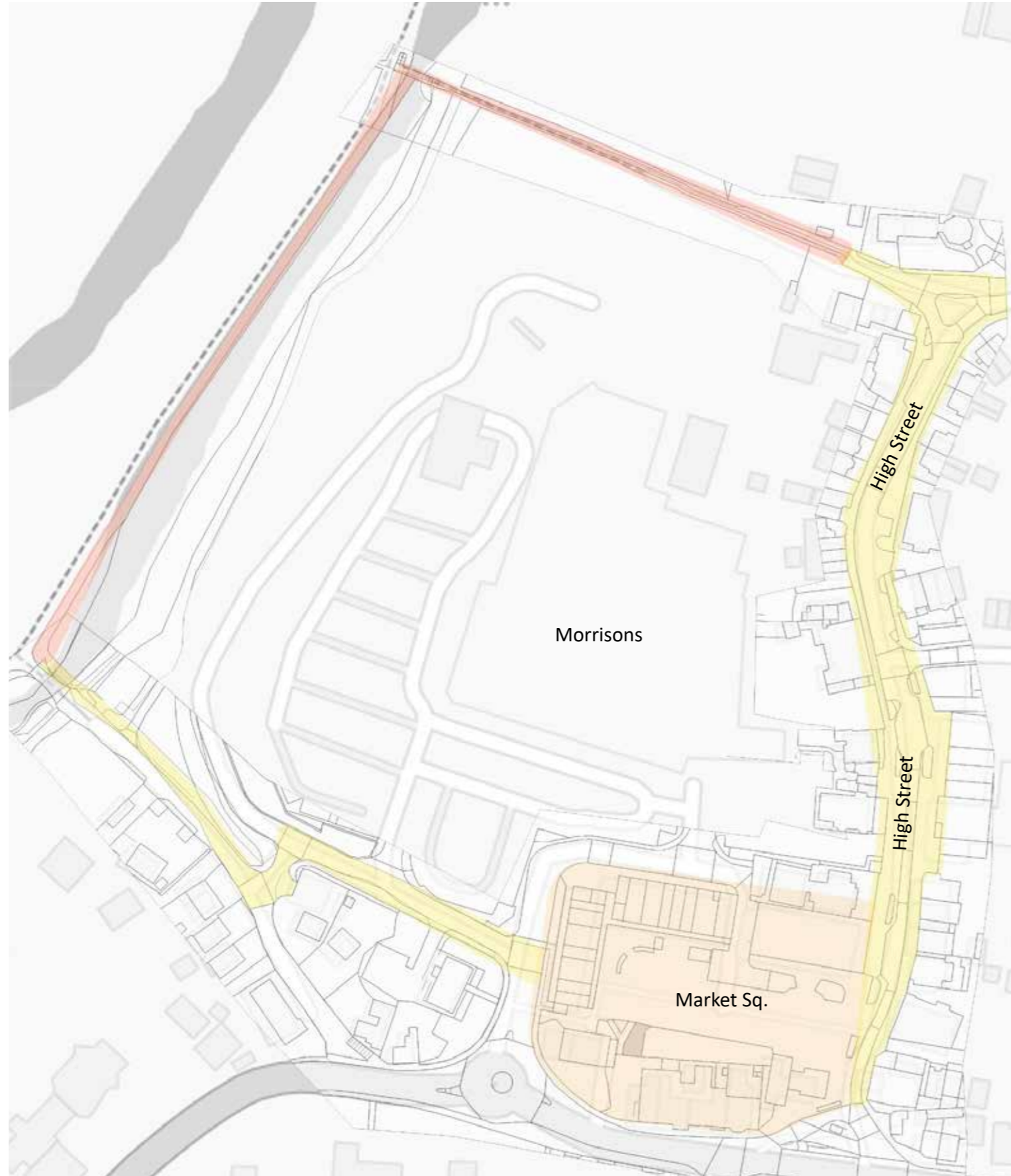
The images on this page show some precedents on how the traditional style of lighting found on the high street could be extended to continue into Market Square. Opportunities for building mounted lighting can be explored to accentuate architectural façades and reduce clutter in the square.

At the next stage the lighting design will be developed further.



Canal Links, Connectivity and Wayfinding

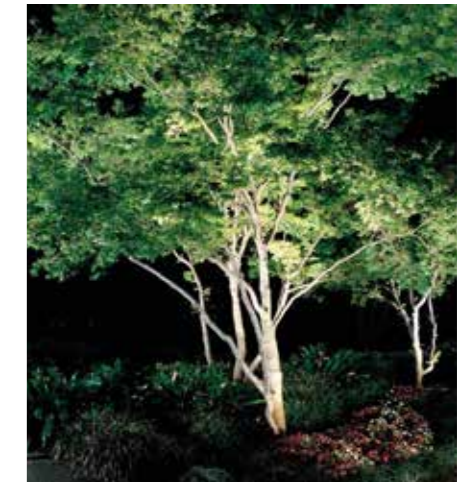
Lighting Strategy



Primary Lighting- Including street furniture uplighting and traditional column lighting



Secondary Lighting- Consisting mainly of traditional column lighting and some uplighters to trees



Tertiary Lighting- Subtle lighting to provide guidance



Canal Links, Connectivity and Wayfinding

Wayfinding

The precedent images on this page show potential options for the wayfinding.

The design will be developed at the next stage in consultation with Chesterfield Borough Council.

The materiality chosen will need to suit both the urban spaces of the Square and High Street whilst also being appropriate for the more natural setting of the canal.

Choices of colours and fonts will be important and designs could be bought forward that work with elements of the shop front strategy.

There is potential to integrate lighting and data in to some of the wayfinding, particularly in Market Square.



Canal Links, Connectivity and Wayfinding

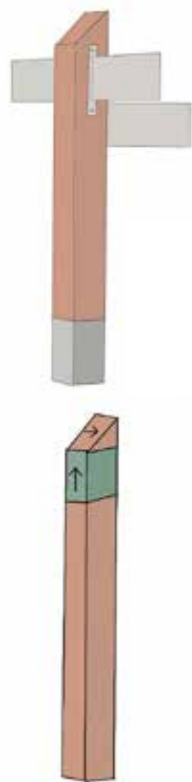
Wayfinding Strategy

A key output of the project is to improve connectivity within Staveley Town centre, particularly links between Market Square / High Street and the Chesterfield Canal.

The plan opposite shows potential locations for wayfinding. At these locations there can be directional signage, information related to events, retail offer or places of cultural or natural significance.

The canal tow-path can be well used particularly in summer and is part of the Trans Pennine Trail and 'Cuckoo Walk'. Signifying the close proximity of Staveley High Street and Market Square to user of the canal. It will also

Key:



Primary Wayfinding

Located in busier areas and more significant spaces. These will convey more information and be of a larger scale area

Secondary Wayfinding

Located frequently between primary signage to reassure and help guide people on their route.



Canal Links, Connectivity and Wayfinding

High Street Landscaping

A key intervention proposed the high street is to remove the raised planters.

The image opposite highlights how dominant they are within in the street scene.

Planting will still be provided but in a potentially more useful way such as retro fitted SUDS. The precedent images below show schemes in Sheffield and Barcelona where this has been done

The feasibility of this can be explored at the next stage, but even if the planting is simply at grade rather than raised it should help reveal the shop fronts and form less of barrier to movement.

The proposals are not seeking to change road materiality or alignment.



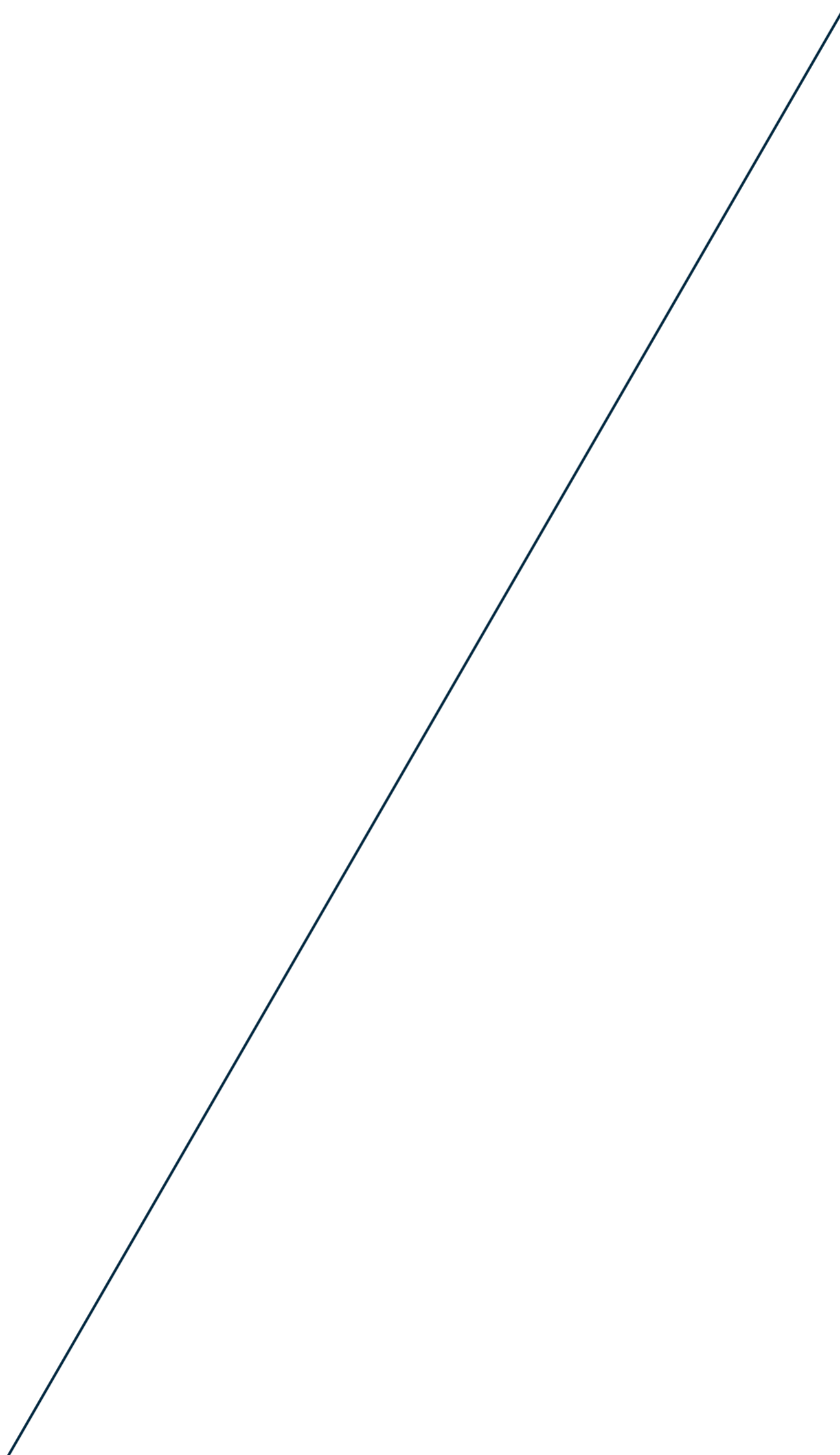
Existing High Street with Planters Highlighted



Precedent Image; SUDS at Grey to Green 2



Precedent Image; Barcelona



Evaluation

Conclusion

This masterplan delivery document has been commissioned by Chesterfield Borough Council in conjunction with professional consultants Whittam Cox Architects, Bentley Project Management and ARES Landscape Architects to help define the aspirations for a comprehensive well-considered masterplan delivery proposal for Staveley. This document should be read in parallel with the Business Case that demonstrates how the Staveley Town Deal funding will be utilised to fulfil parts of the Staveley masterplan (prepared by BDP Architects). This proposal shows how the £4.85million funding will be utilised to generate the largest beneficial impact on the Staveley townscape.

This document seeks to address the aims, objectives and design principles, which are used to formulate design drivers to help develop a response to the masterplan. The proposals seek not to be prescriptive in development but give an indication of how the proposal can help inform the future development of the area as a framework to work within. The architectural design put forward within this Stage 2 report is at the concept stage and is subject to further cost analysis, operator requirements, technical consideration, a planning consent and input from Building Control (amongst other statutory requirements).

This delivery of the masterplan follows on from the public consultation hosted virtually in December 2021. The document has been designed and co-ordinated by the project team with an emphasis on delivering the initial stages of the overall Staveley masterplan. The masterplan is now based on comprehensive stakeholder consultation and an understanding of the opportunities and constraints of Staveley which culminates in the formation of a well-considered, balanced and pragmatic approach in reimagining the Staveley urban realm.



Whittam ARCHITECTS / Cox

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