

Expressions of interest sought

Preliminary Particulars

Proposed Modern Town Centre Offices

41 – 49 CHAPEL STREET SOUTHPORT

Suites from 1,000 sq ft – 13,177 sq ft.

All enquiries:

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Designs By:

A C B D

ANDREW
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BUILDING DESIGN

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INTRODUCTION

The proposed scheme involves the re-purposing of the vacant upper floors of 41-49 Chapel Street – a substantial 4-storey red-brick, warehouse-type building with large windows, fronting a central, pedestrianised shopping street, and opposite the main railway station in Southport.

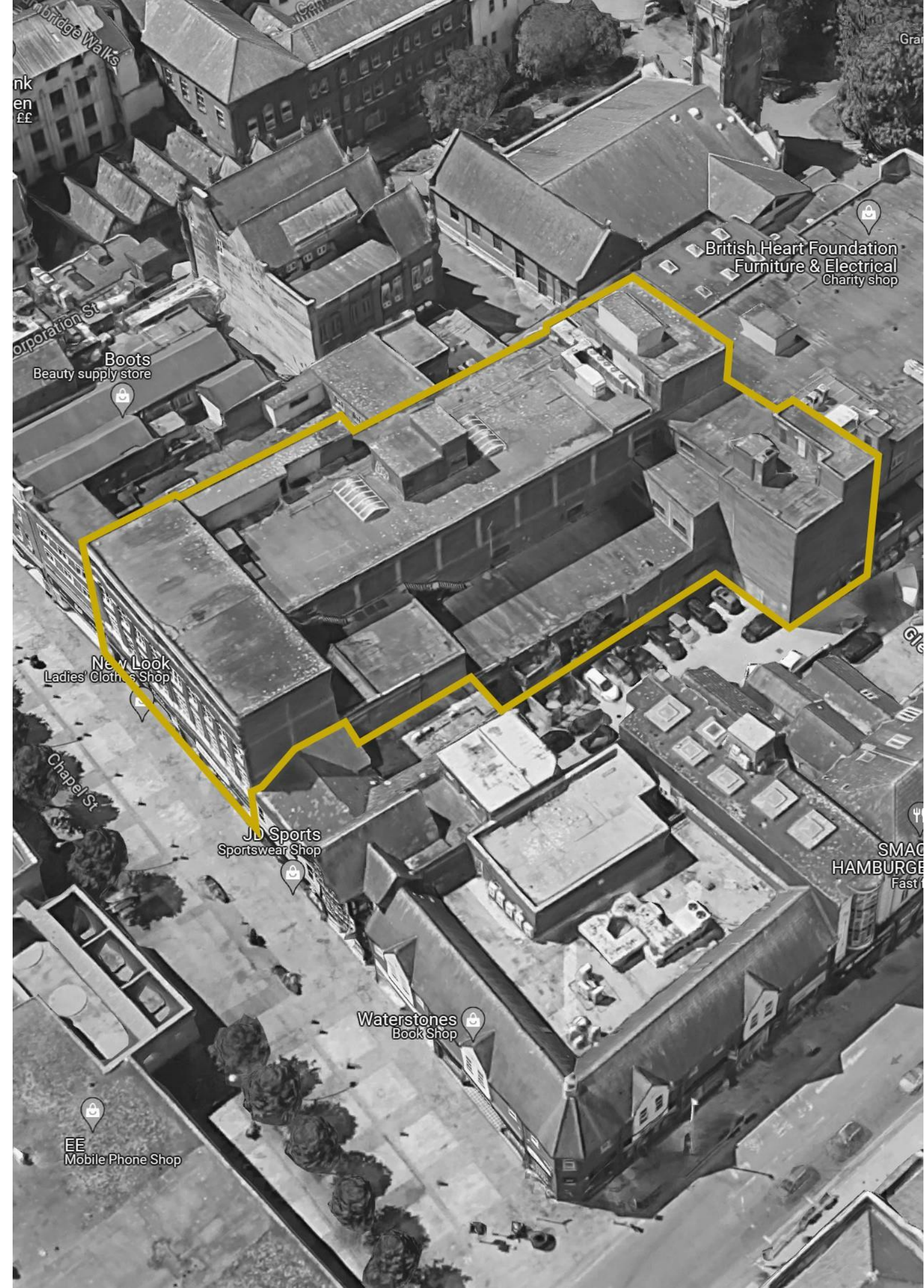
The existing building lies within the Lord Street Conservation Area.

The vacant upper floors are proposed to be re-purposed as modern town centre offices, offering a variety of suites from 1,000 sq ft to over 13,000 sqft and expressions of interest are sought from parties who may have an interest in offices as proposed.

For further details, please contact Graham Bowling BSC (Hons) MRICS



COMMERCIAL PROPERTY CONSULTANTS



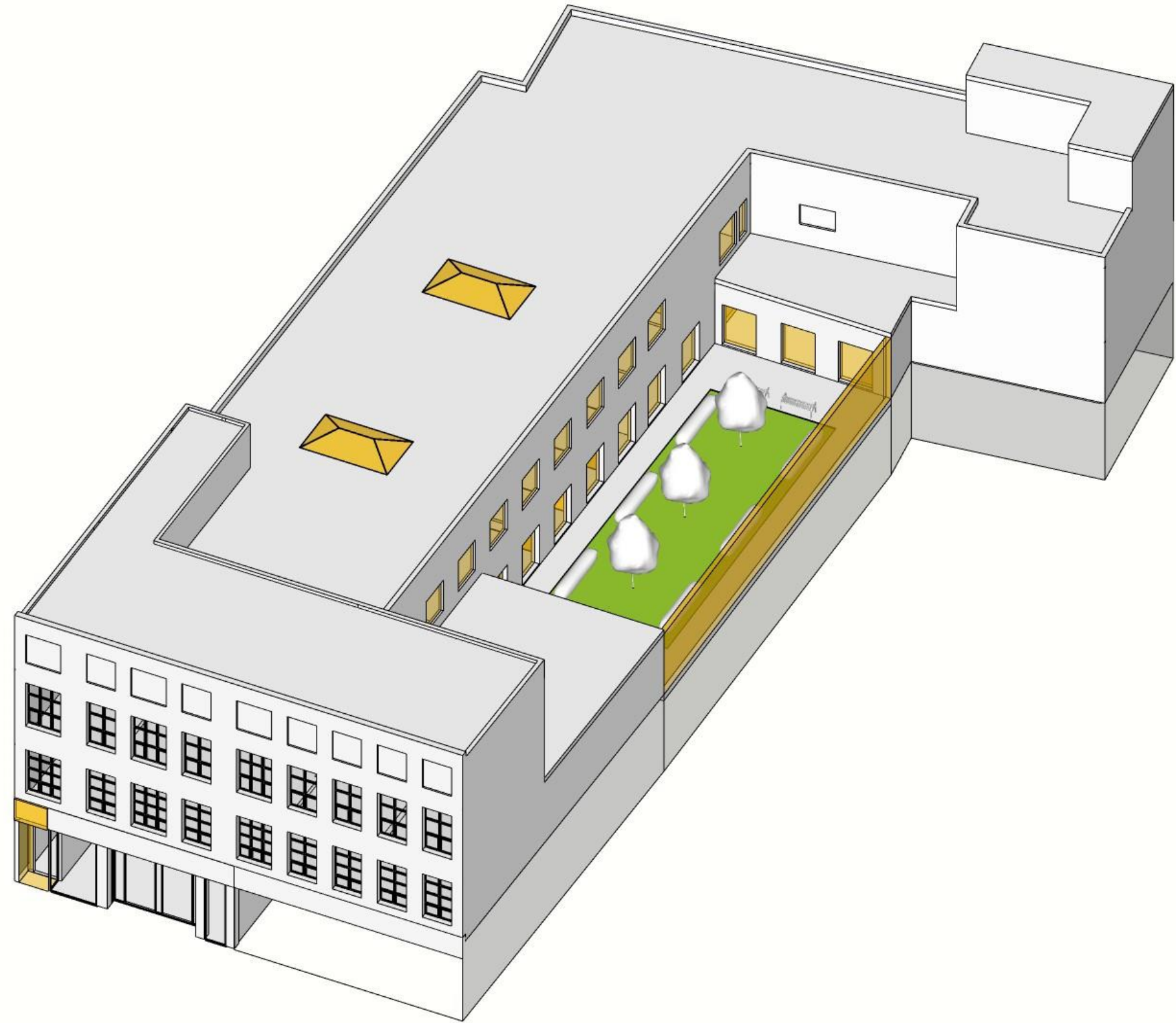
DESIGN/PROPOSAL

The proposed scheme involves retention of the existing retail use at Ground floor. But interventions are proposed in the layout of 41-49 Chapel Street, to provide flexible office space at the upper floors, to enable the building to be returned to full, positive use.

The existing fire escape fronting Chapel Street (to the southeast) will be remodelled as a new entrance, creating a new identity for the upper floors. The lower fire escape stair will be removed, and a new internal wall will create a GF lobby for the upper floors, leading to a reception, lift, stair, bike store and ancillary areas. The existing Ground Floor area and shop frontage will be maximised. The rest of the external fabric fronting Chapel Street will remain unaltered as part of the works.

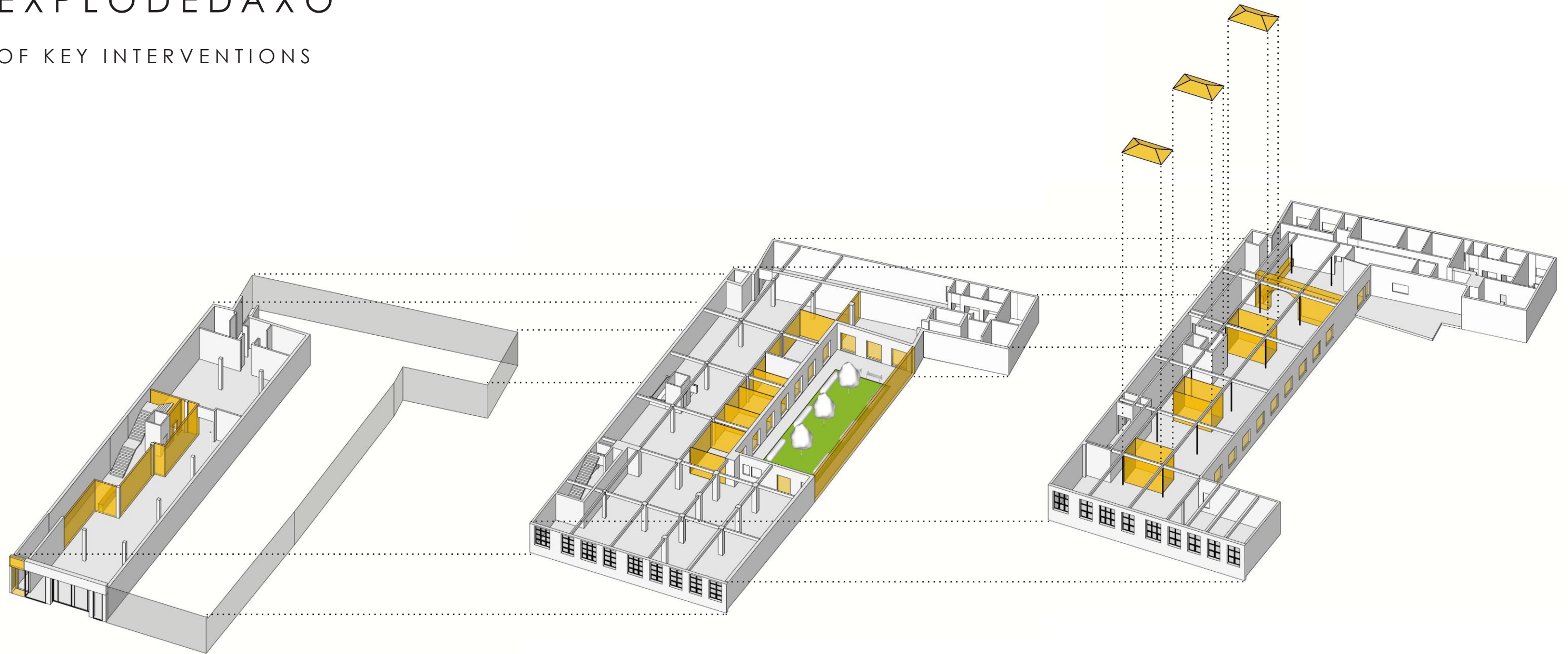
A 1st Floor, new window will be punctured through the side northeast elevation (fronting the rear yard at Glebe Place, off London Street). These new openings could be full height and will allow larger area of the plan to have useable office space. Internally, glazed screens will allow light to pass through and this borrowed light will reach as far as possible into the heart of the floor plan. A new landscaped area will also be introduced at 1st floor, on the large external flat roof space. This area will be screened from the rear yard below to create a high-quality, inward looking roof garden/ amenity space.

At 2nd floor, the existing roof lanterns will be replaced with new skylights, and with new lightwells extending down to create internal Japanese-style winter gardens. These lightwells could alternatively be used as central meeting pods. As with the glazed screens below, the glazed walls of these lightwells will allow borrowed light to extend further into the plan. Windows will also be introduced to the side northeast elevation, over-looking the garden below.



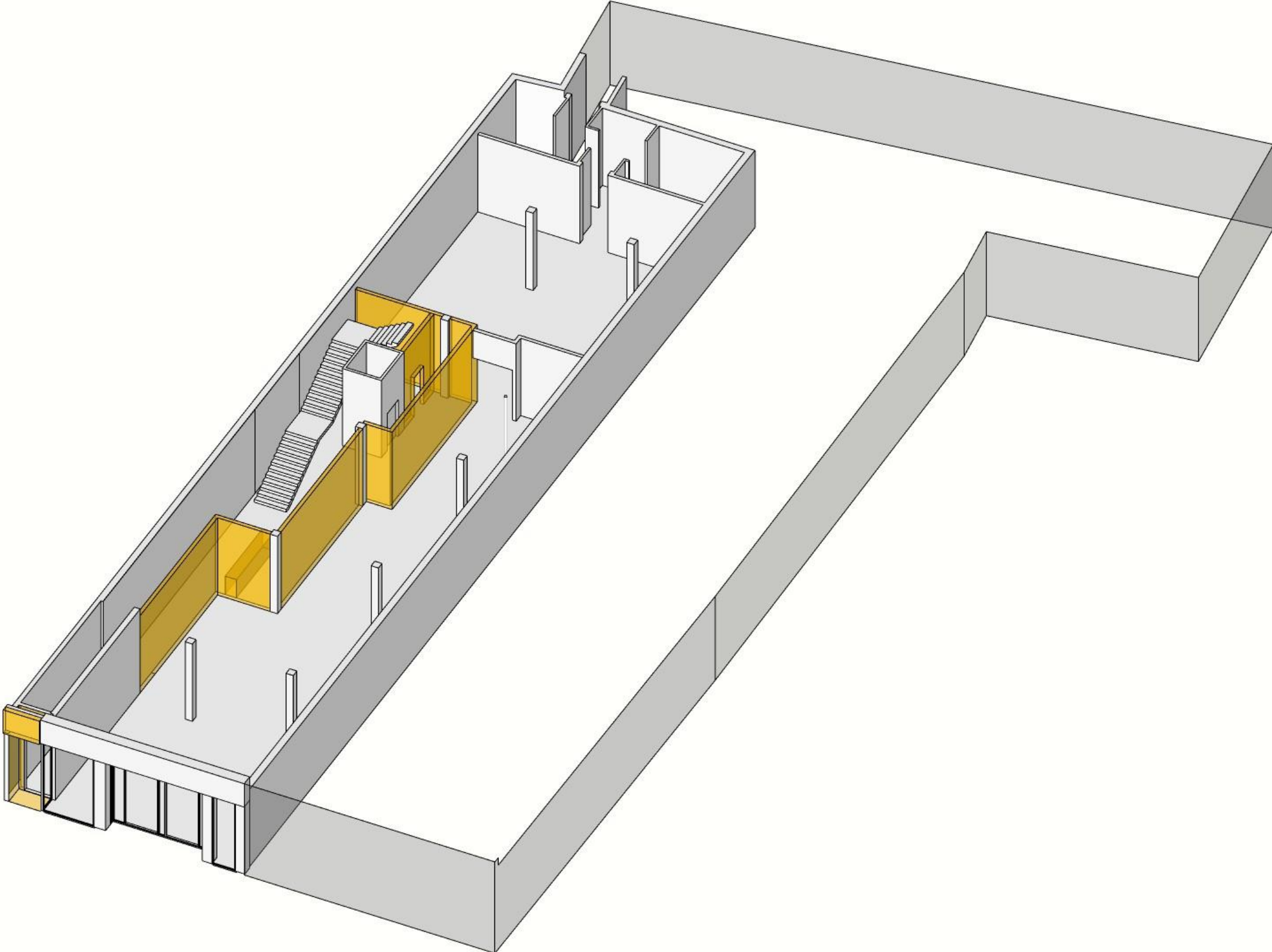
EXPLODED AXO

OF KEY INTERVENTIONS



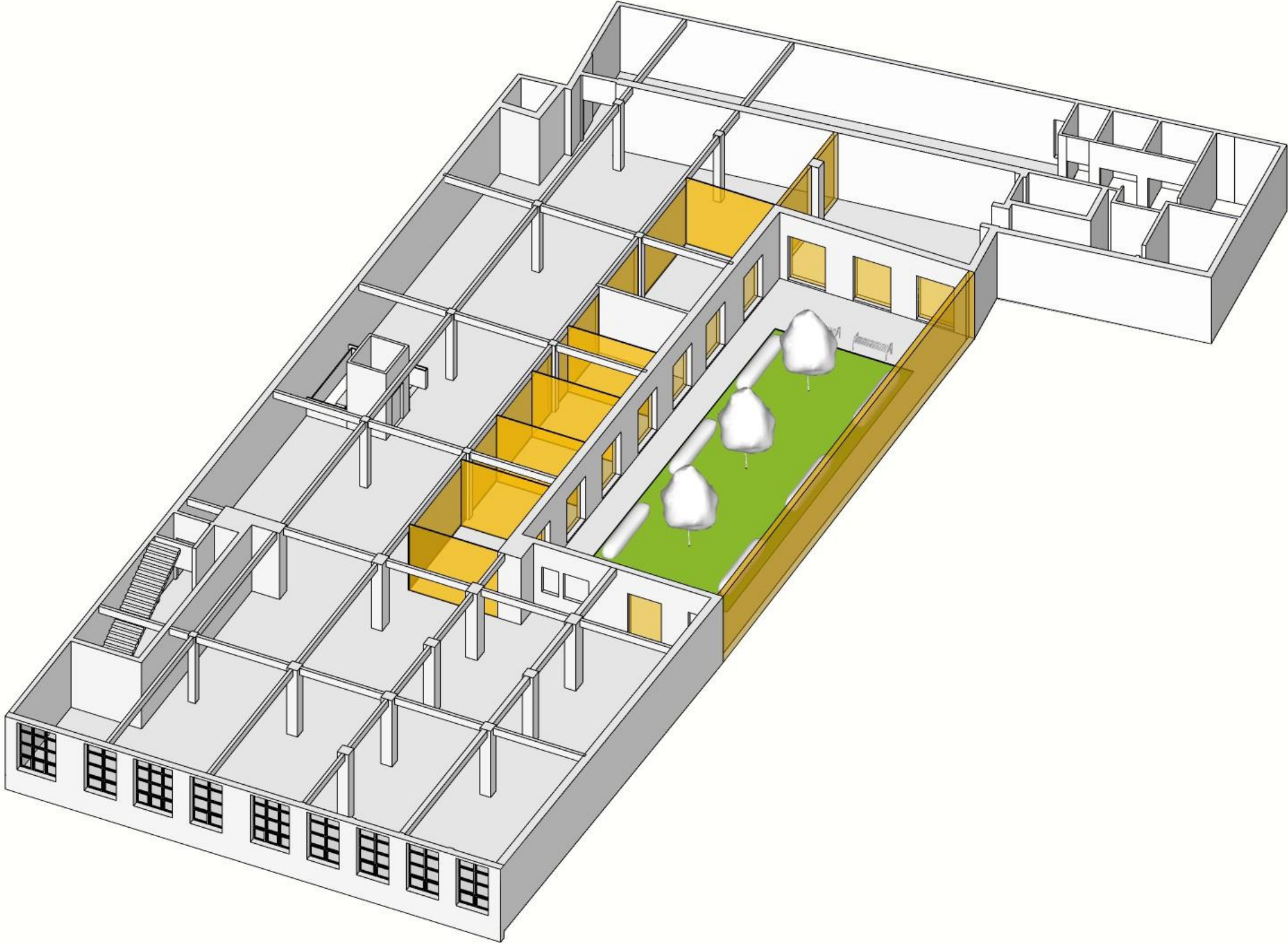
PROPOSED

GROUND FLOOR



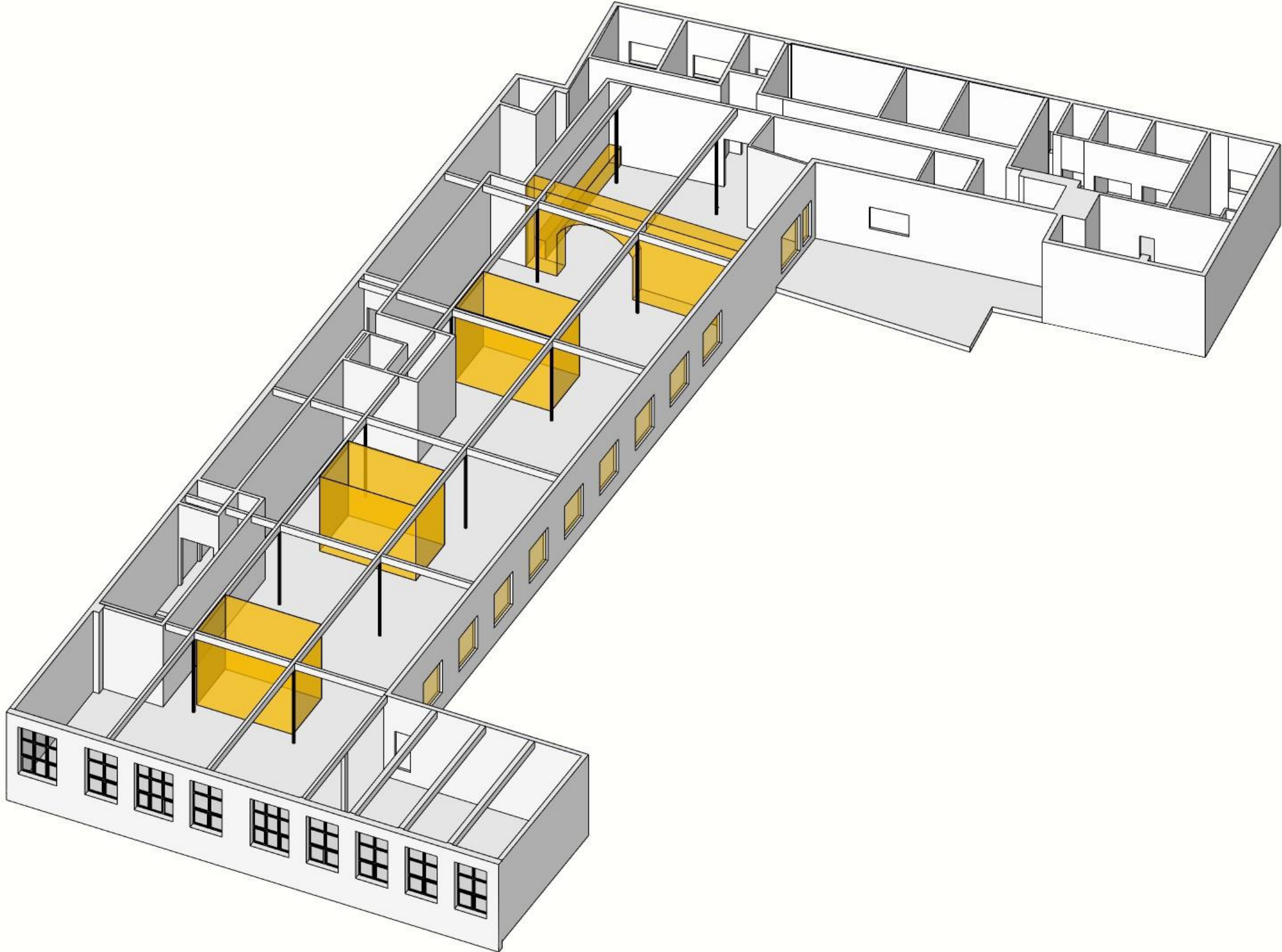
PROPOSED

FIRST FLOOR
INCL. ROOF GARDEN

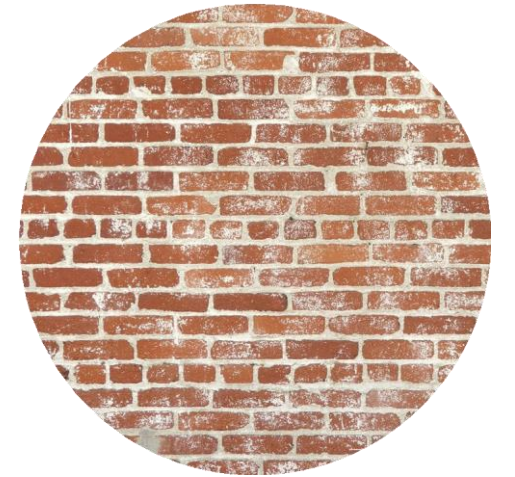
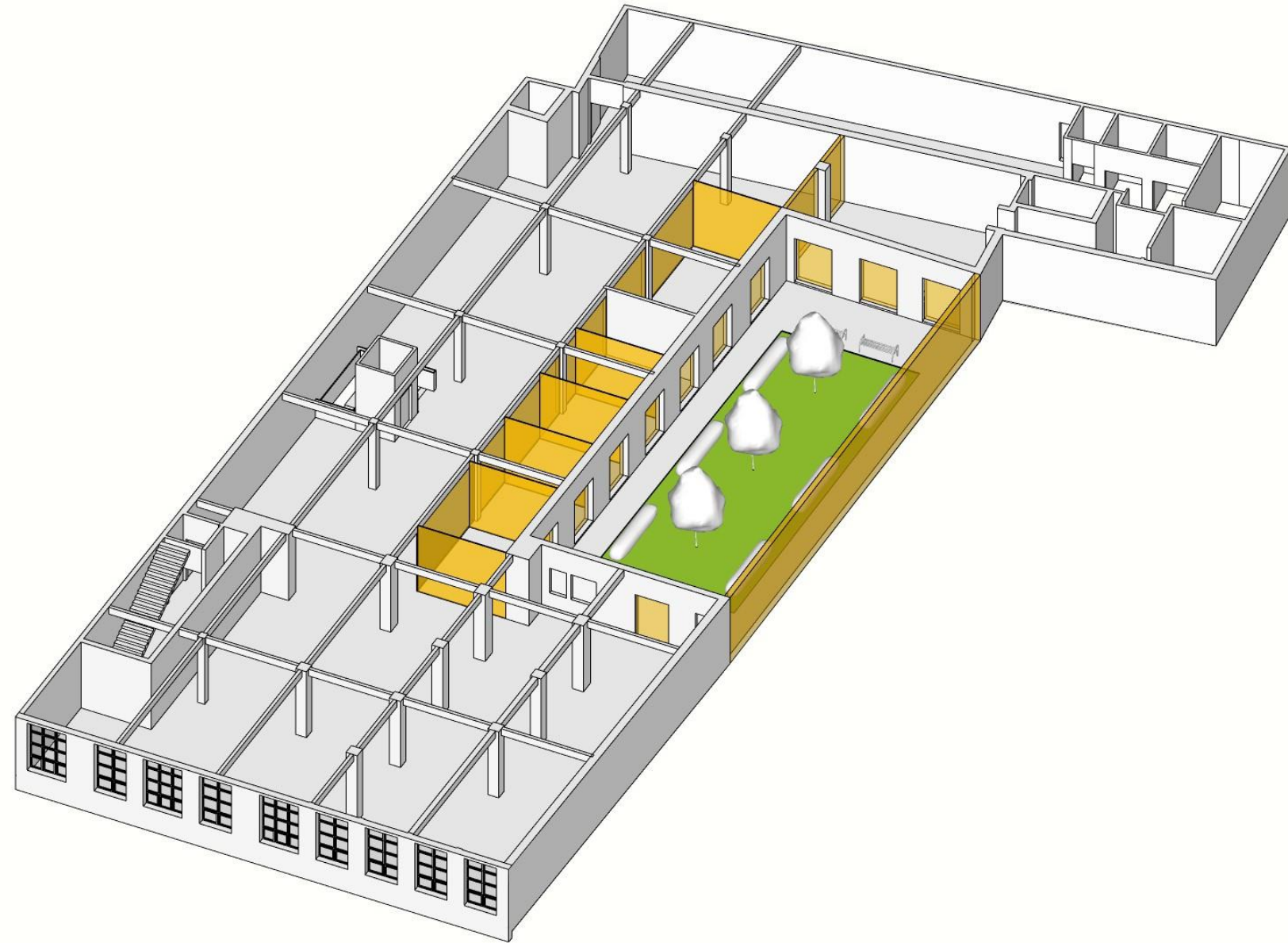


PROPOSED

SECOND FLOOR

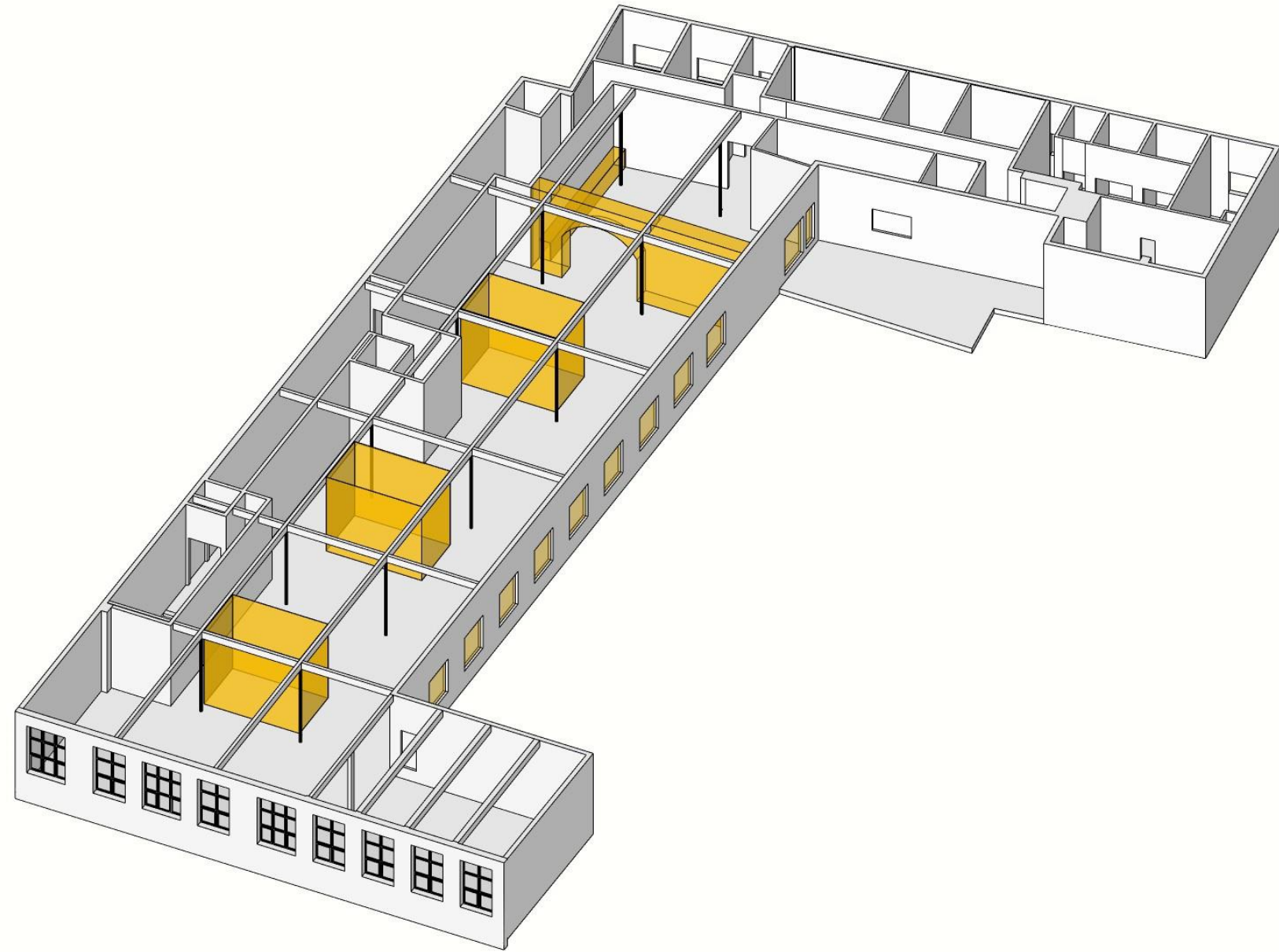


MATERIALS PALETTE

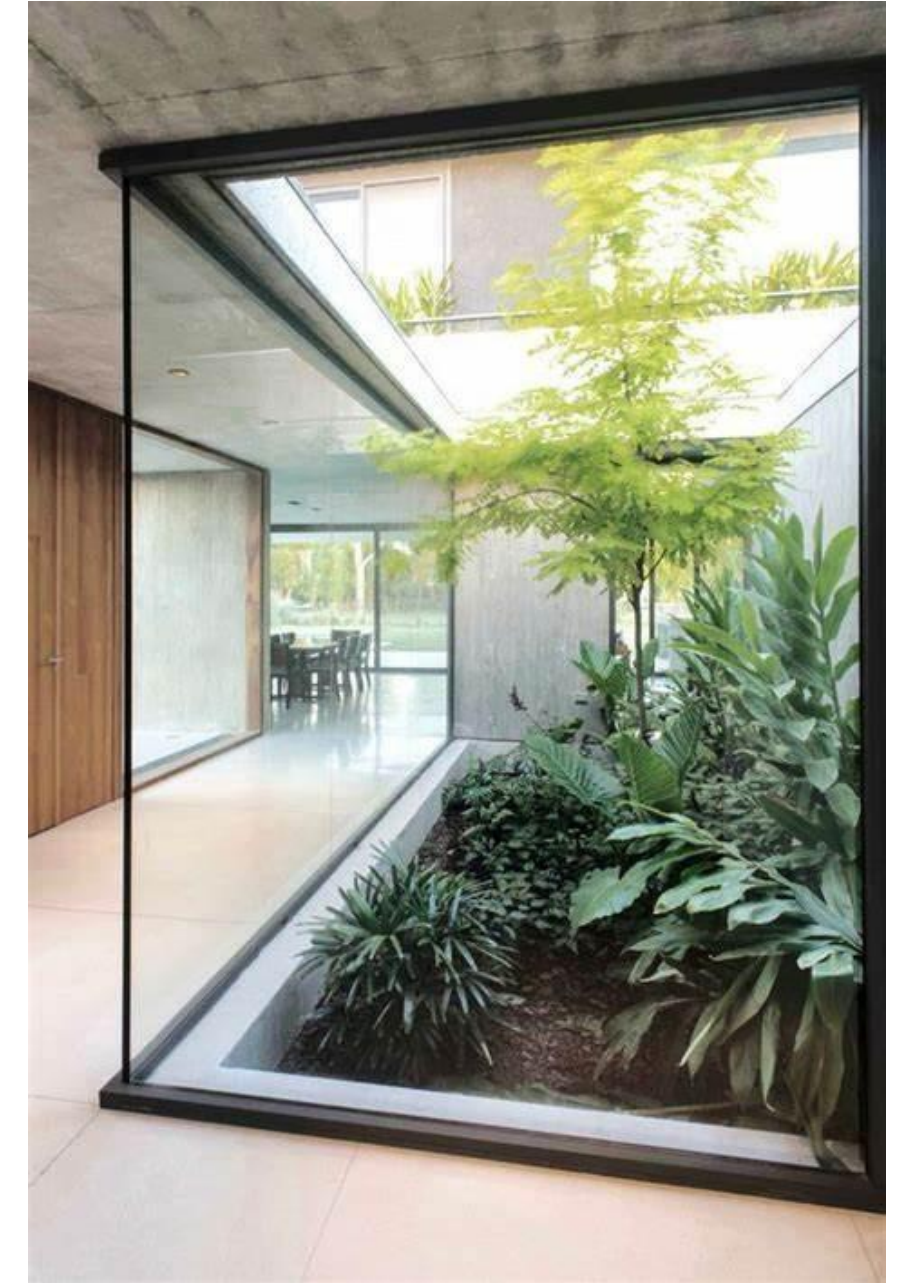
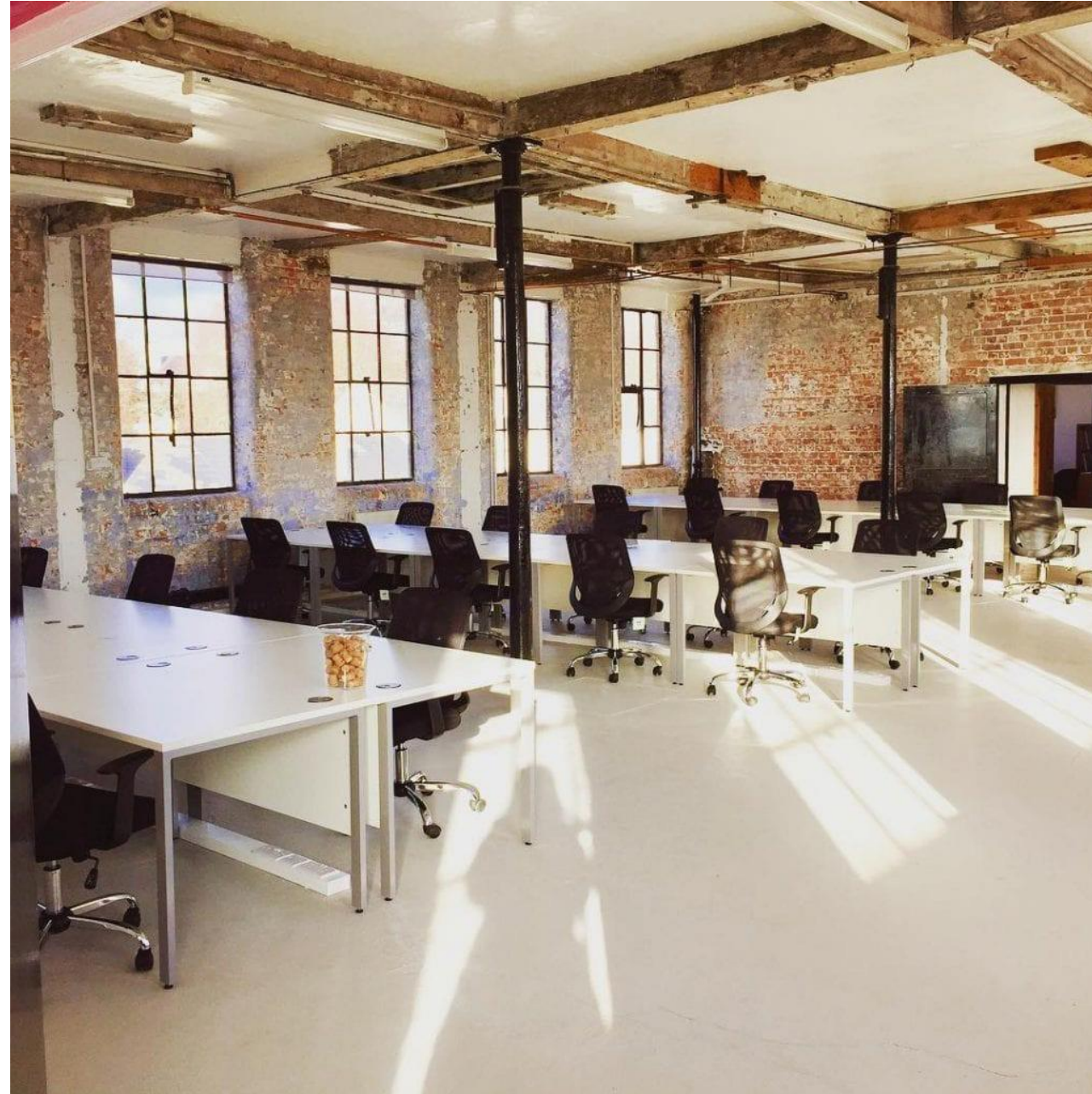


*“Whether you work best on your own, in a team, in the mornings or at night, this is the office, but not as you know it. **41-49** brings 100y of history into a modern, uniquely designed workspace, to suit your changeable work-life balance.”*

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PRECEDENT IMAGES



ARTIST IMPRESSIONS



FIRST FLOOR



SECOND FLOOR

APPENDIX

Plan 8 Contributions of Buildings



EXISTING PLANS

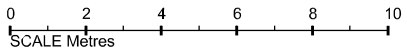
PROPOSED OPT01
OPEN PLAN WORKING
G

A flexible working arrangement with space for informal working, solo desk working, quiet zones, collaborative zones, break-out areas, meeting rooms, exhibition space etc.

PROPOSED OPT 02 OFFICEWORKING

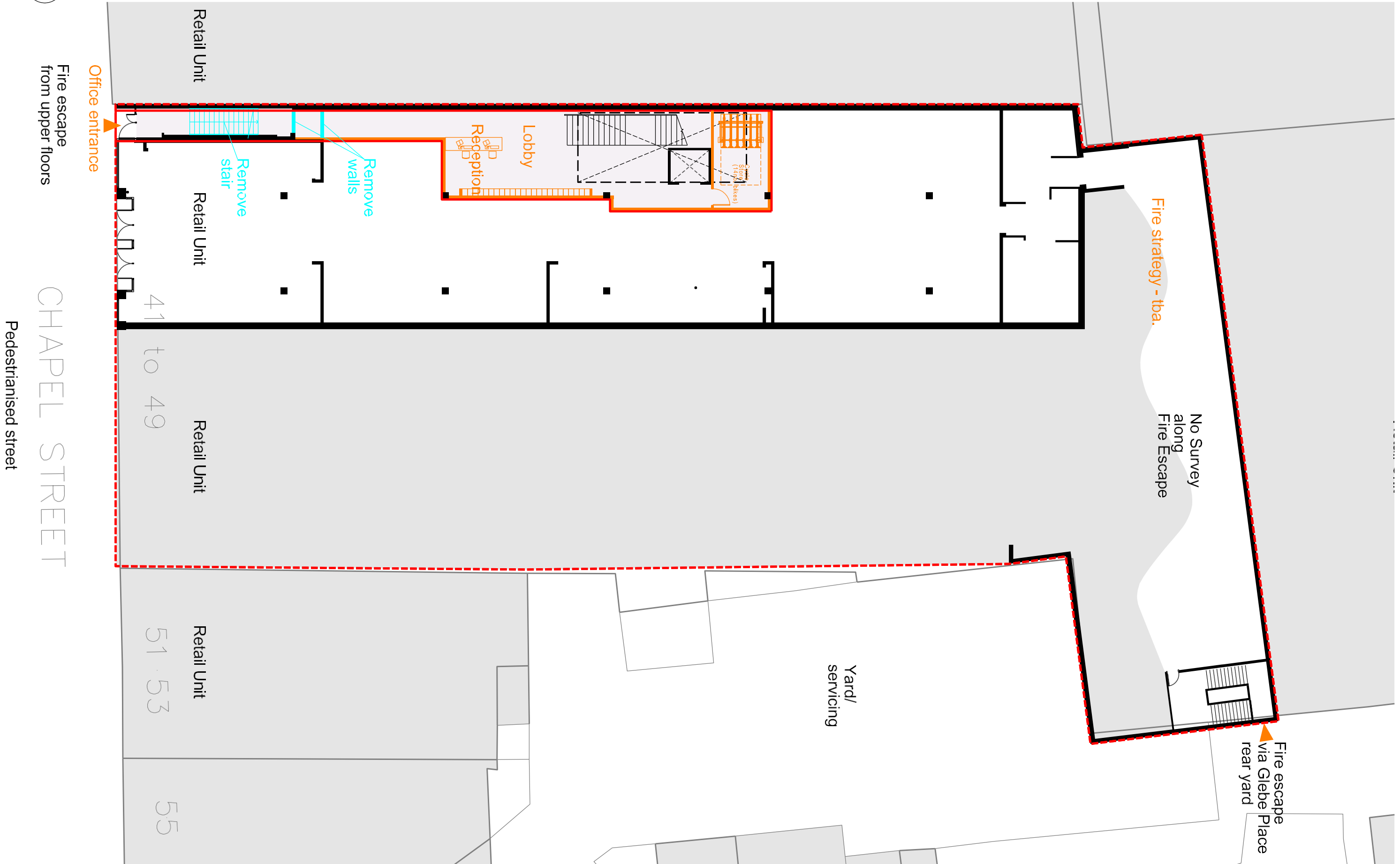
A serviced office arrangement with 5no. offices per floor (total 10no. lettable offices, ave. 1,320sqft per office) to optimise anticipated local demand, per discussions with Fittons agency.

- OFFICE 1 1,356sqft
- OFFICE 2 1,475sqft
- OFFICE 3 1,700sqft
- OFFICE 4 1,400sqft
- OFFICE 5 690sqft (*could be enlarged)
- OFFICE 6 1,292sqft
- OFFICE 7 1,324sqft
- OFFICE 8 1,560sqft
- OFFICE 9 1,335sqft
- OFFICE 10 1,045sqft



41-49 CHAPEL STREET, SOUTHPORT, PR8 1AL
PROPOSED GA PLANS - OPTION 2 (c.1,500sqft Offices)

0 Proposed Ground Floor Plan
Scale 1:200 @ A1



Pedestrianised street

CHAPEL STREET

41

to 49

51-53

55

Retail Unit

Retail Unit

Retail Unit

Retail Unit

Remove stair

Remove walls

Reception

Lobby

Stairs (1st/2nd floors)

Yard/
servicing

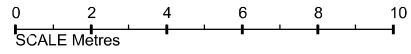
Fire strategy - tba.

No Survey
along
Fire Escape

Fire escape
via Glebe Place
rear yard

Fire escape
from upper floors

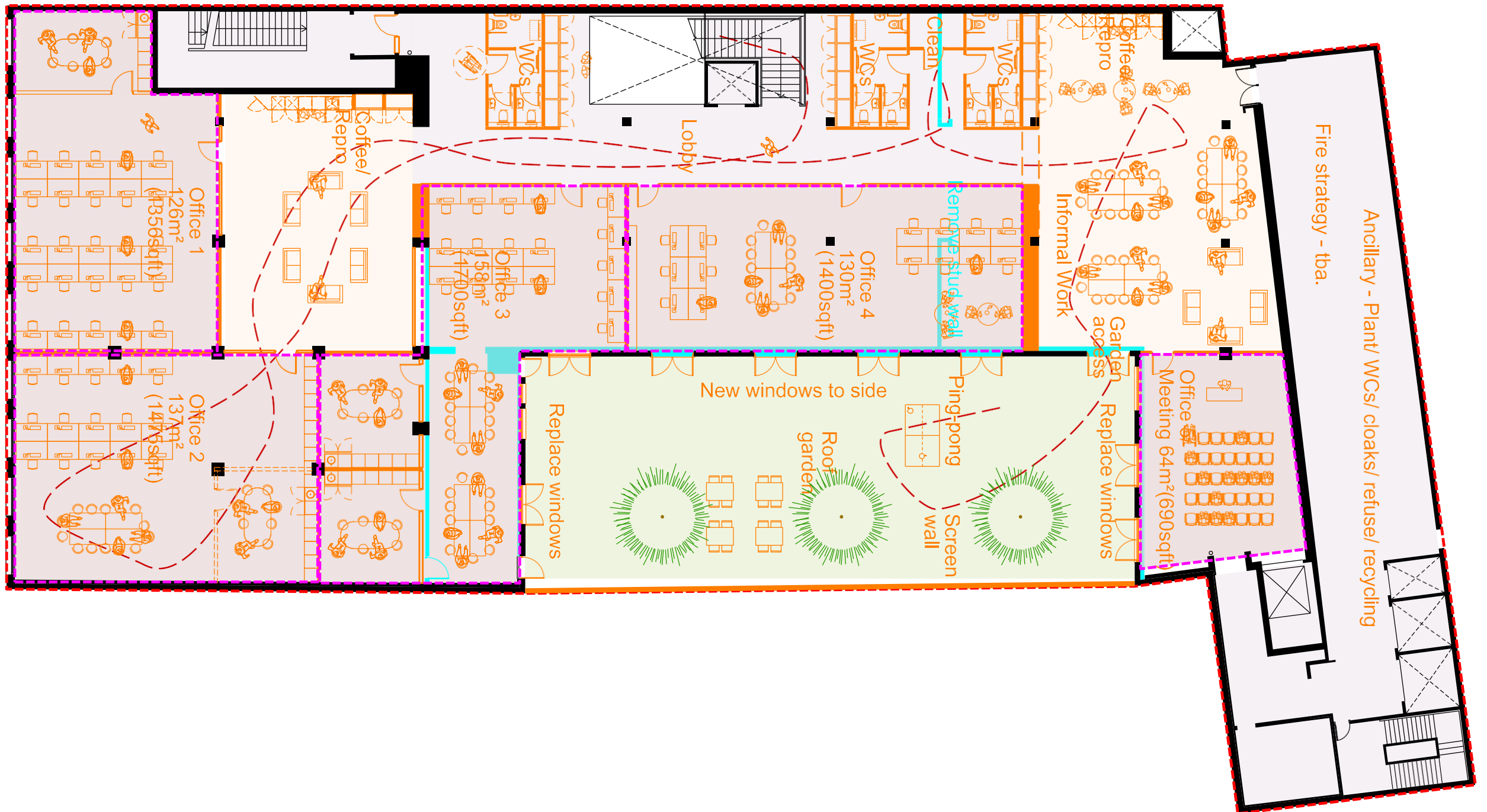
Office entrance

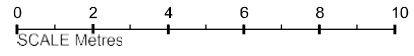


41-49 CHAPEL STREET, SOUTHPORT, PR8 1AL
PROPOSED GA PLANS - OPTION 2 (c.1,500sqft Offices)

1

Proposed
1st Floor Plan
Scale 1:200 @ A1





41-49 CHAPEL STREET, SOUTHPORT, PR8 1AL
PROPOSED GA PLANS - OPTION 2 (c.1,500sqft Offices)

2 Proposed
 2nd Floor Plan
 Scale 1:200 @ A1

