

**EGERTON STREET,  
NEW BRIGHTON, WIRRAL**  
for Egerton Street Ltd.

The site was previously vacant and is in a desirable location within a short walking distance to the New Brighton promenade.

The site had a number of previous uses, including a school. It has a steep slope running across it from the back of pavement at Egerton Street towards the rear of the site. It is surrounded by houses, some commercial spaces and a church building and associated car park. The building styles surrounding the site vary in age and style with some more traditional Victorian terraces to the North compared with a modern housing complex to the South.

The new scheme of seven houses and five flats, is in-keeping with its surroundings. The houses are 3 bed 6 person houses, with two storeys to the front elevation, and three storeys to the rear, with a lower ground floor added to suit the topography of the site. The apartments consist of a mix of 1, 2, and 3 bedroom layouts, which again are split over three levels, with only two storeys perceived on the front from Egerton Street elevation, and a lower ground level incorporated and accessed from Grosvenor Road. The apartments were individually designed giving each user a completely unique setting and out look.

The site offered some very challenging land levels but has provided opportunities for the interesting internal designs of the properties.

The change in levels has meant that the proposed houses are laid out in an unconventional fashion; with the front entrance leading to bedrooms, and the living facilities on the lower ground floor level.

**Value:** Undisclosed  
**Completed:** Spring 2022  
**Contract:** JCT Design & Build

