

Executive Summary

Background

- 1.1 This Characterisation Study has been commissioned by Cheshire West and Chester Council and undertaken by Taylor Young. It follows the recently published English Heritage guidance ‘*Understanding Place: Historic Area Assessments*’. The intention of the document is to record, as objectively as possible, the character of the built environment and natural and designed landscape, as derived from its heritage and history.
- 1.2 Geographically, the area of study focuses on the central part of the City and its key approaches (see Figure 2.2). Almost all of the study area falls within existing conservation areas, either the City Centre Conservation Areas or one of several surrounding suburban conservation areas.

Methodology

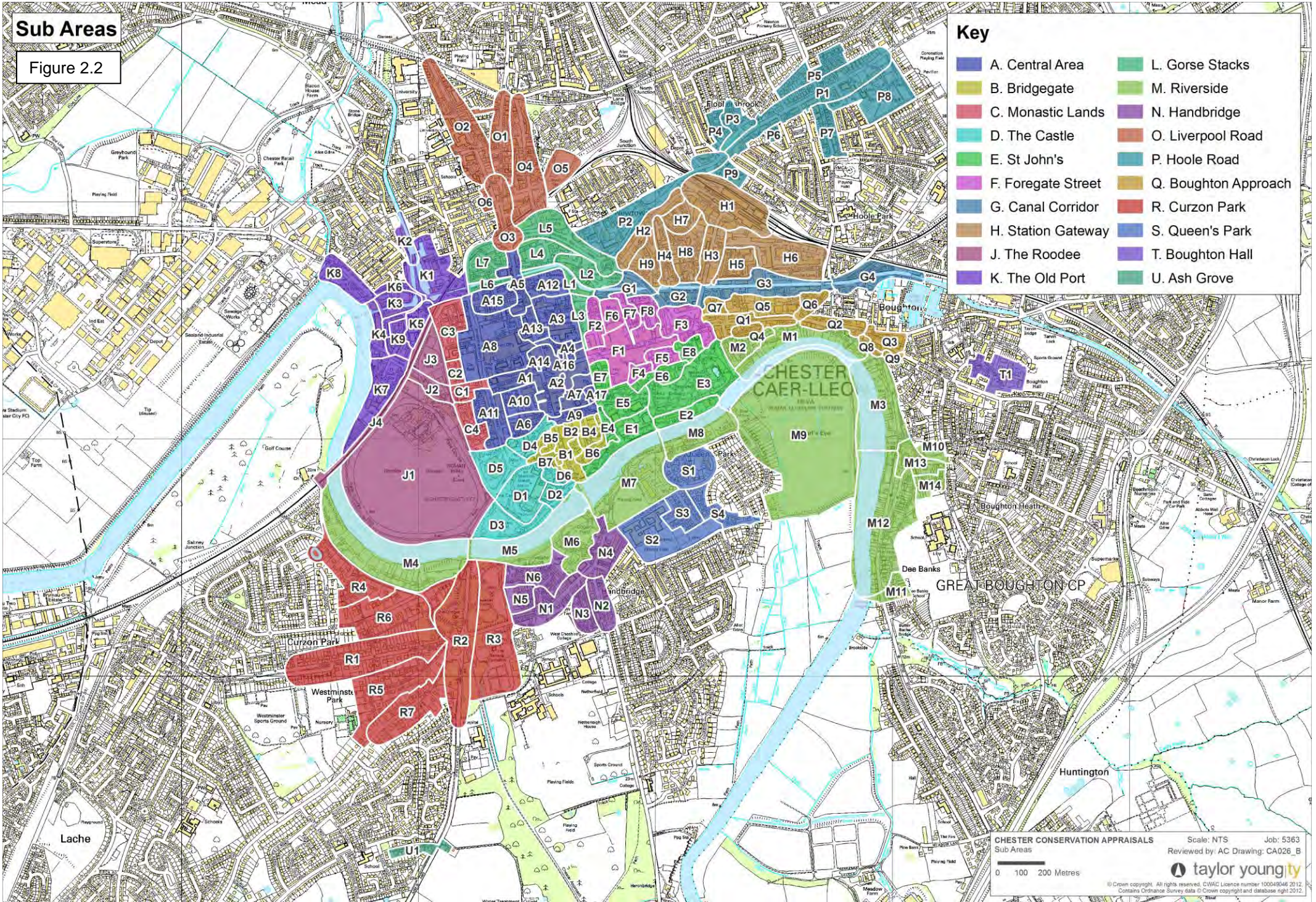
- 1.3 The content of this report has been based on extensive fieldwork analysis. This has resulted in a large amount of data being recorded and photographs taken for over 100 sub-areas and around 200 Buildings of Merit. This data has been summarised in the Character Area Assessments within this report and has also been made available in its complete form to the local authority, within the Council's Historic Environment Record. This will exist as a searchable GIS (Geographical Information System) record, which will link to data and photographs.
- 1.4 An important aspect of the study was to identify buildings (and structures) of townscape merit. These are buildings which are

currently un-listed but which play an important role in contributing to local character within each character area. Over 200 buildings and structures of merit have been identified. These may be used to form a short-list for Local Listing. These buildings are described and pictured in the Character Area Assessments and have each had their physical features recorded in a form that has been passed to the local authority and will appear on the GIS record.

- 1.5 It should be noted that this characterisation study considers only above ground buildings, structures and spaces. Below ground archaeology is not covered in these assessments. Instead, this is the subject of a parallel Archaeology Character Map study, commissioned in April 2011. This will need to be considered alongside the findings of this study when determining whether sites in the sub-area are appropriate for redevelopment.
- 1.6 **Character Assessment** – the most important category, as it is the summary of the whole survey and analysis for each sub-area. This records the overall character that derives from its heritage.
- **Critical** – of utmost importance, this sub-area plays a crucial role in the character of Chester overall.
 - **Positive** – the sub-area contributes positively and is important to the character of the Character Area.
 - **Neutral** – the sub-area either has no overall positive or negative impact on character; or has both positive and negative elements within it and is neutral in balance.
 - **Negative** – the sub-area detracts from the character of this Character Area.

Sub Areas

Figure 2.2



Key

- | | |
|--|---|
| A. Central Area | L. Gorse Stacks |
| B. Bridgegate | M. Riverside |
| C. Monastic Lands | N. Handbridge |
| D. The Castle | O. Liverpool Road |
| E. St John's | P. Hoole Road |
| F. Foregate Street | Q. Boughton Approach |
| G. Canal Corridor | R. Curzon Park |
| H. Station Gateway | S. Queen's Park |
| J. The Roodee | T. Boughton Hall |
| K. The Old Port | U. Ash Grove |

Area-wide Summary

- 1.7 The most significant result of the study is the **Character Assessment** classification, as this summarises the assessment for each sub-area. The Character Area Assessment plan (Figure 3.4) shows a fine grain mix of assessment. Higher value areas can be seen, not surprisingly within the City Walls, especially around the Cross, and at the riverside. However, there are critical and positive sub-areas throughout the Study Area and also negative areas dotted throughout, including within and alongside the City Walls. This reveals that there are areas of positive value throughout the study area that are in need of continuing protection.
- 1.8 Although, as expected, character is largely positive within the walled City the study reveals that there are significant areas of negative character here which may indicate a capacity to accommodate change. There are also larger areas of negative character outside of the walled city, particularly within the Gorse Stacks, Station Gateway and Boughton character areas.
- 1.9 The study has also focused on the **key approaches** to the City Centre. These are important as they present important first impressions alongside well used routes. The study has revealed a mix in quality in the character of the main approaches. Grosvenor Road and Handbridge are the strongest approaches to the City, extending as far as the Grosvenor Bridge and Old Dee Bridge which mark positive arrival points to the walled City. Hoole Road and Liverpool Road both represent historic routes that are lined with fine townscape buildings but their quality is diminished by development and environments around the inner ring road before their arrival at the City Centre and there is room for improvement here. Boughton is the poorest approach to the

City Centre and requires the most enhancement, although this area is not without quality buildings.

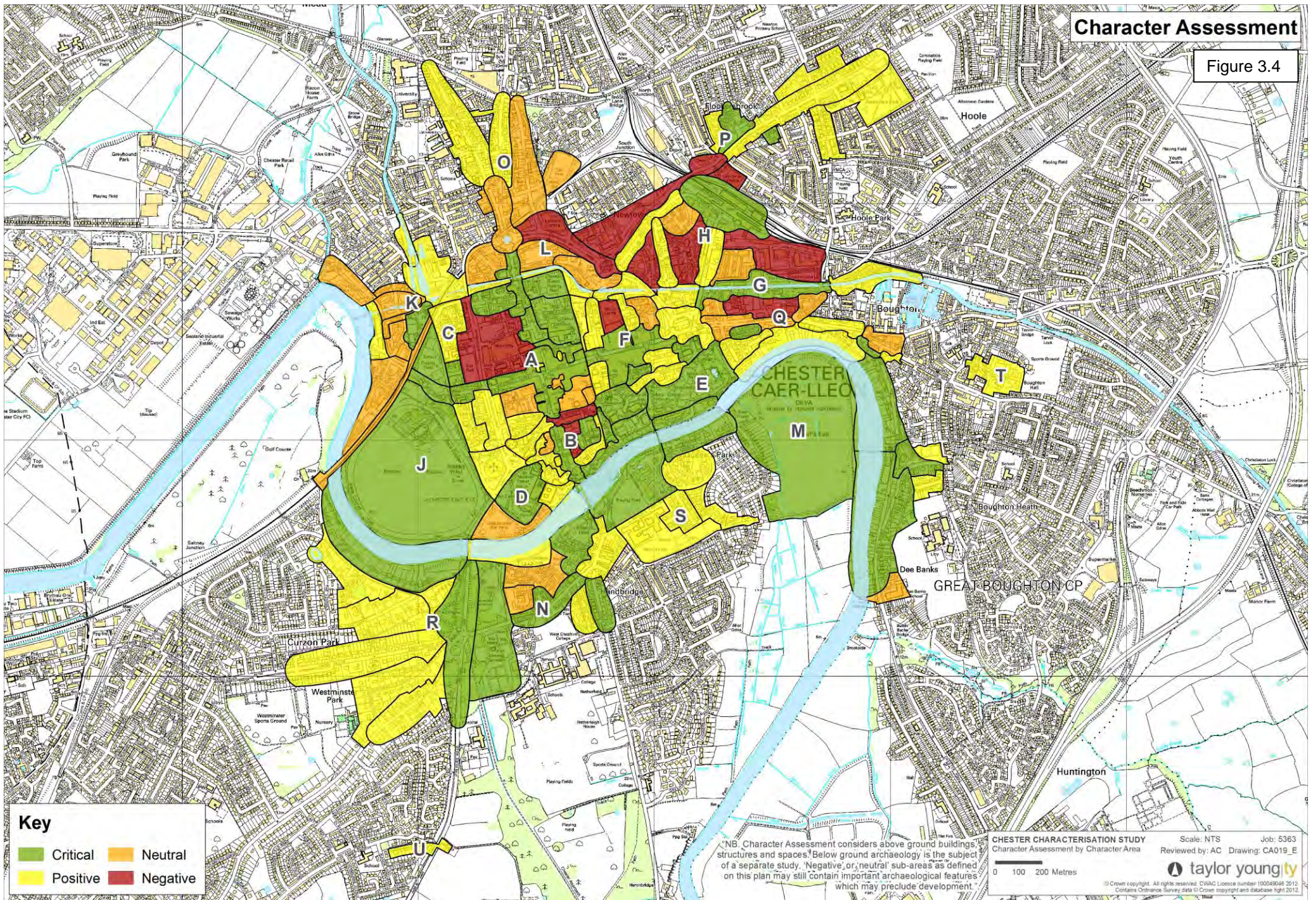
- 1.10 The identification of over 200 **Buildings and Structures of Townscape Merit** indicates a wealth of locally important buildings that, while not being of list-able significance, contribute significantly to townscape character and which should be specifically protected. These buildings represent a pleasing range of ages, styles and types of structure and exist right across the study area.
- 1.11 The identification of **'key detractors'** will allow targeted efforts to improve the character of sub-areas. These exist throughout the study area, including within the walled City. There is not a large extent of these sites and buildings but there are a number of significant sites and prominent buildings that could represent good opportunities to accommodate change and improve character within the City.

Summary in numbers

- 1.12 In total the Characterisation study has surveyed **140** Sub-areas and assessed
- **42** as being of **Critical** character;
 - **58** are considered **Positive**;
 - **29** are considered **Neutral**; and
 - **11** are considered **Negative**.
 - **296** Buildings or Structures of Townscape Merit have been identified.

Character Assessment

Figure 3.4



Summary by Area: Inner Areas

A. Central Area

In summary, this area defines the character of Chester for residents and visitors alike. The Cathedral, the Town Hall, The Rows, a substantial proportion of the City Walls, the key public space of Town Hall Square and an extensive selection of Chester’s finest historic buildings are all contained here. The area has some of the highest quality public realm in the City.

Notwithstanding this remarkable range of assets, the area nevertheless has detracting features – the transitional areas with cleared sites, unkempt backs, alleyways which lead into less than attractive areas and with the benefit of hindsight, some buildings from the mid 20th century which have not respected the character of this highly sensitive area.



The Cross (Taylor Young 2010)

- A1. The Cross: **Critical**
- A2. Fletchers’ Passage: **Neutral**
- A3. Cathedral Precinct: **Critical**
- A4. St. Werburgh Street: **Critical**
- A5. The Northgate: **Critical**
- A6. White Friars / Cuppin Street: **Positive**
- A7. Grosvenor Centre: **Neutral**
- A8. Market: **Negative**
- A9. Pepper Street: **Negative**
- A10. Commonhall Street: **Neutral**
- A11. Nicholas Street: **Positive**
- A12. Dean’s Field: **Critical**
- A13. Town Hall: **Critical**
- A14. St.Peter’s Churchyard: **Positive**
- A15. King Street: **Critical**
- A16. Godstall Lane: **Positive**
- A17. Newgate Street: **Neutral**

21 Buildings or Structures of Townscape Merit were identified.

“ The Cross area contains most of the key elements which give Chester its special character and strong sense of place. The Cathedral, The Rows, the Town Hall, the four principal shopping streets and the only large open space remaining inside The Walls, along with a remarkable collection of historic buildings of mixed styles but with a predominance of 'vernacular revival' black and white buildings. The unique opportunity to walk at first floor level on The Rows and also on the Walls, adds a dimension in a city unique to Chester.”

B. Bridgegate

In summary this area plays an important role in the character of the City of Chester. It is generally positive in character, with its historic built form forming an easily recognisable and strong character today. The two best examples are the principally Georgian Lower Bridge Street and the Victorian Albion Street area where the historic built form exists in the most complete and well-maintained form. The condition and function of some of the backlands creates some areas of negative character but this does little to compromise the character of the area as a whole.

- B1. Lower Bridge Street: **Critical**
- B2. St Olave's Street: **Negative**
- B3. Gamul Place: **Positive**
- B4. Albion Street: **Critical**
- B5. Heritage Court: **Neutral**
- B6. Duke Street: **Positive**
- B7. Castle Street: **Positive**

16 Buildings or Structures of Townscape Merit were identified.

“The Bridgegate area exhibits a strong character resulting from its surviving medieval street pattern; the variety of townhouses on Lower Bridge Street of various eras; its topography (falling from Bridge Street to the River); and the remarkably consistent planned Victorian neighbourhood in the Albion Street area.”

C: Monastic Lands

In summary this remains a well defined area of similar and discernible character. Although within the City Walls it has a quieter, more tranquil feel than other central parts of the central City with good views westward. The fine Georgian buildings are in good condition and the Inner Ring Road has had the positive effect of preserving the peaceful character of the area. The only exception is Watergate Street, which carries heavy traffic along its narrow street, limiting the quality of the pedestrian environment but not impacting negatively on the built form.

- C1. Watergate: **Critical**
- C2. Stanley Place: **Critical**
- C3. Infirmary: **Positive**
- C4. Nuns Road: **Positive**

4 Buildings or Structures of Townscape Merit were identified.

“This is an important area in the City's history. Links with the monastic past are important. The relatively late development of former open land has meant that a strong Georgian street grid persists, and many Georgian buildings survive in good condition. The former Infirmary building also tells of an important use in the City's history. The City Walls provide a pleasant setting and the area generally has a tranquil feel.”

D. The Castle

The condition of buildings in the area is generally good. In general, the area functions well. The HQ building is a contemporary addition to the city gateway. The County Hall has a positive new user in the University and is currently undergoing refurbishment. The parts of the Castle buildings still in use are generally well maintained. Other parts, that are not in economic use, need careful maintenance to prevent their condition from deteriorating. The former parade space is used intermittently for public events but this could be more formalised and used more regularly and the public realm here could be enhanced, bringing this space more into the life of the city.

- D1. The Castle: **Critical**
- D2. County Hall: **Positive**
- D3. Little Roodee: **Positive**
- D4. Grosvenor Street: **Critical**
- D5. Western Gateway: **Positive**
- D6. St Mary's: **Positive**

6 Buildings or Structures of Townscape Merit were identified.

“This is an important area in the character of the City with several ingredients. The Castle buildings are of national historic and architectural importance. St Mary's and other buildings are also of architectural importance. Grosvenor Street is a planned intervention in the medieval street form and has a strong Victorian character. Finally, the riverside, City Walls and views outwards provides a very strong amenity. The area represents a strong gateway when entering the historic City from the south-west”

E. St. John's

The rich history of the area and the abundance of listed buildings means that there is limited opportunity for this area to accommodate major change. There are a few development opportunity sites and those that exist will typically affecting the setting of listed buildings. Most opportunities are likely to be for infill development. The predominant land-use of the area is unlikely to change. The Park and riverside mean that it remains as a desirable location for residential and its location is likely to continue as edge-of-centre, east of the walls and south of Foregate Street.

- E1. The Groves West: **Critical**
- E2. The Groves East: **Critical**
- E3. Grosvenor Park: **Critical**
- E4. Roman Gardens: **Critical**
- E5. Amphitheatre: **Critical**
- E6. Union Street: **Positive**
- E7. St John Street: **Positive**
- E8. Grosvenor Park Road/Bath Street: **Critical**

13 Buildings or Structures of Townscape Merit were identified.

“The St John's area has played an important role in the City's history and this is evident in the area today. It also includes the pleasant riverside setting of The Groves and the excellent Grosvenor Park. The Roman Gardens and Amphitheatre include many valuable relics. Fine listed buildings overlooking the open spaces from the north. This is an area to relax and to learn about Chester's history. “

F. Foregate Street

The overall importance of this character area to Chester’s heritage is considered critical and this is reflected in its designation within the Central Conservation Area. Located beyond the City Walls, and extending for some 450 metres along Foregate Street, it is inevitably an area of transition and diversity, both in land-use terms and architectural style and age. There are a number of listed buildings dispersed throughout the area alongside contemporary residential and commercial development. Along Foregate Street and Frodsham Street, the defining character features are the high level of containment and continuity, the strong linear form, and the architectural variety. Elsewhere, the character is more diluted.

Conservation policy appears to be working, but there are examples of inappropriate development which has not respected the historic character of the area. Some buildings show signs of disrepair and in some instances, poor quality shop fronts detract from the architectural detail at upper levels. A number of buildings have been identified, principally along Foregate Street, which do not currently benefit from individual protection but which make a significant contribution to the overall character. Investment in the public realm, particularly soft landscaping, would greatly enhance the area.

- F1. Foregate Street: **Critical**
- F2. Frodsham Street: **Positive**
- F3. The Barrs: **Positive**
- F4. Priory Place: **Critical**
- F5. Forest Street: **Positive**
- F6. Queen Street Car Park: **Negative**

- F7. Queen Street: **Positive**
- F8. York Street: **Neutral**.



Foregate Street

13 Buildings or Structures of Townscape Merit were identified.

“An area characterised by variety in terms of land-use, architectural style and building age. A mixed-use neighbourhood, with retail, housing and office uses arranged around the historic Foregate Street and adjoining streets which are defined by their high level of containment, fine urban grain, consistent building line, linear form and juxtaposition of old with new”

K. The Old Port

This area plays an important role in the Character of the City of Chester. The built form is predominantly contemporary in its design, with a number of new apartment developments that generally sit comfortably alongside more traditional terraced housing.

Connectivity with the city centre is an issue and heavy traffic along New Crane Street detracts from the quality of the environment and pedestrian experience.

The area contains some critical heritage assets, namely the Water Tower, buildings around Tower Wharf and the canalside and Crane Wharf. Careful control over new development will also be required in these locations will be required to ensure that their value is not compromised.

Several properties have been identified which are considered to contribute to the quality of the townscape and these should be protected.

- K1. Tower Wharf: **Positive**
- K2. Upper Cambrian Road: **Positive**
- K3. Dee Basin: **Neutral**
- K4. New Crane Street: **Positive**
- K5. Water Tower Gardens: **Critical**
- K6. South View Road: **Neutral**
- K7. Sadlery Way: **Neutral**
- K8. Sealand Road: **Neutral**
- K9. Walls Avenue: **Neutral**

8 Buildings or Structures of Townscape Merit were identified.

“This area plays an important role in the Character of the City of Chester. Although the area has undergone considerable redevelopment, this has been sympathetic to local heritage, building on the key assets of the river and canal. The area is fast developing an identity of its own, but one which respects its past”.



The Water Tower

L. Gorse Stacks

This is one of the areas in Chester with the highest capacity for change, and one in which development is likely to improve local character if appropriately designed. Development has recently been completed and, at the time of writing, new schemes are on site. Restoring frontage to blocks will reinforce links to the character that this area had in the past. The key issues are to respect the setting of the City Walls and the canalside.

- L1. Northgate/Cow Lane Bridge: **Positive**
- L2. Gorse Stacks: **Neutral**
- L3. Kaleyards: **Positive**
- L4. George Street/Delamere Street: **Neutral**
- L5. St Oswald's Way: **Negative**
- L6. Northgate Canal Cutting: **Critical**
- L7. Canal Street/Garden Lane: **Neutral**

6 Buildings or Structures of Townscape Merit were identified.

“The Gorse Stacks area was once a densely developed and important part of the City. This character is the area’s history rather than its present but there are several buildings that serve as reminders of earlier eras. The Shropshire Union Canal provides a strong remaining link to that past and a striking setting for the adjacent City Walls . “

Outer Areas

G. Canal Corridor

In summary, the character assessment for the sub-areas is as follows:

- G1. Union Terrace: **Positive**
- G2. Seller Street: **Positive**
- G3. City Road Bridge to Hoole Lane Lock: **Critical**
- G4. Water Works: **Positive**

5 Buildings or Structures of Townscape Merit were identified.

“An important recreational corridor, leisure destination and link to Chester’s industrial past, with a legacy of restored Victorian warehouses and industrial infrastructure, exemplified by the Former Steam Flour Mill and Boughton Water Tower. This area is characterised by high density contemporary living accommodation and workspace in a waterside setting. It has strong urban character and built form, with buildings of a scale which gives them presence along the water’s edge”



H. Station Gateway

In summary this is a mixed area. It has undergone change several times in the 20th and 21st centuries and is in many places still a zone of transition. There remain important heritage assets that contribute to the character of the City overall (notably the Station gateway itself). There are also areas of heritage value that still require enhancement of varying degree (i.e. Brook Street and Egerton Street) and a large number of Buildings of Townscape Merit that currently have no special protection. Elsewhere modern development and ill-considered approaches have created areas that do not reflect the historic importance or wider character of the area.

- H1. Station Gateway : **Critical**
- H2. Brook Street: **Positive**
- H3. City Road: **Positive**
- H4. Egerton Street: **Positive**
- H5. The Royals: **Positive**
- H6. Charterhall Drive Office Park: **Negative**
- H7. Sibell Street: **Neutral**
- H8. Frances Street: **Negative**
- H9. Charles Street: **Negative**

24 Buildings or Structures of Townscape Merit were identified.

“The Station Gateway area is a mixed area, whose form tells of its history. It was largely developed in the 19th century on the back of the arrival and expansion of key industries such as the leadworks and Steam Mill. The Canal and then the railway acted as key drivers and location factors for development. This was followed by planned housing for workers, which can still clearly be seen in parts of the area. The station is a major landmark and setting at its gateway creates a strong first impression to the City. City Road represents a varied but strong linkage from the station to the City. Brook Street is a pre-existing historic route that has suffered changing fortunes but remains important as a secondary shopping street with an interesting mix of Georgian, Victorian and Edwardian commercial buildings “.



Station Road

J. The Roodee

This character area plays an important role in supporting the character of Chester. The historic Roodee, the oldest surviving racecourse in the UK, is a major attraction, its 65 acre course occupying a prominent location on the banks of the Dee and within easy walking distance of the city centre. The City walls are also essential to the character of this area, providing attractive open views across the racecourse and towards the River. The walls also define key views out of the site, providing a sense of enclosure to the site. The Watergate acts as an attractive gateway into the area although its setting is compromised by insensitive development.

The impact of the car is detrimental to the area, with areas of car parking dominating the street scene along New Crane Street. Lying at a lower level than the surrounding area, the built form in adjoining character areas has a strong visual impact, with development along City Walls Road and Nun's Road being particularly prominent on the skyline.

- J1. The Racecourse: **Critical**
- J2. Watergate Square/New Crane Street: **Critical**
- J3. City Walls Road: **Critical**
- J4. The Railway: **Neutral**

1 Structure of Townscape Merit was identified (the railway bridge/viaduct).

“The Roodee character area is critical to the heritage of Chester as a whole. Its character is defined by its open form within the loop of the River Dee and the continuation of its historic use as a racecourse. Its green setting, long vistas, and relationship with the City Walls and Watergate are also crucial. The railway viaduct also has a strong visual presence.”

M. Riverside

This is an area generally with a positive and consistent character throughout, defined by the River and the response of buildings to it.

- M1. Boughton Deeside: **Critical**
- M2. Dee Hills Park: **Positive**
- M3. Dee Banks: **Critical**
- M4. Curzon Park Riverside: **Critical**
- M5. Styelane Croft: **Positive**
- M6. Edgar's Field: **Critical**
- M7. Old Dee Bridge: **Critical**
- M8. Lower Park Road: **Critical**.
- M9. Earls Eye Meadows: **Critical**
- M10. Stocks Lane Bowling Green: **Positive**
- M11. Deva Heights: **Neutral**
- M12. Dee Banks: **Critical**
- M13. Walmoor House: **Critical**
- M14. Private Road: **Positive**

29 Buildings or Structures of Townscape Merit were identified.

“The Riverside character area is defined by the 1840-1914 era of suburban expansion north and south of the River Dee and by the series of distinctive villas that circle the riverside. Views from and to the River and the three bridges that cross it (Queen's Park Bridge, the Old Dee Bridge and Grosvenor Bridge) provide strong character, historical significance and features of City-wide importance “.

N. Handbridge

This character area can be easily divided into three constituent parts each with strong discernible character: the broad suburban avenue of Hough Green and Lache Lane in the west; the central open areas of the cemetery and the Dingle either side of Grosvenor Road at the centre; and the older village form of Handbridge on the east. The character of each area remains strong despite the later development of surrounding areas.

- N1. Overleigh Road: **Positive**
- N2. Eaton Road: **Critical**
- N3. St Mary's: **Critical**
- N4. Pyecroft Street: **Positive**
- N5. Powell's Orchard: **Neutral**
- N6. Westminster Green: **Neutral**

14 Buildings or Structures of Townscape Merit were identified.

“South from the City Centre, over the Old Dee Bridge, lies the historic village core of Handbridge. This area represents the survival of a historic settlement, dating back to Roman times. Handbridge today still retains its historic street form and 19th century buildings. Although only over the River from the City Centre it has an immediately different feel and a tangible 'village' character.”



Old Dee Bridge



Corner of Mill Street/Handbridge

O. Liverpool Road

This area has considerable heritage value and this is reflected in its designation as a formal conservation area. Its character is derived principally from the predominance of Victorian architecture in the form of large villas and terraces. The area contains several listed buildings, including the Grade II* Chester College Chapel, and a large number of the older properties have Article 4 Directions. Infill development has diluted the character and uniformity of the area as a whole and there are a few detractors which have a negative impact on the setting the conservation area. That said, the area retains a strong townscape character and coherent urban form.

- O1. Liverpool Road: **Positive**
- O2. Parkgate Road: **Positive**
- O3. Upper Northgate Street: **Neutral**
- O4. Victoria Road: **Neutral**
- O5. Northgate Avenue: **Neutral**
- O6. Enderby Road: **Neutral**

13 Buildings or Structures of Townscape Merit were identified.

“A predominantly residential area, developed initially in the mid to late 19th century as an affluent residential suburb along key routes into the City Centre from the north. It retains much of its historic character, exemplified by large Victorian villas set in generous plots behind large front gardens with mature landscaping, providing a strong green feel to the street. Infill development has altered the historic urban form in places and has introduced wider variety in architectural styles and materials, which have not always respected the local context.”

P. Hoole Road

This area can be divided into two halves of very distinct character. The first half, sub-area P2, stretching from the Hoole Way to Lightfoot Street, is of little heritage significance, consisting of a 1960s social housing estate. Beyond Lightfoot Street, the area develops a much stronger character in terms of both its townscape qualities and the quality of individual buildings, which date primarily from the nineteenth century and are built in Regency and early Victorian styles. The character of Hoole Road is defined by its villas and terraces and the continuity and enclosure these provide to the street scene. Ashby Place has a different character, deriving mainly from its rural history and intimate and secluded setting and relationship with The Green.

- P1. Hoole Road: **Positive**
- P2. Hoole Way: **Negative**
- P3. Ashby Place: **Critical**
- P4. Flookersbrook: **Positive**
- P5. Shavington Avenue/Kilmorey Park: **Positive**
- P6. Derby Place: **Critical**
- P7. Hamilton Street: **Positive**
- P8. Alexandra Park: **Positive**
- P9. Former Station Goods Depot: **Negative**

28 Buildings or Structures of Townscape Merit were identified.

“An important and historic route into the City Centre from the north-east, retaining much of its original Victorian and Georgian character. The character of Hoole Road is well defined, with a strong built form along its edges, continuity in boundary treatment and building line, and possessing an open suburban quality. Ashby Place is a an attractive and well preserved enclave of early to mid 19th Century cottages and villas in a close and peaceful setting”

Q: Boughton Approach

This area represents the main approach to the City Centre from the east, along the Boughton corridor. Large parts of the area have no heritage value due to their redevelopment and, rightly, do not lie within any conservation area. Elsewhere there are areas and building of stronger character, some of which require greater protection than at present. Many older properties on Boughton have been unsympathetically altered or are in poor condition. There is much evidence of obtrusive shutters and security measures too.

- Q1. Boughton West: **Neutral**
- Q2. Boughton East: **Positive**
- Q3. Boughton Triangle: **Positive**
- Q4. Beaconsfield Street: **Positive**
- Q5. Boughton Retail Centre: **Negative**
- Q6. Hoole Lane: **Neutral**
- Q7. Russell Street: **Neutral**
- Q8. The Mount: **Critical**
- Q9. Sandy Lane Corner: **Positive**

18 Buildings or Structures of Townscape Merit were identified.

“Boughton Approach (including Boughton and the Boughton Triangle) is a key corridor for traffic entering the City from the east. The commercial importance of this corridor remains strong today and continues to act as a driver for change. This has resulted in continuous narrow plot development which has been redeveloped piecemeal over time. Boughton also boasts strong views over the riverside and beyond, as evidenced by a series of fine villas. There are also smaller townscapes of interest such as Beaconsfield Terrace and The Mount. All of these factors give Boughton Approach a varied character: City Centre edge in the west to a more local village character in the east; with the road itself acting as both a unifying feature and a factor that detracts from quality with its traffic noise and pollution.”



R: Curzon Park

The character of the area is consistently high with the following summary by sub-area:

- R1. Hough Green: **Positive**
- R2. Grosvenor Road: **Critical**
- R3. Overleigh Road Cemetery: **Critical**
- R4. Curzon Park North: **Positive**
- R5. Westminster Avenue/Cavendish Road: **Positive**
- R6. Curzon Park South: **Positive**
- R7. Lache Lane: **Positive**

A total of **45** Buildings of Townscape Merit were identified.

"The Curzon Park Character Area is a strong example of a planned middle-class suburb at the southern edge of the historic City. It includes two key road approaches and an attractive open space setting, including Overleigh Cemetery, culminating in a grand arrival on Grosvenor Bridge. The character of the suburban area has a mixed but high quality architecture, with many fine examples of Victorian, Arts & Crafts and Edwardian styles as individual and distinctive buildings. This reflects its gradual history of development. Consistency and cohesiveness is provided by the street form and generous landscaping, which creates a pleasant and exclusive, distinctly suburban environment. "

S: Queen's Park

In summary, the character of this area is positive throughout:

- S1. Victoria Crescent: **Positive**
- S2. Queen's Park High School: **Positive**
- S3. St John's Road: **Positive**
- S4. St George's Crescent: **Positive**

A total of **17** Buildings of Townscape Merit were identified.

"Queen's Park is an attractive and well ordered suburb of Chester that tells much of the story of suburban expansion: the planned, circular street form; individual large Victorian homes, a planned street-grid of Victorian homes and later Edwardian, Inter-War dwellings. All these houses sit within a generously landscaped and distinctive street environment that provides coherence and identity. Queen's Park High School presents a striking frontage on Queen's Park and its playing field play an important role in the structure and setting of the surrounding urban form".



T: Boughton Hall

In summary, the character assessment for the sub-areas is as follows:

- T1. Boughton Hall: **Positive**

4 Buildings or Structures of Townscape Merit were identified.

"An interesting area within the suburban environment; the character area shows the survival of the earlier village of Nether Boughton. Focused on the former country house and its grounds but also including several important buildings dating from the 17th century. This is an area that has incorporated gradual change over the centuries and displays its rich history today."



U: Ash Grove

In summary, the character assessment for the sub-areas is as follows:

- U1. Ash Grove: **Positive**

3 Buildings (or groups of buildings) of Townscape Merit were identified.

"The survival of a small planned housing development as a single street in the surrounding farmland. This principally includes early Victorian middle-class housing with a later Edwardian property and adjacent farm buildings on Wrexham Road. Ash Grove also has an historical connection as the former home of the artist Louise Rayner."

