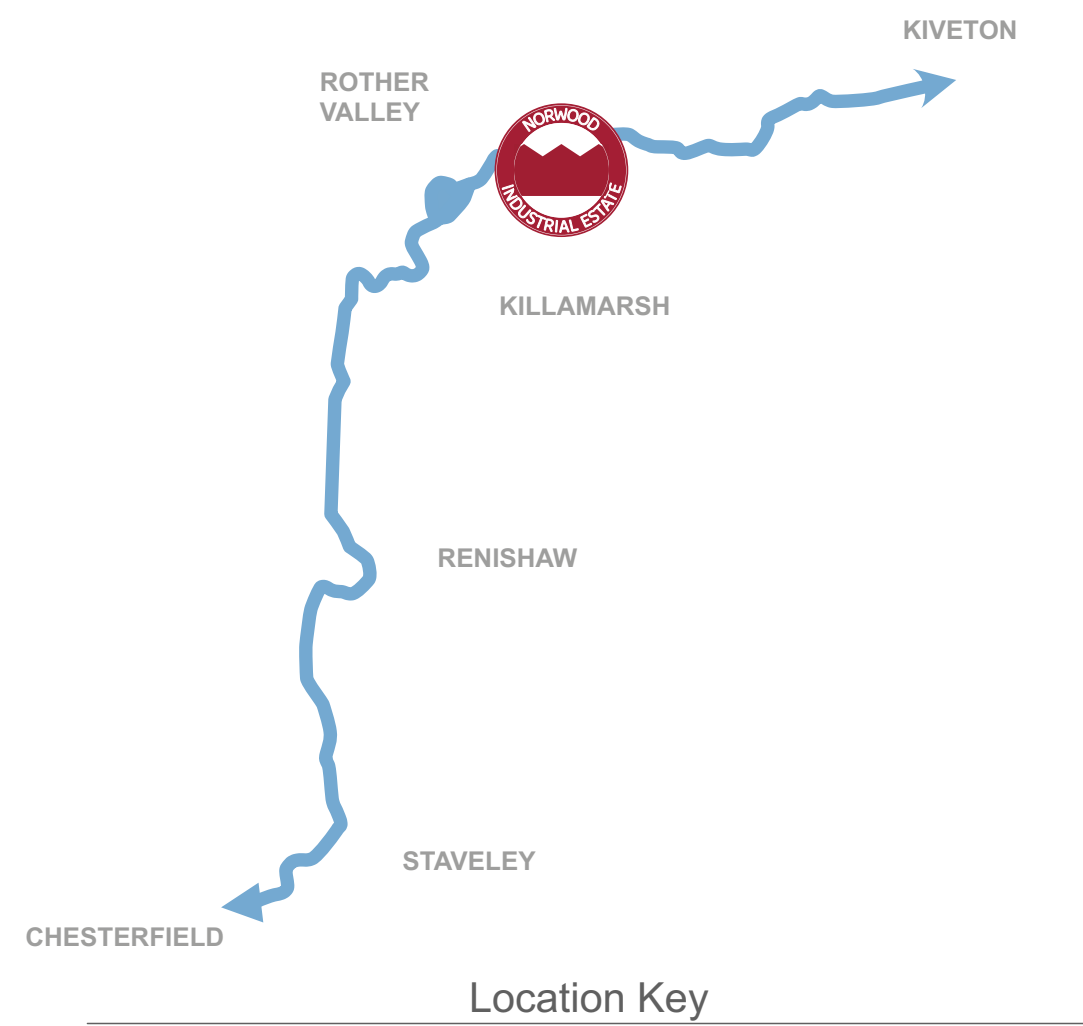




MAP KEY

- Buildings

Existing buildings

Proposed residential building

Proposed commercial building
- Water Bodies

Existing waterbodies

Proposed waterbodies

New lock and paved apron

Proposed area of canalside habitat enhancement with native reeds / aquatic plants

Proposed area of wetland habitat used as flood plain with native reeds / aquatic plants
- Hard Landscaping

Existing footpath

Existing towpath repaired and realigned where canal is restored

Proposed bridge

Proposed area of hardstanding

Proposed seating/play area
- Soft Landscaping

Existing open landscape area typified by mown grassland

Existing areas of woodland

Proposed open landscape area

Proposed area of wildflower/grass habitat

Proposed area of woodland habitat

- NORWOOD ESTATE LEGEND:**
- 1 - Possible location for SUDs pond and woodland walk for recreational use for staff; adjacent existing woodland to be reinforced by additional planting of native species.

2 - Green woodland buffer zone separates housing and commercial / business park

3 - Class E(c) / (g) units as part of potential Green Technology Cluster

4 - Class B2 / B8 units as part of potential Green Technology Cluster

5 - Canalside Commercial units as part of potential Green Technology Cluster of location for canal related businesses. Open space creates recreational access to canal for staff.

6 - Potential alternative use for space within existing field / tree system as additional playing field / recreational ground for school / public. Safeguarding issues to be addressed.

7 - Existing primary school playing field - existing tree buffers to be reinforced with additional planting.

8 - Class B2 / B8, E(c) / (g) starter units as part of potential Green Technology Cluster

9 - Proposed lift bridge over canal to access commercial land, and alternative access to housing off Primrose lane. Space constraints result in difficulty in raising a fixed bridge to a level to cross the canal. Lift bridge could be single lane with traffic management.

10 - Potential secondary vehicular access route, subject to discussions with land owners.
- CANALSIDE HOUSING**
Proposed mix of 2-4 bedroom houses and 1-3 bedroom apartments and townhouses, responding to local housing needs. The design prioritises a strong connection to the canal through landscaping and building orientation, with a significant proportion of affordable housing.
- HOUSING**
(Scheme Under Development)
Gongoozlers Walk, comprising of 50 homes with a selection of 3-5 bedroom dwellings.
- POTENTIAL ECO BUSINESS PARK**
Proposed net-zero carbon business park, providing B2/E8, E(c)/(g) commercial offices and light industrial units. A green technology cluster with a mix of unit sizes will foster business growth and create local employment opportunities. A woodland buffer zone separates the business park from the proposed housing, while extensive recreational space with parks, walkways, and seating areas connects the development to the canal.
(Refer to sheet 00014 for alternative option)
- PROPOSED PUBLIC REALM**
Proposed realignment of Bailey Drive to create a canalside public realm with recreational space for both business park employees and the public. The design incorporates grassed picnic areas, designated parking, and traffic calming measures suitable for HGV access, while buffering the public realm from the industrial units.
- POSSIBLE INCENTIVES FOR ENERGY UPGRADES**
The unit shown in orange hatch demonstrates existing best practice with existing solar arrays. These measures contribute to the overall sustainability goals of the masterplan.
- POSSIBLE INCENTIVES FOR ENERGY UPGRADES**
Existing commercial and industrial units (coloured orange) could potentially receive thermal upgrades and renewable energy integration.
- 00011
- Norwood Estate
- 1:1250
- sigma architects**
- Babington Lodge
128 Green Lane
Derby
DE1 1 RY
- info@sigma-architects.co.uk
www.sigma-architects.co.uk
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- PROJECT:**
Chesterfield Canal Corridor Masterplan
-
- CLIENT:**
Chesterfield Canal Trust
- | REV | BY | CKD | DATE | DESCRIPTION |
|-----|-----|-----|------------|---------------------|
| 01 | NBI | JMa | 20/02/2025 | First Issue |
| 02 | NBI | NBI | 25/02/2025 | Updated Issue |
| 03 | NBI | JMa | 26/02/2025 | View names updated. |
-
- DRAWING NAME:**
Norwood Estate

DRAWING NUMBER:
00011

STATUS / REVISION:
S2-03

PURPOSE:
CONCEPT DESIGN

PROJECT STAGE:
RIBA Stage 2: Concept Design

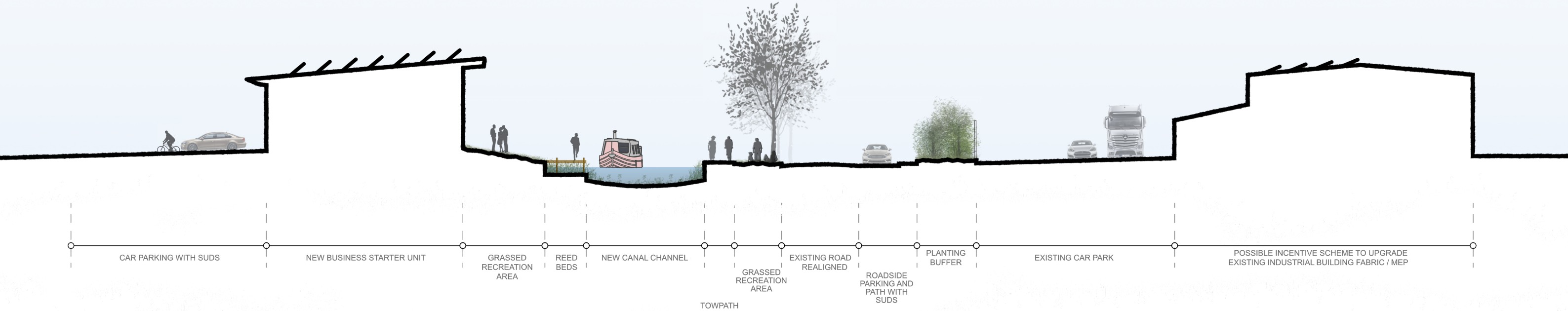
PROJECT NUMBER:
0217

SCALE / FORMAT:
1:1250 @ A1
- 0217-SIG-01-GF-DR-A-00011_Norwood Estate_S2-03

S01-02

SECTION
(1:500 @ A3)

NORWOOD INDUSTRIAL ESTATE



ACCESS MAP KEY

- Water
- Open space
- Possible development sites
- New bridge
- Primary road access
- Secondary road access
- Towpath / leisure route
- Pedestrian access to canal sites
- Access to other sites
- Existing urban blocks
- Existing business units



NORWOOD INDUSTRIAL ESTATE



USES MAP KEY

- Water
- Live
- Work
- Health
- Play
- Heritage / landmark
- Environment
- Existing urban blocks
- Existing industrial / business units



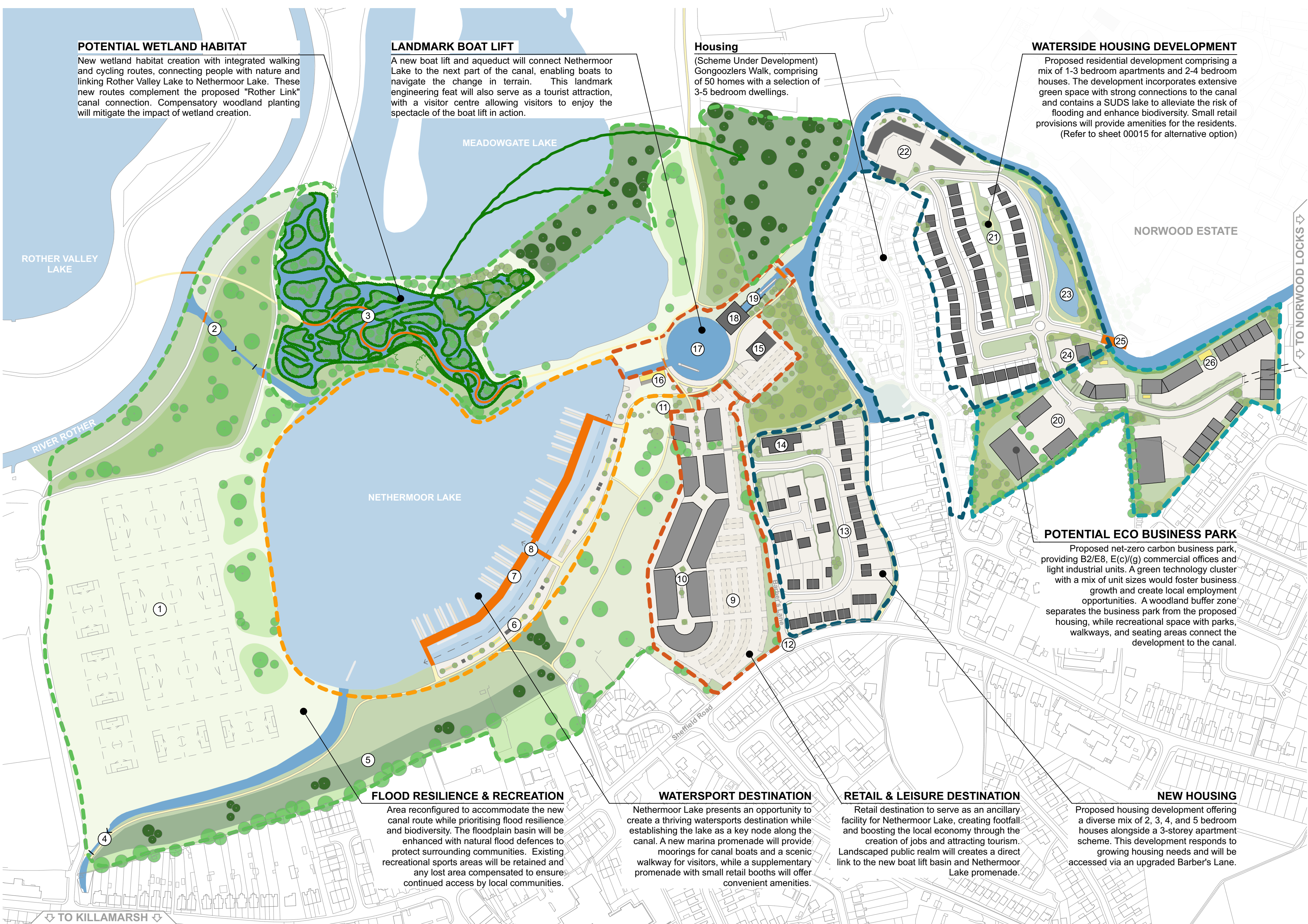
NORWOOD INDUSTRIAL ESTATE



OPEN V DEVELOPED MAP KEY

- Water
- Open space
- Possible development sites
- Key buildings
- Existing woodland
- Enhanced / managed woodland
- Existing urban blocks
- Existing industrial / business units





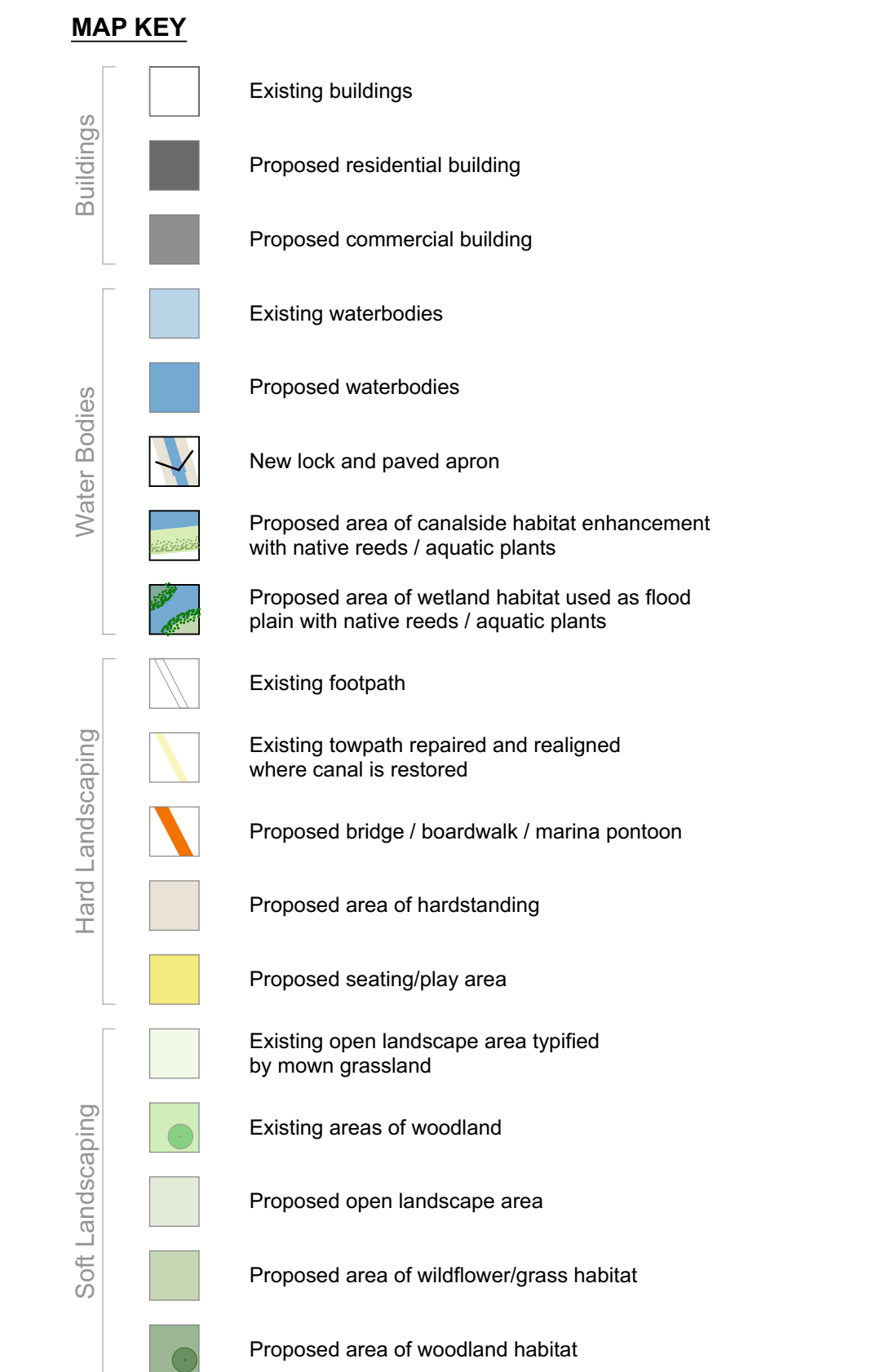
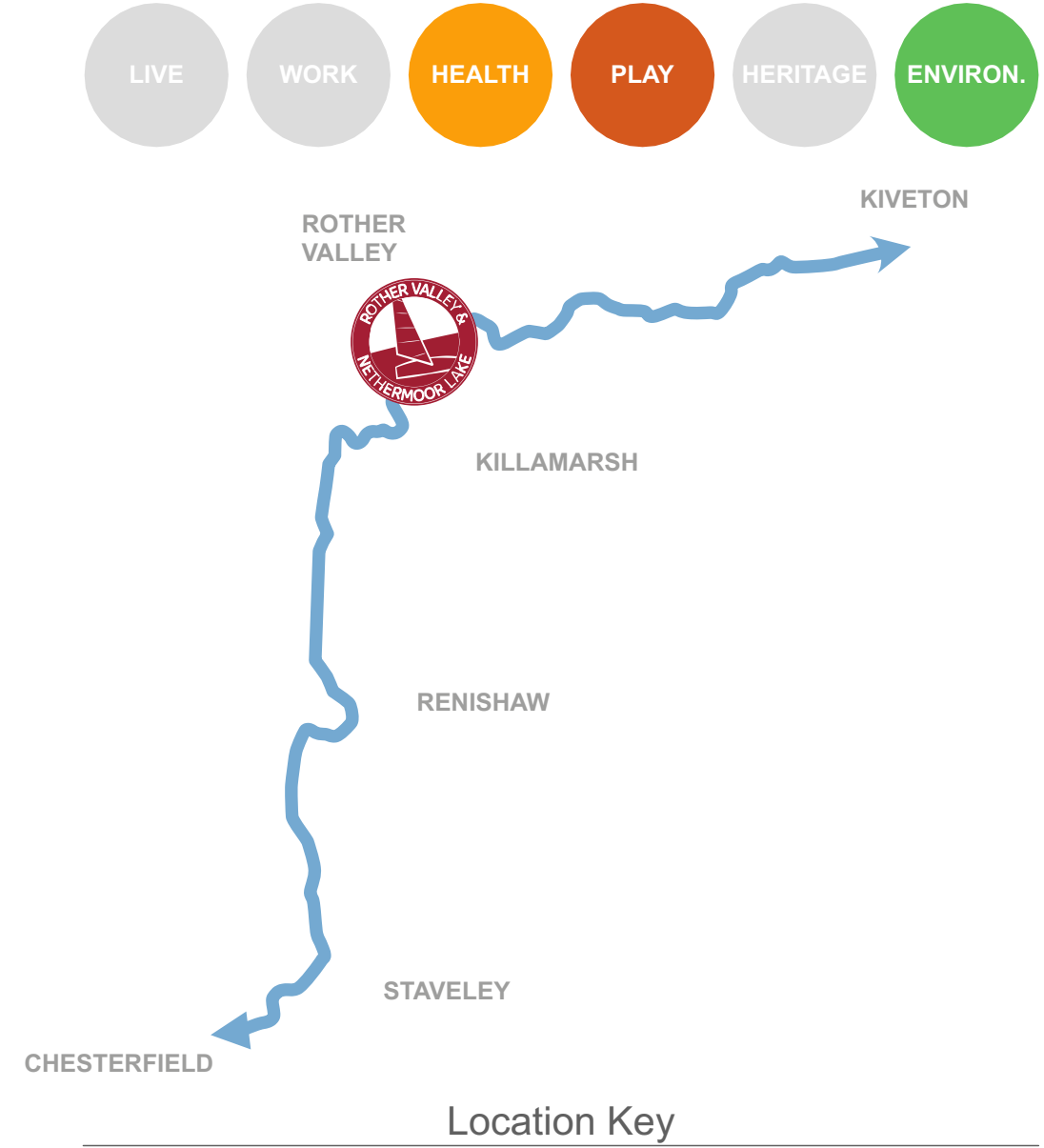
**ROTHER VALLEY - BOAT LIFT
OPTION (A) LEGEND:**

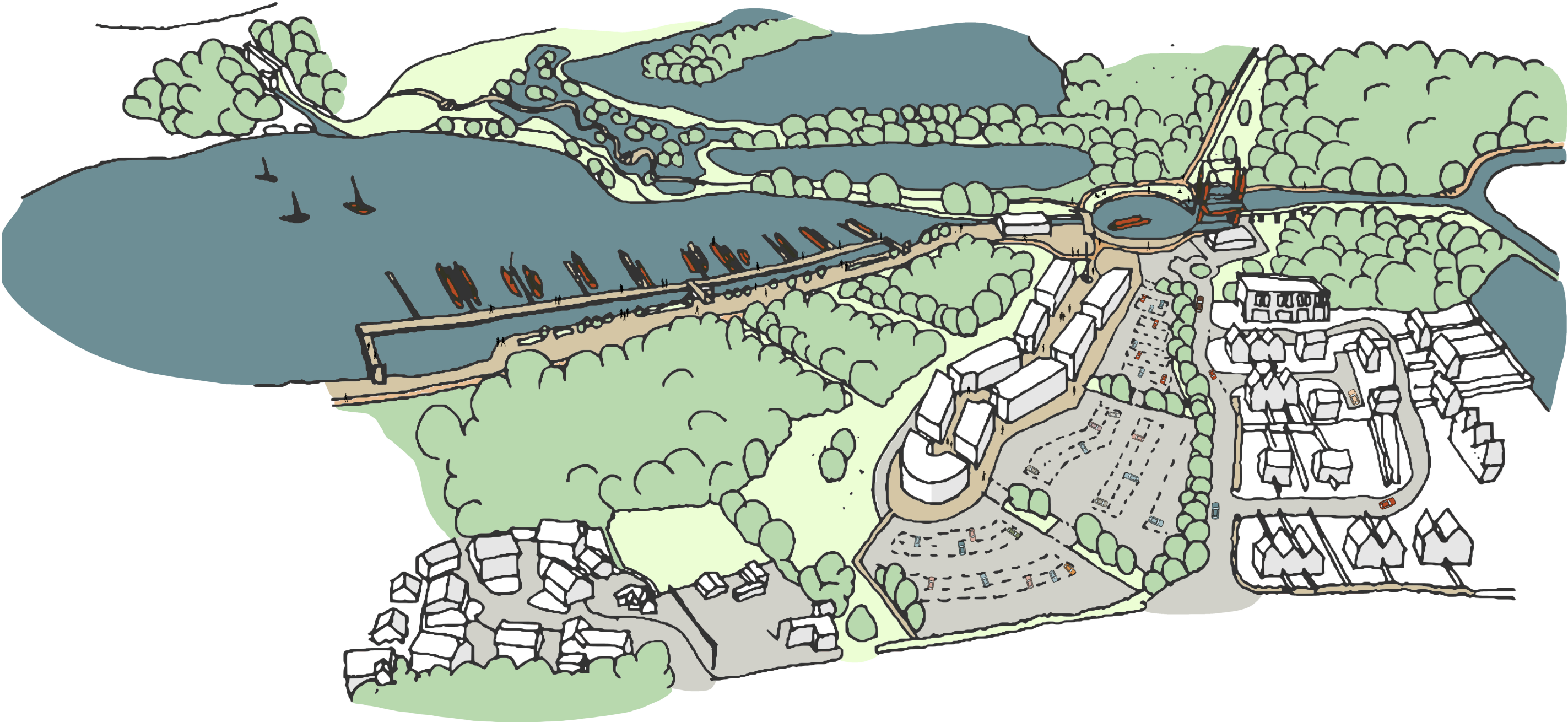
- Existing football pitches to be used as a flood plain basin. Area to be reduced to accommodate new canal route. Lost space to be compensated elsewhere.
- Rother Link - Future connection to River Rother including new cycling and pedestrian routes and footbridges.
- Boardwalk through wetland habitat
- Flood Lock
- Additional planting reinforcement to flood bank
- New landscaped promenade with small retail units (ice-cream, coffee, snacks souvenirs etc). Layout indicative subject to coordination with flood prevention and storage strategy.
- New marina promenade with mooring spaces for longboats
- Arched bridge to allow narrowboats to pass under
- Car parking for retail destination
- Proposed retail destination with Phased delivery in response to demand.
- Public realm to enhance connectivity between retail park, boat lift and Nethermoor Lake.
- Existing Barber's Lane to be widened and resurfaced to adoptable standard
- Possible new housing development with a mix of 2, 3, 4 and 5 bed houses
- Possible 3 storey apartment scheme, nominally 12 x 2 bed units
- New visitor centre and car park
- New marina services building including cafe and bike & kayak hire
- New boat lift basin
- New landmark boat lift
- Aqueduct
- Class B3 / B8, E(c) / (g) starter units as part of potential Green Technology Cluster
- New residential scheme comprising of 2-4 bed houses with extensive public realm and biodiversity.
- Potential new canalside apartments comprising of 1-3 bed flats.
- Compensatory pond and park
- Possible convenience store
- New lift bridge
- Picnic areas



**ROTHER VALLEY - LOCKS
OPTION (B) LEGEND:**

- Balancing pond
- Holiday homes with parking spaces and small waterside terrace
- Series of locks
- New vehicular bridge to re-directed Barber Lane
- Cafe / Restaurant with sheltered outdoor space and raised terraces providing views of the locks cascade and the Nethermoor Lake
- Pump house
- New feature "tri-bridge"





ACCESS MAP KEY

- Water
- Open space
- Possible development sites
- New bridge
- Primary road access
- Secondary road access
- Towpath / leisure route
- Pedestrian access to canal sites
- Access to other sites
- Existing urban blocks



ROTHER VALLEY - BOAT LIFT OPTION

USES MAP KEY

- Water
- Live
- Work
- Health
- Play
- Heritage / landmark
- Environment
- Existing urban blocks



OPEN V DEVELOPED MAP KEY

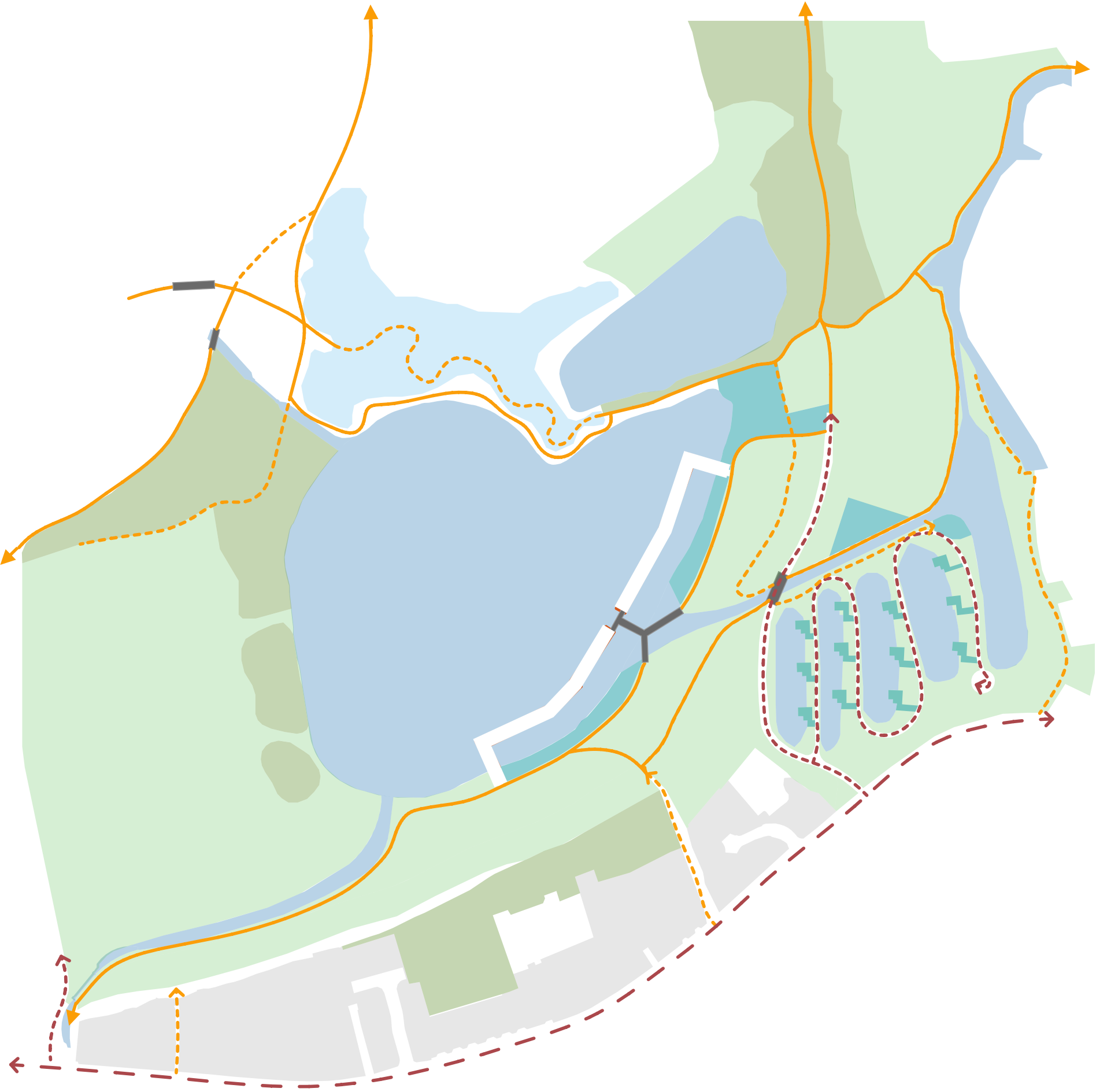
- Water
- Open space
- Possible development sites
- Key buildings
- Existing woodland
- Enhanced / managed woodland
- Existing urban blocks
- Existing industrial / business units





ACCESS MAP KEY

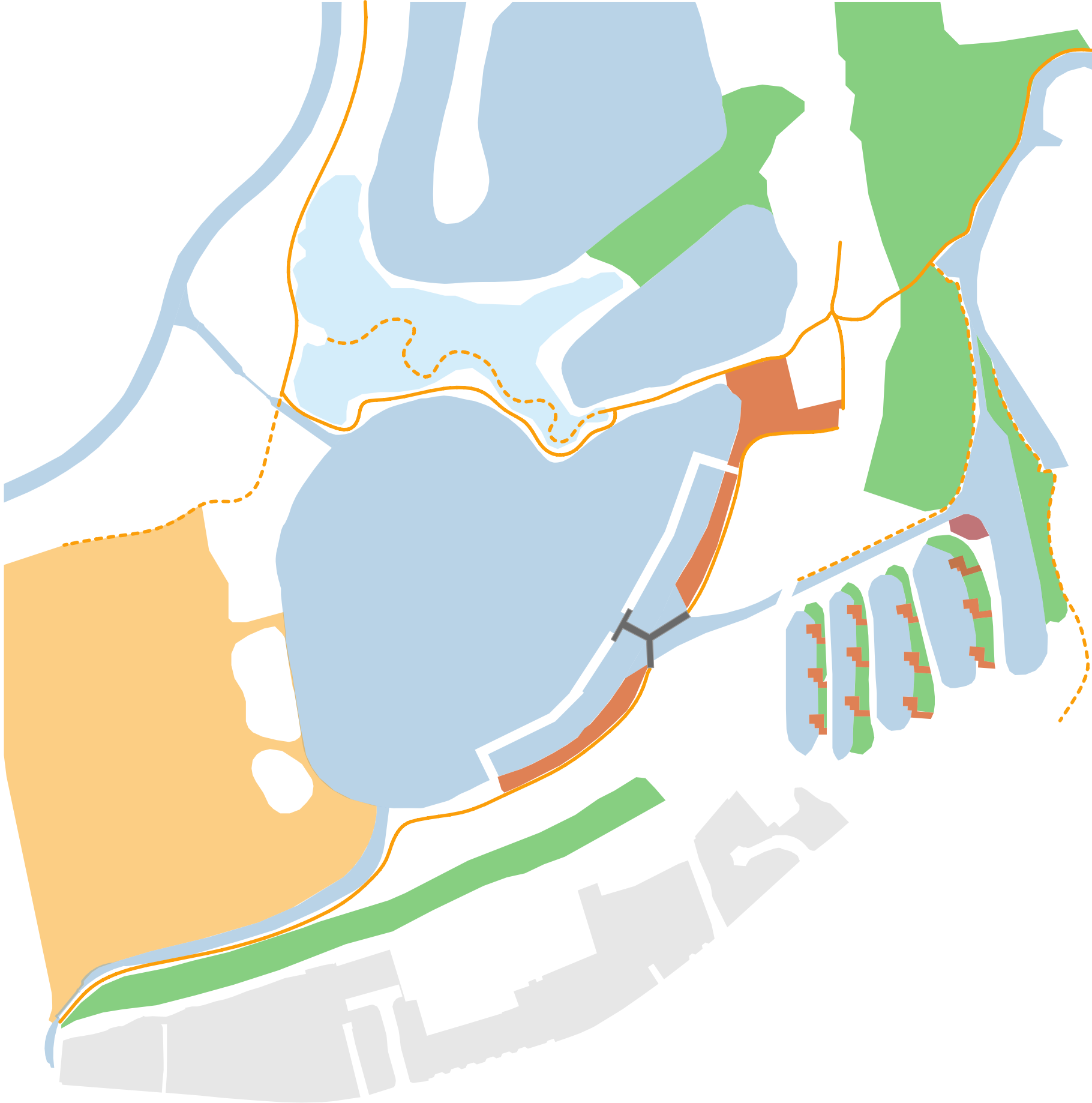
- Water
- Open space
- Possible development sites
- New bridge
- Primary road access
- Secondary road access
- Towpath / leisure route
- Pedestrian access to canal sites
- Access to other sites
- Existing urban blocks



ROTHER VALLEY - LOCK STAIRCASE OPTION

USES MAP KEY

- Water
- Live
- Work
- Health
- Play
- Heritage / landmark
- Environment
- Existing urban blocks



OPEN V DEVELOPED MAP KEY

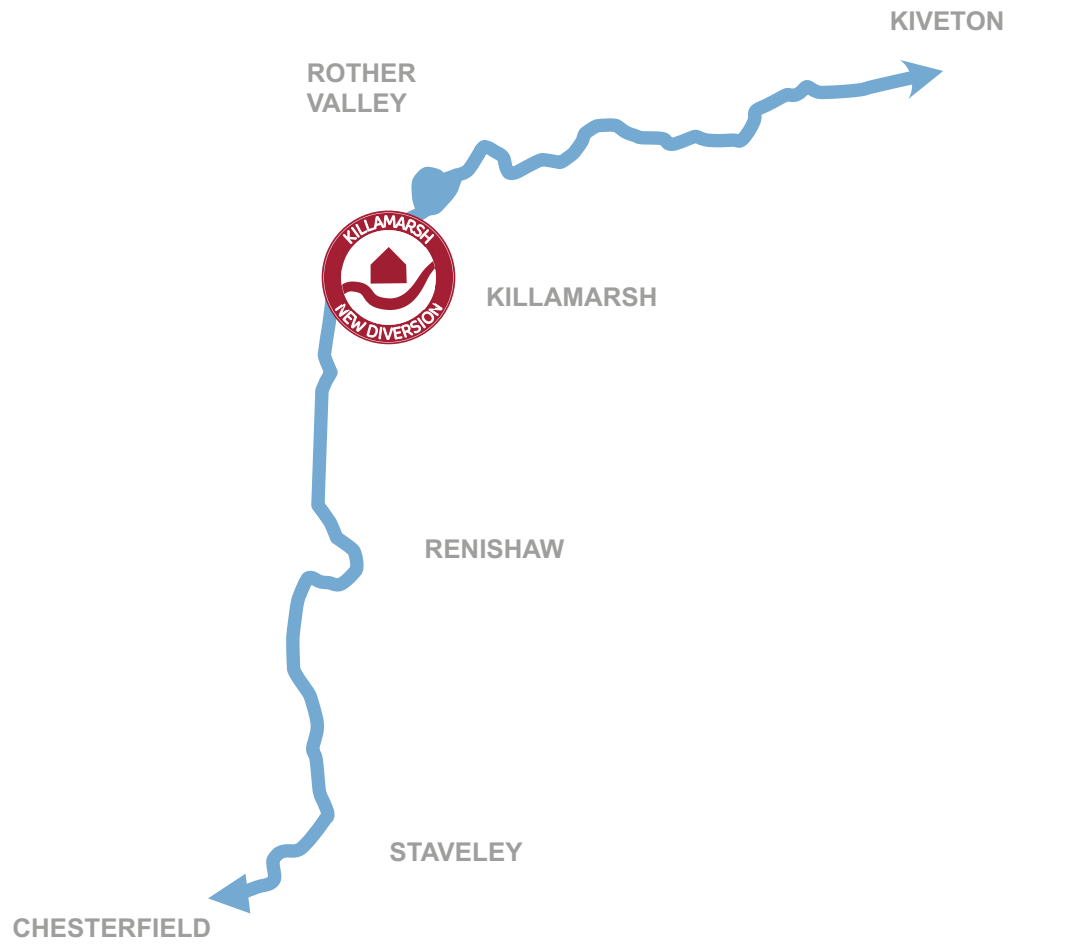
- Water
- Open space
- Possible development sites
- Key buildings
- Existing woodland
- Enhanced / managed woodland
- Existing urban blocks
- Existing industrial / business units



KILLAMARSH LEGEND:

- 1- New mixed-use building with a restaurant/bar and community-focused retail space (such as art galleries/local maker spaces), positioned over the canal to create a visual landmark and attract footfall from Sheffield Road.
- 2 - Lockside picnic area with coffee pod and cycle hoops. Access from new footbridge across lock.
- 3 - New public space to create buffer and access route to new development
- 4 - New 3-storey apartment blocks comprising of 12no. 2-bed units each.
- 5 - Canalside micropub / cafe with terrace with access from Peacock Close or on foot via new footbridge, creating a social micro-node with views of the canal.
- 6 - A new landmark lookout tower offering panoramic views across Rother Valley. The tower is nestled within a landscaped setting of meadow grasses, waterside wildflowers, and canalside reed beds.
- 7 - New scout hut / community building with apron to access new canal basin for water activities. New road access required from Chandos Crescent.
- 8 - New play area option in place of existing scout hut.
- 9 - Potential balancing pond / canal feeder along original canal route - potential use in combination with Scout Hut for watersports. Note this is indicative and subject to engineer's appraisal.

- 10 - Enhancements to existing open space, creating new routes and introducing a landscaping scheme consisting of a mix of grassed areas and wildflower meadow / semi woodland planting.
- 11 - Fenced play area to replace that lost to canal development
- 12 - Link between canal and balancing pond/ feeder consisting of straight, below-ground channels and meandering, surface-level channels designed to foster biodiversity.
- 13 - New apartment blocks (12no. 2-bed apartments each)
- 14 - Area of ecological canal enhancements
- 15 - New three-storey, connected apartment blocks alongside towpath
- 16 - New depot storage facility
- 17 - Restore original railway bridge as part of footpath route
- 18 - New canal tunnel below Walford Road
- 19 - Existing dwelling retained with new section of balancing pond navigated around.
- 20 - New footbridge link



Location Key

MAP KEY

- Buildings**
- Existing buildings
 - Proposed residential building
 - Proposed commercial / other building
- Water Bodies**
- Existing waterbodies
 - Proposed waterbodies
 - New lock and paved apron
 - Proposed area of canalside habitat enhancement with native reeds / aquatic plants
 - Proposed area of wetland habitat used as flood plain with native reeds / aquatic plants
- Hard Landscaping**
- Existing footpath
 - Existing towpath repaired and realigned where canal is restored
 - Proposed bridge
 - Proposed area of hardstanding
 - Proposed seating/play area
- Soft Landscaping**
- Existing open landscape area typified by mown grassland
 - Existing areas of woodland
 - Proposed open landscape area
 - Proposed area of wildflower/grass habitat
 - Proposed area of woodland habitat

NEW MIXED-USE DEVELOPMENT

Existing houses to be demolished to make way for construction of canal tunnel under Sheffield Road. Possible new multi-storey commercial / bar restaurant overlooking a canalside terrace.

NEW APARTMENT BLOCKS

2 x new 3 storey canalside apartment blocks. 12 x 2 bed apartments per block.

NEW BALANCING POND

New landscaped public space creation for local communities and as ancillary outdoor space for scout hut. Potential new play area in place of existing scout hut.

NEW HOUSING

New 3 / 4 bed houses on site of existing garages. New road extension to Chandos Crescent.

NEW DEPOT

Potential new depot storage facility for CCT with canal wharf (building offices and storage shed nominally 200m2)

NEW APARTMENTS

New apartment blocks with ground floor parking and views of the canal

NEW APARTMENTS

New 3 storey canalside apartment blocks. 12 x 2 bed apartments per block. Extended from Powell Drive. May require basement parking. Opportunity to increase development area by altering the proposed canal route and reducing ecological enhancements.

00013

Killamarsh

1:1250

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PROJECT:
Chesterfield Canal Corridor Masterplan



CLIENT:
Chesterfield Canal Trust



REV

01

02

BY

NBI

JMa

CKD

JMa

NBI

DATE

20/02/2025

25/02/2025

DESCRIPTION

First Issue

Updated Issue

DRAWING NAME:

Killamarsh

DRAWING NUMBER:

00013

STATUS / REVISION:

S2-02

PURPOSE:

CONCEPT DESIGN

PROJECT STAGE:

RIBA Stage 2: Concept Design

PROJECT NUMBER:

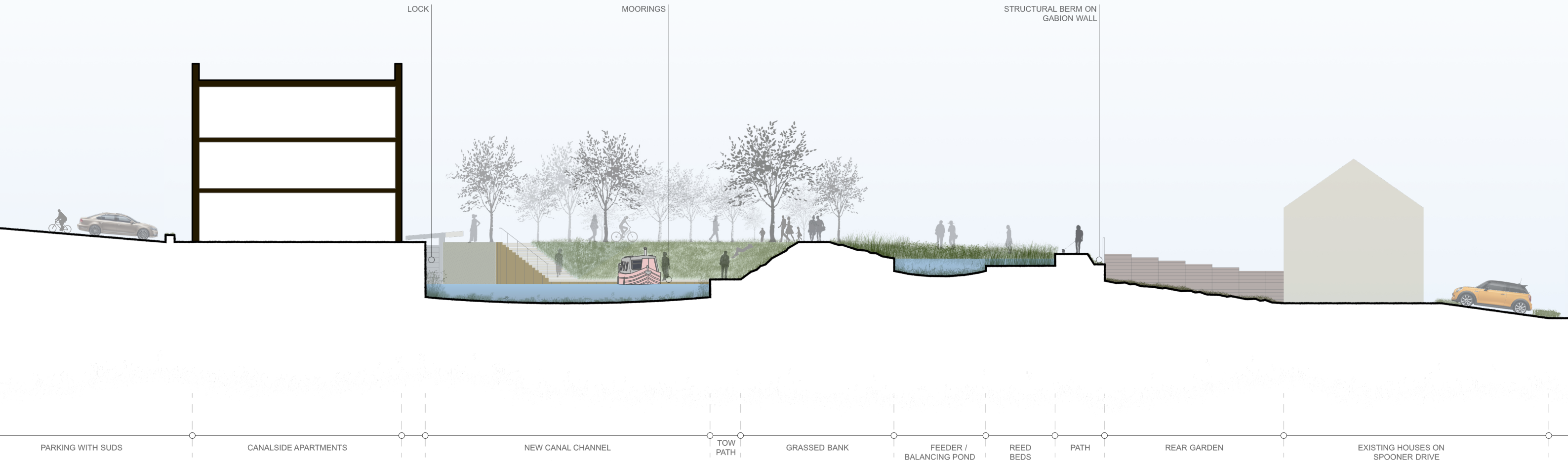
0217

SCALE / FORMAT:

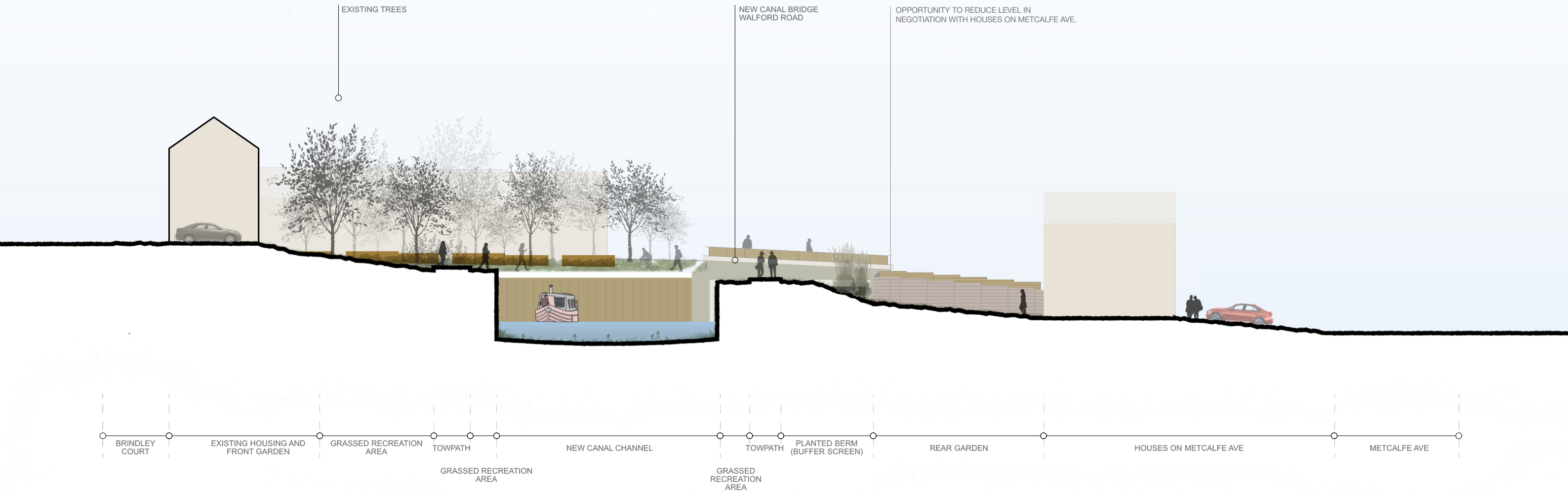
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0217-SIG-01-GF-DR-A-00013_Killamarsh_S2-02

KILLAMARSH NEW DIVERSION



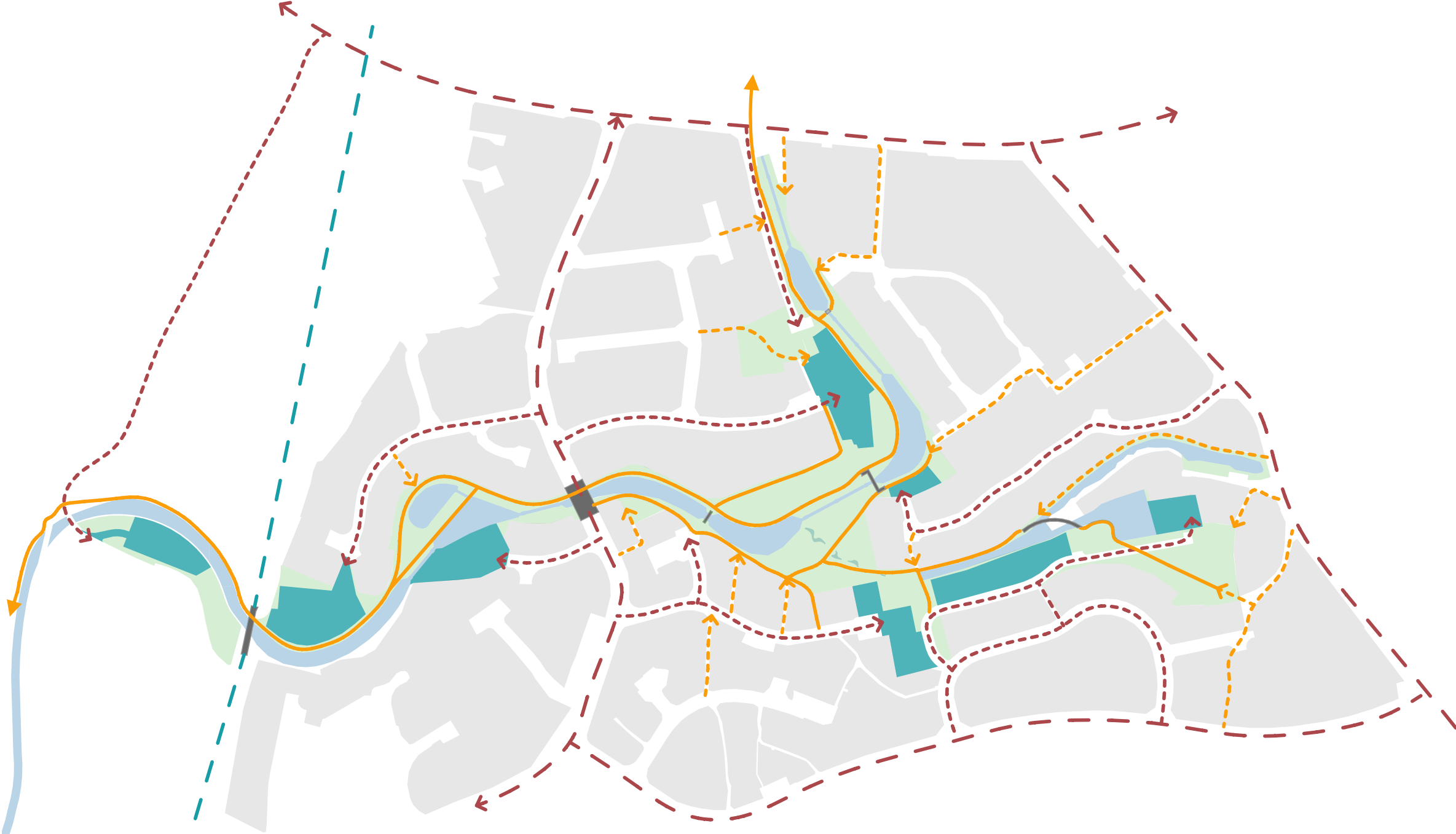
KILLAMARSH NEW DIVERSION



KILLAMARSH NEW DIVERSION

ACCESS MAP KEY

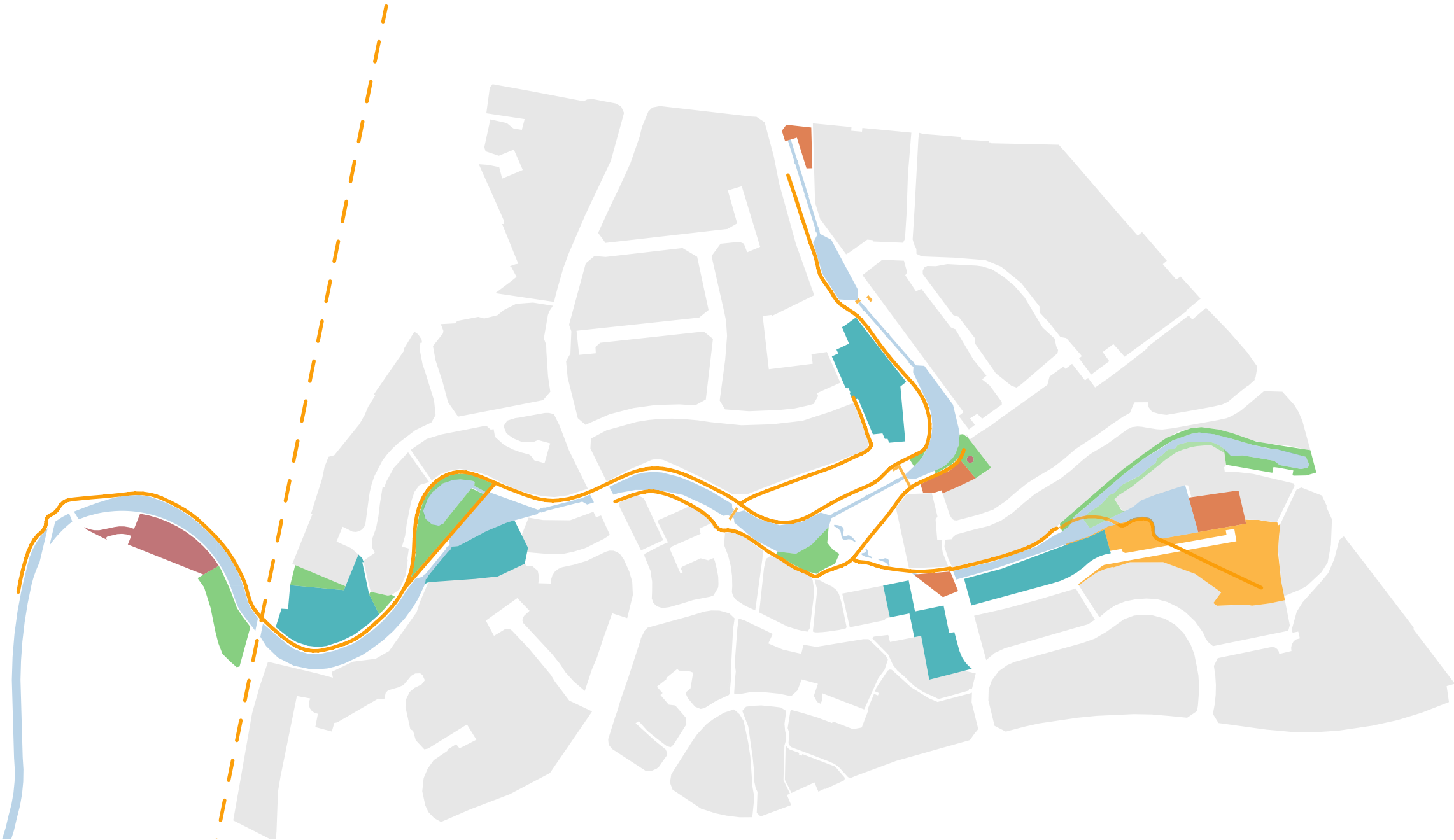
- Water
- Open space
- Possible development sites
- New bridge
- Primary road access
- Secondary road access
- Towpath / leisure route
- Pedestrian access to canal sites
- Access to other sites
- Existing urban blocks



KILLAMARSH NEW DIVERSION

USES MAP KEY

- Water
- Live
- Work
- Health
- Play
- Heritage / landmark
- Environment
- Existing urban blocks



KILLAMARSH NEW DIVERSION

OPEN V DEVELOPED MAP KEY

- Water
- Open space
- Possible development sites
- Key buildings
- Existing woodland
- Enhanced / managed woodland
- Existing urban blocks
- Existing industrial / business units



Expanded biological buffer to both sides of the canal and enhanced public routes, with art installations/interpretation points.

Junction between Trans Pennine Cycle and footpath and vehicular parking. Potent

New landmark activity centre with new public visual and physical connections to the woodland area to be carefully managed. Activities (such as mountainbiking, bouldering and hike rope courses) planned around woodland with minimal removal and compensatory planting. Arms Hotel and Trans Pennine Trail car park combined and expanded.

Woodland route for local residents, creating connections to nature and reinforcing the link to the canal.

Option 1: Prestige Aggregates
Site with wedding venue
masterplan under consideration.

- 1 - Existing Sitwell Arms Hotel and Trans-Pennine Trail car parks to be conjoined to improve capacity and connectivity to canal.
- 2 - Existing trees removed and paved junction with Trans Pennine trail - create visual connection with canal and new activity centre
- 3 - New activity centre with external seating and bicycle storage
- 4 - New woodland route connecting to the car park
- 5 - New launch site and board walk - opportunity for kayaking, paddle boats etc that can access the canal under the board walk
- 6 - Play area with art installations
- 7 - Boulderding Area
- 8 - Mountainbiking track
- 9 - High rope course
- 10 - Zip Line
- 11 - Potential widening of canal channel for mooring spaces
- 12 - New pedestrian platform to rear of gardens to allow existing residents to access the canal via the garden.
- 13 - New play area
- 14 - New woodland route for local residents to use for exercise
- 15 - New seating and art installation
- 16 - Spink Hill Winding Hole
- 17 - Existing allotment gardens with new access route
- 18 - Seating and art installation/ interpretation point
- 19 - Cafe
- 20 - Wedding venue
- 21 - Honeymoon suite
- 22 - Residential lodges
- 23 - Existing footbridge
- 24 - New pedestrian connections between Trans Pennine Trail and footpath with minimal alterations to existing trees and vegetation

Mix of residential apartments with ground floor commercial units, residential townhouses and semi-detached and detached housing, surrounded by generous public space with strong connections to nature.

HAGUE FARM SITE
Residential development consisting of semi-detached and detached housing.

Ecological enhancements to existing area and extension of offer for activity hub.

Provision of holiday homes within an ecologically enhanced area linked to canal and activity hub.

Category	Legend Item	Description
Buildings		Existing buildings
		Proposed residential building
		Proposed commercial building
Water Bodies		Existing waterbodies
		Proposed waterbodies
		New look and paved apron
		Proposed area of canal-side habitat enhancement with native reeds / aquatic plants
Hard Landscaping		Proposed area of wetland habitat used as flood plain with native reeds / aquatic plants
		Existing footpath
		Existing towpath repaired and realigned where canal is restored
		Proposed bridge
		Proposed area of hardstanding
Soft Landscaping		Proposed seating/play area
		Existing open landscape area typified by mown grassland
		Existing areas of woodland
		Proposed open landscape area
		Proposed area of wildflower/grass habitat
		Proposed area of woodland habitat

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CLIENT:
Chesterfield Canal Trust

DESCRIPTION
First Issue
Updated Issue
View names updated.



- 1 - New activity centre with external seating and bicycle storage
- 2 - New roundabout
- 3 - New ancillary building to activity centre
- 4 - Parking
- 5 - Boardwalks to existing lakes
- 6 - Mountainbiking track
- 7 - High rope course & Zip Line
- 8 - Ecological enhancements to create woodland habitats
- 9 - Holiday homes

10 - New pedestrian connections between Trans Penine Trail and footpath with minimal alterations to existing trees and vegetation

ENVIRON.

Renishaw

00014

S2_03

CONCEPT DESIGN

PROJECT NUMBER:

RIBA Stage 2: Concept Design

ST NUMBER:

SCALE / FORMAT:

0217

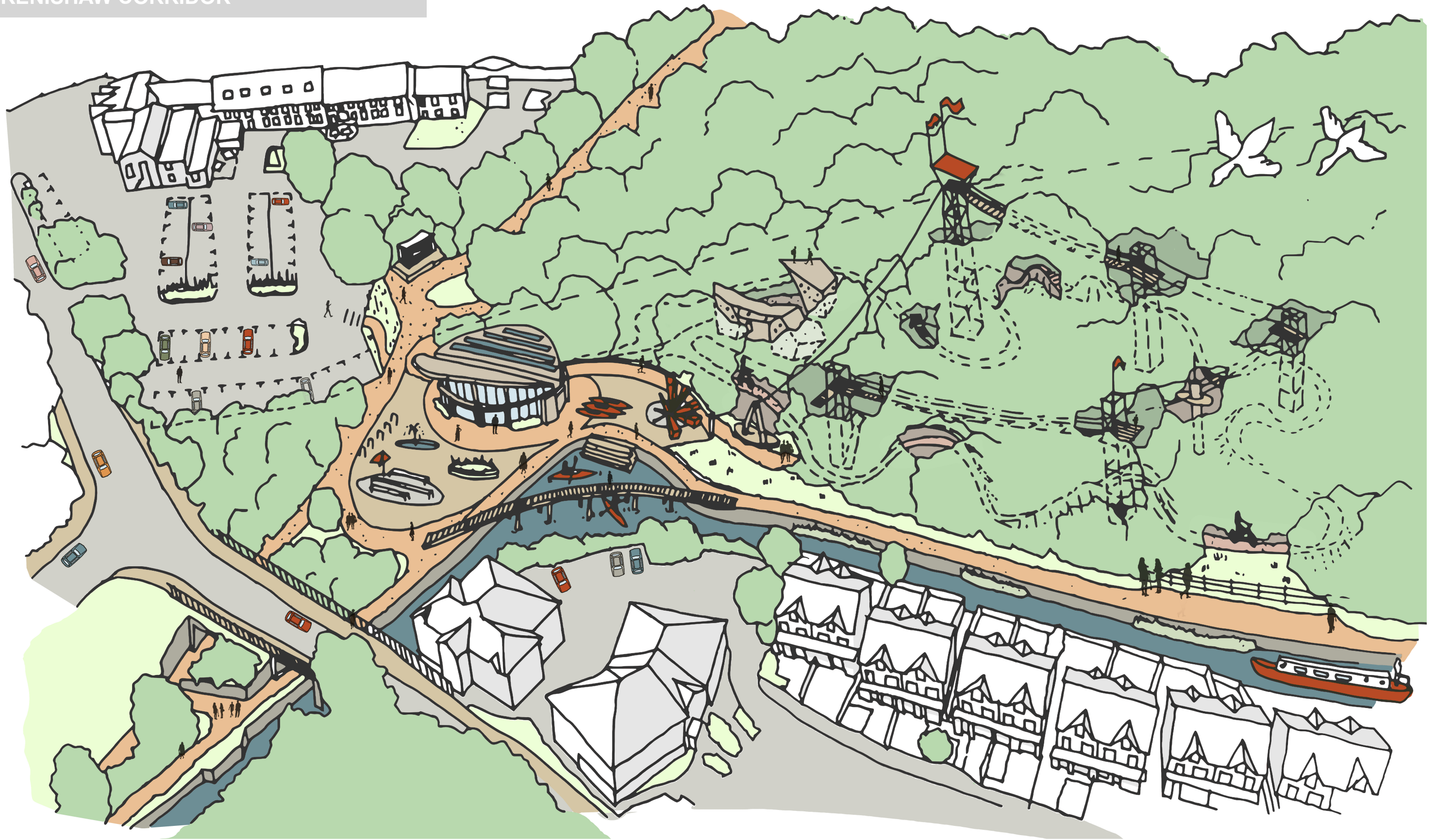
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0217-SIG-01-GF-DR-A-00014_Renishaw_S2-03

S04-02

SKETCH
MASTERPLAN

RENISHAW CORRIDOR



S04a-02

ACCESS
DIAGRAM

RENISHAW CORRIDOR - PRESTIGE AGGREGATES
CURRENT - WEDDING VENUE

ACCESS MAP KEY

- Water
- Open space
- Possible development sites
- New bridge
- Primary road access
- Secondary road access
- Towpath / leisure route
- Pedestrian access to canal sites
- Access to other sites
- Existing urban blocks



S04a-03

DESIGN DRIVERS/USES DIAGRAM

USES MAP KEY

- Water
- Live
- Work
- Health
- Play
- Heritage / landmark
- Environment
- Existing urban blocks



RENISHAW CORRIDOR - PRESTIGE AGGREGATES
CURRENT - WEDDING VENUE

OPEN V DEVELOPED MAP KEY

- Water
- Open space
- Possible development sites
- Key buildings
- Existing woodland
- Enhanced / managed woodland
- Existing urban blocks
- Existing industrial / business units



S04b-02

ACCESS
DIAGRAM

RENISHAW CORRIDOR - PRESTIGE AGGREGATES
ALTERNATIVE - LIVE

ACCESS MAP KEY

- Water
- Open space
- Possible development sites
- New bridge
- Primary road access
- Secondary road access
- Towpath / leisure route
- Pedestrian access to canal sites
- Access to other sites
- Existing urban blocks



S04b-03

DESIGN DRIVERS/USES
DIAGRAM

RENISHAW CORRIDOR - PRESTIGE AGGREGATES
ALTERNATIVE - LIVE

USES MAP KEY

- Water
- Live
- Work
- Health
- Play
- Heritage / landmark
- Environment
- Existing urban blocks



RENISHAW CORRIDOR - PRESTIGE AGGREGATES
ALTERNATIVE - LIVE

OPEN V DEVELOPED MAP KEY

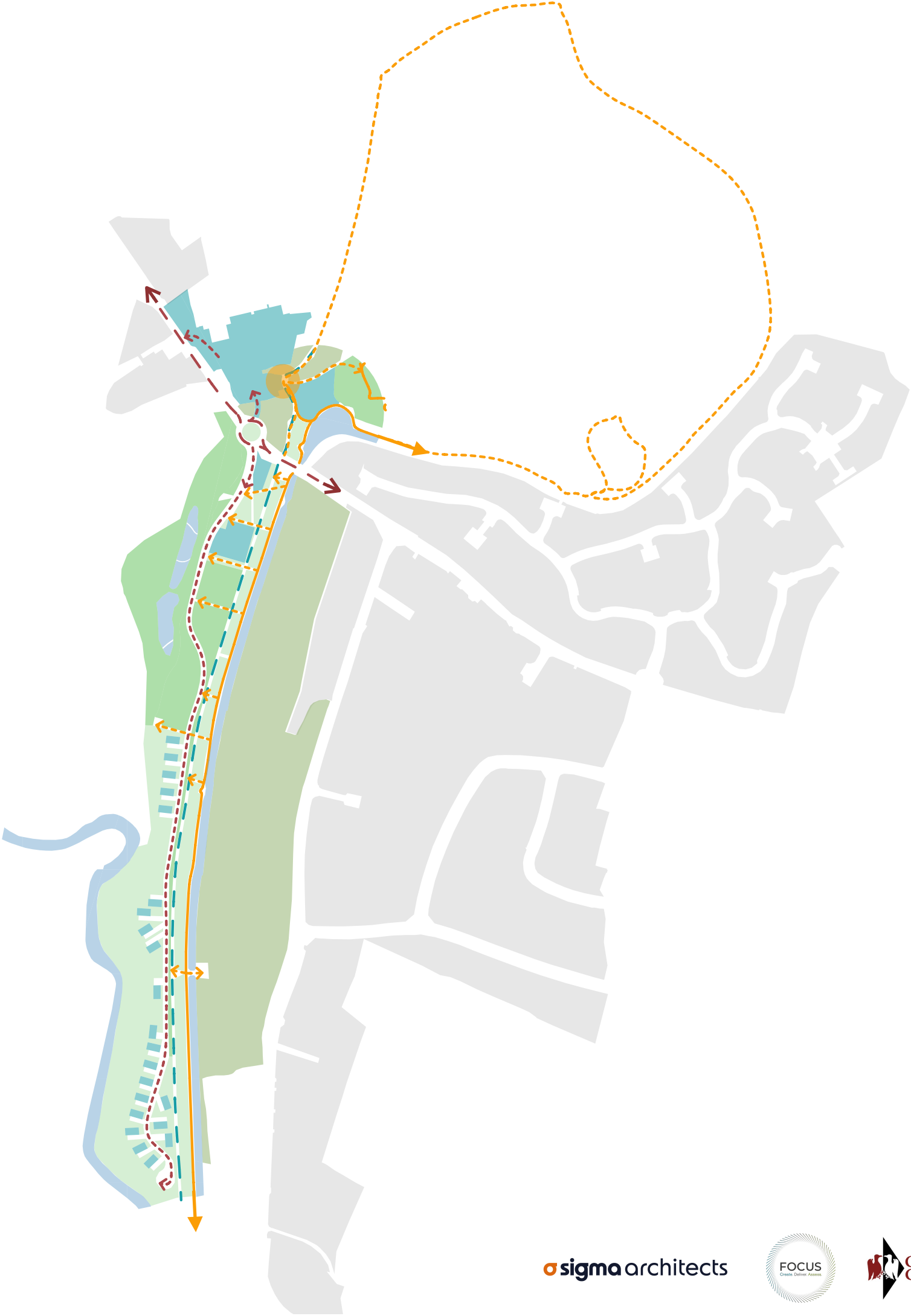
- Water
- Open space
- Possible development sites
- Key buildings
- Existing woodland
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- Existing urban blocks
- Existing industrial / business units



RENISHAW CORRIDOR - PRESTIGE AGGREGATES
ALTERNATIVE - PLAY/ENVIRONMENT

ACCESS MAP KEY

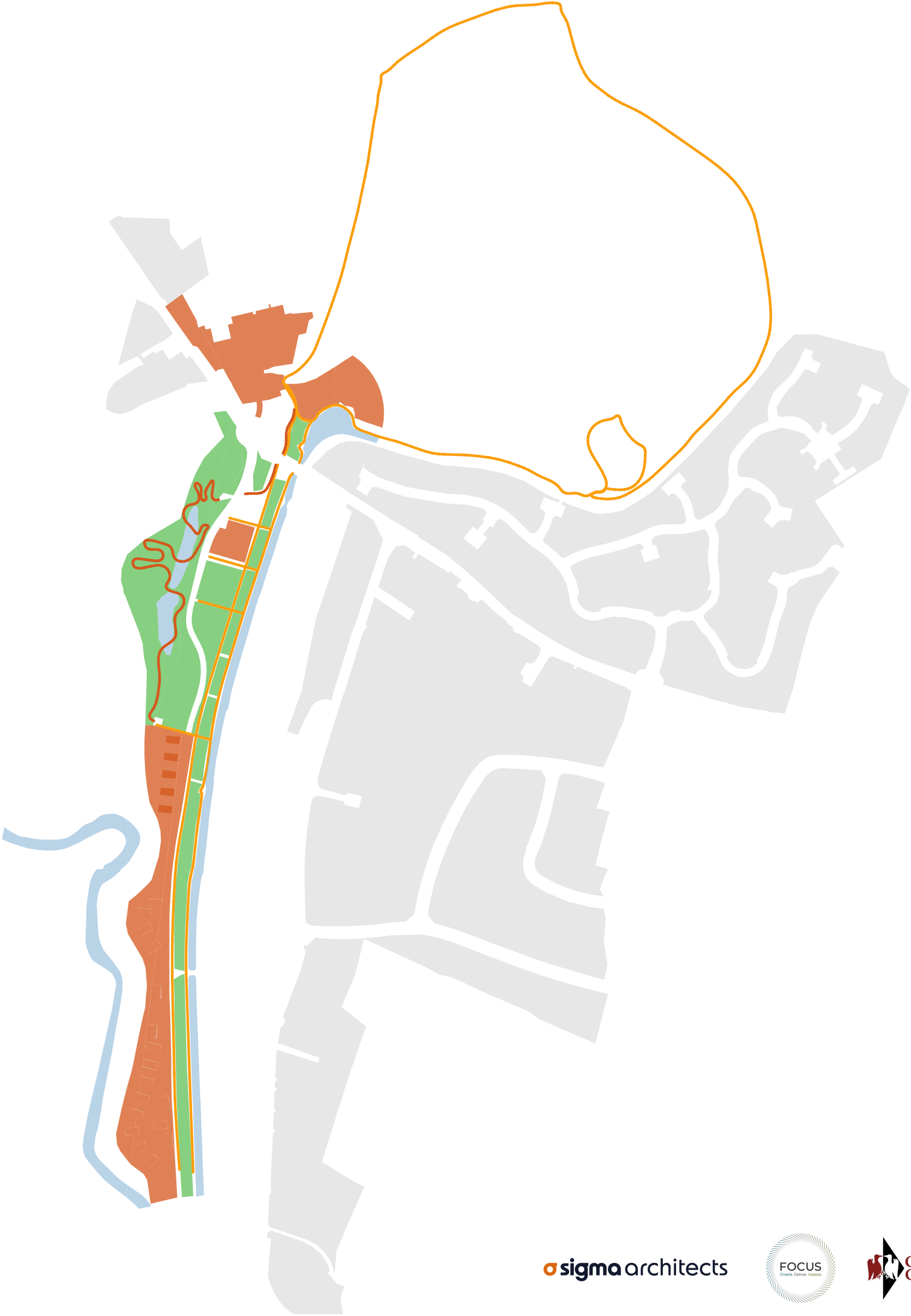
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- Pedestrian access to canal sites
- Access to other sites
- Existing urban blocks



RENISHAW CORRIDOR - PRESTIGE AGGREGATES
ALTERNATIVE - PLAY/ENVIRONMENT

USES MAP KEY

- Water
- Live
- Work
- Health
- Play
- Heritage / landmark
- Environment
- Existing urban blocks



RENISHAW CORRIDOR - PRESTIGE AGGREGATES
ALTERNATIVE - PLAY/ENVIRONMENT

OPEN V DEVELOPED MAP KEY

- Water
- Open space
- Possible development sites
- Key buildings
- Existing woodland
- Enhanced / managed woodland
- Existing urban blocks
- Existing industrial / business units



MAP KEY

Buildings

Existing buildings

Proposed residential building

Proposed commercial building

Water Bodies

Existing waterbodies

Proposed waterbodies

New lock and paved apron

Proposed area of canalside habitat enhancement with native reeds / aquatic plants

Proposed area of wetland habitat used as flood plain with native reeds / aquatic plants

Hard Landscaping

Existing footpath

Existing towpath repaired and realigned where canal is restored

Proposed reinforcement of existing pathways to reconnect broken links

Proposed area of hardstanding

Proposed seating/play area

Soft Landscaping

Existing open landscape area typified by mown grassland

Existing areas of woodland

Proposed open landscape area

Proposed area of wildflower/grass habitat

Proposed area of woodland habitat

RAILWAY MILE LEGEND:

1 - Canal bank to incorporate shallow areas for reed beds and aquatic native plants along corridor

2 - Potential area for environmental enhancement by expansion of existing woodland and new planting

3 - Create a new connection to Trans Pennine Trail and improve surfaced pathway to improve accessibility of original canal towpath route

4 - Potential new viewing platform

5 - New surfaced pathway to improve connectivity of Chapel Wheel Dam with the Towpath and Trans Pennine Trail.

6 - Improve surfaced pathway to improve accessibility of original canal towpath route.

7 - Potential picnic area and interpretation point as part of an interactive heritage tour.

00015a Puddlebank 1:2500

00015a

Note: Puddle Bank is outside of the North East Derbyshire Boundary

PUDDLEBANK LEGEND:

1 - Proposed pedestrian and cycle bridge (Packsaddle Bridge) to replace historic structure.

2 - Existing weir to be replaced with new in new location to feed offline habitat.

3 - Ecological enhancements to Norbriggs Cutting to provide offline canal habitat within the former canal channel. Former towpath to be re-surfaced.

4 - Wetland habitat

5 - New walking routes around the nature reserve connected to a series of bird boxes.

6 - Current route of River Doe Lea.

7 - Earlier route of River Doe Lea.

8 - Possible scheme for (natural) redirecting River Doe Lea to slow down its flow and create a wetland habitat / flood zone to mitigate local flood risk.

9 - Existing Bent Lane to be extended and surfaced to provide access to campsite and natural burial ground.

10 - Picnic area on top of the canal bank.

11 - Campsite service building and office with car parking and drive (to be shared with natural burial ground).

12 - Path link to picnic area, bordered to both sides with hedgerow planting.

13 - Area for environmental enhancement offering a buffer zone.

14 - New constructed canal bank.

15 - New Aqueduct allowing River Doe Lea to pass below the new section of canal.

16 - New link under aqueduct, connecting towpath to nature reserve.

00015b Railway Mile 1:2500

sigmaarchitects

Babington Lodge
128 Green Lane
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PROJECT:
Chesterfield Canal Corridor Masterplan

Chesterfield Canal Partnership

FOCUS

Derbyshire Canal Trust

CLIENT:
Chesterfield Canal Trust

REV

01
02
03

BY

NBI
JMa
NBI

CKD

JMa
NBI
JMa

DATE

20/02/2025
25/02/2025
26/02/2025

DESCRIPTION

First Issue
Updated Issue
View names updated.

DRAWING NAME:
Puddlebank and Railway Mile

DRAWING NUMBER:
00015

STATUS / REVISION:
S2-03

PURPOSE:
CONCEPT DESIGN

PROJECT STAGE:
RIBA Stage 2: Concept Design

PROJECT NUMBER:
0217

SCALE / FORMAT:
1:2500 @ A1

0217-SIG-01-GF-DR-A-00015_Puddlebank and Railway Mile_S2-03