

5.7 O. Liverpool Road

Character Area Assessment

Location

The Liverpool Road character area focuses on the northern approaches to the City Centre, including Liverpool Road, Parkgate Road and Victoria Road. It is located north of the City Centre, beyond the inner ring road and extends northwards from the fountains roundabout on St Oswald's Way to the disused railway line.

Sub-Areas

The area has been sub-divided into the following five sub-areas:

- **O1. Liverpool Road** – between the disused railway line in the north and Hammond School in the south.
- **O2. Parkgate Road** – from the disused railway line in the north and St Thomas of Canterbury School in the south.
- **O3. Upper Northgate Street** – the area from the fountains roundabout to the fork between Parkgate Road and Liverpool Road.
- **O4. Victoria Road** – from the railway cutting in the south to Brook Lane in the north.
- **O5. Northgate Avenue** - an area of car parking located off Northgate Avenue.

- **O6. Enderby Road** - land between Chichester Street and Walpole Street



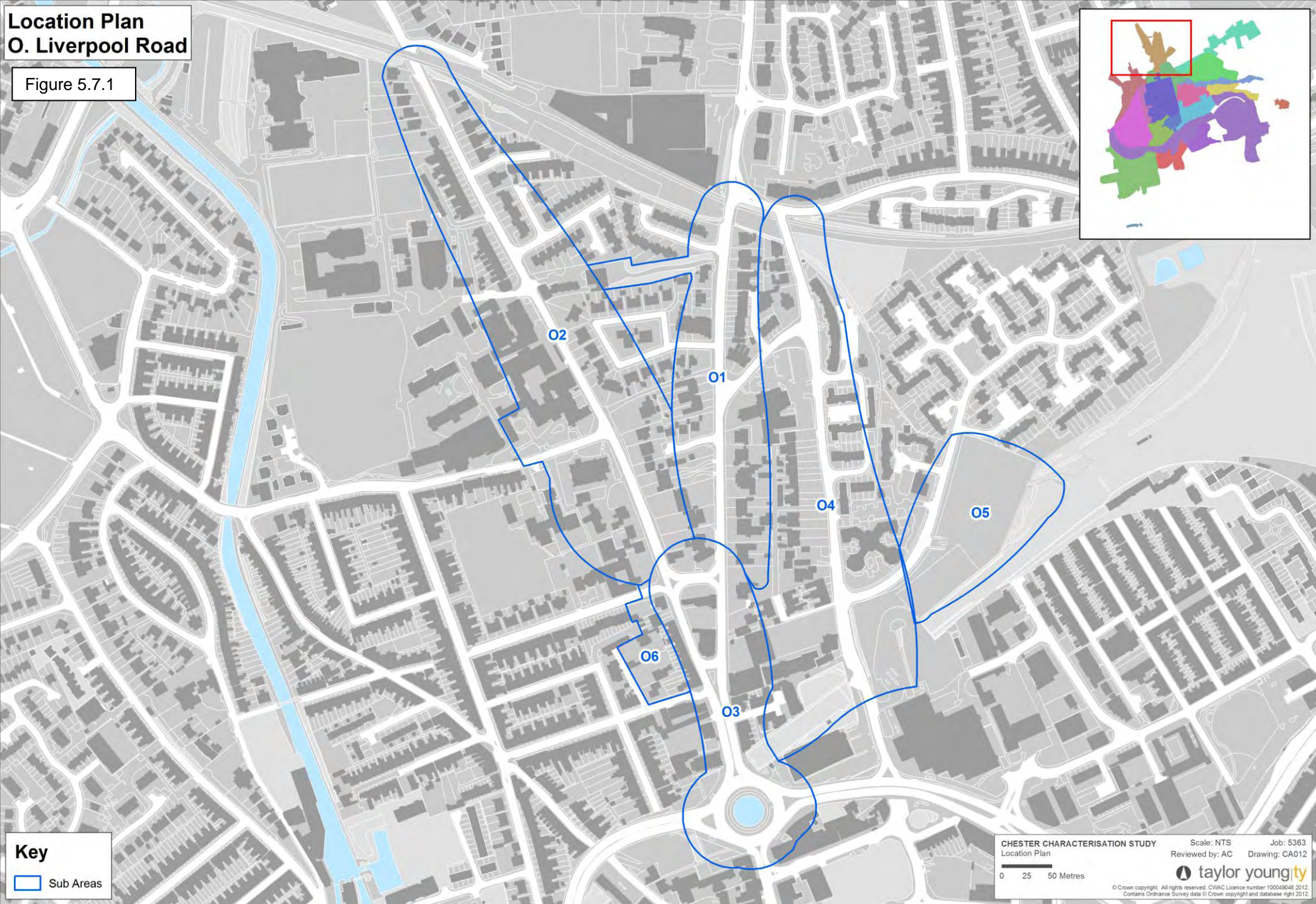
Liverpool Road (O1)



Parkgate Road (O2)

Location Plan O. Liverpool Road

Figure 5.7.1



Key
Sub Areas

CHESTER CHARACTERISATION STUDY
Location Plan
Scale: NTS
Job: 5363
Reviewed by: AC
Drawing: CA012
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taylor young
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Historical Development

In the Roman and early medieval eras development in Chester was largely restricted to the area within the walls or to the east, around Foregate Street. By the 13th century development had extended outside of the Northgate, but this was the smallest of the City's suburbs. Apart from the hospital of St. John, whose precinct occupied a narrow strip of land extending westwards from the gate outside the town ditch, most of the area belonged to the monks of St. Werburgh's. The suburb's main axis lay along Upper Northgate Street, the road north into the Wirral, which from early times forked to form Bache Way (later Liverpool Road) running north, and Mollington Lane (later Parkgate Road) running north-west.

The Northgate suburb also contained a stone cross and buildings belonging to the Abbey, of which the most important were St. Thomas's Chapel with its graveyard, at the fork terminating Upper Northgate Street, and the abbey's tithe barn on Mollington Lane. The land on either side of Upper Northgate Street, from Portpool Way (renamed Cottage Street, later Garden Lane) to Windmill Lane (now Victoria Road) formed gardens, mostly the property of Chester Abbey and including the Battle Croft, whose name implies that it was the site of judicial battle in the Middle Ages. Beyond lay open fields extending to the northern limits.

By the early 17th century the City was surrounded by suburbs to the north, east, and south. Outside the Northgate, development extended mainly along Upper Northgate Street. We know that over thirty houses and several bakehouses and barns were burnt in 1564 or 1565. After the destruction caused by the Civil War siege the suburbs were slowly rebuilt, but do not appear to have expanded much beyond their mid 17th-century limits before 1745. The walled footpath located between Parkgate Road and Liverpool Road (south of Abbot's Grange) was formed from a trench cut into the sandstone bedrock to provide protection to the City during the Civil War.

By the 1770s Upper Northgate Street was lined with houses, some of them of size and quality, as far as the junction of Parkgate Road and Liverpool Road. In the 1830s the land remained open west of Parkgate Road, on either side of the former Portpool Way, but by this time middle-class housing was beginning to spread over the Dean and Chapter's land along Liverpool Road, including a short early 19th-century terrace named Abbots Grange, and a few large villas such as Abbot's Hayes and Abbotsfield, both later demolished.



45-49 Upper Northgate Street, 1896

The major land-use in this area is the University of Chester on Parkgate Road. The University (formerly Chester College) is one of the longest established higher education institutions in the country. It was founded as Chester Diocesan Training College in 1839 by the Church of England for training schoolteachers. Its founding fathers were a distinguished group of local leading figures in the Church of England, including the future Prime Ministers William Ewart Gladstone. The original buildings, on the corner with Cheyney Road, were constructed in 1842, mainly by

public subscription. In 1842, Gladstone opened the College's original buildings for its first intake of ten male student teachers on the Parkgate Road site that the University occupies today. The associated adjacent chapel was completed in 1847. It later became the UK's first purpose-built teacher training college. In 1921, Chester formally became an affiliated college of the University of Liverpool, which meant that the University of Liverpool awarded Chester's qualifications and Chester's students were able to use Liverpool's facilities. The institution was threatened with closure in the 1930s, but its future was secured by the Bishop of Chester in 1933. From then on, the College continued to grow steadily. Women were first admitted in 1961. In 2003 Chester was granted its own degree-awarding powers, allowing it to be known as the University of Chester. The University has recently expanded to include other sites in the City but the Parkgate Road site remains its principal campus.

After 1840 more exclusive suburbs began to develop along Liverpool Road, as it did south of the River. Most of the land on either side of the Parkgate Road and Liverpool Road as far as the Bache boundary belonged to the Dean and was known as the Bailiwick estate. In 1845, as a consequence of the Cathedrals Act of 1840, it passed to the Ecclesiastical Commissioners, who began to sell building plots on which covenants controlled the value and nature of development. It became an attractive area for suburban villas, and development before the early 1870s was almost exclusively of substantial houses set in large gardens - beyond the fork of Liverpool Road and Parkgate Road lay a triangular area occupied by generally high-status residents and their servants.

The area became a rival to the leafy suburbs south of the Dee and largely retained that character until 1914. Its bisection in 1890 by the Northgate-Shotton railway and Liverpool Road station, however, led to some undermining of its status, and building east of Liverpool Road and north of Brook Lane (outside of this character area) between 1890 and 1914 was mainly of terraces and semi-detached houses. The construction of

Northgate Station, to the east, also influenced the development of this area to the north of the line. Liverpool Road Station was located at the junction of Liverpool Road and Brook Lane. It opened in 1890 by the Manchester, Sheffield and Lincolnshire Railway. Passenger services ceased in December 1951. The station was closed entirely on April 5 1965 and has since been completely demolished. The site is now used as a fitness centre.

Speculative houses of higher quality, detached and semi-detached and still Edwardian in style, were built from 1935. Small pockets of land on and just off Parkgate Road and Liverpool Road, north of the centre, were developed with tight closes, for example Abbots Grange of 1929. Some houses were also being built in the former gardens of larger houses, as at Abbots Park. The building of houses for individual clients seems to have reached a peak throughout Chester in 1936-7, after which mass house-building predominated.

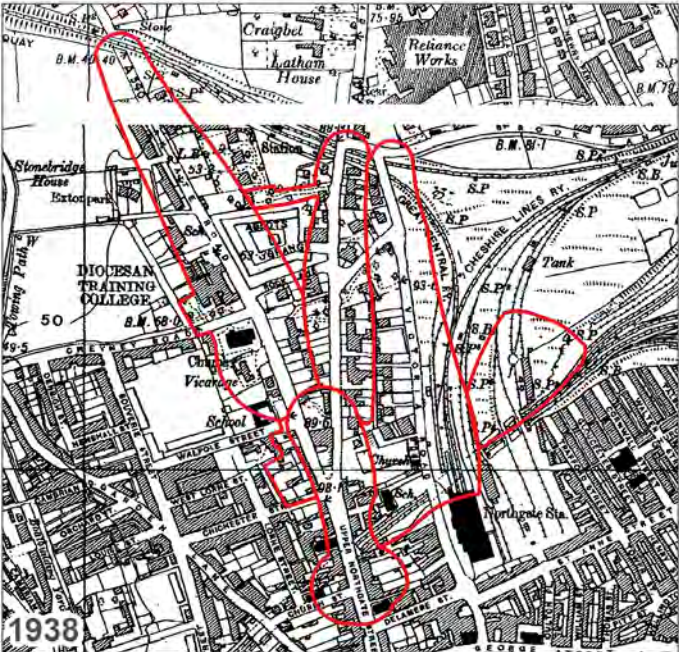
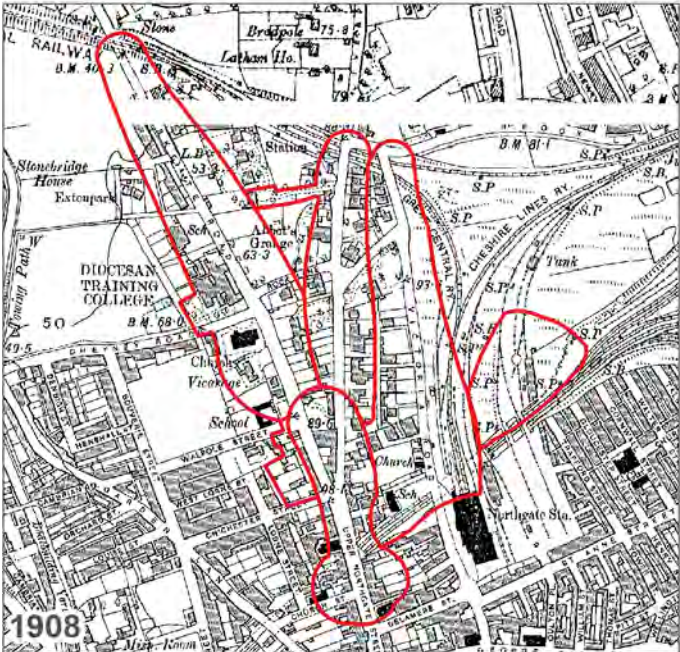
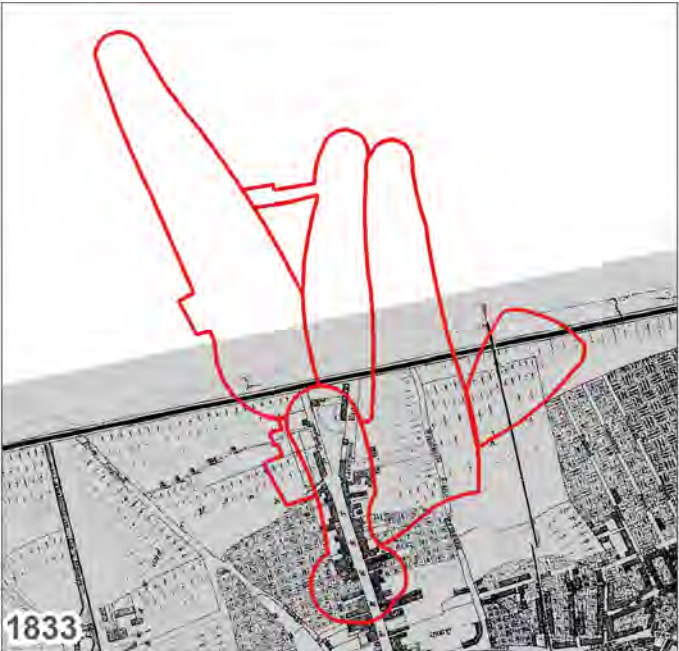
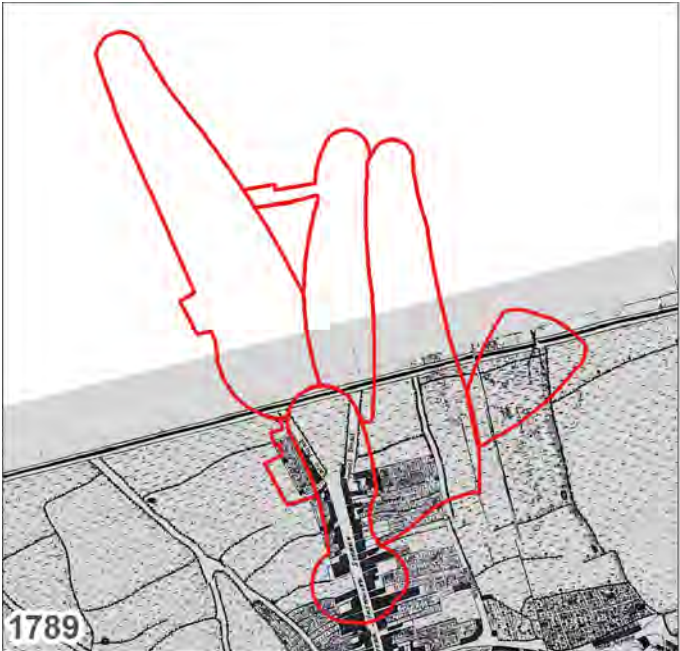
The area experienced change again in the late 20th century. In the 1960s the closure of the Liverpool Road and Northgate stations, and the adjoining line, and the construction of the inner ring road, with associated heavy traffic and severance from the City Centre, made this area less desirable with the more wealthy commuters. Recent house-building, of more modest form, has continued however and the larger villas have either remained in residential use or found new uses.



Bishop Wilson's House, Upper Northgate Street (prior to demolition – now the site of the Fountain's Roundabout)

Historical Development O. Liverpool Road

Figure 5.7.2



Land-uses

The area has a strong residential character, with a predominance of Victorian villas and terraces along Parkgate Road, Liverpool Road and Victoria Road, a number of which have been converted into flats. Many are also used by students as houses in multiple occupation (HMOs) – a trend that can potentially lead to a decline in the buildings due to poorer stewardship and insensitive alterations. There is a small cluster of retail, commercial and small scale office uses located at the southern end of the area, closest to the City Centre. The University of Chester occupies a large site north of Cheyney Road and is an important use in this area. Other non-residential uses include a hotel (south of Victoria Crescent), and several religious buildings (including The Church of St Thomas of Canterbury).

Urban Form

This character area has a reasonably well-defined urban form characterised by a clear hierarchy of streets, a legible street layout and strong urban grain. Parkgate Road, Liverpool Road and Victoria Road are the principal spines through the area and also key routes into the City Centre from the north. The presence of the inner ring road has a severing effect creating a physical and psychological barrier to pedestrian movement and creating a clear separation between the area and the City Centre to the south. East-west connectivity is restricted, especially between Liverpool Road and Parkgate Road in the north, where the street pattern takes the form of a series of small closes and culs-de-sac. Rock Lane provides an important pedestrian-only link between the two roads. The railway line in the south cuts across the street pattern and the urban form in this area is weak. There is a predominance of surface level car parking and development is fragmented. Enderby Road is an unadopted street with a confused urban form although it does contain a fine Edwardian villa, though this is largely hidden behind a wall.

The movement of heavy traffic has a detrimental effect on the area. This is particularly the case at the junction between the petrol filling station and Honda garage. The pedestrian environment here is poor, with heavy traffic making crossing difficult and the clutter of highway signage and traffic barriers has a negative visual impact. The fountains roundabout provides a strong gateway feature, the soft landscaping helping to soften the impact of heavy traffic and hard surfacing.

The Y-shaped junction of Liverpool Road, Parkgate Road and Upper Northgate Street has the makings of a strong townscape set piece, defined by the position of the fine George & Dragon Inn at the fork. Views to the Inn are framed by the strong building line on Parkgate Road to the west and there is a landscape setting to the south of the building that enhances this view. Unfortunately the composition is let down by the building line on Liverpool Road, which includes the bus depot and a series of villas set back from the pavement. On Parkgate Road further south a group of unattractive modern commercial buildings also detract from the composition and from the historic frontage on this street frontage, which would have otherwise extended to Northgate Church.



Looking north to the George and Dragon Inn

The area contains a number of landmark buildings which feature prominently in local views. Northgate Church is an important local landmark located at the entrance into the area along Upper Northgate Street. Viewed from the south, its scale dominates that of surrounding buildings and naturally draws the eye.

There are also key views of the church and its spire looking south along Liverpool Road and its facade is clearly visible to traffic travelling west along St Oswalds Way. There is a glimpsed view of The Church of St Thomas of Canterbury looking west down Gaymoore Close and the Chapel of Chester College terminates the view west along Rock Lane.

Another important landmark is the former Abbeygate school located off Victoria Road (with its side elevation terminating the vista from Mason Street). This was a fine building designed by Lockwood and completed in 1870, in vernacular revival style. After the relocation of the school and a fire in 2008 the building has now been refurbished for student accommodation.

Long distance views of the surrounding countryside and Welsh hills are possible looking west along Walpole Street and also looking east across the railway line from Abbots Nook. In places unsympathetic infill development has taken place, for example at Hayes Park, which has a negative impact by affecting views out of the character area. Price Tower, a 1960s block within the University complex, is visible in medium range views on Parkgate Road.

Liverpool Road has a strong linear feel with edges well-defined by brick and sandstone boundary walls in a range of styles, some being quite decorative. Properties are generally set back from the pavement behind large gardens, many of which contain mature trees which provide a green setting to the street. The width of the street combined with the generous set back distances provides a sense of openness which becomes more pronounced around Victoria Crescent. The rear boundary to the Abbey

Court hotel (formerly the Plantation Hotel) site provides a green edge to eastern side of Liverpool Road but the landscaping thins out along its eastern boundary, revealing views of the car park. Nos. 28 and 30 Liverpool Road frame the space well and provide an attractive frontage to the street. Properties along the eastern side of the road follow a consistent building line, providing a strong sense of rhythm. The building line is more varied on the western side of the road. Generally speaking, buildings address the street positively and provide attractive frontages. Notable exceptions are the petrol filling station and the bus depot site.

Topography plays a key role in shaping the urban form along Parkgate Road, a defining feature of which is the brick and sandstone retaining wall which runs along its eastern side. This gives a hard edge to the street and provides little visual interest to the pedestrian, although there has been some effort to articulate this brickwork. Properties along Liverpool Road, Abbots Grange and Hayes Park present their backs to Parkgate Road. The quality of boundary treatments to rear gardens varies and in places detracts from the appearance of the area. Properties north of Moss Bank have a strong presence due to their elevated position, sloping front gardens and open frontages. The urban form differs on the western side of Parkgate Road. Plot sizes are typically smaller (there are more terraces) and properties front onto the street.



Retaining walls along Parkgate Road

Urban Form
O. Liverpool Road

Figure 5.7.3



Key
Sub Areas

Townscape Character

Buildings date predominantly from the mid 19th Century to early 20th century when the principal routes into Chester became popular residential locations for the wealthy. The villas on Parkgate Road, and Liverpool Road are typical of the architectural styles popular in this period. Most common is the early Victorian period (a simple Georgian-type form with white bays and window and door surrounds elements), as also seen in the Queen's Park and Curzon Park. There are also a significant number of mid-late Victorian properties; these have more complex plan forms with more gable fronts and much steeper roof pitches, often providing a third storey. There are a few Edwardian villas in this area; which have a plainer plan form with hipped roofs and simple brick elevations and are also three-storey. There is uniformity in the use of building materials with the local warm red-brown brick and slate predominating and a high level of consistency in the scale of buildings, most of which are two storeys.



On Upper Northgate Street development is more mixed, with more modern redevelopment. However, the dominant form is typically Victorian, dominated by the vernacular revival black-and-white style of the George & Dragon Inn and Lockwood's neo-Gothic Northgate

Church. Most of the buildings here are three-storey terraces with shops at the ground floor, and simple detailing, except for the traditional black-and-white timber face detailing on upper storey front gables (see photograph above).

Left: changing styles in villas: top – early Victorian/Italianate style; middle – mid/late Victorian; bottom – Edwardian.

The same principle applies to terrace development, which also includes examples from each of these eras. There are a series of fine mid-Victorian terraces on Parkgate Road, in front of the University. These properties are well detailed in similar style to the villas of the same period and create a strong approach to the City on this corridor. The eastern side of Parkgate Road generally has later development due to the fact that it was railway land for much of the 19th century. Further south, on the lower stretch of Parkgate Road, are a number of more humble early 19th century terraces of a simple and standard form, with horizontally proportioned, timber casement, multi-paned windows and simple door openings, creating a more rural feel. On Victoria Road most of the development is modern but there is an Edwardian terrace with Arts & Crafts detailing. This is three-storey and is white rendered with decorative brickwork on the end gable and with dormers, window shutters, bay windows with slate canopies and decorative door lintels.

Infill development has taken place across the area with mixed results. The development around Gaymoor Close pays little heed to the local context, the use of white render and timber fencing being out of keeping with the area. The houses around Hayes Park also compromise the architectural character of the area and the quality of the boundary treatment is particularly poor. The 1970's Leighstone development along Victoria Road is a collection of four-storey flats arranged around an internal close with secure garages. The development is out of character with area in terms of its appearance, scale and massing.

Redevelopment along the eastern side of Victoria Road has seen the introduction of contemporary apartments and houses which are of a high quality of design. At three storeys, the buildings are typically larger than the older style properties in the area but nevertheless are sympathetic in their design with gable fronts and timber detailing. The crescent of apartments at the northern end of Victoria Road make a positive contribution to the streetscene.



Terraces within the area:

Early 19th century terrace on southern end of Parkgate Road;



Mid Victorian terrace in front of the University buildings on Parkgate Road;



Edwardian terrace on Victoria Road.

O. Liverpool Road: Typical Materials and Details



Landscape Character

Landscape plays an important role in defining the character of this area. Liverpool Road in particular has a strong green feel deriving from the presence of a large number of mature trees within the front gardens of properties. There are fewer trees along Victoria Road but most properties are set behind soft landscaping which is well maintained and makes a positive contribution to the streetscene. Parkgate Road has a harder urban edge in comparison to other streets in the area owing largely to the presence of the University buildings and retaining wall along its eastern side. In the case of the latter, its impact is somewhat softened by the use of decorative brickwork and planting in the rear gardens of properties along Liverpool Road, which appear above the wall. The Church of St Thomas of Canterbury is set in attractively landscaped grounds behind a listed low sandstone wall. There is a strong rhythm to tree planting along its boundaries. Upper Northgate Street contrasts sharply with the other streets in the area as properties are set to back of pavement and there is an absence of greenery.

Street furniture is generally of a lower quality with standardised lighting columns along most of the streets. There are some Victorian streetlamps along Victoria Road but they are in need of restoration. The area as a whole lacks formal spaces for relaxation or social interaction. There may be potential to achieve this in the area around Victoria Crescent, for example by the introduction of benches.



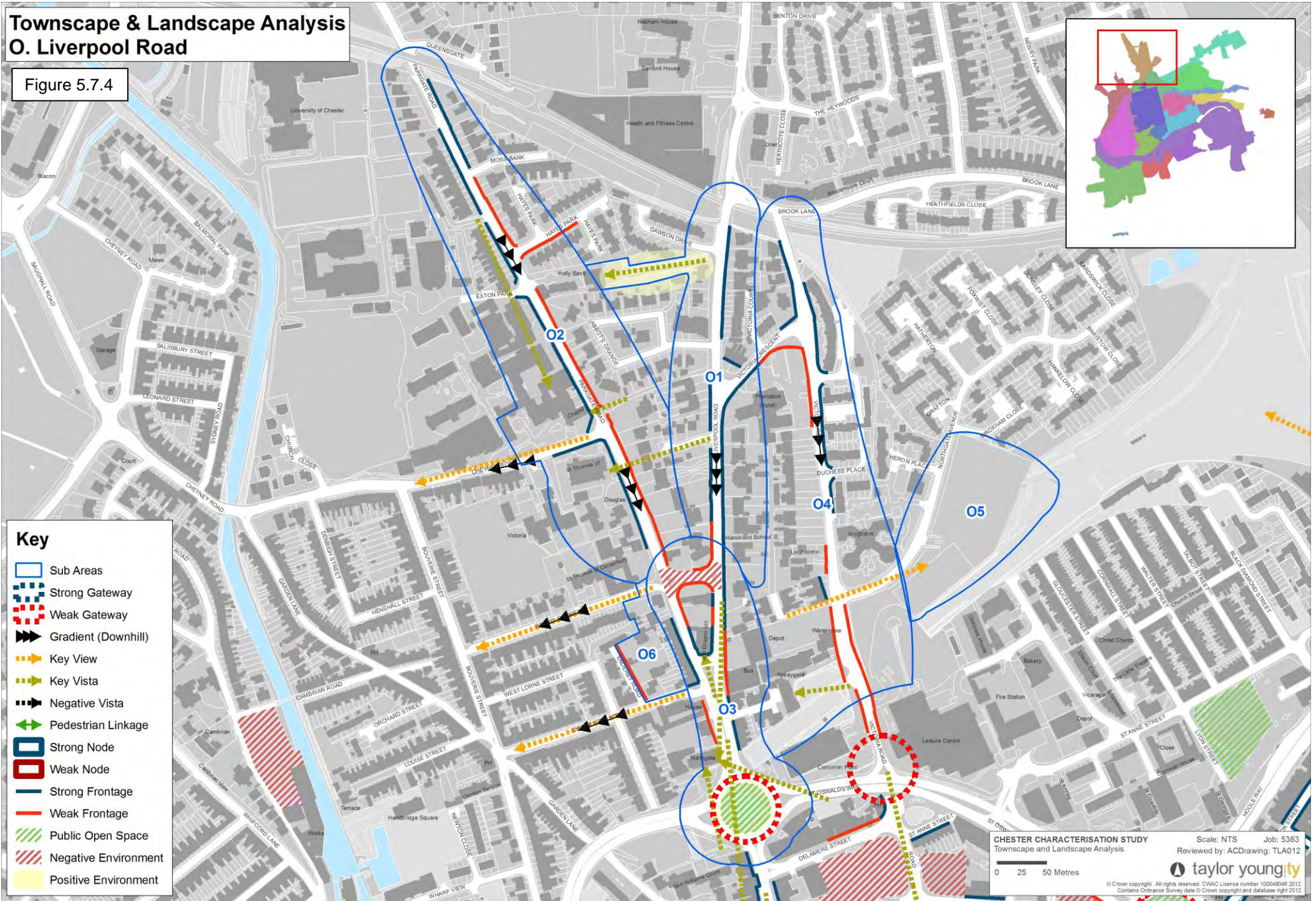
Landscaping along Liverpool Road.



Interesting details in boundary treatments provide links with the area's history.

Townscape & Landscape Analysis O. Liverpool Road

Figure 5.7.4



Key

- Sub Areas
- Strong Gateway
- Weak Gateway
- Gradient (Downhill)
- Key View
- Key Vista
- Negative Vista
- Pedestrian Linkage
- Strong Node
- Weak Node
- Strong Frontage
- Weak Frontage
- Public Open Space
- Negative Environment
- Positive Environment

Designated Heritage Assets

Most of this character area falls within the Liverpool Road conservation area with the exception of sub area O5, the east side of Victoria Road, Abbots Grange and the area of land south of Chichester Street. These areas are not within any conservation area. A large number of properties have Article 4 Directions, including numbers 2-27 Upper Northgate Street and all of the older properties along Liverpool Road and Victoria Road.

Designated heritage assets include:

- **4 & 6 Abbot's Grange** (Grade II) – pair of early 19th Century townhouses
- **Former Abbeygate School**, Victoria Road (Grade II) - 1870, by Lockwood.
- **The George and Dragon Inn**, Liverpool Road (Grade II, 1929-31) – of 'Road House' type, designed in the manner of an Elizabethan manor-house.



- **Church of St Thomas of Canterbury**, Parkgate Road, (Grade II, 1869-72) – designed by Sir George G Scott and surrounded by a listed sandstone wall.
- **Old Vicarage to St Thomas Church**, Parkgate Road (Grade II) – 1880, by Douglas.



- **Northgate Church**, Upper Northgate Street (Grade II, 1874).
- **Chester College**, Cheyney Road (Grade II, 1839) – the earliest Church of England Diocesan College for training school teachers.
- **Chester College Chapel**, Cheyney Road (Grade II*, 1844-7).



Buildings and Structures of Townscape Merit

In total, 13 buildings have been identified as having townscape merit:

- **O1b. Conservatory House**, 24 Liverpool Road – an early Victorian property with decorative door surrounds and windows and original ornate stained glass structure to south elevation.



- **O1c. 28-30 Victoria Road** – Arts & Crafts style with attractive detailing located on a prominent corner site.



- **O1d. 45-51 Liverpool Road** – a semi-detached early Victorian property with stone window and door surrounds and bay windows.



- **O1e. 37-39 Liverpool Road** – a three storey Arts & Crafts style property with stone door and window surrounds.



- **O1g. 40-45 Liverpool Road** – Italianate style with stone string course, contrasting brick quoins and stone detailing



- **O1h. Holly Bank** (off Liverpool Road) – Victorian cottage (now used by the University), set within its own grounds.



- **O2b. Early Victorian Terrace**, Parkgate Road – an attractive terrace with decorative parapet to bay windows



- **O2c. Mid Victorian Terrace**, Parkgate Road – dwellings exhibit a high level of consistency in the style of window and door openings



- **O2d. Retaining walls and footpath**, linking Parkgate Road to Liverpool Road – the walls and the alignment of this route dates from the Civil War and were used to transport cannon between defensive positions. They also provide visual interest and permeability.



- **O3b. 2 Chichester Road** – a prominent Victorian end terrace with timber feature dormer windows and stone string course banding.



- **O3c. Scotia House** – Victorian property (now used by University) marked by large bargeboards. Later extension is inappropriate.



- **O3d. Rockmount** – Georgian property (again used by University) with L-shaped plan and distinctive lantern tower. Holds the corner well in a prominent location.



- **O6a.** Enderby - interesting Edwardian villa largely hidden by a wall on Enderby Road.



Key Detractors

Five detractors were identified within the area. These comprise the following.

- The modern commercial frontages north of Northgate Church on Upper Northgate Street, which detract from the setting of the church and the townscape of this area.



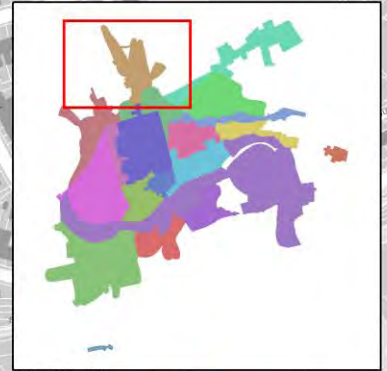
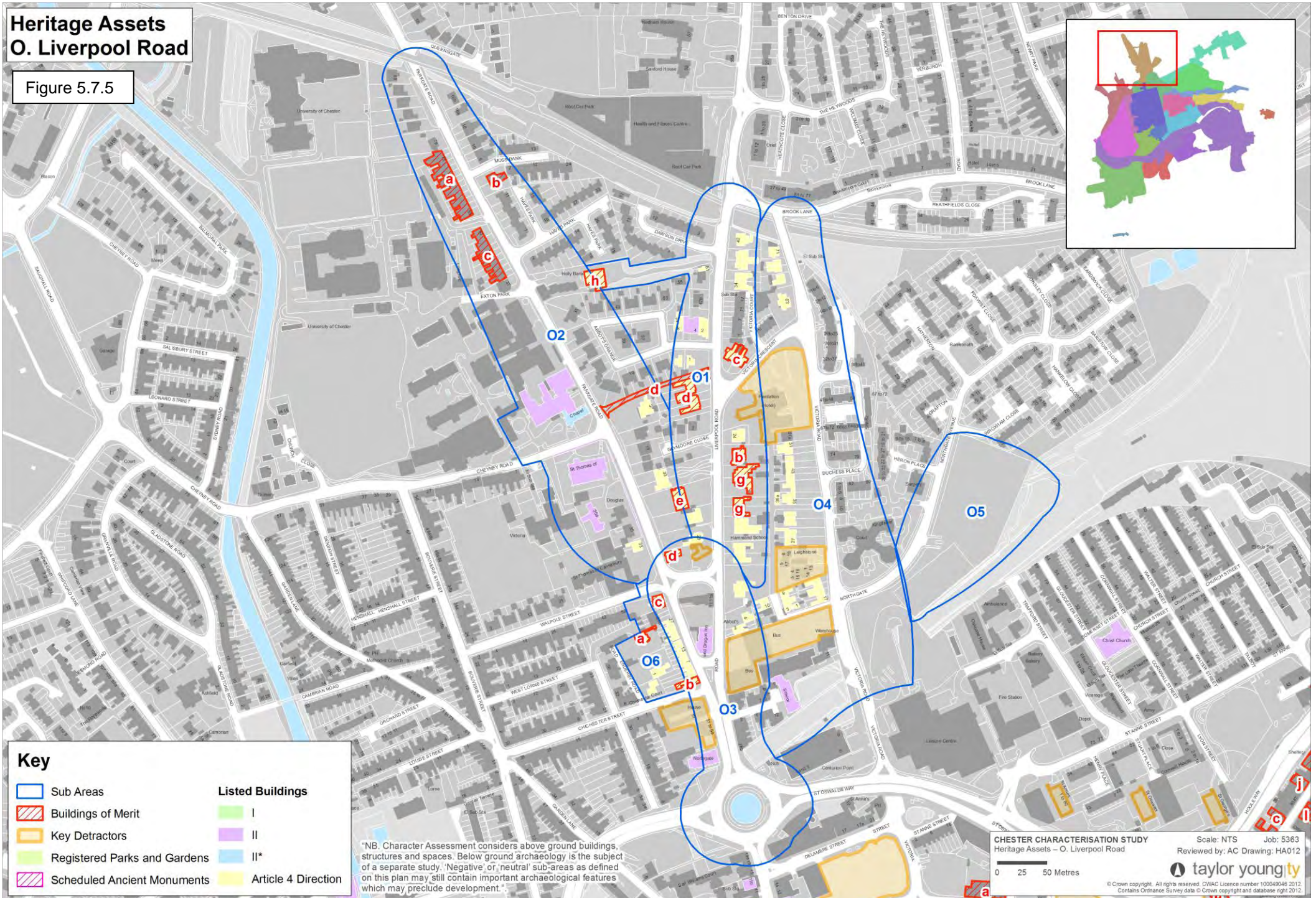
- As noted above, the Shell petrol filling station at the southern end of Liverpool Road also has a negative effect on the area, compromising the setting of the Victorian villas on the opposite side of the road.
- The Leighstone development of apartments along Victoria Road is considered to be a detractor as it is out of keeping with the predominant style and quality of architecture in the area and pays little heed to the prevailing urban form.
- The Chester Business School (formerly the Plantation Hotel) frontage on Victoria Road is dominated by car parking and the original building has itself now been over-extended in unsympathetic form, leaving it out of context with its surroundings.

- The First bus depot site between Liverpool Road and Victoria Road has a negative impact on both streets by virtue of the visual impact of parked vehicles within the site's curtilage. The buildings themselves have a simple industrial appearance which conflicts with the character of surrounding buildings, especially the George and Dragon.



Heritage Assets O. Liverpool Road

Figure 5.7.5



Key

- | | |
|------------------------------|---------------------|
| Sub Areas | I |
| Buildings of Merit | II |
| Key Detractors | II* |
| Registered Parks and Gardens | Article 4 Direction |
| Scheduled Ancient Monuments | |

"NB. Character Assessment considers above ground buildings, structures and spaces. Below ground archaeology is the subject of a separate study. 'Negative' or 'neutral' sub-areas as defined on this plan may still contain important archaeological features which may preclude development."

CHESTER CHARACTERISATION STUDY
Heritage Assets – O. Liverpool Road

Scale: NTS Job: 5363
Reviewed by: AC Drawing: HA012

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It should be noted that the surface car park on Northgate Avenue (sub-area O5) is not listed as a key detractor because it is relatively well landscaped, with tree planting to the road, and is not within an area of strong townscape value (or conservation area) from which it can detract.

Summary: Character Assessment

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.

In summary, the heritage significance of the area can be summarised as follows:

- **O1. Liverpool Road: Positive** – characterised by a large Victorian villas set in large landscaped gardens.
- **O2. Parkgate Road: Positive** – the street has a strong townscape character due to its listed buildings and fine terraces.
- **O3. Upper Northgate Street: Neutral** – a historic route weakened by road infrastructure and unsympathetic development but remaining significant due to the presence of the Northgate Church, George & Dragon Inn and the Y-shaped street form.
- **O4. Victoria Road: Neutral** – dominated by contemporary apartment development along its eastern side and with several

detractors, including the depot site and hotel, but with a number of townscape buildings with Article 4 directions.

- **O5. Northgate Avenue: Neutral** – consisting primarily of surface car parking but this is sensitively located and does not detract from character.
- **O6. Enderby Road: Neutral** - private road, confused urban form but contains Edwardian villa and good properties on Walpole Street.

Character Statement

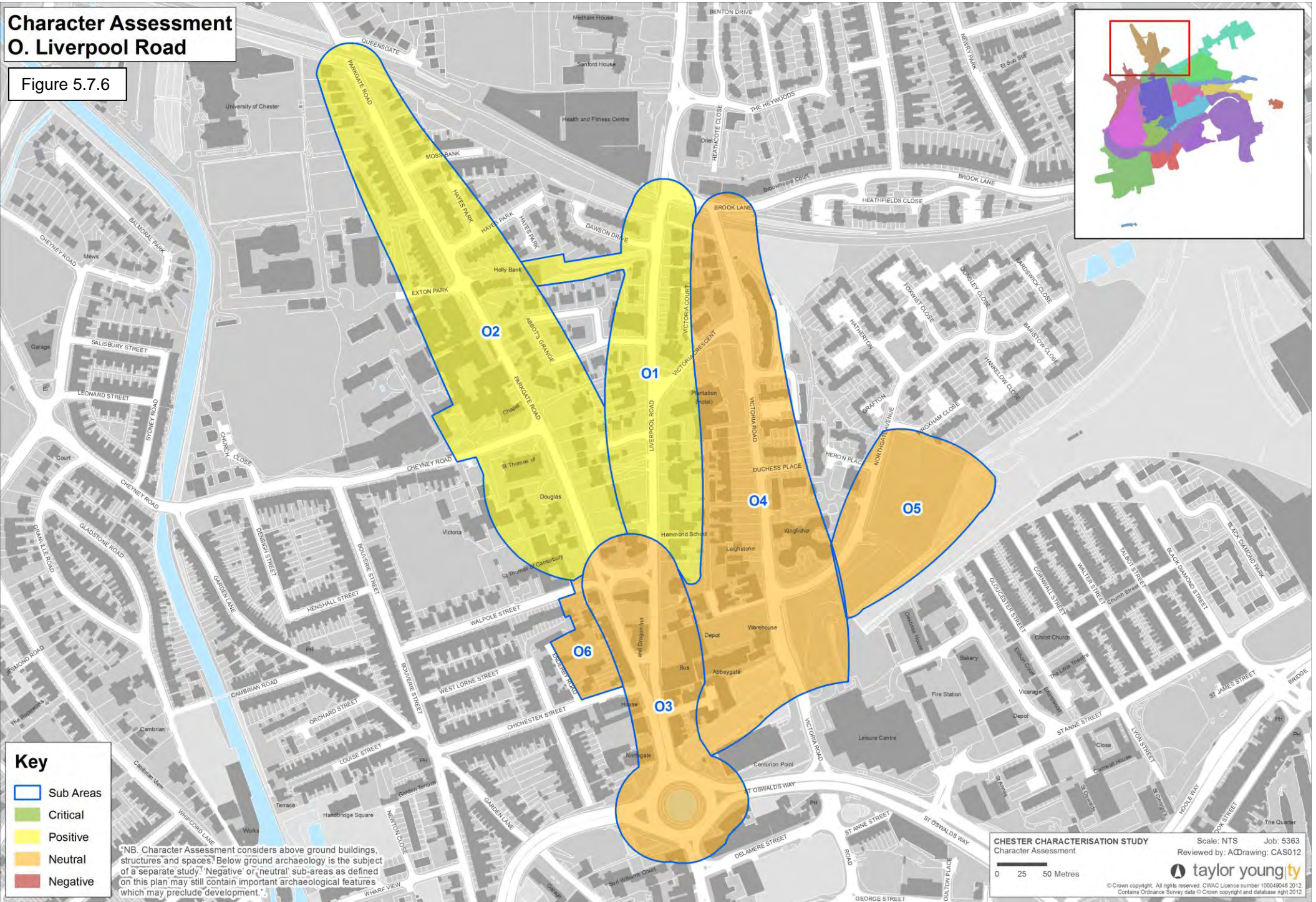
“A predominantly residential area, developed initially in the mid to late 19th century as an affluent residential suburb along key routes into the City Centre from the north. It retains much of its historic character, exemplified by large Victorian villas set in generous plots behind large front gardens 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.”



Typical details

Character Assessment O. Liverpool Road

Figure 5.7.6



Management and Policy Recommendations

The area is rather mixed in condition. Few of the large villas are now in their original use and adaptations have not always been sympathetic. New uses are sandwiched between older buildings and often distract from the overall character. Thankfully the University has helped find new uses and a maintenance regime for several older buildings. There are many Article 4 directions, but more consideration should be given to the impact and quality of infill development. This Character Area does include large areas lack heritage value but the Conservation Area boundary has been correctly defined.

Capacity to Accommodate Change

In character terms there is potential opportunities for significant redevelopment on the detractor sites, as outlined below, if these become available for redevelopment. There could also be many applications for redevelopment of individual buildings that have no heritage value, infill developments and extensions and additions to townscape buildings. These will all need to be considered in the context of the setting of listed buildings and townscape buildings and the character of the area as described in this assessment. A flexible approach must nonetheless be undertaken to ensure that appropriate new uses are found to secure the future of historic buildings.

Design Principles for New Development

There are five key detractor sites. If these are redeveloped the following principles should apply.

- **Commercial buildings at southern end of Parkgate Road** - the key considerations here are to respect the setting of Northgate Church and to enhance the vista to the George & Dragon. A

strong, continuous back-of-pavement frontage will be required, with a design and massing that is subordinate to these two listed buildings.

- **Shell petrol filling station** on Liverpool Road - Road infrastructure has left this site on quite a prominent, visible corner. If it were to be redeveloped then new development should follow the building line established by the villas on either side of Liverpool Road. It should also positively address the corner. The villa on this site, to the north of the petrol station, has been refurbished and should be retained within any redevelopment scheme.
- **Chester Business School** - this site has been much extended and altered, not always in a sympathetic manner. The key historic asset is the central range fronting Victoria Crescent. Partial redevelopment elsewhere on this site could enhance the setting of this element and provide a more attractive frontage to Liverpool Road and especially Victoria Road, whilst following the existing building line of these two streets.
- **Leighstone** - If these flats were redeveloped then new development should follow the existing building line, heights and massing established by either the villas to the north or the Edwardian terrace to the south. Boundary treatments should follow that established by the existing low walls and vegetation.
- **First Bus Depot** - the largest opportunity in this area. If this site were to be redeveloped then it must present a positive frontage to both Liverpool Road and Victoria Road. It should follow the building line and established boundary treatment on both these streets. Internally there is scope for more innovation. It is important to respect the setting, and views to, both the listed George & Dragon and former Abbeygate School.