

# Chester One City Dashboard

Vision



Housing



Regeneration



Culture, Heritage  
and Leisure



Transport



Business, Industry  
and Skills

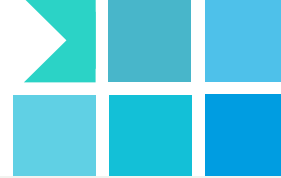


Visitor Economy



Data





## Vibrant history, dynamic future

There is a clear vision for Chester set out in the One City Plan which was published in May 2012. In developing the plan extensive and wide consultation was undertaken with over 1200 comments taken into account from local residents and stakeholders. The One City Plan is about celebrating the city's strengths and shaping the type of city Chester aspires to be. It aims to build on Chester's vibrant history and create a dynamic future.

This section provides information on the strategic and policy framework for Chester with links to the One City Plan and other key policy documents. Also provided are links to the key regional documents which outline Chester's position within a broader geography.

City Strategies



Regional Strategies





## City Strategies

Chester ULI Report



Chester One City Plan



Chester Waterways  
Strategy



Local Plan (Part One  
and Part Two)



Chester Heritage and  
Visual Arts Strategy



Chester Transport  
Strategy



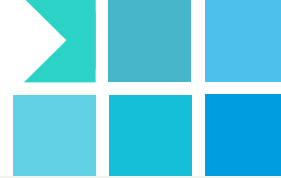
Chester Public Realm  
Design Guide



Rows Conservation  
Management Plan



Table



## Regional Strategies

Growth Track 360



Mersey Dee Growth  
Prospectus



West and Wales Rail  
Prospectus



Cheshire West and  
Chester Council Plan



C&W Strategic  
Economic Plan



C&W Transport  
Strategy



Constellation Partnership  
HS2 Growth Strategy



Cheshire and Warrington  
Growth Prospectus







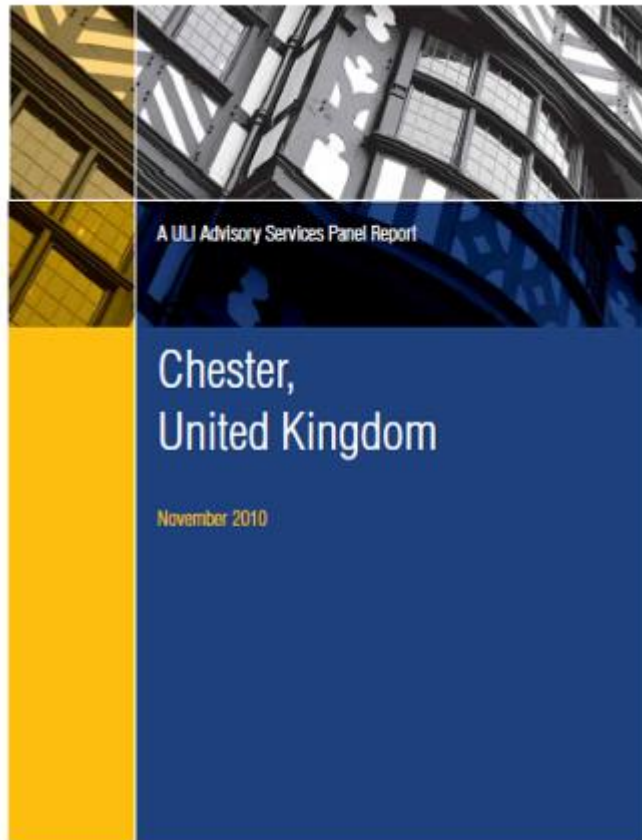
## Chester ULI Report

Published by:

Urban Land Institute

Published in:

November 2010



Urban Land Institute (ULI) was invited by a consortium of public and private stakeholders to undertake a five day Advisory Services Panel in Chester in November 2010. ULI has completed over 600 similar panels since 1947, however this was the first to be undertaken in Europe.

The expert panel of eight senior ULI members attended site tours, met with local residents, business owners, members of the council and students before presenting their findings at the Town Hall. The final report outlines the panel's findings and provides recommendations for future development in Chester.

[Click here to view/download the report](#)



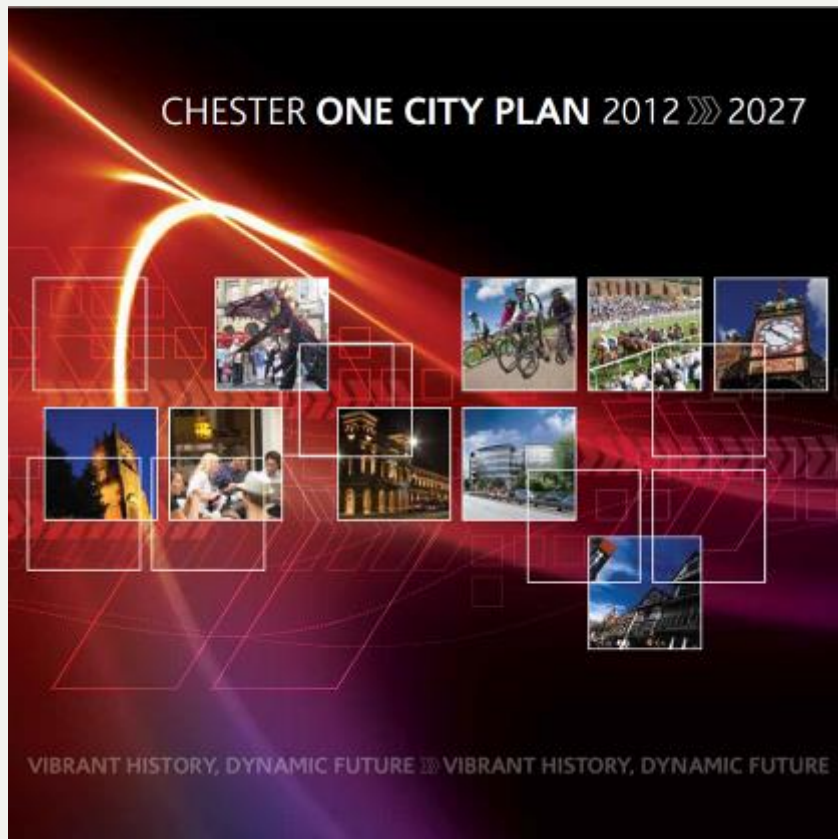
## Chester One City Plan

Published by:

Chester Renaissance/Cheshire  
West and Chester Council

Published in:

May 2012



The One City Plan is a 15 year strategy to guide the future economic regeneration of Chester, which seeks to co-ordinate and drive a programme of public and private investment and development activity into Chester city centre.

The plan defines the overarching vision and direction of travel for the city, under which all projects should sit. Importantly, it is driven by prioritisation, implementation and delivery. The plan informed the Cheshire West & Chester Local Development Framework, the statutory planning document for the city.

Chester Growth Partnership is the guardian of the One City Plan, with responsibility for overseeing its progress, influencing delivery and ensuring the strategic direction of the plan is on track.

[Click here to view/download the plan](#)



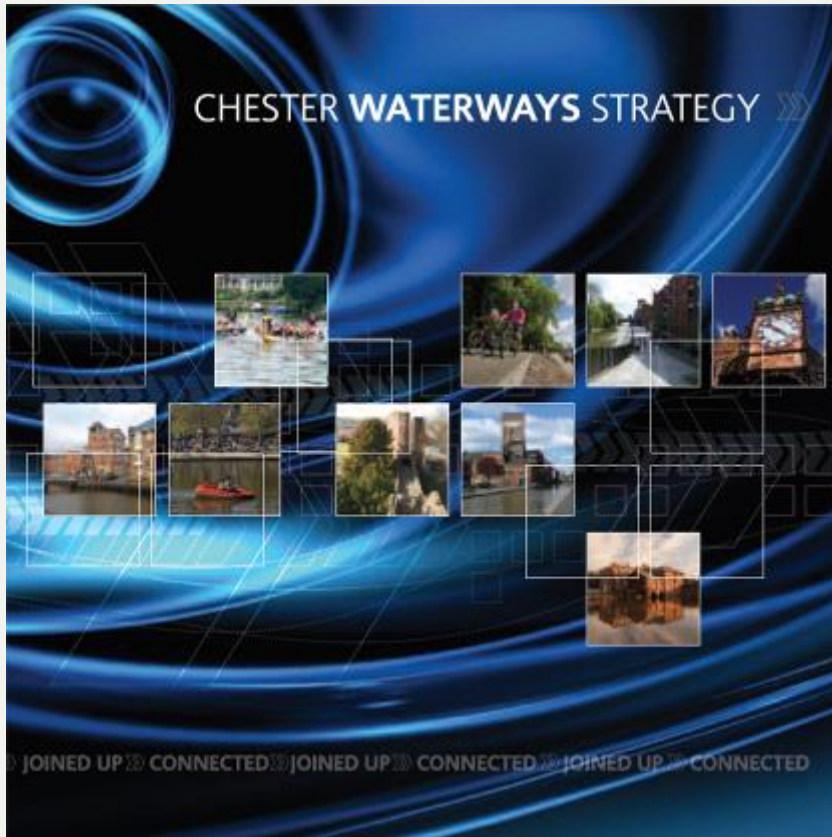
## Chester Waterways Strategy

Published by:

Chester Renaissance/Cheshire West and Chester Council

Published in:

February 2014



A comprehensive Waterways Strategy for Chester was developed as part of the wider One City Plan. The strategy gives a clear direction on how waterways can contribute to growth, investment and the leisure economy on both the River Dee and the Shropshire Union Canal.

The project was developed by Chester Growth Partnership (formerly Chester Renaissance), Cheshire West and Chester Council, The Canal and Rivers Trust, The Inland Waterways Association and Chester Canal Heritage Trust and actively encourages engagement with local stakeholders.

[Click here to view/download the strategy](#)



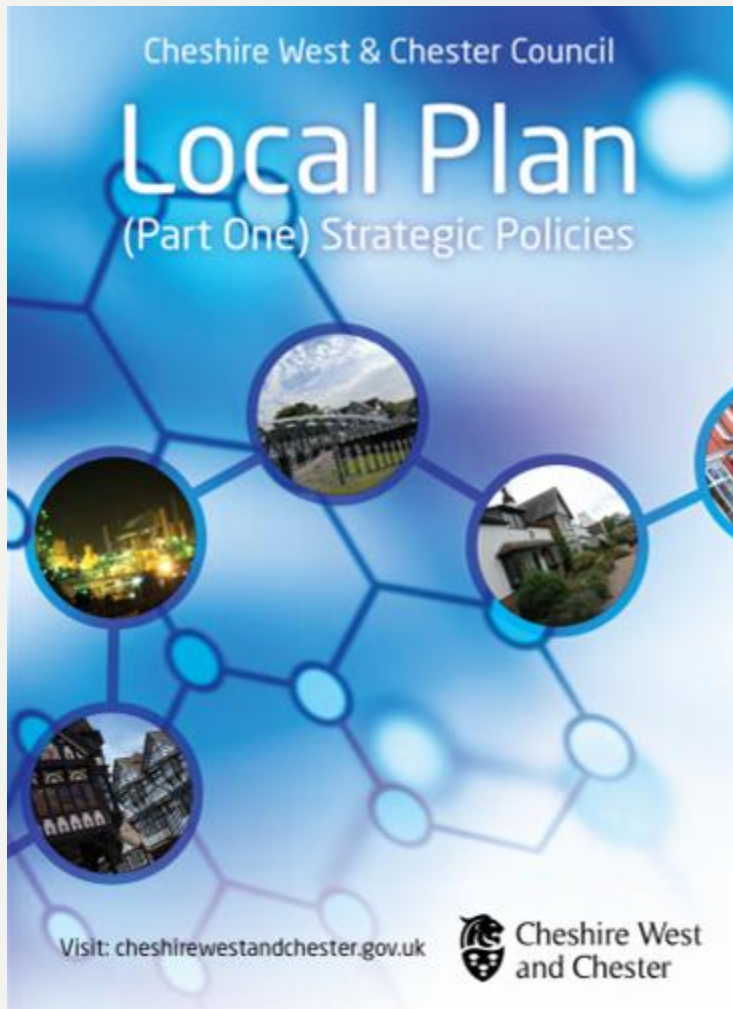
## Local Plan (Part One and Part Two)

Published by:

Cheshire West and Chester Council

Published in:

January 2015



The Cheshire West and Chester Local Plan (Part One) Strategic Policies is the first local development document to be produced by Cheshire West and Chester Council. The purpose of this Plan is to provide the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. The Local Plan (Part One) will be the starting point when considering planning applications and is supported by the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

The Local Plan (Part One and Part Two) includes policies that have been informed by a suite of evidence base documents prepared to support the Plans to ensure that the policies reflect locally determined priorities for new homes, jobs, the environment and infrastructure development.

[Click here to view/download the plans](#)





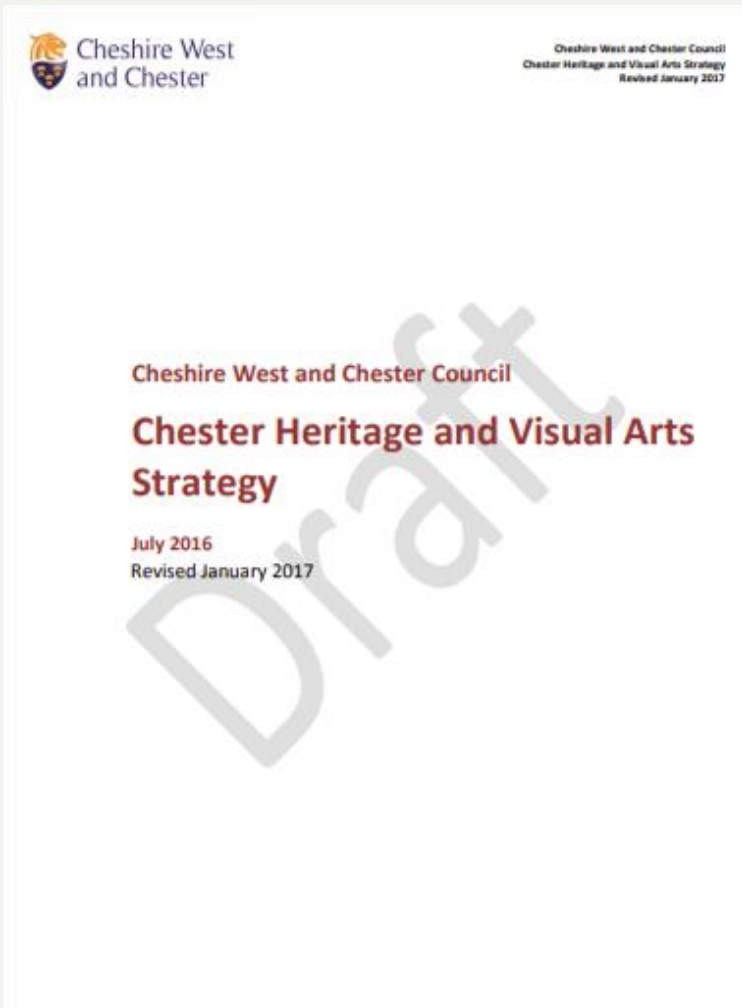
## Chester Heritage & Visual Arts Strategy

Published by:

Cheshire West and Chester Council

Published in:

March 2017



Cheshire West and Chester developed this strategy to shape the future direction of the Heritage and Visual Arts in Chester. Cheshire West and Chester and consultant partners Amion and Morris Hargreaves McIntyre have analysed the key sources of primary data, consulted stakeholders and the community and used the feedback to help shape the strategic priorities. Using primary data to understand the audience segmentation and steer the priorities and investment on a city wide basis is a unique approach that will enable clear and focussed decision making.

The strategy is a turning point for delivery in the City and will pave the way for clear strategic thinking, better collaboration and more investment in the city's Heritage and Visual Arts. Chester has the social capital, physical collections, heritage and vision to deliver a bespoke, innovative and commercial offer to rival any other heritage city.

[Click here to view/download the strategy](#)



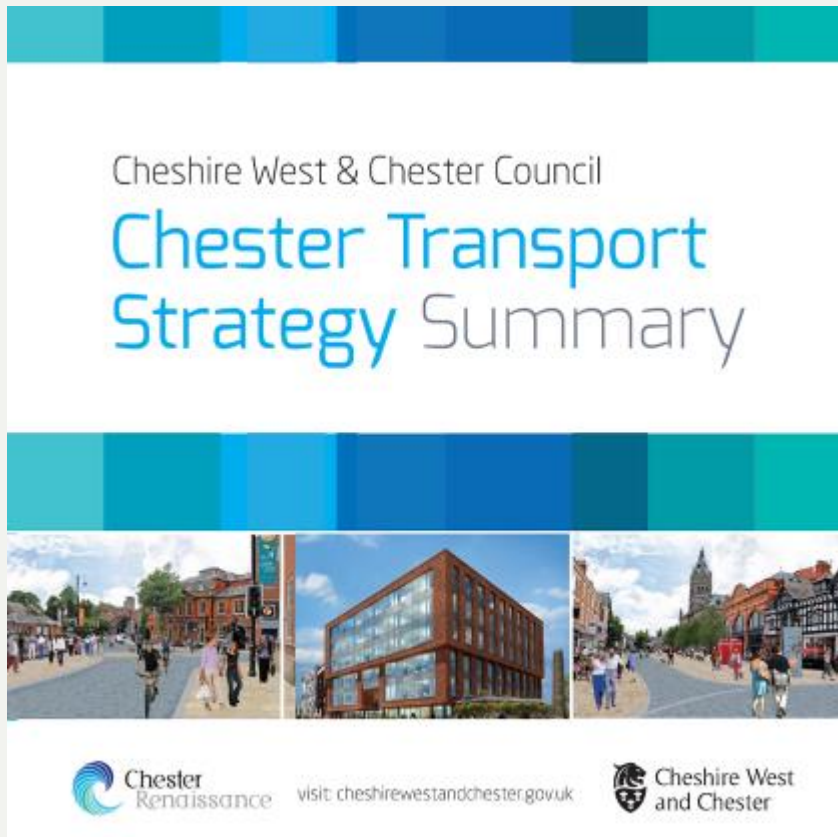
## Chester Transport Strategy

Published by:

Cheshire West and Chester Council

Published in:

February 2014



The Chester Transport Strategy sets out how we can work towards our vision, to ensure that the City of Chester can cope with likely future trends and opportunities to support economic growth.

The final recommendations fall under ten themes. These meet challenges that have been identified in the city's historic core, the wider city's urban area, and the longer distance journey-to-work catchment (outer area) extending to Wirral, parts of North Wales, and other towns in West Cheshire including Ellesmere Port and Northwich.

[Click here to view/download the strategy](#)



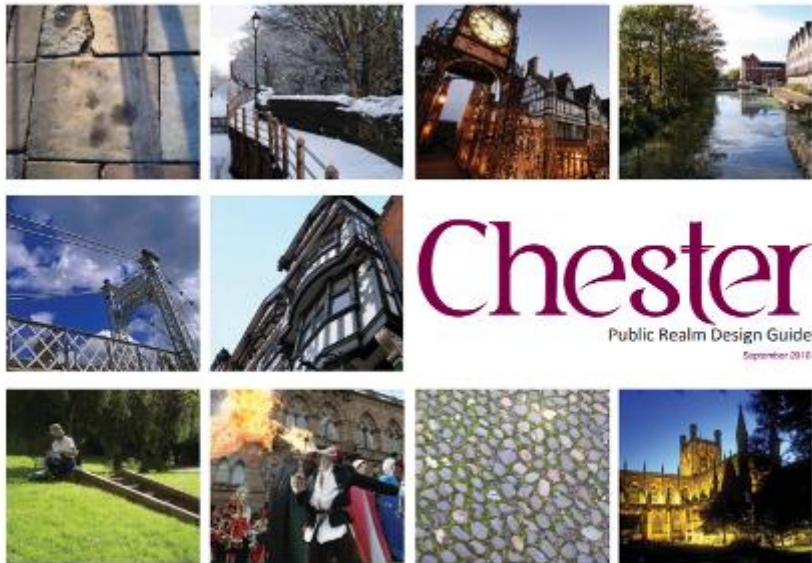
## Chester Public Realm Design Guide

Published by:

Cheshire West and Chester Council

Published in:

September 2010



This Public Realm Design Guide (PRDG) for Chester city centre was produced to set the framework and quality standards for transformational change as a key component in achieving a high quality public realm which complements and is the equal of its architecture, urban form and historic features.

The PRDG is aimed at all those involved in the investment in, or design or maintenance of the public realm, whether they are overseeing public investment in the public realm or private sector development in the city centre. This will include council employees as well as private sector organisations, developers and consultants. In addition, local businesses may retain an interest as they will benefit from an improved public realm.

[Click here to view/download the guide](#)



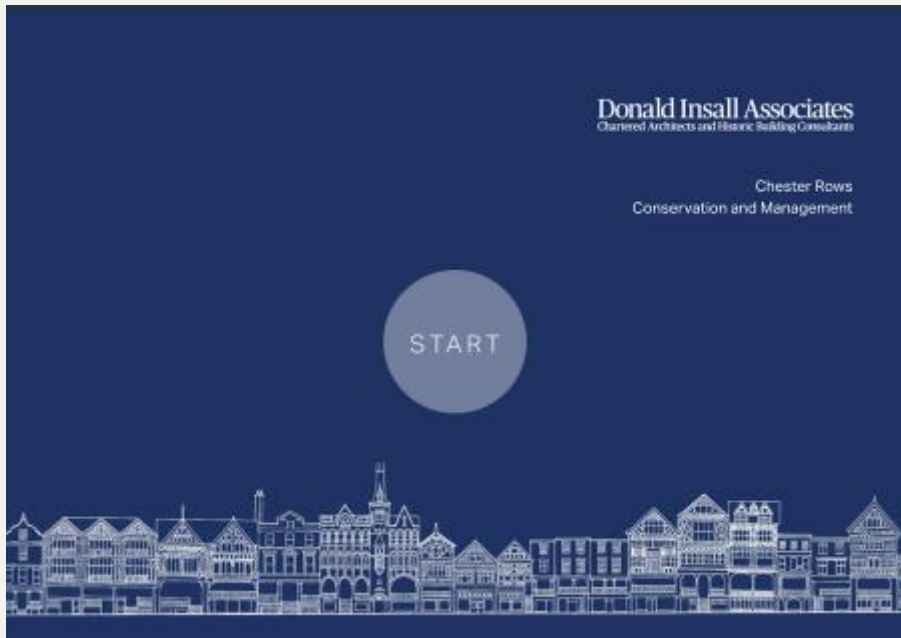
## Rows Conservation Management Plan

Published by:

Cheshire West and Chester Council

Published in:

August 2018 (Draft)

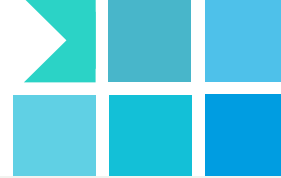


The Rows Conversation Management Plan (CMP) is nearing completion and is now available in draft format.

The CMP seeks to clarify the complex guidelines on development, statutory and owner responsibilities and how the area is managed to enhance and protect the character of the buildings within the framework of existing policy and best practice. It identifies numerous strengths, weaknesses and threats currently at play. It also sets out the key opportunities for dealing with key problems and recommendations for actions large and small which together will help to care for and sustain The Rows. A supporting Gazetteer has also been produced summarising key features of the plan and will provide useful information and advice for occupiers, agents and enquiries relating to The Rows.

[Click here to view/download the plan](#)





## City Strategies

Document Name	Published In	Link
Urban Land Institute Chester Report	November 2010	<a href="#">View/Download</a>
Chester One City Plan 2012-2027	May 2012	<a href="#">View/Download</a>
Chester Waterways Strategy	February 2014	<a href="#">View/Download</a>
Cheshire West and Chester Local Plan (Part One and Part Two)	January 2015	<a href="#">View/Download</a>
Chester Heritage and Visual Arts Strategy	March 2017	<a href="#">View/Download</a>
Chester Transport Strategy	February 2014	<a href="#">View/Download</a>
Chester Public Realm Design Guide	September 2010	<a href="#">View/Download</a>
Rows Conservation Management Plan	August 2018 (Draft)	<a href="#">View/Download</a>



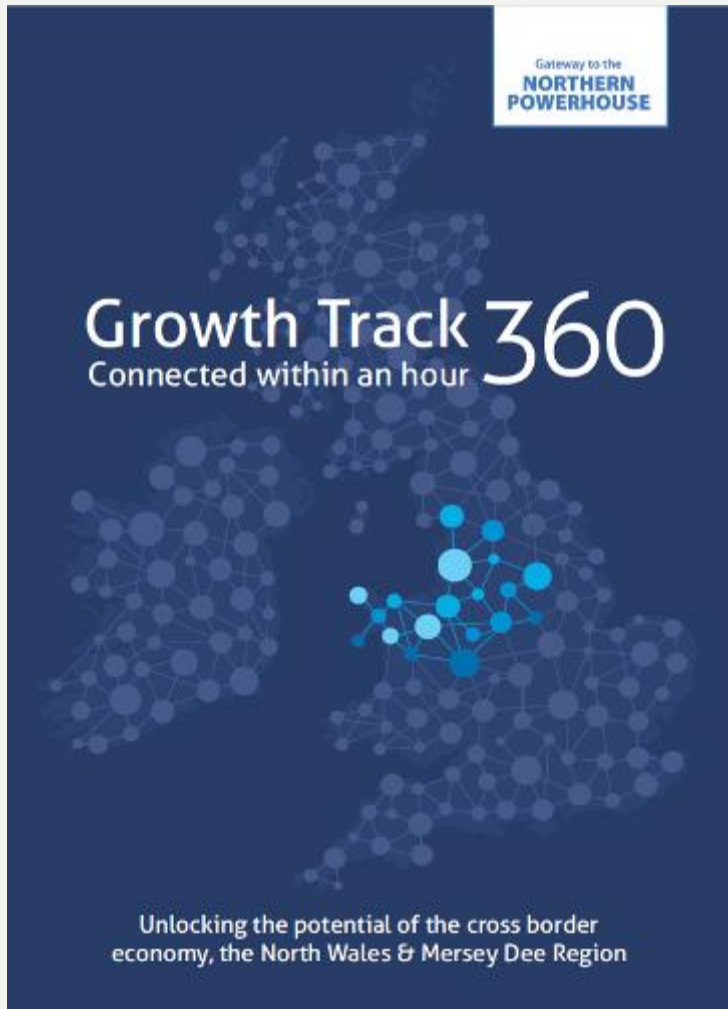
## Growth Track 360

Published by:

Growth Track 360

Published in:

July 2016



Growth Track 360 has been launched to secure £1bn of rail improvements, which would transform the North Wales and Cheshire regional economy and deliver 70,000 new jobs over 20 years. It's being led by a cross-border alliance of business, political and public sector leaders.

The investments in our transport system outlined in this prospectus, will support the North Wales & Mersey-Dee (NW&MD) region in fully unlocking its economic potential, doubling our GVA and significantly increasing our contribution to the UK economy as a result.

If successful, it would lead to a massive boost to the North Wales, Cheshire and Wirral economies, linking them with the planned HS2 line between London and the North of England.

[Click here to view/download the prospectus](#)



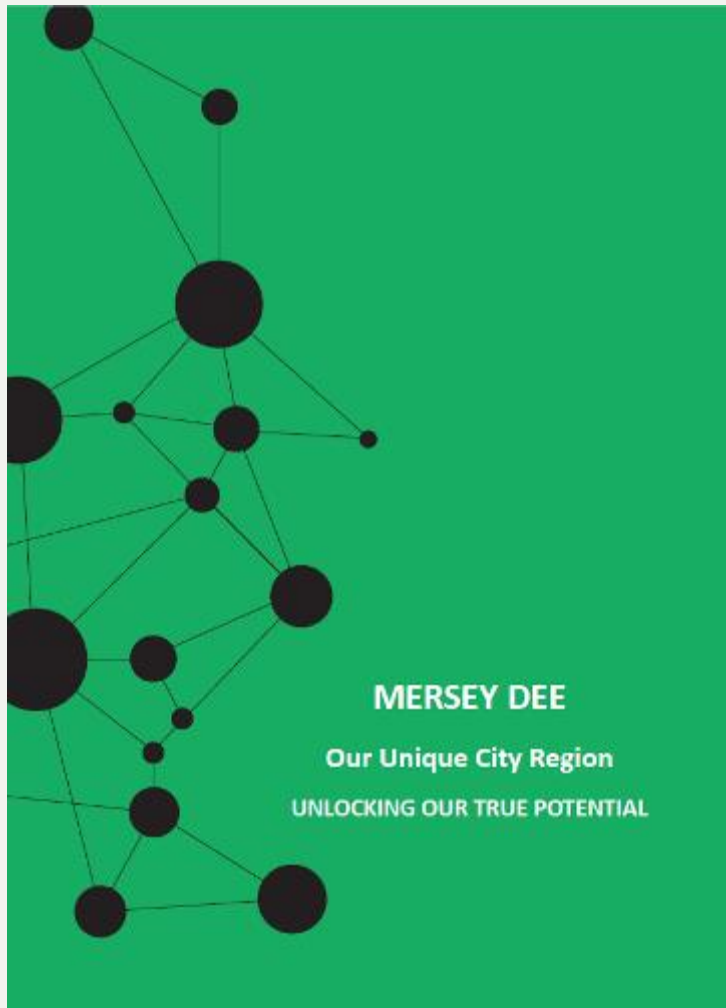
## Mersey Dee Growth Prospectus

Published by:

Mersey Dee Alliance

Published in:

March 2017



The Mersey Dee is an important strategic and dynamic region. It contributes significantly to the UK economy however there is significant economic growth potential across the region. A programme of transport infrastructure investment has been identified that will help to unlock this potential and contribute to the ambitions of the Northern Powerhouse.

This prospectus sets out the transport infrastructure investment required to unlock the economic growth potential, in addition and complementary to the rail investment identified in the Growth Track 360 prospectus.

Investment in our transport infrastructure will act as a key enabler to help better link our key development sites to each other, to skilled labour and into the wider economy of the Northern Powerhouse and international routes allowing us to expand the potential economic offer.

[Click here to view/download the prospectus](#)



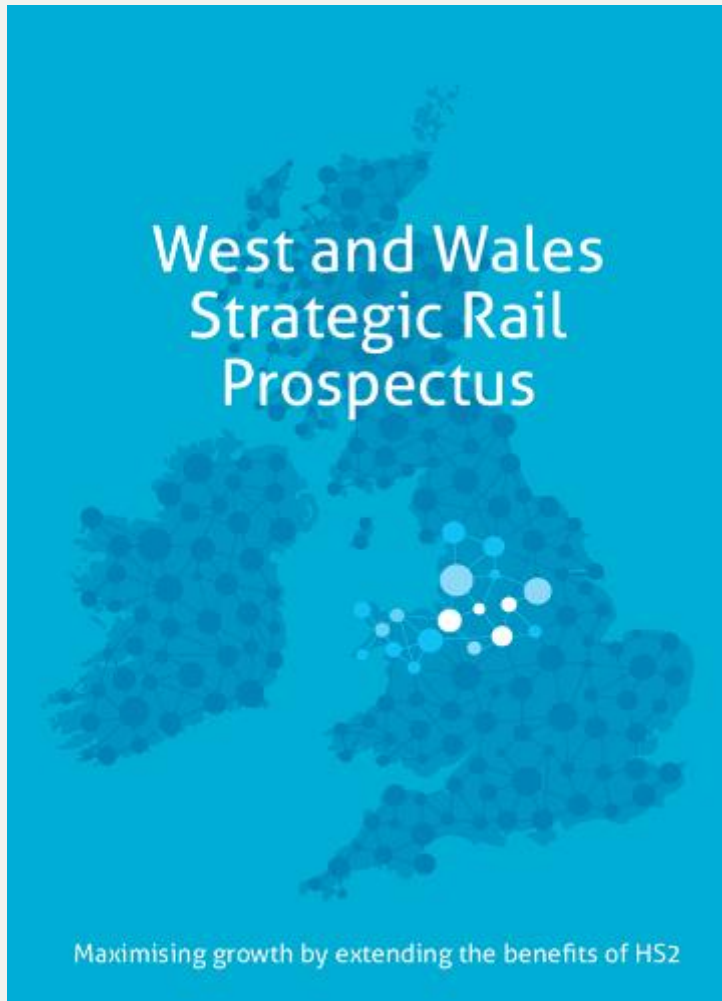
## West and Wales Rail Prospectus

Published by:

Growth Track 360

Published in:

February 2018



The West and Wales Strategic Rail Prospectus sets out our long-term vision for improvements to the rail network and builds upon the excellent work and progress achieved to date through Growth Track 360, Constellation Partnership and Warrington New City. We have a strong and cohesive economy that does not recognise administrative boundaries. Over 1 million cross border (Wales-England) commuter movements occur with significant flows to Liverpool, Manchester and the Midlands.

In order to continue to support high levels of economic growth and housing we need to make travel by rail for local, regional and national journeys as accessible and attractive as possible. This will help deliver an integrated rail network that works for everyone.

[Click here to view/download the prospectus](#)



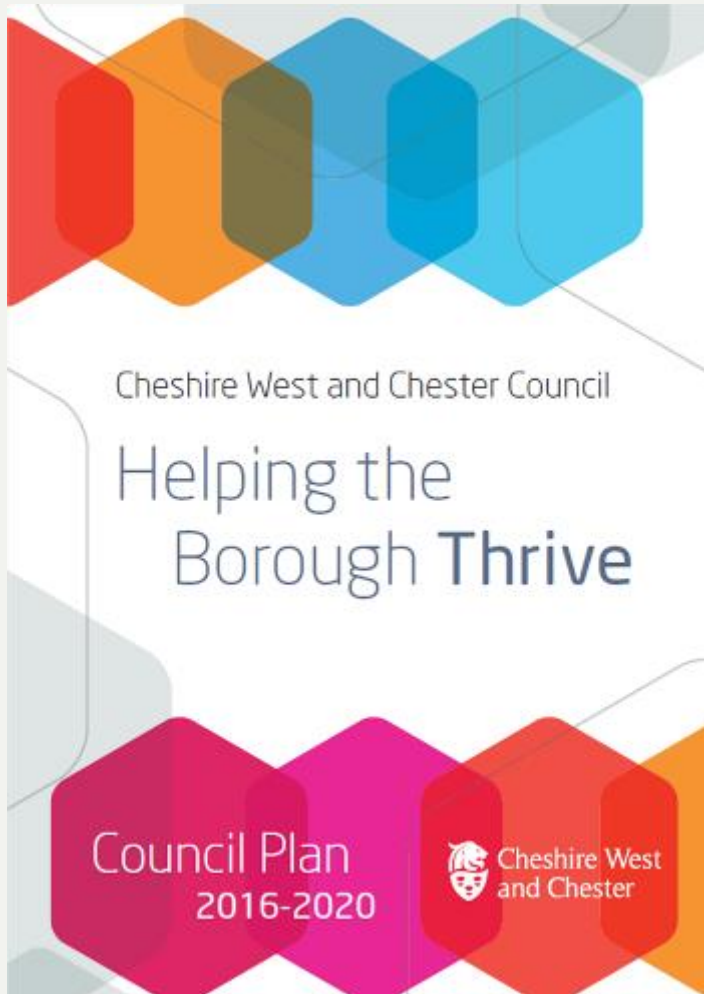
## Cheshire West and Chester Council Plan

Published by:

Cheshire West and Chester Council

Published in:

2016



Cheshire West and Chester Council has developed a plan for 2016-2020 - called Helping the Borough Thrive. The Council Plan sets out the Council's vision, what it wants to achieve, and the way its staff will work.

The Council's new, long term vision is of a thriving borough. By 2020, Cheshire West will have a thriving economy, residents and communities.

We will deliver 4,400 new houses, £277 million pounds of investment into regeneration and key infrastructure, 1,730 complex families turned around, 1,780 new businesses in the borough, and much more.

[Click here to view/download the plan](#)



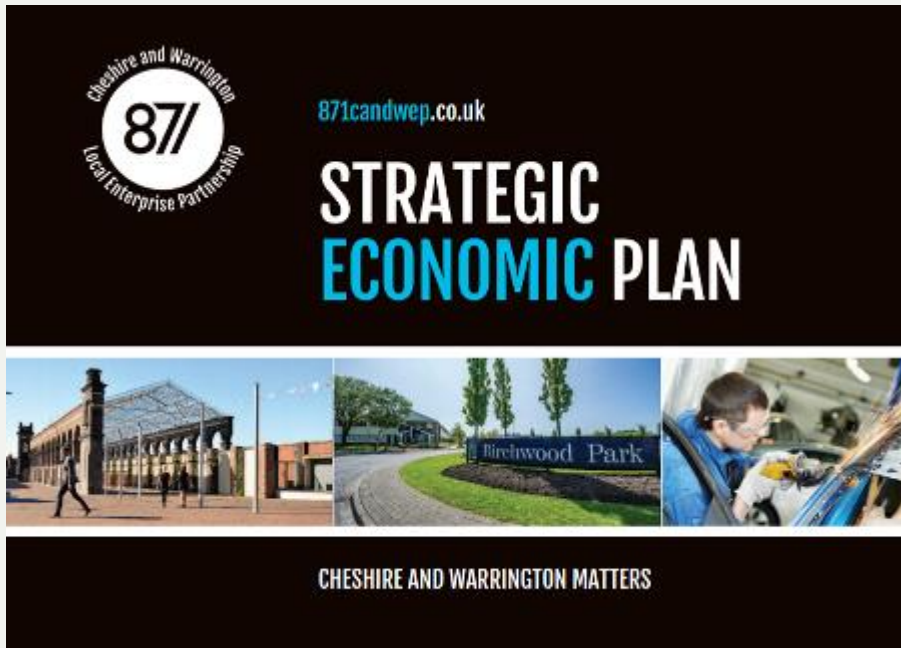
## C&W Strategic Economic Plan

Published by:

Cheshire and Warrington LEP

Published in:

July 2017



The SEP sets out the key opportunities that will drive our growth ambitions: the world class science, technology and innovation assets within the Cheshire Science Corridor; the once-in-a-generation opportunity that HS2 will bring to the Constellation Partnership area and wider region; the unique cross-border opportunities within the Mersey Dee Economic Axis, and the potential to create Warrington New City, completing the New Town development that has become one of the fastest growing and most successful towns in the UK.

These spatial priorities also re-affirm that our economy is inter-twined with those of the sub-regions and Core Cities around us, and that close working with our neighbours in the Northern Powerhouse, Midlands Engine and North Wales is a fundamental requirement for our continued success.

[Click here to view/download the plan](#)





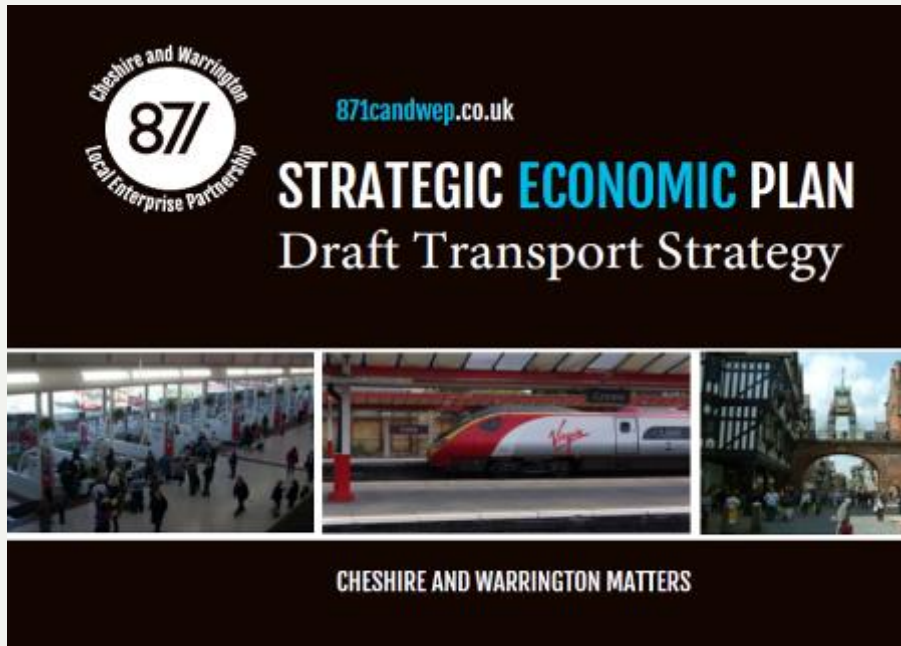
## C&W Transport Strategy

Published by:

Cheshire and Warrington LEP

Published in:

May 2018



The Strategic Economic Plan (SEP), produced by the Cheshire and Warrington Local Enterprise Partnership (CWLEP), covers the period up to 2040. It sets out an ambitious growth strategy for the sub-region focussing on delivering a £50 billion a year economy in terms of GVA.

Transport and connectivity will be central to achieving Cheshire and Warrington's aspirations for growth and supporting economic development, in particular to these spatial priorities. Effective transport networks will be crucial for the continued success of the sub region as an attractive place in which to live and do business.

[Click here to view/download the strategy](#)



## Constellation Partnership HS2 Growth Strategy

Published by:

Constellation Partnership

Published in:

November 2018



The Constellation Partnership offers a remarkable investment opportunity at the heart of the UK economy. Supercharged by the UK Government's once-in-a-lifetime investment in High Speed 2 (HS2), the new high speed rail link connecting the cities of London, Birmingham, Manchester and Leeds, it's massive potential is about to be unleashed.

The Constellation Partnership released its HS2 Growth Strategy which outlines the important case for investment in the region. The strategy features key information around the economic potential of HS2 and how we are working on getting the right solution for the area. Ideally positioned between Birmingham and Manchester the region sets to be a beacon of transformational economic growth

[Click here to view/download the strategy](#)





## Cheshire and Warrington Growth Prospectus

Published by: Cheshire West and Chester Council,  
Cheshire East Council, Warrington  
Council, Cheshire & Warrington LEP

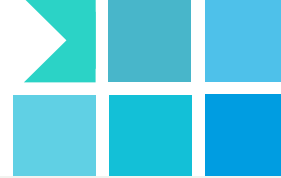
Published in: March 2018



The Cheshire and Warrington Prospectus for Inclusive Growth outlines how we will build on our strengths and deliver our ambition to double the size of the economy by 2040 through inclusive growth.

It brings together in one place the key components of our Strategic Economic Plan and our Devolution proposals, setting out how we will deliver on opportunities and ensure we realise our full potential.

[Click here to view/download the prospectus](#)



## Regional Strategies

Document Name	Published In	Link
Growth Track 360 Prospectus	July 2014	<a href="#">View/Download</a>
Mersey Dee Growth Prospectus	March 2017	<a href="#">View/Download</a>
West and Wales Strategic Rail Prospectus	February 2018	<a href="#">View/Download</a>
Cheshire West and Chester Council Plan 2016—2020	2016	<a href="#">View/Download</a>
Cheshire and Warrington Local Enterprise Partnership Strategic Economic Plan	July 2017	<a href="#">View/Download</a>
Cheshire and Warrington Local Enterprise Partnership Draft Transport Strategy	May 2018	<a href="#">View/Download</a>
Constellation Partnership HS2 Growth Strategy	November 2018	<a href="#">View/Download</a>
Cheshire and Warrington Growth Prospectus	March 2018	<a href="#">View/Download</a>

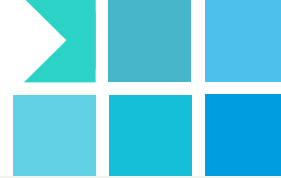


Chester's One City Plan is the regeneration plan for Chester which was launched in 2012 after extensive consultation. The One City Plan is a 15 year framework broken down into delivery phases. It identifies the key regeneration opportunities for Chester. In 2019 a Position Review will be undertaken in consultation with local residents and stakeholders to take stock of progress and re-evaluate the priorities and timeframes for the next stages of delivery.

This section focuses on the delivery of the One City Plan and highlights progress on projects that have been delivered, tracks projects that are on site and in development, and identifies opportunities for the future. The map represents both public and private developments and is interactive with links through to individual project pages.

One City Plan Project Overview





## One City Plan Project Overview



Total Investment:  
£781,354,990





## One City Plan **Delivered**

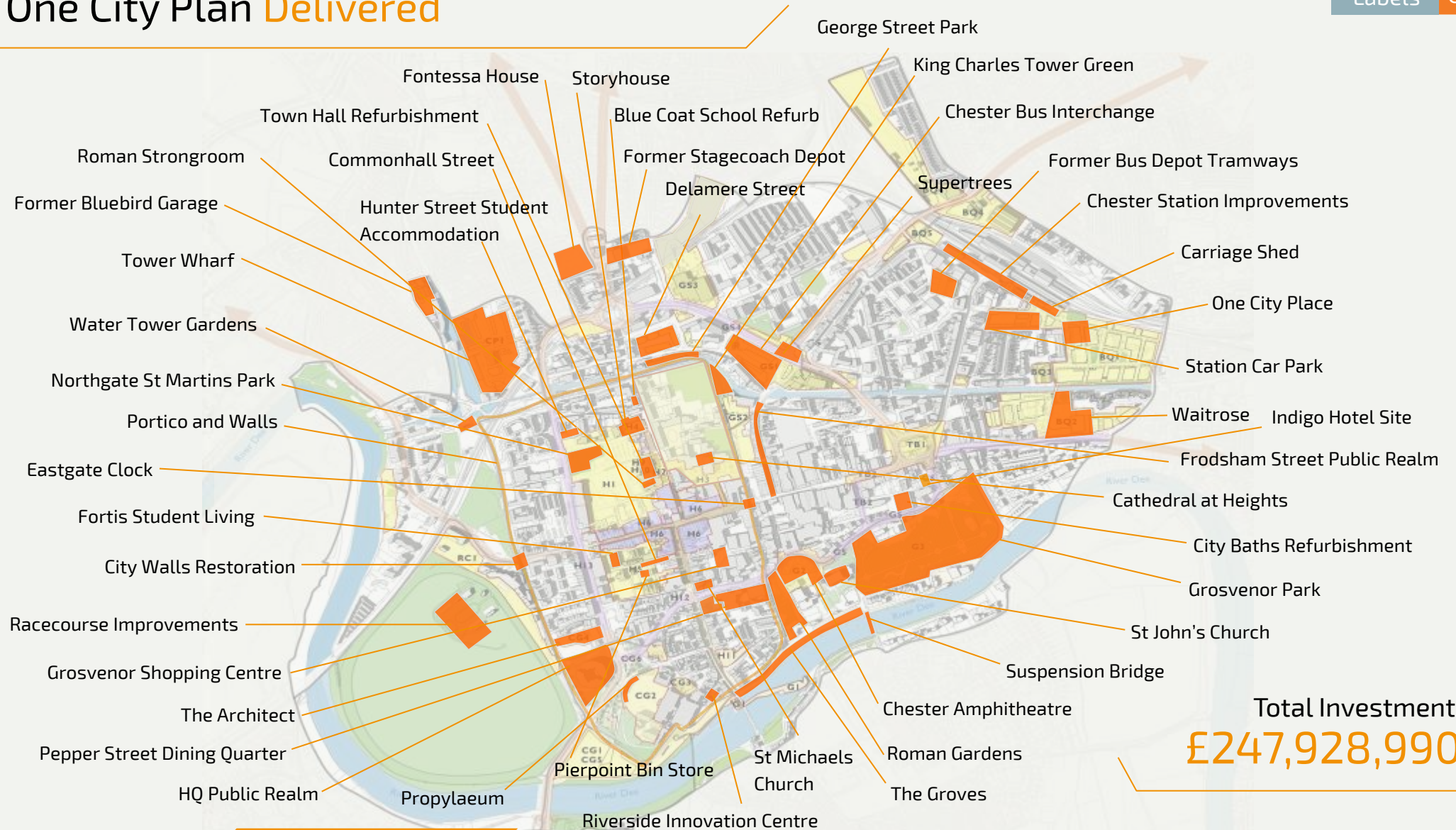


Total Investment:  
**£247,928,990**

Table



## One City Plan **Delivered**



Total Investment:  
**£247,928,990**

Table

Overview

Delivered

On Site

In Development

Remaining Projects



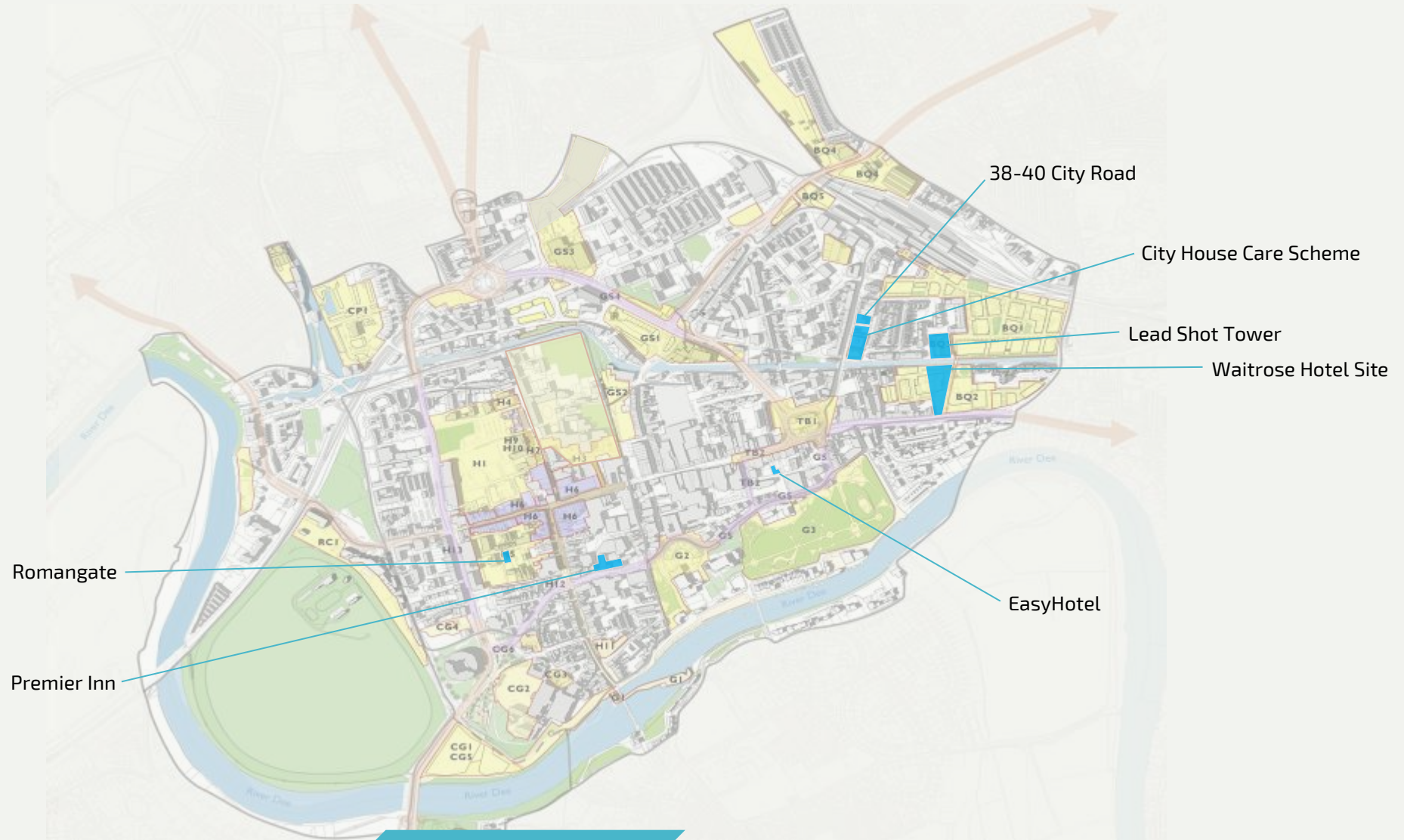


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## One City Plan On Site







## One City Plan In Development





## One City Plan In Development

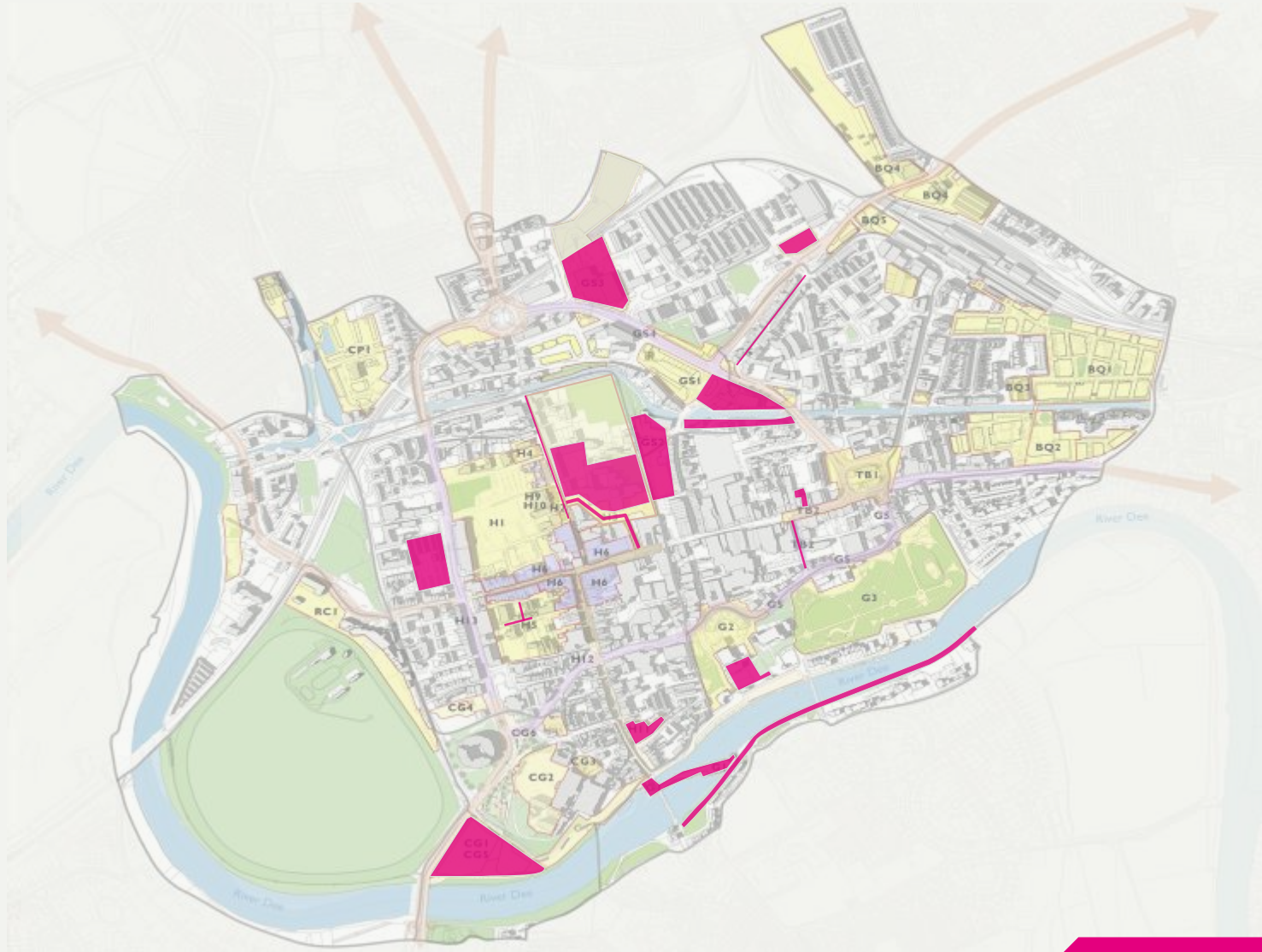


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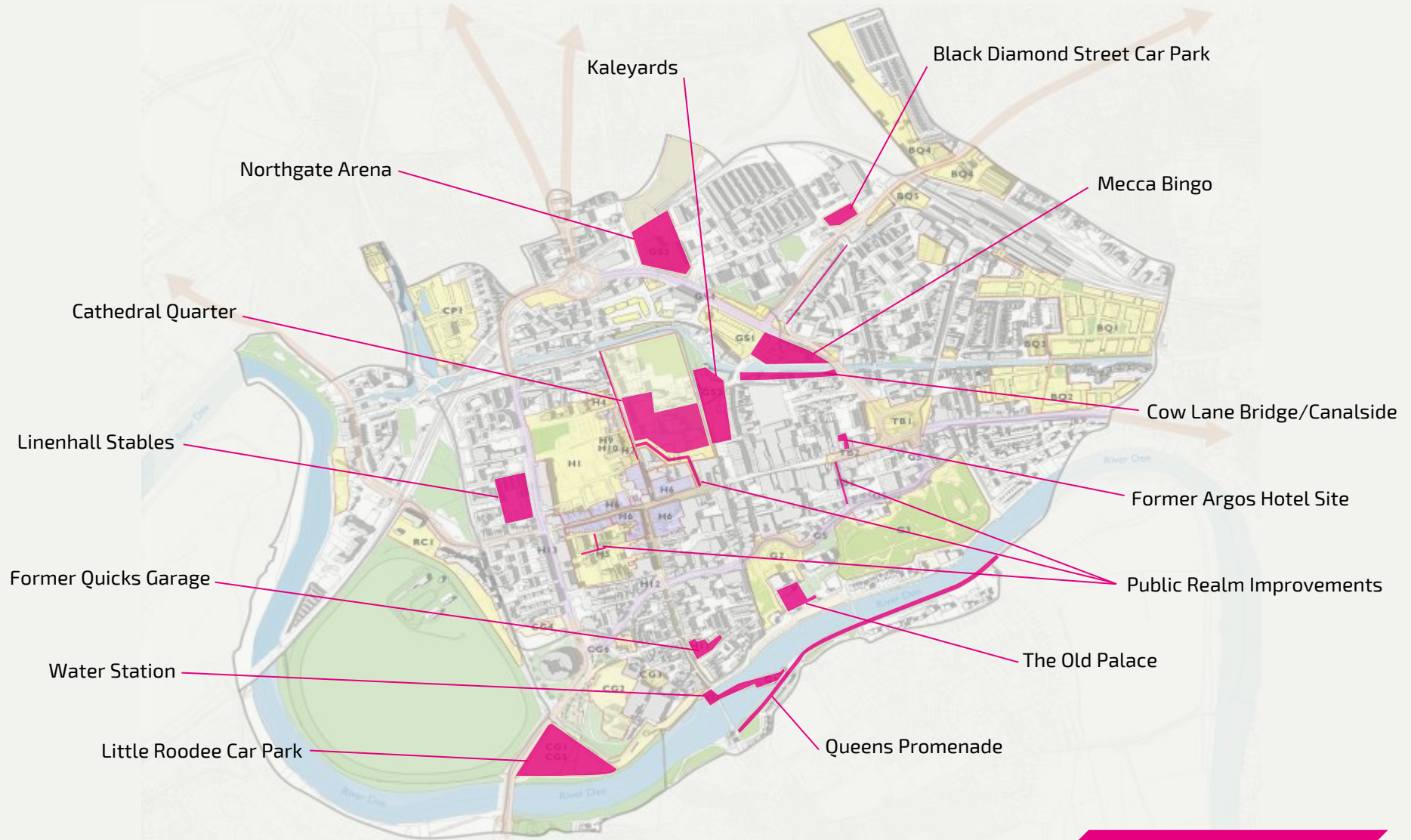
## One City Plan Remaining Projects

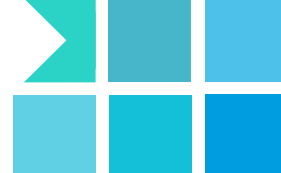


Table



## One City Plan Remaining Projects





## One City Plan **Delivered**

Table

\*Investment figures were unable to be obtained at this time

OCP Ref	Project	Delivered	Investment £	Public	Private
G3	Grosvenor Park	July 2014	3,633,000	x	
G4	The Groves	2012	530,000	x	
G2	Roman Gardens	2012	440,000	x	
G2	St Johns Church	2011	465,000	x	
G2	Chester Amphitheatre	2010	465,000	x	
G4	Suspension Bridge	November 2012	500,000	x	
BQ2	Waitrose	November 2014	20,000,000		x
CG4	The Architect	December 2012	1,200,000		x
H8	Town Hall Refurbishment	May 2012	3,200,000	x	
H1	Roman Strongroom	August 2011	60,000	x	
H1	Northgate St Martins Park	2011	300,000	x	
H5	Commonhall Street	2012	45,000	x	
CP1	Tower Wharf	August 2017	17,750,000		x
H3	Cathedral at Heights	April 2014	1,250,000	x	
GS	George Street Park	July 2019	344,000	x	
GRA	Indigo Hotel Site	June 2019	Unavailable*		x

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Map

Overview

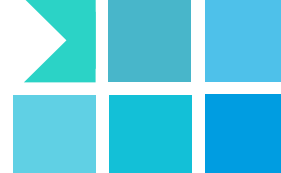
Delivered

On Site

In Development

Remaining Projects





## One City Plan **Delivered**

Table

\*Investment figures were unable to be obtained at this time

OCP Ref	Project	Delivered	Investment £	Public	Private
HC	Portico & Walls maintenance	2012	3,066,000	x	
CW	Chester Business Improvement District (BID)	September 2014	2,500,000	x	x
CG6	HQ Public Realm	2009	300,000	x	
CW	Waterways Strategy	June 2014	10,000	x	
BQ1	Station Car Park	June 2014	659,000	x	
HC	Blue Coat School Refurb	April 2015	1,300,000	x	x
BQ6	Rail Station Gateway	2010	11,000,000	x	x
CG	Riverside Innovation Centre	September 2011	Unavailable*	x	x
RC1	Racecourse Improvements	2008-2018	15,000,000		x
TB3	Former Bus Depot Tramways	August 2015	20,000,000		x
HC	Eastgate Clock	Summer 2015	530,000	x	
TB4	City Baths Refurbishment	2016	2,500,000	x	
CW	King Charles Tower Green	January 2016	220,000	x	
GS4	Delamere Street	2015	30,000,000		x

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Map

Overview

Delivered

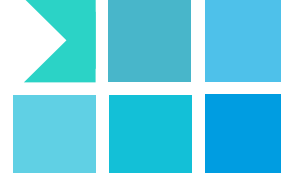
On Site

In Development

Remaining Projects







## One City Plan **Delivered**

### Table

\*Investment figures were unable to be obtained at this time

OCP Ref	Project	Delivered	Investment £	Public	Private
H4	Storyhouse	May 2017	37,000,000	x	
HC	Pepper Street Dining Quarter	June 2016	8,000,000		x
BQ1	1 City Place	February 2016	16,000,000	x	x
BQ1	Carriage Shed	February 2016	2,117,550	x	
GS1	Chester Bus Interchange	December 2016	10,000,000	x	
GS1	Frodsham Street Public Realm	April 2017	3,500,000	x	
CG2	Propylaeum	November 2016	679,000	x	x
H1	Pierpoint Lane Bin Store	July 2018	68,000	x	
CP2	Former Bluebird Garage	October 2016	Unavailable*		x
H5	Fortis Student Living	September 2015	Unavailable*		x
HC	City Walls Restoration	December 2017	5,000,000	x	
GS	Fontessa House	September 2016	9,400,000		x
HC	Grosvenor Shopping Centre Refurbishment	2015	5,000,000		x
HC	Travelodge Hotel	January 2019	13,000,000		x

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Map

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Overview

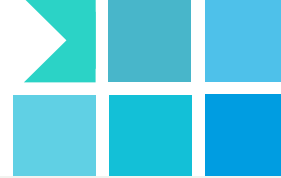
Delivered

On Site

In Development

Remaining Projects





## One City Plan **Delivered**

Table

\*Investment figures were unable to be obtained at this time

OCP Ref	Project	Delivered	Investment £	Public	Private
GS	Former Stagecoach Bus Depot	January 2020	Unavailable*		x
HC	Hunter Street Student Accommodation	July 2019	Unavailable*		x
GS4	Supertrees	September 2019	147,440	x	x
H12	St Michael's Church	2019	750,000	x	x

Total Investment:  
**£247,928,990**

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Map

Overview

Delivered

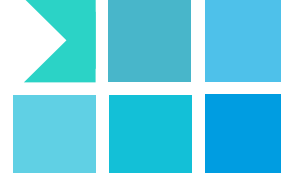
On Site

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 Home





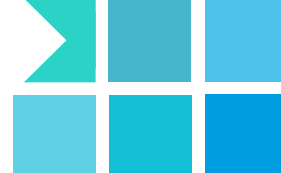
## One City Plan On Site

Table

\*Investment figures were unable to be obtained at this time

OCP Ref	Project	Timescale	Investment £	Public	Private
BQ3	Shot Tower	Summer 2019	17,337,000	x	x
GRA	EasyHotel	Spring 2019	7,000,000		x
BQ2	Waitrose Hotel Site (Moxy Hotel)	Unknown	Unavailable*		x
BQ	City House Care Scheme	Spring 2020	Unavailable*		x
BQ	38-40 City Road	March 2019	3,000,000		x
H5	Romangate	Spring 2019	2,300,000		x
HC	Premier Inn	Unknown	Unavailable*		x

Total Investment:  
**£29,637,000**



## One City Plan In Development

Table

OCP Ref	Project	Timescale	Investment £	Public	Private
H1	Northgate	n/a	300,000,000	x	x
G2	Dee House	n/a	n/a	x	x
H2	Town Hall Square	n/a	n/a	x	
H6	Rows	March 2024	3,789,000	x	x
GRA	Watersports Hub	n/a	n/a	x	x
RC1	Racecourse Masterplan	2019-2038	100,000,000		x
BQ1	Central Business Quarter Future Phases	n/a	100,000,000		x
BQ4	Chester City Gateway	n/a	n/a	x	x
CG2	Chester Castle/Museum	n/a	n/a	x	x

\*\* Where available, indicative investment and timescales have been included. Projects where this is unavailable will be updated as this information comes forward.

Total Investment:  
**£503,789,000**

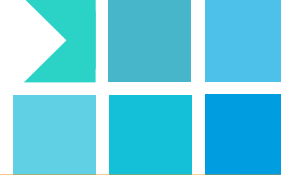


## One City Plan Remaining Projects

Table

Ref	Project	Timescale	Investment £	Public	Private
GRA	Queens Promenade	n/a	n/a	x	
GS2	Kaleyards	n/a	n/a		
GS1	Mecca Bingo	n/a	n/a		
GS1	Cow Lane Bridge/Canalside	n/a	n/a		
GS2	Northgate Arena	n/a	n/a		
G1	Water Station	n/a	n/a		
H3	Cathedral Quarter	n/a	n/a		x
BQ	Black Diamond Street Car Park	n/a	n/a		x
H9	Former Quicks Garage	n/a	n/a		x
CG1	Little Roodee Car Park	n/a	n/a		
CC	Public Realm Improvements	n/a	n/a	x	
H13	Linenhall Stables	n/a	n/a		x
GRA	The Old Palace	n/a	n/a		x
TB	Former Argos Hotel Site	n/a	n/a		x

\*\* Remaining Projects are projects not currently under development therefore investment figures and timescales will be updated as and when a project progresses



## One City Place



One City Place comprises a 6 storey Grade A office building extending to a total net internal area of 69,913sq.ft and is Chester's first BREEAM "Excellent" office building which has set new standards in terms of specification & quality. Floor to ceiling glazing allows natural light to flood the space, revealing panoramic and inspiring views of the city and Welsh Hills.

City Place forms part of the Central Business Quarter Masterplan.

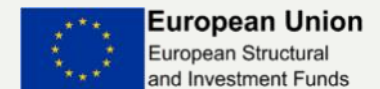
The building is now fully occupied; tenants include RSM, Excello Law, Power Solutions (UK), Sykes Cottages, Black and Veatch and SL Investment Management.

### BQ1: Chester Central

A major initiative for Chester is the business quarter in the east of the city. Using the Railway Station as a gateway to the city, some 500,00 sq.ft. of high quality new office space and new public realm will drive Chester's commercial offer and economic growth.

\*One City Plan Project Reference

Delivered in: February 2016  
Total Investment: £16,000,000 circa.  
Type of Investment: Public/Private



### Linked Projects:

- Carriage Shed >
- Waitrose >
- Station Improvements >
- Station Car Park >
- Lead Shot Tower >
- Waitrose Hotel >
- CBQ Future Phases >
- City Gateway >

## Carriage Shed

Delivered in:

April 2016

Total Investment:

£1,500,000 CWAC

£617,550 ERDF



The grade II listed Carriage Shed located next to Chester Station has been fully restored to create a vibrant and unique event space in the heart of the city. Since its completion in April 2016, it has been home to a diverse and exciting events programme.

The restoration included the installation of a glass roof, living wall, planting and paving. It provides the gateway to the Central Business Quarter and has vastly improved connectivity between the station and canal corridor leading to Broughton and Hoole.

Public realm designed by: Broadway Malyan

Construction by: MPH Construction



### BQ1: Chester Central

A major initiative for Chester is the business quarter in the east of the city. Using the Railway Station as a gateway to the city, some 500,00 sq.ft. of high quality new office space and new public realm will drive Chester's commercial offer and economic growth.

### Linked Projects:

One City Place



Waitrose



Station Improvements



Station Car Park



Lead Shot Tower



Waitrose Hotel



CBQ Future Phases

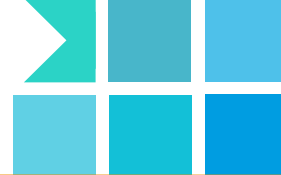


City Gateway



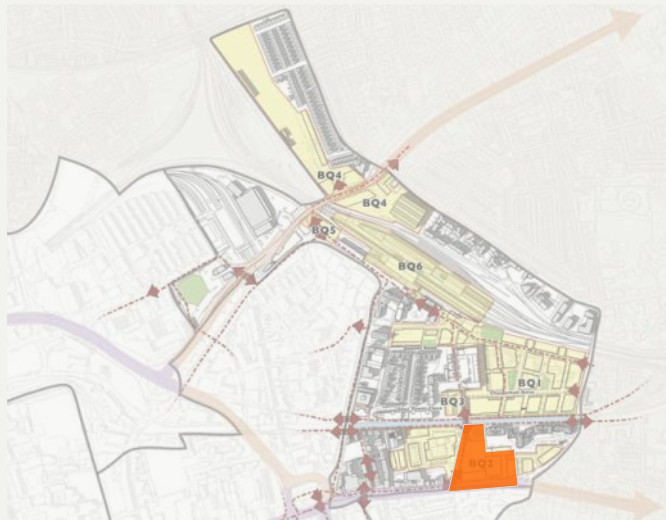
\*One City Plan Project Reference





## Waitrose

Delivered in:	November 2014
Total Investment:	£20,000,000
Type of Investment:	Private



A major new Waitrose store was opened at the former Boughton Retail Centre in 2016.

The new store which has a key frontage onto the Shropshire Union Canal is a modern flagship development in the City and a key element of the wider regeneration of the Boughton corridor.

The development included a new public realm facing onto the canal and a new bridge across the canal, enhancing connectivity and accessibility of the area.



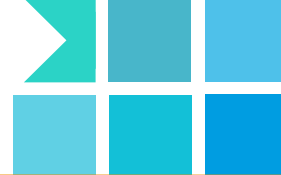
**BQ2: Boughton Retail Park Redevelopment**  
South of the Chester Central (BQ1) and Shropshire Union Canal is the private sector retail-led mixed development of the former Boughton Retail Park. Proposals for a new pedestrian bridge over the canal will provide enhanced access to the business district.

### Linked Projects:

One City Place	>
Carriage Shed	>
Station Improvements	>
Station Car Park	>
Lead Shot Tower	>
Waitrose Hotel	>
CBQ Future Phases	>
City Gateway	>

\*One City Plan Project Reference





## Chester Station Improvements

Delivered in:	2010
Total Investment:	£11,000,000
Type of Investment:	Public/Private



Chester Rail Gateway Project was a 4 year regeneration programme which improved and renovated some key station facilities including a refigured concourse and remodelled Station Square.

This delivered enhanced physical and access improvements for both pedestrians and road users. Architectural lighting of the station façade was also installed to highlight the heritage features.

A broad partnership led the programme including train operating companies, Local Authorities the North West Development Agency and the Railway Heritage Trust.



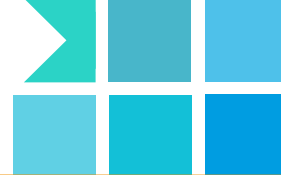
### BQ6: Chester Rail Gateway Improvements

There is a need to continue to improve the station as the major gateway into Chester and to continue to invest in improving rail services, connectivity and the key pedestrian routes into the city centre. Investment in infrastructure and buildings should be maximised.

### Linked Projects:

One City Place	>
Carriage Shed	>
Waitrose	>
Station Car Park	>
Lead Shot Tower	>
Waitrose Hotel	>
CBQ Future Phases	>
City Gateway	>

\*One City Plan Project Reference



## Station Car Park



Delivered in: June 2014  
Total Investment: £659,000  
Type of Investment: Public

Within the framework of the Masterplan for Chester's Central Business Quarter a new station car park with 320 spaces was delivered as phase one delivery of Chester's new business quarter.

This helped relocate parking from the Carriage Sheds in order to create a new entrance to City Place.

A WW2 bunker was demolished during this scheme and interpretation of this heritage feature was reflected in the new public realm.

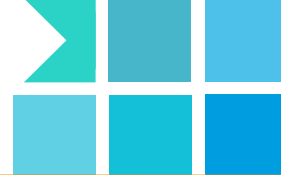
### Linked Projects:

- [One City Place](#) >
- [Carriage Shed](#) >
- [Waitrose](#) >
- [Chester Station Improvements](#) >
- [Lead Shot Tower](#) >
- [Waitrose Hotel](#) >
- [CBQ Future Phases](#) >
- [City Gateway](#) >

#### BQ1: Chester Central

A major initiative for Chester is the business quarter in the east of the city. Using the Railway Station as a gateway to the city, some 500,00 sq.ft. of high quality new office space and new public realm will drive Chester's commercial offer and economic growth.

\*One City Plan Project Reference



## Former Bus Depot Tramways

Delivered in: August 2015  
Total Investment: £20,000,000  
Type of Investment: Private



The former Crewe Street bus depot was converted to provide student accommodation.

394 student bedrooms are available of this site, 9 are studio apartments and the remainder are available in 77 cluster flats.

Car parking, cycle storage and associated landscaping have been delivered as part of the scheme.

Developer: Watkin Jones



**TB3: Former Bus Depot, Station Road**  
This site is in private ownership and has a current planning permission for a residential development.

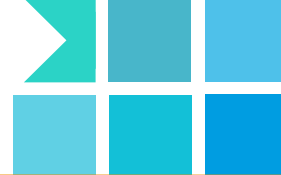
\*One City Plan Project Reference

### Linked Projects:

[City Baths Refurbishment](#)







## City Baths Refurbishment

Delivered in:	2016
Total Investment:	£2,500,000
Type of Investment:	Public



Built in 1901, Chester City Baths is located on Union Street in the city centre. The council owned grade II listed building is leased to and operated by Chester Swimming Association Ltd.

Between 2013 and 2016 the site underwent a £2.1M building repair and maintenance programme, which included works to the glass roof over the Atlantic and Pacific pools, new ventilation system and refurbishments to the changing rooms and poolside area.

The building now accommodates the two pools offering customers a range of swimming programmes and leisure activities and meeting areas.



**TB4: City Baths**  
Redevelopment of Chester City Baths should happen in the short-medium term, and must take account of the heritage of the site.

### Linked Projects:

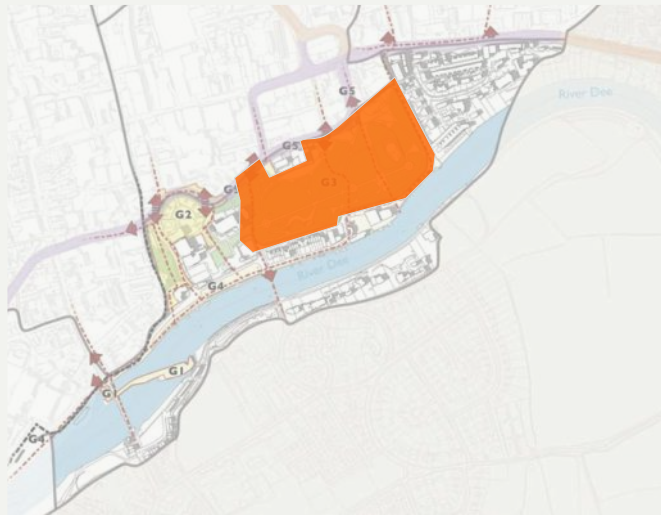
Former Bus Depot Tramways



\*One City Plan Project Reference



## Grosvenor Park



Delivered in: July 2014  
Total Investment: £3,633,000  
Type of Investment: Public

A £2.3 million grant from the Heritage Lottery Parks for People fund was secured for the restoration and enhancement of Grosvenor Park in Chester during 2013-2014. The vision was to restore Grosvenor Park to a high quality, well used and vibrant city centre park that will welcome people of all ages, abilities and backgrounds whilst celebrating its cultural heritage, and providing activities to meet the needs of today's user. Restoration and improvements to Grosvenor Park included:

- restoration of the Edward Kemp Victorian landscape design, opening up views
- resurfacing all of the paths and creating new paths path in the southern end of the park
- restoration of the boundary walls, gates and heritage features including arches and statues
- a new natural play area that will be relocated to the east of the miniature railway
- a cafe and community rooms in the park lodge building
- improved signage and interpretation panels

### G3: Grosvenor Park

Grosvenor Park is a valuable green leisure and recreational asset within the city. The project includes enhancing pedestrian linkages through the Park to The Groves and River Dee. This will also provide better connectivity to the city centre and the Amphitheatre.

### Linked Projects:

[Chester Amphitheatre](#)



[Roman Gardens](#)



[The Groves](#)



[St Johns Church](#)



[Suspension Bridge](#)



[Dee House](#)



[Watersports Hub](#)



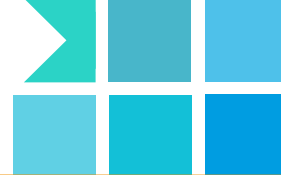
[Water Station](#)



[Queens Promenade](#)



\*One City Plan Project Reference



## Chester Amphitheatre



Delivered in:	2010
Total Investment:	£465,000
Type of Investment:	Public

Improvements to the appearance, amenity, interpretation, landscaping, access and maintenance of the site to become a more attractive and interesting space for residents and visitors. The works, shortlisted for 'England's North West Tourism - Public Space Award' in 2010, included:

- reinstating the pedestrian walkway
- conserving fragile standing masonry
- reconstructing parts of the Amphitheatre walls
- high quality landscape designed elements
- new archaeological/historical interpretation, including a replica tethering stone, and access improvements across the area.
- interpretive artwork along the 1970's concrete retaining wall of the arena.
- improved visitor signage and way-marking

The high-quality graphic interpretation panels are unique to Chester and their sandstone base reflects the stone used during the original built amphitheatre and the reconstructed outer walls.

### G2: Amphitheatre, Dee House, Roman Gardens

Despite its historical significance the Amphitheatre is somewhat of an anti climax. The collection of buildings and spaces can become a must see historical, cultural and educational attraction. Building on seasonal events a more appropriate permanent solution can be found.

### Linked Projects:

[Grosvenor Park](#)[Roman Gardens](#)[The Groves](#)[St Johns Church](#)[Suspension Bridge](#)[Dee House](#)[Watersports Hub](#)[Water Station](#)[Queens Promenade](#)

\*One City Plan Project Reference

## Roman Gardens



An extensive programme of improvements at the historic city centre site completed in 2012.

One of Chester's great historic assets, a programme of improvement works, led by Cheshire West and Chester Council, included a new path to access the base of the city walls, high quality planting of Roman origin, topiary and a new York stone sitting and display area, in addition to installation of Roman-themed floor mosaics.

Overgrown shrubs were replaced with a new sculptured grass area, improvements were made to the display of Roman artefacts and masonry and new litter bins installed. The entrance to the Roman Gardens from the Groves was also remodelled helping to improve the connection to the River Dee from the city centre. The overall programme contributing to safeguarding the city's rich history.

**G2: Amphitheatre, Dee House, Roman Gardens**  
Along Souters Lane to the western edge are the Roman Gardens. Souters Lane and the Roman Gardens need to work better together. Enhancing permeability through the Roman Gardens provides the missing link to the river that the city requires.

Delivered in: 2012  
Total Investment: £440,000  
Type of Investment: Public

### Linked Projects:

Grosvenor Park



Chester Amphitheatre



The Groves



St Johns Church



Suspension Bridge



Dee House



Watersports Hub



Water Station



Queens Promenade



\*One City Plan Project Reference



## The Groves



Delivered in:	2012
Total Investment:	£530,000
Type of Investment:	Public/External Grant

The Groves, on the banks of the River Dee in Chester is an example of an early Victorian promenade and is one of the most attractive parts of Chester. This riverside promenade is a hidden gem not widely known by visitors to the city as it is separated from the main shopping areas.

The renovation scheme involved replacing tarmac paths with British York Stone, replacing grit-stone surfaces with stone setts in a 'fantail' pattern. Six large trees have been planted to replace those removed because of their poor condition, and providing these with bespoke tree grills with ornate detailing. Around 100 benches have been refurbished, and new waste bins and signs provided.

### Linked Projects:

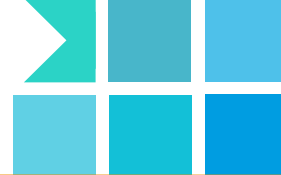
Grosvenor Park	>
Chester Amphitheatre	>
Roman Gardens	>
St Johns Church	>
Suspension Bridge	>
Dee House	>
Watersports Hub	>
Water Station	>
Queens Promenade	>

#### G4: River Dee Waterfront

The enhancements of the River Dee Waterfront will improve the quality of the public realm from Lower Bridge Street and along Castle Drive. This could include enhanced lighting of the Walls walkway, alteration of the roadway to a shared surface and better signage.

\*One City Plan Project Reference





## St Johns Church



Delivered in:	2011
Total Investment:	£465,000
Type of Investment:	Public

The first church on the site of St John the Baptist's Church (St John's) was founded by the Saxon King Ethelred of Mercia in 689. The project aimed to transform the eastern ruins of the church using light. New artwork illuminated the ruins with a set of computer controlled architectural scale monochrome projections. Using a specially designed light system artwork consists of a composition that changes over time constantly remodelling the appearance of the ruins. The artwork has been inspired by the work of the Mapping Medieval Chester project, exploring the different depictions of Chester in medieval texts and the different languages (Welsh, Latin and Old English) that are used in the medieval literature. The ruins can be illuminated to express their form and texture and also fade in and out in brightness a series of texts or single words will appear across the surfaces.

The installation was commissioned in 2011 and funded by Cheshire West and Chester Council and The Arts & Humanities Research Council.

**G2: Amphitheatre, Dee House, Roman Gardens**  
Despite its historical significance the Amphitheatre is somewhat of an anti climax. The collection of buildings and spaces can become a must see historical, cultural and educational attraction. Building on seasonal events a more appropriate permanent solution can be found.

### Linked Projects:

Grosvenor Park	>
Chester Amphitheatre	>
Roman Gardens	>
The Groves	>
Suspension Bridge	>
Dee House	>
Watersports Hub	>
Water Station	>
Queens Promenade	>

\*One City Plan Project Reference

## Suspension Bridge



Chester's iconic Suspension Bridge dating from 1923 spans the River Dee and provides an important link between Queen's Park and the Groves. It remains a well-loved city landmark.

A restoration was undertaken in 2012 that repainted the structure, provided new resurfacing and also restored the heraldry features.

This work was well received by the residents of both Queens Park and the Groves.



### G4: River Dee Waterfront

The enhancements of the River Dee Waterfront will improve the quality of the public realm from Lower Bridge Street and along Castle Drive. This could include enhanced lighting of the Walls walkway, alteration of the roadway to a shared surface and better signage.

\*One City Plan Project Reference

Delivered in:	November 2012
Total Investment:	£500,000
Type of Investment:	Public

### Linked Projects:

Grosvenor Park



Chester Amphitheatre



Roman Gardens



The Groves



St Johns Church



Dee House



Watersports Hub



Water Station



Queens Promenade



## Propylaeum



Delivered in:	November 2016
Total Investment:	£679,000
Type of Investment:	Public/Private

The Propylaeum is a Grade I Listed landmark building in Chester designed by Chester based architect Thomas Harrison, and was constructed over the period 1811 to 1815. The 200-year-old sandstone structure is a massive gateway in the Greek Doric order, flanked by two smaller pedimented lodges, providing access to Chester Castle which is a Scheduled Monument. The project implemented a full repair and restoration programme including the following elements:

- Underpinning part of the building which has suffered from subsidence and extensive repairs to the central gateway
- Waterproofing the roof structure to prevent further water penetration and improvements to the current rainwater drainage system
- Repairs, removal of vegetation and gentle cleaning of the stonework
- Replacement of existing light fittings with more elegant and energy efficient fittings and removal of redundant cabling
- Reconfiguration of vehicular access points such that vehicular access via the propylaeum gateway has now ceased. Pedestrian only access enables visitors to visit and appreciate the structure
- Cleaning, repair and repainting of gates and railings and pigeon deterrent measures
- More sympathetic surfacing around the building
- Interpretation signage

### Linked Projects:

The Architect



HQ Public Realm



Riverside Innovation Centre



Chester Castle



### CG2: Chester Castle

The Castle complex is integral to strengthening this distinctive part of the city. The significant historic assets include the Inner Bailey, Colin and Napier House, Agricola Tower, great entrance (Propylaeum), former Shire Hall and military museum.

\*One City Plan Project Reference



## The Architect



The Architect is named after the Georgian Architect Thomas Harrison, a prolific architect who designed the Grosvenor Bridge and renovated Chester Castle. He designed the building as his own residence and lived there for many years.

A full refurbishment, new restaurant extension and landscaping was undertaken to bring the building back into active use. Both the building and gardens are Grade II listed.

The development incorporates the pleasant views of the gardens and down towards Chester Racecourse.

Delivered in: December 2012  
Total Investment: £1,200,000  
Type of Investment: Private

### Linked Projects:

- Propylaeum >
- HQ Public Realm >
- Riverside Innovation Centre >
- Chester Castle >

CG4: Former St Martin's Lodge, Nuns Road  
The building fronting Nicholas Street is to be retained and returned to use.

\*One City Plan Project Reference



## HQ Public Realm

Delivered in:	2009
Total Investment:	£300,000
Type of Investment:	Public



HQ Public realm was a project to ensure a high quality public realm around the new HQ building.

Archaeological finds from the site were interpreted and a small selection are displayed at the front of the building.



### CG: Castle Gateway

The newly built HQ building is located on the site of the old police station in this area. The ambition for the Castle Gateway site is to strengthen this distinctive part of the city by making more use and promotion of the Castle complex and its surroundings.

### Linked Projects:

Propylaeum	>
The Architect	>
Riverside Innovation Centre	>
Chester Castle	>

\*One City Plan Project Reference



## Riverside Innovation Centre

Delivered in:

September 2011

Total Investment:

Unavailable\*

Type of Investment:

Public/Private

\*Investment figures were unable to be obtained at this time



Riverside Innovation Centre opened in September 2011 following a complete internal refurbishment. It is the University of Chester's innovation-focused hub offering business office space, professional conferencing and meeting facilities with capacity for up to 180 delegates.

The refurbishment scheme benefitted from an ERDF (European) funding aimed at supporting businesses and business start-up initiatives. It is predominantly for the growth and development of SMEs (small & medium sized enterprises).



### CG: Castle Gateway

The ambition for the Castle Gateway site is to strengthen this distinctive part of the city by making more use and promotion of the Castle complex and its surroundings.

### Linked Projects:

Propylaeum



The Architect



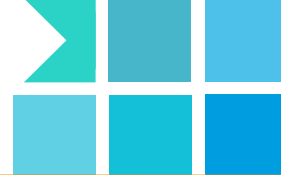
HQ Public Realm



Chester Castle

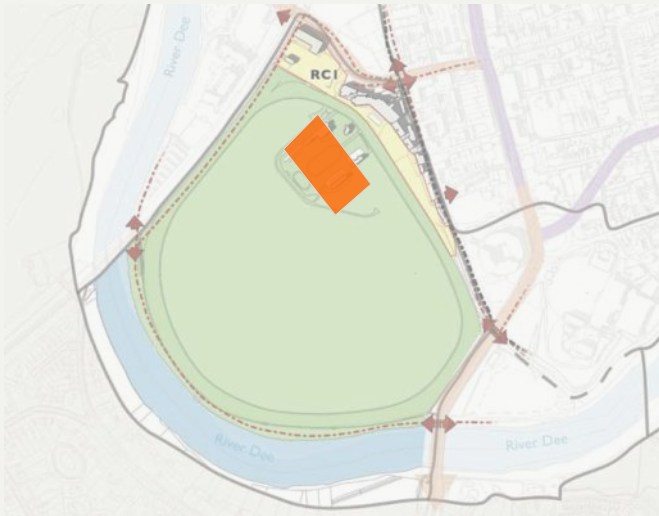


\*One City Plan Project Reference



## Racecourse Improvements

Delivered in: 2008-2018  
Total Investment: £15,000,000  
Type of Investment: Private



The Race Company invests regularly in new and upgraded facilities at the racecourse.

Over the last 10 years developments have included: Restaurant 1539; The Pavilion; The White Horse; The Paddock Club; County and Leverhulme Stand refurbishments; Watergate Square redevelopment



### Racecourse

Chester Racecourse is nestled within a meander of the River Dee; sitting to the north west of Grosvenor Bridge with the City Walls running along the north eastern boundary.

\*One City Plan Project Reference

### Linked Projects:

[Racecourse Masterplan](#)







## Tower Wharf



Delivered in:	August 2017
Total Investment:	£17,750,000
Type of Investment:	Private

Accommodation for 350 students has been constructed on this site with associated car parking, cycle storage and soft and hard landscaping.

The accommodation is provided in three separate blocks and has a positive frontage onto the Shropshire Union Canal and has enhanced connectivity to the canal towpath.

The scheme was an important element of the wider regeneration of the Tower Wharf area.

Developer: Watkin Jones

### CP1: Tower Wharf

The One City Plan supports the existing residential proposals on the site but recommends that the council works with the landowner to attempt to revise the commercial scheme proposals to better reflect the potential of this suburban canal side frontage environment.

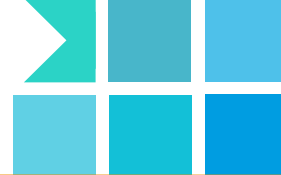
\*One City Plan Project Reference

### Linked Projects:

Former Bluebird Garage







## Former Bluebird Garage



Delivered in:

October 2016

Total Investment:

Unavailable\*

Type of Investment:

Private

\*Investment figures were unable to be obtained at this time

The former Bluebird Garage site was re-developed for housing in 2014 providing 40 2 bedroom apartments a number of which have a canal side frontage.

The development included car and cycle parking provision together with landscaping.

Developer: Morris Developments



### CP2: Former Bluebird Garage Site

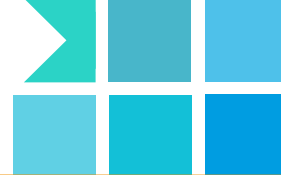
This area has been the subject of much redevelopment in the past, including a high level of new residential schemes. The One City Plan supports the residential development of this site for low density family housing.

\*One City Plan Project Reference

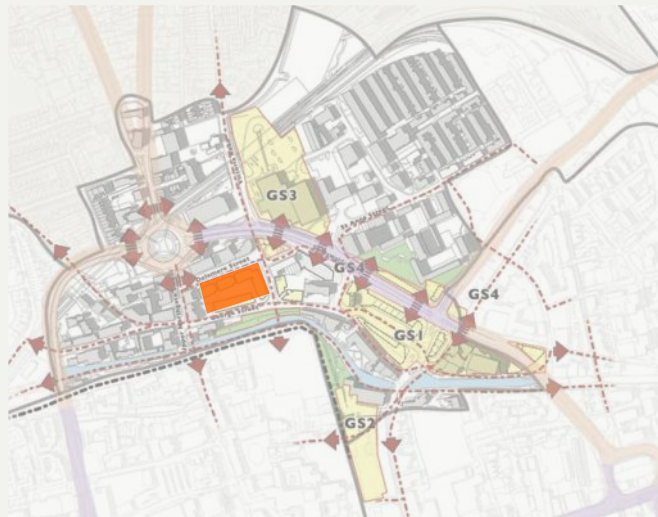
### Linked Projects:

Tower Wharf





## Delamere Street



Delivered in:	2015
Total Investment:	£30,000,000
Type of Investment:	Private

Delamere Street project was a mixed-use, design and build development adjacent to Gorse Stacks.

It includes a 339 space underground car park, a ground floor podium and piazza area with retail units, residential apartments, a health centre and commercial space.

The new building is currently occupied by private residents, Fountains Health and in Gorse Stacks House, Virgin Money and Hillyer McKeown.

### Linked Projects:

Bus Interchange	>
King Charles Tower Green	>
Frodsham Street	>
Former Stagecoach Depot	>
George Street Park	>
Mecca Bingo	>
Kaleyards	>
Cow Lane Bridge	>
Northgate Arena	>

### GS: Gorse Stacks

Gorse Stacks plays a major significance in Chester both geographically and historically. Despite its current condition and perceived disconnection with the historic core, Gorse Stacks is a major gateway into the city centre. Several major development opportunities could be located in this area to begin the process.

\*One City Plan Project Reference

## Bus Interchange



Delivered in:	December 2016
Total Investment:	£10,000,000
Type of Investment:	Public

John Graham Construction was appointed in July 2015 as the construction contractor for the new Chester Bus Interchange and the associated public realm works on Gorse Stacks and Brookdale Place. Work began on site in September 2015 following the indefinite closure of Gorse Stacks short stay car park in August. In November 2015, the site boundary was extended out to the middle of Gorse Stacks when the road was narrowed from two lanes from the previous four becoming a one way street navigable in an eastbound direction for the duration of the construction period.

The construction programme lasted 15 months concluding at the end of December 2016 with the new Bus Interchange opening for operational service in May 2017.

### Awards:

- Winner Medium Category NW Institute Structural Awards, October 2017
- Winner of Accessible Transport Projects of the Year, Smarter Travel Live Awards, October 2018

### GS1: Lower Gorse Stacks and Cow Lane

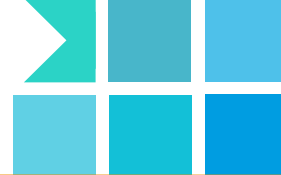
Part of lower Gorse Stacks is currently being considered as an option for the location of a future bus facility. This should be implemented as part of a wider scheme in this area and tested as part of a masterplanning process. To support the bus facility the scheme could also incorporate a new retail opportunity.

### Linked Projects:

Delamere Street	>
King Charles Tower Green	>
Frodsham Street	>
Former Stagecoach Depot	>
George Street Park	>
Mecca Bingo	>
Kaleyards	>
Cow Lane Bridge	>
Northgate Arena	>

\*One City Plan Project Reference





## King Charles Tower Green

Delivered in: January 2016  
Total Investment: £220,000  
Type of Investment: Public



King Charles Tower Green was the first project brought forward by Chester's Waterways Strategy with the key principle of reconnecting Chester's waterways to the city. The park is a great example of opening vistas from the famous city walls to the Shropshire Union Canal and Cow Lane Bridge. The complete transformation now allows the walls and King Charles Tower to be seen from Cow Lane Bridge, reclaiming a part of Chester that was derelict for people to enjoy the greenery and heritage.

Architectural lighting to King Charles Tower was also installed as part of the project to highlight Chester's heritage and enhance the setting for the evening economy.

The project was delivered and supported by the Chester Waterway's Strategy group and partners; Chester Growth Partnership, CWaC, Canal and River Trust, Chester Canal Heritage Trust and Inland Waterways Association.



### GS2: Kaleyards and Land Adjacent

The One City Plan supports exploring options for development of this area, linked to Frodsham Street. The connection through the City Walls into the Cathedral Quarter is very attractive and should be enhanced by creating a small public square to the north of the Kaleyards.

### Linked Projects:

- Delamere Street
- Bus Interchange
- Frodsham Street
- Former Stagecoach Depot
- George Street Park
- Mecca Bingo
- Kaleyards
- Cow Lane Bridge
- Northgate Arena

\*One City Plan Project Reference



## Frodsham Street



Delivered in:	April 2017
Total Investment:	£3,500,000
Type of Investment:	Public

As part of the programme of works with the relocation of Chester bus interchange Frodsham Street underwent a complete transformation creating a new attractive link into the heart of the city.

A redesigned street created a pedestrian priority scheme, removing kerbs creating a form of shared space, with seating and totems reducing speeds and directing traffic from the pedestrian only zones which are marked with tactile strips.

Artist Katayoun Dowlathahi designed the series of bespoke totems highlighting key heritage and historical features from the area.

The improved street scene encourages more dwell time and helps create an improved trading environment, there have been new independent business occupiers since the scheme was delivered.

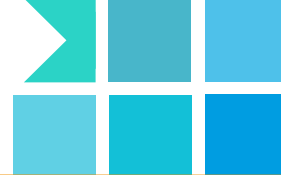
### Linked Projects:

[Delamere Street](#)[Bus Interchange](#)[King Charles Tower Green](#)[Former Stagecoach Depot](#)[George Street Park](#)[Mecca Bingo](#)[Kaleyards](#)[Cow Lane Bridge](#)[Northgate Arena](#)

### GS2: Kaleyards and Land Adjacent

The One City Plan supports exploring options for development of this area, linked to Frodsham Street. The connection through the City Walls into the Cathedral Quarter is very attractive and should be enhanced by creating a small public square to the north of the Kaleyards.

\*One City Plan Project Reference



## Fontessa House



Delivered in:	September 2016
Total Investment:	£9,400,000
Type of Investment:	Private

This development provides accommodation for 117 students arranged around 77 self-contained single bedroom units and 40 bedrooms in multi-bedroom units.

The development incorporates car and cycle parking together with soft and hard landscaping.

Developer: City Heart Ltd

### Linked Projects:

[Delamere Street](#)



[Bus Interchange](#)



[King Charles Tower Green](#)



[Former Stagecoach Depot](#)



[George Street Park](#)



[Mecca Bingo](#)



[Kaleyards](#)



[Cow Lane Bridge](#)



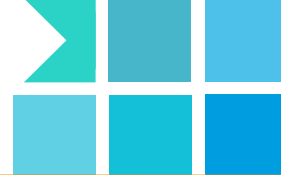
[Northgate Arena](#)



### GS: Gorse Stacks

Gorse Stacks plays a major significance in Chester both geographically and historically. Despite its current condition and perceived disconnection with the historic core, Gorse Stacks is a major gateway into the city centre. Several major development opportunities could be located in this area to begin the process.

\*One City Plan Project Reference



## Blue Coat School Refurbishment

Delivered in: April 2015  
Total Investment: £1,300,000  
Type of Investment: Private/Public



Dating from the early 1700s the Bluecoat school is part of Chester's historic fabric. The building served as a school until 1949. Since then The Bluecoat has been used for office and retail purposes, an adult education site and youth club, a welfare and job advice centre.

Eventually, all usage of The Bluecoat stopped until, in 2015 Chester Municipal Charities re-opened The Bluecoat as a centre for charities and voluntary organisations following an extensive 1.3 million pound renovation.



### H7: Northgate Street

Northgate Street contributes an important independent mixed offer and further enhancements and animation should be encouraged and supported—working with traders and occupiers.

### Linked Projects:

- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Pierpoint Lane Bin Store >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strongroom >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Hunter Street >
- Travelodge Hotel >
- St Michael's Church >
- Northgate >
- The Rows >

\*One City Plan Project Reference



## Storyhouse



Delivered in:	May 2017
Total Investment:	£37,000,000
Type of Investment:	Public

Storyhouse is Chester's award winning, world class, innovative new theatre, cinema and library in the heart of city which attracted over a million visitors in its first year of operation.

The restored and revitalised 1930s Odeon building was one of the UK's largest regional arts projects, and houses an 800-seat auditorium, a 200-seat studio theatre, a restaurant and two bars and a 100-seat boutique cinema. In addition, Storyhouse run a series of festivals as well as Grosvenor Park Open Air Theatre programme.

The £37M redevelopment became operational in May 2017, and formally opened by Her Majesty the Queen and the Duchess of Sussex in 2018. It is supported by Cheshire West and Chester Council, Arts Council England and principal sponsors MBNA, along with a number of other Trusts and organisations.

### H4: Theatre

The location for Chester's new theatre will be the Art Deco building located on the corner of Hunter Street, an impressive structure that fronts onto Northgate Street, one of the main approaches into the city centre. The scheme will also take in adjacent buildings and will deliver an 800 seat theatre.

\*One City Plan Project Reference

### Linked Projects:

Town Hall Refurbishment	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
Commonhall Street	>
Pepper Street Dining Quarter	>
Roman Strongroom	>
St Martins Park	>
Portico and Walls	>
Eastgate Clock	>
Hunter Street	>
Travelodge Hotel	>
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Northgate	>
The Rows	>



## Town Hall Refurbishment

Delivered in: May 2012  
Total Investment: £3,200,000  
Type of Investment: Public



Refurbishment to the Grade II\* Listed Chester Town Hall building included:

- Conversion of existing to form a new green room, with associated accommodation and new reception box office, for performance events
- Replacement of the assembly room stage including provision for DDA access and the creation of a new piano store at stage level, formed within an existing redundant lift shaft
- New sound/light and audio visual installations to the assembly hall
- New kitchen installation, remodelling existing.
- Alterations and refurbishment of the existing Magistrates Courtroom
- Refurbishment of the existing Magistrates and Members retiring chambers
- Refurbishment of the existing Council Chambers

The works, won 'Regional Project of the Year' in the Cheshire, Warrington & Wirral region at the North West Regional Constructing Excellence Awards 2013.

### H8: Town Hall

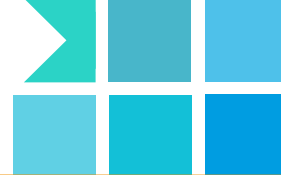
The civic uses of the Town Hall have much greater potential. The OCP is supportive of the refurbishment of the Town Hall to provide an enhanced cultural and civic/ community offer with a commercial proposition that provides a revenue stream.

### Linked Projects:

Storyhouse	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
Commonhall Street	>
Pepper Street Dining Quarter	>
Roman Strongroom	>
St Martins Park	>
Portico and Walls	>
Eastgate Clock	>
Hunter Street	>
Travelodge Hotel	>
Town Hall Square	>
St Michael's Church	>
Northgate	>
The Rows	>



\*One City Plan Project Reference



## Cathedral at Heights



Cathedral at Heights opened the 125ft Chester Cathedral tower for the first time, opening up Chester's best views to the general public; views of one city, two countries and five counties.

For the first time in over 1000 years secret spaces within the cathedral were open to the public.

The impact of the new tower tours was significant. As the paid attraction opened, the Cathedral removed general admission charges to the Cathedral and boosted their visitor numbers by 350%.

Cathedral at Heights is a successful attraction for Chester.

### H3: Cathedral Quarter

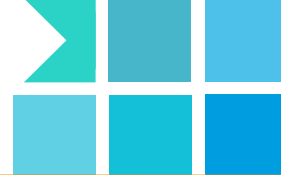
The Cathedral with its extensive property portfolio of buildings, surrounding grounds and gardens is of major importance to the success and revitalisation of the city centre. At present the quarter requires investment and improvement and its regeneration needs must therefore be agreed and supported.

Delivered in: April 2014  
Total Investment: £1,250,000  
Type of Investment: Public

### Linked Projects:

- [Storyhouse](#)
- [Town Hall Refurbishment](#)
- [Pierpoint Lane Bin Store](#)
- [Commonhall Street](#)
- [Pepper Street Dining Quarter](#)
- [Roman Strongroom](#)
- [St Martins Park](#)
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- [Hunter Street](#)
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- [Town Hall Square](#)
- [St Michael's Church](#)
- [Northgate](#)
- [The Rows](#)

\*One City Plan Project Reference



## Pierpoint Lane Bin Store



A gated bin storage area has been created on Pierpoint Lane to provide a dedicated and managed area for the storage of commercial waste for Bridge Street businesses.

This has enabled the removal of waste storage from surrounding public footpaths, considerably enhancing the appearance and cleanliness of the area.

A small pocket park has been created adjacent to the bin storage area, with outdoor seating upgrading the appearance and quality of this area.

Contractor: WE Parsons

### H5: Commonhall Street Area

The area to the rear of Watergate Street and Bridge Street is known as Commonhall Street, and here there are many under utilised buildings and spaces. This area has the potential to become a lively Artisan Quarter with a mix of high quality housing, contemporary small intimate spaces and small pocket parks.

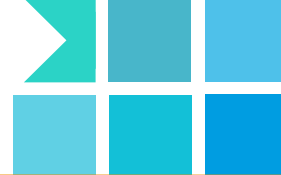
Delivered in: July 2018  
Total Investment: £68,000  
Type of Investment: Public

### Linked Projects:

- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strongroom >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Hunter Street >
- Travelodge Hotel >
- Town Hall Square >
- St Michael's Church >
- Northgate >
- The Rows >

\*One City Plan Project Reference





## Commonhall Street



Delivered in:	2012
Total Investment:	£45,000
Type of Investment:	Public

Works were undertaken in 2012 to enhance the entrance to Commonhall Street based on its original design. Old photographic images from the 1920s and a famous painting by artist Louise Rayner created in the 1980s provided the design guidance.

Works which included the replacing of tarmac surfacing with cobbles and granite sets and the installation of timber heritage bollards with artwork depicting the crests of former Common Hall Trade Guilds resulted in a significantly improved access for business located on Commonhall Street.

There remains a longer term vision of wider regeneration of the Commonhall Street area to maximise its potential.

### H5: Commonhall Street Area

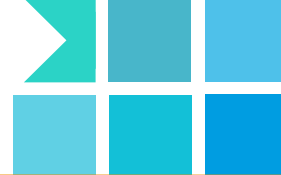
The area to the rear of Watergate Street and Bridge Street is known as Commonhall Street, and here there are many under utilised buildings and spaces. This area has the potential to become a lively Artisan Quarter with a mix of high quality housing, contemporary small intimate spaces and small pocket parks.

\*One City Plan Project Reference

### Linked Projects:

Storyhouse	>
Town Hall Refurbishment	>
Cathedral at Heights	>
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Northgate	>
The Rows	>





## Pepper Street Dining Quarter

Delivered in:	June 2016
Total Investment:	£8,000,000
Type of Investment:	Private



The scheme to regenerate the north side of Pepper Street saw a focussed development of new food, drink and leisure offer in the city, to be complemented by further related redevelopment or existing buildings in close proximity strengthening the city's leisure and evening economy offer.

Current occupiers include:

- Opera Grill
- Las Iguanas
- Firejacks



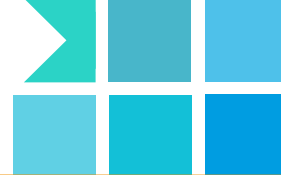
### Historic Core

Inside the City Walls there are a range of different types of buildings and the potential range of activities is already plentiful, but the ambition is to build on this. In particular, there is a lull in the city centre activity in the twilight period with the night time economy based mainly around bars.

### Linked Projects:

Storyhouse	>
Town Hall Refurbishment	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
Commonhall Street	>
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St Martins Park	>
Portico and Walls	>
Eastgate Clock	>
Hunter Street	>
Travelodge Hotel	>
Town Hall Square	>
St Michael's Church	>
Northgate	>
The Rows	>

\*One City Plan Project Reference



## Roman Strongroom



Delivered in: August 2011  
Total Investment: £60,000  
Type of Investment: Public

The Roman Strongroom, located in Hamilton Place off Northgate Street, is one of the city's most important archaeological remains.

The ruins are the remains of the spiritual and financial heart of the Roman legionary fortress of Deva (Chester).

Funding from Cheshire West and Chester and Chester Renaissance enabled a new viewing area, lighting, and interpretive panels to provide an enhanced visitor experience for this hidden gem.

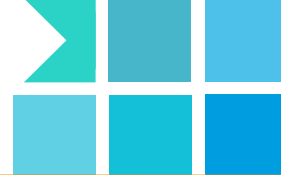
### Historic Core

Inside the City Walls there are a range of different types of buildings and the potential range of activities is already plentiful, but the ambition is to build on this. Some of the incredible assets and parts of the historic city centre are in need of attention and pockets of decline can be seen as opportunities.

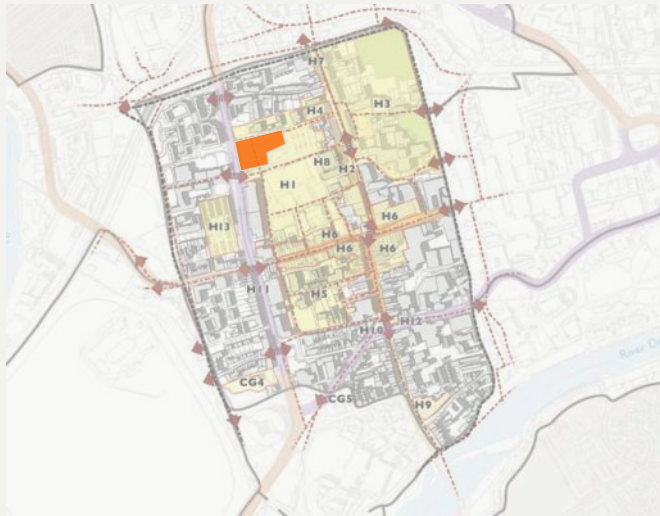
### Linked Projects:

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- Cathedral at Heights >
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\*One City Plan Project Reference



## St Martins Park



Delivered in:	2011
Total Investment:	£300,000
Type of Investment:	Public

Works to transform the space between St Martin's Way and the site of the former bus terminal and close to Market Street car park, was undertaken in 2011 to create an open space and performance area to be enjoyed by both residents and visitors.

The new space featured professional landscaping and an area for public use and events with new trees, along with an improvement to street lighting.

A temporary National Express coach drop-off area was created prior to the development of the new Bus Interchange at Gorse Stacks.

### H1: Proposed Northgate Scheme

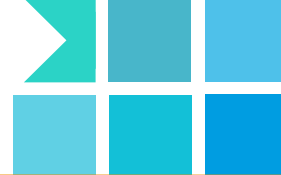
Redevelopment of the Northgate area intends to strengthen the position of Chester as a retail and visitor destination and reverse the trend in its decline in the retail rankings. The design of the proposed new retail led quarter must integrate with and compliment the existing built form whilst adding variety to this offer.

\*One City Plan Project Reference

### Linked Projects:

Storyhouse	>
Town Hall Refurbishment	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
Commonhall Street	>
Pepper Street Dining Quarter	>
Roman Strongroom	>
Portico and Walls	>
Eastgate Clock	>
Hunter Street	>
Travelodge Hotel	>
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Northgate	>
The Rows	>





## Portico and Walls



Delivered in:	2012
Total Investment:	£3,066,000
Type of Investment:	Public/External Grants

PORTICO was an EU-funded partnership project which undertook a scheme of physical works and interpretation of Chester's City Walls, a Scheduled Monument with individually listed towers.

Improvements were made to Newgate Bridge, Thimblebys Tower, King Charles Tower, Morgan's Mount, Water Tower, Bonewaldesthorpe's Tower, Pemberton's Parlour and Roodee (Racecourse) View point along with associated interpretation panels.

The project opened up some of the disused towers giving access to new high-level views of the amphitheatre and Roman Gardens, for example, enhancing the visitor experience of exploring the walls by making connections with other heritage sites in Chester.

### Historic Core

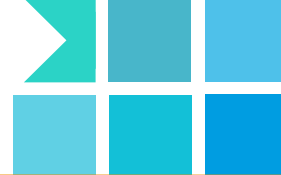
This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.

### Linked Projects:

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Town Hall Refurbishment	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
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Travelodge Hotel	>
Town Hall Square	>
St Michael's Church	>
Northgate	>
The Rows	>

\*One City Plan Project Reference





## City Walls Maintenance Programme

Delivered in:

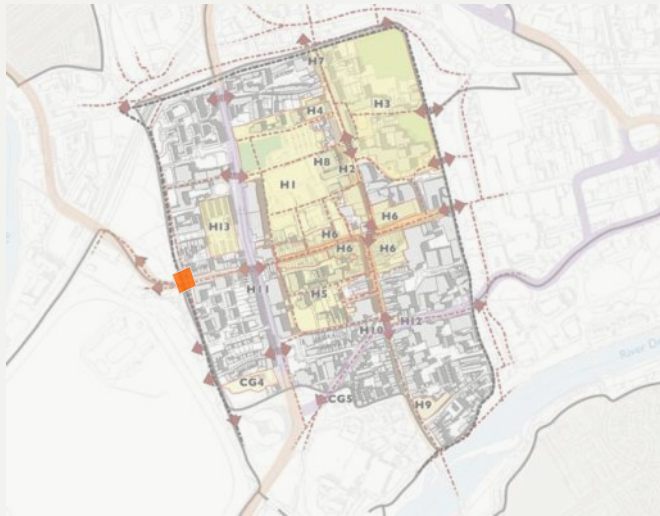
Ongoing

Total Investment:

£5,000,000 circa

Type of Investment:

Public



Cheshire West and Chester council have invested in the city walls of Chester to maintain this important part of the heritage fabric of the city.

The defensive structure was started by the Romans between 70 – 80 AD and the circuit has a total length of 2.95 kilometres. Chester's Roman walls remain a popular tourist attraction.

Restoration of Watergate Bridge completed in December 2017 where 85% of the stone had to be replaced due to 'delamination'. The works cost around £500,000.



### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.

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- The Rows >

\*One City Plan Project Reference

## Eastgate Clock



Delivered in:	Summer 2015
Total Investment:	£530,000
Type of Investment:	Public

The iconic Grade I listed structure underwent a major refurbishment programme, as part of a £500,000 initiative to conserve the City Walls during 2015.

The Eastgate Clock is in the heart of Chester city centre and synonymous with the city.

The major restoration project required pedestrian routes to be diverted and included specialist works to sections of damaged sandstone on the Eastgate, heraldry on the bridge – including the arms of the County Palatine Richard Grosvenor, the sword of justice and three sheaves – re-gilded and ornamental ironwork.

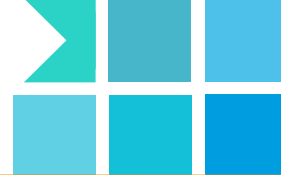
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The Rows	>

\*One City Plan Project Reference



## Fortis Student Living



The former Chester Chronicle Offices on Commonhall Street were converted into 61 self-contained studio apartments for students in 2015.

The development incorporates a cycle store, gymnasium, communal lounge and a retail unit.

Developer: Fortis Developments



### H5: Commonhall Street Area

The area to the rear of Watergate Street and Bridge Street is known as Commonhall Street, and here there are many under utilised buildings and spaces. This area has the potential to become a lively Artisan Quarter with a mix of high quality housing, contemporary small intimate spaces and small pocket parks.

Delivered in:

September 2015

Total Investment:

Unavailable\*

Type of Investment:

Private

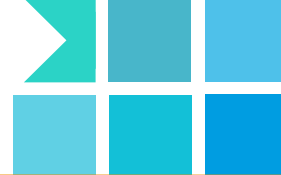
\*Investment figures were unable to be obtained at this time

### Linked Projects:

- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
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- The Rows >

\*One City Plan Project Reference





## Water Tower Gardens



Delivered in: August 2017  
Total Investment: £90,000  
Type of Investment: Public

Water Tower Gardens play area introduced children's play facilities adjacent to the City Walls and St. Oswaldethorne's Tower. The use of timber and ropes replicates the history of the area when it was used as a port, prior to silting up. The vertical timbers represent the ship's masts whilst in port. The ropes reference traditional materials that were produced locally for the marine trade. The physical challenges of the play equipment nod to the physical dexterity of the sailors that manned the ships.

Cheshire West and Chester commissioned the play area, as part of the Garden Quarter improvements. It was completed in August 2017. Funding comprised New Homes Bonus monies and also support from the Tesco Fund.

### Historic Core

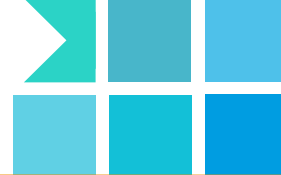
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- [Northgate](#)
- [The Rows](#)

\*One City Plan Project Reference





## Grosvenor Shopping Centre Refurbishment

Delivered in:	2015
Total Investment:	£5,000,000
Type of Investment:	Private



Grosvenor Shopping Centre undertook a development in Paddock Row to create a new glass fronted atrium and a reconfiguration of retail space.

This created a new bright double storey space with a glass facade creating improved retail space and connectivity through the centre to the city.



### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.

### Linked Projects:

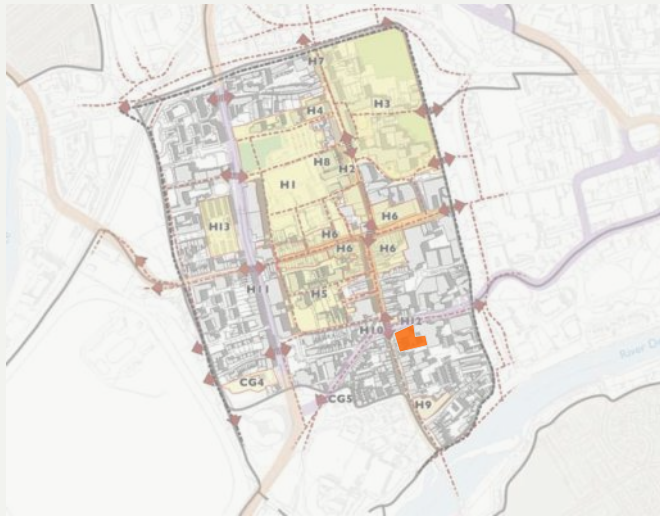
Storyhouse	>
Town Hall Refurbishment	>
Cathedral at Heights	>
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The Rows	>

\*One City Plan Project Reference



## Travelodge Hotel

Delivered in:	January 2019
Total Investment:	£13,000,000 circa
Type of Investment:	Private



Travelodge opened its third premises in Chester in early 2019.

The new 112 bedroom hotel located on the junction of Pepper Street and Lower Bridge Street was created following the conversion of former commercial premises Windsor House.

The hotel has a ground floor bar and restaurant.

The new hotel generated 30 new jobs.



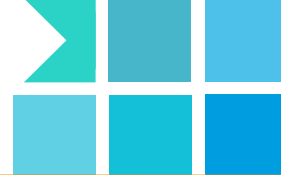
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Town Hall Square	>
St Michael's Church	>
Northgate	>
The Rows	>

\*One City Plan Project Reference



## Indigo Hotel Site



Delivered in:

June 2019

Total Investment:

Unavailable\*

Type of Investment:

Private

\*Investment figures were unable to be obtained at this time

The Hotel Indigo site is located on Grosvenor Park Road, close to the heart of the city and in close proximity to one of the city's major greenspaces.

Hotel Indigo is a part of the IHG (InterContinental Hotels Group) portfolio. Individual to and inspired by each location the 75 bed hotel opened in June 2019.

Planning Reference: 07/01826/FUL

### Linked Projects:

Grosvenor Park



Chester Amphitheatre



Roman Gardens



The Groves



St Johns Church



Suspension Bridge



Dee House



Water Station



Queens Promenade

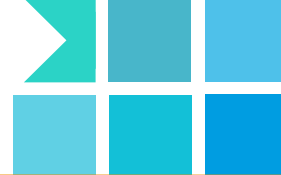


### G5: Vicars Lane, Union Street and Grosvenor Park Road

The greater use of the Amphitheatre will eventually spill into the street where temporary closure of Pepper Street to traffic will be required. However, it is desirable to reduce the dominance of the vehicle here as much as possible, to promote pedestrian activity around the Amphitheatre and Grosvenor Park.

\*One City Plan Project Reference





## George Street Park



Delivered in: July 2019  
Total Investment: £344,000  
Type of Investment: Public

George Street Pocket Park involves the re-instatement of the original Pocket Park, to include a viewing platform that overlooks the City Walls and King Charles Tower, as part of the delivery of the Chester Waterways Strategy.

The scheme was commissioned by Cheshire West and Chester and has totalled £344k. This includes enabling works (site clearance, replacement feeder pillar connections and exploratory utilities trenching) and specialist renovation works to the existing historic boundary.

The pocket park was officially opened to the public in early July 2019.

### Linked Projects:

[Delamere Street](#)



[Bus Interchange](#)



[King Charles Tower Green](#)



[Frodsham Street](#)



[Former Stagecoach Depot](#)



[Mecca Bingo](#)



[Kaleyards](#)



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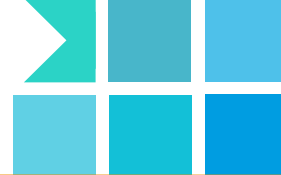


### GS2: Kaleyards and Land Adjacent

The One City Plan supports exploring options for development of this area, linked to Frodsham Street. The connection through the City Walls into the Cathedral Quarter is very attractive and should be enhanced by creating a small public square to the north of the Kaleyards.

\*One City Plan Project Reference





## Former Stagecoach Bus Depot

Delivered in:

January 2020

Total Investment:

Unavailable\*

Type of Investment:

Private

\*Investment figures were unable to be obtained at this time



Following demolition of the Stage Coach Bus Depot works commenced on site in summer 2018 for the construction of purpose built accommodation for 323 students with associated ancillary facilities, landscaping and car parking.

The accommodation comprises communal cluster flats and 45 self-contained studio rooms.

The scheme was completed in January 2020.

Developer: Watkin Jones

### Planning Reference:

17/03386/FUL

### Linked Projects:

[Delamere Street](#)



[Bus Interchange](#)



[King Charles Tower Green](#)



[Frodsham Street](#)



[George Street Park](#)



[Mecca Bingo](#)



[Kaleyards](#)



[Cow Lane Bridge](#)



[Northgate Arena](#)



### GS: Gorse Stacks

Gorse Stacks plays a major significance in Chester both geographically and historically. Despite its current condition and perceived disconnection with the historic core, Gorse Stacks is a major gateway into the city centre. Several major development opportunities could be located in this area to begin the process.

\*One City Plan Project Reference

## Supertrees



Delivered in:	September 2019
Total Investment:	£147,442
Type of Investment:	Public/Private

Supertrees a community-led project to transform the Hoole Way Sunken Garden. The garden is a key entrance into Chester city centre from Newtown, Brook Street, Chester Train Station and Chester Bus Interchange. This unique public open space sits below ground level in the middle of a busy roundabout.

The project will create a space to allow residents who do not have access to their own gardens, to use the space as a tranquil reflective garden. Chester Zoo will also use the garden as an education space to connect the natural world with the city. It will also be a space where staff and commuters from the bus and train stations and the retail area on Brook Street can come and eat lunch and have a nice space to wait and enjoy.

The vision is a community oasis that connects local residents, commuters and shoppers with the natural world.

Integral to the gardens transformation will be the installation of three, 7.5m high Supertree urban sculptures. The Supertrees will introduce a fantastic, locally distinctive and visually stimulating new focal point.

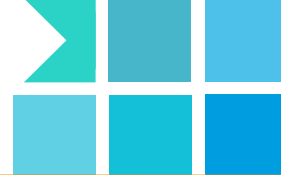
### GS4: St Oswalds Way and Brook Street

The reorganisation of the roundabout at lower Gorse Stacks and the removal of the underpasses would ease the impact of Hoole Way roundabout as a barrier to pedestrians and cyclists.

### Linked Projects:

[Delamere Street](#)[Bus Interchange](#)[King Charles Tower Green](#)[Frodsham Street](#)[Former Stagecoach Depot](#)[George Street Park](#)[Kaleyards](#)[Cow Lane Bridge](#)[Northgate Arena](#)

\*One City Plan Project Reference



## Hunter Street



This site lies adjacent to the Northgate Scheme. Works are currently on site on site to deliver 77 student apartments units with ancillary and communal facilities, landscaping and car parking.

Development will be contained within 1 building which has been designed to give the appearance of 3 buildings joined together.

The scheme was completed in January 2020.

Planning Reference: 16/02586/FUL

Developer: Watkin Jones

### H1: Proposed Northgate Scheme

Redevelopment of the Northgate area intends to strengthen the position of Chester as a retail and visitor destination and reverse the trend in its decline in the retail rankings. The design of the proposed new retail led quarter must integrate with and complement the existing built form whilst adding variety to this offer.

Delivered in:

January 2020

Total Investment:

Unavailable\*

Type of Investment:

Private

\*Investment figures were unable to be obtained at this time

### Linked Projects:

- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Pierpoint Lane Bin Store >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strong Room >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Travelodge Hotel >
- Town Hall Square >
- St Michael's Church >
- Northgate >
- The Rows >



\*One City Plan Project Reference



## St Michael's Church



Del 2019

Total Investment: £750,000

Type of Investment: Public/Private

St Michael's Church is being redeveloped into a new heritage attraction for Chester by Big Heritage, a Chester based Community Interest Company. Big Heritage are working with the Wellcome Trust and other major partners to create this new heritage visitor attraction and anticipate attracting over 40,000 visitors per annum and contributing £2 million to the local economy. £750,000 will be invested in the project and it is due to open in 2019.

The former occupiers of the site, Chester History and Heritage Service, have been relocated within Grosvenor Museum to create synergy between the museum, service users and volunteers. The service will benefit from access to a wider audience and increased footfall with the Grosvenor Museum attracting 80,000 visitor per annum.

### H12: St Michael's Church

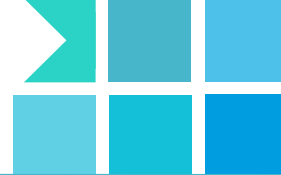
The One City Plan recognises the need for renewal and development in St Michael's Church alongside other cultural facilities including a Heritage Centre and Grosvenor Museum.

\*One City Plan Project Reference

### Linked Projects:

- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Pierpoint Lane Bin Store >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strong Room >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Hunter Street >
- Travelodge Hotel >
- Northgate >
- Town Hall Square >
- The Rows >





## Waitrose Hotel Site



Planning approval was granted for the construction of a 5/6 storey 192 bedroom Moxy Hotel, a 502 sqm commercial unit located within the hotel footprint on the lower ground floor facing Broughton Rd and a landscaping scheme.

The development will have an active frontage onto the Shropshire Union Canal supporting the wider city objective to animate and rejuvenate the tow path and enhance its connectivity to the City Centre.

Started on Site:  
Estimated Delivery:  
Total Investment:  
Type of Investment:

Summer 2018  
Unknown  
Unavailable\*  
Private

\*Investment figures were unable to be obtained at this time

### Planning Reference:

17/05197/FUL

### Linked Projects:

One City Place



Carriage Shed



Waitrose



Station Improvements



Station Car Park



Lead Shot Tower



CBQ Future Phases



City Gateway



### BQ2: Boughton Retail Park Redevelopment

South of the Chester Central (BQ1) and Shropshire Union Canal is the private sector retail-led mixed development of the former Boughton Retail Park. Proposals for a new pedestrian bridge over the canal will provide enhanced access to the business district.

\*One City Plan Project Reference





## Lead Shot Tower



Started on Site:  
Estimated Delivery:  
Total Investment:

August 2018  
April 2020  
£17,000,000 Private circa.  
£337,000 Public circa.

Chester Shot Tower is an iconic Grade II\* listed building and is one of the oldest and largest of its type standing in the UK. It is located just a 10-minute walk from Chester City Centre.

Development is underway on-site to deliver brand-new luxury properties, giving this key historic building a new lease of life and transforming the area into a vibrant and cultural hotspot. The planned build includes:

- 69 residential apartments (combination of one, two and three-bed)
- 3 four-bed town houses
- A new heritage interpretation centre in the base of the Shot Tower providing improved access and allowing the wider community access to the listed building
- Enhanced public realm

### BQ3: Lead Shot Tower

Fronting on to the canal, adjacent to Chester Central (BQ1) is the Grade II\* listed Shot Tower and former Leadworks. This tower is the oldest of three remaining shot towers in the UK, and probably the oldest structure of its kind standing in the world. The site has been unoccupied and out of use for many years, but work has commenced to transform it into hi-spec residential living spaces.

\*One City Plan Project Reference

### Planning Reference:

17/04361/FUL

### Linked Projects:

One City Place



Carriage Shed



Waitrose



Station Improvements



Station Car Park



Waitrose Hotel

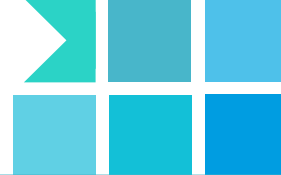


CBQ Future Phases



City Gateway





## City House Care Scheme



Started on Site:  
Estimated Delivery:  
Total Investment:  
Type of Investment:

Unknown  
Spring 2020  
Unavailable\*  
Private

\*Investment  
figures were  
unable to be  
obtained at  
this time

This site is currently under construction for a 72 bed care home and a 23 bed extra care facility for the over 55s. Other uses that will be accommodated include an exercise studio, spa, library/IT suite, hairdresser and laundry (for resident use only) and a bistro and community venue for residents and wider public use.

CSL Care Services will operate the site as part of their "Belong" offer – a purpose built village concept which offers a range of care options in a community environment.

It is anticipated that the new care village will create more than 140 jobs including support workers, nurses and catering staff.

The development will enhance the adjacent canal side by introducing attractive built form and landscaping (including the lowering of part of the canal wall to introduce a more open aspect) and increasing activity and vibrancy

Architects: Pozzoni

### BQ: Business Quarter

This area was the location of major urban changes during the industrial revolution and will deliver a mixed use scheme that will bring employment and activity through small, medium and large enterprises into the heart of the city centre.

### Planning Reference:

14/03412/FUL

### Linked Projects:

[One City Place](#)



[Carriage Shed](#)



[Waitrose](#)



[Station Improvements](#)



[Station Car Park](#)



[Lead Shot Tower](#)



[CBQ Future Phases](#)



[City Gateway](#)



\*One City Plan Project Reference





## 38-40 City Road



Started on Site: n/a  
Estimated Delivery: March 2019  
Total Investment: £3,000,000  
Type of Investment: Private

Work commenced on the conversion of the former Black and Veech premises to convert into 21 self-contained apartments (a range of studios and one and two bed units) during 2018.

The conversion includes the provision of car parking and cycle storage facilities.

Developer: Ladson Group

### Planning Reference:

18/00265/PDO

### Linked Projects:

[One City Place](#)

[Carriage Shed](#)

[Waitrose](#)

[Station Improvements](#)

[Station Car Park](#)

[Lead Shot Tower](#)

[CBQ Future Phases](#)

[City Gateway](#)

### BQ: Business Quarter

This area was the location of major urban changes during the industrial revolution and will deliver a mixed use scheme that will bring employment and activity through small, medium and large enterprises into the heart of the city centre.

\*One City Plan Project Reference



## Premier Inn



Work started on site in August 2018 on the City's third Premier Inn.

A 94 bed hotel will be created in the empty units at the back of the Grosvenor Shopping Centre, fronting onto Pepper Street.

The hotel is an alternative plan to the second phase of the Pepper Street Dining Quarter, however will contain a bar-restaurant on the ground floor.

Developer: HIG Chester Property Sarl



### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.

Started on Site:  
Estimated Delivery:  
Total Investment:  
Type of Investment:

August 2018  
Unknown  
Unavailable\*  
Private

\*Investment figures were unable to be obtained at this time

### Linked Projects:

- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Pierpoint Lane Bin Store >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strong Room >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Hunter Street >
- Town Hall Square >
- St Michael's Church >
- Northgate >
- The Rows >

\*One City Plan Project Reference



## Romangate



Started on Site: n/a  
Estimated Delivery: Spring 2019  
Total Investment: £2,300,000  
Type of Investment: Private

Work is ongoing on the Roman gate Housing development located in the Commonhall quarter in the heart of the City.

The initial phase of the development - 9 residential units was completed in 2016. The site has recently been acquired by a new developer .

Working is ongoing on the conversion of the Grade 11 listed building to 4 apartments. The final phase of the development comprising 8 townhouses, 4 apartments and a retail unit is expected to commence in Spring 2019.

Developer: Fox Homes Lancashire

### H5: Commonhall Street Area

The area to the rear of Watergate Street and Bridge Street is known as Commonhall Street, and here there are many under utilised buildings and spaces. This area has the potential to become a lively Artisan Quarter with a mix of high quality housing, contemporary small intimate spaces and small pocket parks.

### Linked Projects:

- [Storyhouse](#)
- [Town Hall Refurbishment](#)
- [Cathedral at Heights](#)
- [Pierpoint Lane Bin Store](#)
- [Commonhall Street](#)
- [Pepper Street Dining Quarter](#)
- [Roman Strong Room](#)
- [St Martins Park](#)
- [Portico and Walls](#)
- [Eastgate Clock](#)
- [Hunter Street](#)
- [Town Hall Square](#)
- [St Michael's Church](#)
- [Northgate](#)
- [The Rows](#)

\*One City Plan Project Reference





## EasyHotel



Started on Site:	Unknown
Estimated Delivery:	Early 2019
Total Investment:	£7,000,000
Type of Investment:	Private

The site, on Forrest Street, in the city centre was acquired in 2018 for EasyHotel to develop a 109 bedroom hotel due to open early 2019, following a £7m investment.

The EasyHotel concept brings value accommodation in over 35 countries world wide.

Planning Reference: 07/00812/FUL

### Linked Projects:

Grosvenor Park



Chester Amphitheatre



Roman Gardens



The Groves



St Johns Church



Suspension Bridge



Dee House



Water Station



Queens Promenade

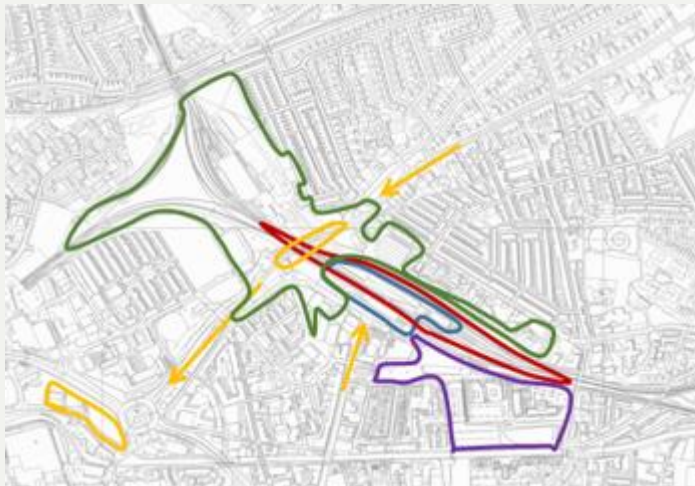


### G5: Vicars Lane, Union Street and Grosvenor Park Road

The greater use of the Amphitheatre will eventually spill into the street where temporary closure of Pepper Street to traffic will be required. However, it is desirable to reduce the dominance of the vehicle here as much as possible, to promote pedestrian activity around the Amphitheatre and Grosvenor Park.

\*One City Plan Project Reference

## City Gateway



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

Chester City Gateway is a regeneration and infrastructure programme with Chester Railway Station at its heart. The area, indicated on the plan below lies directly adjacent to CBQ. The objective is to deliver a combination of on and off track interventions which will unlock the full economic potential of CWaC and the wider West and Wales area. This is one of the key future regeneration areas for the City. The Programme consists of the following key components:

- Regeneration & Public Realm Improvements (Development opportunities, public realm improvements, link to historic city)
- Chester Station Enhancement (Renovated station, improved passenger experience, increase capacity, maximise commercial opportunities)
- Rail Service Enhancement (New platform capacity, track capacity, increase of services, more through trains)
- City Gateway Access (Hoole Bridge, pedestrian and cycle access, link to bus interchange, parking, A56 corridor)

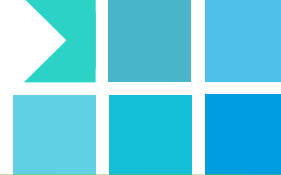
### Linked Projects:

[One City Place](#)[Carriage Shed](#)[Waitrose](#)[Station Improvements](#)[Station Car Park](#)[Lead Shot Tower](#)[Waitrose Hotel](#)[CBQ Future Phases](#)

### BQ4: City Centre North Gateway

On both sides of the railway tracks at the top end of Brook Street there is the potential to develop a commercial offer that compliments Chester Central (BQ1). This is a key gateway point into the city and it is under utilised at present. The vehicular bridge is very heavily trafficked and not an attractive crossing.

\*One City Plan Project Reference



## Central Business Quarter Future Phases

Estimated Delivery:	n/a
Total Investment:	£100,000,000 circa.
Type of Investment:	Private



Discussions are being progressed to bring forward future phases of the CBQ Masterplan. Future phases will deliver:

- Additional high quality commercial floorspace (430,000 sq metres)
- A hotel
- Multi-storey car park
- In excess of 200 residential units

CBQ will deliver up to 3,500 new jobs in the City and will bring in investment of up to £100 million.

<http://cityplacechester.co.uk/masterplan>

### BQ1: Chester Central

A major initiative for Chester is the business quarter in the east of the city. Using the Railway Station as a gateway to the city, some 500,00 sq.ft. of high quality new office space and new public realm will drive Chester's commercial offer and economic growth.

\*One City Plan Project Reference



### Linked Projects:

One City Place	>
Carriage Shed	>
Waitrose	>
Station Improvements	>
Station Car Park	>
Lead Shot Tower	>
Waitrose Hotel	>
City Gateway	>





## Watersports Hub



Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a

The Chester Waterways Strategy sets out an ambition for the development of a new Community Watersports facility.

Development Work has been undertaken in partnership and a planning application relating to the proposal is currently going through the determination process.

### Linked Projects:

- Grosvenor Park >
- Chester Amphitheatre >
- Roman Gardens >
- The Groves >
- St Johns Church >
- Suspension Bridge >
- Dee House >
- Water Station >
- Queens Promenade >

### The Groves, Riverfront and Amphitheatre

The desire to reconnect the city back to the river and vice versa is a corner stone to the One City Plan. In order to make this happen a series of interventions along the river will begin to strengthen and improve the environs.

\*One City Plan Project Reference

## Dee House



Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a

A Grade II listed building sitting on top of the unexcavated area of Chester Amphitheatre. Dee House was built around 1730 for James Comberbach, a former Mayor of Chester, who died in 1737. In 1854 the house was acquired by an order of Roman Catholic nuns, who in 1867 commissioned a Liverpool architect, Edmund Kirby, to extend the building with a new classroom and chapel to the east of the original house, designed in a Gothic style. A late 19th century extension to the west matches the design of the original house. The Victorian extensions are of interest both as the work of an architect of considerable importance, and in demonstrating the revival of Roman Catholicism in the region during the second half of the 19th century.

The building which is Council owned is unoccupied and in a state of disrepair. A Working Group established by the Chester Growth Partnership is currently reviewing options for the building. The work of this Group will extend up to June 2019. There will then be a public consultation on the options which emerge.

**G2: Amphitheatre, Dee House, Roman Gardens**  
Dee House is a listed structure sitting over an ancient monument. This situation happens in many parts of the city. Consideration will need to take place to make the best use of Dee House to add to the potential vibrancy and appeal of the Amphitheatre project.

### Linked Projects:

[Grosvenor Park](#)[Chester Amphitheatre](#)[Roman Gardens](#)[The Groves](#)[St Johns Church](#)[Suspension Bridge](#)[Watersports Hub](#)[Water Station](#)[Queens Promenade](#)

\*One City Plan Project Reference

## Chester Castle



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

Founded by William the Conqueror in 1070 the Castle Walls and Agricola Tower are in the care of English Heritage, with other buildings on the wider site complex are within a variety of ownership including Crown Estate.

Of great historic and architectural value this is a significant heritage asset to the city.

Considered as a whole, the site offers opportunities for heritage based visitor attraction and complementary activity.

As identified Chester's Heritage and Visual Arts Strategy, we aim to make more of our unique built heritage, which is the city's greatest asset: 'the city as the stage'.

### CG2: Chester Castle

The Castle complex is integral to strengthening this distinctive part of the city. The complex is recognised as one of great historic and architectural value. Considered as a whole, opportunities for an exciting heritage visitor attraction and complementary commercial activities will be supported.

\*One City Plan Project Reference

### Linked Projects:

The Architect



Propylaeum



HQ Public Realm



Riverside Innovation Centre





## Racecourse Masterplan



Estimated Delivery:	2019-39
Total Investment:	£100,000,000
Type of Investment:	Private

The Racecourse masterplan is a long term investment strategy for the next 15-20 years with these broad aims:

- To maintain CRC's position as one of the UK's top racecourses and to improve raceday facilities
- To ensure CRC remains and grows as one of Chester's major businesses, employers and economic generators
- Through investment in new buildings and public spaces, to create a "racecourse district" which will act as a re-connector between the Old Port and Watergate areas of the city
- To invest in new buildings and public spaces which will benefit both the Race Company and the City as a whole

The masterplan proposes some key new buildings including: an Events and Conference Centre linked to a new Hospitality Grandstand and a new pedestrian zone for racegoers and the public.

### RC1: Potential Conference Facility

The One City Plan is supportive of the development of a conference/convention events centre within the grounds of Chester Racecourse. Studies found that an appropriate scale of venue could provide for 1,200 delegates, exhibitions and popular music. It is recommended that the Council works closely with Chester Race Company to achieve this project.

\*One City Plan Project Reference

### Linked Projects:

Racecourse Improvements



## Northgate



Estimated Delivery:	n/a
Total Investment:	£300,000,000
Type of Investment:	Public/Private

Chester Northgate is the largest scheme to be delivered in the city in many years. The £60 million plans for the modern mixed use development will include a new relocated dynamic and modern market, six-screen cinema, restaurants, a public square and car parking.

The Council secured planning permission in 2016 for the relocation of the market, the development of a new cinema and changes to the old library building which will become an arcade providing connections from Town Hall Square to the new public square. Some minor amendments to the approved scheme will be submitted via a Section 73 planning application and detailed design for a new multi-storey carpark adjacent to St Martin's Way will be submitted during 2019.

Building on the phenomenal success of Storyhouse, Chester Northgate will bolster the city's leisure and culture offer, as well as providing more jobs in the heart of Chester. The scheduled start on site for enabling works will be late Autumn, with a full start on site in early 2020.

### H1: Proposed Northgate Scheme

Redevelopment of the Northgate area intends to strengthen the position of Chester as a retail and visitor destination and reverse the trend in its decline in the retail rankings. The design of the proposed new retail led quarter must integrate with and compliment the existing built form whilst adding variety to this offer.

### Linked Projects:

Storyhouse	>
Town Hall Refurbishment	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
Commonhall Street	>
Pepper Street Dining Quarter	>
Roman Strong Room	>
St Martins Park	>
Portico and Walls	>
Eastgate Clock	>
Hunter Street	>
Travelodge Hotel	>
Town Hall Square	>
St Michael's Church	>
The Rows	>

\*One City Plan Project Reference

## Town Hall Square



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

The re-design of Chester Town Hall Square and surrounding areas of public realm to create an improved place for people to meet, use and enjoy.

To guide the development of proposals for the city's primary area of civic space and buildings, initial public consultation undertaken summer 2018, and the six strategic objectives set out: primary civic space, modern town centre offer, a pleasant environment, a strong sense of place, place for the people and future adaptability. Design solutions will respect the historic character of the Town Hall Square, align with the public realm strategy for Chester city centre, promote increased dwell time, personal safety and enhance the evening economy whilst making linkages with developments adjacent to the site.

### H2: Town Hall Square

The re-design of Town Hall Square and surrounding areas of public realm to create an improved place for people to meet, use and enjoy. It should be a venue for regular events, festivals and markets in the civic heart of the city centre. This will require the removal of unnecessary existing street furniture and reconfiguration of the space.

\*One City Plan Project Reference

### Linked Projects:

Storyhouse	>
Town Hall Refurbishment	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
Commonhall Street	>
Pepper Street Dining Quarter	>
Roman Strong Room	>
St Martins Park	>
Portico and Walls	>
Eastgate Clock	>
Hunter Street	>
Travelodge Hotel	>
Northgate	>
St Michael's Church	>
The Rows	>



## The Rows



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

Chester Rows are of international heritage importance because of their long history dating back over 700 years. There is nothing of a similar nature, so well preserved or unspoilt, in all of Western Europe. The two tier covered walk ways with medieval architecture and overlays from the Tudor, Georgian and Victorian eras combine to make up the historic core of the city.

Synonymous with Chester, the Rows are a living, functioning heritage asset to the city, continuing to accommodate both commercial and residential uses.

A driver for the visitor economy of the city, the Rows requires careful management and maintenance, in order to protect, promote and enhance them and to maximise their full potential. Development of a comprehensive Conservation Management Plan and initiatives to address specific issues are underway.

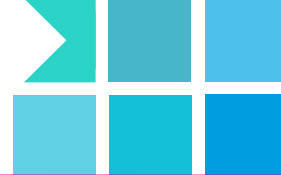
### H6: The Rows

Ownership, maintenance and management issues need to be overcome to establish uses in the upper floors. In addition, the current retail offer at street and Rows level should be enhanced. Rows environment improvements including lighting, access and signage should also be progressed.

\*One City Plan Project Reference

### Linked Projects:

Storyhouse	>
Town Hall Refurbishment	>
Cathedral at Heights	>
Pierpoint Lane Bin Store	>
Commonhall Street	>
Pepper Street Dining Quarter	>
Roman Strong Room	>
St Martins Park	>
Portico and Walls	>
Eastgate Clock	>
Hunter Street	>
Travelodge Hotel	>
Northgate	>
Town Hall Square	>
St Michael's Church	>



## Queens Promenade



Estimated Delivery: n/a

Total Investment: n/a

Type of Investment: n/a

Queens Promenade is a riverside path on the south side of the river, facing the Groves between the Old Dee Bridge and the Meadows. Potential for this area is identified in the Chester waterways Strategy and the scope to create stronger links to the south side of the River Dee, link to the Meadows and Handbridge and create circuits for visitors.

There is potential to rediscover World War II tunnel entrances and tell the story of Chester's Western command.

Extract from Chester Waterways Strategy:

The City Riverside character area extends from the Grosvenor Bridge to The Meadows and is an example of a Victorian riverside promenade. City Riverside represents a key access point to the river from the city. An outstanding feature of this length is a Grade 1 listed weir and salmon leap. The weir creates a linear lake able to support a well-established river calendar and other activities.

The project remains identified for future development.

### The Groves, Riverfront and Amphitheatre

The desire to reconnect the city back to the river and vice versa is a corner stone to the One City Plan. In order to make this transformation a series of interventions along the river will begin to strengthen this relationship and improve the environs of this superb natural asset.

### Linked Projects:

Grosvenor Park



Chester Amphitheatre



Roman Gardens



The Groves



St Johns Church



Suspension Bridge



Dee House



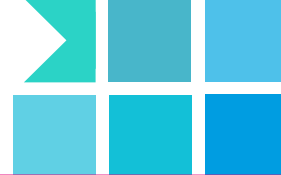
Watersports Hub



Water Station



\*One City Plan Project Reference



## Water Station



Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a

There remains potential to explore use of the former Water Station premises and related hydro schemes.

Significant challenges remain at this site including environmental constraints and high structural repair costs.

### Linked Projects:

- Grosvenor Park >
- Chester Amphitheatre >
- Roman Gardens >
- The Groves >
- St Johns Church >
- Suspension Bridge >
- Dee House >
- Watersports Hub >
- Queens Promenade >

#### G1: Water Station on the River Dee

A potential scheme exists at the Weir on the River Dee to re-install a hydro electric generating system. The energy produced could be targeted towards specific uses and projects e.g. public realm lighting scheme along The Groves or the City Walls.

\*One City Plan Project Reference





## The Old Palace



Estimated Delivery:	Summer 2019
Total Investment:	£5,000,000 circa
Type of Investment:	Private

The Old Bishop's Palace is located in an elevated position overlooking The Groves and the River Dee in Chester. It is a Grade II\* listed. It was built for Samuel Peploe, Bishop of Chester and was the official residence of the bishops of Chester from 1865 up until the 1920s.

Sanguine Hospitality are undertaking the development and creating an exclusive new wedding and events venue.

The works include an extensive refurbishment with a new function room and Roman Gardens.

### Linked Projects:

Grosvenor Park	>
Chester Amphitheatre	>
Roman Gardens	>
The Groves	>
St Johns Church	>
Suspension Bridge	>
Dee House	>
Watersports Hub	>
Queens Promenade	>

**The Groves, Riverfront and Amphitheatre**  
Without the River Dee Chester would not have come in to existence. The people's relationship with the river has shaped the Chester we see today. Along its edge there are kiosks, cafes and bars, landing stages and a bandstand. The desire to reconnect the city back to the river and vice versa is a corner stone to the One City Plan.

\*One City Plan Project Reference

## Mecca Bingo



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

Part of Lower Gorse Stacks includes the Mecca Bingo site which is adjacent to the new Bus Interchange and abuts the canal. There is potential to improve frontage onto the canal consistent with the Chester Waterways Strategy, which identifies this area as one of the most visible sections of the canal in Chester, with the opportunity to create a dynamic gateway for Chester.

This is also an important site for arrival via the A56 corridor and motorway network and also for pedestrian access to Chester from the rail station.

Future master planning of Chester City Gateway should include this site.

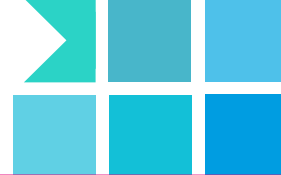
### Linked Projects:

[Delamere Street](#)[Bus Interchange](#)[King Charles Tower Green](#)[Frodsham Street](#)[Former Stagecoach Depot](#)[George Street Park](#)[Kaleyards](#)[Cow Lane Bridge](#)[Northgate Arena](#)

### GS1: Lower Gorse Stacks and Cow Lane

The canal side amenity must be maximised to its full potential in this location by developing a mixed used scheme that includes residential with active ground floor frontages onto the canal.

\*One City Plan Project Reference



## Kaleyards



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

Kaleyards is the area that was originally the vegetable garden for the monks of St Werburgh Abbey outside the city walls with Kaleyards Gate at the north end of the site allowing access through the walls to the Cathedral quarter.

The area is seen from the walls and provides a link through to Frodsham Street.

The area functions as a disabled access car park and Shopmobility hub for the city. The One City Plan identifies this area as having potential for improvement.

### Linked Projects:

Delamere Street	>
Bus Interchange	>
King Charles Tower Green	>
Frodsham Street	>
Former Stagecoach Depot	>
George Street Park	>
Mecca Bingo	>
Cow Lane Bridge	>
Northgate Arena	>

### GS2: Kaleyards and land adjacent

The OCP supports exploring options for development of this area, linked to Frodsham Street. The connection through the City Walls into the Cathedral Quarter is very attractive and should be enhanced.

\*One City Plan Project Reference



## Cow Lane Bridge/Canalside

Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a



The towpath provides good pedestrian and cycle links between the Chester Central Business District development, the city centre and the regenerated Tower Wharf at Chester Basin. Canalside between Cow Lane bridge and Edgerton street remains a missing link in terms of public realm improvement.

Extract from Chester Waterways Strategy for City Gateway area:

Comprised of improved and integrated public realm and landscaping with greater connectivity to the city centre, the City Gateway character area represents an opportunity to create a gateway and dynamic face to Chester. Floating commercial businesses could evolve throughout the year to link the canal with the city centre.

New waterside development with open and active frontages would also contribute to the welcome of the city. Proposals for architectural lighting would add a further dimension of interest and connectivity with the city walls and city centre.

Improvements to this section of Canalside remain identified in the One City Plan.

### GS1: Lower Gorse Stacks and Cow Lane

The canal side amenity must be maximised to its full potential in this location by developing a mixed used scheme that includes residential with active ground floor frontages onto the canal.

### Linked Projects:

[Delamere Street](#)

[Bus Interchange](#)

[King Charles Tower Green](#)

[Frodsham Street](#)

[Former Stagecoach Depot](#)

[George Street Park](#)

[Mecca Bingo](#)

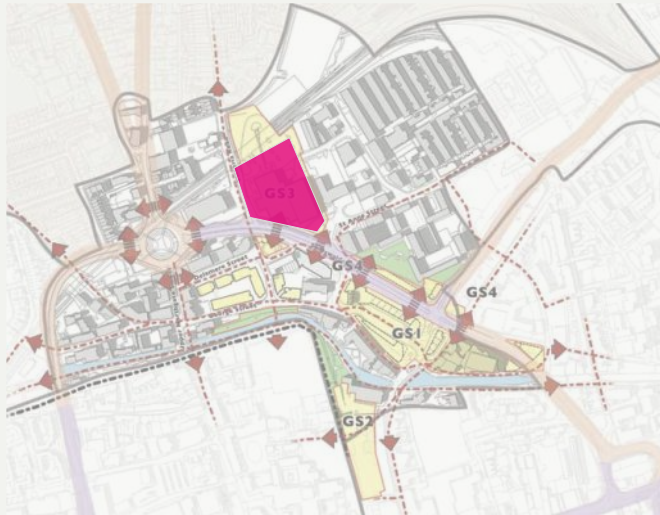
[Kaleyards](#)

[Northgate Arena](#)



\*One City Plan Project Reference

## Northgate Arena



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

The Northgate Arena is the main community sports and leisure facility in Chester city centre. It is run by Brio Leisure. The Northgate Arena facility includes two swimming pools, a large sports hall, studios and a newly refurbished gym. It provides numerous fitness classes and hosts clubs and events throughout the year.

It remains an area identified within the One City Plan that could benefit from potential redevelopment in the future.

### Linked Projects:

Delamere Street



Bus Interchange



King Charles Tower Green



Frodsham Street



Former Stagecoach Depot



George Street Park



Mecca Bingo



Kaleyards



Cow Lane Bridge

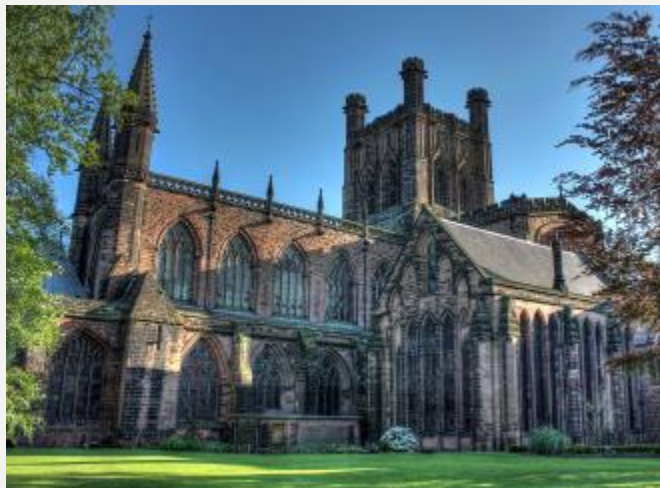
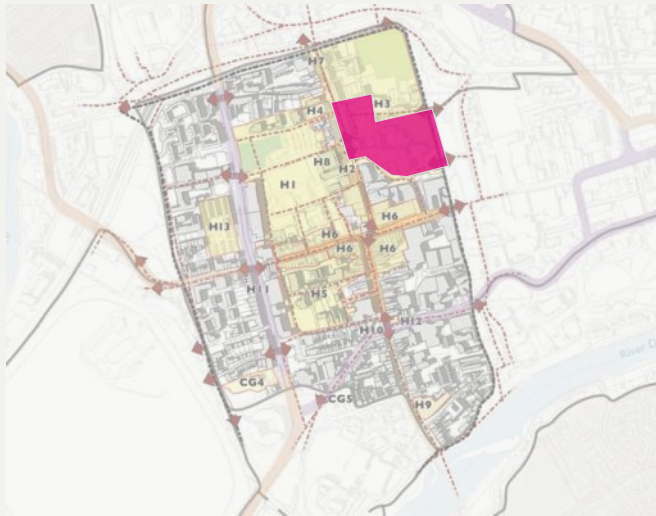


### GS3: Northgate Arena and car park

Northgate Arena sits at the northern tip of the Gorse Stacks area and CWaC aims to relocate this leisure facility to better suited locations in the city. This will free up this area of land and colour help with the relocation of some of the facilities that will need to be replaced from other project areas within Gorse Stacks.

\*One City Plan Project Reference

## Cathedral Quarter



Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a

The Cathedral and its extensive historical property portfolio of buildings, surrounding grounds and gardens forms the northern quarter of the city of Chester, is of major importance, and is in close proximity to the Chester Northgate development proposals.

More than 300,000 tourists were recorded during 2017 in addition to those attending services, concerts or using the café and gift shop. With the completion of its previous strategic plan and the arrival of a new Dean of Chester, the cathedral is developing a new 5-year plan, with a focus on increasing footfall across all categories of visitor, and in particular will examine the reception area and visibility of the entrance to the cathedral.

Over the last few years, the cathedral has also invested around £1.25m into the wider cathedral estate in the form of property renovations. The cathedral will continue to invest during the next five years, implementing a strategic programme of improvement across the cathedral estate.

### H3: Cathedral Quarter

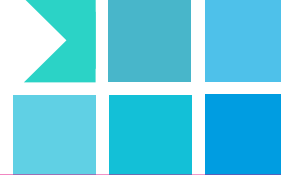
The Cathedral with its extensive property portfolio of buildings, surrounding grounds and gardens is of major importance to the success and revitalisation of the city centre. The Cathedral Quarter provides an opportunity to provide a much enhanced 'sense of place' building on its special character, heritage and ongoing mission.

### Linked Projects:

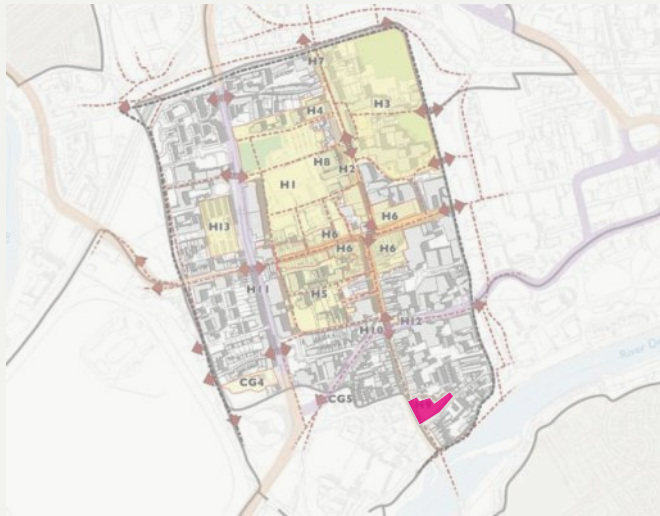
- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Pierpoint Lane Bin Store >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strong Room >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Hunter Street >
- Northgate >
- Town Hall Square >
- St Michael's Church >
- The Rows >

\*One City Plan Project Reference





## Former Quicks Garage



This site was identified in the One City Plan as having development potential. The most recent planning permission was received by Cheshire West and Chester Council on 21<sup>st</sup> December 2018 and is awaiting decision.

The proposed scheme includes the demolition of existing building on the site and redevelopment of the site to provide two ground floor commercial units, 43 apartments and five town houses with associated parking and amenity areas.



### H9: Former Quicks Garage

Located on Bridge Street, this former car showroom site has the potential for mixed use redevelopment which could include both new retail units and opportunities for residential use.

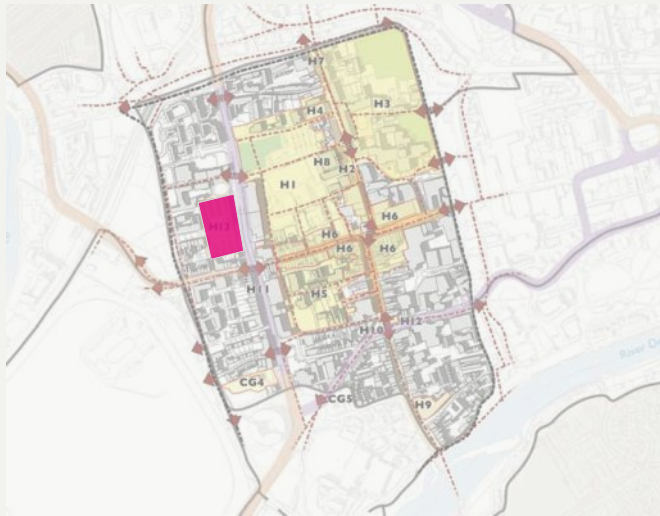
\*One City Plan Project Reference

Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: Private

### Linked Projects:

- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Pierpoint Lane Bin Store >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strong Room >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Hunter Street >
- Northgate >
- Town Hall Square >
- St Michael's Church >
- The Rows >

## Linenhall Stables



This site continues to be used as a temporary car park and remains an interesting site for development with the latest planning permission having been secured for 8 storey student accommodation.

This comprises 59 cluster flats and 143 studios with ancillary and communal facilities with landscaping and car parking.



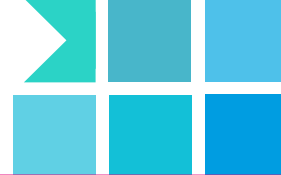
H13: Former Linenhall Stables  
Residential uses on this site are supported.

Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a

### Linked Projects:

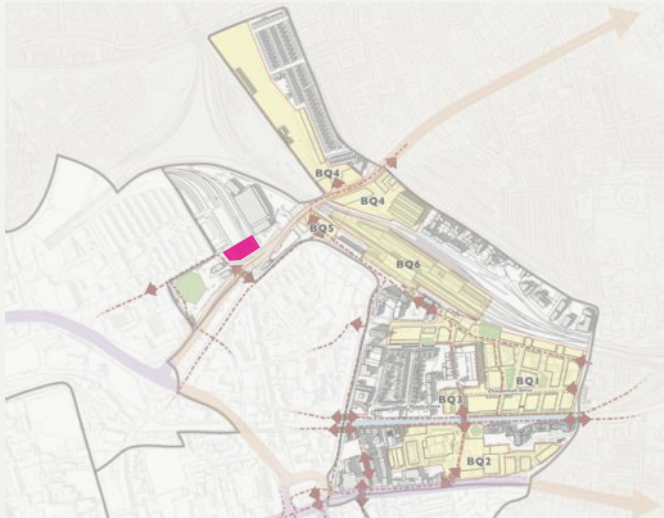
- Storyhouse >
- Town Hall Refurbishment >
- Cathedral at Heights >
- Pierpoint Lane Bin Store >
- Commonhall Street >
- Pepper Street Dining Quarter >
- Roman Strong Room >
- St Martins Park >
- Portico and Walls >
- Eastgate Clock >
- Hunter Street >
- Northgate >
- Town Hall Square >
- St Michael's Church >
- The Rows >

\*One City Plan Project Reference



## Black Diamond Street Car Park

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



This site has planning permission for the construction of purpose built student accommodation for 376 students, made up of 56 self contained studio rooms with the remainder of the accommodation provided in communal cluster flats.

The development includes communal social facilities including a cinema, games and common room. Car and secure bicycle parking is provided on site together.

A planning application was submitted in January 2019 for the extension of the temporary car park on the site for a further two years.



### BQ: Business Quarter

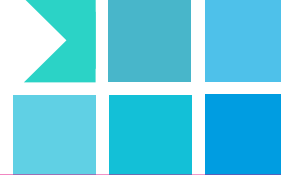
This area was the location of major urban changes during the industrial revolution and will deliver a mixed used scheme that will bring employment and activity through small, medium and large enterprises into the heart of the city centre.

### Linked Projects:

One City Place	>
Carriage Shed	>
Waitrose	>
Station Improvements	>
Station Car Park	>
Lead Shot Tower	>
Waitrose Hotel	>
CBQ Phase 2	>
City Gateway	>

\*One City Plan Project Reference





## Little Roodee Car Park



Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a

The Little Roodee is the main coach park for Chester and a public car park which provides 443 spaces. Little Roodee café and toilets provide facilities for visitors.

The Little Roodee car park is identified as a potential site within the One City Plan and there are currently no schemes in development.

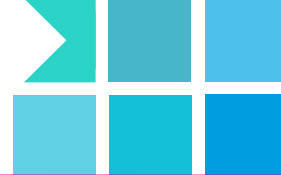
### Linked Projects:

The Architect	>
Propylaeum	>
HQ Public Realm	>
Riverside Innovation Centre	>

#### CG1: The Little Roodee

The Little Roodee's location is significant in making a major contribution to the emerging Castle Gateway area. It benefits from the southerly aspect of the river, neighbouring the racecourse to the west and linking to the river promenade to the east, leading to The Groves, and on to St John's Church and the Amphitheatre.

\*One City Plan Project Reference



## Public Realm Improvements

Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a



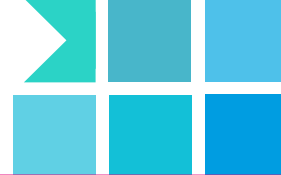
Improvements to Chester's public realm remain identified within the One City Plan and the supporting Chester Transport Strategy.

There are three primary areas for improvement:

- Northgate Street, Town Hall Square and St Werburgh Street
- St John Street, Little St John Street, Pepper St, Vicar's Lane
- Station Road, Brook Street, Frodsham Street, Kaleyards

Frodsham Street has been completed. Pavement improvements have also been implemented with upgrades to York stone as part of an ongoing maintenance programme for Chester.





## Former Argos Hotel Site



Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a

Planning approval was granted in December 2018 for change of use of the former Argos Extra Store to a 55 bedroom hotel.

The plans will retain the shop front with a café/breakfast room on the ground floor giving an active frontage onto Foregate Street.



### The Bars

The Bars may not be recognisable as a distinct area in its own right at present, but historically and in urban design terms, this pocket of Chester is very important. It is bounded by Gorse Stacks, the historic core, The Groves and the business quarter.

### Linked Projects:

[Former Bus Depot Tramways](#)



\*One City Plan Project Reference





Effective connectivity is key to achieving the ambitions set out in the One City Plan. Chester City Centre reflects a transport system that has evolved over many centuries. Enhancements and interventions are required to address the challenges that this presents. These are set out in full in the One City Plan.

Strategic transport ambitions for Chester are reflected in the Transport Strategy for the North, January 2019.

This Section provides an overview of transport infrastructure across all modes, a summary of transport projects already delivered and ongoing within Chester and those planned for the future.

Road



Projects



Rail



Environment



Walking and  
Cycling

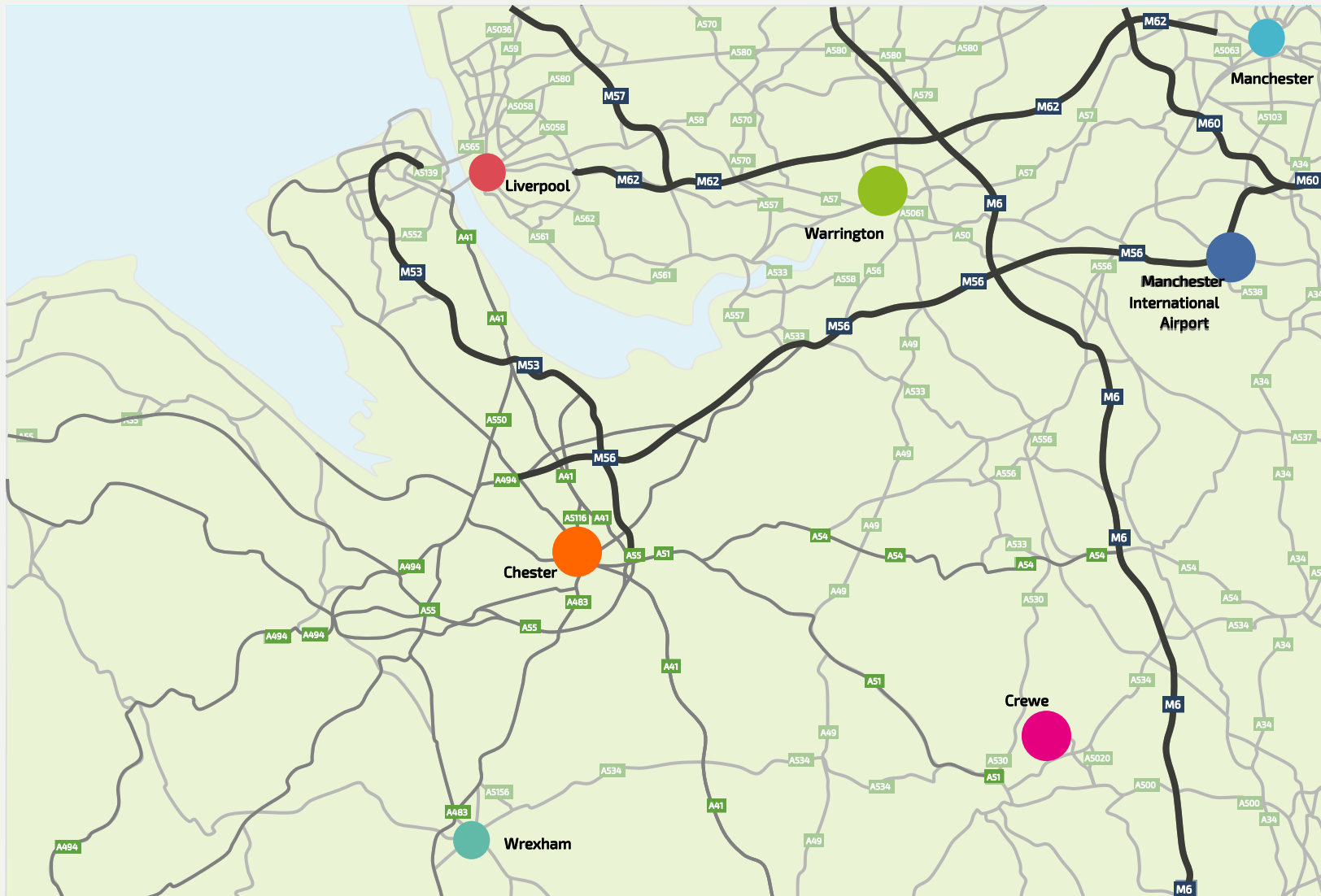


Strategies and  
Policies





## Major Roads



### Motorways

M56	M53	M62
M6	M60	M57

### Primary Roads

A483	A55	A51
A494	A41	A54

### Road Travel Times

Chester > Wrexham 25 mins

Chester > Liverpool 40 mins

Chester > Crewe 50 mins

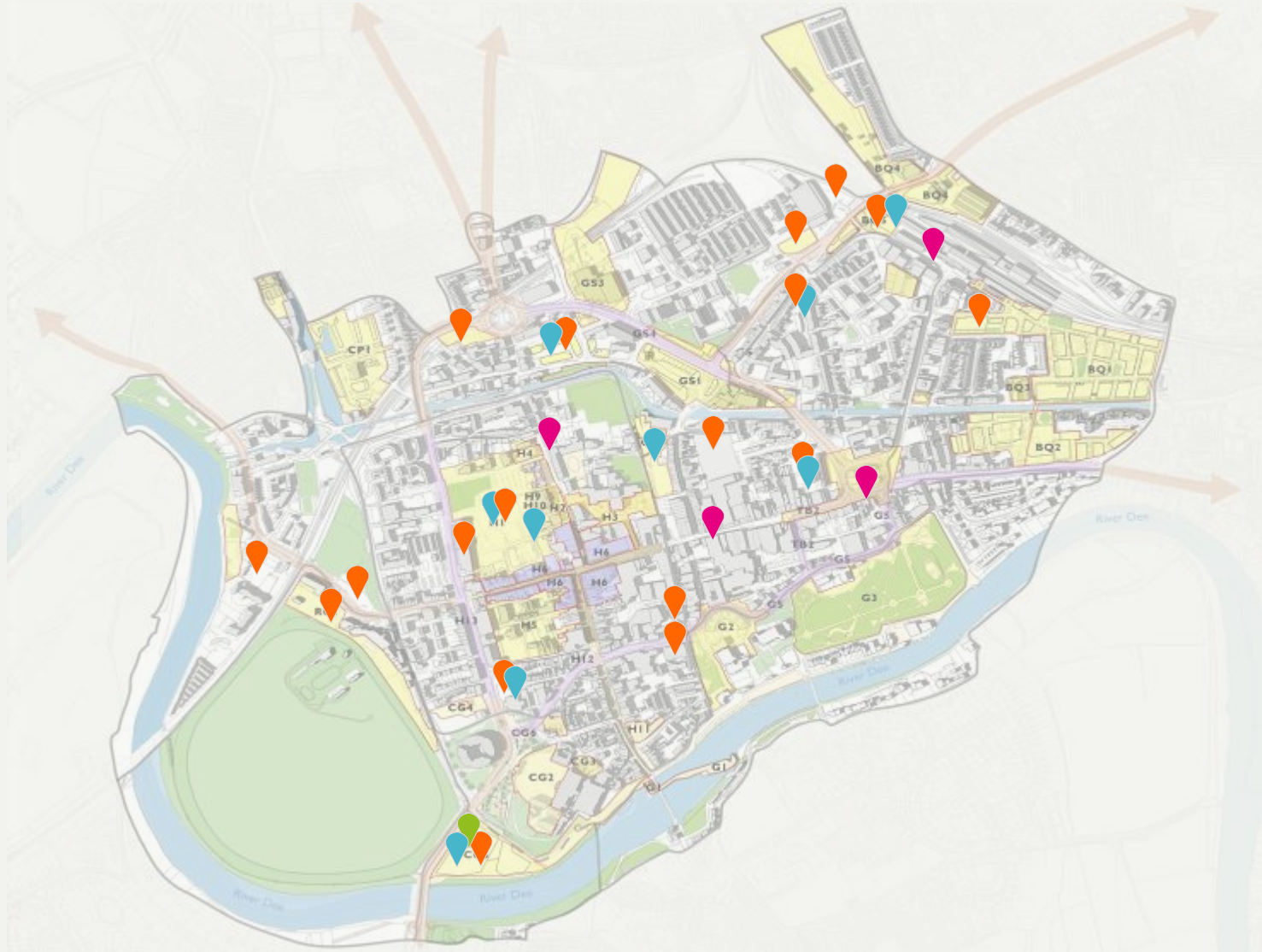
Chester > Manchester 60 mins

Chester > Manchester Airport 40 mins

Chester > Warrington 35 mins



## Parking







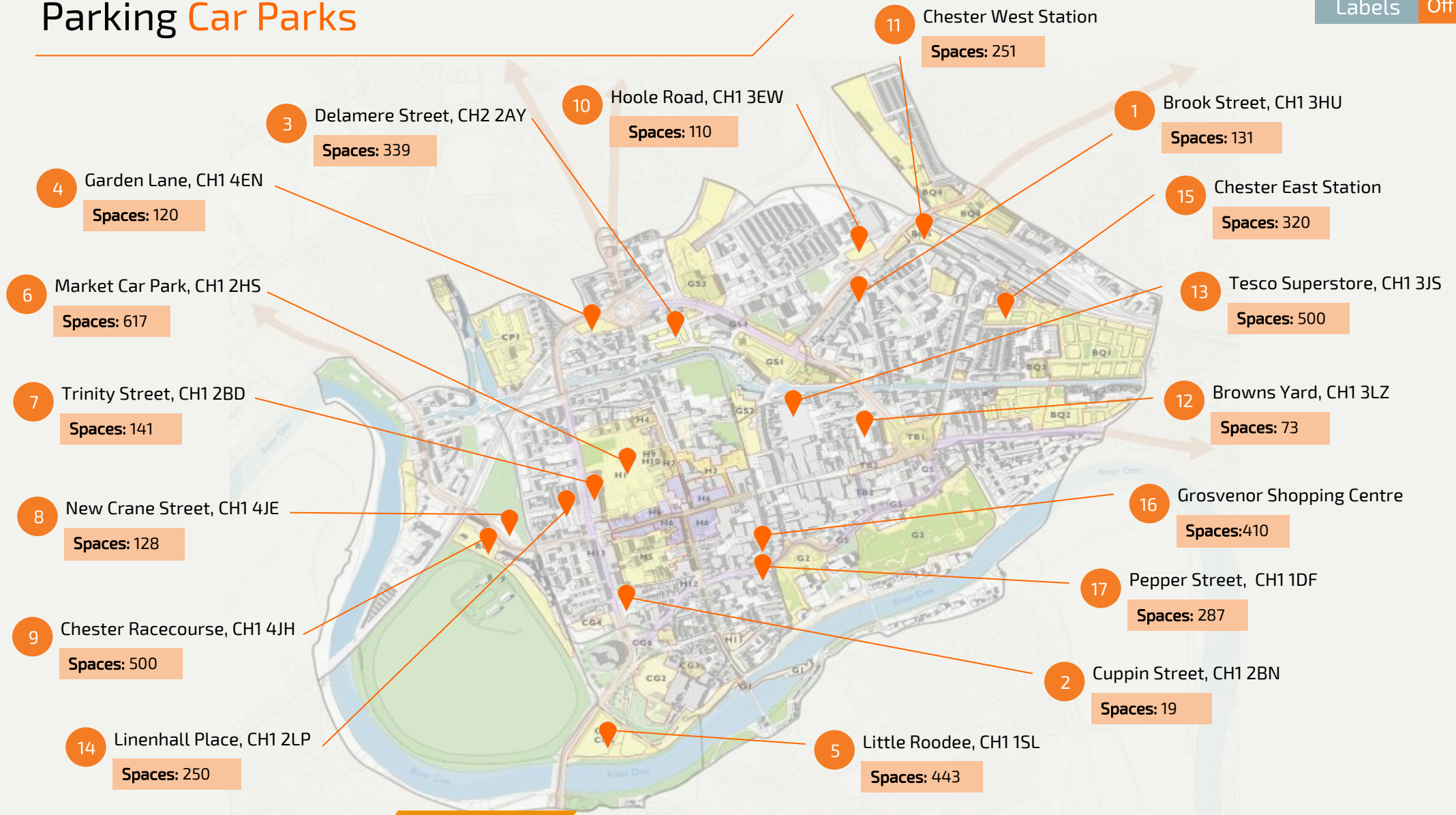
## Parking Car Parks

Labels On





## Parking Car Parks

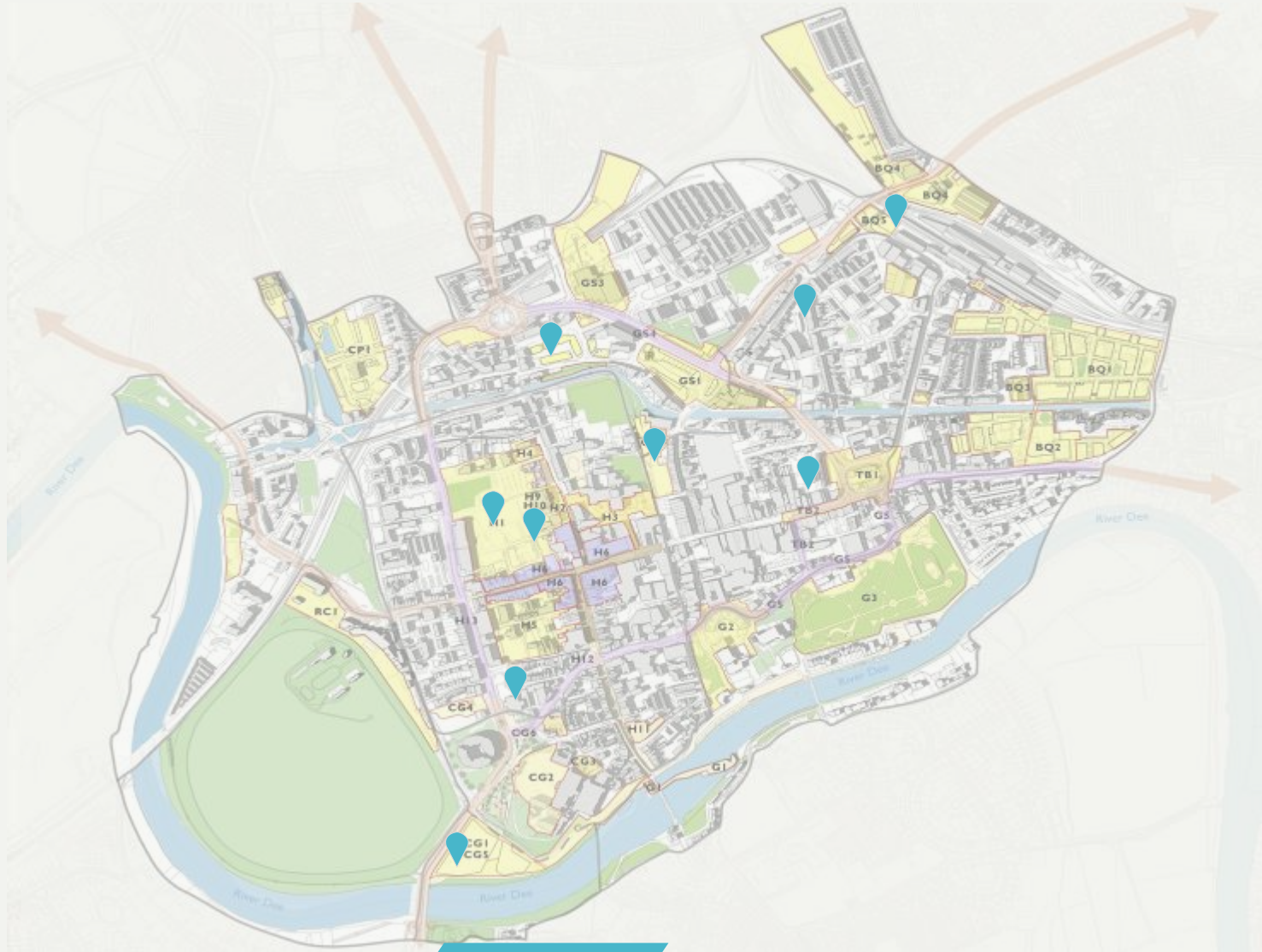


Table





## Parking Disabled Parking







## Parking Disabled Parking



Table



## Parking Coach Parking



Table





## Parking Coach Parking

1 Little Roodee, CH1 1SL

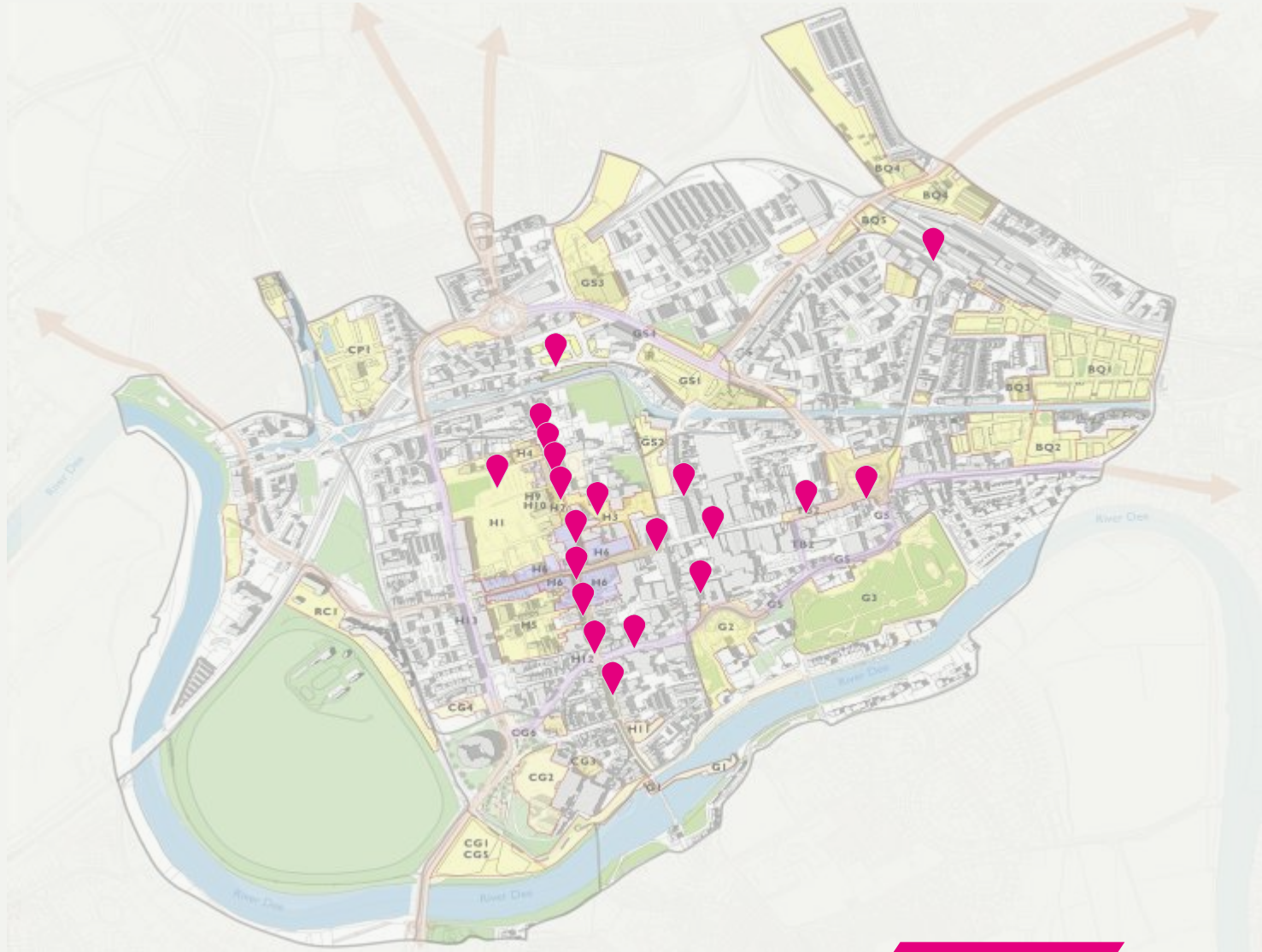


Table





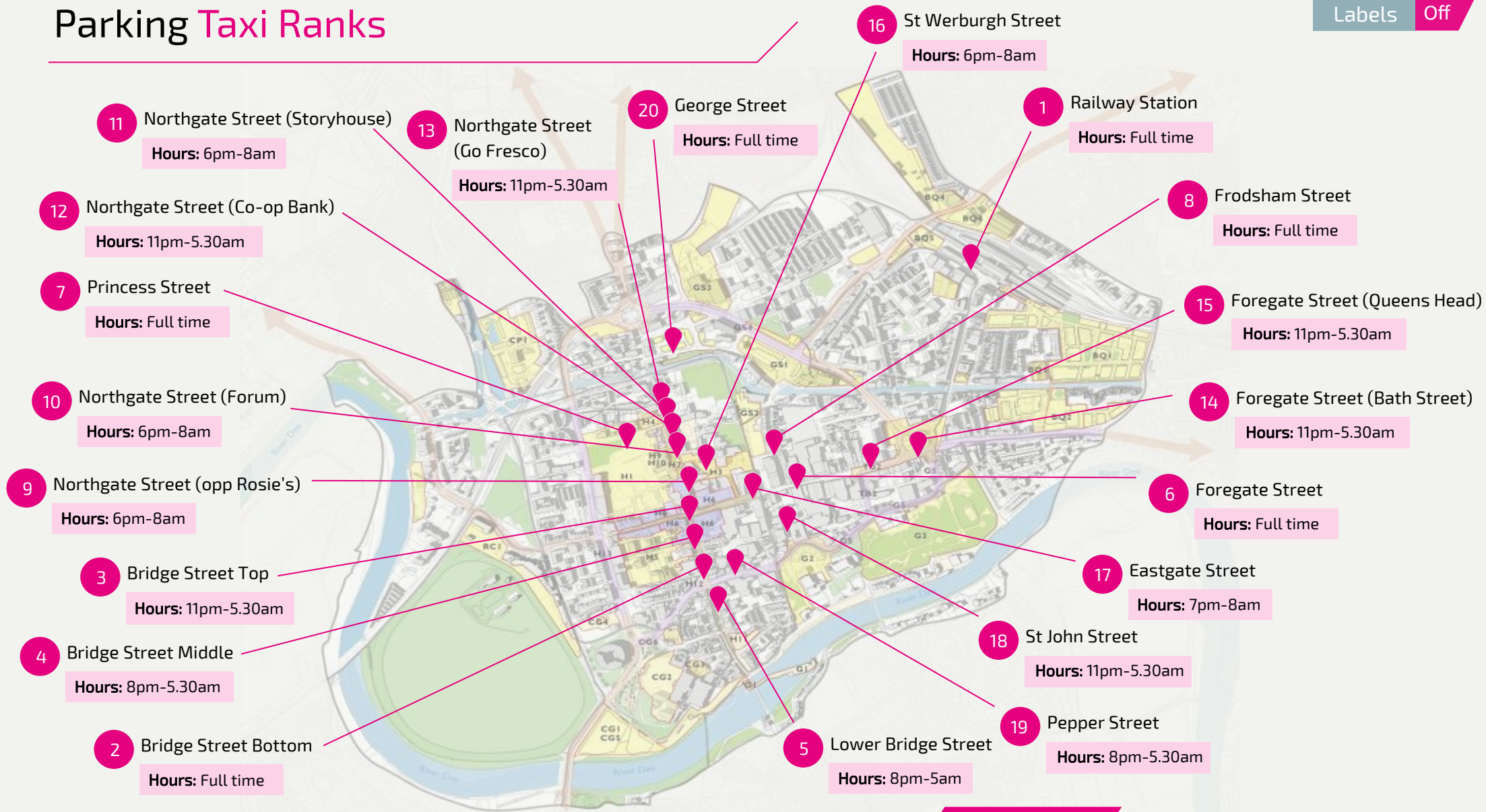
## Parking **Taxi Ranks**



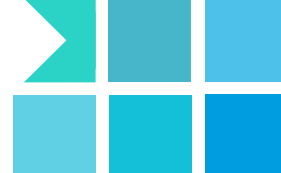
Table



## Parking Taxi Ranks



Table



## Parking Car Parks

### Table

	Address	Spaces	Opening Hours	Payment Methods	Charges
1	Brook Street, CH1 3HU	131	Mon-Sun 24 hours	Cash	£1 - up to one hour, £2 - up to two hours, £3 - up to four hours, £4 - up to six hours, £5 - over six hours
2	Cuppin Street, CH1 2BN	19	Mon-Sun 24 hours	Cash	£3 - up to one hour, £4.50 - up to two hours, £6 - up to four hours, £8 - up to six hours and £10 - over six hours
3	Delamere Street, CH2 2AY	339	Mon-Sun 6.30am-9pm	Cash and Card	£2.50 - up to one hour, £3 - up to two hours, £3.50 - up to three hours, £4 - up to four hours, £4.50 - up to five hours, £5 - up to six hours, £5.50 - up to seven hours and £6 - over seven hours
4	Garden Lane, CH1 4EN	120	Mon-Sun 24 hours	Cash	£1 - up to one hour, £2 - one to two, £3 - two to four hours, £4 - four to six hours and £5 - over six hours
5	Little Roodee, CH1 1SL	443	Mon-Sun 24 hours	Cash and Card	£5 - up to 12 hours and £8 - 12 to 24 hours
6	Market Car Park, CH1 2HS	617	Mon-Sun 6.30am-11.30pm	Cash and Card	£2.50 - up to one hour, £3 - up to two hours, £3.50 - up to three hours, £4 - up to four hours, £4.50 - up to five hours, £5 - up to six hours, £5.50 - up to seven hours and £6 - over seven hours
7	Trinity Street, CH1 2BD	141	Mon-Sun 24 hours	Cash	£3 - up to one hour, £4.50 - up to two hours, £6 - up to four hours, £8 - up to six hours and £10 over six hours
8	New Crane Street, CH1 4JE	128	Mon-Sun 24 hours	Cash	£5 all day

Continued >





## Parking Car Parks

### Table

	Address	Spaces	Opening Hours	Payment Methods	Charges
9	Chester Racecourse, CH1 4JH	500	Mon-Sun 24 hours	Cash	£5 all day weekdays,. £6 all day weekends
10	Hoole Road, CH1 3EW	110	Mon-Sun 24 hours	Cash and Phone	£1.80—up to one hour, £2.80—up to two hours, £3.80—up to three hours, £4.80—up to ten hours and £5.50 up to 24 hours
11	Chester West Station, Station Road, CH1 3NS	251	Mon-Sun 24 hours	Cash, Card and Phone	£8.00—up to 24 hours, £16.00—two days, £24.00—three days and £32.00—one week
12	Browns Yard, CH1 3LZ	73	Mon-Sun 24 hours	Cash and Card	£4.80—up to two hours, £7.80—up to four hours and £9.80—up to 24 hours
13	Tesco Superstore, CH1 3JS	500	Mon-Sat 7am –11pm Sun 11am—5pm	Cash and Card	Subject to minimum spend for up to 3 hour FREE parking. £5 - 1 hour free, £10 - 2 hours free, £25 - 3 hours free. Standard charge is £1.50 per hour.
14	Linenhall Place, CH1 2LP	250		Cash	£5 all day, £10 overnight
15	Chester East Station, Queens Road	320	Mon-Sun 24 hours	Cash, Card and Phone	£8.00—up to 24 hours, £16.00—two days, £24.00—three days and £32.00—one week
16	Grosvenor Shopping Centre, CH1 1EA	410	Mon –Sun 24 hours	Cash and Card	£2.80—up to one hour, £5.20—up to two hours, £7.80—up to three hours, £10.00—up to 24 hours
17	Pepper Street, CH1 1DF	287	Mon—Sun 7am—12am	Cash and Card	£3.50—up to one hour, £6.50—up to two hours, £9.50—up to four hours, £12.50—up to six hours

< Previous



## Parking Disabled Parking

### Table

	Address	Disabled Spaces	Opening Hours	Notes
1	Brook Street, CH1 3HU	6	Mon-Sun 24 hours	4 hours free for Blue Badge Holders
2	Chester Browns Yard, CH1 3LZ	2	Mon-Sun 24 hours	Blue Badge Holders are required to pay the standard charges as advertised in the car park.
3	Cuppin Street, CH1 2BN	2	Mon-Sun 24 hours	4 hours free for Blue Badge Holders
4	Delamere Street, CH2 2AY	12	Mon-Sun 6.30am-9pm	Blue Badge Holders are required to pay the standard charges as advertised in the car park.
5	Frodsham Street, CH1 3JJ	63	Mon-Sun 24 hours	4 hours free for Blue Badge Holders
6	Hamilton Place, CH1 2BG	9	Mon-Sun 24 hours	4 hours free for Blue Badge Holders
7	Little Roodee, CH1 1SL	9	Mon-Sun 24 hours	4 hours free for Blue Badge Holders
8	Market Car Park, CH1 2BB	8	Mon-Sun 6.30am-11.30pm	4 hours free for Blue Badge Holders
9	Station Road, CH1 3DR	6	Mon-Sun 24 hours	Blue Badge Holders are required to pay the standard charges as advertised in the car park.

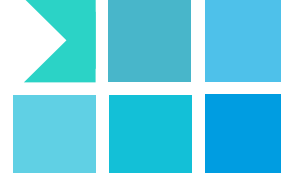


## Parking Coach Parking

### Table

Address	Spaces	Opening Hours	Charges
1 Little Roodee, CH1 1SL	n/a	Mon-Sun 24 hours	Up to three hours - £5.50 Three to six hours - £8 Over six hours - £10



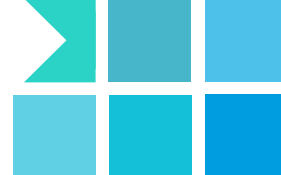


## Parking Taxi Ranks

Table

	Address	Hours	Spaces
1	Railway Station	Full time	15
2	Bridge Street Bottom (Café Nero)	Full time	4
3	Bridge Street Top (Swarovski)	11pm-5.30am	3
4	Bridge Street Middle (Carluccios)	8pm-5.30am	3
5	Lower Bridge Street	8pm-5am	3
6	Foregate Street	Full time	10
7	Princess Street	Full time	12
8	Frodsham Street	Full time	3
9	Northgate Street (Opp Rosie's)	6pm-8am	4
10	Northgate Street (Forum)	6pm-8am	6
11	Northgate Street (Storyhouse)	6pm-8am	3
12	Northgate Street (Co-op Bank)	11pm-5.30am	2
13	Northgate Street (Go Fresco)	11pm-5.30am	3

Continued >



## Parking Taxi Ranks

### Table

	Address	Hours	Spaces
14	Foregate Street (Bath Street)	11pm-5.30am	3
15	Foregate Street (Queens Head)	11pm-5.30am	3
16	St Werburgh Street	6pm-8am	6
17	Eastgate Street	7pm-8am	4
18	St John Street	11pm-5.30am	6
19	Pepper Street	8pm-5.30am	5
20	George Street	Full time	2

< Previous







## Chester Bus Interchange

Delivered in:	December 2016
Total Investment:	£10,000,000
Type of Investment:	Public



John Graham Construction was appointed in July 2015 as the construction contractor for the new Chester Bus Interchange and the associated public realm works on Gorse Stacks and Brookdale Place. Work began on site in September 2015 following the indefinite closure of Gorse Stacks short stay car park in August. In November 2015, the site boundary was extended out to the middle of Gorse Stacks when the road was narrowed from two lanes from the previous four becoming a one way street navigable in an eastbound direction for the duration of the construction period.

The construction programme lasted 15 months concluding at the end of December 2016 with the new Bus Interchange opening for operational service in May 2017.

### Awards:

- Winner Medium Category NW Institute Structural Awards, October 2017
- Winner of Accessible Transport Projects of the Year, Smarter Travel Live Awards, October 2018



### GS1: Lower Gorse Stacks and Cow Lane

Part of lower Gorse Stacks is currently being considered as an option for the location of a future bus facility. This should be implemented as part of a wider scheme in this area and tested as part of a masterplanning process. To support the bus facility the scheme could also incorporate a new retail opportunity.





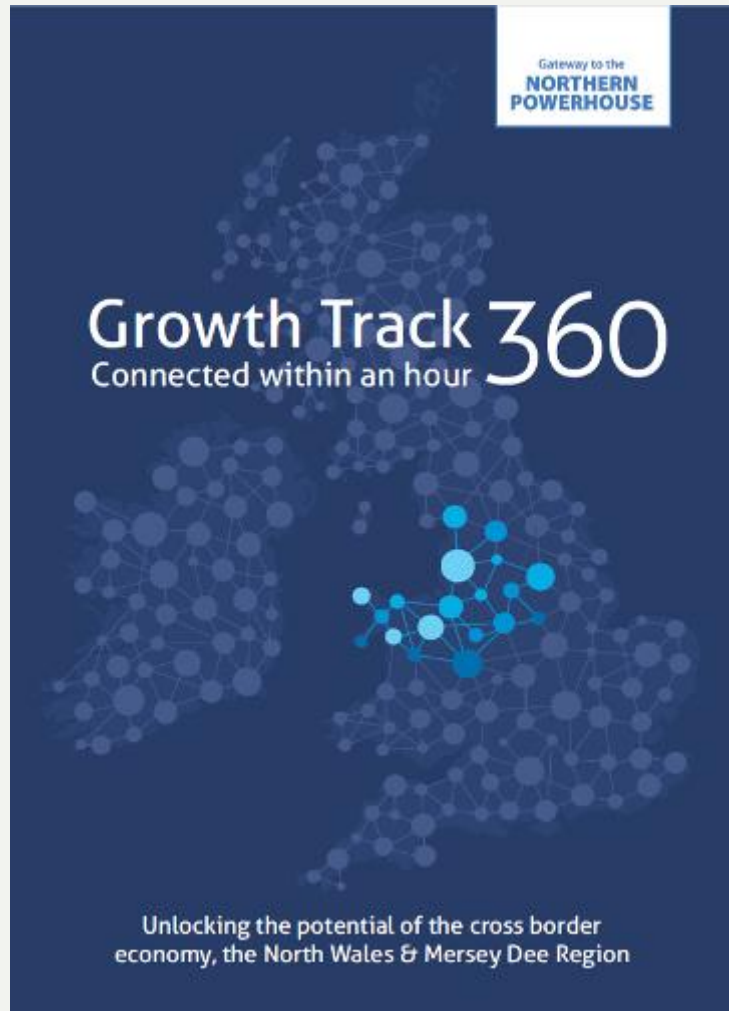
## Rail Growth Track 360

Published by:

Growth Track 360

Published in:

July 2016



Growth Track 360 has been launched to secure £1bn of rail improvements, which would transform the North Wales and Cheshire regional economy and deliver 70,000 new jobs over 20 years. It's being led by a cross-border alliance of business, political and public sector leaders.

The investments in our transport system outlined in this prospectus, will support the North Wales & Mersey-Dee (NW&MD) region in fully unlocking its economic potential, doubling our GVA and significantly increasing our contribution to the UK economy as a result.

If successful, it would lead to a massive boost to the North Wales, Cheshire and Wirral economies, linking them with the planned HS2 line between London and the North of England.

[Click here to view/download the prospectus](#)





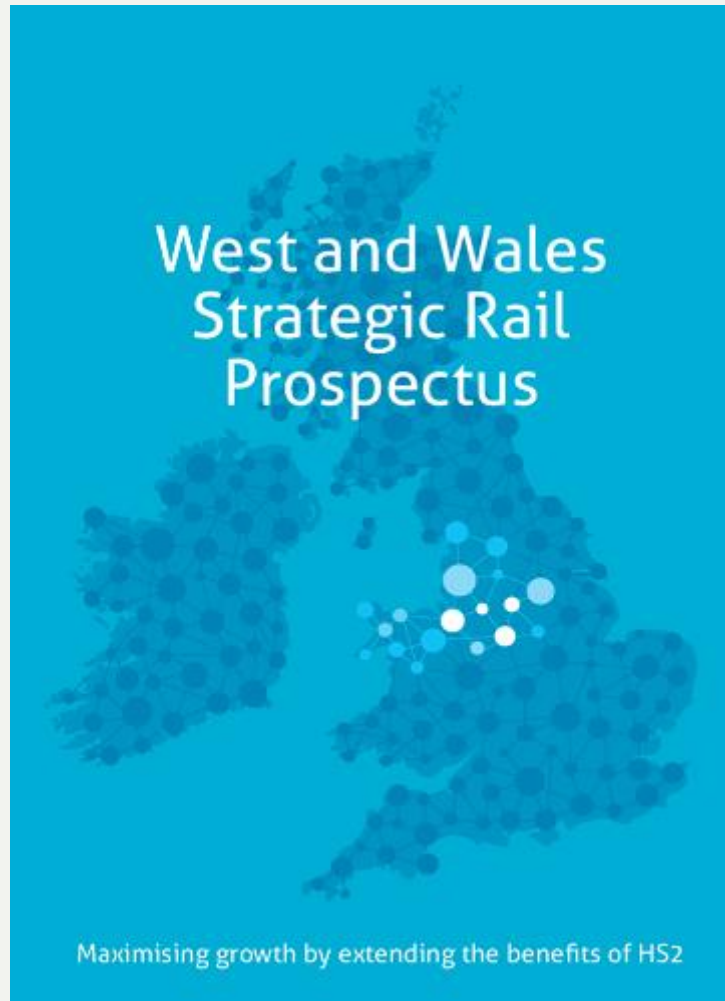
## Rail West and Wales Rail Prospectus

Published by:

Growth Track 360

Published in:

February 2018



The West and Wales Strategic Rail Prospectus sets out our long-term vision for improvements to the rail network and builds upon the excellent work and progress achieved to date through Growth Track 360, Constellation Partnership and Warrington New City. We have a strong and cohesive economy that does not recognise administrative boundaries. Over 1 million cross border (Wales-England) commuter movements occur with significant flows to Liverpool, Manchester and the Midlands.

In order to continue to support high levels of economic growth and housing we need to make travel by rail for local, regional and national journeys as accessible and attractive as possible. This will help deliver an integrated rail network that works for everyone.

[Click here to view/download the prospectus](#)



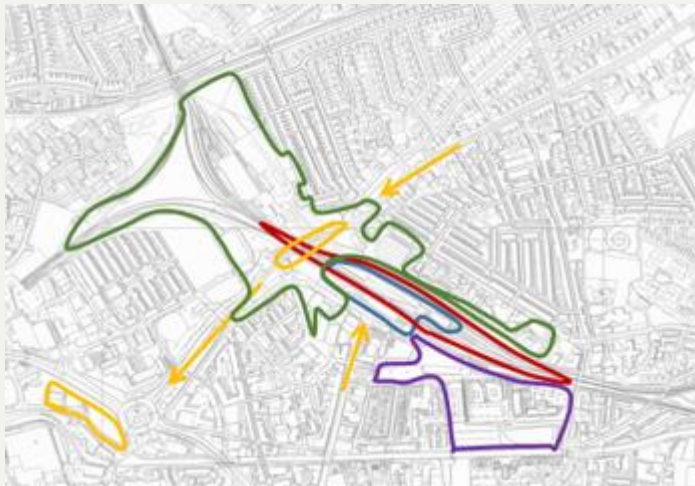
## Rail Chester City Gateway

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



Chester City Gateway is a regeneration and infrastructure programme with Chester Railway Station at its heart. The area, indicated on the plan below lies directly adjacent to CBQ. The objective is to deliver a combination of on and off track interventions which will unlock the full economic potential of CWaC and the wider West and Wales area. This is one of the key future regeneration areas for the City. The Programme consists of the following key components:

- Regeneration & Public Realm Improvements (Development opportunities, public realm improvements, link to historic city)
- Chester Station Enhancement (Renovated station, improved passenger experience, increase capacity, maximise commercial opportunities)
- Rail Service Enhancement (New platform capacity, track capacity, increase of services, more through trains)
- City Gateway Access (Hoole Bridge, pedestrian and cycle access, link to bus interchange, parking, A56 corridor)



### BQ4: City Centre North Gateway

On both sides of the railway tracks at the top end of Brook Street there is the potential to develop a commercial offer that compliments Chester Central (BQ1). This is a key gateway point into the city and it is under utilised at present. The vehicular bridge is very heavily trafficked and not an attractive crossing.



## Rail Station Improvements

Delivered in:	2010
Total Investment:	£11,000,000
Type of Investment:	Public/Private



Chester Rail Gateway Project was a 4 year regeneration programme which improved and renovated some key station facilities including a refigured concourse and remodelled Station Square.

This delivered enhanced physical and access improvements for both pedestrians and road users. Architectural lighting of the station façade was also installed to highlight the heritage features.

A broad partnership led the programme including train operating companies, Local Authorities the North West Development Agency and the Railway Heritage Trust.



### BQ6: Chester Rail Gateway Improvements

There is a need to continue to improve the station as the major gateway into Chester and to continue to invest in improving rail services, connectivity and the key pedestrian routes into the city centre. Investment in infrastructure and buildings should be maximised.





## Rail Station Car Park

Delivered in:	June 2014
Total Investment:	£659,000
Type of Investment:	Public



Within the framework of the Masterplan for Chester's Central Business Quarter a new station car park with 320 spaces was delivered as phase one delivery of Chester's new business quarter.

This helped relocate parking from the Carriage Sheds in order to create a new entrance to City Place.

A WW2 bunker was demolished during this scheme and interpretation of this heritage feature was reflected in the new public realm.



### BQ1: Chester Central

A major initiative for Chester is the business quarter in the east of the city. Using the Railway Station as a gateway to the city, some 500,00 sq.ft. of high quality new office space and new public realm will drive Chester's commercial offer and economic growth.



## Walking and Cycling Routes



### Walking

----- Suggested Walking Route

### Cycling

..... Black Route—Boughton Heath

..... Blue Route— City Centre

..... Pink Route—Chester Zoo

..... Purple Route—Westminster Park

..... Scarlet Route—Hoole / Vicars Cross

..... Silver Route—Blacon

..... Turquoise Route— Sealand Road



## Cycling Strategy

Published by:

Cheshire West and Chester Council

Published in:

February 2018

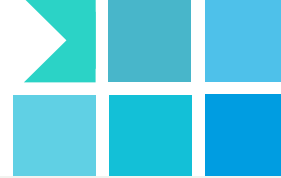


Cheshire West and Chester Council prepared a new Cycling Strategy for the Borough, listening to a wide range of views and suggestions on how to make improvements to cycling in the Borough to make it easier, safer, cheaper and more convenient.

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[Click here to view/download the strategy](#)





## Projects

### Future Projects

Chester Broughton  
Growth Corridor



Chester City  
Gateway



A51 Pinchpoints



Canal Towpath  
Enhancement



### Delivered Projects

Bus Interchange &  
Frodsham Street



NPIF Additional  
Lane



Posthouse A483/  
A55



Local Sustainable  
Transport Fund 1&2



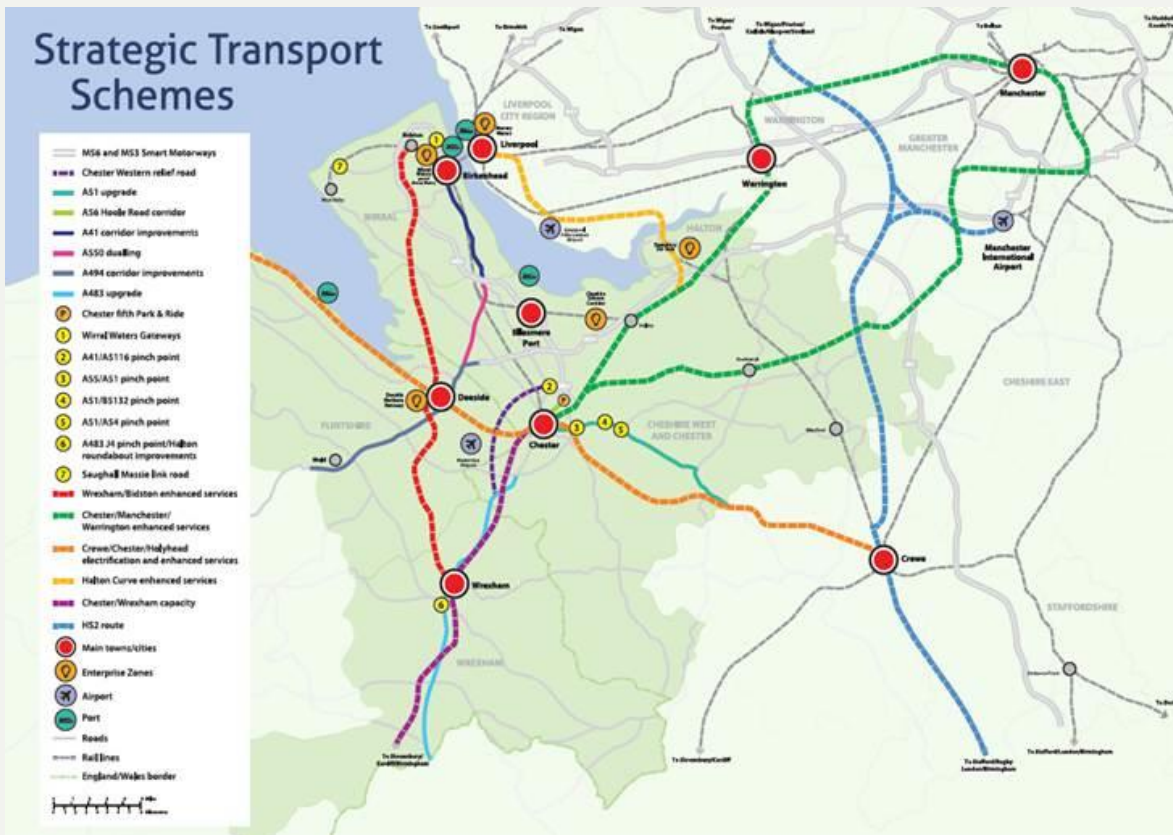
Shopper Hopper





## Chester Broughton Growth Corridor

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



New route alignment feasibility report for a potential new road link between Cheshire West and Chester and Flintshire essentially linking Chester to Broughton and the A55.

Looking to provide an alternative route alignment to the proposed line of the Chester Western Relief Road. This new route alignment will be known as the Chester – Broughton Growth Corridor.

The corridor options will review opportunities to improve access to the wider network particularly opportunities to further reduce congestion and improve capacity at the A55/A483 Posthouse Junction.



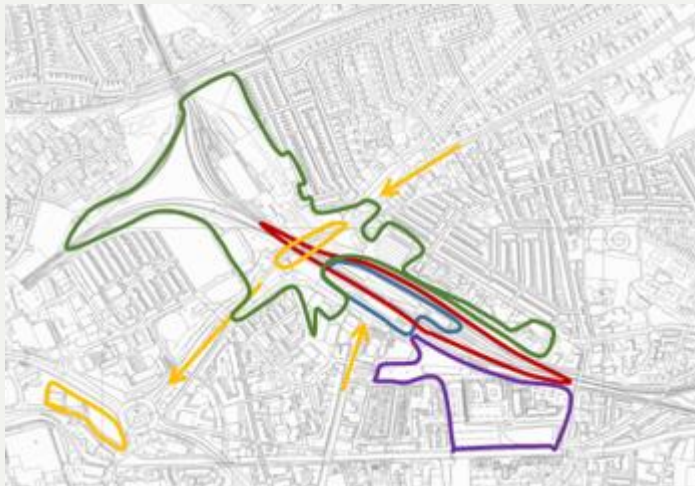
## Chester City Gateway

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



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## A51 Pinchpoints

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



### A51 Tarvin-Chester Improvement Scheme

(Cheshire and Warrington Local Enterprise Partnership and CW&C funded)

The scheme sought to address transport congestion problems between the M53/A55/A51 junction and the Tarvin roundabout, which is prone to congestion and travel delay, through a series of highway capacity improvements at key points along the corridor.

An outline business case was produced in March 2018 which is divided into 5 'cases' presenting evidence and analysis to show why the scheme is needed, demonstrate its value for money and evidence that the scheme is commercially viable, financially affordable and achievable.



Source: Bingmaps



## Canal Towpath Enhancements

Estimated Delivery:	March 2021
Total Investment:	£680,000
Type of Investment:	Public



Sustainable transport network improvements to the canal towpath surface and access points between Ellesmere Port and Chester will be delivered in partnership between the Council and the Canal and River Trust by 31st March 2021.

The Cheshire and Warrington Local Enterprise Partnership (LEP) has set aside funding to develop the A5117 cycle route, Sutton Way boulevard and to improve a stretch of the Shropshire Union Canal's towpath. The package aims to deliver high outputs against a relatively low level of investment - most significantly in terms of improved access to employment, housing, training and education and provides health, congestion and environmental benefits.



The money comes from a £5 million pot awarded to the LEP by the Government's local growth fund, with the rest of the cash going towards schemes in Crewe, Warrington and Wilmslow. Cheshire West and Chester Council will use £680,000 to improve a 2.2km stretch of the canal towpath between the A41, Ellesmere Port and Chester - along with a significant access improvement to the canal towpath in Chester.

A further £640,000 will be spent building the Sutton Way boulevard, in Ellesmere Port, which will link 2,000 new homes in Ledsham Road to Cheshire College South and West, the University Church of England Academy and the town centre.

That cycleway will connect to the Stanney Lane boulevard, which links to Ellesmere Port Sports Village, Cheshire Oaks and the Enterprise Zone.



## Bus Interchange & Frodsham Street

Delivered: Bus Interchange — May 2017

Frodsham Street — April 2017



John Graham Construction was appointed in July 2015 as the construction contractor for the new Chester Bus Interchange and the associated public realm works on Gorse Stacks and Brookdale Place. Work began on site in September 2015 following the indefinite closure of Gorse Stacks short stay car park in August. In November 2015, the site boundary was extended out to the middle of Gorse Stacks when the road was narrowed from two lanes from the previous four becoming a one way street navigable in an eastbound direction for the duration of the construction period.

The construction programme lasted 15 months concluding at the end of December 2016 with the new Bus Interchange opening for operational service in May 2017.

### Awards:

- Winner Medium Category NW Institute Structural Awards, October 2017
- Winner of Accessible Transport Projects of the Year, Smarter Travel Live Awards, October 2018

As part of the programme of works with the relocation of Chester Bus Interchange Frodsham Street underwent a complete transformation creating a new attractive link into the heart of the city.

A redesigned street created a pedestrian priority scheme, removing kerbs creating a form of shared space, with seating and totems reducing speeds and directing traffic from the pedestrian only zones which are marked with tactile strips.

Artist Katayoun Dowlatshahi designed the series of bespoke totems highlighting key heritage and historical features from the area. The improved street scene encourages more dwell time and helps create an improved trading environment, there have been new independent business occupiers since the scheme was delivered.







## NPIF Additional Lane

Delivered:

November 2017

Total Investment:

£1,200,000



### Congestion Relief Scheme - Additional lane A483 Wrexham Road, Chester

(Department for Transport, National Productivity Investment Fund (NPIF) funded, delivered by CW&C in November 2017)

New extra lane provided by widening the A483 Chester - inbound from a dual carriageway to a three lane road between Posthouse Roundabout and the Chester Business Park.

The scheme will improve traffic flow on the A55 as well as the A483 by dispersing traffic off the roundabout more speedily.

Resurfacing will also take place from the A483 Heron's Way roundabout, running adjacent to The King's School and up to a point just before Nuffield Health's Grosvenor Hospital.



## Posthouse A483/A55

Delivered:

June 2015

Total Investment:

£6,000,000



**Congestion Relief Scheme at Posthouse Roundabout A483/A55** (Highways England funded and delivered scheme in June 2015).

Posthouse roundabout is one of the busiest junctions in the north west, it was remodelled to provide an extra lane and new traffic lights to improve the flow of traffic through the junction. The A55/A483 project also involved installing new traffic lights at the A483 junction with Rough Hill, just south of Posthouse roundabout, and at the junction linking the A483 to the B5445 Wrexham Road, replacing the mini roundabout. These traffic lights have been synchronised with the new lights at Posthouse roundabout to improve the flow of traffic.

CCTV cameras have also been installed at the roundabout to allow traffic officers to monitor the junction and respond quickly to incidents, and a new footbridge takes pedestrians over the A55, close to the junction.





## Local Sustainable Transport Fund 1&2

Delivered: 2012-2015  
2015-2016



**Local Sustainable Transport Fund 1 (LSTF 2012-15) Grant promoting sustainable travel for the Chester and Ellesmere Port areas including Deeside.**

This Connect to Jobs package focused on the key travel to work corridor between Chester, Merseyside and Deeside where there are significant existing and emerging employment opportunities.

- Addressing local access for longer distance commuter trips
- Addressing local trips to work and training; and
- Marketing, promotion and smarter choices activities



**Local Sustainable Transport Fund 2 (LSTF 2015-16) Grant promoting sustainable travel for the Chester and Ellesmere Port areas including Deeside**

This Connecting the Atlantic Gateway package focused on the key travel to work corridor between Chester, Merseyside and Deeside (North East Wales) where there are significant existing and emerging employment opportunities.

- Achieving for more sustainable longer distance commuter trips;
- Addressing local trips to work and training; and
- Marketing, promotion and smarter choices activities





## Shopper Hopper

Delivered: June 2017 (Ongoing)



Following the relocation of the Chester Bus Interchange, for the convenience of passengers a free shuttle bus service called the "Shopper Hopper" was implemented.

The service runs from the new Chester Bus Interchange to the Town Hall with accessible buses running every 15 minutes from 8am to 6pm.



## Electric Vehicle Charging



### On Street Charging

Air quality in the Borough of Cheshire West and Chester is a high priority for the Council. A rise in air pollution over recent years is noted to have a corresponding negative effect on resident's health. The most significant local source of pollution in the Borough is through vehicle emissions.

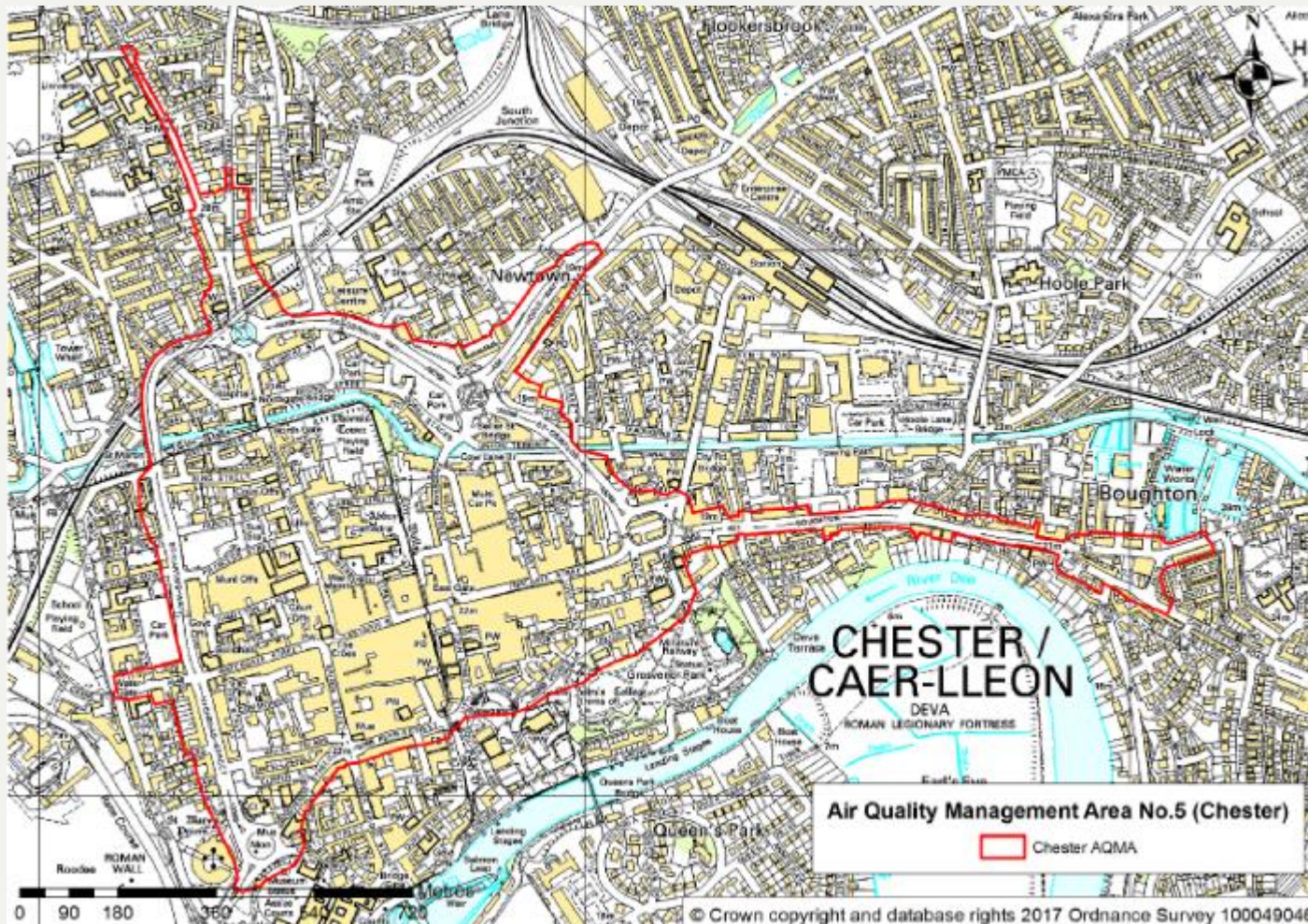
The availability of affordable and accessible domestic charging options is key to increasing the uptake of plug in vehicle in the UK. However, in many areas in the Borough, particularly in and around Chester, have terraced residential areas where off-street parking is not an option, presenting a barrier to plug-in vehicle adoption.

During the course of the study, The Council requested that the option of developing on street charging points in and around the Air Quality Management Area (AQMA) for Chester City, as a pilot for other areas be briefly explored.





## Air Quality Management Area



This Air Quality Management Area was declared for the whole of Chester City, incorporating the entire area within the inner ring road and the adjoining sections of Liverpool Road, Parkgate Road, Hoole Way, Boughton gyratory and Watergate Street.

A new initiative that emerged from the Low Emissions Strategy now allows fines to be handed to drivers who refuse to turn off their idling engines when requested by a traffic warden or car park attendant.

The approach is encouraging people to be responsible and persuade motorists not to leave their engine running particularly in the city centre.





## Low Emissions Strategy (Draft)

Published by:

Cheshire West and Chester Council

Consultation:

Ended January 2018

Low Emission Strategy (2017 - 2020)  
Cheshire West and Chester Council

October 2017

DRAFT

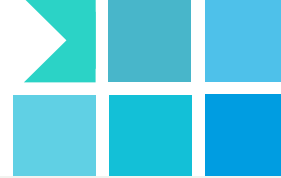


Cheshire West and Chester Borough Council consulted with residents, businesses and other key stakeholders within and around the borough, in connection with proposals for a Low Emission Strategy.

The proposal is "To produce a borough-wide Low Emission Strategy focused on reducing emissions from road vehicles and supporting more sustainable modes of transport with the ambition of improving the health of residents and reducing the number of deaths that arise every year attributable to poor air quality"

The consultation period ran from Monday 9 October 2017 to Friday 12 January 2018.

[Click here to view/download the draft strategy](#)



## Strategies and Policies

Chester Transport  
Strategy



Local Plan (Part One  
and Part Two)



Local Transport  
Plan



Growth Track 360



West and Wales Rail  
Prospectus



Cycling Strategy



Low Emissions  
Strategy (Draft)



Chester Parking  
Strategy



Parking Standards  
SPD



Travel Planning  
Guidance SPD












## Chester Transport Strategy Map



The map to the left highlights the recommended Historic Core Transport Improvement Schemes including; Public Realm enhancements, junction enhancements, New Gorse Stacks Bus Station, Coach parking enhancements, enhanced cycle routes and improved connectivity enhancements.

### Chester Transport Strategy >

-  Chester Railway Station
-  Chester Bus Interchange
-  Junction Enhancements
-  Connectivity Enhancements
-  Enhanced Cycle Routes
-  Traffic Management/ Public Realm Enhancements
-  Delivered—Frodsham Street Public Realm





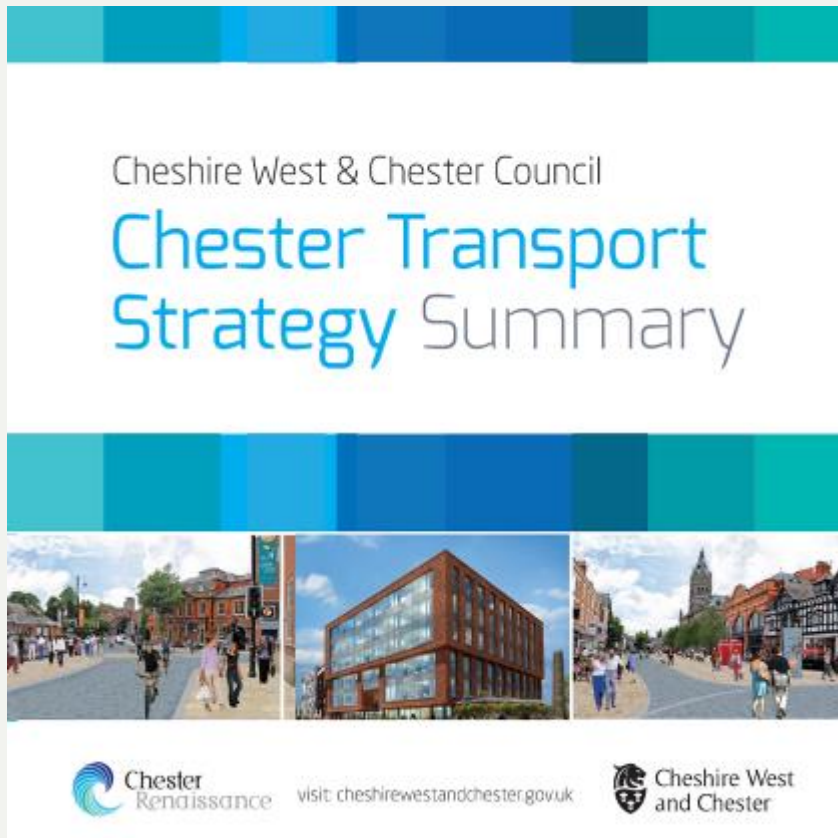
## Chester Transport Strategy

Published by:

Cheshire West and Chester Council

Published in:

February 2014



The Chester Transport Strategy sets out how we can work towards our vision, to ensure that the City of Chester can cope with likely future trends and opportunities to support economic growth.

The final recommendations fall under ten themes. These meet challenges that have been identified in the city's historic core, the wider city's urban area, and the longer distance journey-to-work catchment (outer area) extending to Wirral, parts of North Wales, and other towns in West Cheshire including Ellesmere Port and Northwich.

[Click here to view/download the strategy](#)



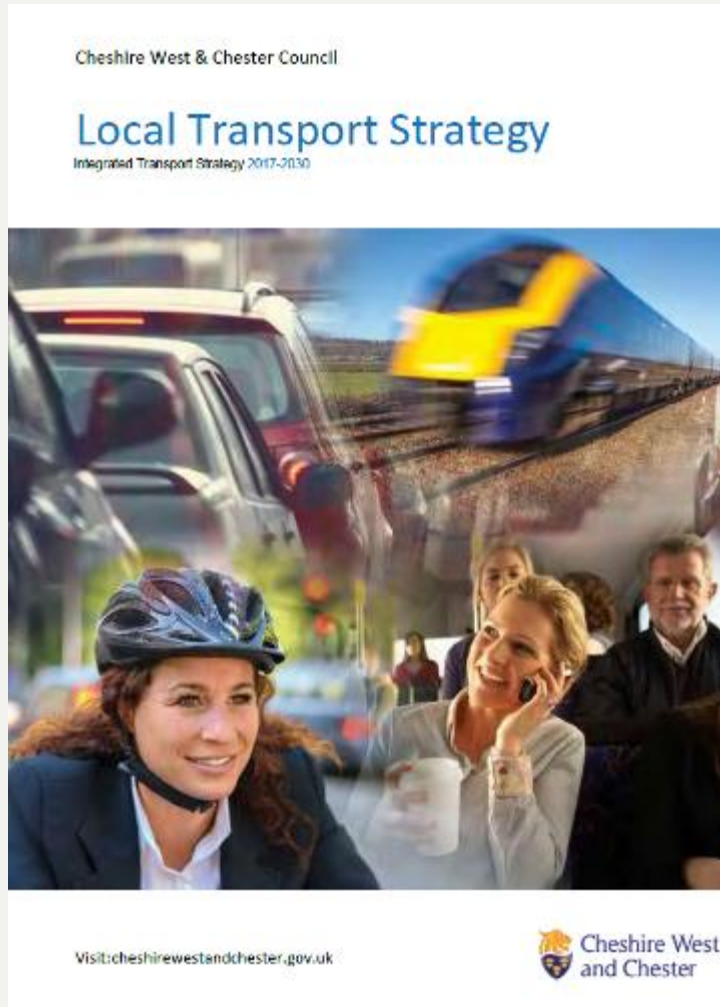
## Local Transport Plan

Published by:

Cheshire West and Chester Council

Published in:

2017



There have been many significant changes to both the national and local transport agenda since 2011 and, as a statutory document, the Council has a duty to keep the LTP under review to ensure that it remains relevant.

As a result, it was decided that the time was right to revisit and refresh the strategy in order to bring it up to date, to account for the changes that have occurred over the last five years and to respond to the likely challenges and opportunities that are to come in the years ahead.

[Click here to view/download the plan](#)



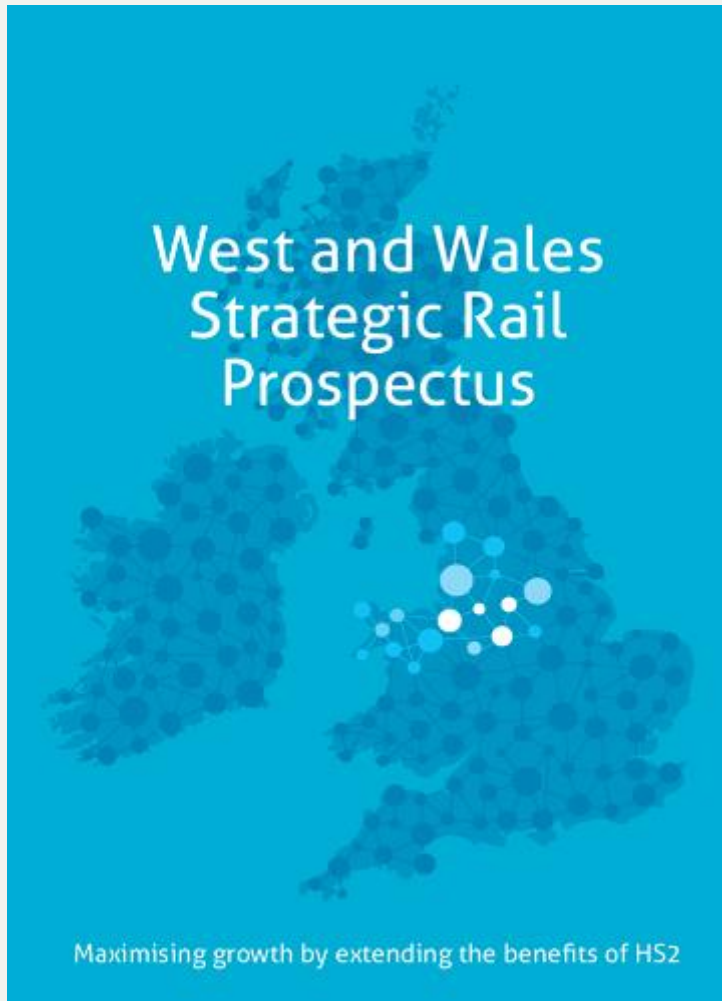
## West and Wales Rail Prospectus

Published by:

Growth Track 360

Published in:

February 2018



The West and Wales Strategic Rail Prospectus sets out our long-term vision for improvements to the rail network and builds upon the excellent work and progress achieved to date through Growth Track 360, Constellation Partnership and Warrington New City. We have a strong and cohesive economy that does not recognise administrative boundaries. Over 1 million cross border (Wales-England) commuter movements occur with significant flows to Liverpool, Manchester and the Midlands.

In order to continue to support high levels of economic growth and housing we need to make travel by rail for local, regional and national journeys as accessible and attractive as possible. This will help deliver an integrated rail network that works for everyone.

[Click here to view/download the prospectus](#)





## Low Emissions Strategy (Draft)

Published by:

Cheshire West and Chester Council

Consultation:

Ended January 2018

Low Emission Strategy (2017 - 2020)  
Cheshire West and Chester Council

October 2017

DRAFT



Cheshire West  
and Chester

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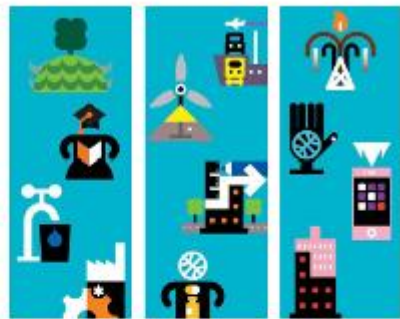
## Parking Standards SPD

Published by:

Cheshire West and Chester Council

Published in:

May 2017



### Parking Standards Supplementary Planning Document

May 2017

Cheshire West and Chester Council



This Supplementary Planning Document (SPD) provides recommended guidelines for parking provision for new development and changes of use. It aims to address traffic congestion and poor air quality through the appropriate control of the amount and design of car parking associated with development.

The SPD covers:

- Parking guidelines for houses and flats;
- Parking guidelines for other development;
- Disabled parking;
- Cycle parking;
- Electric vehicle charging points and
- Parking design.

[Click here to view/download the document](#)



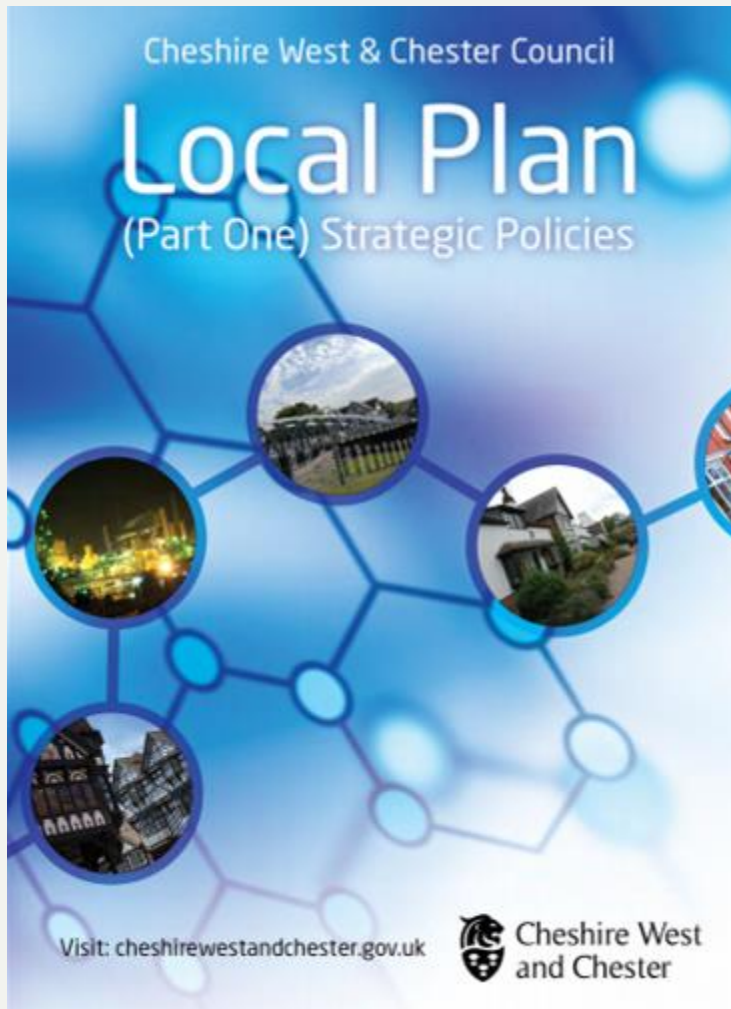
## Local Plan (Part One and Two)

Published by:

Cheshire West and Chester Council

Published in:

January 2015



The Cheshire West and Chester Local Plan (Part One) Strategic Policies is the first local development document to be produced by Cheshire West and Chester Council. The purpose of this Plan is to provide the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. The Local Plan (Part One) will be the starting point when considering planning applications and is supported by the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

The Local Plan (Part One and Part Two) includes policies that have been informed by a suite of evidence base documents prepared to support the Plans to ensure that the policies reflect locally determined priorities for new homes, jobs, the environment and infrastructure development.

[Click here to view/download the plans](#)





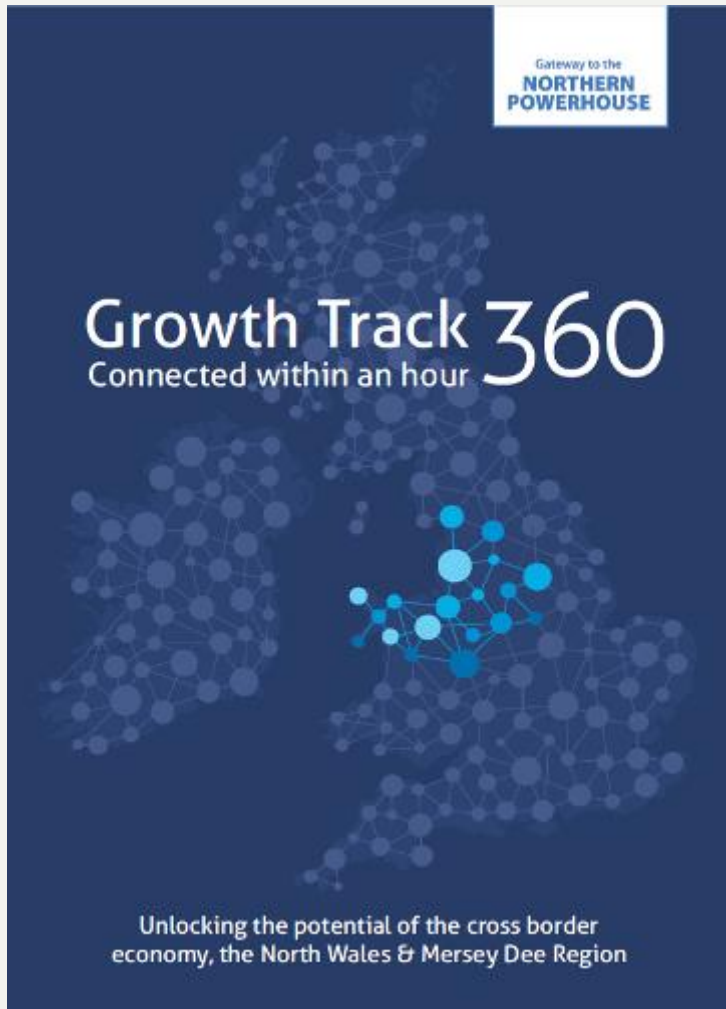
## Growth Track 360

Published by:

Growth Track 360

Published in:

July 2016



Growth Track 360 has been launched to secure £1bn of rail improvements, which would transform the North Wales and Cheshire regional economy and deliver 70,000 new jobs over 20 years. It's being led by a cross-border alliance of business, political and public sector leaders.

The investments in our transport system outlined in this prospectus, will support the North Wales & Mersey-Dee (NW&MD) region in fully unlocking its economic potential, doubling our GVA and significantly increasing our contribution to the UK economy as a result.

If successful, it would lead to a massive boost to the North Wales, Cheshire and Wirral economies, linking them with the planned HS2 line between London and the North of England.

[Click here to view/download the prospectus](#)



## Cycling Strategy

Published by:

Cheshire West and Chester Council

Published in:

February 2018



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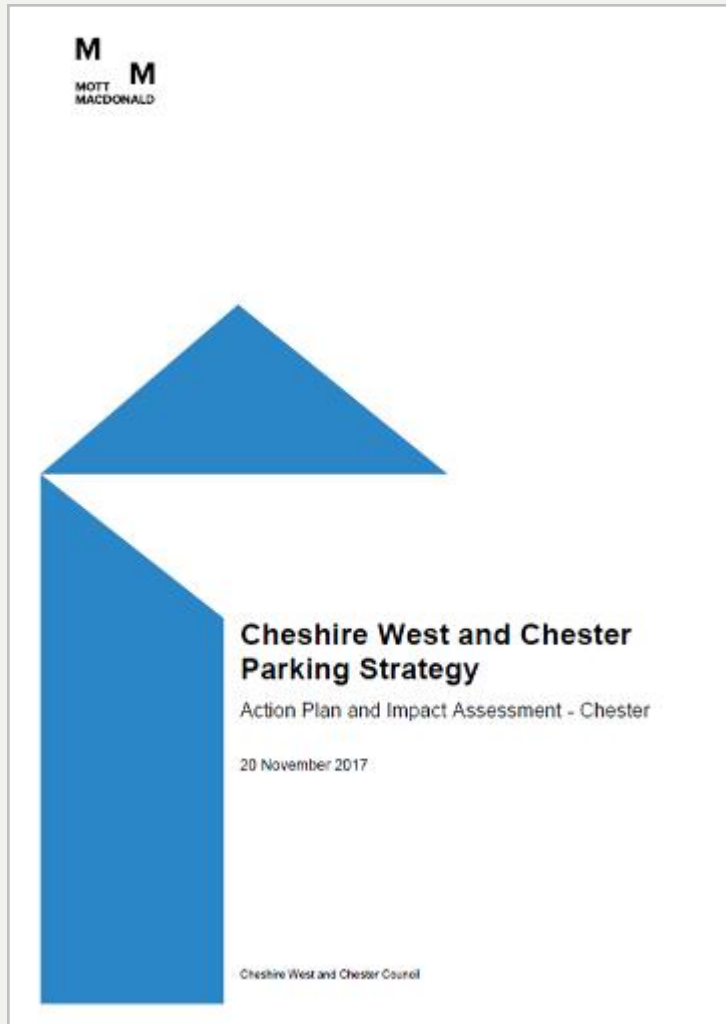
## Chester Parking Strategy

Published by:

Cheshire West and Chester Council

Published in:

November 2017



Specialist transport consultants, Mott MacDonald, were commissioned by the Council to undertake a borough-wide parking study. The primary aim of the study was to carry out a review of all parking-related matters in Cheshire West and Chester to identify options and recommend actions, ensuring they are consistent with the Council's other strategies and policies. The study also takes into account future developments and regeneration proposals.

The Parking Strategy was subject to widespread public consultation. After the consultation the recommendations were adopted by the Council, subject to pre-implementation action plans being prepared for each centre.

[Click here to view/download the strategy](#)





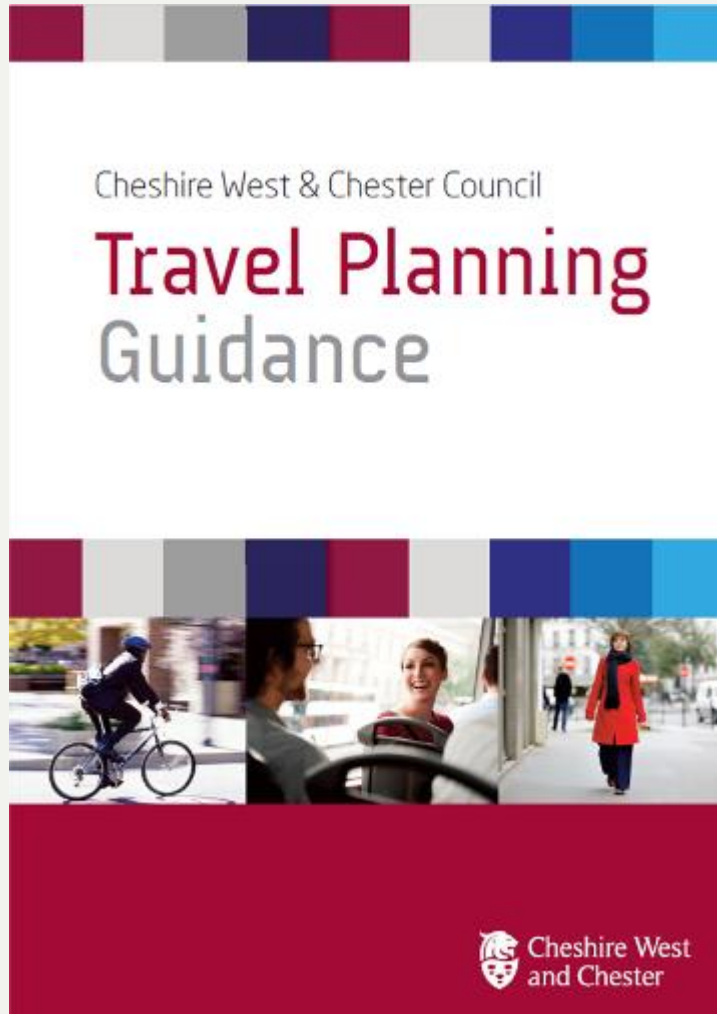
## Travel Planning Guidance SPD

Published by:

Cheshire West and Chester Council

Published in:

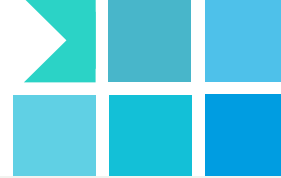
May 2017



This Travel Planning Guidance Supplementary Planning Document (SPD) sets out the standard required for travel plans developed and implemented through the planning process. It also provides good practice advice for travel plans produced on a voluntary basis. It aims to provide a methodology for effective monitoring and review of travel plans and sets out further information sources and useful travel planning contacts.

The document builds on previous County level guidance<sup>1</sup> and aims to ensure that travel plans are produced in a consistent and timely manner, benefiting both the applicant and the authority through contributing to sustainability objectives of the area.

[Click here to view/download the document](#)



Cheshire West has a diverse visitor economy, which has seen continued growth over the past seven years with potential for further growth. The city of Chester welcomes over 12m visitors each year and its culture, heritage and leisure activities are all drivers for the visitor economy of the borough.

With continuous growth since 2010 the visitor economy in Cheshire West and Chester has an economic impact of £2bn and a growth rate of 4.4%. Major attractions to the city and surrounding area include Chester Zoo, 1.8m visitors in 2017, the Rows and Roman Walls and Amphitheatre, Grosvenor Museum, Chester Cathedral and Chester Racecourse, which attracts up to 25k visitors per meeting, and Storyhouse had an incredible 1m visitors in its first year of operation.

Permanent attractions are complemented by a lively mix of year round festivals, events and exhibitions at locations throughout the city attracting large audiences.

The city also has waterways, parks and gardens to explore, with the River Dee, Canals and tow paths in the heart of the city and out in to the surrounding area creating an attractive and vibrant mix .

Hotels



Data

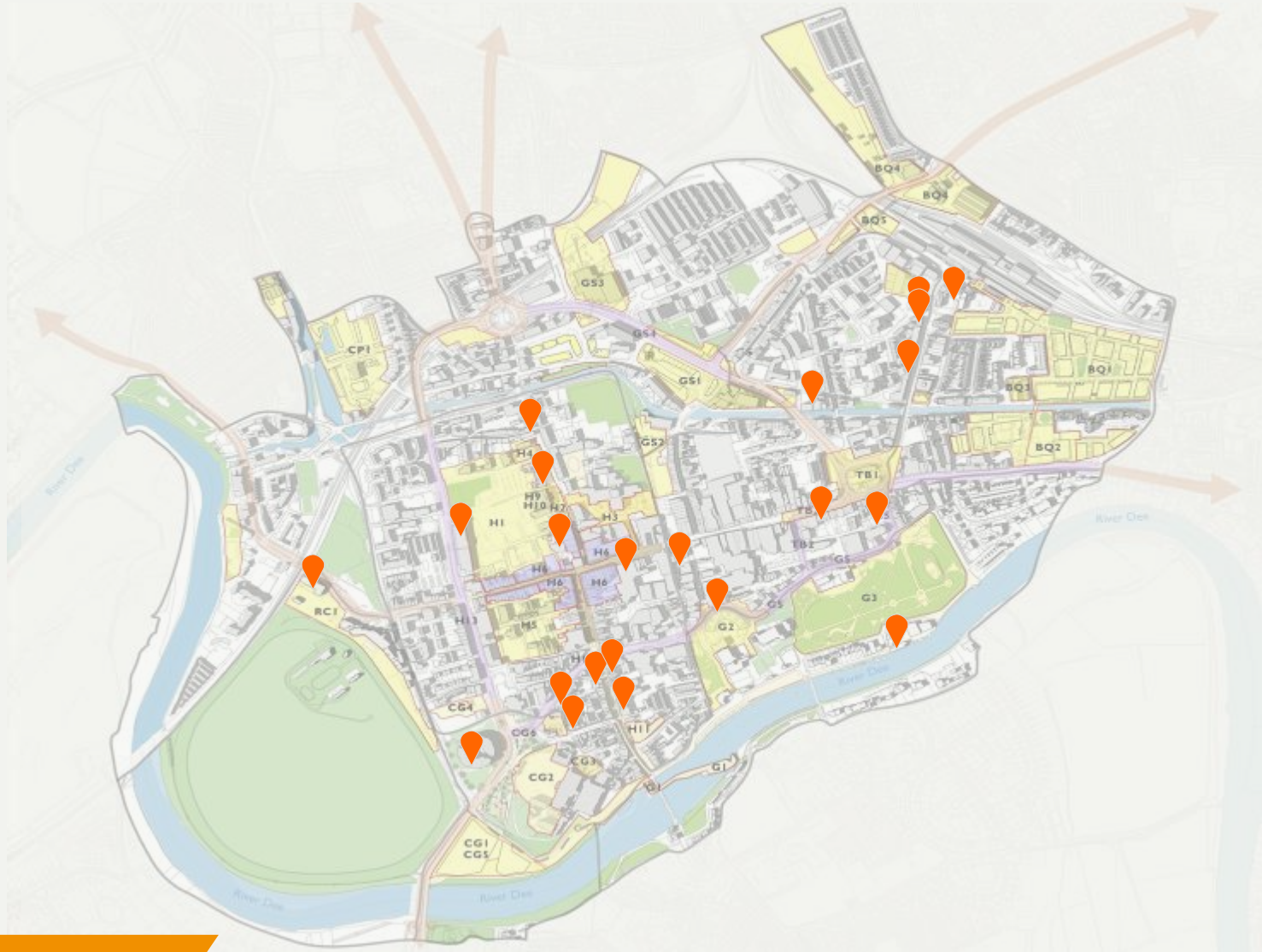








## Existing Hotels



Table

Overview

Existing  
Hotels

Existing  
Apartments

Existing  
Airbnb's

On Site  
Hotels

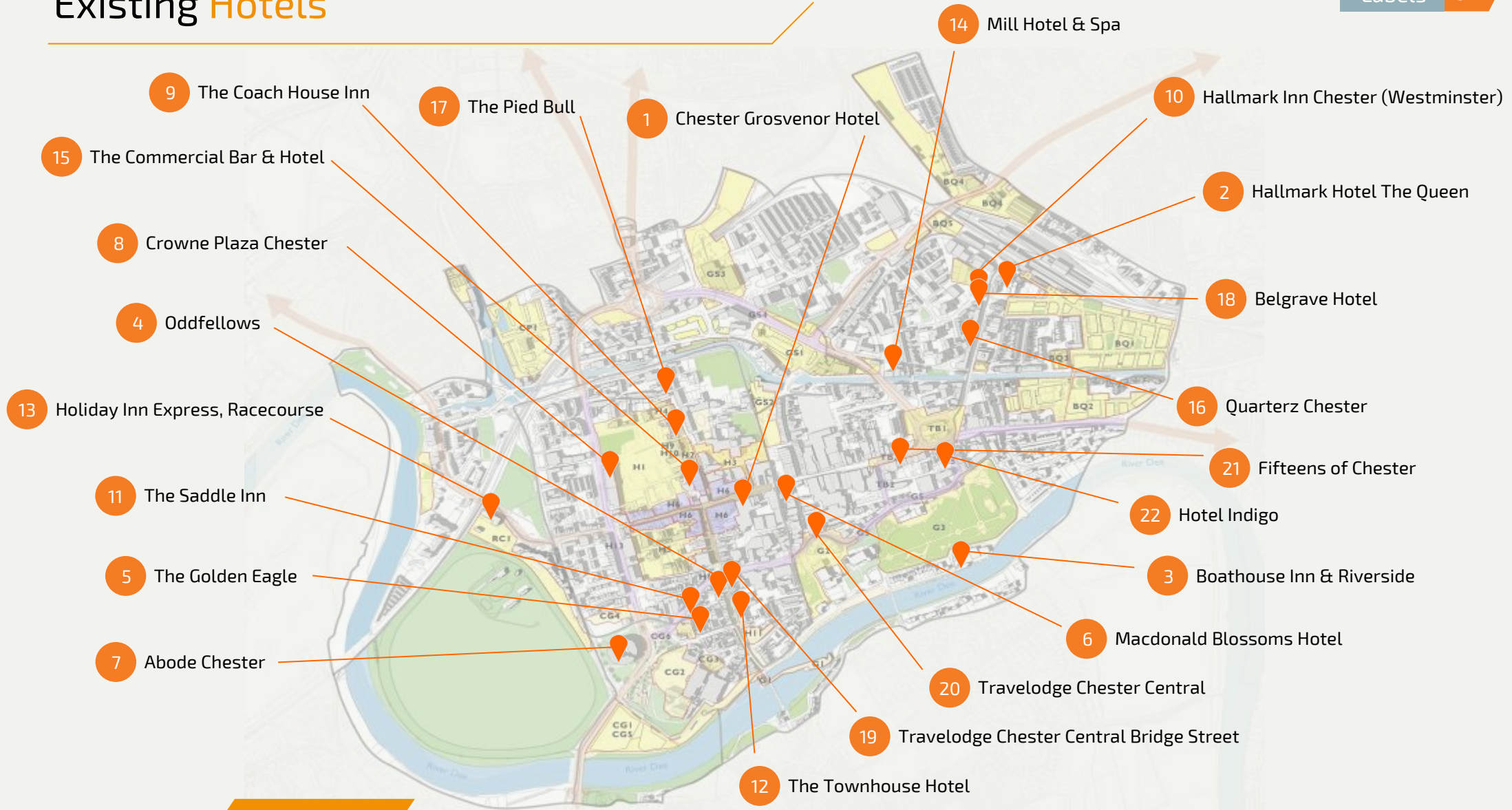
Approved  
Hotels

Awaiting  
Decision

Home



## Existing Hotels



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Overview

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Hotels

Existing  
Apartments

Existing  
Airbnb's

On Site  
Hotels

Approved  
Hotels

Awaiting  
Decision

Home



 Home





## Existing Apartments





## Existing Airbnb's



\*\*\*Please note these locations are estimates as Airbnb does not disclose exact location information until after a booking is confirmed.





## Hotels On Site







## Hotels On Site

1 Demolition of vacant office building and construction of new hotel, Land at Forest Street, Chester

**Number of Rooms: 65**

**Operator:** EasyHotel

2 Change of use of part of Grosvenor Shopping Centre to a hotel, Pepper House, Pepper Street, Chester

**Number of Rooms: 94**

**Operator:** Premier Inn

3 Erection of a hotel development and associated landscaping, Land adjacent to Waitrose, Boughton, Chester

Number of Rooms: 192

**Operator:** Moxy Hotels





## Hotels Approved







## Hotels Approved





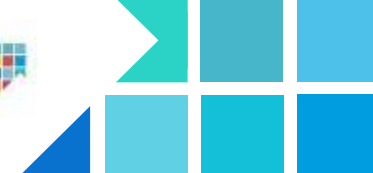




## Hotels Awaiting Decision

Labels Off





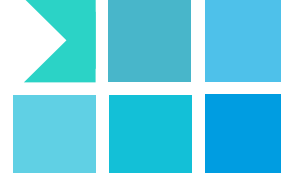
## Existing Hotels

Table

	Name	Address	No. of Rooms	Grade	Average £pn.
1	The Chester Grosvenor	Eastgate Street, Eastgate, Chester, CH1 1LT	80	★★★★★	£200pn
2	Hallmark Hotel The Queen, Chester	City Road, Chester, CH1 3AH	212	★★★★	£83pn
3	The Boathouse Inn & Riverside	21 The Groves, Chester, CH1 1SD	21	★★★★	£110pn
4	Oddfellows	20 Lower Bridge Street, Chester, CH1 1RS	18	★★★★	£159pn
5	Golden Eagle	18 Castle Street, Chester, CH1 2DS	3	★★★★	£70pn
6	Macdonald Blossoms Hotel	St John St, Chester, CH1 1HL	67	★★★★	£107pn
7	Abode Chester	Grosvenor Road, Chester, CH1 2DJ	85	★★★★	£109pn
8	Crowne Plaza Chester	Trinity Street, Chester, CH1 2BD	160	★★★★	£177pn
9	The Coach House Inn	39 Northgate Street, Chester, CH1 2HQ	9	★★★★	£100pn
10	Hallmark Inn Chester (Westminster)	City Road, Chester, CH1 3AF	75	★★★	£49pn
11	The Saddle Inn	21 Grosvenor Street, Chester, CH1 2DD	9	★★★	£95pn
12	The Townhouse Hotel	49-51 Lower Bridge Street, Chester, CH1 1RS	18	★★★	£80pn
13	Holiday Inn Express, Racecourse	New Crane Street, Chester, CH1 2LY	97	★★★	£68pn
14	Mill Hotel & Spa	Milton Street, Chester, CH1 3NF	132	★★★	£115pn

Continued >





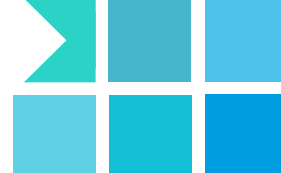
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### Table

	Name	Address	No. of Rooms	Grade	Average £pn.
15	The Commercial Bar & Hotel	Northgate Street, Chester, CH1 2HG	5	★ ★ ★	£85pn
16	Quarterz Chester	39 - 43 City Road, Chester, CH1 3AE	38	★ ★ ★	£48pn
17	The Pied Bull	Northgate Street, Chester, CH1 2HQ	31	★ ★ ★	£84pn
18	Belgrave Hotel	61 City Road, Chester, CH1 3AE	34	★ ★	£50pn
19	Travelodge Chester Central Bridge Street	Windsor House, Pepper St, Chester, CH1 1DF	112	★ ★	£44pn
20	Travelodge Chester Central	Little St John St, Chester, CH1 1DD	60	★ ★	£34pn
21	Fifteens of Chester	98 Foregate Street, Chester, CH1 1HB	6	n/a	£90pn
22	Hotel Indigo	Grosvenor Park Road, Chester, CH1 1QQ	75	★ ★ ★ ★ ★	£130pn

\*\*\*Please note these prices were all obtained for a particular example date of stay and may not represent the overall average cost per night

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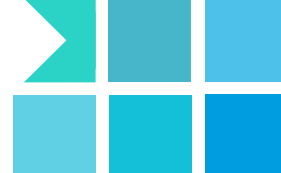


## Existing Apartments

Table

	Name	Address	No. of Apts	Grade	Average £pn.
1	Grosvenor House	Dee Lane, Chester, CH3 5AW	1	★★★★★	£100pn
2	The Kings Place	12 Steele Street, Chester, CH1 1RH	1	★★★★★	£110pn
3	Chester Apartments	31 Bold Square, Chester, CH1 3LZ	2	★★★★	£200pn
4	Roomzzz Chester City	Nuns Road, Chester, CH1 2LJ	64	★★★★	£95pn
5	Base Serviced Apartments	19-21 City Road, Chester, CH13AE	7	★★★	£85pn
6	No.23	23 The Groves, Chester, CH1 1SD	1	n/a	£250pn
7	The Chapel Chester	Volunteer Street, Chester, Chester, CH1 1RQ	3	n/a	£150pn
8	Studios at Domus House	Lower Bridge Street, Chester, CH1 1RU	3	n/a	£65pn
9	Domus House	Lower Bridge Street, Chester, CH1 1RU	2	n/a	£75pn
10	Chronicle House	Commonhall Street, Chester, CH1 2AA	7	n/a	£150pn
11	The Racecourse Garden	23 Grey Friars Chester, Chester, CH1 2NW	1	n/a	£150pn
12	Serviced Apartments Steam Mill	Steam Mill Street, Chester, CH3 5BE	8	n/a	£190pn
13	The Bars	31 Alexander Court, Chester, CH3 5AW	1	n/a	£245pn
14	The Park View	11B Union Street, Chester, CH1 1QP	1	n/a	£110pn

Continued >



## Existing Apartments

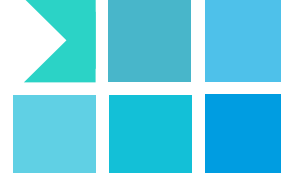
### Table

	Name	Address	No. of Apts	Grade	Average £pn.
15	Cromwell Town House	Cromwell Court, Chester, CH1 2NR	1	n/a	£125pn
16	9 Cromwell Court	9 Cromwell Court, Chester, CH1 2NR	1	n/a	£230pn
17	The Roman Gathering	4C Kings Mews, Chester, CH1 2NA	1	n/a	£180pn
18	The City Walls Gathering	3C Kings Mews, Chester, CH1 2NA	1	n/a	£140pn
19	The Storyhouse Gathering	2B Kings Mews, Chester, CH1 2NA	1	n/a	£140pn
20	The Racecourse Gathering	1B Kings Mews, Chester, CH1 2NA	1	n/a	£140pn

\*\*\*Please note these prices were all obtained for a particular example date of stay and may not represent the overall average cost per night

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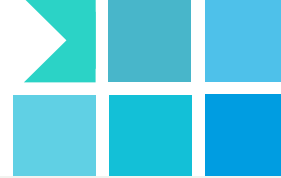


## Existing Airbnb's

Table

Name	No. of Beds	Average £pn.
Lovely Room 5 mins Walk from Historical Centre	1	£35pn
Private room in private house with double bed	1	£43pn
Cosy City Centre Georgian Town House	2	£69pn
City Road—Small double bedroom with ensuite	1	£65pn
Lovely apartment in central Chester	2	£64pn
City Road—2 bedroom apartment	2	£105pn
City Road—1 bedroom apartment	1	£85pn
Riverside Georgian Luxury Apartment	2	£155pn
City centre living FREE parking	1	£40pn
The Roman Wall Cottage—City Centre of Chester	1	£59pn
The Roman Wall Grooms Cottage—City Centre of Chester	2	£47pn
Beautiful room, walking distance to city centre	1	£45pn
Chester top floor apartment, ideal for the races	2	£65pn
Luxury two bedroom apartment next to Chester Racecourse	2	£80pn

Continued >



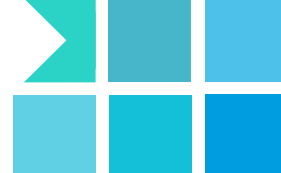
## Existing Airbnb's

### Table

Name	No. of Beds	Average £pn.
Chester two bed cottage	2	£85pn
23 Thursfield Court, Chester	3	£59pn
Chester Racecourse Apartment	2	£120pn
Newly refurbished, modern flat in City Centre	2	£70pn
Boutique, Studio, Chester	1	£60pn
Boutique studio with fantastic city centre location	1	£60pn

\*\*\*Please note  
these prices were  
all obtained for a  
particular example  
date of stay and  
may not represent  
the overall average  
cost per night

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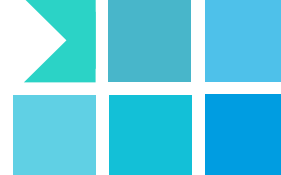


## Hotels On Site

### Table

	Description	Address	Planning Ref	Planning Status	Rooms
1	Demolition of vacant office building and construction of new hotel (EasyHotel)	Land at Forest Street, Chester	07/00812/FUL	Approved (09/02/2018)	+65
2	Change of use of part of Grosvenor Shopping Centre to a hotel (Premier Inn)	Pepper House, Pepper Street, CH1 1DW	18/01067/FUL	Approved (14/06/2018)	+94
3	Erection of a hotel development and associated landscaping (Moxy)	Land adjacent to Waitrose, Boughton	17/05197/FUL	Approved (24/04/2018)	+192

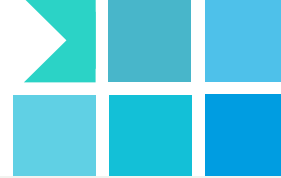




## Hotels Approved

Table

	Description	Address	Planning Ref	Planning Status	Rooms
1	Change of use to a hotel with retention of solicitors offices	16-18 Nicholas Street, CH2 2NX	16/05687/FUL	Approved (14/03/2018)	+19
2	Change of use to existing retail store to hotel (Argos)	105-111 Foregate Street, CH1 1HE	17/04794/FUL	Approved (19/12/2017)	+55
3	Change of use of the existing building to a wedding venue	The Old Palace, Little St John Street, CH1 1RB	17/02491/FUL	Approved (18/08/2017)	+24



## Hotels *Awaiting Decision*

Table

Description	Address	Planning Ref	Planning Status	Rooms
-------------	---------	--------------	-----------------	-------



Chester City offers an exciting and sustainable location for new homes in close proximity to employment opportunities, shops and services. Increasing the population of the city centre will make the city more vibrant and alive and in turn support Chester's economic growth.

The One City Plan sets out an ambition to deliver a supply of new homes to meet the needs and demands of existing and future residents and families within the level of growth established by the Local Plan.

Providing homes for students in close proximity to the City centre is also a key ambition of the One City Plan. Provision of student accommodation will support in maximising the cultural diversity, innovation and economic benefits the University brings to the City and encouraging graduates to live and work in the City following the completion of their studies.

There have been significant additions to the housing stock since the production of the One City Plan. This section provides an overview of all market housing and student accommodation that has been delivered in the City since 2012, together with information on sites currently under construction and those where planning permission has been secured for future development.

City Centre



Wider Chester







## City Centre Housing





## City Centre Delivered Residential



Table

Overview

Delivered  
Residential

On Site  
Residential

Future  
Residential

Delivered  
Student

On Site  
Student

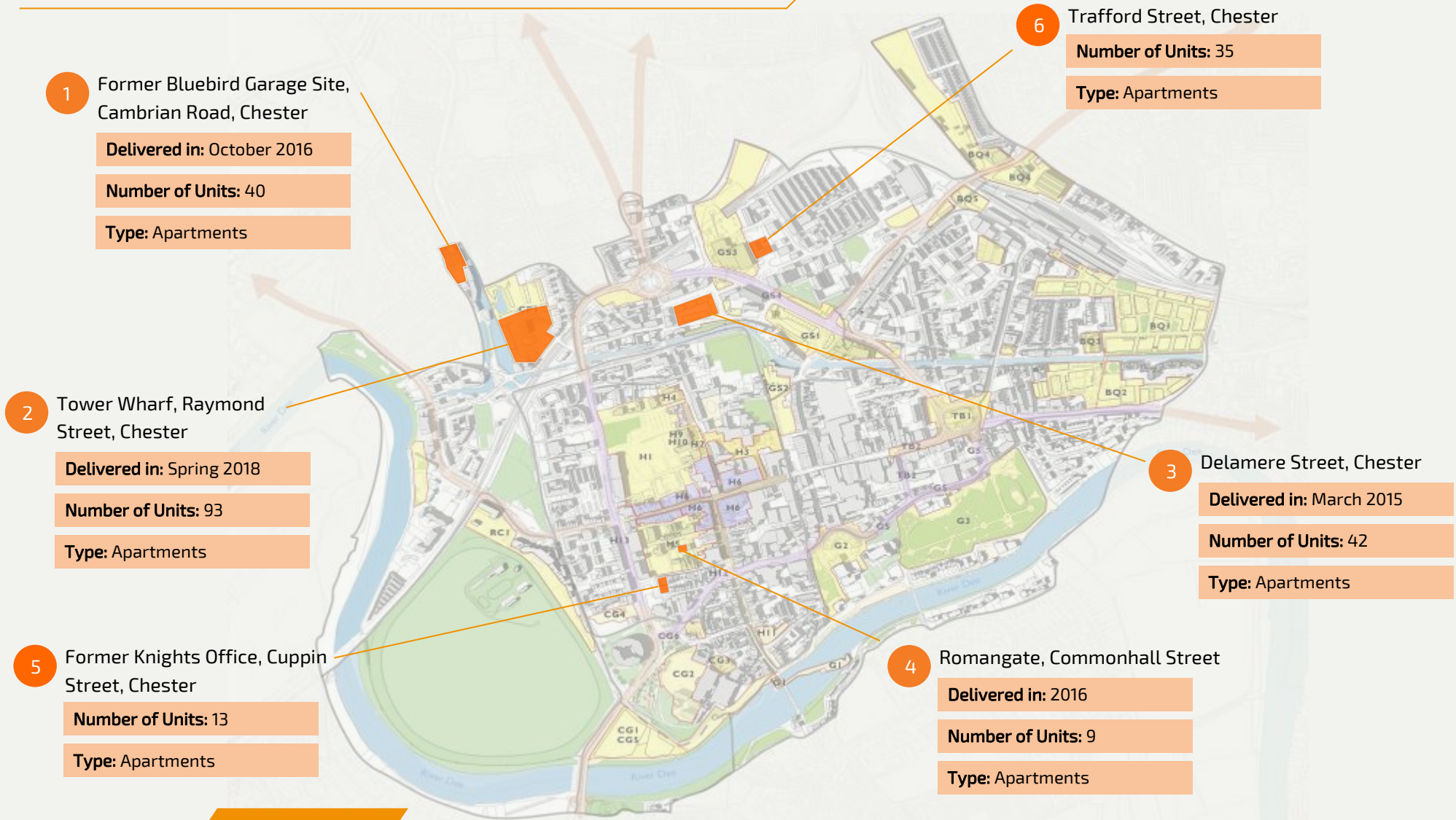
Future  
Student

Home





## City Centre Delivered Residential



Table

Overview

Delivered  
Residential

On Site  
Residential

Future  
Residential

Delivered  
Student

On Site  
Student

Future  
Student

Home





## City Centre On Site Residential





## City Centre On Site Residential







## City Centre Future Residential







## City Centre Future Residential



1

Northgate Development,  
Chester

**Number of Units:** 70-120

**Type:** n/a

3

City Place Future Phases,  
Chester

**Number of Units:** 200

**Type:** n/a

2

14-20 Watergate Street,  
Chester

**Number of Units:** 23

**Type:** n/a

4

Former Quicks Garage, Lower  
Bridge Street, Chester

**Number of Units:** 48

**Type:** Apartments/Town Houses

Table

Overview

Delivered  
Residential

On Site  
Residential

Future  
Residential

Delivered  
Student

On Site  
Student

Future  
Student

Home

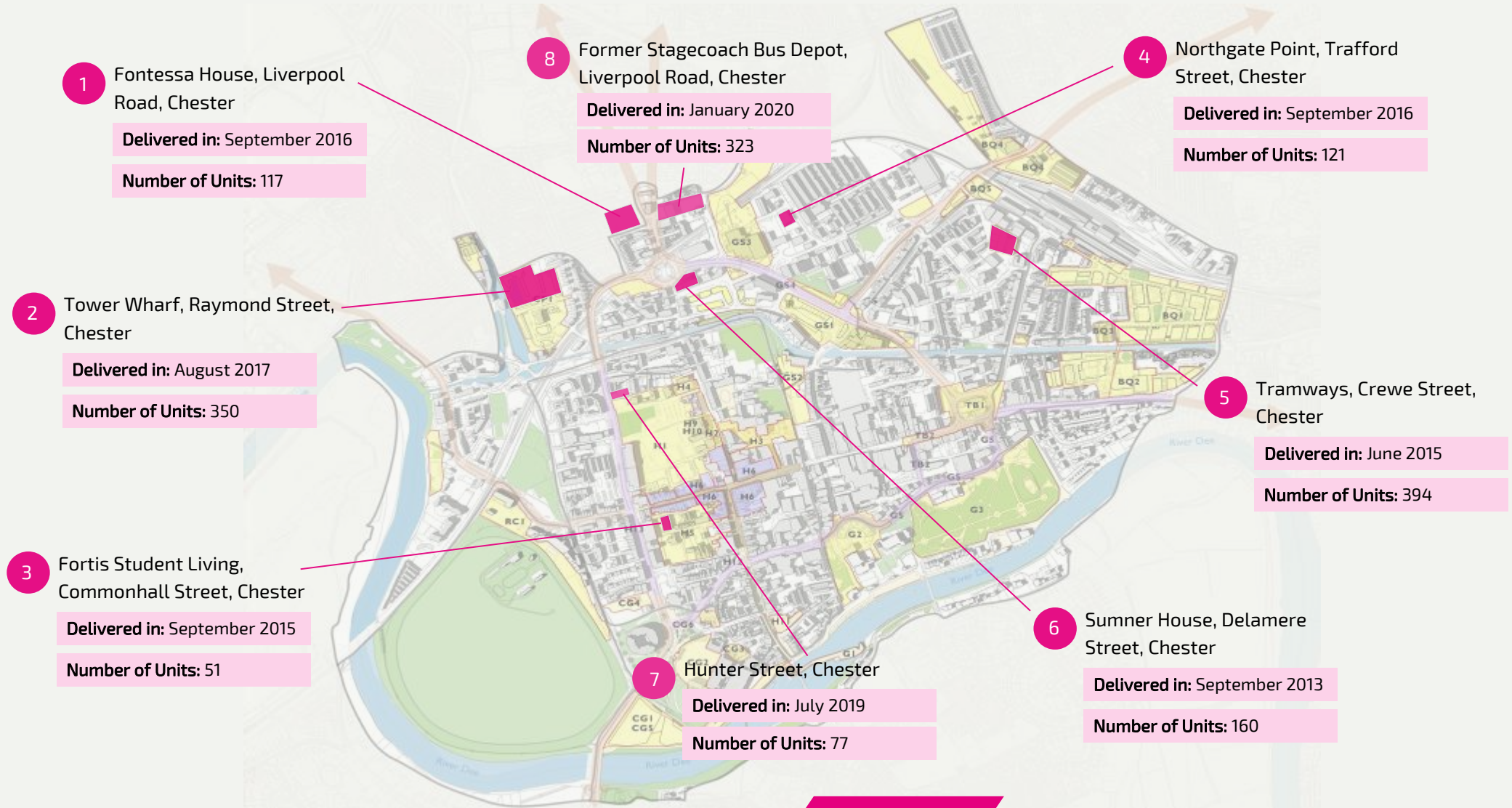
Labels On







## City Centre Delivered Student





Labels On





## City Centre On Site Student

Labels Off







## City Centre **Future Student**



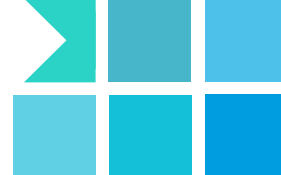




# City Centre Future Student

Labels Off





## City Centre Delivered Residential Table

	Address	Planning Ref	Delivered in	Units
1	Former Bluebird Garage Site, Cambrian Road, Chester	13/01379/FUL	October 2016	40
2	Tower Wharf, Raymond Street, Chester	09/10321/FUL	August 2017	93
3	Delamere Street, Chester	13/04794/S73	March 2015	42
4	Romangate, Commonhall Street, Chester	01/01507/FUL	2016	9
5	Former Knights Office, Cuppin Street, Chester	16/03684/PDO		13
6	Trafford Street, Chester	18/00486/FUL		35

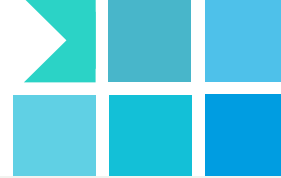


## City Centre On Site Residential

### Table

	Address	Planning Ref	Started On Site	Units
1	Romangate, Commonhall Street, Chester	01/01507/FUL		24
2	38-40 City Road, Chester	18/00265/PDO		21
3	Lead Shot Tower, Shot Tower Close, Chester	17/04361/FUL		65
4	City House, City Road, Chester	14/03412/FUL		72

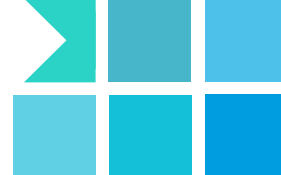




## City Centre Future Residential

Table

	Address	Units
1	Northgate Development	70-120
2	14-20 Watergate Street, Chester	23
3	City Place Future Phases	200
4	Former Quicks Garage, Lower Bridge Street, Chester	48



## City Centre Delivered Student

### Table

	Address	Planning Ref	Delivered in	Units
1	Fontessa House, Liverpool Road	13/02586/FUL	September 2016	117
2	Tower Wharf, Chester	13/03922/FUL	August 2017	350
3	Fortis Student Living, Commonhall Street	14/00787/FUL	September 2015	61
4	Northgate Point, Trafford Street	15/00873/FUL	September 2016	121
5	Tramways, Crewe Street	13/01876/FUL	June 2015	394
6	Sumner House, Delamere Street	13/00233/COU	September 2013	160
7	Former Stagecoach Bus Depot, Liverpool Road	17/03386/FUL	January 2020	323
8	Hunter Street, Chester	16/02586/FUL	July 2019	77

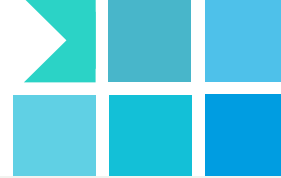


## City Centre On Site Student

Table

Address	Planning Ref	Started On Site	Units
1 Oakbase House, Trafford Street	16/03363/FUL	n/a	150





## City Centre Future Student

Table

Address	Units
1 Linenhall Street Car Park, Chester	202
2 Black Diamond Street Car Park, Hoole Way	349



## Wider Chester Housing Sites





## Wider Chester Housing Sites

1

Land off Upton Grange, Chester

Status: On Site

Number of Units: 90

Land off  
Upton  
Grange



One City  
Plan Area

2

Regents Grange, Chester

Status: On Site

Number of Units: 395

Regents  
Grange

3

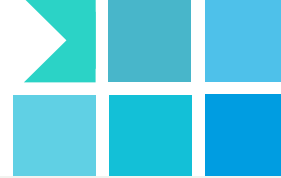
Wrexham Road, Chester

Status: Future Potential

Number of Units: 1400

Wrexham  
Road

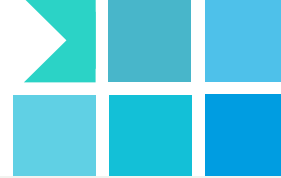




## Wider Chester Housing Sites

Table

	Address	Planning Ref	Units	Status
1	Land off Upton Grange, Chester	17/01543/FUL	90	On Site
2	Regents Grange, Chester	15/02777/FUL	395	On Site
3	Wrexham Road, Chester	n/a	1400	Future Potential



As identified in the One City Plan Chester is a Living City, “The city has its own unique identity, culture and assets which must grow to flourish and realise its potential as a home, an international visitor destination and a regional business hub”. Chester has a wealth of cultural assets, an incredible and unique heritage base and a thriving events calendar.

Chester hosts over 80 events a year with a varied and vibrant programme, for example: the Chester Food & Drink Festival, Chester Literature Festival, Deva Triathlon, the Christmas market and Chester’s Mystery Plays. Storyhouse, Chester’s new award winning theatre, library, cinema and community space, has had a big impact on Chester’s offer. Chester also benefits from the success of Chester Cathedral, Chester Zoo and Chester Races which are some of our key attractors for the city.

In this section you can view maps of our major assets, listed buildings and conservation areas. You can also view the culture, leisure and heritage sites in the City, find out more information on projects that have been delivered and are currently in development, as well as an overview of our greenspaces.

Heritage Assets



Projects



Sites

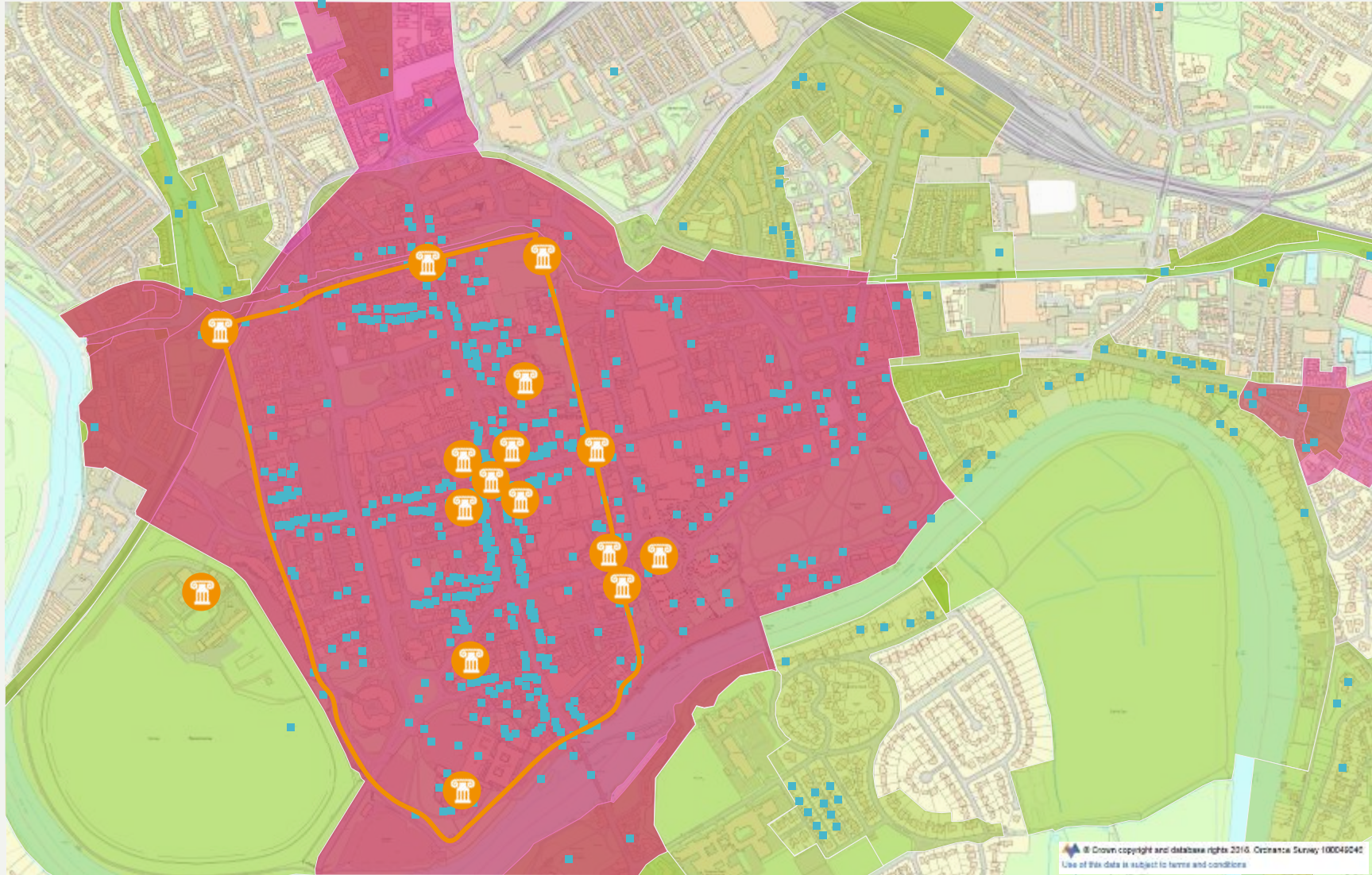


Greenspaces





## Heritage Assets







## Heritage Assets Major Assets







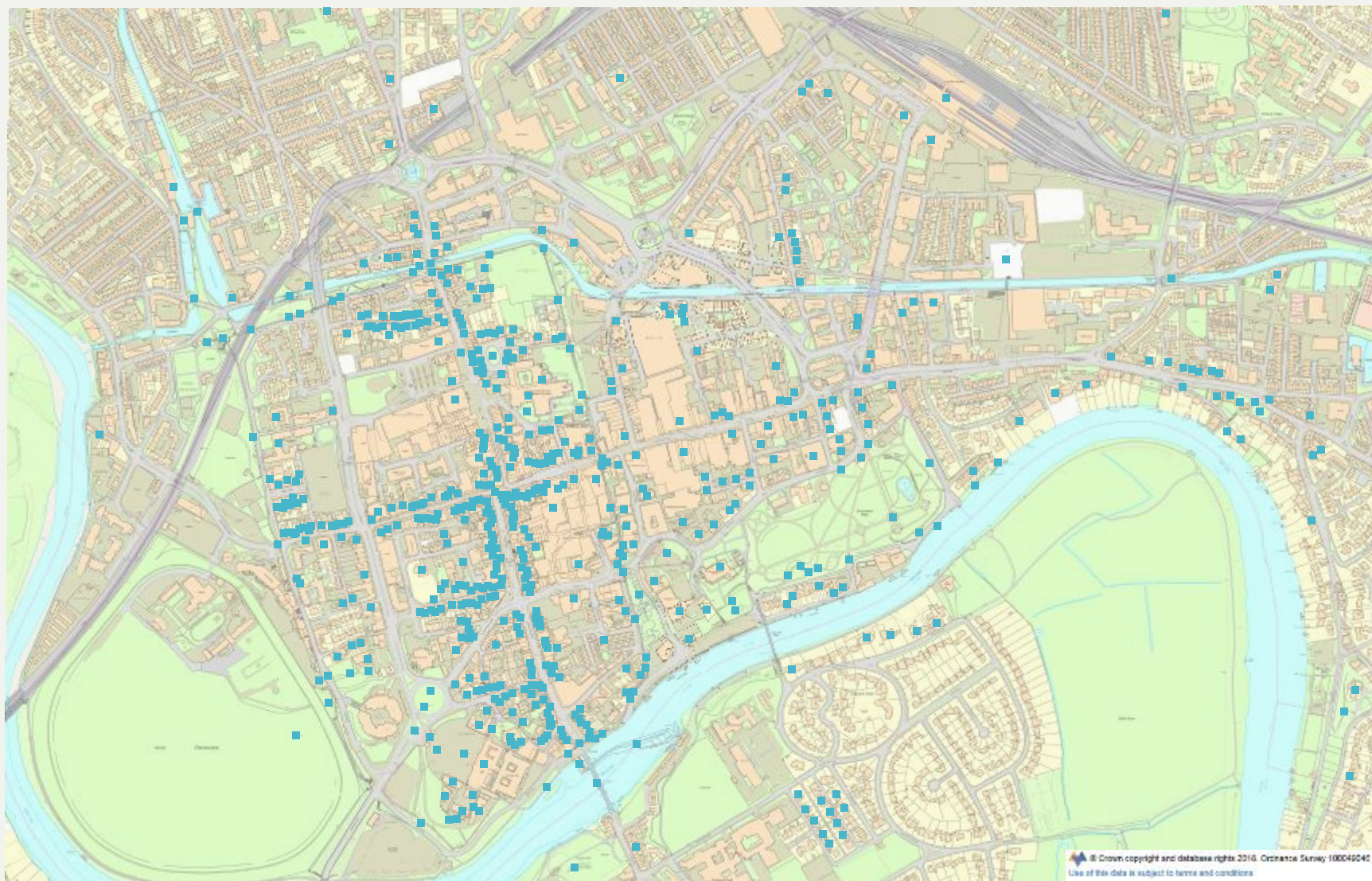
## Heritage Assets **Major Assets**







## Heritage Assets Listed Buildings







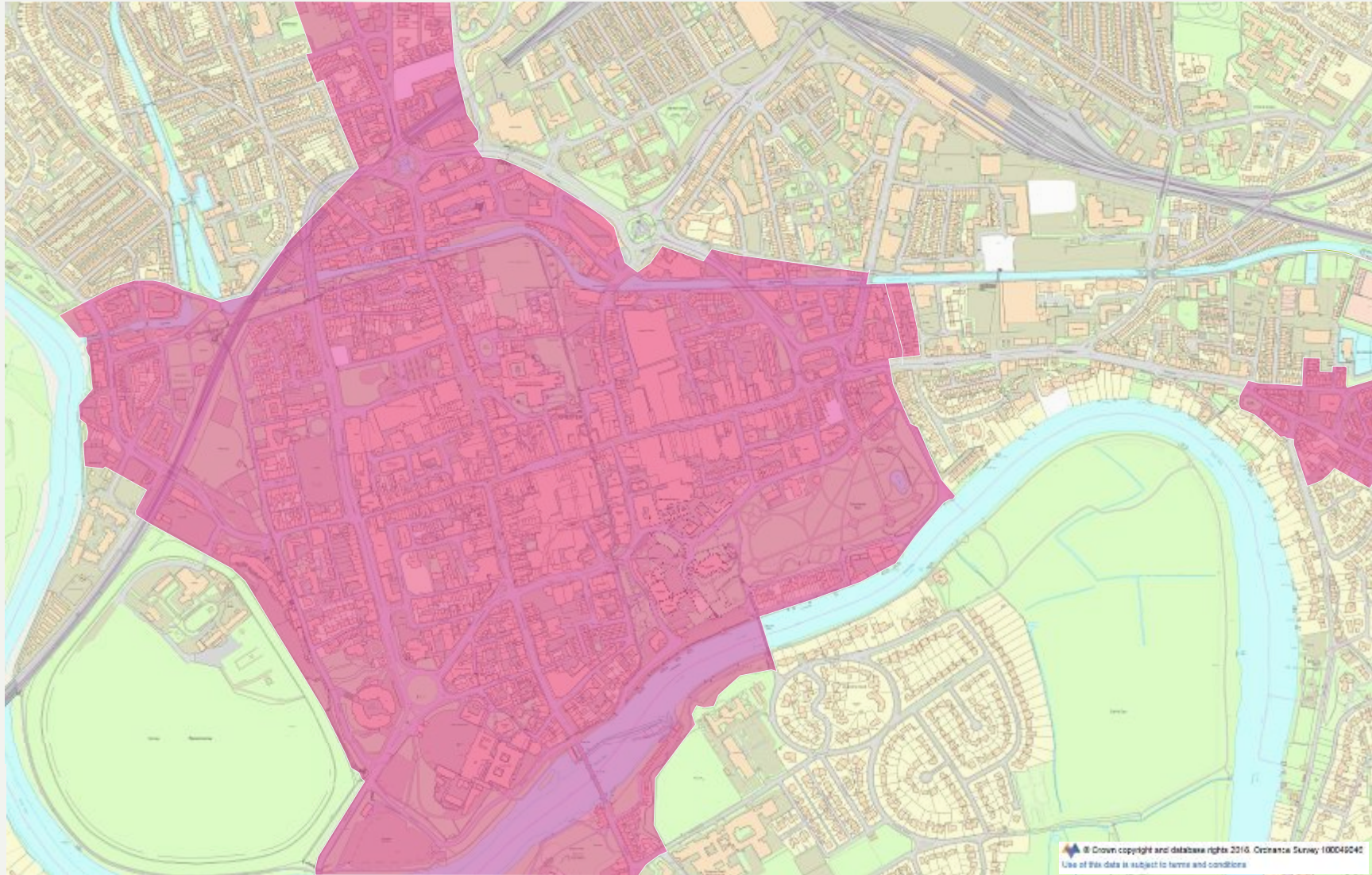
## Heritage Assets Conservation Area



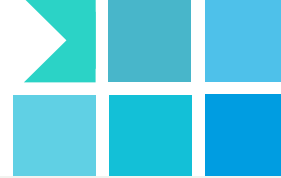




## Heritage Assets Archaeological Importance Area







## Projects





## Projects Delivered

Labels On



## Table

## Overview

Delivered

## In Development





## Projects Delivered



Table





## Projects In Development



Table

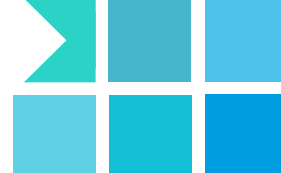




## Projects In Development



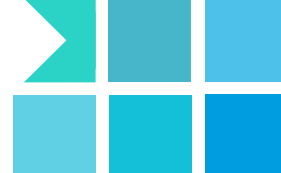
Table



## Projects Delivered

Table

	Project	Delivered	Investment £	Public	Private
1	Portico—Walls and Towers	2012	£3,066,000	x	
2	Christmas Markets	Annually	n/a	x	x
3	King Charles Tower Green	January 2016	£220,000	x	
4	Maelstrom Visual Art	October 2017	n/a	x	
5	Cathedral at Heights	April 2014	£1,250,000	x	
6	Carriage Shed	February 2016	£2,400,000	x	
7	Pokémon Go	Summer 2017	n/a		x
8	Cathedral ARK Project	July 2017	n/a		x
9	St Johns Church	2012	£465,000	x	
10	Roman Amphitheatre	2012	£465,000	x	
11	Castle Summer Openings	Summer 2017 and 2018	n/a	x	
12	Meet Me on The Rows	September 2017	n/a		
13	Racecourse Improvements	April 2015	£5,000,000		x
14	Pop Art Exhibition	July 2017	n/a		x
15	Storyhouse	October 2016	£37,000,000	x	
16	Water Tower—Sick to Death/Within these Walls & Gardens	August 2016	n/a	x	x
17	Purple Flag Status	November 2017	n/a	x	x



## Projects In Development

Table

	Project	Investment £	Public	Private
1	Town Hall Square	n/a	x	
2	Cathedral Estate/Abbey Square	n/a		x
3	Visit England—Historic Cities	n/a		
4	Wayfinding and Signage (The Rows)	n/a	x	
5	Watersports Hub	n/a	x	x
6	St Michael's Church	£750,000		x
7	Castle/Museum	n/a		
8	Racecourse Masterplan	£100,000,000		x
9	Visit England—Sport of Kings	n/a		
10	Northgate	£300,000	x	x
11	Heritage Assets—Towers and Walls	n/a	x	
12	Chester Zoo Masterplan	£100,000,000		x
13	Dee House	n/a	x	x





## Portico—Walls & Towers



Delivered in:	2012
Total Investment:	£3,066,000
Type of Investment:	Public/External Grants

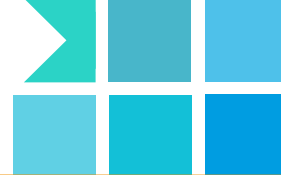
PORTICO was an EU-funded partnership project which undertook a scheme of physical works and interpretation of Chester's City Walls, a Scheduled Monument with individually listed towers.

Improvements were made to Newgate Bridge, Thimblebys Tower, King Charles Tower, Morgan's Mount, Water Tower, Bonewaldesthorpe's Tower, Pemberton's Parlour and Roodee (Racecourse) View point along with associated interpretation panels.

The project opened up some of the disused towers giving access to new high-level views of the amphitheatre and Roman Gardens, for example, enhancing the visitor experience of exploring the walls by making connections with other heritage sites in Chester.

### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.



## Christmas Markets



The Christmas Market is a significant part of the Christmas campaign for Chester, driving footfall, dwell time and complementing the existing city centre retail and leisure attractions.

Located in the heart of Chester at Town Hall Square, the market centres around a sparkling Christmas tree, with over 50 traditional wooden chalets offering festive treats and gifts, including quality local and regional products, crafts, clothing, accessories, jewellery, unique gifts, mulled wine and hot food and drinks.

The Christmas Lights switch on event traditionally marks the opening of the Christmas Market and the start of late night shopping in Chester, with thousands drawn to the city centre to experience our lively and entertaining Christmas parades and family friendly activities.



### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.



## King Charles Tower Green

Delivered in: January 2016  
Total Investment: £220,000  
Type of Investment: Public



King Charles Tower Green was the first project brought forward by Chester's Waterways Strategy with the key principle of reconnecting Chester's waterways to the city. The park is a great example of opening vistas from the famous city walls to the Shropshire Union Canal and Cow Lane Bridge.

The complete transformation now allows the walls and King Charles Tower to be seen from Cow Lane Bridge, reclaiming a part of Chester that was derelict for people to enjoy the greenery and heritage.

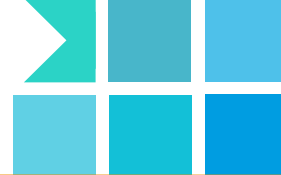
The project was delivered and supported by the Chester Waterway's Strategy group and partners; Chester Growth Partnership, CWaC, Canal and River Trust, Chester Canal Heritage Trust and Inland Waterways Association.



### GS2: Kaleyards and Land Adjacent

The One City Plan supports exploring options for development of this area, linked to Frodsham Street. The connection through the City Walls into the Cathedral Quarter is very attractive and should be enhanced by creating a small public square to the north of the Kaleyards.





## Maelstrom Visual Art

Delivered in:	October 2017
Total Investment:	n/a
Type of Investment:	Public



Artist David Cotterrell's hypnotic public installation projects light and animations on to the canal surface.

The work is the artist's attempt to "represent the magnificence of these awe-inspiring natural phenomena" and his "whirlpool" images create the illusion of flowing and shifting currents while the historic site reflects the city's evolving relationship with its waterways.

This magical work is viewable after dusk at King Charles Tower Gardens, coming soon to George Street Park.



### GS2: Kaleyards and Land Adjacent

The One City Plan supports exploring options for development of this area, linked to Frodsham Street. The connection through the City Walls into the Cathedral Quarter is very attractive and should be enhanced by creating a small public square to the north of the Kaleyards.



## Cathedral at Heights

Delivered in: April 2014  
Total Investment: £1,250,000  
Type of Investment: Public



Cathedral at Heights opened the 125ft Chester Cathedral tower for the first time, opening up Chester's best views to the general public; views of one city, two countries and five counties.

For the first time in over 1000 years secret spaces within the cathedral were open to the public.

The impact of the new tower tours was significant. As the paid attraction opened, the Cathedral removed general admission charges to the Cathedral and boosted their visitor numbers by 350%.

Cathedral at Heights is a successful attraction for Chester.



### H3: Cathedral Quarter

The Cathedral with its extensive property portfolio of buildings, surrounding grounds and gardens is of major importance to the success and revitalisation of the city centre. At present the quarter requires investment and improvement and its regeneration needs must therefore be agreed and supported.



## Carriage Shed

Delivered in:

April 2016

Total Investment:

£1,500,000 CWAC

£617,550 ERDF



The grade II listed Carriage Shed located next to Chester Station has been fully restored to create a vibrant and unique event space in the heart of the city. Since its completion in April 2016, it has been home to a diverse and exciting events programme.

The restoration included the installation of a glass roof, living wall, planting and paving. It provides the gateway to the Central Business Quarter and has vastly improved connectivity between the station and canal corridor leading to Broughton and Hoole.

Public realm designed by: Broadway Malyan

Construction by: MPH Construction



### BQ1: Chester Central

A major initiative for Chester is the business quarter in the east of the city. Using the Railway Station as a gateway to the city, some 500,00 sq.ft. of high quality new office space and new public realm will drive Chester's commercial offer and economic growth.





## Pokémon Go



Delivered in: July 2017  
Total Investment: n/a  
Type of Investment: n/a

Chester hosted a world exclusive event in July 2017 when thousands visited the city to play Pokémon Go in a heritage city, making it an extra special Heritage Festival weekend.

Pokémon Go enthusiasts alongside families were drawn to the city's heritage locations in Chester, including Town Hall Square, The Roman Amphitheatre, The Castle, Grosvenor Museum and Rows.

Initiated by local community interest company Big Heritage worked closely with the makers of Pokémon with the re-branding of the Pokéstops and a release of rare Pokémon attracting worldwide interest and large crowds in the city, and an estimated £3m of economic benefit.



### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.



## Cathedral ARK Project

Delivered in: July 2017  
Total Investment: n/a  
Type of Investment: Private



From July to October 2017 Chester Cathedral hosted ARK, the largest free to enter the largest free to enter contemporary and modern sculpture exhibition to be held in the north west of England.

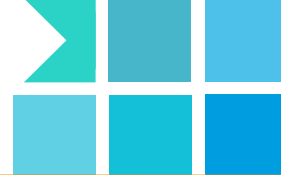
ARK featured 90 works of art by more than 50 celebrated sculptors, including Damien Hirst, Antony Gormley, Lynn Chadwick and Barbara Hepworth.

Attracting 138,000 visitors, the hugely successful exhibition was complemented by an education programme and supported through private sector sponsorship and grant giving foundations.



### H3: Cathedral Quarter

The Cathedral with its extensive property portfolio of buildings, surrounding grounds and gardens is of major importance to the success and revitalisation of the city centre. At present the quarter requires investment and improvement and its regeneration needs must therefore be agreed and supported.



## St Johns Church

Delivered in:	2011
Total Investment:	£465,000
Type of Investment:	Public



The first church on the site of St John the Baptist's Church (St John's) was founded by the Saxon King Ethelred of Mercia in 689. The project aimed to transform the eastern ruins of the church using light. New artwork illuminated the ruins with a set of computer controlled architectural scale monochrome projections. Using a specially designed light system artwork consists of a composition that changes over time constantly remodelling the appearance of the ruins.

The artwork has been inspired by the work of the Mapping Medieval Chester project, exploring the different depictions of Chester in medieval texts and the different languages (Welsh, Latin and Old English) that are used in the medieval literature. The ruins can be illuminated to express their form and texture and also fade in and out in brightness a series of texts or single words will appear across the surfaces.

The installation was commissioned in 2011 and funded by Cheshire West and Chester Council and The Arts & Humanities Research Council.



### G2: Amphitheatre, Dee House, Roman Gardens

Despite its historical significance the Amphitheatre is somewhat of an anti climax. The collection of buildings and spaces can become a must see historical, cultural and educational attraction. Building on seasonal events a more appropriate permanent solution can be found.





## Roman Amphitheatre

Delivered in:	2010
Total Investment:	£465,000
Type of Investment:	Public



Improvements to the appearance, amenity, interpretation, landscaping, access and maintenance of the site to become a more attractive and interesting space for residents and visitors. The works, shortlisted for 'England's North West Tourism - Public Space Award' in 2010, included:

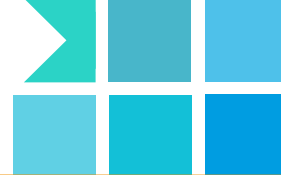
- reinstating the pedestrian walkway
- conserving fragile standing masonry
- reconstructing parts of the Amphitheatre walls
- high quality landscape designed elements
- new archaeological/historical interpretation, including a replica tethering stone, and access improvements across the area.
- interpretive artwork along the 1970's concrete retaining wall of the arena.
- improved visitor signage and way-marking

The high-quality graphic interpretation panels are unique to Chester and their sandstone base reflects the stone used during the original built amphitheatre and the reconstructed outer walls.



### G2: Amphitheatre, Dee House, Roman Gardens

Despite its historical significance the Amphitheatre is somewhat of an anti climax. The collection of buildings and spaces can become a must see historical, cultural and educational attraction. Building on seasonal events a more appropriate permanent solution can be found.



## Castle Summer Openings

Delivered in:	Summer 2017 & 2018
Total Investment:	n/a
Type of Investment:	Public



During the Summer of 2017, Cheshire West and Chester Council, in partnership with English Heritage, opened the site to visitors. The Castle was free to enter and visitors were able to wander around and experience the unique collection of buildings and views that the site has to offer.

There were a series of themed event days including the opportunity for visitors to share their views about the Castle site and their visitor experience. 25,000 visitors were welcomed over the summer.

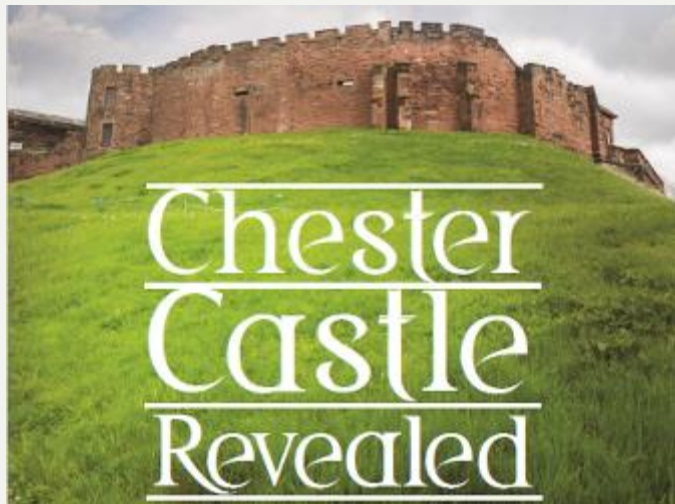
Following the success of the previous year Chester Castle was once again opened to the public during the Summer of 2018. This year visitors were able to visit the top of the 12th century Agricola Tower and appreciate the long-ranging views over the city and beyond, for a small charge of £2.00 (free entry for English Heritage members).

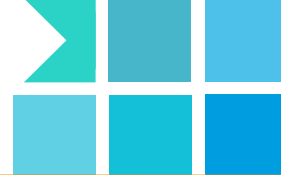
A full events programme took place to help animate the castle and provide plenty of activities for the visitor experience. Access was also available to the first floor chapel of St Mary de Castro, now the Regimental Chapel, thanks to the permission of the Mercian Regiment. 11,264 visitors were welcomed over the summer of 2018 and plans are currently in development for Summer 2019.

<https://www.english-heritage.org.uk/visit/places/chester-castle-agricola-tower-and-castle-walls/history/>

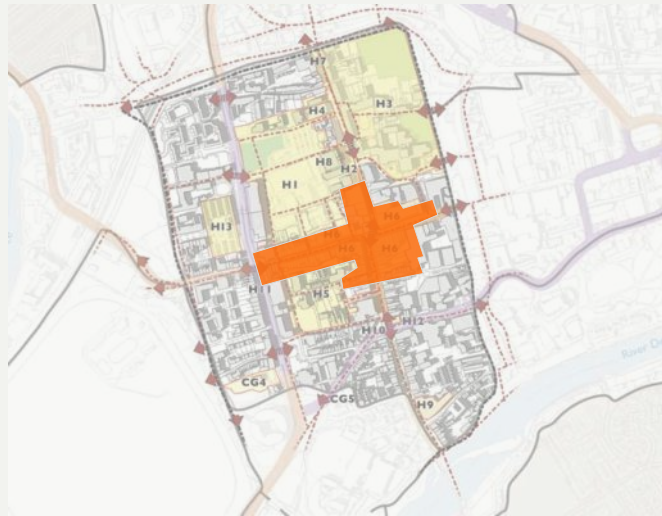
### CG2: Chester Castle

The Castle complex is integral to strengthening this distinctive part of the city. The complex is recognised as one of great historic and architectural value. Considered as a whole, opportunities for an exciting heritage visitor attraction and complementary commercial activities will be supported.





## Meet Me on The Rows



Delivered in:	September 2017
Total Investment:	n/a
Type of Investment:	n/a

Part audio tour, part installation, part promenade performance Meet me on the Rows offered an immersive, interactive experience giving unique perspectives on the life, history and stories of the Rows. The performances captured the humanity which lives and has lived within the Rows and to provide a unique insight into them as well as what it means to people today.

Meet me on the Rows used visual art to bring the history of the Rows to life, with the Rows themselves as the stage.

Visual Art was also installed as a project which aimed to draw people up onto, and along, the Rows, and enable audiences to experience and explore the living heritage of the city. Funded by Cheshire West and Chester Council it tied in with Heritage Open Days and was to attract new audiences for the visual arts and explore a deeper and wider meaning of Heritage.

As part of a Rows visual art project, Anna Heinrich and Leon Palmer developed a piece of work in response to the multi layered history of The Rows. Anna and Leon researched the history behind The Rows with the assistance of Cheshire Archives and Local Studies Department.

### H6: The Rows

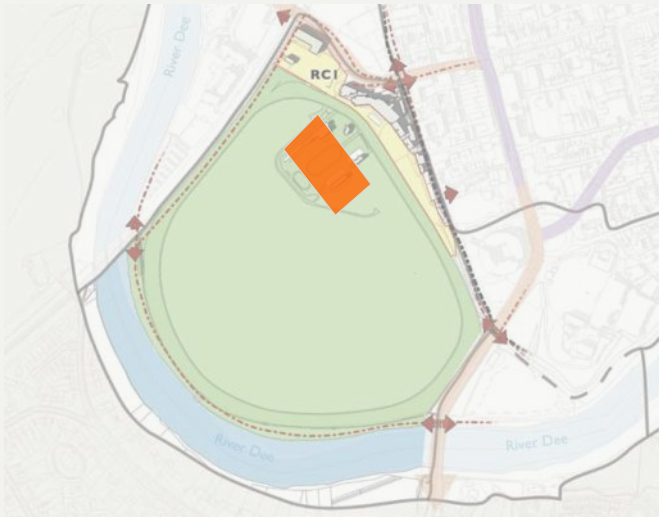
Ownership, maintenance and management issues need to be overcome to establish uses in the upper floors. In addition, the current retail offer at street and Rows level should be enhanced. Rows environment improvements including lighting, access and signage should also be progressed.





## Racecourse Improvements

Delivered in:	2008-2018
Total Investment:	£15,000,000
Type of Investment:	Private



The Race Company invests regularly in new and upgraded facilities at the racecourse.

Over the last 10 years developments have included: Restaurant 1539; The Pavilion; The White Horse; The Paddock Club; County and Leverhulme Stand refurbishments; Watergate Square redevelopment



### Racecourse

Chester Racecourse is nestled within a meander of the River Dee; sitting to the north west of Grosvenor Bridge with the City Walls running along the north eastern boundary.



## Pop Art Exhibition



Turning the Council owned former library building into an exhibition space, one of the pre-eminent national collections of Pop Art prints, primarily from the 1960s, featuring some of the most famous works from the genre was on show to the public over the summer of 2017.

The Victoria & Albert Museum's 'Pop Art in Print' exhibition, presented by Chester Visual Arts and curated by the V & A, brought together, for the first time, an international collection of Pop graphics featuring artists Andy Warhol, Patrick Caulfield, Richard Hamilton, Allen Jones, Roy Lichtenstein and Ed Ruscha. The exhibition was free to enter and stimulated footfall in conjunction with the ARK sculpture exhibition located near by at Chester Cathedral, creating a hub of visual arts activity.

Utilising the Council owned former library building into an exhibition space Chester Visual Arts have brought the Women's Hour Craft Prize Touring exhibition to Chester. The Women's Hour Craft Prize is in association with BBC Radio 4 and the Crafts Council.



### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.



## Storyhouse



Delivered in:	May 2017
Total Investment:	£37,000,000
Type of Investment:	Public

Storyhouse is Chester's award winning, world class, innovative new theatre, cinema and library in the heart of city which attracted over a million visitors in its first year of operation.

The restored and revitalised 1930s Odeon building was one of the UK's largest regional arts projects, and houses an 800-seat auditorium, a 200-seat studio theatre, a restaurant and two bars and a 100-seat boutique cinema. In addition, Storyhouse run a series of festivals as well as Grosvenor Park Open Air Theatre programme.

The £37M redevelopment became operational in May 2017, and formally opened by Her Majesty the Queen and the Duchess of Sussex in 2018. It is supported by Cheshire West and Chester Council, Arts Council England and principal sponsors MBNA, along with a number of other Trusts and organisations.

### H4: Theatre

The location for Chester's new theatre will be the Art Deco building located on the corner of Hunter Street, an impressive structure that fronts onto Northgate Street, one of the main approaches into the city centre. The scheme will also take in adjacent buildings and will deliver an 800 seat theatre.





## Water Tower Sick to Death/Within these Walls

Delivered in:	August 2016
Total Investment:	n/a
Type of Investment:	Public/Private



Sick to Death was a brand-new attraction located on Chester's city walls. It explored the fascinating, and sometimes gory, history of medicine, and how the people of Chester dealt with illness and disease.

The attraction was set within the two medieval towers that form the Watertower complex. Bonwaldesthorpe's Tower sits on the wall itself, and along a spur wall from the first tower is the Watertower. Big Heritage fitted out both towers to give residents of, and visitors to, Chester a unique insight into a different side of Chester's history.

The Within these Walls attraction in the Water Tower and Bonwaldesthorpe Tower was open throughout the Summer of 2018 and gave visitors the chance to discover two thousand years of stories built into Chester's Walls, and be guided through the developments of the walls and the people who built them.



### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.



## Purple Flag Status

Delivered in:	2018 & 2019
Total Investment:	n/a
Type of Investment:	n/a



Chester is proud to have achieved Purple Flag accreditation. The award recognises the standards achieved when evaluated against a series of core themes, including wellbeing, movement, broad appeal and destination and aims to raise standards and broaden the appeal of night time and evening economies within towns and city centres across the UK.

The city's application led through CH1 Chester BID working closely with the council, bringing together passing with flying colours, with judges describing it as a "clean, welcoming and vibrant city with an abundance of evidence of its historic past", whilst also recognising the "diverse range of options for families, young people and adults available during the day and night time economy."

There are around 70 towns and cities in the UK that have been awarded Purple Flag status by the Association of Town and City Management (ATCM), which works alongside a partnership of key stakeholder groups backed by Government, police and businesses.





## Roman Gardens

Delivered in:	2012
Total Investment:	£440,000
Type of Investment:	Public



An extensive programme of improvements at the historic city centre site completed in 2012.

One of Chester's great historic assets, a programme of improvement works, led by Cheshire West and Chester Council, included a new path to access the base of the city walls, high quality planting of Roman origin, topiary and a new York stone sitting and display area, in addition to installation of Roman-themed floor mosaics.

Overgrown shrubs were replaced with a new sculptured grass area, improvements were made to the display of Roman artefacts and masonry and new litter bins installed. The entrance to the Roman Gardens from the Groves was also remodelled helping to improve the connection to the River Dee from the city centre. The overall programme contributing to safeguarding the city's rich history.



### G2: Amphitheatre, Dee House, Roman Gardens

Despite its historical significance the Amphitheatre is somewhat of an anti climax. The collection of buildings and spaces can become a must see historical, cultural and educational attraction. Building on seasonal events a more appropriate permanent solution can be found.





## Town Hall Square

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	Public



The re-design of Chester Town Hall Square and surrounding areas of public realm to create an improved place for people to meet, use and enjoy.

To guide the development of proposals for the city's primary area of civic space and buildings, initial public consultation undertaken summer 2018, and the six strategic objectives set out: primary civic space, modern town centre offer, a pleasant environment, a strong sense of place, place for the people and future adaptability.

Design solutions will respect the historic character of the Town Hall Square, align with the public realm strategy for Chester city centre, promote increased dwell time, personal safety and enhance the evening economy whilst making linkages with developments adjacent to the site.



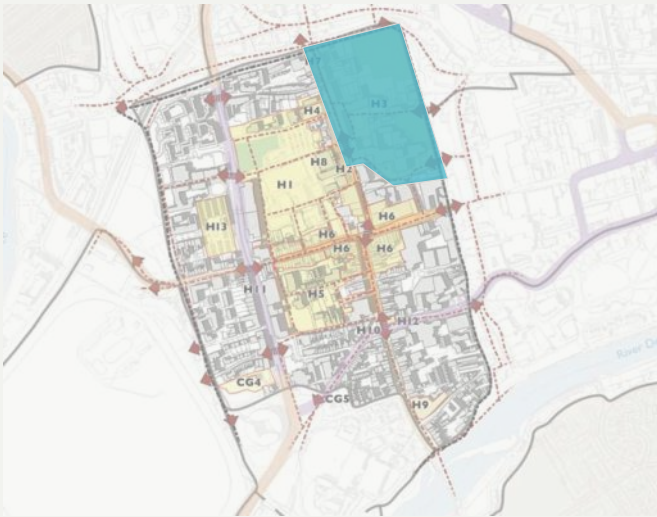
### H2: Town Hall Square

The re-design of Town Hall Square and surrounding areas of public realm to create an improved place for people to meet, use and enjoy. It should be a venue for regular events, festivals and markets in the civic heart of the city centre. This will require the removal of unnecessary existing street furniture and reconfiguration of the space.



## Cathedral Estate/Abbey Square

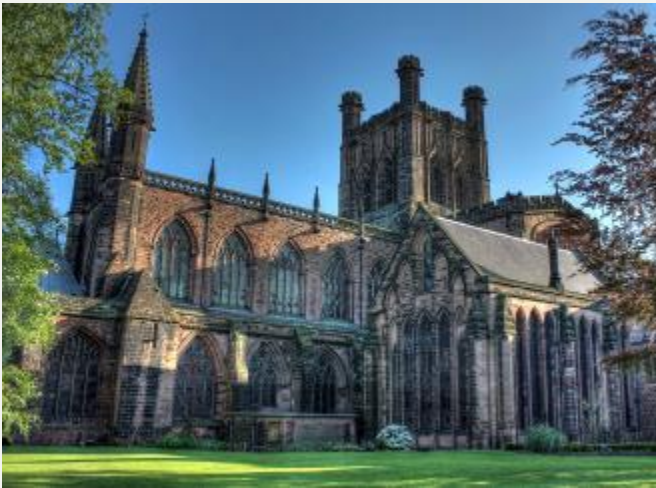
Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	Private



The Cathedral and its extensive historical property portfolio of buildings, surrounding grounds and gardens forms the northern quarter of the city of Chester, is of major importance, and is in close proximity to the Chester Northgate development proposals.

More than 300,000 tourists were recorded during 2017 in addition to those attending services, concerts or using the café and gift shop. With the completion of its previous strategic plan and the arrival of a new Dean of Chester, the cathedral is developing a new 5-year plan, with a focus on increasing footfall across all categories of visitor, and in particular will examine the reception area and visibility of the entrance to the cathedral.

Over the last few years, the cathedral has also invested around £1.25m into the wider cathedral estate in the form of property renovations. The cathedral will continue to invest during the next five years, implementing a strategic programme of improvement across the cathedral estate.



### H3: Cathedral Quarter

The Cathedral with its extensive property portfolio of buildings, surrounding grounds and gardens is of major importance to the success and revitalisation of the city centre. At present the quarter requires investment and improvement and its regeneration needs must therefore be agreed and supported.



## Visit England—Historic Cities

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



Chester is one of a group of 13 English Historic cities working together to encourage a greater proportion of visitors, predominantly from the US, to travel out of London to explore and experience regional heritage.

The Historic Cities Project – The Collection - is well underway with products, tools and itineraries launched with travel trade partners. The Visit Britain funded programme is aimed at younger travellers from the US who are into independent exploration and discovery and will also use augmented reality to fully immerse visitors in the history and culture of Chester and partner areas across England.

Direct marketing in the US with and utilising existing traction and reach in target market with Visit London, VisitBritain and partners will generate maximum coverage. Further stages of the project will see marketing material and resources available for tourism businesses, staff training.



### Historic Core

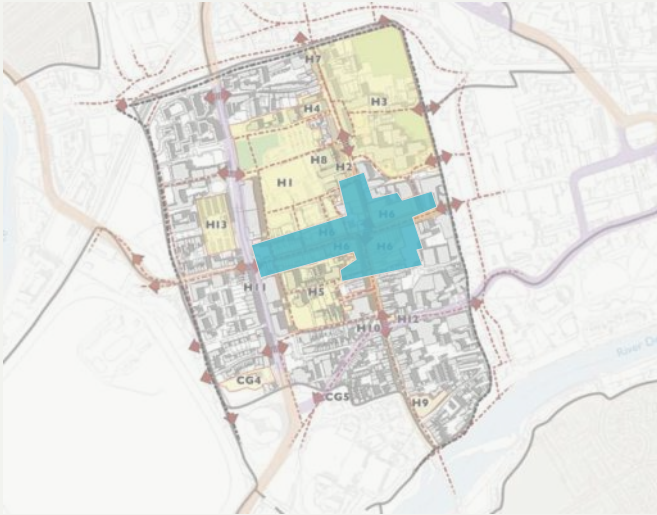
This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.





## Wayfinding and Signage (The Rows)

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	Public



The pilot scheme on aims to encourage shoppers and visitors to the city's historic Rows by making the area more accessible, pleasurable and enjoyable to navigate.

In part, this pilot scheme has been developed as a result of representation from the retailers and business occupiers of the Rows together with the support of the CH1 Chester BID to provide an alternative to adhoc and uncoordinated signage which can detract from the historic environment, whilst encouraging exploration of the first floor covered Row level walkways and the many shops, restaurants and businesses that occupy these unique Listed premises.



### H6: The Rows

Ownership, maintenance and management issues need to be overcome to establish uses in the upper floors. In addition, the current retail offer at street and Rows level should be enhanced. Rows environment improvements including lighting, access and signage should also be progressed.



## Watersports Hub

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	Public/Private



The Chester Waterways Strategy sets out an ambition for the development of a new Community Watersports facility.

Development Work has been undertaken in partnership and a planning application relating to the proposal is currently going through the determination process.



### The Groves, Riverfront and Amphitheatre

The desire to reconnect the city back to the river and vice versa is a corner stone to the One City Plan. In order to make this happen a series of interventions along the river will begin to strengthen and improve the environs.



## St Michael's Church



Estimated Delivery:	2019
Total Investment:	£750,000
Type of Investment:	Public/Private

St Michael's Church is being redeveloped into a new heritage attraction for Chester by Big Heritage, a Chester based Community Interest Company. Big Heritage are working with the Wellcome Trust and other major partners to create this new heritage visitor attraction and anticipate attracting over 40,000 visitors per annum and contributing £2 million to the local economy. £750,000 will be invested in the project and it is due to open in 2019.

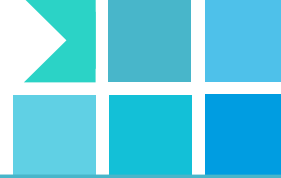
The former occupiers of the site, Chester History and Heritage Service, have been relocated within Grosvenor Museum to create synergy between the museum, service users and volunteers. The service will benefit from access to a wider audience and increased footfall with the Grosvenor Museum attracting 80,000 visitor per annum.



### H12: St Michael's Church

The One City Plan recognises the need for renewal and development in St Michael's Church alongside other cultural facilities including a Heritage Centre and Grosvenor Museum.





## Castle/Museum

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



Founded by William the Conqueror in 1070 the Castle Walls and Agricola Tower are in the care of English Heritage, with other buildings on the wider site complex are within a variety of ownership including Crown Estate. Of great historic and architectural value this is a significant heritage asset to the city.

Considered as a whole, the site offers opportunities for heritage based visitor attraction and complementary activity. As identified Chester's Heritage and Visual Arts Strategy, we aim to make more of our unique built heritage, which is the city's greatest asset: 'the city as the stage'.

The Grosvenor Museum is a city centre free to enter attraction, with a Victorian lecture theatre, houses collections exploring the history of Chester, its art and silver heritage, and its natural history.

Over 80,000 visitors every year find out about life during the Roman military occupation and visit the Period House, with rooms from the 17th century to the 1920s. Running a programme of events, exhibitions and activities the Museum is a hub for visual arts, local history and schools visit programmes. The Museum is supported by a number of local businesses and Cheshire College South and West, through its Corporate Membership programme.

### CG2: Chester Castle

The Castle complex is integral to strengthening this distinctive part of the city. The complex is recognised as one of great historic and architectural value. Considered as a whole, opportunities for an exciting heritage visitor attraction and complementary commercial activities will be supported.





## Racecourse Masterplan

Estimated Delivery:	2019-39
Total Investment:	£100,000,000
Type of Investment:	Private



The Racecourse masterplan is a long term investment strategy for the next 15-20 years with these broad aims:

- To maintain CRC's position as one of the UK's top racecourses and to improve raceday facilities
- To ensure CRC remains and grows as one of Chester's major businesses, employers and economic generators
- Through investment in new buildings and public spaces, to create a "racecourse district" which will act as a re-connector between the Old Port and Watergate areas of the city
- To invest in new buildings and public spaces which will benefit both the Race Company and the City as a whole

The masterplan proposes some key new buildings including: an Events and Conference Centre linked to a new Hospitality Grandstand and a new pedestrian zone for racegoers and the public.



### RC1: Potential Conference Facility

The One City Plan is supportive of the development of a conference/convention events centre within the grounds of Chester Racecourse. Studies found that an appropriate scale of venue could provide for 1,200 delegates, exhibitions and popular music. It is recommended that the Council works closely with Chester Race Company to achieve this project.



## Visit England—Sport of Kings

Estimated Delivery: n/a  
Total Investment: n/a  
Type of Investment: n/a



Led by Marketing Cheshire, this project Visit Britain supported project is designed to develop a new proposition around Chester and Chester Racecourse along with 5 international significant racecourses and their associated cities targeted at high spend international markets.

Working with airlines and specialist tour operators and travel agents new bookable packages for each location will be available to the market. Launched during the Dubai World Cup in March 2018 luxury itineraries currently available for American Express Middle East Card members will become more widely available through other partners.

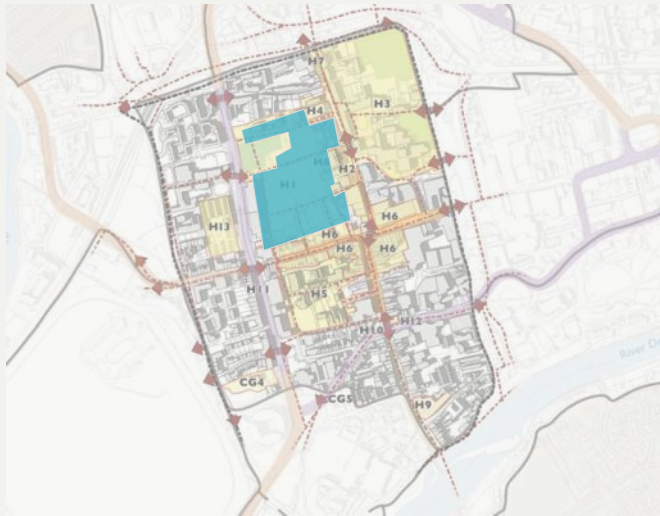
Promoted at The World Travel Market in London and Destination Britain event in China in November 2018 the 2019 Racing Season will be the focus for activity.







## Northgate



Estimated Delivery:	n/a
Total Investment:	£300,000,000
Type of Investment:	Public/Private

Chester Northgate is the largest scheme to be delivered in the city in many years. The £60 million plans for the modern mixed use development will include a new relocated dynamic and modern market, six-screen cinema, restaurants, a public square and car parking.

The Council secured planning permission in 2016 for the relocation of the market, the development of a new cinema and changes to the old library building which will become an arcade providing connections from Town Hall Square to the new public square. Some minor amendments to the approved scheme will be submitted via a Section 73 planning application and detailed design for a new multi-storey carpark adjacent to St Martin's Way will be submitted during 2019.

Building on the phenomenal success of Storyhouse, Chester Northgate will bolster the city's leisure and culture offer, as well as providing more jobs in the heart of Chester. The scheduled start on site for enabling works will be late Autumn, with a full start on site in early 2020.

### H1: Proposed Northgate Scheme

Redevelopment of the Northgate area intends to strengthen the position of Chester as a retail and visitor destination and reverse the trend in its decline in the retail rankings. The design of the proposed new retail led quarter must integrate with and compliment the existing built form whilst adding variety to this offer.



## Heritage Assets—Towers and Walls

Estimated Delivery:	n/a
Total Investment:	n/a
Type of Investment:	n/a



A wealth of irreplaceable archaeology and architecture survives within Chester, including the City Walls, Rows, Cathedral, Amphitheatre, Roman Gardens and Castle. There is also hidden heritage and innovative interpretation to discover.

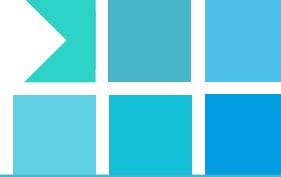
Chester has authenticity, with over 2,000 years of history in a compact city centre and has long been a place of change and innovation. Inside the City Walls a wide range of different types of building exist; with different types of use and purpose, its heritage is part of the everyday life of the city. The medieval row level shops, homes and offices are examples of the city's living heritage, along with its relaxing surroundings of the Groves riverside and parks. Heritage and quality of place are key drivers for the city's visitor economy and are reasons to visit, dwell or locate in the city and its surrounding area.



The city, through its Heritage and Visual Arts Strategy, aims to ensure that its heritage traditions and visual arts are used to inspire and engage the community and visitors through bold creativity informed by the riches of archaeology, the built environment, archives, museum collections, parades and ideas.

### Historic Core

This city centre has a strong historical heritage and vibrant culture recognisable through the galleried Rows in Watergate Street, Bridge Street and Eastgate Street; the ancient City Walls; a Roman Amphitheatre and an impressive Cathedral. However some of these incredible assets are in need of attention.



## Chester Zoo Masterplan

Estimated Delivery:	2030
Total Investment:	£100,000,000
Type of Investment:	Private



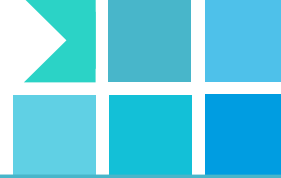
Chester Zoo's long term masterplan has been developed to enhance the Zoo's position as one of the world's best conservation, animal and leisure attractions, between now and 2030.

The plan outlines redevelopment of 100 acres (405,000sq m) of its existing site into grassland and forest areas. This follows the £40m Islands project, which opened in 2015. The attraction seeks to sensitively transform the site through the creation of large scale themed zones and in keeping with its reputation as one of the world's best conservation, animal and leisure attractions.

The zoo is the UK's most visited tourist attraction outside London, with 1.9 million people visiting in 2016. As a leading tourist attraction, the zoo contributes more than £50m a year to the local economy, and further developments continue to bring significant additional economic, social and environmental benefits not only for Chester but at a regional, national and global level.







## Dee House



Delivered in:	n/a
Total Investment:	n/a
Type of Investment:	n/a

A Grade II listed building sitting on top of the unexcavated area of Chester Amphitheatre. Dee House was built around 1730 for James Comberbach, a former Mayor of Chester, who died in 1737. In 1854 the house was acquired by an order of Roman Catholic nuns, who in 1867 commissioned a Liverpool architect, Edmund Kirby, to extend the building with a new classroom and chapel to the east of the original house, designed in a Gothic style. A late 19th century extension to the west matches the design of the original house. The Victorian extensions are of interest both as the work of an architect of considerable importance, and in demonstrating the revival of Roman Catholicism in the region during the second half of the 19th century.

The building which is Council owned is unoccupied and in a state of disrepair. A Working Group established by the Chester Growth Partnership is currently reviewing options for the building. The work of this Group will extend up to June 2019. There will then be a public consultation on the options which emerge.

### G2: Amphitheatre, Dee House, Roman Gardens

Dee House is a listed structure sitting over an ancient monument. This situation happens in many parts of the city. Consideration will need to take place to make the best use of Dee House to add to the potential vibrancy and appeal of the Amphitheatre project.

## Sites

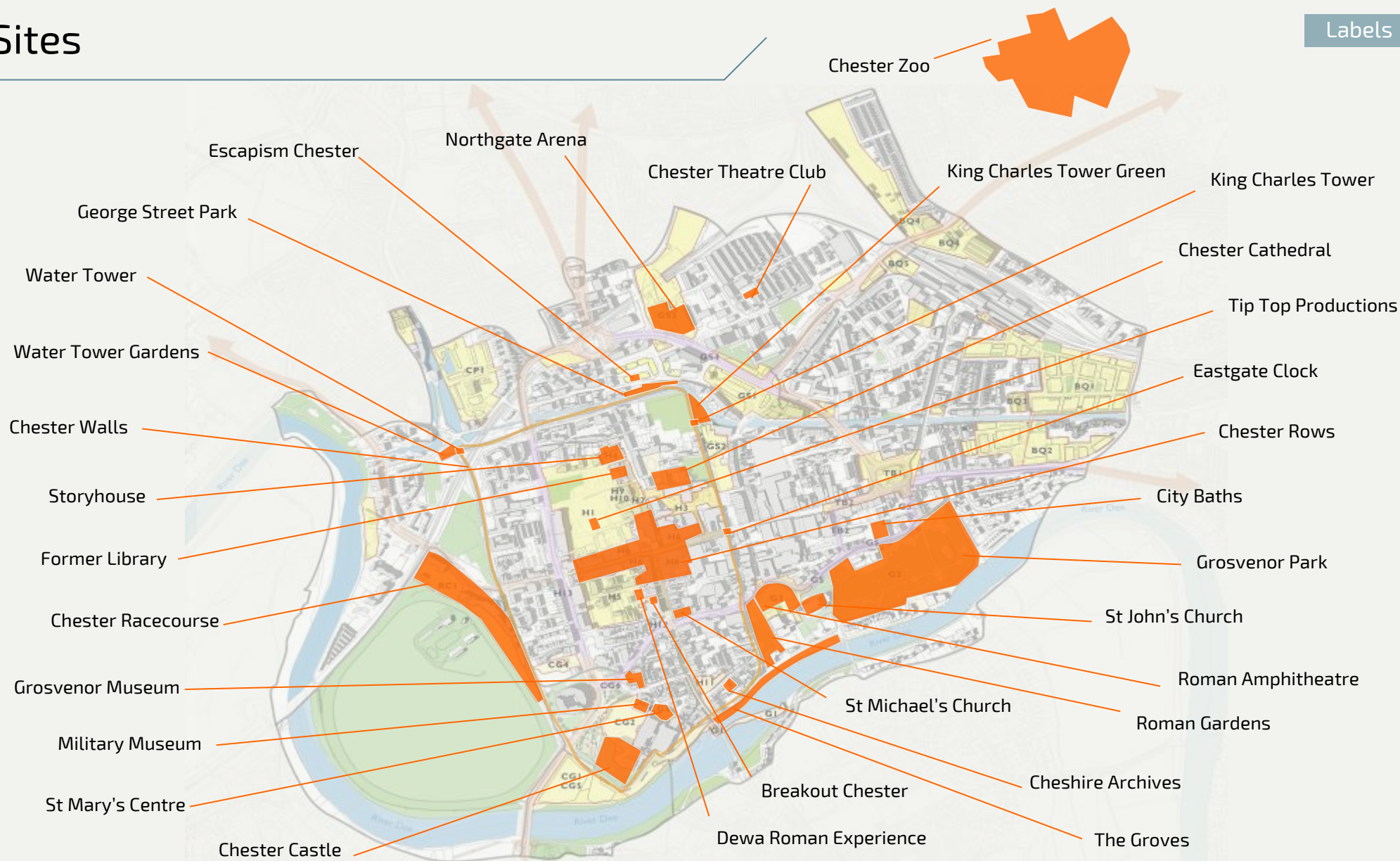
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## Sites





# Greenspaces

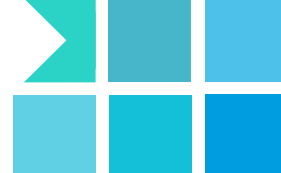
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## Greenspaces





Chester is a historic Roman city and a major tourist destination in the North West of England but is also proving a big investment opportunity. Companies are competing to relocate to the city and there are a range of investment opportunities and high quality office accommodations. Key locations include the HQ building and City Place, which includes future plans to develop up to 430,000 sq ft of prime office accommodation adjacent to Chester Railway station.

Chester has firmly established itself as a financial centre of excellence with the major national and international companies including Marks and Spencer Money, Bank of America and Virgin Money being located within the city. The city also has many other well established sectors including legal, estates, digital and creatives.

The University of Chester has over 15,000 students and four campuses in and around the city, including a well established Business School. Furthermore the newly formed Cheshire College provides a range of vocational and higher level qualifications at state of the art facilities in the city.

The below areas give some further insight into the range of businesses located in Chester, key office locations within and around the edge of the city, the skills and employment offer and support available for new and existing businesses.

Business Base



Skills and  
Employment



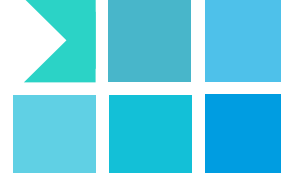
Key Locations



Business Support





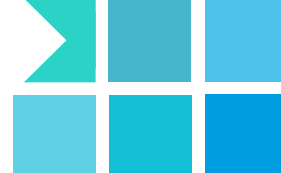


## Business Base

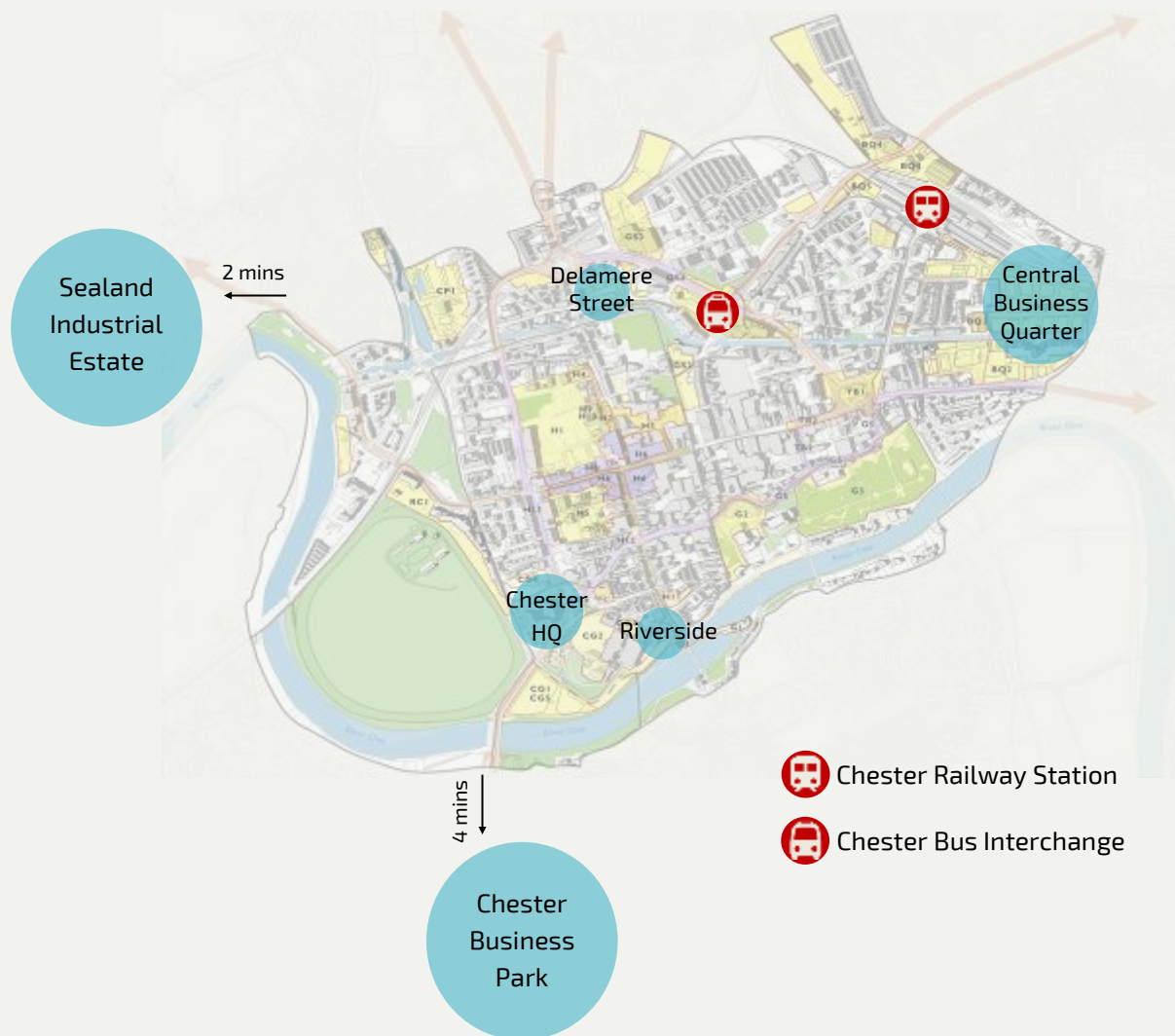
Chester has a strong financial and professional services base with major employers including Lloyds Banking Group, Marks and Spencer Money, Virgin Money based on Chester Business Park, just on the edge of the City centre. Within the City a number of professional services including Knights Solicitors, RSM Accountants and Regus all have a significant presence. The wider geography of the borough and links into North Wales include major manufacturing businesses in automotive, aerospace, chemicals and advanced engineering .

- |                        |                          |
|------------------------|--------------------------|
| ⇒ Airbus               | ⇒ Lloyds Banking Group   |
| ⇒ Bank of America      | ⇒ M&S Money              |
| ⇒ Black & Veatch       | ⇒ Moneysupermarket.com   |
| ⇒ Bristol-Myers Squibb | ⇒ Regus                  |
| ⇒ EA Technology        | ⇒ RSM Accountants        |
| ⇒ Essar                | ⇒ Sykes Holiday Cottages |
| ⇒ Jaguar               | ⇒ Vauxhall               |
| ⇒ Knights Solicitors   | ⇒ Virgin Money           |





## Key Locations

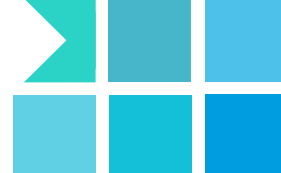


Chester has a number of business locations suitable for a range of businesses including the well established Chester Business Park, the recently developed City Place and West Cheshire Business Park which caters for a variety of uses including retail counters and light industrial. For more information on each of the sites click the links below:

<a href="#">Sealand Industrial Estate</a>	>
<a href="#">Chester Business Park</a>	>
<a href="#">Central Business Quarter</a>	>
<a href="#">Chester HQ</a>	>
<a href="#">Delamere Street</a>	>
<a href="#">Riverside Innovation Centre</a>	>

### Connectivity:

- ⇒ Access to M6 / M56 / M62
- ⇒ Hourly trains to London
- ⇒ 2 International Airports
- ⇒ 96% of homes have Superfast Broadband



## Skills and Employment

### Schools

Within 5 miles of Chester there are;

- 44 primary schools (of which 34 are viewed as "good" or "outstanding" by Ofsted)
- 15 secondary schools (of which 7 are viewed as "good" or "outstanding" by Ofsted)
- 2 Special schools (both viewed as "good" by Ofsted)

### Employer Engagement

There are a number of initiatives which are running which can help employers work more closely with their local schools. Careers Enterprise Company fund advisors who work with schools to embed careers activity across the curriculum. Part of this activity is to broker links with employers in key sectors. In Chester there is also the Young Chamber, delivered through the West Cheshire and North Wales Chamber of Commerce who can help facilitate employability and careers activities for member employers.

Careers Enterprise Company



Young Chamber



### Further and Higher Education:

There is one Further Education College situated in Chester; Cheshire College South and West. The Chester campus situated in Handbridge specialises in provision in business, media and games, retail and fashion industries, science and visual arts.

There is one university based in Chester – University of Chester which has a number of campuses across the city. Also, one of the UK's longest-established specialist providers of legal education, The University of Law, is also located just outside the city in Christleton.

Cheshire College South and West



University of Chester



The University of Law



### Apprenticeships:

In addition to the provision above there is a whole range of private training providers delivering apprenticeships in Chester.

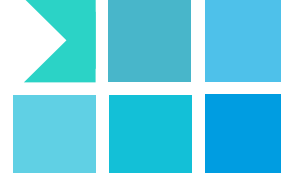
Find out more on Apprenticeships



Skills Data







## Business Support



The Cheshire West and Chester Business Growth Team is committed to working with internal and external partners, at a local and national level alongside the West Cheshire and North Wales Chamber of Commerce, FSB, Blue Orchid, Cheshire Professionals, Cheshire and Warrington Local Enterprise Partnership etc. to deliver, where possible, a co-ordinated approach to business engagement and support across the Cheshire West and Chester area.

The offer for businesses:

- Assist businesses to access appropriate local and national support programmes including Connecting Cheshire Broadband, Northern Powerhouse Investment Fund, and Manufacturing Advisory Service.
- Provide a dedicated Business Start-up Advisory service
- Introductions to appropriate events and training opportunities
- Commercial sites and premises search—working closely with commercial agents
- Recruitment and apprenticeship information and guidance
- Familiarisation visits for businesses relocating to the area
- Support the Business Improvement Districts
- Working with other Council services to provide advice on Business Rates, Planning and Building Control, Licensing and Environmental Health



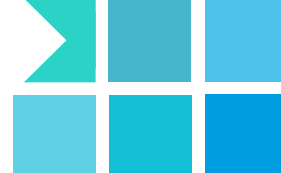
Contact the team:

Email: [business@cheshirewestandchester.gov.uk](mailto:business@cheshirewestandchester.gov.uk)



Telephone: 01244 973618





This section contains information covering key data about Chester. Depending on availability the data contained in the below areas will be updated monthly, quarterly or yearly. Where Chester specific data is not available, borough level figures have been shown.

Chester Profile



Housing



Retail



Transport



Visitor Economy



Employment and  
Skills



Further Cheshire West and Chester economic data can be found at [http://inside.cheshirewestandchester.gov.uk/find\\_out\\_more/datasets\\_and\\_statistics/statistics/](http://inside.cheshirewestandchester.gov.uk/find_out_more/datasets_and_statistics/statistics/)

Data Sources >



## Chester Profile

 **144,100**  
Households<sup>1</sup>  
(Cheshire West and Chester)


 **81,570**  
Residents<sup>2</sup>  
(Chester Locality)

 **15,000**  
Students<sup>3</sup>  
(University of Chester)

 **723**  
Listed Buildings<sup>4</sup>  
(Chester City)



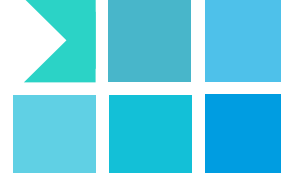
 **36,300,000**  
Visitors<sup>7</sup>  
(Cheshire West and Chester 2017)

 **14**  
Scheduled Monuments<sup>5</sup>  
(Chester City)

 **178,600** sq ft  
Floor Space<sup>6</sup>  
(Chester City)

 **14,060**  
Business Count<sup>8</sup>  
(Cheshire West and Chester 2018)





## Retail

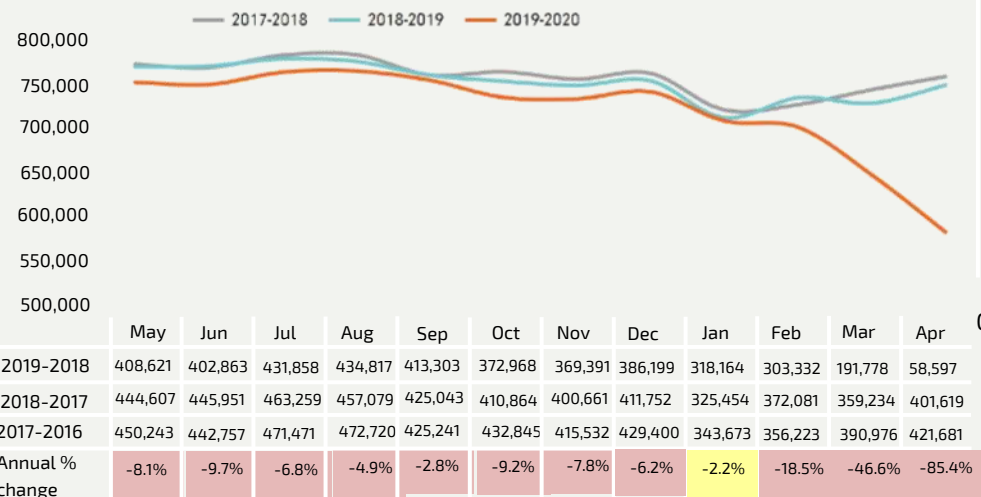
### Chester Footfall Figures (April 2020)

**38.7%**

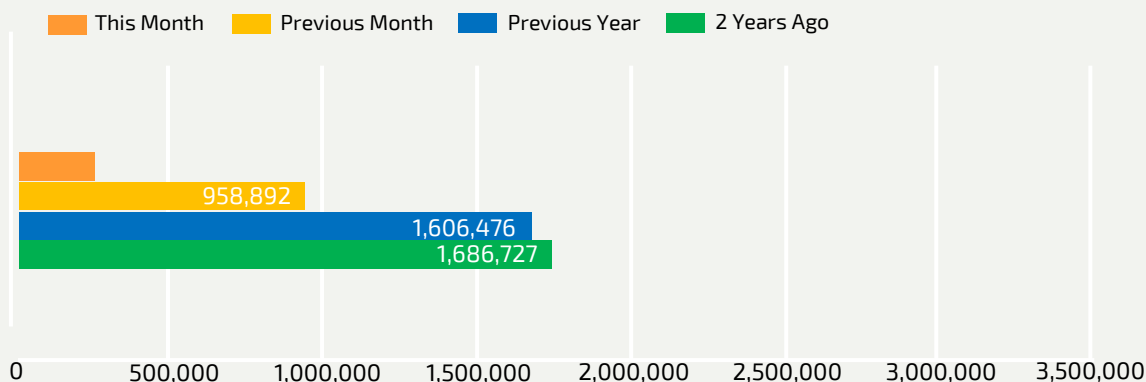
down  
on the  
previous  
year

**234,389**

visitors  
counted for month  
commencing  
5 April 2020



	Year to Date % Change		Year on Year % Change		Month on Month % Change	
	2019	2018	2019	2018	2019	2018
Chester	▼ -38.7%	▼ -3.4%	▼ -85.4%	▼ -4.8%	▼ -69.4%	▲ 8.6%
North & Yorkshire	▼ -31.2%	▲ 0.7%	▼ -81.8%	▼ -0.6%	▼ -67.0%	▲ 4.3%
UK	▼ -32.7%	▲ 0.3%	▼ -83.3%	▼ -1.0%	▼ -66.7%	▲ 5.4%



Monthly Footfall Figure Reports can be viewed at:  
<http://chester.westcheshiregrowth.co.uk/resources/>

Source: Springboard Monthly Footfall Report April 2020—Chester  
 (05/04/2020 to 02/05/2020)



## Visitor Economy

### Visitor Numbers to Cheshire West and Chester 2017



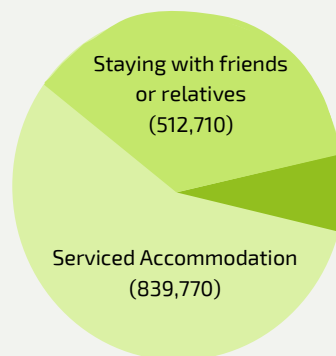
**36,300,000**

Visitors<sup>7</sup>

(Cheshire West and Chester 2017)



Staying Visitors  
(1,454,950)



Non-Serviced  
Accommodation  
(102,470)

Source: STEAM Draft Trend report for 2012-2017  
(Global Tourism Solutions UK)

### Attraction Visitor Numbers



**Chester Zoo**

**2,000,000**

Visitors in 2019<sup>9</sup>



**Chester Cathedral**

**300,000+**

Visitors in 2017<sup>10</sup>



**Chester Racecourse**

**300,000+**

Visitors Annually<sup>11</sup>



**Storyhouse**

**1,000,000**

Visitors in 1st Year<sup>12</sup>



## Housing



144,100

Households<sup>1</sup>  
(Cheshire West and Chester)



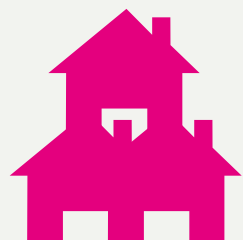
£265,100

Average House Price<sup>13</sup>  
(City of Chester, September 2018)



18

Empty units  
brought back into use  
as a result of Council action<sup>14</sup>  
(Chester City Ward 2016-2018)



1,928

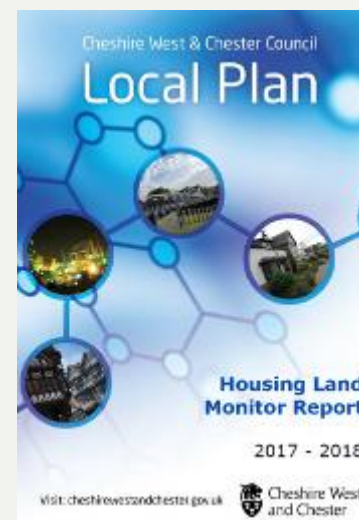
Units complete  
since 2012<sup>15</sup>  
(Chester)



370

Units under  
construction<sup>16</sup>  
(Chester)

### Housing Land Monitor



To view the Housing  
Land Monitor Report  
2017-2018 please  
visit:  
[https://consult.  
cheshirewestand-  
chester.gov.uk/  
portal/cwc\\_ldf/  
mon/](https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/)



Further Housing data, policies and strategies can be found at:  
[http://inside.cheshirewestandchester.gov.uk/  
policies\\_plans\\_and\\_strategies/  
housing\\_strategies\\_policies\\_and\\_research](http://inside.cheshirewestandchester.gov.uk/policies_plans_and_strategies/housing_strategies_policies_and_research)





## Transport



1,292,546

people within 30  
minute drive of  
Chester<sup>17</sup>

3 hrs 35mins

drive Chester to London



4,649,800

Entrants and exits to Chester  
Railway Station<sup>18</sup>



4th Busiest

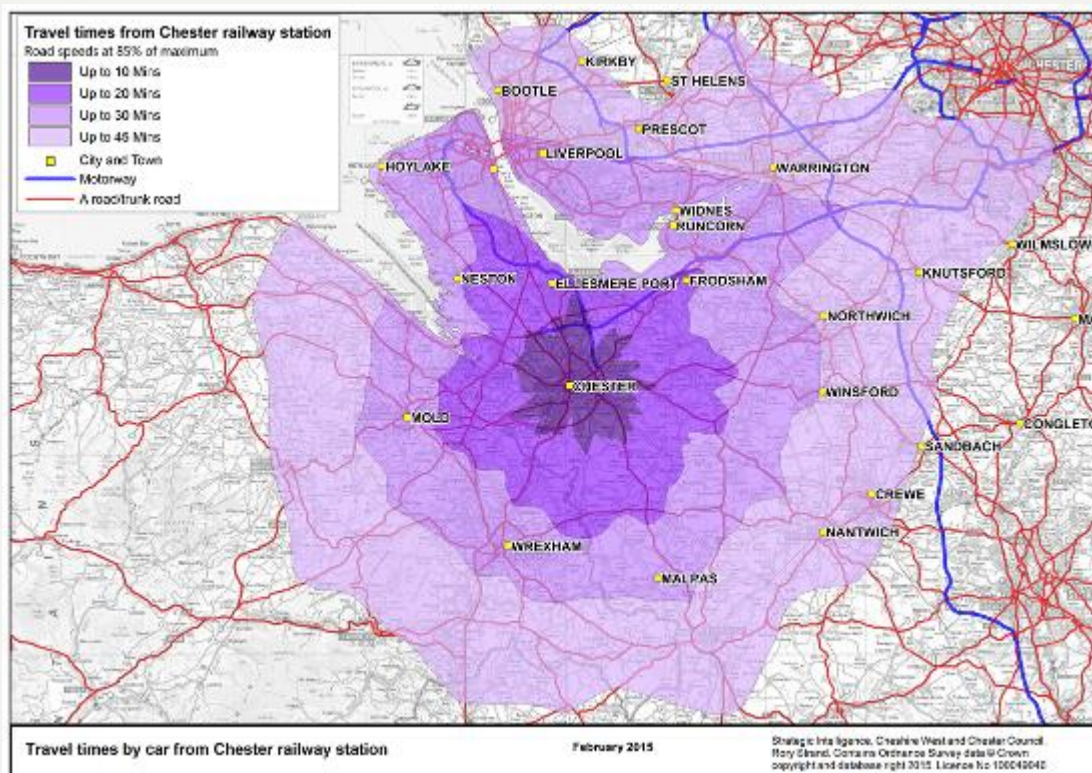
station in North West after  
Manchester, Liverpool and Preston<sup>19</sup>

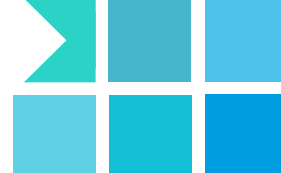


2 hours

train journey Chester to London

- ◆ Chester to Holyhead—1 hour 21 mins
- ◆ Chester to Manchester - 54 mins
- ◆ Chester to Liverpool - 40 mins
- ◆ Chester to Crewe - 20 mins





## Employment and Skills



15,000

Students<sup>3</sup>  
(University of Chester)



250,000+

people within 30 minute  
commute of Chester  
station with degree level  
qualification and above<sup>20</sup>



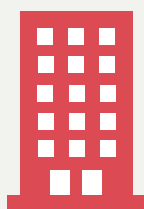
17%

jobs in Finance and  
Professional Services<sup>21</sup>



£238m

University of Chester  
contributes to regional  
economy<sup>22</sup>



178,600 sq ft

Floor Space<sup>6</sup>  
(Chester City)



14,060

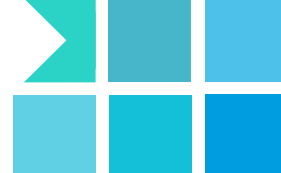
Business Count<sup>8</sup>  
(Cheshire West and Chester 2018)



56

Primary and  
Secondary schools  
viewed as Good or  
Outstanding by Ofsted<sup>23</sup>  
(within 5 miles of Chester)

For more information on Cheshire West and Chester wide employment and skills data please visit—[http://inside.cheshirewestandchester.gov.uk/find\\_out\\_more/datasets\\_and\\_statistics/statistics](http://inside.cheshirewestandchester.gov.uk/find_out_more/datasets_and_statistics/statistics)



## Data Source Footnotes

<sup>1</sup> Households (2017) 2014-based Household Projections, HCLG

<sup>2</sup> 2017 mid year estimates of population, 2001 and 2011 Census tables. Office for National Statistics licensed under the Open Government Licence v.3.0. Population estimates have been independently rounded to the nearest 10.

<sup>3</sup> HESA statistics—<https://www.hesa.ac.uk/data-and-analysis/publications>

<sup>4</sup> Cheshire Historic Environment Record. The area for Chester City is defined as the civil parishes of Bache, Chester Castle, Great Boughton, Upton by Chester and Chester non-parish area.

<sup>5</sup> Cheshire Historic Environment Record. The area for Chester City is defined as the civil parishes of Bache, Chester Castle, Great Boughton, Upton by Chester and Chester non-parish area.

<sup>6</sup> WYG site survey, based on Experian Goad centre boundary UK average from Experian Goad Category Report (July 2015)

<sup>7</sup> STEAM Draft Trend report for 2012-2017 (Global Tourism Solutions UK)

<sup>8</sup> ONS Crown Copyright Reserved [from Nomis on 12 December 2018]

<sup>9</sup> Visitor numbers to Chester Zoo hit record high—<https://experiencechester.co.uk/visitor-numbers-to-chester-zoo-hit-record-high/>

<sup>10</sup> Chester Cathedral Strategic Plan—<https://chestercathedral.com/wp-content/uploads/2018/02/Chester-Cathedral-Strategic-Plan-2018-2020.pdf>

<sup>11</sup> Chester Racecourse boosts local economy by £54.1 million—<http://www.871candwep.co.uk/cheshire-warrington-news/chester-racecourse-boosts-local-economy-by-54-1-million/>

<sup>12</sup> Storyhouse celebrates one million visitors in its first year—<https://www.storyhouse.com/post/press-releases/one-million-visits-later>

<sup>13</sup> Cheshire West and Chester Council Average annual house prices at ward level. Average over the half year April - September 2018 for each year shown Source: Hometrack. The area for City of Chester is defined as the wards of Blacon, Boughton, Chester City, Chester Villages, Dodleston & Huntington, Farn-don, Garden Quarter, Great Boughton, Handbridge Park, Hoole, Lache, Newton, Saughall & Mollington and Upton.

<sup>15</sup> Table 10.1 Cheshire West and Chester Housing Land Monitor Report 2017-2018

<sup>16</sup> 2017/2018 Housing Monitor (inclusive of student accommodation, age restricted, and communal units) for the Chester spatial area as defined by the Local Plan.

<sup>17</sup> Population information is from 2017 mid-year population estimates. 2001 and 2011 Census tables. Office for National Statistics licensed under the Open Government Licence v.3.0.

<sup>18</sup> ORR Rail Usage 2017/18

<sup>19</sup> ORR Rail Usage 2017/18

<sup>20</sup> Census 2011 (KS501EW) Contains public sector information licensed under the Open Government Licence v3.0

<sup>23</sup> Ofsted reporting—<https://reports.ofsted.gov.uk/>



# How to use the dashboard

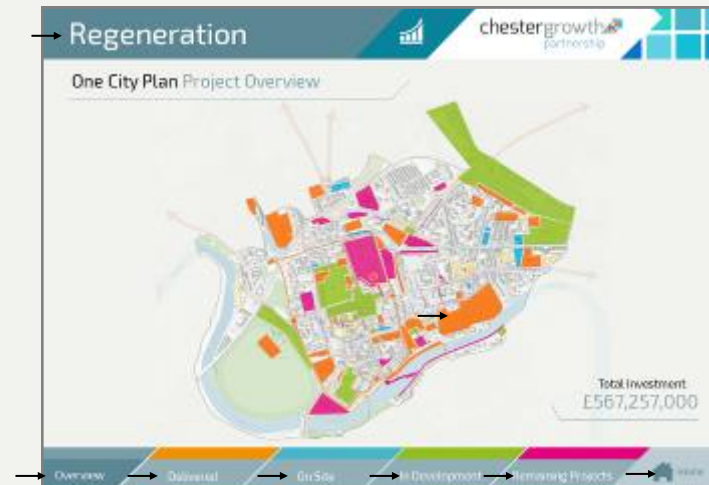
Welcome to the interactive Chester One City Dashboard. Below is a short guide on how to easily navigate your way through the Dashboard. Visit the contact us page if you have any further questions.



1. Visit each section by clicking the interactive buttons



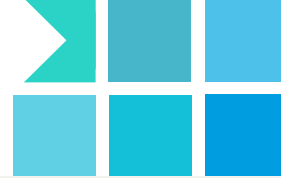
2. Each section has a landing page overview. You can click into the sub-sections or click the home button to return



3. Use the bottom navigation bar to switch between the page tabs. Click the title at the top of the page to return to the landing page, or click the home button.



4. Directly clicking a project on the map will take you to a project page for further information, from there you can return to the map, landing page or home



This dashboard is currently a Beta version and is under development. We would welcome any feedback, comments and suggestions to be sent to us at:

[cgp@cheshirewestandchester.gov.uk](mailto:cgp@cheshirewestandchester.gov.uk)

For more information please visit our websites:

[www.chestergrowth.co.uk](http://www.chestergrowth.co.uk)

[www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)