

509-515 Lord Street, Southport

Merseyside, UK, 2019-2021

Internal refurbishment and restoration of the external envelope elements and glass canopy of a prominent Grade-2 listed corner building in Southport. The upper floors were converted into 9 new dwellings and the two retail units on the ground floor were entirely refurbished, with a new traditional hardwood timber shopfront installed.

The project, which received grant funding from the National Lottery Heritage Fund, aimed to restore the fabric of this majestic old building, to preserve it for future generations whilst securing its long-term occupation by converting the upper floors into housing. The new apartments will contribute towards the re-activation of the shopping street and the work carried out to restore the exterior of the building will consolidate its visual appearance, reinforcing Lord Street's significance as a testimony of Southport's strong history as a traditional resort town.

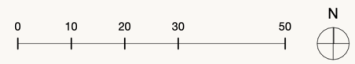
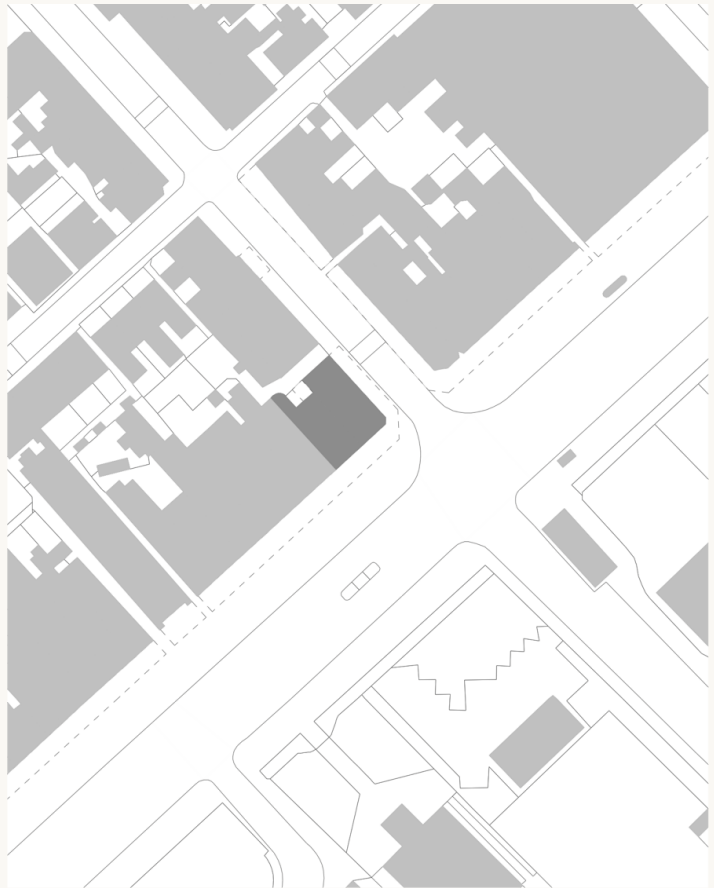
External alterations were limited to the replacement of some of the window frames and the creation of a new residential entrance on the side street, seamlessly integrated into the new shopfront in the position where, historically, was the entrance to a shop.

The roof was entirely re-slatted with natural slate, reclaimed from the site where possible. All chimney stacks were repointed and re-flaunched in lime mortar, with all original chimney pots retained. The attic storey dormers were re-roofed in lead and completely refurbished.

The stonework facades were cleaned and re-pointed in their entirety. Damaged stones were repaired using a combination of lime-injection techniques where possible and, in some instances, damaged areas were cut out and new matching stone was pieced-in. High-level brickwork was repointed with a lime mortar, to match the original in composition and the new canopy was completely restored, cleaned and repainted.

Existing stained-glass lights on the first floor were taken out and restored by expert craftsmen in a specialist workshop. The two missing ones at No.509 were fabricated new, as a rigorous match to the originals, in order to complete the scheme and re-establish a uniform treatment for the glazing of all first floor windows facing Lord Street.

Date	2019-2021
Gross floor area	705m ² / 7,588 sq.ft
Client	Ironshore Global
Architect	Architecture Julien Denis
Cost consultant	Evoke Solutions
Structural engineer	MDA Wirral
Conservation advisors	Alf Plant (AGA)
Main contractor	Rosslee Construction
Stone repair specialist	Halestone Masonry
Stained glass specialist	Design Lights
Images	Architecture Julien Denis



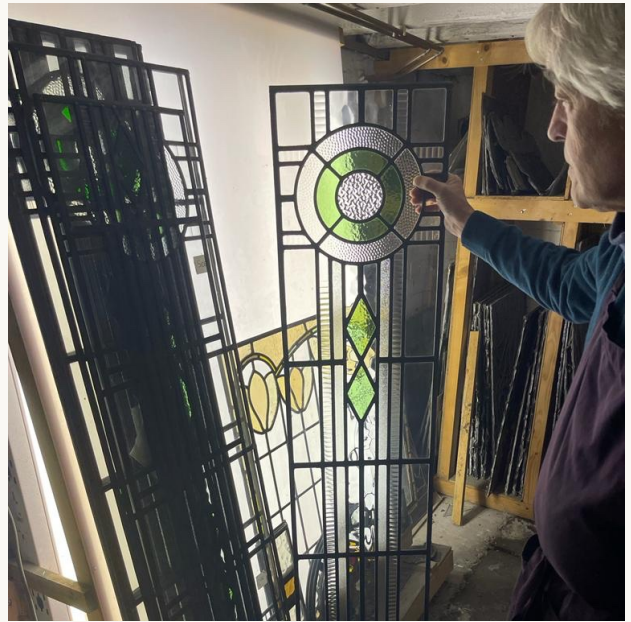
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