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ENVIRONMENTAL SERVICES



**BARTLETT MANAGEMENT CO LTD**

**16-20 NICHOLAS STREET, CHESTER, CHESHIRE**

**HERITAGE IMPACT ASSESSMENT**

**February 2017**

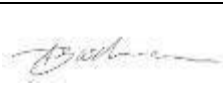
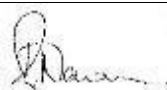

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**HERITAGE IMPACT ASSESSMENT**

**February 2017**

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## SUMMARY

Wardell Armstrong was commissioned by Bartlett Management Co Ltd to prepare a Heritage Impact Assessment for 16-20 Nicholas Street, Chester (NGR: SJ 40285 66149) in support of a planning application for a redevelopment of the site for commercial hotel use. The statement consists of a desk-based consultation of sources relating to the historic town development and its architectural history and a site visit.

This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets, both below and above ground, but especially of 16-20 Nicholas Street. More specifically, it considers the direct and indirect impacts on 16-20 Nicholas Street, and the direct impacts on the quality of the Chester City Centre Conservation Area.

The overall heritage impact of the redevelopment on the 16-20 Nicholas Street, is considered to be limited to major. The alteration of the interior to accommodate various bathrooms and new openings may greatly impact upon the in parts original Georgian features still present within the buildings. The insertion of the elevator into No 18 Nicholas Street, although causing a loss of the secondary staircase, would only have a limited impact upon the overall structure.

It has been found that the impact on the heritage significance of the 138 heritage assets within a 100m search radius would be limited. The impact on the Chester City Centre Conservation Area is considered to be neutral to slight negative. The area contains a high potential for Roman to late medieval archaeological below ground remains.

There is a high risk of encountering thus far unknown Roman to late medieval below ground archaeological remains in the current parking area, proposed to accommodate an additional hotel structure. This is indicated by the finding of a late medieval deposit during cable works at Nicholas Street Mews.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong thanks Alice Slade of Bartlett Management Co Ltd who commissioned and arranged the project. Wardell Armstrong also thanks Mr. Bartlett and the members of the Cheshire Archive and Local Studies for their help.

The site visit and documentary research was undertaken by Ariane Buschmann. The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman managed the project and edited the report.

## **1 INTRODUCTION**

### **1.1 Circumstances of Project**

1.1.1 Wardell Armstrong (WA) was commissioned by Bartlett Management Co Ltd to prepare a Heritage Impact Assessment for 16-20 Nicholas Street, Chester, in support of a planning application and the proposed redevelopment of the site for commercial hotel use. The site was used last used as office use and Liberal Club. No 16 Nicholas Street is still partially in use as solicitors' office. The Chester Historic Environment Record (HER) was contacted, and a 100m search radius was proposed, instead of the usual larger radius for urban sites, because of the high amount of known archaeology located in this area.

### **1.2 The purpose of the Heritage Impact Assessment**

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets, especially of 16-20 Nicholas Street and the Conservation Area. The assessment also considers impacts on below ground archaeological remains within the site. More specifically, it will look at the direct impacts on the building and the possible below ground archaeology, and the direct impacts on the quality of the Conservation Area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon the assets.

### **1.3 National Planning Policy and Legislative Framework**

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II\* Listed Buildings and Grade I and II\* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional' (NPPF, para 132). Therefore,

preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

- 1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

#### 1.4 **Local Planning Policies**

- 1.4.1 The Cheshire West and Chester Council adopted the Local Plan: Strategic Policies in 2015. The relevant policy is ENV 5: Historic environment.
- 1.4.2 The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets, as defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest and their settings.
- 1.4.3 Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.
- 1.4.4 Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported.
- 1.4.5 Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted. Where fully justified and assessed, the Council may consent to the minimal level of enabling development consistent with securing a building's future in an appropriate viable use.
- 1.4.6 Development in Chester should ensure the city's unique archaeological and historic character is protected or enhanced.



## **2 METHODOLOGY**

### **2.1 Introduction**

2.1.1 The preparation of the Heritage Impact Assessment has been undertaken in accordance with guidance recommended by English Heritage and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2012).

2.1.2 The data underlying the Heritage Impact Statement was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets of 16-20 Nicholas Street, the 138 heritage assets within the 100m search radius and Chester City Centre Conservation Area.

### **2.2 Documentary sources**

2.2.1 The primary and secondary sources were used to provide the background to the historical character of Nicholas Street of the Chester Conservation Area. Much of the information in the Archaeological Assessment was derived from secondary sources and historic maps.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

### **2.3 Site Visit**

2.3.1 The site and its environs were visited on the 28<sup>th</sup> February 2017. Access was unrestricted.

2.3.2 The study area was inspected to:

- examine the impact on the setting of 16-20 Nicholas Street of the development proposals for a commercial use redevelopment,
- consider the impact of the development proposals for a commercial redevelopment on the heritage significance of the Chester City Centre Conservation Area.

### **2.4 Impact assessment tables**

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway

Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

## 2.5 Reporting

2.5.1 A final bound copy of the report will be deposited with the HER at Cheshire County Council's offices in Chester, where viewing will be made available on request.

2.5.2 Wardell Armstrong support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme.

## 2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Assessment are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.

Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the

evolution of its surroundings.

### **3 DESCRIPTION**

#### **3.1 Location, Topography and Geology**

3.1.1 16-20 Nicholas Street are part of the grade II listed terrace section on the west side of Nicholas Street, Chester. It lies within the city walls of Chester, to the south-west of the city centre. The character of Nicholas Street was dominated by the former presence of three friaries, the White, Black and Grey Friars, and a Benedictine Nunnery until the development of terraced houses in the late 18<sup>th</sup> century.

4.1.2 The bedrock geology consist of gravelly sandstone of the Chester Pebble Beds Formation. This sedimentary bedrock formed approximately 246 to 251 million years ago in the Triassic Period. The local environment was previously dominated by rivers (BGS 2017).

#### **3.2 Historic Landscape Characterisation**

3.2.1 The site and its search radius are situated within four historic character zones as characterised by Cheshire West and Chester. The first area is *Zone 8: Chester Rows*, a predominately medieval section within the city centre. It represents an unusual architectural design with two layers of shops and a first floor covered walkway. There are 136 listed buildings. Different industries grouped in different parts of the rows so for example Ironmongers Row was on the west side of Northgate Street and Bakers Row on the north side of Eastgate Street in the 14<sup>th</sup> century. This zone also includes a substantial section of the Roman and medieval City Walls at the Eastgate. Although there is a wide variety of architectural style and building materials, the overall visual effect is a key element of this zone and in particular the 19<sup>th</sup> century black and white timber framed facades added to many of the buildings are now a distinctive element of the Rows.

3.2.2 *Character Zone 9: Cuppin Street*, is based on historic medieval and post medieval settlement along two narrow blocks of land, the first was aligned east-west between the parallel roads of White Friars and Cuppin Street and the second aligned north-south between the parallel roads of Weaver Street and Nicholas Street. The zone also included the medieval church of St Martin in the Ash, built in the late 12<sup>th</sup> century, including a cemetery and anchorite cell, subsequently demolished in the 1960s to make way for the inner ring road. Prior to the medieval period, this area formed the southwest corner of the Roman fortress incorporating the line of the southern and western defences, the southwest angle tower itself as well as evidence of a possible defended extension to the south of the fortress around Cuppin Street. There are a

significant number of listed buildings in this area and the White Friars area in particular represents a well preserved 18<sup>th</sup> century street frontage.

3.2.3 *Character Zone 10: Carmelite Friary, Commonhall Street*, is shaped by the presence of the Carmelite, or White Friars, in the medieval period. They settled this area in the late 13<sup>th</sup> century, acquiring a large tract of land adjacent to the Commonhall and remained active here until 1539, when the religious houses were abolished by Henry VIII. The earliest surviving map evidence for this zone dates to the late 16<sup>th</sup> century and records the friary church still surviving on the White Friars street frontage with a tower and spire at the western end. In the Roman period it has been suggested that this zone was largely occupied by a group of barrack blocks housing the soldiers of the Roman army.

3.2.4 *Character Zone 15: Nicholas Street*, which contains the site, is defined primarily by the presence of four substantial medieval religious houses, situated together on the edge of the city's historic core. These were the friaries associated with the Whitefriars (Carmelite), Greyfriars (Franciscans) and Blackfriars (Dominican), as well as a Benedictine Nunnery at St Marys. Before this, during Roman times, the area was part of the civilian settlement (vicus) outside the fortress, oriented around a port that was located roughly where the Roodee is today. During the medieval periods, the zone was dominated by the presence of three large monastic complexes. From north to south these were the Franciscan and Dominican Friaries, and a Benedictine Nunnery centred over where the Council's headquarters are today. This zone has preserved archaeological remains that may influence national perspectives on the development of the city, with the potential for future discoveries of significant archaeological remains from the Roman to post medieval periods.

### 3.3 **Significance of the building**

3.3.1 16-20 Nicholas Street are a grade II listed, as part of Asset 4, a terrace of houses (Nos 10-28), which originally comprised 10 town houses. They are now in various use, with the main purpose as office space. Nos 10-22 were constructed in 1780 by Joseph Turner of Chester, while Nos 24, 26 & 28 were constructed in two phases in 1781 and the early 1780's, with alterations in the 19<sup>th</sup> and 20<sup>th</sup> century. They are made of brown brick in Flemish bond to the front and with pale headers to both parts of No.28, and grey slate roofing. Their design is uniform, with the exception for the 1830's southern extension to No.28. The rear has numerous alterations but retains a proportion of the original sashes.

### 3.4 Conservation Area

3.4.1 A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (NPPG 2014, para 23).

3.4.2 The site and the 100m search radius is wholly within the City Centre (Chester) Conservation Area.

### 3.5 Archaeological and historical background

3.5.1 Introduction: this historical background is compiled mostly from secondary sources and from records consulted during the desk-based assessment. It is intended only as a summary of historical developments around the study area. References to the Historic Environment Record (HER) and National Heritage List (NHL) are included where relevant.

3.5.2 **Prehistory:** There is only a limited amount of prehistoric activity known within Chester. It is mainly represented by isolated spot finds, found by chance during ground disturbances. Some Mesolithic and Neolithic objects, including ground stone axes and chipped stone flakes, blades and microliths have been found throughout the city centre, including at the amphitheatre, at Bache Pool to the north and near the Wrexham Road business park to the south. A smaller number of Bronze Age finds have also been found, including bronze axes (palstaves) and a mace head. A piece of prehistoric flint, possibly of Bronze Age date, was found at Weaver Street (Asset 59).

3.5.3 By the Iron Age (700 BC–AD 43), permanent settlement was established: buildings, fence lines and evidence of intensive farming have been found on the site of the amphitheatre, at Abbey Green and along Frodsham Street, and pottery and other finds dating to before the arrival of the Romans have been discovered throughout the city centre.

3.5.4 **Romano-Britain:** The fortress of Deva (Asset 22) was established around AD 74 and was one of the two most important centres for the Roman military in the north of Britain, beside Eboracum (York) in the north-east. Many of its several building phases are preserved below ground, and some of its principal features remain visible within the modern city. Roman masonry is preserved along the north and east sides of the City Walls (Asset 2, 61, 63, 65, 127, 128), while the greater part of the roads passing through the city gates follow their Roman alignments. The fortress underwent several phases of modification and saw fluctuations in the intensity of occupation throughout

the Roman period. This is greatly represented by the several phases of activity present within the city wall (Asset 23, 51-58, 60-66, 94, 95, 124, 126-131), as well as several spot finds, such as Roman lead labels (Asset 104, 121), pottery (Asset 125), a brooch (Asset 123) and Roman coins (Asset 112, 113, 122). Many Roman relics, including altars, urns, coins, lamps, weapons, statues, pottery, and pieces of pavement, have been found near the wall and under the streets, in the course of excavations. A considerable part of a hypocaust or auditory is still present at an inn called "Roman Bath" in Bridge Street.

- 3.5.5 The idea that Chester's main role was naval is supported by the importance which the Roman army attached to seaborne operations, exemplified by the circumnavigation of northern Britain by its fleet in 84, and in particular by the positioning at Chester of the Second Legion, a unit with naval experience (<http://www.british-history.ac.uk/vch/ches/vol5/pt1/pp9-15>).
- 3.5.6 The site is situated within the area of the Roman civilian settlement outside the fortress. Works at the site of the Cheshire and Cheshire West Council building at Nicholas Street revealed a formerly unknown part of this settlement, with substantial industrial and residential remains. This includes remains of several timber and stone buildings and road system (Asset 24, 33-49). Excavation at Callin Court found remains of at least six buildings dating from the first to fifth century (Assets 25, 28-31, 120), as well as several traces and layers of Roman activity (Assets 26, 27, 32). The site is located within the city walls, in the area of the vicus associated with Deva fortress. This clearly indicates to the high possibility of Roman remains. Later development might have destroyed some of these below ground remains.
- 3.5.7 **Medieval:** After gaining repossession from the Romans, Deva was renamed Caer-Lleon-Vawr, said to translate as "the fort of the great legion" (<http://www.visionofbritain.org.uk/descriptions/834610>). Although the early Saxon period is difficult to trace with archaeological evidence, it is widely assumed that St John's church was founded around AD 689, and some remains suggest that a Saxon settlement was present in this area. Numismatic evidence and metallurgical analyses indicate that a mint was established at Chester in the 9<sup>th</sup> century. Its precise location, however, is unknown (Chester Archaeological Plan 2014, 8). Archaeological works found Saxon pottery and coins as spot finds in a close proximity of the site (Asset 67, 117-119).
- 3.5.8 Archaeological evidence of this settlement in Chester appears to date to the 10<sup>th</sup>

century, with buildings scattered throughout the former fortress and along Lower Bridge Street, particularly around St Olave's church. Several other churches are thought to date to the 10<sup>th</sup> century including the former church of St Peter and St Paul, later re-dedicated as St Werburgh's minster (Chester Archaeological Plan 2014, 8). The Church of the Holy Trinity, now known as Guildhall and Custom House, is based on late Norman foundations, dating to 1188 (Asset 21). It has been rebuilt and repurposed in the 19<sup>th</sup> century.

3.5.9 The medieval city of Chester was the largest and most prosperous in the north-west and was the region's principal port. It developed a diverse economy, with trade, goldsmithing and leatherworking among its important commercial activities. The town was re-fortified by the Normans, who built a new castle in the south-west corner of the city in the late 11<sup>th</sup> century. In 1092, they re-founded the Saxon minster as a Benedictine abbey and extended and improved the city walls in the mid-12<sup>th</sup> century. A nunnery and a number of friaries were built, mainly to the west of the former Roman fortress, still encased by the extended city walls (Chester Archaeological Plan 2014, 8). This includes the White Friars, or Carmelite friars, who were established by the 13<sup>th</sup> century (Asset 50, 71), the Grey Friars, or Franciscan friars, founded in 1238-40 (Asset 1), and the Black Friars, or Dominican friars, established in 1237/8 (Asset 73-75, 81, 82, 85-88, 101, 114, 115, 136, 137). The Chapel of St Nicholas (Asset 138), was situated opposite the Black Friars, to the north-western end of the current Nicholas Street. Associated with the White Friars, but built in the 18<sup>th</sup> century, is the Friars Townhouse (Asset 103), a grade II\* listed building to the east of the site. Friaries were usually built on vacant land, so it seems likely that during the early medieval period the area occupied by the friaries remained undeveloped.

3.5.10 Perhaps one of the most intriguing aspects of the medieval city was the development of the Rows, an unusual arrangement of two levels of commercial properties with domestic housing above, from the 12<sup>th</sup> century onwards (Chester Archaeological Plan 2014, 8). They have been greatly altered and restored in the 19<sup>th</sup> and 20<sup>th</sup> century (Asset 100). Several roads in close proximity to Nicholas Street (Asset 90), in 1297 referred to as Sancti Nicholai Street, date from medieval time. This includes Watergate Street (Asset 68), Weaver Street, also known as Alban's Lane (Asset 69), Commonhall Street (Asset 70) and St Martin's Ash (Asset 91).

3.5.11 Chester was first chartered in the 13<sup>th</sup> century. It is divided municipally into five wards. It included the parishes of St. John the Baptist, St. Olave, St. Michael, St. Peter, St. Bridget, and St. Martin; the extra-parochial places of Chester-Castle, Chester



Cathedral, Little St. John, and Spittle-Boughton; and large portions of the parishes of St. Oswald, St. Mary-on-the-Hill, and Holy Trinity. The city had a separate criminal jurisdiction, and tries by its own recorder (<http://www.visionofbritain.org.uk/descriptions/834610>).

- 3.5.12 There were four main entrances and three posterns within the city walls. Three of the towers which formerly were used as defence are still in a nearly perfect state. The main entrances are arched gateways, referred to as Bridgegate, Watergate, Eastgate, and Northgate. Eastgate, Bridgegate and Watergate were re-built in the 18<sup>th</sup> century in stone and classical architecture. Both Bridgegate and Watergate were designed by Joseph Turner of Chester, who was also responsible for the Nicholas Street terrace (Langtree & Comyns 2001, 131).
- 3.5.13 **Post medieval-Modern:** The post-medieval period can be associated with the Dissolution of the Monasteries around 1539, which forms a gradual shift away from a life influenced by Catholic culture and belief. The nunnery and friaries were forcibly disbanded and their lands and wealth confiscated by the king (Chester Archaeological Plan 2014, 8). Chester, a Royalist stronghold, was the target of several periods of siege between 1643 and 1646. This resulted in the construction of substantial defensive and artillery earthworks surrounding the city, as well as the systematic demolition of the suburbs in advance of the Parliamentary army. In the Georgian and Regency periods Chester flourished as an administrative and social centre, with its economy increasingly based on luxury crafts and retailing (Chester Archaeological Plan 2014, 9).
- 3.5.14 Until the end of the 18<sup>th</sup> century, the greater part of the population of Chester still resided within the city walls. Only during the Regency period, small suburbs began to form outside the walls, and it wasn't until a sharp population increase that a substantial suburban development occurred (Langtree & Comyns 2001, 13). A great number of listed buildings originates from this time period, such as the rebuilt of Stanley Place (Asset 3), the terrace at Nicholas Street (Asset 4, 5), various townhouses and shops (Asset 6, 9-11, 13-18). Archaeological investigations at 25 Nicholas Street in 2001 discovered a post medieval cellar fill, dating to the 17<sup>th</sup> century (Asset 19). This indicates to a building phase between the dissolution of the monasteries and the Georgian development. This is further supported by the evidence of early post medieval activity and pits found at No 30-42 Nicholas Street (Asset 76) and the east side of Nicholas Street during archaeological investigation in 1957 (Asset 83).
- 3.5.15 Chester was greatly transformed by the rebuilding of the inner city in the 19<sup>th</sup> century.

The 19<sup>th</sup> century saw an increase in density, with overcrowded structures in the court behind the main buildings within the historic city centre. They were known for their poor living conditions, however, a major slum clearance in the 1930's, removed all unsuitable structures behind the main streets (Langtree & Comyn 2001, 15). The Shropshire Union Canal opened in 1779, followed by the railway line in the mid-19<sup>th</sup> century. Improvements in transport and technology ultimately led to the expansion of industrial and utility companies, along with large areas of Victorian and Edwardian suburban development (Chester Archaeological Plan 2014, 9).

3.5.16 Chester mostly escaped the dramatic changes experienced by several towns and cities in the 19<sup>th</sup> and 20<sup>th</sup> century. It continues as a retailing centre and is a popular tourist destination (Chester Archaeological Plan 2014, 9).

### 3.6 **Nicholas Street Terrace**

3.6.1 Nicholas Street is situated just on the south-western corner on the inside of the Chester city walls. By 1745 (Figure 4), a row of building at Nicholas Street, possible under ownership of Richard Brooker, encases a garden area to the west. Nicholas Street Mews was not in existence at this point. The current west side of the street was built in 1780-81, following the design from Joseph Turner of Chester, who also designed Bridgegate and Watergate. The terrace originally consisted of ten townhouses, three storeys high with a deep basement. They present the last phase of development undertaken by proprietors of the Irish Linen Hall, to the north of the site. The terrace was also known as "Pillbox Promenade" or "Pillbox Rows", because of the number of doctors having their surgeries in these buildings (Langtree & Comyn 2001, 131). In 1818-20 this included M.D. John Pigot, M.D. William Makepeace Thackeray, both physicians (Pigot 1820). By 1840, John Harrison and William Frederick Jones Bage, both surgeons, the physician William Thakeray, and the dentist Henry Michols Jones live in Nicholas Street (1840 Chester General Directory). It is not noted in which buildings they resided. It can, however, be noted that a large variety of trades were based in Nicholas Street. Beside the medical residents, there was a tailor, dressmaker, teacher, a portrait artist, two livery stable keepers and fly owners, as well as a number of nobility, gentry and clergy situated at Nicholas Street. It is mentioned that No 18 was used as Temperance Commercial Hotel (Design and Access Statement 2016, 3), which was owned by Thomas Phillips (Bagshaw 1850). On the 1875 ordnance survey map (Figure 5), the buildings of No 16-20 Nicholas Street are shown as clearly separate buildings, with designed gardens and some smaller outbuildings and glasshouses. While No 16 only had a small glasshouse, No 18 had at least three outbuildings, and

No 20 had two outbuildings.

- 3.6.2 In 1892, No 16 Nicholas Street was occupied by Samuel Smith, a solicitor with a firm called “Walker, Smith & Way”, No 18 by Farington Granger, a surgeon and ophthalmic surgeon, while No 20 appears to be the private residence of the dentist Frederick Bullin (Kelly’s Directory 1892). At that time, only one outbuilding was visible to the west of No 18 and 20 (Figure 6). By 1923, the Cheshire County Council Estate Office took over No 16, while the dentist Arthur Dodd now has his practice in No 20 (Kelly’s 1923). Within just five years, the Dee Drainage Board joined the Cheshire County Council Estate Office in No 16, No 18 was now taken over by Chester Liberal Club Co Ltd and Chester Liberal Association, while No 20 now housed the dentists Edward Brown and Arthur Dodd, as well as the physician Richard Stanley Tophan (Kelly’s Directory 1928).
- 3.6.3 Some alterations were undertaken at No 18 in 1934, but their extent is not known (Cheshire Archive ZDS/3/447). The buildings were grade II listed in 1955, with some amendments to the listing undertaken in 2010 (HER 1376327, DCH6955). Until the widening of Nicholas Street in correlation with the construction of the inner ring road in 1961, the road was comparatively narrow (Plate 1). Although many alterations and an extension in the 20<sup>th</sup> century were undertaken, the buildings still retain a large amount of fittings dating to the original construction of the terrace. No 16 Nicholas Street has been used as offices since the early 1950s on the ground, first, and second floors. The Lower Ground floor was for many years used as a sauna and since 1991 became joined to the lower Ground floor of No 18 and used as catering facilities for the Liberal Club (Design and Access Statement 2016, 3). Extensive works and conservation measurements were undertaken in 1990 (Pers. Comm. Bartlett). The interior of No 16 is restored with some alterations for office use, by Digby Harris, in the 1980s. At the same time, the interior of No 20 has been restored with some alterations for office use by John Tweed.
- 3.6.4 The last medical practice moved in 1998, and by 2001, the greater part of the terrace was in use as office space (Langtree & Comyn 2001, 131). During a watching brief at Nicholas Street Mews, to the back of the site, between 2009 and 2012, the fragments of an 18<sup>th</sup> century clay pipe (Asset 98) and a brick rubble deposit (Asset 99) were found.

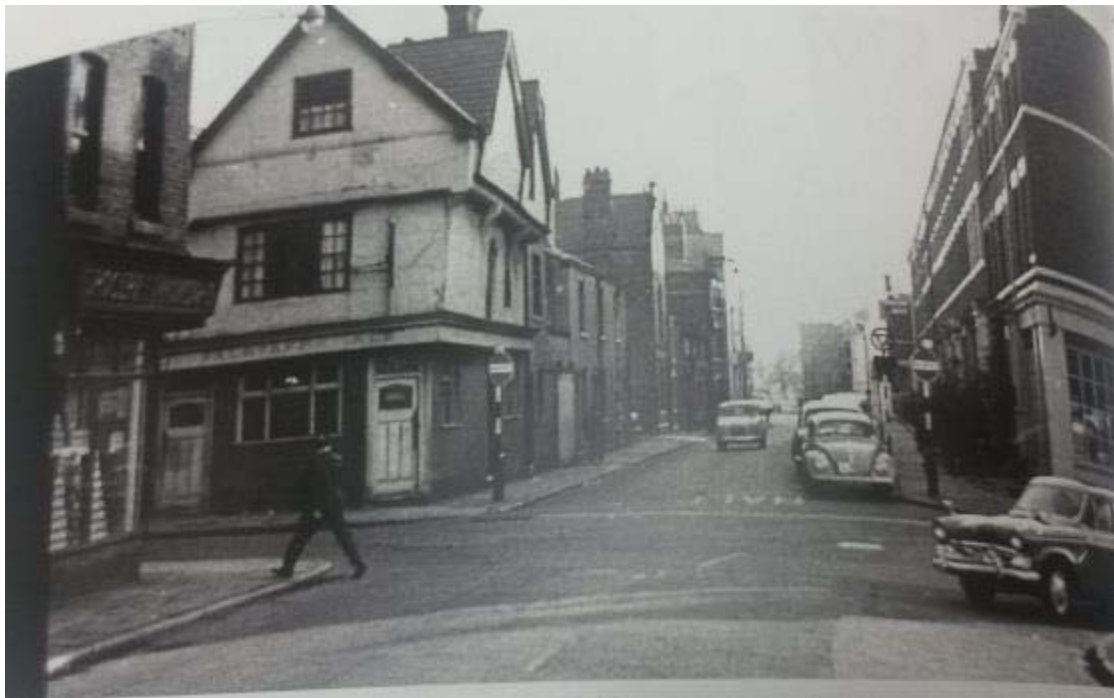


Plate 1: View of Nicholas Street prior to its expansion in 1964, De Figueiredo and Morris 2012, 28

### 3.7 Map regression

3.7.1 John Speed's map of Chester (<https://chesterwalls.info/gallery/oldmaps/oldmap2.html>) places the site within the vacant space once occupied by the friary of the Black Friars. The area is enclosed, with a row of building to the north of the site. Only a boundary wall is visible at the location of the site. The 1745 map (Plate 4) of shows the site greatly altered, with structures fronting the entire Nicholas Street. A garden area is located to the west of the site. It is possible that these structures erected in the 17<sup>th</sup> to early 18<sup>th</sup> century may have compromised the remains of the friary buildings.

3.7.2 By 1875 (Figure 5), the site has been developed as part of the terrace comprising 10 buildings. The garden area was built over, and the site is now bound by Nicholas Street Mews to the west. No 16 to 20 Nicholas Street display designed gardens to the west, with a glasshouse at the back of No 16, three outbuildings at No 18 and two outbuildings at No 20. By 1899 (Figure 6), only one outbuilding on No 18 and 20 remained. No change can be noticed until the construction of the inner ring road in the 1960's.

### 3.8 The character of the redevelopment

3.8.1 The redevelopment will broadly comprise the conversion of 16-20 Nicholas Street from its current use as Licensed Club and office to a hotel, with 35 en-suite bedrooms,

a restaurant, bar, conference and function room. Furthermore, an extension towards Nicholas Street Mews with 20 hotel rooms, basement level parking and a ground floor carpark is proposed. The construction of this structure will have an impact on any below ground archaeology in the western area of the site.

- 3.8.2 This will include the installation of a lift in No 18, as well as a food hoist from the bar to the kitchen and the creation of new openings to interconnect all buildings via corridors on each floor and enlarging current spaces.
- 3.8.3 Parking space for ca 30 cars is proposed at the back of the properties.

## 4 SITE VISIT

- 4.1.1 A site visit was undertaken on the 28<sup>th</sup> February 2017. All spaces of the site were accessible. The buildings are part of a terrace, at the western side of Nicholas Street, in the centre of Chester, Cheshire. The road has been expanded in the 1960's, and functions now as one of the main roads of Chester. It is situated in an area of high archaeological potential.
- 4.1.2 No 16 Nicholas Street is currently part occupied by a solicitor office, while No 18 and 20 are standing empty. They are all in good condition.
- 4.1.3 The building retain their Georgian façade to the west, with brown brick in Flemish bond and white stone quoins and lintels. Cast-iron fencing protects the frontage and provides some access to the cellar floor. The fenestration of No 20 Nicholas Street slightly differs from the other buildings with round-arched two light window on the ground and third floor. Some later alteration and extensions impacted upon the east elevation, facing Nicholas Street Mews. The gardens have been altered, and now function as a surface parking area. A small modern cellar has been inserted to the back of No 18 in the 1990s.
- 4.1.4 **No 16 Nicholas Street:** The building is currently part occupied by Bartletts Solicitors. Due to legal concerns, no interior photos were permitted. The building retains its Georgian central timber staircase, accessible via an oval entrance hall and oval stair hall. Some modern alterations, such as partition walls and changed doorways, mainly undertaken in the 1990's are present, but do blend into the historic character of the structure.
- 4.1.5 The basement floor is greatly affected by the late 20<sup>th</sup> century alteration for the use of the Liberal Club as meeting area.
- 4.1.6 The most representative room, the second-storey rear room, has panelled embrasures and a moulded 3-panel ceiling. It is slightly damaged by a large fissure. The front rooms have panelled embrasures and cornice. Slightly curved doors, due to the oval shape of the stair hall, lead to rear wing to the west. The third storey has two doors of four fielded panels and a modillion cornice to the stair-well. The attic is accessible via a narrow staircase.
- 4.1.7 **No 18 Nicholas Street:** The central building of the development is currently standing empty. It is in very good condition, and appears recently renovated.
- 4.1.8 The layout of the cellar floor, previously used as part of the Liberal Club, has been

altered in the 20<sup>th</sup> century. Of interest is the cross-vaulted ceiling in the north-eastern room. The floor can be accessed from an east and west external doorway. The main staircase contains a moulded plaster ceiling with probably original cornice to the stairwell. One of the central rooms at the first storey contains an alcove with decorative plasterwork. Traces of a closed off doorway is visible centrally within the alcove. The central stairwell contains an oval shaped skylight, set slightly off centre. A cast-iron fireplace on the ground floor and on the attic floor could be observed. They possibly date to the 19<sup>th</sup> century.

- 4.1.9 **No 20 Nicholas Street:** The interior is restored with some alterations for office use by John Tweed in the 1980s. The building appear to currently be under renovation. The main entrance hall has a patterned tile floor, with dentil cornice above a frieze with festoons. The staircase may be rebuilt, reusing components from the Italianate refurbishment, with cawed round newels, two balusters of alternating design, with foliar cawing, and swept rail.
- 4.1.10 In the first storey the front room is of similar design as the front room of No 18. An alcove at the west elevation of the room is decorated with panels and plasterwork. The room has a row of broad panels beneath the dado rail and a row of large panels above it, as well as a frieze and cornice. The timber door at the north elevation contains an Art Nouveau brass doorknob and plate. Of similar design is the electric bell to the east of the blocked off fireplace. Traces of a corresponding button is visible to the west of the fireplace. In a small room to the north of this are two built in timber cupboards. They may be related to the use of the building as practice for the surgeons or dentist that once owned the property.
- 4.1.11 The second storey front room has a panelled embrasure to the central window and sub-panel and panelled shutters to each side window. A cast-iron fireplace in a timber fire surround with foliar cawing on pilasters is situated at the north elevation of the room. A simple picture rail and decorative dentil coving is present. The rooms to the north-west contain a decorative frieze, and a detailed plaster rose in the centre. A large cast-iron fireplace is situated at the north elevation of the room. Several smaller, cast-iron fireplaces are situated at the upper level of the building. Distinguishing from the other buildings, the windows to the east of the building are round arched, with timber panelled embrasure.



Plate 2: View of the east facing front elevation of 16-20 Nicholas Street



Plate 3: North-west view of Nicholas Street





Plate 4: West facing elevation of 16-20 Nicholas Street



Plate 5: 1780 date plate at west facing elevation of 18 Nicholas Street



Plate 6: No 16, basement floor, greatly altered for Liberal Club use



Plate 7: Cross vaulted ceiling in basement floor of No 18



Plate 8: No 18 Entrance hallway, decorative ceiling



Plate 9: No 18, main front room, ground floor, decorative alcove



Plate 10: No 18 Decorative arches in hallway of 1st floor



Plate 11: No 18, view of oval skylight at main staircase



Plate 12: view to the west from No 18



Plate 13: No 20 south-west room on Basement Floor



Plate 14: No 20 Ground floor main staircase



Plate 15: No 20 main front room ground floor



Plate 16: No 20 main front room, art nouveau bell to the east of the blocked up fireplace



Plate 17: No 20 main front room ground floor, decorative Art Nuveau door handle



Plate 18: No 20 west room, ground floor, built in timber cupboards, possibly associated with use as surgery



Plate 19: No 20, upper level, east room, with round arched windows as cast-iron fireplace



## 5 DISCUSSION

### 5.1 Heritage Statement

- 5.1.1 16-20 Nicholas Street is a heritage asset of District or County (Higher) significance (appendix 1, table 1). The evidential value of the building relates to its historic fabric and setting, in that it is related closely to development of Chester as a growing city in the late 18<sup>th</sup> century. This time period was of great significance in the development of Chester, with the development of a new architectural style and the change of materials from timber framed structures to brick and stone buildings (Langtree & Comyn 2001, 109). The initially slow rise in population was followed by a rising demand for contemporary styled housing for the upper class residing within Chester. Open spaces within the city walls were built over, including the area once in possession of the desolate friaries. During the Regency period, new suburbs started to develop. Wholesale redevelopments and speculations such as at Abbey Square, Stanley Place or Nicholas Street soon dominated the construction projects at that time. The buildings increased in their size, as seen at Nicholas Street, with up to three storeys and a deep half cellar (Langtree & Comyn 2001, 110). The terrace at Nicholas Street managed to retain most of its historic character, only the expansion of the road in the 1960's and the associated redevelopment of the eastern side of Nicholas Street greatly impacted upon their setting.
- 5.1.2 The buildings retained some original features, but the changes for several redevelopments are apparent and cause visible damage to the historic fabric. It is of aesthetic and historic significance, within the Chester City Centre conservation area.
- 5.1.3 Chester City Centre Conservation Area is a heritage asset of district or county (higher) significance (appendix 1, table 1). Nicholas Street, as part of the conservation area and part of four historic character zones, contributes to the significance to the overall value of the conservation area.
- 5.1.4 It is clear that the development area is situated within the space formerly occupied by the Roman civilian settlement associated with the Roman fortress. It is unlikely that Anglo-Saxon remains occur in this area. In the 12<sup>th</sup> and 13<sup>th</sup> centuries the area was occupied by the monasteries and 16-20 Nicholas Street occupied the site of the Blackfriars. The area was abandoned and unoccupied following the Dissolution until at least the early 17<sup>th</sup> century. Redevelopment took place before 1745 and the remains of 17<sup>th</sup> to 18<sup>th</sup> century occupation may still be present.

## 5.2 Magnitude of impact on heritage assets

- 5.2.1 The impact of the redevelopment proposals on the heritage asset of the grade II listed 16-20 Nicholas Street (Asset 4/5/93) will be direct, as they will result in the alteration of its internal and partially external fabric. The impact will be limited to major of the asset. The magnitude of impact will be substantial (appendix 1, table 2).
- 5.2.2 The impact relating to the lift shaft and any new structures to be erected will be direct. The magnitude of impact may result in the loss of thus yet unknown archaeological deposits.
- 5.2.3 The impact of the redevelopment proposal on the 137 heritage assets outside the site boundaries will be indirect, as there may be direct or partial intervisibility with several standing structures and 19 grade II listed buildings and two grade II\* listed buildings. The magnitude of impact will minor (appendix 1, table 2), as it will impact upon setting only. There will be a possible intervisibility between the site and the grade II\* listed heritage asset of Watergate House, to the north-west of the site.
- 5.2.4 The impact of the redevelopment proposals on the Chester City Centre Conservation Area will be direct, in that Nicholas Street lies within the Conservation Area and contributes to it. This magnitude of impact will be less than substantial (appendix 1, table 2), as it will involve the development of the western area of the site towards Nicholas Street Mews with a new structure and internal alterations of the existing buildings. The overall significance of this development will major, as the building is grade II listed and brings aesthetic and historic significance to the area. There will be direct intervisibility of the new development with several listed buildings and non-designated heritage assets. The proposed new buildings will form a new feature in the rather constricted space of Nicholas Street Mews, and decrease the original garden space.

## 5.3 Assessment of impact

- 5.3.1 The proposed internal alteration of the grade II listed buildings will greatly alter their current purpose. The installation of several bathrooms and creation of various openings may negatively impact upon the historic fabric currently preserved within the buildings. There is a high amount of late Georgian to Victorian decorative elements visible within the building, especially the first and second floor of all three structures. This includes decorative coving and plasterwork, cast-iron fireplaces and timberwork. This, as well as the main staircases, is of historic and aesthetic value to the building. The insertion of the elevator within No 18 Nicholas Street would impact upon the

historic fabric of a secondary staircase. While this would present a loss of this historic fabric, the staircase is not of significant aesthetic value. The impact could thus be seen as neutral to slight negative. The possibility of encountering below ground archaeology pre-dating the 18<sup>th</sup> century during the groundwork relating to the elevator shaft development is low.

5.3.2 For Chester City Centre Conservation Area, a less than substantial to substantial magnitude of impact on a heritage asset of district or county (higher) significance equates with major impact on heritage significance (appendix 1, table 3). Whilst the new build to the west of the structure will be prominent it will not diminish the value of the Georgian street frontage of Nicholas Street. Furthermore, the east side of Nicholas Street is dominated by modern development, thus already impacting on the historic character of the street. Consequently, the impact on the heritage significance of the Chester City Centre Conservation Area may be seen as neutral.

5.3.3 As the condition of below ground archaeological deposits is not known, their significance cannot be defined and therefore we cannot assess the impact of the development on these heritage assets at this point.

#### 5.4 **Mitigation strategy**

5.4.1 As the overall effect of the redevelopment proposals on the heritage asset of 16-20 Nicholas Street is limited to major, thus appropriate mitigation will be necessary. This may include a detailed building survey and excavation or watching brief.

5.4.2 The impact on overall heritage significance caused by the alteration of a heritage asset of district or county (higher) significance may be mitigated through conservation strategies to preserve the Georgian features still present in all buildings.

5.4.3 There is a high likelihood of encountering Roman, medieval and Post-medieval below ground archaeology in the area affected by construction. The site, located in the area of the vicus associated with the Devan Roman fortress, has been redeveloped several times over the centuries. In medieval times it was dominated by the construction and demolition of the Dominican friary. This may have greatly impacted upon the Roman archaeology. This was followed by at least two post-medieval developments, in the late 17<sup>th</sup> to early 18<sup>th</sup> century, and the late 18<sup>th</sup> century. The latest development, especially, with basement floors and modern cellars may have greatly impacted upon the below ground archaeology. The garden area to the west of the buildings may contain a higher amount of at least medieval below ground remains, as it remained relatively unaffected by below surface development after the dissolution of the

monasteries.

- 5.4.4 Overall, the presence of archaeological remains, even if fragmentary, is certain, their degree of survival and preservation, however, is unknown.

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## APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

**Table 1 Measuring Significance**

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets.	World Heritage Site (NPPF s132).	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138).
National	Statutorily designated heritage assets.	Scheduled monuments, Grade I and II* Listed Buildings (NPPF s132).	Avoid negative impact.
National	Non-statutorily designated heritage assets.	Registered Battlefields, Grade I and II* Registered Parks and Gardens (NPPF s132).	Avoid negative impact.
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138).	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139).	Avoid negative impact.
District or County (Higher)	Statutorily designated heritage assets.	Grade II Listed Buildings (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Higher)	Non-statutorily designated heritage assets.	Conservation area (NPPF s127), Grade II Registered Park and Garden (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Lesser)	Non-designated heritage assets within a national park or AONB.	Any extant heritage assets (NPPF s115).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Heritage assets placed on a local planning authority list (NPPG).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Any area of potential listed in a local plan (NPPG).	Limit negative impact and mitigate.
Local	Non-designated heritage assets.	Any extant heritage assets outside of a national park or AONB.	Mitigate.
Negligible	Non-designated heritage assets.	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value.	No action.

**Table 2: Establishing the magnitude of impact**

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> <li>Change to most or all key archaeological materials, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to most key historic landscape elements, parcels or components</li> <li>Extreme visual effects</li> <li>Major change to noise or change to sound quality</li> <li>Major changes to use or access</li> </ul>
Substantial	<ul style="list-style-type: none"> <li>Changes to many key archaeological materials, such that the resource is clearly modified</li> <li>Considerable changes to setting that affect the character of the asset</li> </ul>	<ul style="list-style-type: none"> <li>Changes to many key historic building elements, such that the resource is significantly modified</li> <li>Changes to setting of an historic building such that it is significantly modified</li> </ul>	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to many key historic landscape elements, parcels or components</li> <li>Visual change to many key aspects of the historic landscape</li> <li>Noticeable differences in noise or sound quality</li> <li>Considerable changes to use or access</li> </ul>
Less than substantial	<ul style="list-style-type: none"> <li>Changes to key archaeological materials, such that the asset is slightly altered</li> <li>Slight changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the asset is slightly different</li> <li>Changes to setting of an historic building such that it is noticeably changed</li> </ul>	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to few key historic landscape elements, parcels or components</li> <li>Slight visual changes to few key aspects of the historic landscape</li> <li>Limited changes to noise levels or sound quality</li> <li>Slight changes to use or access</li> </ul>
Minor	<ul style="list-style-type: none"> <li>Very minor changes to archaeological materials</li> </ul>	<ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it</li> </ul>	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Very minor changes to key historic landscape elements, parcels or components</li> <li>Virtually unchanged visual effects</li> <li>Very slight changes to noise levels or sound quality</li> <li>Very slight changes to use or access</li> </ul>
No change	No change		



**Table 3 Impact on Heritage Significance**

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary  
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc  
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc  
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation  
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

## APPENDIX 2: LIST OF HERITAGE ASSETS

The following table lists all the heritage assets as recorded in the Historic Environment Record, on the National Heritage List and noted from historic mapping within a 100m radius of the proposed development area.

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
1.	10318	Chester Greyfriars	Franciscan friary founded 1238-40, dissolved 1538. The only surviving parts of the friary buildings remaining (in the 1960's) is a section of the precinct wall on the East, forming the rear boundary of the houses on the West side of Linen Hall Street.	340190,366280 (centred)	Local/ no impact
2.	Pastscape 69073	Chester city wall	The north and east walls follow the Roman fortress walls; Medieval extension to the south and west probably pre 1121 AD. The walls were restored between 1701 and 1708 and at later periods.	340170,366088	Local/ no impact
3.	10417	Stanley Place, 83 Watergate Street	Grade II listed 1591 built for Sir Peter Warburton, owned by the Stanleys of Alderley till 1866. sandstone plinth, timber frame with plaster panels, brick, and a slate roof, rebuilt in 18 <sup>th</sup> century	340240,366190	District or County (higher)/ no impact
4.	HE 1376327	Nr 10-28 Nicholas Street and steps, railings and lamp holder	Grade II listed Terrace formerly of 10 town houses now various use. Nos 10-22 1780 by Joseph Turner of Chester, Nos 24, 26 & 28 of 2 builds 1781 and early 1780s and No.28 extended south 1830; rear alterations C19 and C20. Brown brick in Flemish bond to front and with pale headers to both parts of No.28; grey slate roof.	340291,366130	District or County (higher)/ limited impact
5.	HE 1376326	4, 6 and 8, Nicholas Street	Grade II listed 3 town houses, now shop and offices. c1781. By Joseph Turner of Chester, Brown brick in Flemish bond to front with roof of grey slate.	340280,366183	District or County (higher)/ limited impact
6.	HE 1376460	Nr 93 Street	Grade II listed Town house, now hostel. Mid C18 with minor alterations. Flemish bond brown brick; double depth grey slate roofs.	340241,366198	District or County (higher)/ very limited impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
7.	HE 1376333	Nr 3 and attached outbuilding to the north	Grade II listed Coachman's cottage, coach houses and stable, now office, lockup garages, workshop and storage. Early C19, altered.	340270,366078	District or County (higher) / no impact
8.	HE 1376253/ 10419	Soughton House	Grade II listed 2 town houses, now offices and when inspected in May 1990 one unoccupied house. Between 1745 and 1789 and stated to be c1780 but with features which look mid C18; some alterations. Brown brick in Flemish bond	340252,366077	District or County (higher)/ limited impact
9.	HE 1376451/ 10491	Nr 73 -75 Watergate Street	Grade II listed Shop with living accommodation, 2 probable former courtyard cottages at rear, now shop and 3 flats. Front is approximately 1840. Rough Flemish bond brown brick, painted to front; rear wing roughcast; slate roof, hipped to front. A building survey in 1998 during renovation to No 73 recorded previously unidentified features of a 17 <sup>th</sup> century and a medieval date. Elements of 17 <sup>th</sup> century timber framing at ground floor level in the courtyard building to the rear and a low sandstone lined cellar of medieval origin.	340321,366210	District or County (higher) / no impact
10.	HE 1376449/ 10489	Nr 69 and 71 Watergate Street/ Old Custom House Inn	Grade II listed 2 undercrofts and town houses, now combined as a public house. East house dated 1637, with probably earlier undercroft; west house probably C18; interior and some external features altered, and the former Row passage was enclosed 1711.	340333,366215	District or County (higher) / no impact
11.	HE 1376469/ 10437	Watergate House	Grade II* 1820 Town house, then headquarters of North Western Command, now offices. By Thomas Harrison for Henry Potts, Clerk of the Peace. Flemish bond brown brick, with stone dressings later stuccoed; grey slate roofs with lead rolls	340220,366191	National/ very limited impact
12.	HE 1376470	Wall to Street in front of Watergate House Garden	Grade II listed Wall formerly to Watergate House garden. Part 1820 contemporary with Watergate House, probably by Thomas Harrison. Flemish bond brown brick on ashlar sandstone plinth to present Watergate House garden; sandstone squared rubble largely replaced in English garden wall bond brown brick to Norroy House with inserted arched opening.	340196,366195	District or County (higher) / no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
			Plain sandstone coping.		
13.	HE 1376452/ 10416	Nr 78 Watergate Street	Grade II listed Includes No.1 Linen Hall Place. Town house. Probably mid C18. Flemish bond yellow-brown brick; grey slate roof, hipped to street corner. 3 storeys.	340258,366224	District or County (higher)/ no impact
14.	HE 1376453/ 10416	Nr 80 Watergate Street	Grade II listed Town house, now office. Mid to late C18, altered. Flemish bond brown brick; grey slate roof.	340251,366219	District or County (higher)/ no impact
15.	HE 1376454/ 10416	Nr 82 Watergate Street	Grade II listed Town house, now offices. Mid to late C18, altered. Brown Flemish bond brick; grey slate roof. 3 storeys.	340245,366220	District or County (higher)/ no impact
16.	HE 1376456/ 10416	Nr 84 Watergate Street	Grade II listed Town house. Probably late C18 or early C19, altered. Flemish bond brown brick; roof of small grey slates. 3 storeys.	340238,366219	District or County (higher)/ no impact
17.	HE 1376457/ 10416	Nr 86 Watergate Street	Grade II listed Town house, now shop with disused accommodation over. Late C18 or early C19, built with No.84 Street. Flemish bond brown brick; roof of small grey slates. 3 storeys.	340232,366218	District or County (higher)/ no impact
18.	HE 1376458/ 10416	Nr 88 and 90 Watergate Street	Grade II listed 2 town houses, built together, now offices. Probably late C18, altered and converted later C20. Flemish bond brown brick; grey slate roof.	340223,366216	District or County (higher)/ no impact
19.	10218	Post medieval cellar at 25 Nicholas Street	Archaeological investigations at 25 Nicholas Street in 2001 identified a post medieval cellar fill of a late 17th century date. The cellar fill produced quantities of material including late 17th century pottery and a seal from a 17th century glass bottle	340350,366130	Local/ no impact
20.	8041	Roman cemetery south of Watergate	Site of Roman cemetery west of the fortress and near the line of the harbour whose full extent is still unknown. Dating evidence (including pottery and coins) was recovered from several of the inhumations suggesting a period of use for the cemetery between AD43 and AD199, however not all of the inhumations contained datable finds.	340240,365930 centred	Local/ no impact
21.	10074	Church of the Holy &	Grade II listed	340310,366240	District or County

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
		Undivided Trinity, Guildhall	The Church of the Holy Trinity was a late Norman foundation, dating to around 1188. The present building is almost entirely 19th century in date, being rebuilt in the late 1860s by James Harrison in the Decorated style. Re-consecrated in 1869 it was later converted to a Guildhall and Customs House.		(higher)/ no impact
22.	8552	Devan Roman fortress	Legionary fortress, The current layout of the fortress is based in part on known archaeological evidence as well as studies of the expected design of Roman fortresses. Chester encompasses an area of 24.33 hectares, appears to have around nine functional areas beginning with the first insula in the south east corner of the fortress where archaeological evidence has confirmed the presence of legionary quarters for a cohort of the Roman army.	340480,366380 (centred)	Local/ no impact
23.	8038	Roman extra mural bath site, Watergate Street	Evidence for an extramural bath complex on Watergate Street was first identified in the late 18th century when the area was redeveloped for the Linen Hall market site and a series of terraced houses.	340170,366240	Local/ no impact
24.	8042/22	Wooden pipe from Nicholas Street	Find Spot Discovery of sections of wooden pipe in Nicholas Street, originally said to be Roman however may in fact relate to the medieval friaries.	340320,366090	Negligible/ no impact
25.	8056	Roman Timber Building, Callin Court	Archaeological investigations at the former Grey Friars Court (now called Callin Court) between 1976 and 1982 recorded evidence of Roman activity in the area. The earliest recorded structure was a short lived timber building close to the south bank of a small valley near Watergate Street. The timber building may have been residential, demolished in the early half of the second century AD and deliberately covered by a layer of demolition and rubbish.	340210,366100	Local/ no impact
26.	8057	Roman deposit layer, Callin Court	Layer of rubbish dumping in the northern part of the site covering an earlier timber building (Asset 25). This layer appears to have been laid down in the mid second century and was subsequently replaced by a stone structure in the late second century AD.	340200,366100	Local/ no impact
27.	8053	Roman 1 <sup>st</sup> century activity	The excavations revealed faint traces of activity, possibly relating to the laying out of	340200,366090	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
		Callin Court	the site predating the second century structure in the northern part of the site. The evidence comprised patches of charcoal and trample deposits in trenches I and II as well as a clay filled pit beneath the structure.		
28.	8060	Roman Stone building	Towards the end of the second century a new stone structure was built in the northern part of the site, more substantial than the earlier timber building with at least one projecting wing extending to the south. Evidence of decorated wall plaster was also recovered. The overall dimensions of this building was 22m by 17m. This stone structure survived until the medieval period when the stone was robbed for the medieval friary.	340200,366110	Local/ no impact
29.	8061	2 <sup>nd</sup> Century Stone building, Callin Court	Traces of a stone structure was recorded during excavations in 1976-1978, this lay to the east of the similar stone structure on the upper terrace although of a probable later date.	340210,366080	Local/ no impact
30.	8055	Roman timber building on upper terrace	Timber structure on an east-west alignment was recorded on the upper terrace dating to the early half of the second century. Several internal rooms were identified.	340200,366080	Local/ no impact
31.	8058	Roman stone building upper terrace	A stone structure on a north-south alignment was constructed in the mid to late second century overlying an earlier timber structure built on a different alignment. The stone structure showed several phases of alteration including a significant room extension to the east, it appears to survive into the fifth century.	340190,366080	Local/ no impact
32.	8067	Roman well or cistern, Callin Court	Probable Roman well or cistern recorded during archaeological investigation at Callin Court. The well survived into the medieval period when the stone was re-used for the medieval friary.	340210,366100	Local/ no impact
33.	8072	Roman remains at Nicholas Street	Archaeological investigations to the rear of properties on Nicholas Street in 1974 recorded evidence of Roman activity from the 1 <sup>st</sup> century. The earliest phase of activity on the site comprised traces of a timber structure on a north-south alignment. By early 2 <sup>nd</sup> century the timber building had been replaced by a second timber building, and later replaced after 120 AD with a larger stone building. A possible road surface on a north-south alignment was also recorded to the east of the stone structure and	340290,366050	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
			probably contemporary with it.		
34.	8072/1	Roman timber building, Nicholas Street	Overlying early traces of a timber structure, a second timber building was identified on a different alignment.	340290,366050	Local/ no impact
35.	8072/2	Roman stone building, Nicholas Street	Following the demolition of the early second century timber building a new structure in stone was built. This building appears to have undergone several phases of reconstruction with at least two phases identified in the remains of the foundations.	340290,366050	Local/ no impact
36.	8073	Roman road, Nicholas Street	A potential road surface was identified to the east of the structure and contemporary with it. The road was made up of three distinct layers comprising a base layer of crushed sandstone followed by a clay layer and finally a second layer of crushed sandstone	340300,366050	Local/ no impact
37.	8070/1	Roman timber building, Watergate House	Archaeological investigations in and around Watergate House have recorded evidence of Roman structural remains. The 1 <sup>st</sup> phase of activity comprised a timber structure built in the late 1 <sup>st</sup> century. Limited dating evidence, pottery sherds and a bronze 'dolphin' brooch indicate a period of use dating to the late 1 <sup>st</sup> century.	340170,366170	Local/ no impact
38.	8074	Roman retaining wall & creek at Watergate House	Evidence of a small inlet or creek present during the early Roman period at a time when the River Dee came up as far as the present Watergate itself. This area to the west of the fortress contained a harbour and some civil settlement including a linear stone structure to the north of the creek.	340180,366150	Local/ no impact
39.	8078	Roman stone surface, Nicholas Street Mews	Archaeological investigations at Nicholas Street Mews identified a complex series of Roman deposits dating from the late 1 <sup>st</sup> century through to the 3 <sup>rd</sup> century with structural evidence possibly surviving into the medieval period. A single trench was excavated to the rear of 10-12 Nicholas Street Mews.	340230,366110	Local/ no impact
40.	8079	Roman timber building, Nicholas Street Mews	The earliest structural phase at Nicholas Street (phase 4) was recorded in the southern part of the site where evidence of a timber building (Structure 8) was exposed. Features recorded included a timber slot and several post holes representing the structure with a gully aligned generally parallel with the south wall of the structure interpreted as a possible drain. A cobbled layer, possibly a courtyard surface is also recorded.	340230,366110	Local/ no impact
41.	8080	Roman stone building,	Evidence for a stone structure (Structure 9) was recorded in the northern part of the	340230,366110	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
		Nicholas Street Mews	site however subsequent activity in the medieval period has meant this part of the site was heavily disturbed (phase 5).		
42.	8081	Roman road, Nicholas Street Mews	A possible road surface on a north-south alignment was identified to the east of the stone building in the northern part of the trench (phase 5). A sherd of black burnished ware was recovered from the road surface indicates it was in use in the first half of the second century.	340230,366110	Local/ no impact
43.	8084	Roman clay deposit, Nicholas Street Mews	In the third century two new stone structures were built on the site on a different alignment to the earlier structures. Between the two new structures there was a substantial clay deposit containing very few finds of a primarily Roman date.	340230,366110	Local/ no impact
44.	8082	Northern Roman stone Building, Nicholas Stone Mews	Phase 6 of the excavations comprised a new stone building (Structure 10) on a different alignment to those recorded earlier. This structure was located only in the northern half of the trench and overlay the earlier road surface.	340230,366110	Local/ no impact
45.	8083	Southern Roman stone building, Nicholas Street Mews	At the southern end of a site, traces of a fourth building were identified (Structure 11). The evidence for this building was limited to several floor layers including a mortar surface. Although dating was also limited, the presence of Oxfordshire red sloped bowl from the internal surfaces suggest a date of occupation from 270AD onwards.	340230,366100	Local/ no impact
46.	8085	Roman building, Nicholas Street Mews	Evidence of a high status building (Structure 12). Features exposed during the construction included a mortar floor overlain by demolition debris and a second mortar floor, and an east-west aligned wall to the south. This structure appears to have been originally constructed with a hypocaust system that was subsequently removed before a new clay surface overlay it.	340230,366160	Local/ no impact
47.	8086	Roman building, Nicholas Street Mews	Trench revealed evidence of a final stone structure (Structure 13) at a depth of 1.6m. The excavated features comprised a demolished hypocaust system at the eastern end of the trench adjacent to a north-south aligned stone wall and a second east-west aligned wall. Then, at the western end of the trench a mortar surface and another north-south aligned wall were exposed.	340240,366130	Local/ limited impact
48.	8150	Roman debris layer,	Following the demolition of a timber built structure (Structure 8 CHER 8079) a layer of	340230,366110	Local/ no impact



Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
		Nicholas Street Mews	debris and demolition material gradually built up over the northern half of the excavated area. This debris comprised several rubbish dumps of a mid-3 <sup>rd</sup> century date.		
49.	6986	Late Iron Age/early Roman pottery, Nicholas Street Mews	A small quantity of late first century BC pottery was recovered from unstratified deposits during excavations at Nicholas Street Mews in 1988. The pottery appears to be imported amphorae from Latium or Etruria.	340230,366130	Negligible/ no impact
50.	10334	Carmelite Friars	White Friars, The area was bounded by Commonhall St., Weaver St., Whitefriars and Bridge St., and they were instructed to build themselves a church. Although there is little archaeological evidence for the friary complex, some documentary evidence is available: the house appears to have been established and popular by the mid fourteenth century when the buildings were extended.	340420,366120	Local/ no impact
51.	8280	Roman intervallum road	The perimeter of the fortress incorporated the fortress defences as well as a strip of land between the defences and the buildings of the fortress, it incorporated space for ovens and rampart buildings as well as the intervallum road. This road was known as the Via Sagularis and ran parallel with the entire length of the fortress, it has been recorded in numerous locations across the city.	340490,366390	Local/ no impact
52.	8333/1	Early Roman barrack block F	At Weaver Street. Timber barrack building Legionary barrack blocks each accommodated a century of 80 men plus their officers, and were normally arranged in groups of 6. Approx. 2 <sup>nd</sup> century	340360,366150	Local/ no impact
53.	8333/2	Late Roman barrack block	At Weaver Street. Stone barrack building. 2 <sup>nd</sup> to 3 <sup>rd</sup> century	340360,366150	Local/ no impact
54.	8280/10	Roman intervallum road at Weaver Street	Traces of a possible Roman road surface was noted underlying Weaver Street in 1849 during construction of a sewer. A raised footpath and roadside kerb stones were also noted.	340360,366140	Local/ no impact
55.	8399	Charcoal Layer at Weaver Street	Discovery of a layer of burnt material overlying a Roman road surface in Weaver Street possibly indicating a demolition spread from a nearby building.	340360,366140	Local/ no impact
56.	8335	Roman Granary 2	Archaeological investigations in 1954 and 1956 recorded evidence of three stone-built granaries on the west side of the fortress adjacent to the West Gate, with room for a fourth adjacent to the via principalis.	340390,366200	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
57.	8479	Early Roman occupation layer, Commonhall Street	Traces of an early Roman trample layer were recorded during archaeological investigations in 1954 and 1956 to the west of the granary site containing early second century pottery and some domestic waste.	340370,366180	Local/ no impact
58.	8480	Roman Wall, Commonhall Street	Evidence of a Roman wall to the west of the granaries at Commonhall Street was tentatively interpreted as a possible veranda or colonnade for the granaries, however only a short section of a wall was recorded with no associated columns.	340360,366180	Local/ no impact
59.	6975	Prehistoric flint, Weaver Street	A single prehistoric find was recovered during archaeological investigations at Weaver Street in 1994. Recovered from the base of a trench above the sandstone bedrock but it appeared to be an isolated find spot. Thought to be Neolithic to Bronze Age in date	340350,366060	Negligible/ no impact
60.	8157	Roman rampart building (No 22), Weaver Street	The evidence from Weaver Street was limited to internal floor surfaces at the southern end of the presumed building. The area between the rampart and the internal buildings was known as the intervallum.	340360,366100	Local/ no impact
61.	8214/5	Evidence of Roman West Wall, Weaver Street	Archaeological investigations at the site of the south west angle tower in 1964 recorded evidence of the Roman rampart wall to the west of the tower	340350,366070	Local/ no impact
62.	8213/1	Evidence of the Roman rampart at Weaver Street	A section through the Roman earth rampart was cut near the south west angle tower in 1964 recording a typical construction using a rubble and sand core set on a base of timber beams between two stacks of piled earth turfs each at least 1.80m wide.	340370,366060	Local/ no impact
63.	8214/4	Evidence of the Roman West Wall at 11a Nicholas Street	The Roman wall at Nicholas Street comprised a section of substantial stone foundations some 1.67m in width. Evidence of two phases of reconstruction incorporating re-used stones has been found on all but the south side, accompanied in some cases by rubble in the ditch. It is suggested that reconstruction to the original width is dated to the start of 4 <sup>th</sup> century, but that doubling of the width may belong to the Saxon period.	340330,366180	Local/ no impact
64.	8215/3	Evidence of Roman West Ditch at 11a Nicholas Street	Roman defensive ditch. Traces of the defensive ditch were recorded at Nicholas Street during archaeological investigations in the late 1950s.	340320,366180	Local/ no impact
65.	8234	Roman Interval Tower West Wall 1	Towers, initially of timber and measuring 4.42m square, were also placed at regular intervals along each wall as well as at each angle of the fortress, while four major gates were placed at each main access point to control traffic in and out. The towers were	340350,366100	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
			later rebuilt in stone, measuring about 6.5 m square, with the angle towers being slightly larger. They were now placed slightly further apart, at about 62.5m, and the total number reduced to 34 or 36.		
66.	8543	Early Roman pits at 11a Nicholas Street	A series of archaeological investigations at Nicholas Street carried out between 1954 and 1959 identified traces of three pits underlying the rampart building and probably dated to the late first century.	340340,366180	Local/ no impact
67.	9013/32	Saxon Pottery	A small amount of residual Saxon period pottery (Chester ware) was reported from a 1994 evaluation carried out on Weaver St.	340350,366070	Negligible/ no impact
68.	10002	Medieval Road, Watergate Street	Watergate Street is one of the four main streets of Chester leading from the Cross to the Westgate. The road may have its origins in the western part of the Roman via Principalis with evidence of an earlier road surface believed to be Roman underlying the present street.	340310,366220	Local/ no impact
69.	10009	Medieval Road, Weaver Street	Weaver Street, leading south from Watergate Street appears to be a somewhat later addition first appearing in the mid-16 <sup>th</sup> century. Its continuation south of White Friars to Cuppin Street is a modern extension sometime after the 1960s. Its name is suggestive of a concentration of weaving activity. It replaced an earlier street name of Alban's Lane, believed to be mid -13 <sup>th</sup> century in origin.	340350,366150	Local/ no impact
70.	10014	Late medieval road, Commonhall Street	Commonhall Street is first documented in 1450 as 'commonhall lane' with several variations of spelling throughout the later medieval period. Its name refers to the location of the Common Hall near St Ursula's.	340440,366180	Local/ no impact
71.	10034	Medieval road, White Friars	The street of White Friars has been so named since the late 13 <sup>th</sup> century when it appeared in documents as 'whytefryer's lane' doubtless referring to the location of the Carmelite Friary. At its western end the road has since been redefined following modernisation of the transport system in the 1960s	340440,366070	Local/ no impact
72.	10100/23	Medieval finds, Weaver Street	Archaeological investigations at Weaver Street in 1994 recorded a small quantity of medieval pottery from several trenches. The pottery was recovered as residual finds from later deposits and is dated to the 13 <sup>th</sup> -16 <sup>th</sup> centuries.	340360,366070	Negligible/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
73.	10317/5	Dominican Friars, east and west gates	East and west gates of friary precinct, medieval origin. Documentary evidence dating to after the Dissolution states that the (former) Dominican friary precinct was accessed by a main gate on its eastern side, which was joined by a laneway (CHER 10317/7) to another gate in the western precinct wall (1).	340280,366110	Local/ no impact
74.	10317/6	Dominican Friars Cemetery	Cemetery for the Dominican friary. Evidence for the location and character of the cemetery (or cemeteries) belonging to the Dominican friary had been found over the course of several excavations.	340200,366060	Local/ no impact
75.	10354	Medieval Stone Robbing, Levelling and Preparation, Black Friars site	Evidence for ground preparation, levelling and stone robbing during the early medieval, before the construction of any of the buildings belonging to the Dominican friars had taken place, were found at a number of locations during different excavations. Ruined Roman remains appear to have been levelled, with reusable stone and tile removed, followed by the careful excavation of robber trenches to retrieve masonry	340230,366080	Local/ no impact
76.	10356	Early post medieval activity and pits, 30-42 Nicholas Street	Evidence of post medieval activities, impacting on earlier medieval remains, were recorded. The stone from part of the boundary wall of the former Dominican Friary precinct was robbed, and the resulting trench filled with cess containing seventeenth century pottery. A later, large square cess pit containing 17 <sup>th</sup> to 18 <sup>th</sup> century pottery, capped by a layer of clay, was also identified	340290,366050	Local/ no impact
77.	10194	Post medieval housing, Weaver Street	Substantial evidence of a series of post medieval domestic housing in a number of trenches. Cartographic evidence indicates the areas excavated lay within the back yard area of a number of plots fronting onto Nicholas Street and within the street frontage of plots fronting onto Weaver Street. The late 19 <sup>th</sup> century OS Town Plans map indicates the area was occupied by ornamental gardens, back yard areas and structures either attached to or close to the street frontage properties.	340350,366080	Local/ no impact
78.	10363	Post medieval pits, Weaver Street	Series of post medieval pits in excavations on the eastern side of the site adjacent to Weaver Street. A series of late 17 <sup>th</sup> to early 18 <sup>th</sup> century pits were recorded cutting the earlier Roman deposits down to the natural deposits over which a later series of post medieval pits including at least one cess pit were also discovered cutting the earlier	340360,366090	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
			examples.		
79.	10364	Medieval garden soils, Weaver Street	Archaeological investigations at Weaver Street in 1994 identified a series of cultivation or garden soils tentatively dated to the medieval period	340340,366080	Local/ no impact
80.	10388	Gullies Pre-dating Dominican Friary church	Sections of what have been interpreted as two or three drainage gullies were found below the foundations of the earliest construction phase of the Dominican Friary church. May also represent slots for some type of timber structure, the nature of that possible structure is unclear as they predate the earliest church on the site.	340200,366090	Local/ no impact
81.	10317/7	Alleyway Dominican Friars	Documentary evidence dating to after the Dissolution shows former Dominican friary precinct was accessed by a main gate on the eastern side (CHER 10317/5), which was joined by a laneway to another gate in the western precinct wall (1).	340230,366100	Local/ no impact
82.	10389	North-South Pathway external to Dominican precinct	Part of what is assumed to have been the precinct boundary wall was excavated in the 1974/75 excavations at 30 – 42 Nicholas St., and immediately east of this wall was a pebbled pathway c 1.5m wide, with two consecutive surfaces. The path was presumably connected to the friary boundary wall, as it ran right outside it.	340300,366050	Local/ no impact
83.	10127	Medieval/post medieval Pit, Nicholas Street	A medieval or later pit was recorded during archaeological investigations at Nicholas Street in 1957, recording evidence of an interval tower of the Roman fortress. Much of the south wall of this tower had been disturbed by the cutting of the pit, no further details of which are noted	340340,366160	Local/ no impact
84.	10310	39-41 Commonhall Street (demolished)	Two 18th century buildings at Commonhall Street were demolished in 1956 to allow for street widening between White Friars and Commonhall Street. The two houses, No's 39 and 41, were typical examples of the minor Georgian style. A photographic record was taken.	340360,366150	Local/ no impact
85.	10317/8	Dominican Friars, Stone building	Excavations at the site of the Dominican friary between 1981 and 1982 (ECH3249) revealed extensive stone buildings on the north side of the church, also called the northern courtyard or the outer court, which followed evidence of an earlier timber building at this location (CHER 10317/3). The remains appeared to be comprised of parts of two stone buildings facing each other across a small enclosed courtyard.	340200,366110	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
86.	1037/9	Dominican Friars, early timber building	Evidence of a timber building, likely a temporary friary structure pre-dating the more substantial stone constructions in the precinct, was recorded along the western side of the precinct, to the west of the church, during excavations between 1976 and 1976.	340200,366090	Local/ no impact
87.	10387	Post dissolution Demolition layer Black Friars	After the Dissolution, and after parts of the Dominican friary were either put to other uses, the buildings of the former monastic precinct were demolished, robbed of their stone, or the ground was levelled. New structures were erected in the 17 <sup>th</sup> century.	340230,366080	Local/ no impact
88.	10390	Post-dissolution Use of land	Excavations to the west of the church building on the site of the Dominican friary between 1976- 1979 demonstrated that this part of the precinct had been used for different purposes after the Dissolution but before the demolition of the friary complex	340230,366080	Local/ no impact
89.	10424	Linen Hall Street/ Crofts Lane	The lower part of the former medieval Crofts Lane is now Linenhall St., since the construction of the Linenhall in the early 19 <sup>th</sup> century. Lavaux's 1745 plan of the city shows this stretch of the street as Lower Lane.	330260,366310	Local/ no impact
90.	10425	Medieval road, Nicholas Street	The earliest documentary reference to Sancti Nicholai Street dates to 1297, with various other references throughout the medieval period through to modern times.	340310,36613	Local/ limited impact
91.	10430	Medieval Road, St Martin's Ash	The short stretch of what is currently Nicholas St., where it once passed St Martin's Church (no longer extant) and at the intersection with Blackfriars, was marked as St Martin's Ash on OS First Edition mapping.	340330,366030	Local/ no impact
92.	10439	Hastings School, Nicholas Street	A building labelled 'Hasting's School appears on the 1850 town plan of the city, and is part of an already built-up area on Lavaux's 1745 plan.	340320,366080	Local/ no impact
93.	10418	Late Eighteenth Century Terrace, 4 - 28 Nicholas Street	Terrace of listed buildings on the east side of Nicholas St., specifically 4 – 28 Nicholas St., all constructed at the same time at the end of the eighteenth century, along with a number of other terraces in this area. DCH6954 represents three former townhouses, built c 1780 by Joseph Turner of Chester, that are now used as shops. DCH6955 represents 10 – 28 Nicholas St., and shares the same history as the rest of this terrace.	340280,366140	Local/limited impact
94.	8562	Roman road surface at Watergate Street	Possible Roman road surface encountered underlying the present Watergate Street (west). The road surface consisted of compacted pebbles.	340230,366200	Local/ no impact
95.	8564	Roman soil horizon at Grey	Two possible Roman soil layers were encountered during archaeological investigations	340260,366070	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
		Friars	at Grey Friars in 2012.		
96.	10621	18 <sup>th</sup> /19 <sup>th</sup> Century Culvert, North End, Nicholas Street Mews	A brick-lined, sandstone-capped culvert, thought to be of mid-eighteenth to nineteenth century date, was found during a watching brief at the northern end of Nicholas St. Mews.	340230,366190	Local/ no impact
97.	10622	Large 18 <sup>th</sup> century Pit, Nicholas Street Mews	What was thought to have been a large early eighteenth century rubbish pit was identified during a watching brief at the north end of Nicholas St. Mews, at Watergate St. The reason for this dating is unclear, but the pit was cut by culvert CHER 10621.	340230,366200	Local/ no impact
98.	10320/12	18 <sup>th</sup> century Clay pipe fragments	Unstratified, mid-eighteenth century clay pipe fragments were recovered during a watching brief on Nicholas St. Mews.	340250,366130	Negligible/no impact
99.	10630	Post Medieval made ground, Nicholas Street Mews	A deposit identified as a post medieval ground / make-up layer, was identified at Nicholas St. Mews, the deposit appeared as brick rubble	340250,366130	Local/ limited impact
100.	10488/2	Chester Rows: 71-77 Watergate Street Row	Grade II listed No 61-63 Watergate Street and the above property 71-77 Watergate Street Row, was not surveyed in detail as part of the Chester Rows Research Project and the archive includes only plans and photographs. It consists of two town houses of probable 18 <sup>th</sup> century origin but heavily restored in the 1970s. The front is painted brick to street level, painted sandstone and brick to Row and rendered above; chimney and west gable to rear are of old brick.	340340,366220	District or County (higher)/ no impact
101.	10627	Sandstone Wall, Possible Part of Precinct Wall of Dominican Friary	A wall, possibly part of the precinct boundary of the Dominican friary, was identified during a watching brief at the eastern end of Grey Friars, running into Nicholas St. The wall appeared to curve slightly, and therefore may have been the outer face of a well or tower-like arrangement.	340310,366080	Local/ no impact
102.	10727	70 Watergate Street, Old Customs House	Grade II listed No 70 Watergate Street is the old Custom House of the Port of Chester, built in 1868 in brown brick with Flemish bond. It is two storeys high.	340300,366230	District or County (higher)
103.	10729	Friars Townhouse, White	Grade II* listed	340390, 366140	National/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
		Friars	The Friars is a large detached property with a front facade facing White Friars and rear access to Commonhall Street. It is a Georgian house with some 19th and 20th century alterations. It is of brown brick with Flemish bond to the main facades.  There is a reset jamb of a medieval stone doorway in the hall of the house - a relic from the Carmelite Friary that once stood here, and a number of 18th and 19th century features.		
104.	8042/32	Roman lead label from Grey Friars Lane	A Roman lead label was recovered from Grey Friars Lane in 1888 approximately 100m west of the fortress. The label is inscribed COH II ATILI MAIORIS, translated as 'From the second cohort, century of Atilius Maior'	340250,366070	Negligible/ no impact
105.	11142	Medieval features, Commonhall Street	Archaeological investigations at the former Observer Works on Commonhall Street in 1988 identified several features of a medieval date. Evidence consisted of a south east corner of a stone building, 13 <sup>th</sup> 14 <sup>th</sup> century in date, and an earlier kiln immediately to the east. The kiln was approx. 2m in diameter and may have been used for malting.	340370,366180	Local/ no impact
106.	11298	19 <sup>th</sup> century Townhouses, 1 & 1a Greyfriars, 28a Nicholas Street	Grade II listed 1 and 1a Greyfriars and 28a Nicholas St. (as a group) are three townhouses that were once used as a Territorial Army Centre and are now offices. They were probably built in the early nineteenth century. The buildings have a stucco render and grey slate roofs.	340300,366060	District or County (higher)/ no impact
107.	11404	Former Sugar House, Weaver Street	A former sugar house is recorded on Weaver Street in the eighteenth century on the site of the former Carmelite Friary. It is possible this was a relic of the friary.	340370,366110	Local/ no impact
108.	11455	Post medieval brick wall remains, at rear of Commonhall Street	Excavation of 5 trial trenches prior to the conversion of Chronicle house in 2014. Trenches 1 and 2 exposed the remains of north south aligned brick walls which consisted of handmade bricks in lime mortar. These walls are likely to be associated with building shown on the OS first edition map of Chester dating to 1871. Pottery dating to the 17th and 18th centuries was found in these trenches.	340370,366170	Local/ no impact
109.	11457	Post medieval pit at rear of Commonhall Street	Found during archaeological evaluation of a lift shaft prior the conversion of Chronicle House in 2014. Appears to have been excavated up to a Sandstone wall, possibly a cess pit. The fill included typical domestic waste of the later 18 <sup>th</sup> century and debris of the	340370,366170	Local/ no impact



Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
			local manufacturing industry including waste firm a stoneware pottery kiln and fragments of sugar cone mould.		
110.	11456	Medieval deposit and sandstone wall at rear of Commonhall Street	Late 14 <sup>th</sup> century pottery and fragments of Medieval ridge tile were recorded in trench 3 below the foundations of a north south section of sandstone wall, during archaeological evaluation of a lift shaft prior the conversion of Chronicle House in 2014. The wall was 2.1m long 0.3m wide and 0.8m high. Five courses of sandstone were surviving. During the dismantling of the wall a rim sherd from a Cistercian ware cup dating to the 15 <sup>th</sup> / 16 <sup>th</sup> century was recovered from the clay bonding which suggests the wall dates to the 15 <sup>th</sup> century or later	340380,366170	Local/ no impact
111.	11458	Post medieval brick wall foundations at rear of Commonhall Street	Archaeological evaluation prior the conversion of Chronicle House in 2014 found a section of brick wall in trench 5. The east face of the wall was whitewashed suggesting it was been in use as a cellar. Possibly related to building shown on 3rd ed. OS map and demolished to make way from the building of Chronicle House.	340370,366180	Local/ no impact
112.	8042/4	Roman Coin find, Watergate Street	Coin of Vespasian (69-79 AD) found on Watergate Street in 1980	340290,366220	Negligible/ no impact
113.	8042/28	Roman coin find, Nicholas Street	An Aureus of Nero was found near Nicholas Street in 1826.	340330,366100	Negligible/ no impact
114.	10317/1	Dominican Friars, Precinct and Boundary Wall	The precinct of the Dominican friary occupied most of the block of land bounded by Lower Watergate St., the City Walls, Black Friars and Nicholas St., of which the latter two streets record the presence of the friars and the dedication of their church to St Nicholas	340230,366080	Local/ no impact
115.	10317/4	Dominican Friars, Conventual Buildings & Cloister	Documentary sources and excavations suggest that the cloisters lay on the south side of the church building (CHER 10317/2). The Dissolution inventory for the Chester Dominicans, records 'two cloisters', and mentions that lead covering 'two panes' or sections of the cloisters were recovered by the commissioners. The chapter house, frater, dorter, kitchen and buttery were also mentioned	340230,366030	Local/ no impact
116.	10488/1	Chester Rows, 61-63	Grade II listed	340340,366220	District or County

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
		Watergate Street	Consists of two undercrofts now in use as a single property of possible medieval origin with significant alteration in the post medieval period. A section of medieval stone wall was recorded to the rear of No 63 in addition to a large chimney of 16th or 17th century date. Much of the facade was subsequently rebuilt in the 1970s.		(higher)/ no impact
117.	9013/4	Saxon Pottery, Nicholas Street	Two sherds of decorated Chester ware, recovered from Roman contexts during excavations in Nicholas St., Find spot	340330,366150	Negligible/ no impact
118.	9013/6	Saxon Pottery, Junction Weaver Street & Commonhall Street	A sherd of Chester ware was found in excavations just south of the junction of Weaver St. with Commonhall St. in 1956. Find spot	340360,366150	Negligible/ no impact
119.	9013/8	Saxon Coins and Finds, Greyfriars Court	A bronze hooked tag, a small collection of Chester ware sherds and a coin of Edward the Confessor were found during excavations in Greyfriar's Court between 1977 - 1983.	340200,366100	Negligible/ no impact
120.	8071	Roman Timber building Nicholas Street	Archaeological investigations to the rear of Nicholas Street in 1974 recorded evidence of Roman activity from the 1 <sup>st</sup> century. The earliest phase of activity on the site comprised traces of a timber structure on a north-south alignment, dating evidence was limited, several sherds of pottery discovered from contexts within the excavation suggest a late 1 <sup>st</sup> century date for this structure.	340290,366050	Local/ no impact
121.	8042/8	Roman lead tag from Grey Friars	Crudely inscribed lead label or ownership tag bearing the inscription COH I > ATTII ANTONI on both sides, Find spot	340250,366070	Negligible/ no impact
122.	8042/9	Roman coin, Nicholas Street	A small bronze coin of Valentinian I (AD 364-375) was found on Nicholas Street in 1953.	340280,366090	Negligible/ no impact
123.	8042/10	Roman brooch, Nicholas Street Mews	A brooch from Nicholas Street Mews was recorded in F H Williams's collection	340240,366150	Negligible/ no impact
124.	8070/2	Roman stone building, Watergate House	Archaeological investigations in and around Watergate House have recorded evidence of Roman structural remains. A stone structure was built on the site in the second century following an earlier timber phase of construction.	340170,366170	Local/ no impact
125.	8042/2	Roman pottery, Stanley Palace	Small assemblage of Roman pottery recovered during building works at Stanley Palace including Samian and imitation Samian ware of a probable late Flavian date.	340250,366200	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
126.	8213/4	Evidence of the Roman West Rampart at 11a Nicholas Street	The earth rampart was recorded during archaeological investigations at Nicholas Street where the west wall of the rampart building had been cut into it. It extended for a distance of some 5.79m to the rampart wall and surviving to a height of 1.97m. The rampart consisted of the typical construction	340330,366180	Local/ no impact
127.	8235	Roman Interval Tower West Wall 2, Nicholas Street	A tower was investigated in the 1950s. During the excavations it became clear that the tower was a later addition to the basic defences clearly cutting the earth rampart. The overall plan of the tower as excavated suggests a width of 6.55m extending back from the fortress wall, evidence of a slight widening towards the rear of the structure.	340330,366160	Local/ no impact
128.	8216	Roman Westgate	No trace of the Roman West Gate has yet been discovered although it is believed to lie, at least in part, underneath the present Holy Trinity Church on Watergate Street.	340320,366230	Local/ no impact
129.	8332	Roman rampart building No 24, Nicholas Street	A series of archaeological investigations in the 1950s identified traces of a narrow building cutting into the earth rampart of the fortress. Substantial evidence of external walls of the building & traces of one internal partition wall and some internal floor surfaces were recorded.	340340,366180	Local/ no impact
130.	8334	Roman Granary 3	Archaeological investigations in 1954 and 1956 recorded evidence of three stone-built granaries on the west side of the fortress adjacent to the West Gate, with room for a fourth adjacent to the via principalis. Evidence for Granary 3 (adjacent to Commonhall Street) was recorded in four trenches and comprised evidence of the external walls and buttresses as well as several internal sleeper walls.	340400,366180	Local/ no impact
131.	8333	Roman barrack building, Weaver Street	At Weaver Street although only a fraction of the building was uncovered, it was enough to indicate at least two phases of construction beginning with a timber framed building in the late first to mid second century later replaced with a stone built construction by the late second century	340360,366150	Local/ no impact
132.	10123	Medieval structure, Commonhall Street	Traces of a medieval structure of uncertain form and function was recorded during archaeological investigations between 1954 – 1956, in advance of construction of a new printing works. The work involved the excavation of three cellars, traces of a medieval structure was recorded cutting a roman granaries.	340370,366180	Local/ no impact

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
133.	10125	Medieval pit, Weaver Street	A substantial medieval pit was recorded during archaeological investigations in 1956, following the demolition of two houses for the purpose of street widening in the area. A medieval pit was found to have substantially disturbed any trace of earlier activity.	340360,366150	Local/ no impact
134.	10339	Poss. Medieval cess pit, Nicholas House, Nicholas Street	During an archaeological evaluation to the rear of Nicholas House in 1975, several medieval features were identified, including cess pits containing fragments of glazed medieval tile. Most of these features were truncated by later disturbances.	340290,366050	Local/ no impact
135.	10317	Dominican Friars	The Black Friars were the first major monastic order to establish themselves at Chester, before the Franciscans, the Carmelites or St Mary's Nunnery, founding their house c1237 – 1238 under the patronage of Alexander de Stavensby, Bishop of Coventry and Lichfield. In addition to the extensive documentary evidence, there is a significant amount of archaeological information available, including well-gathered data on the extent, positioning, layout and phasing of some of the key precinct buildings.	340230,36608	Local/ no impact
136.	10317/2	Dominican Friars, Church building	Based on the results of extensive excavations during the late 1970s and early 1980s (ECH2850, ECH3249), the complex building history of the Dominican friary church building can be understood. Five major building phases were identified, spanning 300 years of history, and it appears that the rebuilding's started at the eastern end of the church and proceeded westward.	340220,366070	Local/ no impact
137.	10317/3	Dominican Friars, Early timber building	Excavations to the north of the church building on the Dominican friary site between 1981 and 1982 (ECH3249), revealed part of a timber building (Structure 13) in the northwest corner of the excavation area (3). It consisted of a surface of mixed clay rubble and mortar, with a post hole, and the surface sealed robbing trenches that had removed most traces of the Roman buildings below.	340200,366100	Local/ no impact
138.	10337	Chapel of St Nicholas	A Chapel of St Nicholas stood in the Parish of Holy Trinity, opposite the Black Friars. It was said to have stood on the west side at the north end of the present Nicholas St., but should probably be understood as having been situated somewhere on the block of land which the friars were granted.	340230,366080	Local/ no impact

## **APPENDIX 3: FIGURES**







 <p>Wardell Armstrong 2017</p>	<p><b>PROJECT:</b> 16-20 Nicholas Street, Chester, Cheshire</p> <p><b>CLIENT:</b> Bartlett Management Co Ltd</p> <p><b>SCALE:</b> 1:25,000 at A4</p> <p><b>DRAWN BY:</b> HP</p> <p><b>CHECKED BY:</b> AB</p> <p><b>DATE:</b> March 2017</p> <p><b>REPORT No:</b> CL11956</p>	<p><b>KEY:</b></p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076</p>
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Figure 1: Site location.



Wardell Armstrong  
2017

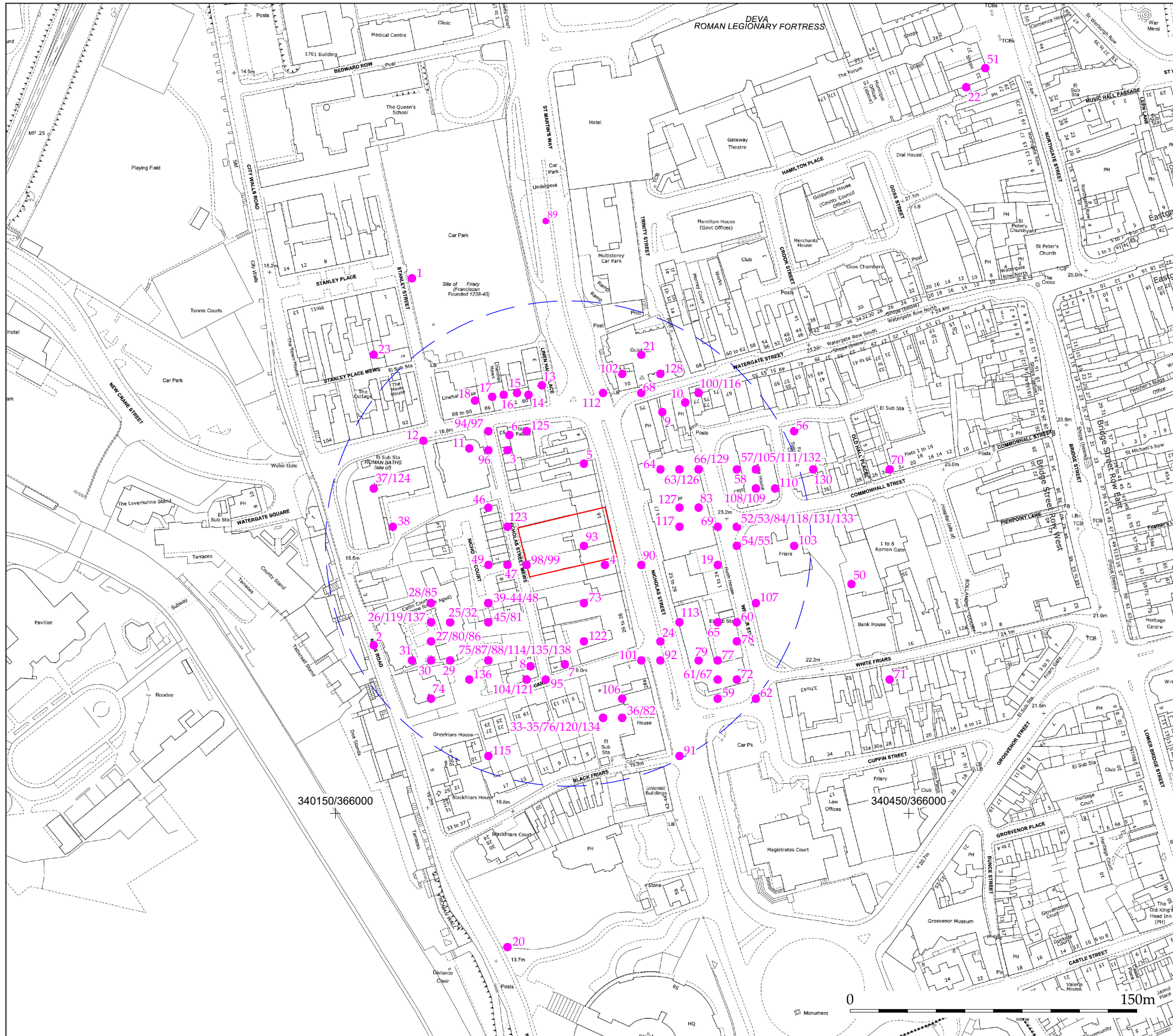
PROJECT:	16-20 Nicholas Street, Chester, Cheshire
CLIENT:	Bartlett Management Co Ltd
SCALE:	1:1,250 at A4
DRAWN BY:	HP
CHECKED BY:	AB
DATE:	March 2017

KEY:	 Site boundary
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CL11956

Figure 2: Detailed site location.



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2017

PROJECT:  
16-20 Nicholas Street,  
Chester, Cheshire




CLIENT:  
Bartlett Management Co Ltd

SCALE: 1:2,000 at A3

DRAWN BY: HP

CHECKED BY: AB

DATE: February 2017

- KEY:
-  Site boundary
  -  100m radius
  -  Heritage assets



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Figure 3: Heritage assets within a 100m radius of the study area.



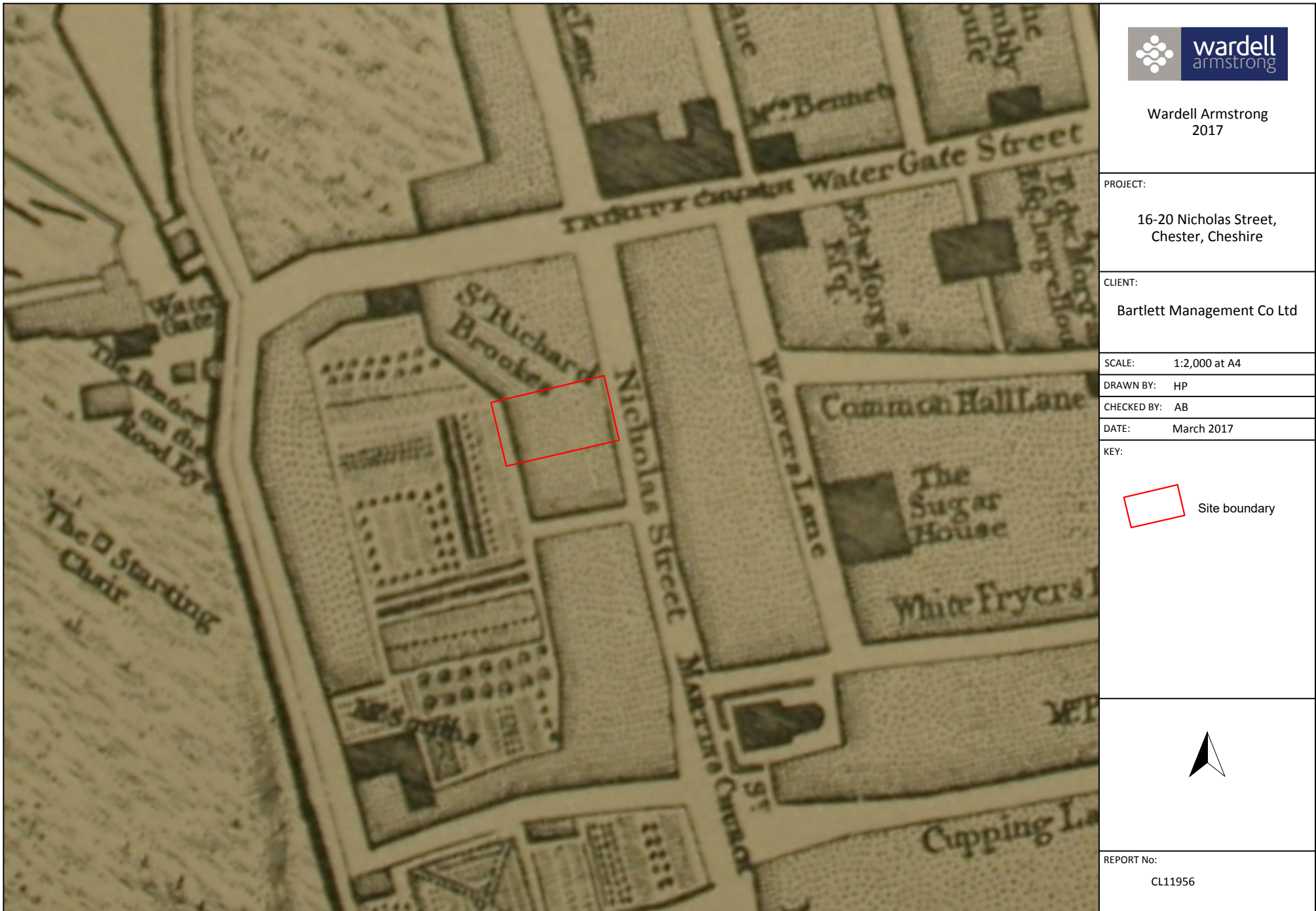


Figure 4: Alexander De Lavau, Plan of the City and Castle of Chester, 1745 (scale of 40 chains).



Wardell Armstrong  
2017

PROJECT:

16-20 Nicholas Street,  
Chester, Cheshire

CLIENT:

Bartlett Management Co Ltd

SCALE: 1:2,000 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: March 2017

KEY:



REPORT No:

CL11956



Figure 5: First Edition Ordnance Survey Map, 1875.



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2017

PROJECT:  
  
16-20 Nicholas Street,  
Chester, Cheshire


CLIENT:  
  
Bartlett Management Co Ltd

SCALE: 1:2,000 at A4

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CHECKED BY: AB

DATE: March 2017

KEY:  
  
 Site boundary



REPORT No:  
  
CL11956

Figure 6: Second Edition Ordnance Survey Map, 1899 (scale 1:2500).



Wardell Armstrong  
2017

PROJECT:  
  
16-20 Nicholas Street,  
Chester, Cheshire

CLIENT:  
  
Bartlett Management Co Ltd

SCALE: 1:2,000 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: March 2017

KEY:  
  
 Site boundary



REPORT No:  
  
CL11956

Figure 7: Third Edition Ordnance Survey Map, 1909 (scale 1:2500).

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