



The University of Liverpool

URBAN DESIGN FRAMEWORK

2011 Progress Update



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The eastern approach to the Campus round Mount Vernon is much improved with the opening of the Low Hall road link.



The southern interface along Myrtle Street is being transformed by development like Vine Court and new retail.



The £8m Victoria Gallery and University Square provide a high profile welcome to the central campus.



The new CHP Energy g



1:1 - Introduction

This short document provides an update on development progress round the Campus since publication of the 2008 Urban Design Framework.

In three years since the University of Liverpool published URBED's Campus Urban Design Framework (usually referred to as the Masterplan) an impressive amount of change has been achieved, despite serious challenges in the wider economy.

Around £100m of new buildings, refurbished heritage, and high specification public realm have been delivered, marking major steps towards the Masterplan's shared vision of a distinctive and vibrant urban university quarter of international quality.

The core principle of the Masterplan has been upheld - revival of the role of a Civic University, integrated with and influencing the life of Liverpool as an international knowledge capital

– “bringing the city to the University, and the University to the city”.

As a sign of this progress, Liverpool Vision and the City Council have recently adopted a Strategic Investment Framework (SIF) for the Knowledge Quarter, the eastern district of the city centre which has the University Campus at its heart.

The SIF enshrines the spirit of the original plan in city regeneration policy, supported by a board of major stakeholders including each university, the Royal Liverpool University Hospital, both cathedrals and the School of Tropical Medicine.

Key changes delivered since 2008 are:

Apex Medical School,
Vine Court Residences,
Central Teaching Laboratories,
Replacement CHP Energy System.

A high quality public realm programme along the main Campus spines and squares,

In addition to the then recently completed

Victoria Museum and Gallery,
Mechanical Engineering Building,
Sydney Jones Library Extension,
Management School,
Foresight Centre,
Foundation House,

The two highest priority projects forthcoming on Campus form part of the updated Residential Strategy. This proposes new accommodation on:

Veterinary Science area (to be relocated)
Mulberry Court

Following meetings with the University's estates department we understand the updated Framework should also seek to accommodate:

Derby Hartley – likely demolition and replacement on similar footprint
Modern Languages - likely demolition and replacement on similar footprint
Management School Extension
Vets practice reprovion

A key change in the pattern of anticipated land use since 2008 is a reduction in the amount of car parking seen as essential on Campus.

A successful green travel strategy, including a modest charge for parking, has allocated spaces to those in most need, deterred 'fly-parking' and encouraged use of alternative modes of transport.

As a result, the multi-storey car parks proposed are not seen as necessary.



1:2 - Progress 2008 - 11

High Quality Public Realm
Mount Pleasant, Brownlow Hill &
Dansie Street upgrades completed
2011

CHP Energy Station
Stirling Prize Nominated 2011

RLUH/Bio-Campus
PFI Tender underway

Apex Medical School
On site for completion 2012

Veterinary Science
Accommodation
Application proposed 2012

Low Hall Road Link
Completed 2011 (LCC)

New Vets Practice
Application proposed

Central Teaching Laboratories
On site from completion 2011

High Quality Public Realm
Spine route upgrade completed 2011

Mulberry Court
Accommodation
Feasibility study underway

Myrtle Street
Residential/Retail
Completed 2010
Private Sector

Vine Court Accommodation
On site 2011

1:3 - The University Challenge

Universities operate in an ever changing world. Staff and students have high expectations, space requirements are changing and the environment in which they operate is internationally competitive. The masterplan must respond to these challenges.



The way the University and city operate today is very different from the situation in the 1940s when the last major masterplan for the campus was undertaken by Lord Holford. The masterplan responds to these changing needs:

- The knowledge economy is now central to the economic success of cities, so that universities need to be embedded in the economy of the city.
- Student numbers have increased from less than 5% of young people in the 1940s to a current target of 50%. The size of courses and the number of students on campus has increased hugely since the 1980s.
- Overseas students are crucial to the academic life and finances of the university, and the campus needs to be attractive to them against international competitors.
- There are far more universities than there used to be. Students are attracted to the bright lights of cities like Liverpool, but parents remain concerned about safety and crime. The campus therefore needs to provide a safe environment.
- Course types are evolving with the expansion of vocational courses and an increasing diversity of learning and teaching formats including full and part-time courses, distance learning and use of on-line delivery.
- University finance depends on research ratings, and this depends on attracting the best academics and brightest students. The campus must therefore be a good place to work and study.
- There is increasing concern about the global environment and universities are expected to take the lead in carbon reduction strategies. Initiatives like Harvard's Green Campus show how this can project a positive image for the university.
- Universities rely on conferences and other activities to generate revenue. This requires modern conference venues as well as good accommodation, meeting places, catering and parking provision.
- Technology is changing rapidly - in the last decades, universities installed rooms full of computers for students. However with the availability of affordable, portable 'cloud' computing, students and staff are increasingly flexible in where and how they can work.
- Tuition fees are helping to fund improved accommodation but have also changed the relationship between students and universities, with the former acting more like customers and the latter increasing eager to impress.

All of this means that universities need to ensure buildings and environments on campus are memorable and welcoming. People's expectations of the university experience are aspirational. Estates strategies are no longer just pragmatic, functional programmes to house the university's activities, but are now crucial to the profile and success of their institution.

These issues are being addressed by competitor universities worldwide. The American not-for-profit organisation 'Project for Public Spaces' (who worked with URBED in the 1980s) have set out six objectives that a good University Campus should aspire to achieve. These provide a good foundation for the Liverpool University Masterplan:

1. Bring people and ideas together

The boundaries between disciplines are breaking down. In today's institution, the Management School needs to interact with the Teaching Hospital, the linguists with the scientists. Students also want to interact with each other, and in turn the entire university should seek to interact with the broader city and community.

Such encounters help generate new ideas, the very currency of the knowledge economy. The campus needs to be designed to create space for these interactions. For all of the importance of virtual worlds, face-to-face communication remains vital and the campus needs to include lively inviting public spaces to encourage knowledge exchange and communal experience.



2. Create places, not just facilities

People naturally want to study, live and work in a place that is pleasant, stimulating, attractive and safe. A campus needs to be greater than the sum of its parts, not merely a collection of departmental buildings but a cohesive, identifiable university, which generates a sense of belonging and pride.

Some elements of the university's campus have a very strong sense of place - notably around the Guild, Victoria Building and Abercromby Square, which have a lively but distinctly academic atmosphere. We would like the entire campus to be of such a high standard. Improvements to the Hope Street and Metropolitan Cathedral area have helped make parts of the Knowledge Quarter destinations in their own right. The Victoria Museum and Gallery, Foresight Centre and high quality public realm upgrades help attract and retain people around the Campus. Planned investment in the Guild and new student accommodation will stimulate further activity.

3. Balance flexibility with control

Security is vital to a sense of personal well-being and also to protect institutional investments, but it is not achieved where spaces are entirely devoid of activity for long periods.

At present, Liverpool's campus is lively and safe during term time week days, but inert in the evenings, at weekends and throughout the vacation months.

It would benefit both the university and the city for the campus to be more active, more of the time.

The masterplan assists security by creating a clearer distinction between public and private spaces - public spaces will be animated and well-overlooked; private spaces securable without hostile infrastructure.

4. Relations between town and gown

A civic university like Liverpool is able to play an enormously influential role in the future direction of the entire city-region.

This can happen in myriad ways. The university's influence is bound to be enhanced if its campus and buildings are viewed with affection and a sense of ownership by local institutions and the city population.

Widening usage, opening access and improving environmental quality are key to embedding the university as a vibrant urban quarter, rather than an exclusive enclave.

5. Actively promote sustainability

Its city centre location makes Liverpool's campus inherently positive in sustainability terms as compared to 'out of town' campuses - it is close to major public transport hubs and other facilities.

The University promotes sustainable movement through its green travel policies, and has invested in 'green infrastructure' approaches throughout its new public realm and building improvements.

New buildings aim at BREEAM excellence. The major student residences at Vine Court exemplify good practice with green roofs, solar heat and power generation, and rain water harvesting.

Major investment has taken place across the Campus in a new Combined Heat and Power system that will maximise efficient energy use and minimise the university's carbon footprint.

Economic sustainability is also important - conferences, the Science Park business incubator and other activities generate revenue for the university, and create a sense of vitality.

6. Prioritise people over parking

Good access by car is an advantage for the university, situated as it is within ten minutes drive from the M62 and M53.

However, for many years large areas of land have been given over to surface car parking, which deadens much of the campus environment.

This has changed with introduction of parking restrictions and dedicated green travel planning, allowing parking areas to be reclaimed for development and public realm.

The latest plans incorporate some parking provision within undercroft spaces beneath new buildings, and give people priority in the areas freed up.

A 'shared space' approach to public realm and highways design has been used round University Square, Chatham Street and Mount Pleasant, offering new opportunities to relax and enjoy the campus environment without excessive traffic disturbance.

2. Restructuring the campus

We approached the restructuring of the campus using the original classical street grid to create a series of well connected 'super blocks', with modern infill development animating linked streets and squares. We want to create a lively university quarter arranged around a series of tranquil quads. The sketch plans show the initial sequence of our thinking about urban design concepts, which have since been refined further with stakeholders.



Original Streets

The original movement and building pattern based on the Georgian street grid has been erased and in some places dismantled entirely (e.g. Crown Street, Bedford Street South and latterly Cambridge Street), but the overall structure of connected routes remains latent.

The intention is not to slavishly follow the Georgian grid for its own sake, but to rediscover some of its best qualities, acknowledging that the most popular parts of the campus are those where the classic urban form still functions., with comfortable connections internally and to the city beyond.



Superblocks

Development 'superblocks' defined by the most important of the original streets have informed the Urban Design Framework.

Essential to the concept is that the campus be permeated by well defined, safe and memorable living streets, connecting the university seamlessly to the life of the great city it is part of.

This in no way precludes the university from being the defining influence on the character of this swathe of the city centre, but will offer the prospect of making the campus a delightful urban experience in its own right.



Squares and Car parks

Ideas about more productive use of the vast areas of surface car-parking were discussed, on the assumption that sufficient space could be reprovided in new undercroft and on street parking infrastructure. The green travel strategy and parking charges now in place have moderated demand and encouraged use of alternative modes of access.

Potential public spaces were suggested, along with new development blocks.



Infill Development

Gap sites to be redeveloped were identified and discussed.

The need to repair the broken down grain has been a guiding principle of the Framework as it developed. The plan is flexible enough to allow new sites to emerge as buildings achieve their design life, with future development repairing and reinforcing the underlying urban grain.



Quads and Routes

A contemporary interpretation of the classic University quad range was agreed as an important structuring element. The idea was that poor quality open areas would be replaced by well overlooked and managed spaces integrated within the pattern of new development.

Allowing comfortable and well connected movement on foot and by bicycle to and through the campus is seen as essential to creating a well functioning modern university.

Vision

The Urban Design Framework for the University of Liverpool Campus sets a long term vision for change around the university, to guide development arising from the estate strategy.

A core principle is revival of the role of a Civic University, integrated with and influencing the life of Liverpool as an international knowledge capital – “bringing the city to the University, and the University to the city”.

The outcome will be a distinctive university quarter of international renown. The estate will combine the classical proportions and human scale of its Georgian antecedent with the city centre vitality generated by major buildings housing thousands of students and staff, its street-life extended all year round thanks to a wider mix of uses, attractive new architecture, and inviting streets and spaces.

The biggest areas of change are around the underdeveloped central section of the campus, and the frayed edges.

The Metropolitan Cathedral is used as an organising entity, with redevelopment configured to frame stunning views along a diagonal axis drawn parallel to that generated by the historic railway cutting to the north. Two diagonal public spaces, one focused on the Victoria clock tower and the other the cathedral, will bring drama and a stronger sense of place to the central area, and also encourage visitors from Hope Street, Brownlow Hill and Mount Pleasant to enjoy walking circuits round the university's tranquil traffic-calmed heart.

Crown Street will be transformed into a strong green route to the new Hospital and Medical School hub at its junction with West Derby Street, restoring something of its historic importance. It is hoped that the powerful pedestrian ‘desire

line’ routes from the Greenbank and Carnatic campuses via Smithdown Lane and Princes Park can be better defined and established over time.

Edges are the other focus for major change - a strong interface with the city centre and neighbouring communities is seen as a fundamental opportunity.

The southern face of the campus is being turned outwards to offer a strong relationship to the busy Grove Street through-route as it leads to the proposed Hall Lane by-pass, and the important local centre at Myrtle Street.

Myrtle Street has already been reinforced as a vibrant run of shops and cafes, providing facilities shared by the various city centre communities and a great place for easy interaction.

We have shown the Great Newton Street and Paddington edges reconfigured to interact with residential areas alongside. Within the campus, a clear spatial hierarchy is established, from lively public squares to intimate semi-private quadrangle gardens.

Our plan shows the outline plot of the new hospital building currently in planning, which will occupy a distinctive triangular site on West Derby Street. It also outlines the adjacent Apex Project University Medical School, now emerging on the south side of the same street. This is the interface between the intimately co-related medical and teaching activities of the hospital and university. As such it is one of the most important place making opportunities in the entire Knowledge Quarter - Liverpool Vision have produced a focused vision for West Derby Street, a focus in the immediate future.

The network of routes and spaces within the campus is the final organising principle of the

Framework.

Within the campus, a clear spatial hierarchy is established.

Blocks of academic buildings will be permeated by a sequence of intimate green quadrangle and courtyard spaces, connected by pleasant walkways and sheltered colonnades. These spaces would be controlled by the university, with public access encouraged or otherwise as deemed appropriate.

Outside of these blocks the public realm is made up of a network of lively streets and spaces. Pedestrianised green routes will traverse the campus, with some controlled low speed vehicular access (5mph max) for servicing and parking.

Important through routes traversing the campus to the city centre will be configured as pedestrian priority traffic-calmed ‘high streets’ (ideally limited to 20mph or below), sharing civic and commercial functions as well as academic ones. The width of streets like Brownlow Hill and West Derby Street means generous pavements and street tree planting can combine with easy on-street parking and wide super-crossing facilities, without restricting public transport access. Mount Pleasant has benefited from this approach.

Higher speed (30mph) strategic traffic could be excluded from the campus core, banished to the edge along Grove Street and the newly opened Hall Lane by-pass. The city needs to protect the campus and Knowledge Quarter from severance and traffic blight; the university needs to make more of its high profile gateway location.



Redevelopment

Buildings reaching the end of their design lives over the course of the Framework (approximately 15 years ahead) were identified and discussed.

This allows development to take place in a co-ordinated pattern that anticipates future change,

3. Project update from 2008 plan

This reviews progress on the project list from the URBED masterplan, highlighting any subsequent changes.



Alsop Arcade (1)

The Urban Design Framework recommended early intervention to secure a new built form of appropriate quality on this site. As of 2011 it remains the aspiration to create a landmark building to complete University Square. A hotel use is seen as appropriate when market conditions support viability. Discussions with city planners have revealed support for a more robust block of ground plus 4 storeys, with removal of the 'bridge' that blocks views of Victoria tower. Redevelopment is likely to await completion of the Vets site student accommodation, c.2013.

Apex Project (2)

As the Royal Liverpool University Hospital is redeveloped in the coming years, teaching facilities will move from the existing complex to the new facility at the intersection of Crown Street and West Derby Street. Replacement of a degraded surface car park with a landmark Medical School building in two phases on the distinctive triangular site is well underway as of 2011.

Bedford House Project (3)

As of 2011, the building remains in active use for administration of the University estate, and have not become surplus as originally anticipated when the Foundation Building was completed. The medium term aspiration is still to redevelop the site, potentially linking new buildings to the Georgian frontage on Abercromby Square.

Campus Enhancement Project (4)

A public realm upgrade along the spine route between the Sydney Jones and Harold Cohen Libraries has been completed to great effect. The project included investment to create a new University Square, to improve the setting of the restored Victoria Building and Guild of Students, high quality York stone around Abercromby Square and innovative 'green infrastructure' on Chatham Street.

Chatham Street Student Homes (5)

'Vine Court', as this major block of new student accommodation has been named, is nearing completion on the surface car park east of

Chatham Street. Architect Stride Treglown's design embodies the masterplan principles to create a strong sense of arrival at the campus along Grove Street and Myrtle Street, by re-establishing well proportioned street frontages along these busy routes. Ground floors will contain active and accessible uses including shops and reception areas, taking advantage of high profile street corners. The proposed series of tranquil internal courtyard 'quadrangle' spaces within the blocks have been delivered, along with some innovative environmental technologies.

Combined Heat and Power System (6)

The university has now replaced its energy plant with a stunning building by Levitt Bernstein, which was regional nomination for the 2011 Stirling Prize. The new CHP system gives district heating and high voltage energy supplies to the campus. It yields substantial energy saving and carbon reduction benefits - further expansion is likely as new development proceeds.

Laboratories (7)

The Combined Teaching Laboratory anticipated

in the 2008 plan is now at completion. It brings together students and researchers from across academic fields, to promote inter-disciplinary learning. It is BREEAM excellent, incorporating rain water harvesting, heat recovery systems and solar panels. The project also incorporated full refurbishment of the adjacent lecture theatre building.

Great Newton Street (8)

This site has potential to be used for expansion of the School of Tropical Medicine, or for other uses. It remains an aspiration to develop this street in a way that reanimates the moribund western interface of the campus, and presents a more friendly frontage to the adjacent community.

Mulberry Court (9)

The Framework proposes a major redevelopment of the student residential and commercial buildings on this substantial gateway site. Consideration of the site for a multi-storey car park has been to develop a multi-storey car park has This development will be configured to help

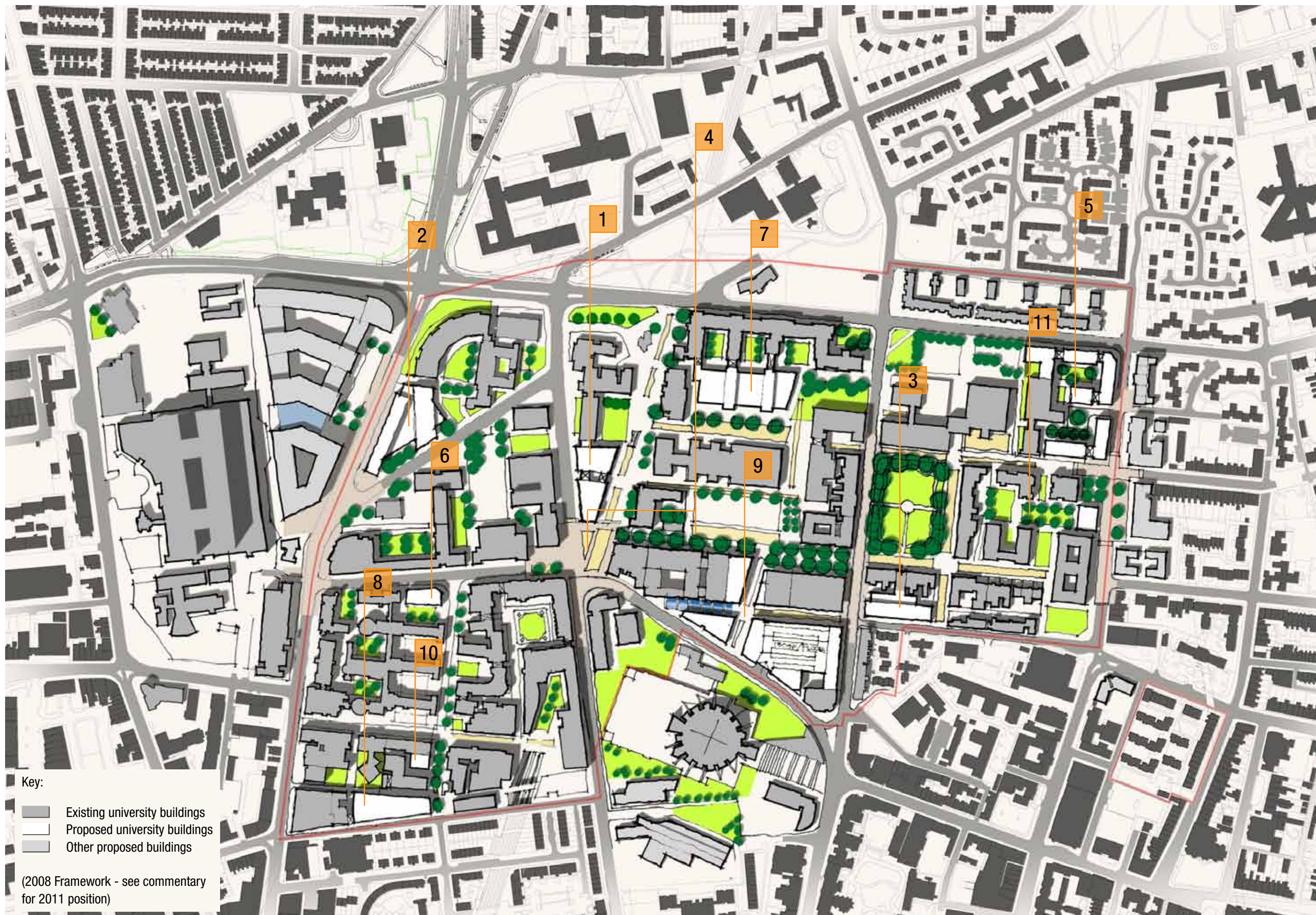
frame the proposed 'Diagonale' Axis focused on the Metropolitan Cathedral.

Proudman Laboratory Extension (10)

An extension to the west has been discussed but not implemented. If this comes forward the Framework shows it designed to frame and animate the new pedestrian route to Lime Street Station along Dansie Street and Dover Street, and not to block it. The access gate is now open to the public, prompting the city to invest in a new high quality public realm link on Russel Street.

Roxby Building (11)

This concrete tower affords splendid views across the city from its top floor but is becoming uneconomical to maintain and heat. The previous framework anticipated removal, but current thinking is to extend its lifespan, possibly through conversion to accommodation.



Key:

- Existing university buildings
- Proposed university buildings
- Other proposed buildings

(2008 Framework - see commentary
for 2011 position)

4. Phase 2 projects

The following projects are envisaged in the second 5 year Phase of the Framework (2015 - 2018).

Bedford Street North (12)

This central pedestrian spine route has suffered from a lack of definition, enclosure and inactivity out of hours, having had its Georgian building frontage removed in the 1970s and replaced by extensive surface car parking each side.

The Urban Design Framework proposal to reinstate street quality has moved forward with delivery of the Whitelaw Turkington designed public realm upgrade.

A potential future development site, currently surface parking, remains on Peach Street, south of the Maths building.

Latest thinking is that the Maths block itself could be reconfigured/redeveloped, for either academic or student residential use.

Highlighting and framing the magnificent views to the Metropolitan Cathedral is still a key opportunity along this part of the spine.

The aspiration for new development to incorporate landscaped internal quadrangles and courtyards also remains.

Bedford Street South-Myrtle Street (13)

The aspiration here is unchanged. As the Eleanor Rathbone building approaches the end of its design life, the opportunity will arise to repair the Bedford Street south link to the local centre at

Myrtle Street, which has benefitted from a new small supermarket and student apartments since the 2008 plan, as well as Vine Court, and the Georgian neighbourhood of Canning.

The Urban Design Framework proposes two new blocks either side of the historic route, framing a new 'gateway' directly onto the central pedestrian spine of the university.

Ground floor uses could include commercial ones to further reinforce the local centre. Core uses could be a mix of academic accommodation and residential, either student or open market as required.

In design terms this project is a key opportunity, offering as it does the prospect to support reintegration of the campus into the city centre and Knowledge Quarter.

Central Chatham Street (14)

Current thinking is to retain the Chadwick buildings. If replacement does come, built form could provide more enclosure and animation to the developing Chatham Street spine, complementing other nearby investments.

The Framework still sees Chatham Street as a safe pedestrian and cycle link stretching between the new Hospital, Abercromby Square and Falkner Square.

As with the adjacent Bedford Street North blocks, this could be for a mix of academic and residential use. The layout would again be configured to help define the proposed 'Diagonale' cross-cutting axis, framing the magnificent views to the Metropolitan Cathedral, and creating internal quadrangle spaces.

Crown Street (15)

The Framework proposes new buildings on the south side of this important public transport route to mark the junction with West Derby Street opposite the new Apex site Medical School and Royal Hospital.

The substantial height and massing of these adjacent buildings, and the nearby Biology and Bio-Sciences buildings mean this development can be of considerable size and height.

'Diagonale' Tower (16)

A landmark building is proposed to punctuate and close the vista along the proposed 'Diagonale' space into the campus from Mount Pleasant.

There is a precedent for a taller building here set by the tower at the south end of the Chadwick laboratories.

Great Newton Street - Brownlow Street (17)

A small but prominent corner site at this important gateway to the campus invites a building of suitable distinction. It will have to

relate to the reconfigured engineering building now nearing completion, and the collection of important buildings on the south side of Brownlow Hill - the Metropolitan Cathedral and its Lutyens Crypt, the second phase Science Park facility and John Moores University's new Art and Design Academy.

Grove Street (18)

The eastern edge of the campus and the Oxford Street gateway would have a stronger identity and better relationship with the adjacent Edge Hill neighbourhood if this site were appropriately developed.

A residential block for student accommodation is suggested on the corner site, enclosing internal courtyards.

The block behind the Sydney Jones library may be considered for a second multi-storey car park to replace a proportion of the surface parking lost to development.

Oxford Street (19)

The bridge from Senate House and the buildings on the north side of Oxford Street may reach the end of their efficient life during this time period. A grade level pedestrian crossing linking Chatham Street should be pursued well in advance of this as part of the public realm network improvements.

The Framework shows new block designed to continue the massing and rhythm of Abercromby Square's classical frontage on its south side, and define the proposed new 'Diagonale' axis on its north. It will contain a small internal courtyard space.

Paddington Project (20)

Archbishop Blanche School is likely to be relocated under the Building Schools for the Future programme. It may be that the site is reserved for educational or similar community use, or it may be that disposal for residential use is pursued.

In either scenario, it is important for the Campus Framework and wider Knowledge Quarter that the desire line from Brownlow Hill be reinstated as a clear pedestrian and cycle route, to link the Brownlow Hill and Mount Pleasant Science Park facilities with the 'grow on space' at Liverpool Digital.

Opening up the Paddington link creates a highly legible route via Edge Hill and Gladstone Street, punctuated by the landmark buildings of St. Mary's Church and the Littlewoods building tower.

Royal Liverpool University Hospital (21)

The new hospital building is likely to be completed during this phase of the campus redevelopment, and the existing main block cleared.

West Derby Street will be a vital interface between the hospital and Apex site Medical School on campus.



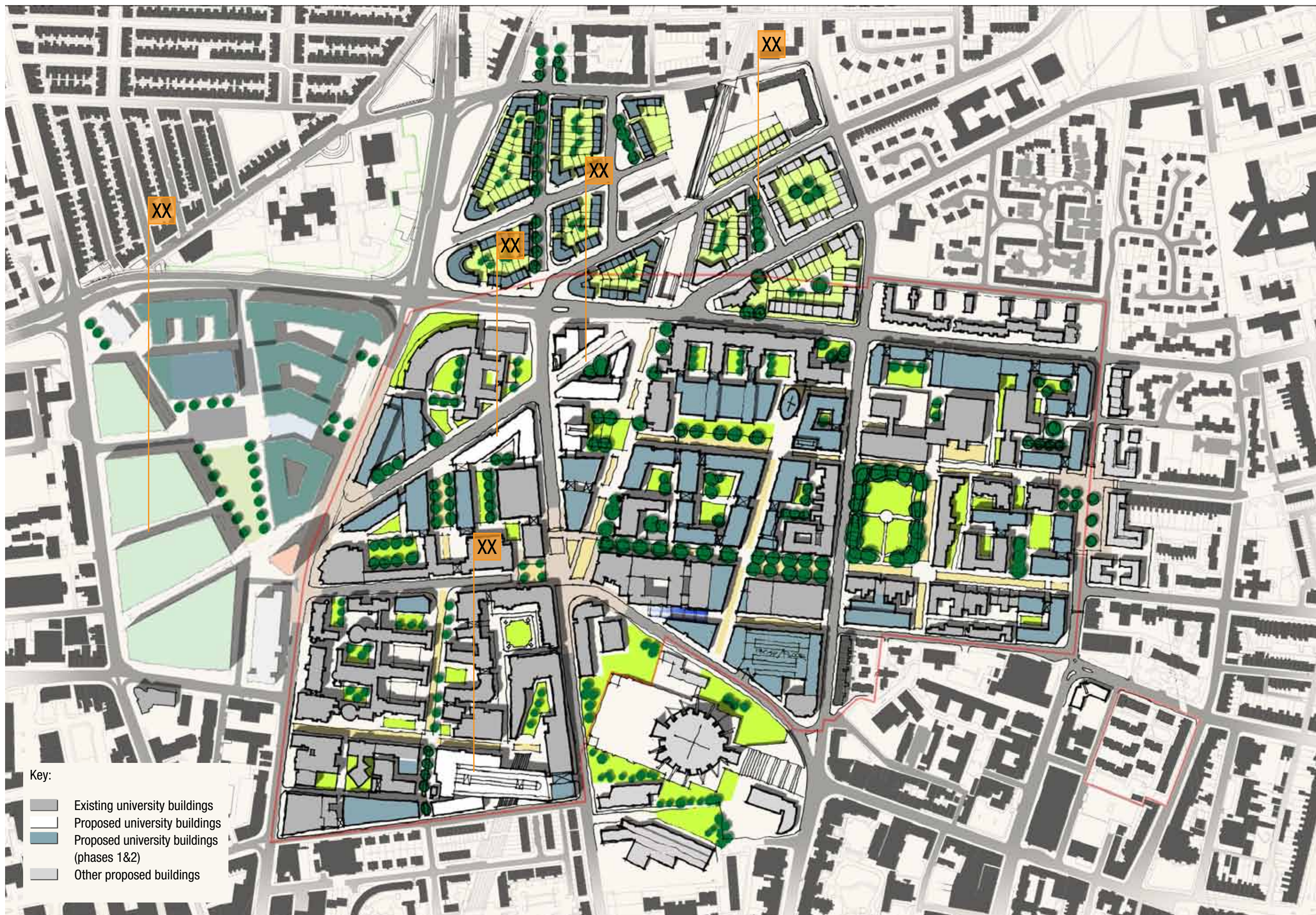
Key:

- Existing university buildings
- Proposed university buildings
- Proposed university buildings (phase 1)
- Other proposed buildings

5. Phase 3 projects: End-state plan

The end-state vision for the University updating the Holford plan and creating goal towards which the university can work over the long term.

Project XX (22)	Project XX (23)	Project XX (24)	Project XX (25)	Project XX (26)
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- Key:
- Existing university buildings
 - Proposed university buildings
 - Proposed university buildings (phases 1&2)
 - Other proposed buildings

