



2 HARGREAVES ROAD RESTORATION PROJECT

For Private Client

This project involved the restoration of 2 Hargreaves Road located in the Lark Lane Conservation Area of Liverpool. The project was to convert 12 self contained bed sits into 8 spacious apartments; consisting of 1no. studio, 3no. 1 bedroom and 4no. 2 bedroom apartments. The scheme was developed on behalf of a private client who wanted to breathe new life into this historic building.

The Lark Lane Conservation Area is a very sought after location within the city. The building itself corners onto Lark Lane and therefore is within very close proximity to an array of cafes, bars, bistros and boutiques. The location is also very well connected with public transport. The site is constrained and therefore there is no onsite parking. Instead, communal gardens to the front and rear make this building fully in-keeping with the rest of the road and provides much needed outdoor space for the residents - something which many apartments lack in the city centre.

In a previous separate application, planning consent was granted to create an apartment within the loft space of the building, bringing the total number of apartments to 9.

Historic features within the building have been retained, such as the large stained glass windows in the stair well which front onto Lark Lane, and the sweeping staircase which creates a grand entrance space for the residents.

The homes within the conversion benefit from large floor to ceiling heights and have been designed to meet the criteria of Building Regulations and well as meeting the needs of the Conservation Area. The site complies with the design principles of Secured by Design.

Value: £1.2m
Completed: March 2022