



CONVERSION OF 269 LORD STREET, SOUTHPORT

For Private Client

Ainsley Gommon was appointed by a private client for the reordering and restoration of the Grade II listed building on Lord Street, Southport. The building, previously occupied by Royal Bank of Scotland, has been vacant since early March 2022 after the banking branch was closed. The ground floor was previously in use as a banking hall, with offices, strongroom, vault and amenity spaces associated with the banking hall all in place.

It is one of many shops and banks on the Northern side of Lord Street, which also has separate listing for the verandas that run along much of this seaward side of the road. This building is unusual on Lord Street as one of relatively few that does not have a veranda at all and instead has a wider pavement across the front of the building.

Our proposals aimed to rationalise the building and create functional apartments on the upper floors, suitable for 21st century living, that can sit alongside, but operate independently of, an existing ground floor commercial space ready to be operated by others. The historic assets and details of the building will be retained as per the requirements of its listed status. This also includes the restoration all of the windows to their former glory on all of the floors.

The upper floors will be maintaining most of the existing layout and staircases, with minor removals to improve residential use. The first floor will house four apartments, the second floor three, and the third floor two, all designed around the building's structural elements.

Value: TBC
Completed: Planning Aug 25
Commission: Survey & Design

