



University of Liverpool
School of Law and Social Justice

Design and Access Statement

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Introduction

This document has been prepared on behalf of The University of Liverpool, the applicant, in support of its full planning application for the proposed School of Law and Social Justice.

The University of Liverpool and their consultant design team have worked closely with the local authority and all stakeholders to evolve the brief and generate the design response described in this document.

This design and access statement is to be read in conjunction with drawings prepared by Ryder Architecture and BCA landscape which accompany the application for planning permission submitted to Liverpool City Council.

This statement provides the contextual background that has informed the design response, describes the evolution of the design in response to consultations and illustrates the key elements of the scheme both in terms of function and form.



Strategic Brief

Background

The University of Liverpool (UoL) Law and Social Justice staff are currently distributed over three sites, with the professional services office being largely present in only one.

The proposed project is a major capital investment and is to deliver an innovative environment capable of supporting the School of Law and Social Justice's strategic aspirations to further enhance performance and ranking positions in terms of both research and impact on education.

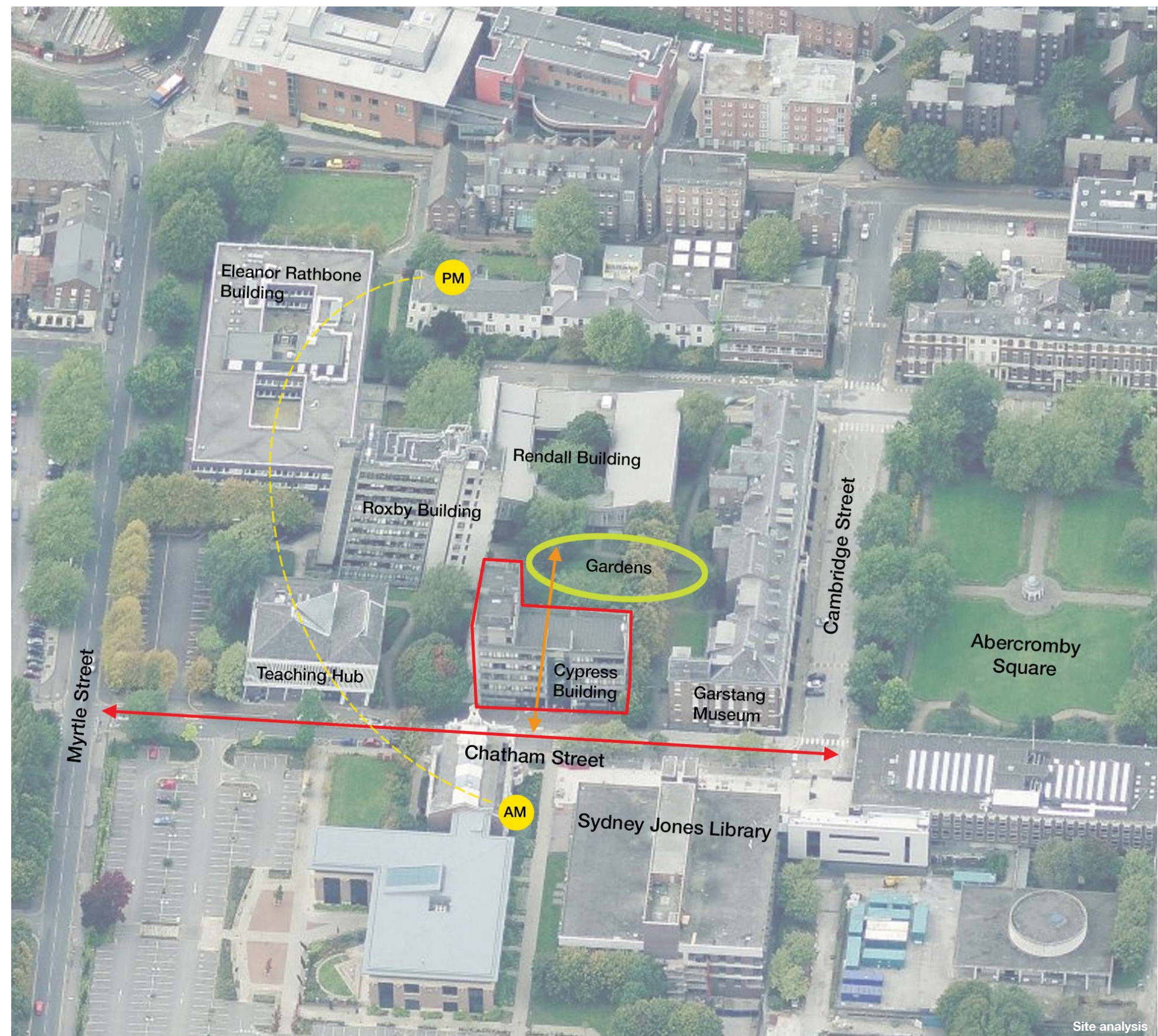
Location

The site is located on Chatham Street which is a key pedestrian artery connecting the University of Liverpool southern campus with Abercromby Square, and beyond to Mount Pleasant and the northern campus.

The existing Cypress Building has a frontage and eastern entrance off Chatham Street. The other entrance is from the west landscaped garden courtyard which comprises of a series of mature trees and shrubs that create a dense canopy over the gardens. This space was formerly terrace housing with made up ground containing infilled basements.

Cypress Building is surrounded by teaching and academic buildings including the concrete clad 1960's south Teaching Hub to the south, Roxby tower to the south west, Rendall Building to the west, brick clad georgian terrace and Garstang Museum to the north, brick and concrete clad Sydney Jones Library to the north east, and brick clad Chatham Building to the east. A pedestrian route connects the landscaped gardens to Myrtle Street and car park to the south.

The existing Cypress Building comprises of five stories of concrete framed structure with internal structure comprising concrete shear walls. Two existing staircases and lifts serve all five floors with a smaller sixth storey element served via a single stair. The existing internal spaces include offices, meeting and seminar rooms, and toilets. Generally all spaces and finishes are tired dated and worn.



Scope

The new School of Law and Social Justice building provides circa 6,240sqm gross internal floor area and will comprise of:

- Refurbishment and transformation of the existing Cypress Building
- Design and construction of a new multi storey extension wing and central atrium
- Application of a new naturally finished cladding system to the existing elevations and new extension that transforms the elevational appearance and creates a new identity for the school

Vision

The design must consolidate the existing fragmented school within a single high quality flexible facility, following the transformation of the existing Cypress Building. A vibrant and innovative environment must be established that will nurture collaborative working and learning, and ultimately improve the performance of all it's users.

An enhanced presence and sense of arrival must be provided from Chatham Street, and also an enhanced physical and visual connection between the new atrium heart and remodelled external green space to the west.

There must be a strong sense of coherency between the new and existing facade and internal treatment and environments, and therefore the entire building must be read as one. Primary focus must be given to creating a strong sense of community and enhancing staff, student and visitor wellbeing and experience.

Design considerations and challenges

- Creating a strong presence and sense of arrival from Chatham Street and external green courtyard
- Maximising net to gross ratios and space efficiency
- Cost efficiency
- Careful construction of the new wing and atrium in proximity to the surrounding teaching and academic buildings
- Future proofing the fit out to ensure flexibility for the school staff as their demands change
- Ensure high quality of light and airy space and maximise natural daylighting
- Welcoming to all building users
- Integration of building services to ensure appropriate head heights are not compromised
- Connectivity of building services between the existing and new wing
- Optimisation of plant room areas and service risers to ensure net space is maximised
- Vibrant and dynamic environments that will stimulate the user
- Minimise the extent of structural modifications whilst allowing connectivity between the existing and new areas
- The new floor levels must align with the existing levels to ensure DDA compliance throughout
- Extremely low floor to floor heights
- Maximise natural daylight and views to and from the internal spaces and the atrium
- Provide necessary remediation works to the existing concrete structure and facade
- Overcladding treatment to the existing facade must be of a visual high quality, weather tight, low maintenance and durable
- Coherency between new and overcladding treatments and internal new and existing environments
- Maximise retention of existing trees on site
- Meet and exceed where possible the target area, occupancy and adjacency requirements whilst working with the existing building structure and shear walls



Visual of proposed Chatham Street elevation

Pre application discussions

Discussions and email exchange have been carried out with officers of Liverpool City Council (LCC) prior to the full application.

The decision not to make a formal pre application was taken as the proposal is relating to the extension of the School of Law and Social Justice for the same use as the existing.

The planning deliverables for the proposal and key issues have been discussed. The main issue of discussion related to the existing trees. The LCC tree officer has considered the footprint of the proposed building with regards to the trees in the area of the proposed extension.

The LCC tree officer advised that we submit the planning application with a tree survey and arboricultural impact assessment. This would evaluate the retention value of the trees and impact on any adjacent trees. The loss of the trees would be assessed by LCC with regards to public amenity value. The application could be supported subject to appropriate replacement planting close by within the campus to ensure that overall canopy cover is not diminished. The advice from LCC was that a tree planting plan is also submitted in support of the application to allow them to assess the mitigation.

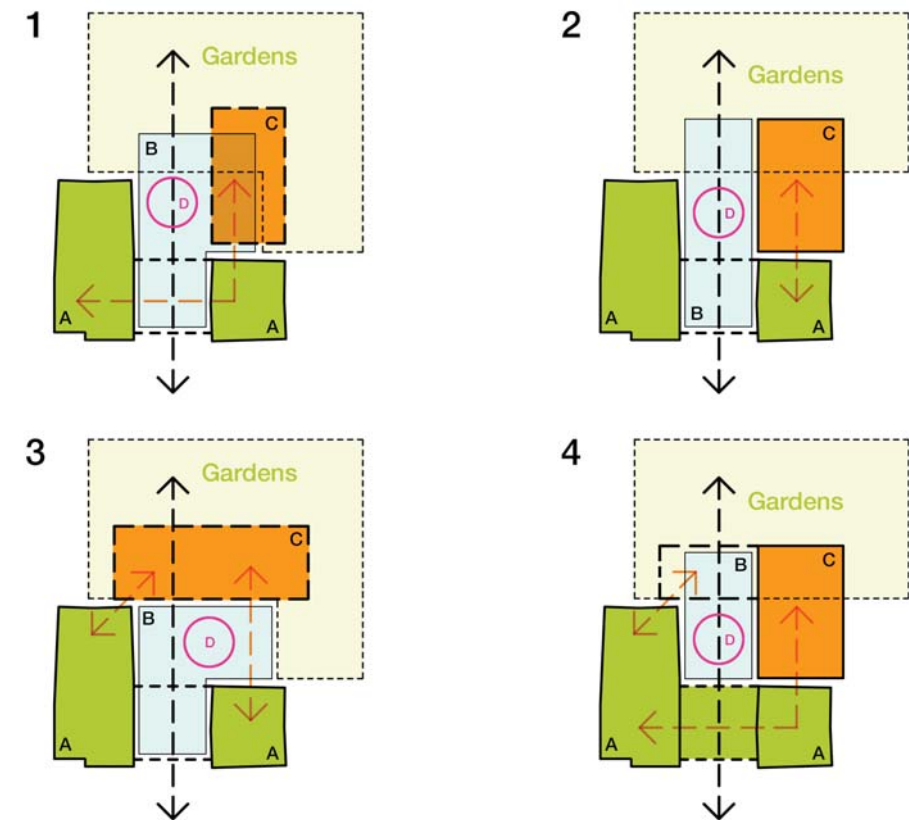
Design statement

This full planning application relates to the design and construction of the new School of Law and Social Justice providing a total circa 6,240sqm gross internal floor area.

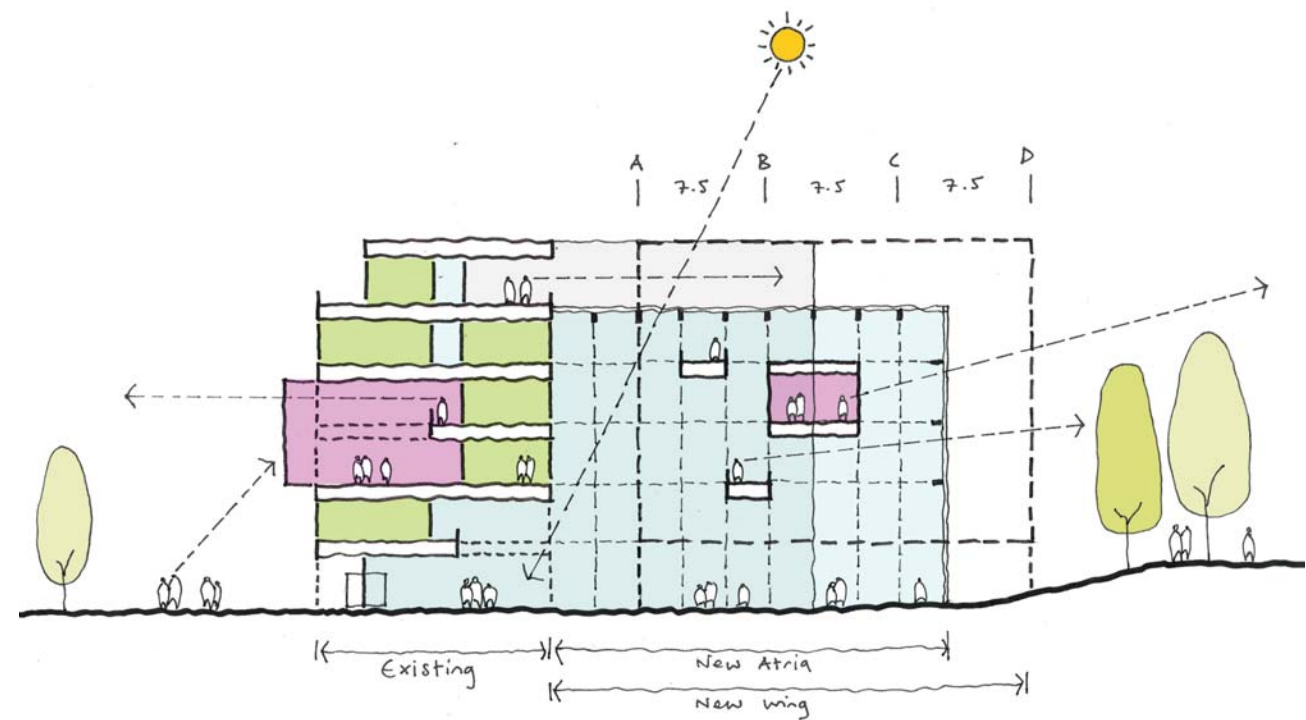
The design has developed over an intense period of stakeholder consultations paying due regard to the current and future requirements of the School of Law and Social Justice. The proposal is for the refurbishment and transformation of the existing five storey Cypress Building and design and construction of a new six storey wing and five storey central atrium.

The design responds to and exceeds the key aspirations, design drivers and fundamental requirements of the core brief. We have proposed an environment which is flexible and

adaptable and which anticipates change with spaces to work and to collaborate in a dynamic and distinctive built form and landscape setting.



Zoning options



Concept section

Design Response Concept

Our transformational concept will reconnect the existing Cypress Building to its context and establish the building as a destination in its own right, not just for Law and Social Justice but for all. Our approach is both contextual and highly sustainable, recognising the important location of the building on a major route for pedestrian traffic.

Our key concept drivers are summarised below.

Open up and create an obvious entrance from Chatham Street direct to the new garden fronting atrium. Recess a new glazed entrance back from the street which creates a covered space and invites and encourages access into the space.

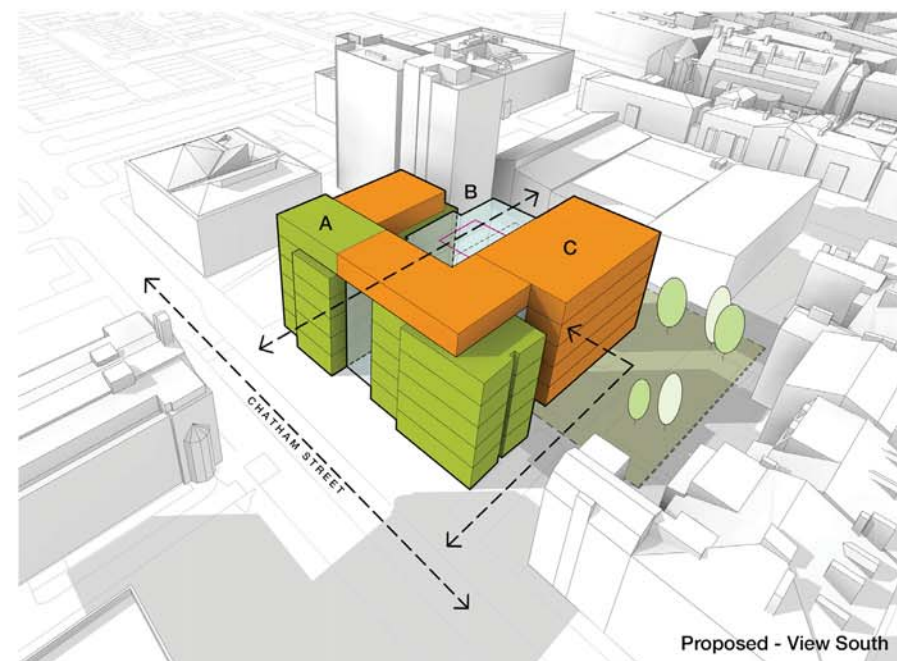
Locate the new wing extension as a six storey linear block which provides a horse shoe arrangement with a glazed atrium in the central zone. The new wing wraps over the top of the existing building at the upper level to complete the sixth floor of accommodation.

Maximise visual and physical transparency between Chatham Street, central atrium and the garden. The new wing sits on a fully glazed ground floor base which will provide permeability and engagement on all sides between garden and atrium. The atrium heart will be a multi purpose space including cafe, social, reception, informal meeting, and event space breakout.

Creation of a double height collaboration / breakout space expressed as a glazed oriel window that projects out onto Chatham Street and signifies the main entrance below.

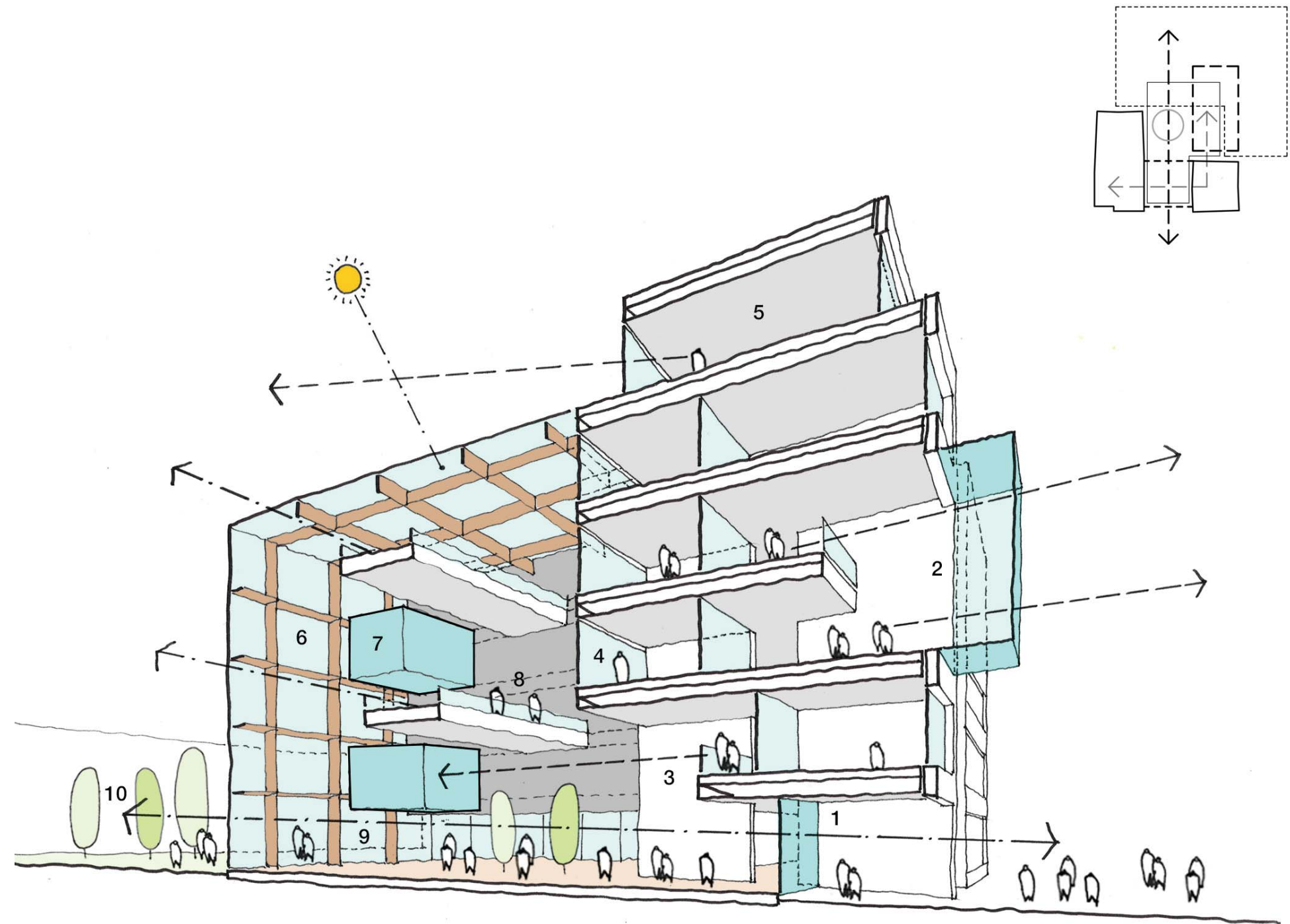
Timber glulam framed atrium and green wall internal elevations to the new wing extends the natural landscape feel internally.

Incorporation, into both new and existing wings, of a variety of single occupant offices, open plan offices, multi purpose meeting spaces, collaboration spaces, and breakout spaces with physical and visual connectivity with the atrium heart and garden maximised.



Concept massing

1. New recessed glazed entrance and lobby
2. New projecting oriel window with double height collaboration space behind
3. Breakout spaces overlooking the atrium heart
4. Remodelled office and meeting spaces within the existing building with glazed screens to maximise visual connectivity and natural daylight from the atrium
5. New floor for office and meeting space at existing roof level
6. New timber glulam framed atrium with glazed facades and roof lights to maximise natural daylight and connection to the gardens
7. Multi purpose pod projecting into the atrium at upper level to create a strong focal point
8. Deck linking the new wing with the existing building at upper level
9. Multi purpose space at ground floor includes cafe, social, reception, informal meeting, and breakout from the event space
10. Enhanced visual and physical connection between garden, atrium and Chatham Street



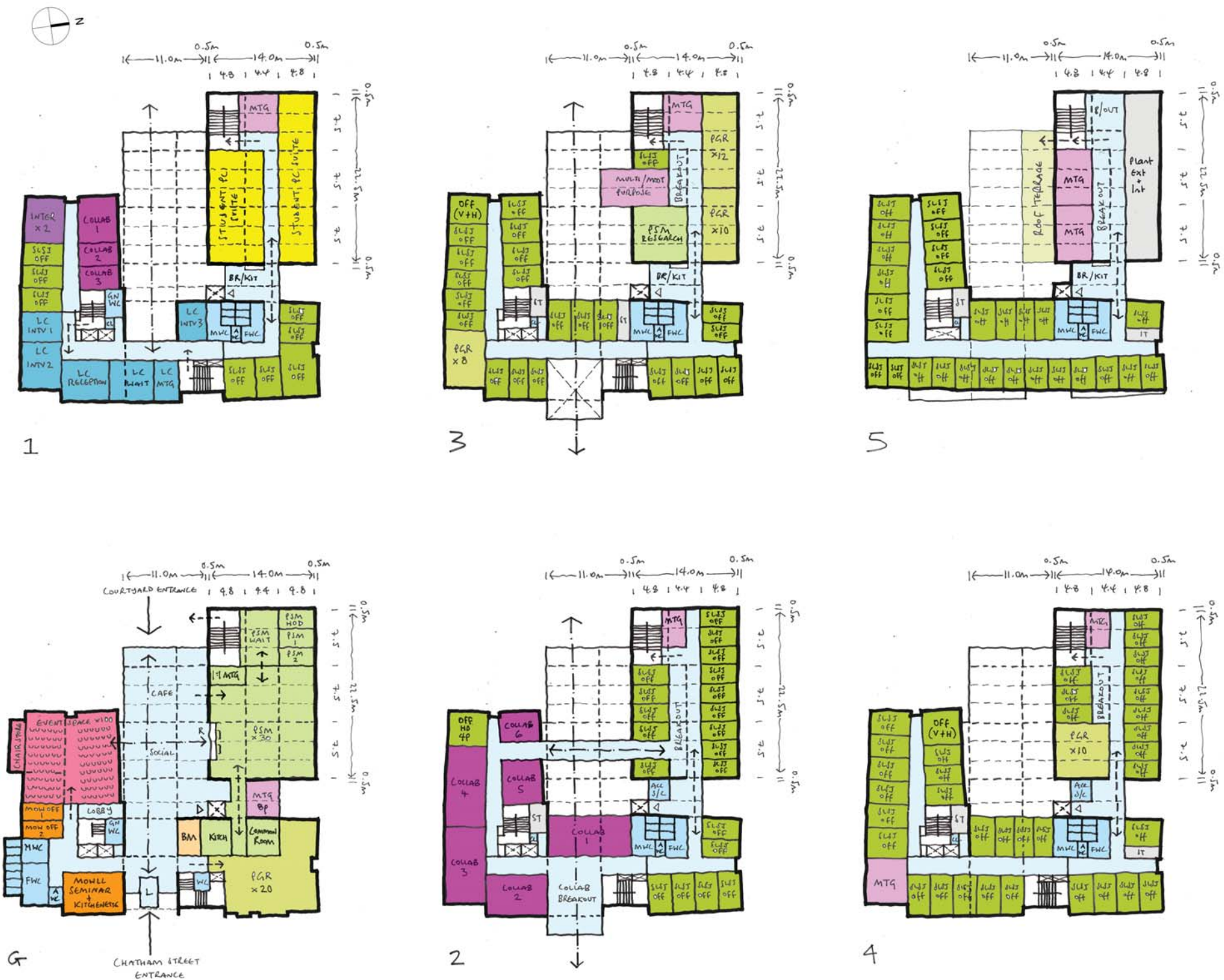
Concept diagram

Concept Layouts

The layouts for the School of Law and Social Justice have been developed in conjunction with the University of Liverpool through a series of engagement meetings and have evolved into a series of plans which unite the remodelled existing building with the new wing and central atrium.

The existing five storey L-shape footprint has been remodelled to incorporate predominantly a series of single occupant offices (typically 12sqm) both sides of the central corridor, and multi purpose meeting spaces. The law clinic suite of spaces and collaboration spaces are located at the lower levels with their own breakout areas. A toilet and wet core has been located at the point where the new wing connects with the existing. At ground floor a large multi purpose event space, seminar space and large open plan office for post graduate research are located within the existing block with new recessed glazed entrance and lobby onto Chatham Street.

The new six storey wing is located as a linear footprint which forms a horse shoe arrangement combined with the existing footprint. The new wing is set out on three structural grids of 7.5m x 4.8m with a 4.4m wide central zone for breakout and circulation. The new wing houses single occupant offices, together with open plan post graduate research offices, multi purpose meeting rooms, PC suites, and large open plan office and reception for the professional services management team at ground floor. A multi purpose space capable of facilitating a 'moot room' is located on an upper floor and projects out into the central atrium. The central five storey atrium sits between the new wing and existing and provides a high degree of visual and physical connectivity, and natural daylight internally throughout and beyond into the garden space.



Ground Floor Plan

A new recessed fully glazed entrance screen with fully glazed lobby and automatic opening doors leads into a central atrium zone that functions as the heart of the school. This heart space provides an impressive and legible visual and physical connection between Chatham Street entrance and the landscaped garden entrance to the west. The vibrant and active ground floor atrium will cater for a variety of uses including cafe space adjacent the full height glazed garden facades, social and breakout spaces connected to the multi purpose event space via a pair of large double doors and full height glazed screen.

The main reception for the school is located centrally within the new wing with professional services management team (PSM) behind in a fully glazed large open plan office arrangement with a cluster of single occupant offices, meeting rooms and waiting space. A common room and kitchen complete the PSM cluster.

A new 13 person lift is located centrally within the link between the new wing and existing and will serve all six floors. The reinforced concrete lift shaft walls are to be exposed visually.

The two existing stairs are to be retained, repaired and redecorated as neccessary. Stair A will be a fire fighting shaft with direct access from external via a protected lobby and provides alternative means of escape into the atrium. Stair B will retain it's function as an accommodation stair. The new stair C within the new wing will function as an accommodation and fire escape stair.

A multi purpose event and seminar space is located in the existing wing at ground floor and will take advantage of the high floor to slab soffit height. A chair store is located off the event space which will provide further flexibility of use.

A suite of spaces for external charity MOWLL are located adjacent the ground floor entrance and toilet core. These space include a seminar room with kitchenette and two single occupant offices.



First Floor Plan

The suite of spaces for the law clinic are located at first floor with secure access control from stair A. The law clinic reception, waiting and meeting spaces are located along the main Chatham Street elevation with three interview rooms and a breakout space which is open to and provides great views across the full length of the atrium.

The interchange office for two people is located at the end of the existing wing along with a series of collaboration rooms overlooking the atrium and single occupant offices facing south. Additional single occupant offices and large three person office are located at the opposite end of the existing wing. Alongside these are the toilet and wet core which are stacked vertically throughout the building to ensure drainage stacks are continuous.

The new wing houses the student PC suite cluster either side of the central circulation with stair C and large meeting room at the end.

In between the new wing and existing building is the glazed link which runs full height vertically and houses the concrete clad lift, kitchenette / teapoint and breakout space. Full height glazed slots are provided either side of the lift to provide a visual connection from the link into the atrium space.

The existing lift shafts are to be stripped and refurbished to take new service risers.



Second Floor Plan

A large suite of collaboration rooms of varying sizes are located within the existing wing and a new link bridge will connect these spaces across the atrium to the new wing. A collaboration and breakout area is located in a primary location behind the double height oriel window above the main entrance.

Additional single occupant offices are located at the other end of the existing wing adjacent the toilet core.

The new wing contains predominantly a series of single occupant offices at 12sqm, either side of a central breakout area and circulation. These offices will have internal full height glazed screens with frosted manifestation. The offices are set out on a 2.5m wide planning module which is a sub-division of the 7.5m structural grid.

A multi purpose meeting room and new stair C is located at the end of the new wing.

A store room and cleaners store is located adjacent the existing refurbished stair A.



Third Floor Plan

The existing wing predominantly houses single occupant offices both sides of the central corridor and additional large open plan office for post graduate research.

A glazed gallery overlooks the double height collaboration space situated on the main elevation above the entrance.

The new wing houses a variety of accommodation. The most exciting and impressive is the multi purpose / 'moot room' which cantilevers out by 3.5m into the atrium. Timber panels will clad all four sides of the projecting pod with fully glazed end providing views out through the atrium glazed facades and beyond into the gardens.

The professional services management research open plan office sits within the new wing overlooking the atrium.

Two large open plan offices for post graduate research are located along the full north elevation of the new wing with breakout and circulation located to the central zone.

A multi purpose meeting room and new stair C is located at the end of the new wing.

A store room and cleaners store is located adjacent the existing refurbished stair A.



Fourth Floor Plan

The fourth floor accommodation is predominantly made up of single occupant offices to both existing and new wings. Breakout space is located adjacent the new wing offices.

A large open plan office for post graduate research sits within the new wing overlooking the atrium.

A multi purpose meeting room and new stair C is located at the end of the new wing.

A store room and cleaners store is located adjacent the existing refurbished stair A.



Fifth Floor Plan

The small area of existing footprint is remodelled to house single occupant offices. This existing suite is supplemented by a new wing over the existing to the west and to the north. Both new wings contain single occupant offices and extension of the toilet core from the lower levels.

The new wing contains the building plant, both internal heating plant and external uncovered AHU plant. The new wing also houses a suite of meeting and offices offering great long range views over the campus and city.

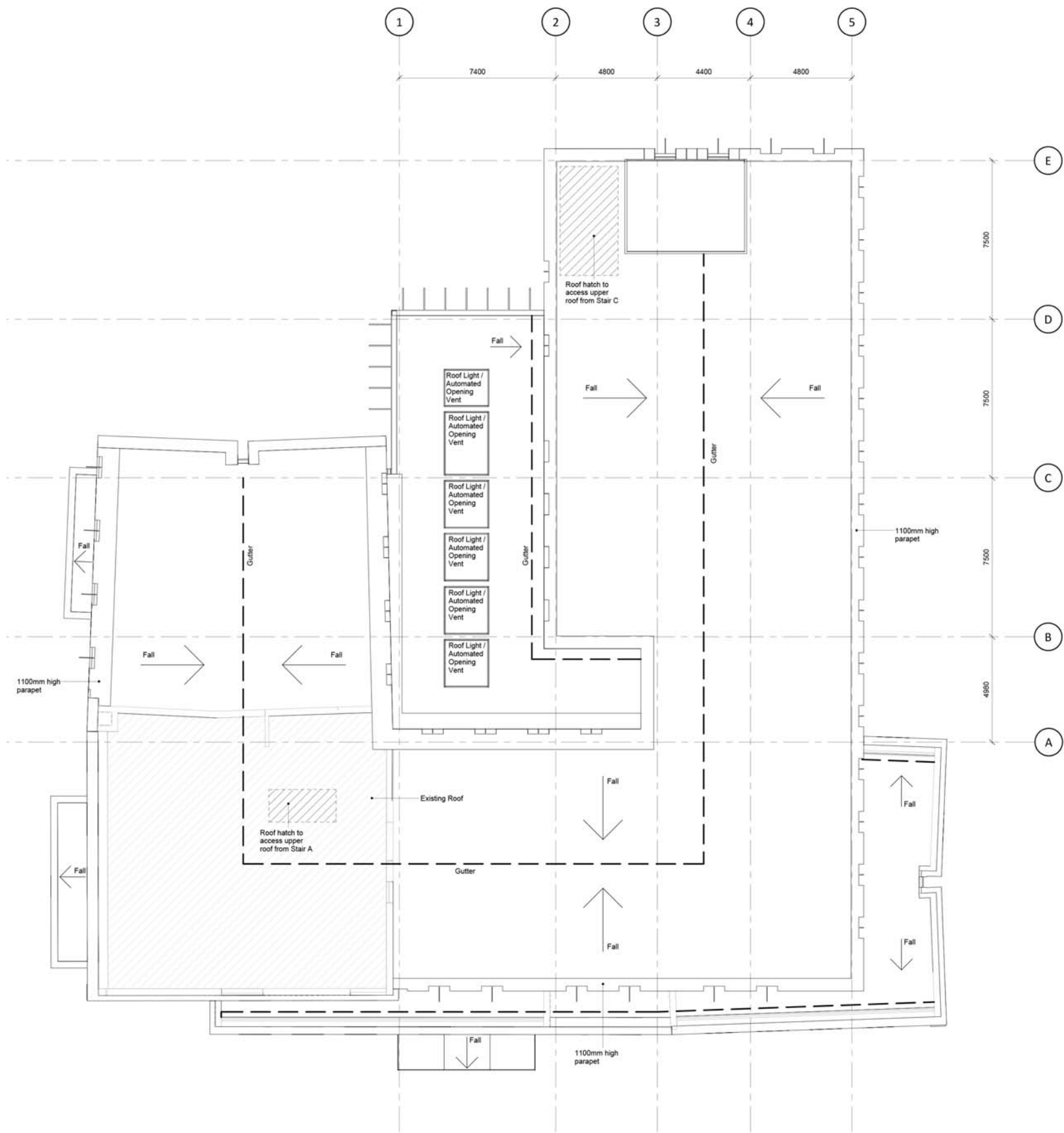
An external terrace is located to the west end of the new wing providing views over the gardens.

A series of glazed roof lights, also functioning as automated opening vents, are located centrally along the atrium roof to maximise natural daylight into the deep plan spaces. Access onto the roof for cleaning and maintenance to gutters, windows, cladding and roof lights is via the plantroom.



Upper Roof Plan

Access onto the upper roofs for cleaning and maintenance will be via stair A and C through roof access hatches. 1100mm high parapets are continuous around all roofs to provide edge protection from falling.



Existing Elevations

The existing elevation appearance comprises predominantly of reinforced structural concrete expressed as a series of horizontal bands at every floor level. In between these bands are single glazed metal framed ribbon windows which step in and out of the facade plane.

At the lower levels the existing elevations comprise of projecting brick pods with strip ribbon metal framed glazing above and to the sides with solid spandrel panels.

The elevation onto Chatham Street is dominated by a full height recess clad in vertical glass channels with stair B sat behind. The main entrance metal framed glazed screen is covered in manifestation, restricting views through and natural light.

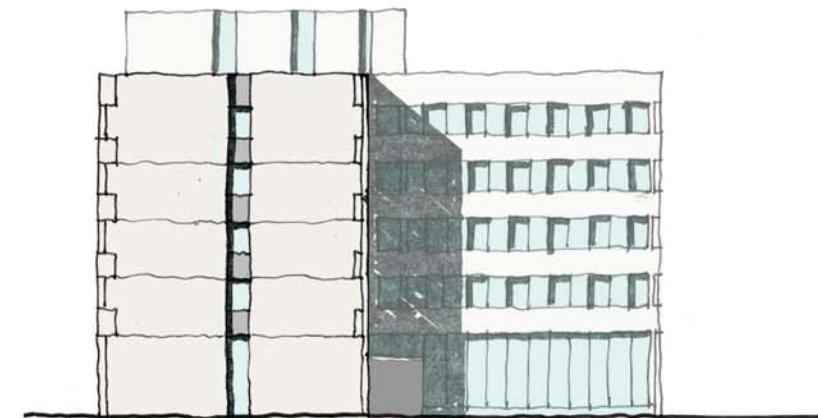
The six storey corner block housing the existing escape stair and lifts is expressed as a solid element with panelised concrete bands.

The gable ends to both wings are expressed as solid facades with panelised concrete bands and a full height recessed slot with metal framed glazing to the ends of the corridors.

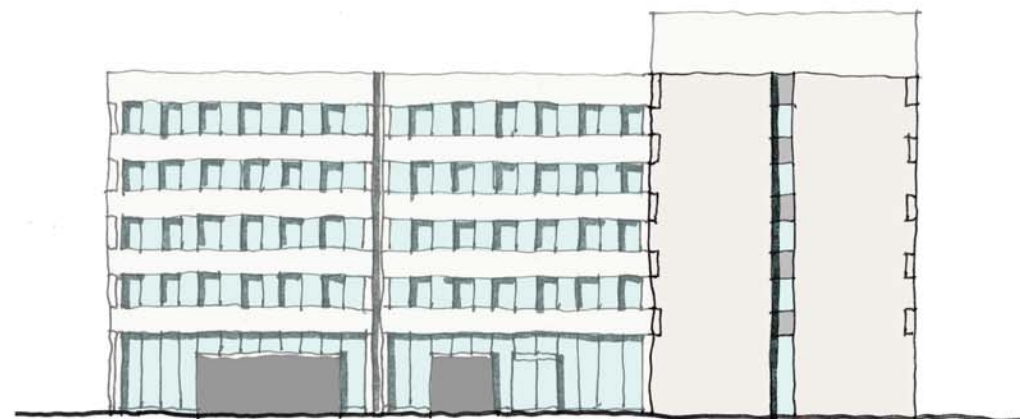
The existing roof is a boulder flat roof system installed circa 10 years ago.



East Elevation - Chatham Street



North Elevation



West Elevation



South Elevation



Concept Elevations

A key requirement of the client brief and aspiration is to ensure that visual cohesion and unity is created between the new wing and existing via appropriately specified cladding and facade treatments.

The client aspiration is to clad the extent of the new school facility in a naturally weathering cladding material to create an appearance which becomes analogous with the landscaped and tree lined surrounding gardens.

The elevation concept is to express the new and existing massing with Tecu copper panels in bronze 'brownished dark' finish (or equal and approved) but applying this and articulating them in a different manner to provide a rich variety without diluting the overall complete aesthetic.

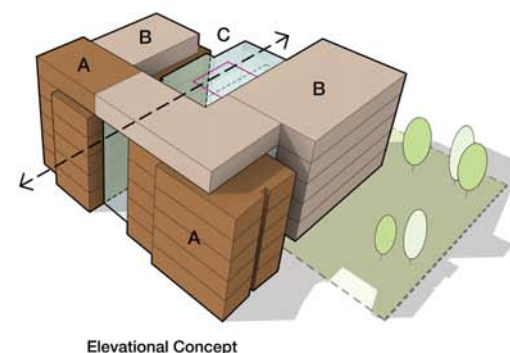
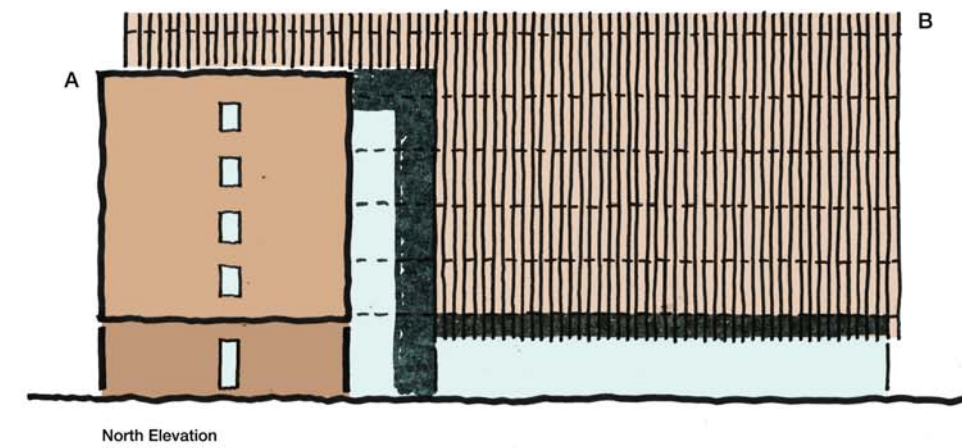
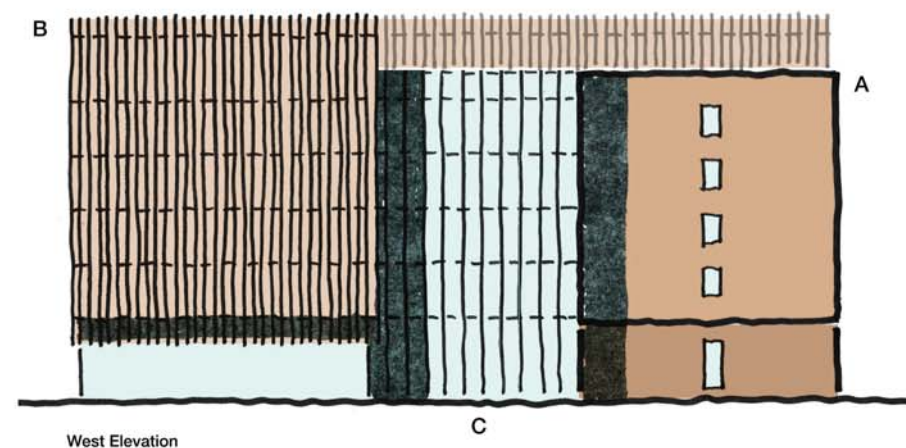
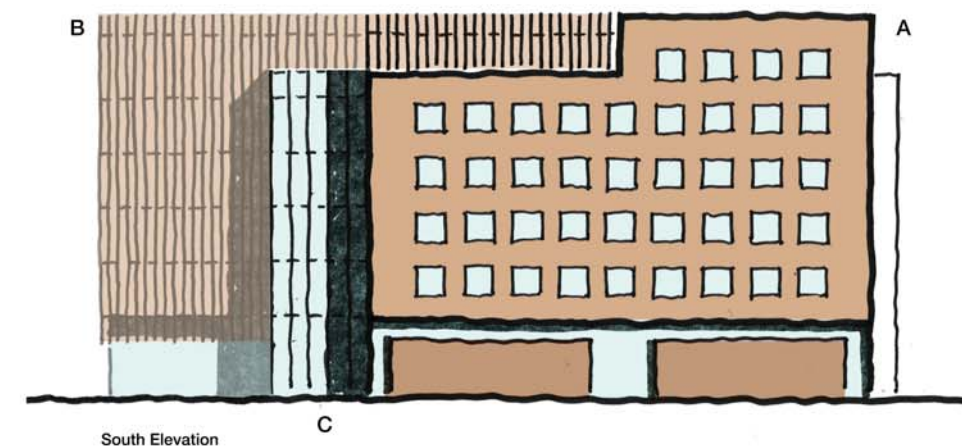
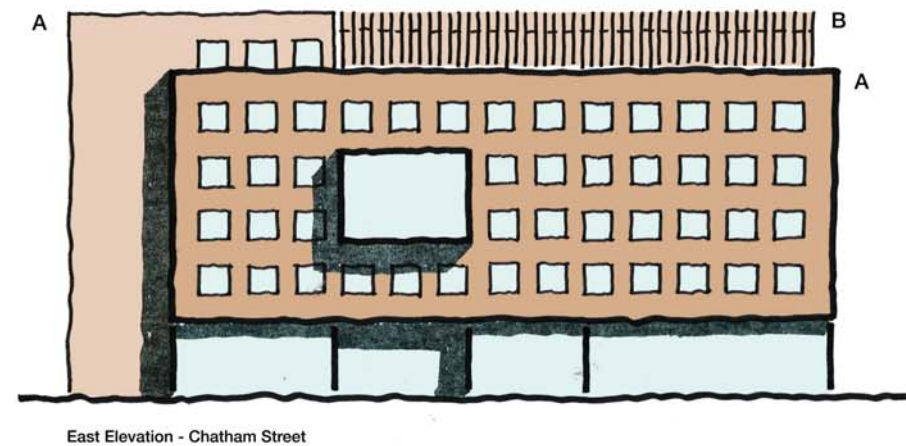
The proposal is to over clad the existing building exposed concrete panels with Tecu panels applied in a grid format to align with the square windows.

The existing brick pods at ground floor along the east and west elevations are to be removed and replaced with full height aluminium framed curtain walling.

The transformed elevations are to have square windows with deep reveals to create a 'punched' effect in contrast to the existing ribbon windows. All new windows will be aluminium framed double glazed to comply with the current building regulations.

To contrast with the existing over-clad treatment the new extension will have floor to floor height vertical Tecu panels at 500mm centres with floor to floor height 1m wide glazed curtain walling and vertical perforated Tecu fins centred at 500mm within the window opening.

The atrium will have full height double glazed curtain walling with vertical perforated Tecu fins at 1m centres fixed back to the curtain walling system.



Appearance

1. Tecu bronze 'brownished dark' finish (or equal and approved) panels secret fixed cassette system to over clad the existing retained and repaired concrete. All window reveals, cills and soffits to be pre formed Tecu panels. Parapet panels to be pre formed Tecu panels
2. Tecu bronze 'brownished dark' finish (or equal and approved) vertical panels secret fixed cassette system. Tecu panel widths to suit 500mm joint centres and to span between floor to floor height. All window reveals, cills and soffits to be pre formed Tecu panels. Parapet panels to be pre formed Tecu panels
3. Tecu bronze 'brownished dark' flat mesh perforated vertical fins fixed back to curtain walling system at floor levels. Depth of fins vary: 200mm to north elevation, 700mm to west / south / east elevations, 1000mm to atrium elevations
4. Tecu bronze 'brownished dark' finish panels to shadow gap / recessed plane detail
5. PPC aluminium framed double glazed curtain walling 1m wide units spanning floor to floor. Internal opening side hung window at 1m high cill level with glazed panel below. Capless transoms with silicone seal joints at floor and slab soffit levels
6. PPC aluminium framed double glazed curtain walling 1.5m wide units spanning between existing concrete upstand beams. External opening top hung windows.
7. Capless PPC aluminium framed double glazed curtain walling system.
8. PPC aluminium framed double glazed doors integrated into curtain walling system.
9. Structural glass system to entrance lobby walls and roof with stainless steel boss fixings to RHS steel frame. Stainless steel boss to have stainless steel caps with countersunk pig nose fixing to outer pane of glass. Fully glazed automatic entrance doors
10. Tecu bronze 'brownished-dark' finish (or equal and approved) panels secret fixed cassette system to clad the sides, roof and soffit of the 1.5m deep projecting window with capless PPC curtain walling system to outer face set within a Tecu panelled surround with rebate detail between Tecu and glazing
11. Facing brickwork (colour matched to Tecu)



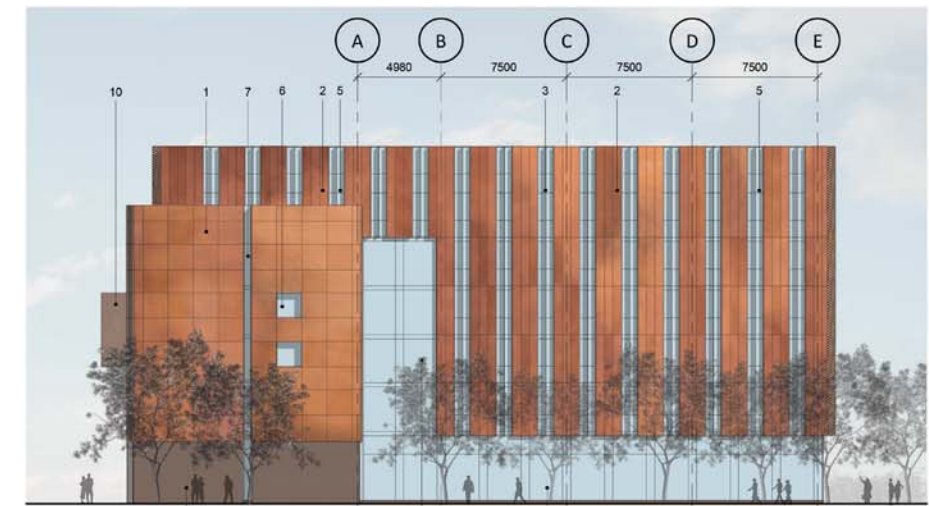
Proposed - Elevation A East Facade
1:200



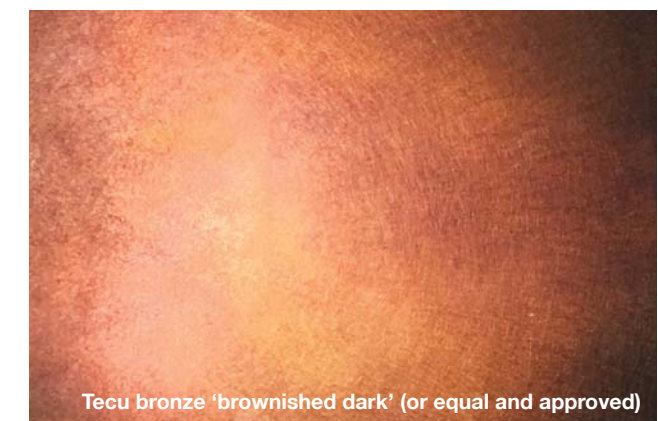
Proposed - Elevation B South Facade
1:200



Proposed - Elevation C West Facade
1:200

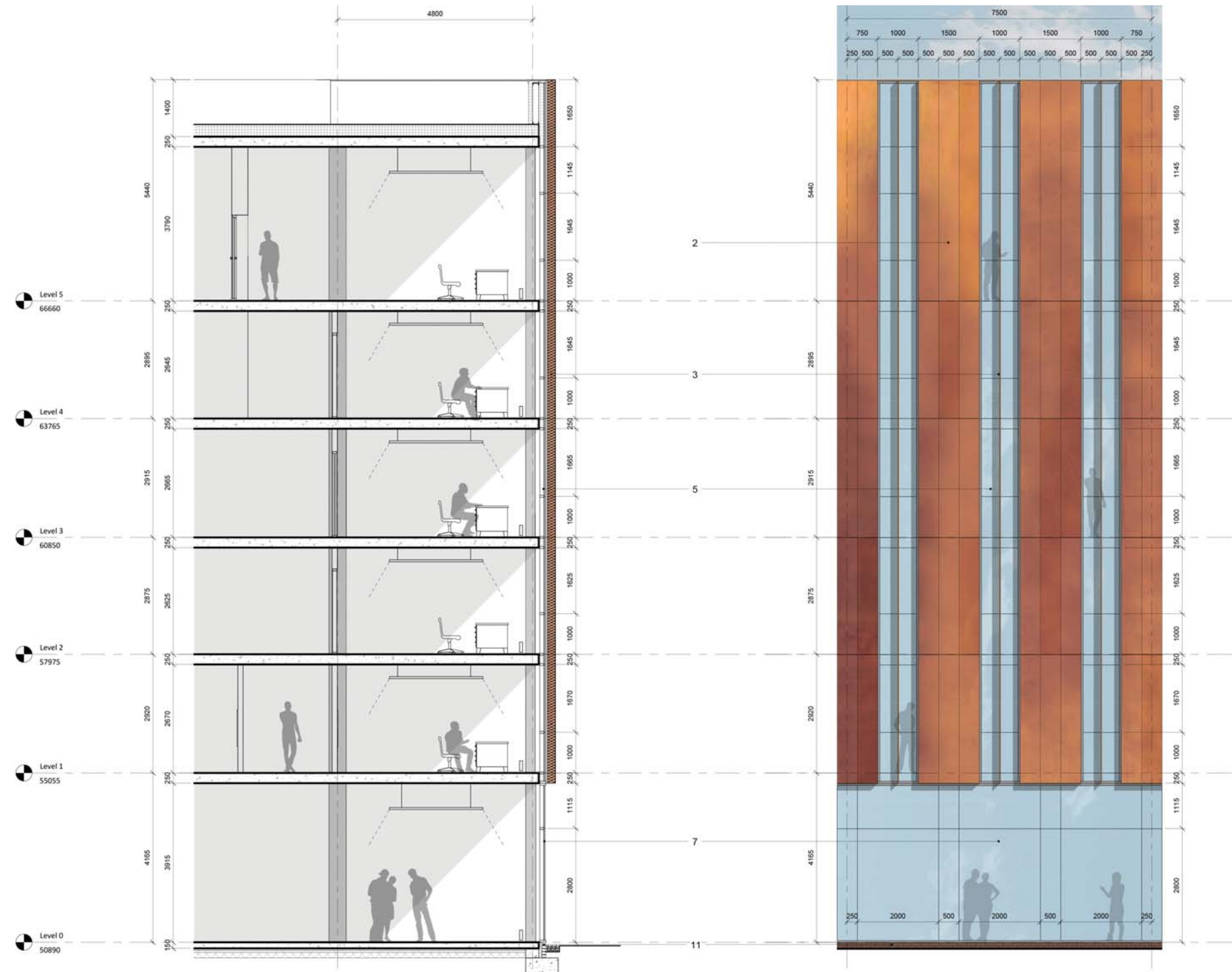


Proposed - Elevation D North Facade
1:200



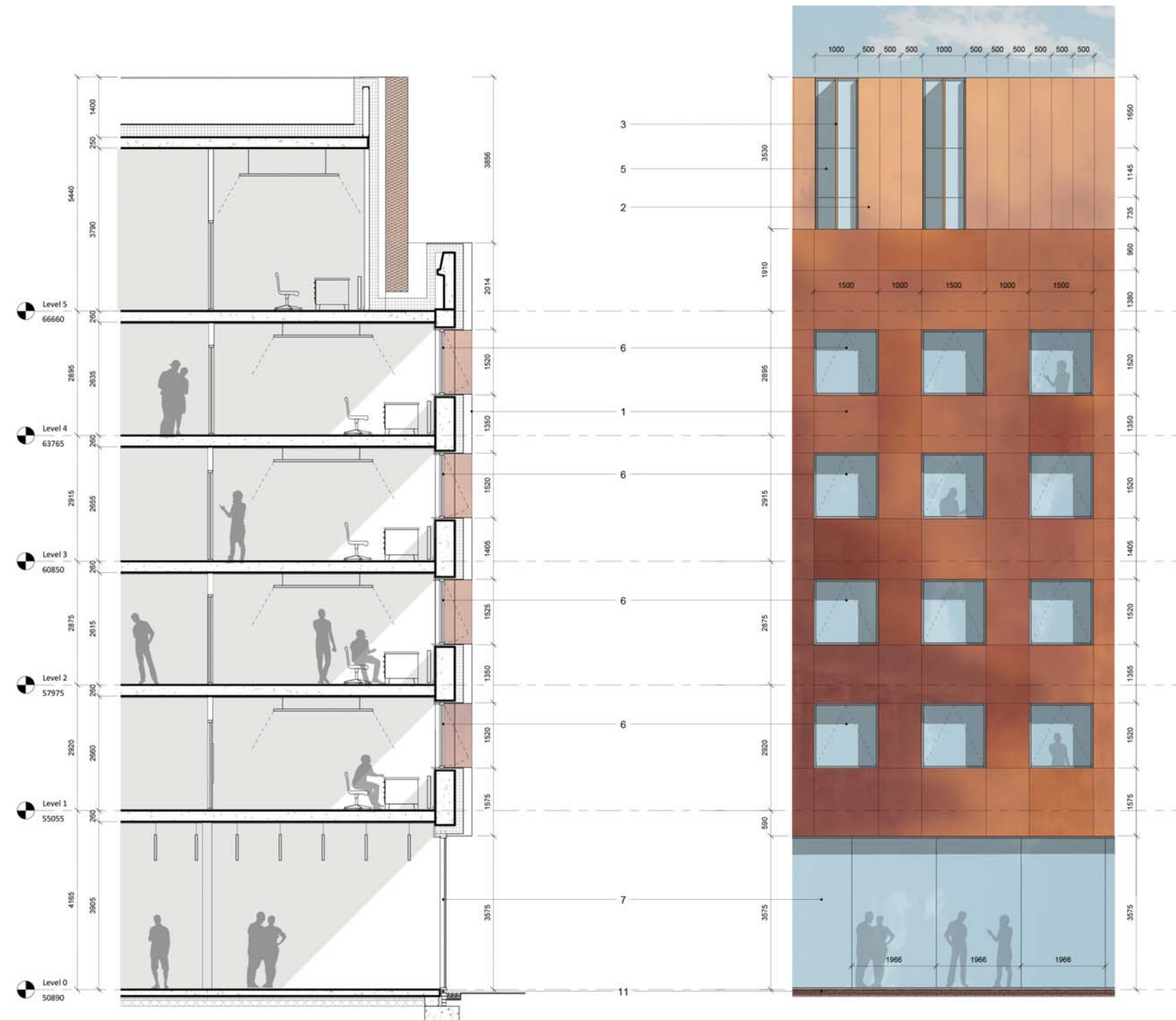
Tecu bronze 'brownished dark' (or equal and approved)

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11. Facing brickwork (colour matched to Tecu)



Detailed elevation and section through the new extension wing

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11. Facing brickwork (colour matched to Tecu)



Detailed elevation and section through the new cladding over the existing building

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7. Capless PPC aluminium framed double glazed curtain walling system.
8. PPC aluminium framed double glazed doors integrated into curtain walling system.
9. Structural glass system to entrance lobby walls and roof with stainless steel boss fixings to RHS steel frame. Stainless steel boss to have stainless steel caps with countersunk pig nose fixing to outer pane of glass. Fully glazed automatic entrance doors
10. Tecu bronze 'brownished-dark' finish (or equal and approved) panels secret fixed cassette system to clad the sides, roof and soffit of the 1.5m deep projecting window with capless PPC curtain walling system to outer face set within a Tecu panelled surround with rebate detail between Tecu and glazing
11. Facing brickwork (colour matched to Tecu)



Detailed elevation and section through the new entrance lobby and oriel window

Scale and Massing

The overall massing is proposed to be expressed as the following elements:

- Chatham Street wing to have ground floor glazed plinth with four storey clad facade above articulated with square 'punched' windows and projecting oriel window to signify the entrance below
- South elevation to have a ground floor glazed plinth with projecting brick pods and five storey clad facade above articulated with square 'punched' windows
- The new wing has a ground floor glazed plinth on all sides with five storey clad facade above with vertical perforated fins sitting within the glazed openings. The new wing massing wraps over the top of the existing wing at roof level and completes the sixth storey
- The five storey central glazed atrium massing sits between the six storey horse shoe of the combined new and existing wings

The scale and massing of the School of Law and Social Justice will read as a cohesive and unified whole combining both new and existing developments. Each of the proposed elevations are appropriately scaled and proportioned relative to it's context. The flat and sterile appearance of the existing building has been transformed into an elegant and dynamic massing composition which will undoubtedly enrich the character of the building and it's context. The Tecu bronze 'brownished dark' finish (or equal and approved) facade treatments ensure the school will sit comfortably within the tree lined landscaped gardens.

The retained trees to the north will be supplemented to provide a tree lined route around the courtyard and will enhance the character of the clad elevations.

All rooftop plant is proposed to be screened behind the facades.



Building Sections

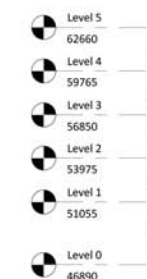
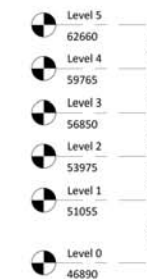
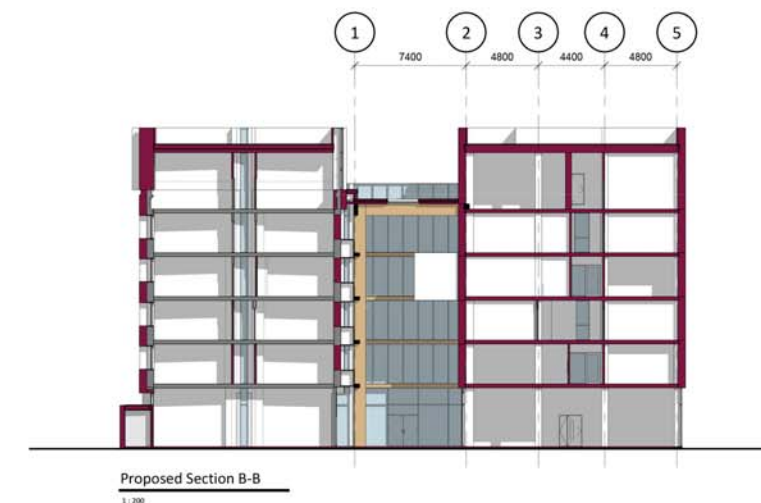
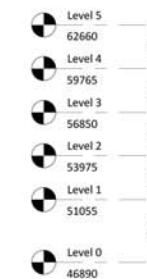
The floor to floor heights of the existing building are circa 2900mm to all upper levels and 4000mm ground to first floor. The proposed floor to floor heights of the new wing will match the existing levels to achieve DDA compliance throughout.

The height of the atrium will be circa 15m with five floors of accommodation overlooking the space. The glazed atrium will be framed with exposed glulam columns and beams which are to be tied back at roof level to the new wing structural frame.

The new wing structural frame will be reinforced concrete columns with flat concrete slabs to maximise the flexibility of horizontal service distribution. All concrete is to be exposed where possible and structural engineer to provide a visual concrete specification. Flat slabs have been optimised to the new wing to minimise slab depths and maximise floor to soffit heights and headroom perception.

To enhance wellbeing and comfort, the proposal is to maximise headroom and avoid using suspended ceilings where possible and expose all concrete soffits and services including suspended lighting.

The existing structural concrete beams are circa 1300mm including slab depth and will need to be retained as much as possible. The height of windows to the existing building in between these concrete bands will be circa 1500mm from cill to underside slab soffit.



Atrium

The university's aspiration is for the atrium heart to be a vibrant and active space with high levels of natural daylight. The natural feel of the landscaped garden should also continue internally.

The use of glulam timber to frame the atrium and proposed green wall that clads the new wing internal elevations will enrich the atrium with natural features and provide warmth to contrast with the simple, clean, white dry lining that will clad the existing concrete bands.

The deck bridge that links across at second floor level between new and existing wings will be clad in timber panels to soffit and balustrade.

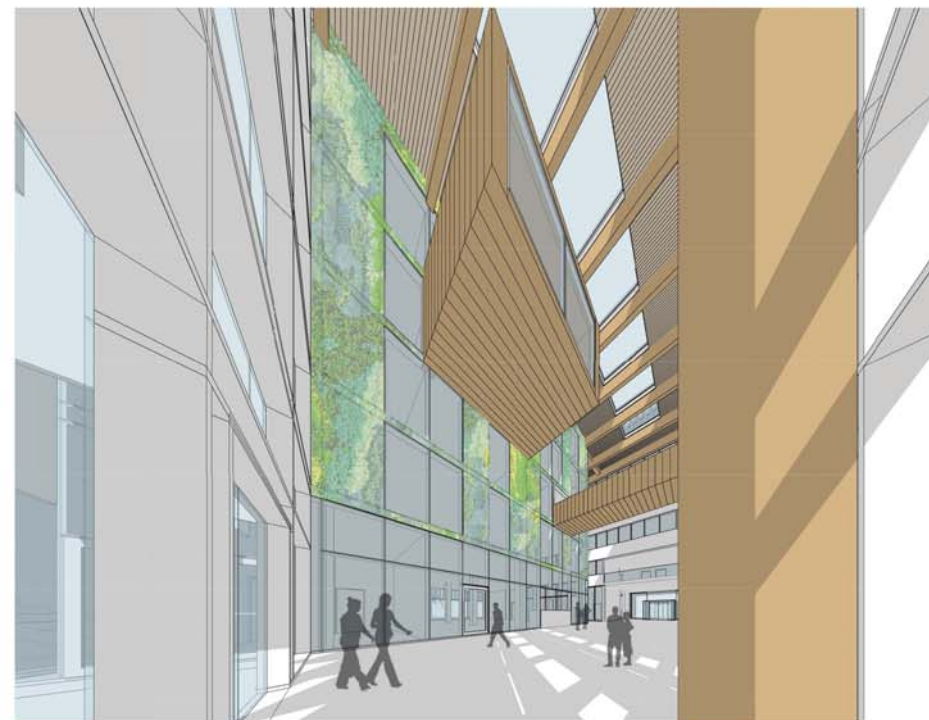
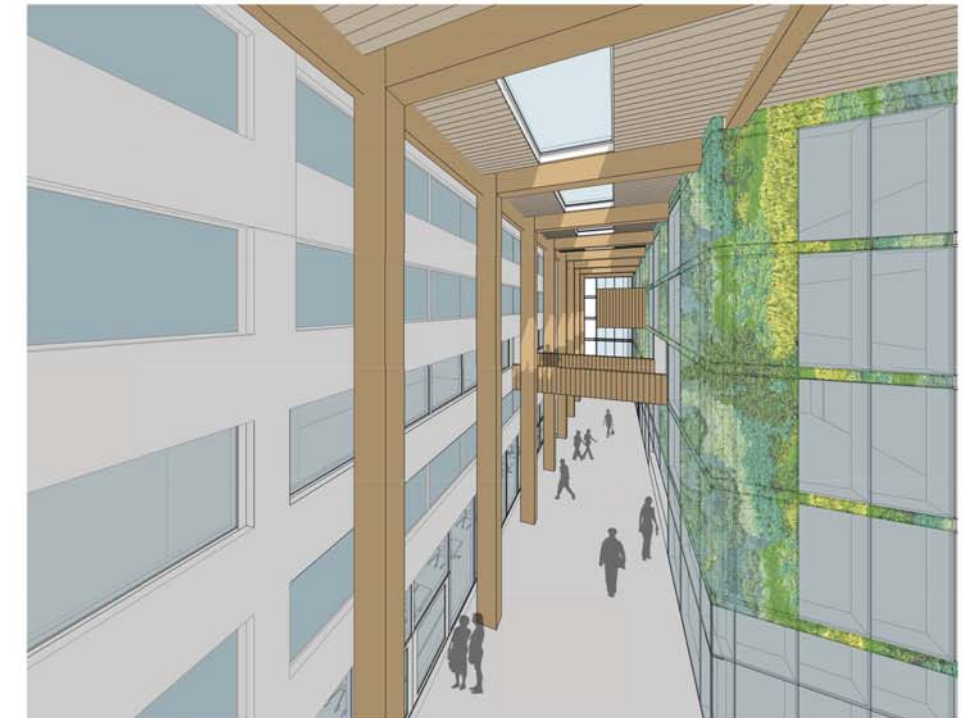
The cantilevered multi purpose pod, projecting at third floor, will also be clad on all sides including soffit and roof with timber panels to match the bridge. The end elevation will be fully glazed to provide impressive views from the pod through the atrium glazed facades into the gardens beyond.

The two internal elevations of the new wing will continue the 2.5m planning module from the external elevations and provide a regular setting out of glazed screens. Full height floor to slab glazed screens to be provided to all internal offices to maximise natural daylight. The green wall will cover the remainder of the new wing's two internal elevations which will have the timber clad pod and bridge projecting out from it.

The new wing ground floor internal elevation onto the atrium will be fully glazed to maximise transparency between external gardens and create a sense of openness throughout.

The ground floor will be a multi purpose space that will have a range of furniture solutions and flooring materials to suit the various functions and ultimately enrich the space.

Solar shading to the atrium will be provided by perforated Tecu Bronze fins connected to the full height glazed facades.



Aerial Views and Context

The proposed six storey mass of the new School of Law and Social Justice will sit very comfortably along the Chatham Street and landscape garden frontages.

The school will be surrounded by a series of university buildings of varying height, massing and materiality:

- South Teaching Hub - 3 storey concrete
- Roxby Tower - 10 storey concrete
- Rendall Building - 2 storey concrete
- Garstang Museum / terraces - 4 storey brick
- Sydney Jones Library - 4 storey brick
- Chatham Building - 3 storey brick



Site Axo View A North East



Site Axo View B South East



Site Axo View C South West



Site Axo View D North West

Access

Access and circulation

The north to south pedestrianised spine of Chatham Street is a major route through the campus and the landscape concept envisages retaining green interfaces with this route and to enhance the green connections onto it between the new facility and the surrounding buildings.

A strong east to west pedestrian link has been formed from Chatham Street through the new atrium to the Rendall Building courtyard to the west. A further strong link is created to the north of the new building between Chatham Street and Abercrombie Square, with enhanced green space, improved lighting and seating.

The existing site is relatively level so it has been relatively straightforward to ensure that access to all buildings and around and within the landscape areas conform to DDA requirements, making it as easy as possible for anyone, regardless of ability, to negotiate the site. This will also help with facilities management in terms of moving equipment around by trolley.

The site retains the existing vehicular and cycle parking spaces, these having been deemed adequate for the anticipated demand from the new facility. Bus stops are located within close walking distance of the site on Mount Pleasant and Myrtle Street. Lime Street and Central train stations are located within a 20 minute walk of the site.

Inclusive access

The building has been designed to allow access for all in accordance with building regulations part M, BS8300 and the DDA recommendations. This approach to inclusive design is reflected in the primary approaches and circulation within the site and both horizontally and vertically within the building.

The main entrance off Chatham Street and secondary entrance from the west landscaped area will be clearly distinguishable from surrounding flanking walls, will be clearly lit, signposted and welcoming.

A clear view of the entrance foyer areas is provided through the entrance doors and glazed facades so all users can see others approaching and avoid a collision. Doors are clear glazed with manifestation at two heights for safety and visibility.

Access through principle entrance doors are via automatic double doors with clear opening widths that are suitable for disabled access, people with assistance dogs and wheelchair users. Thresholds will be detailed so not to hinder wheelchair traffic or become a trip hazard.

Sanitary facilities including male and female toilets with ambulant provision and accessible showers and changing facilities are located at all levels and immediately accessed from the main accommodation stair B and passenger lift. All wheelchair accessible facilities will follow current guidelines.

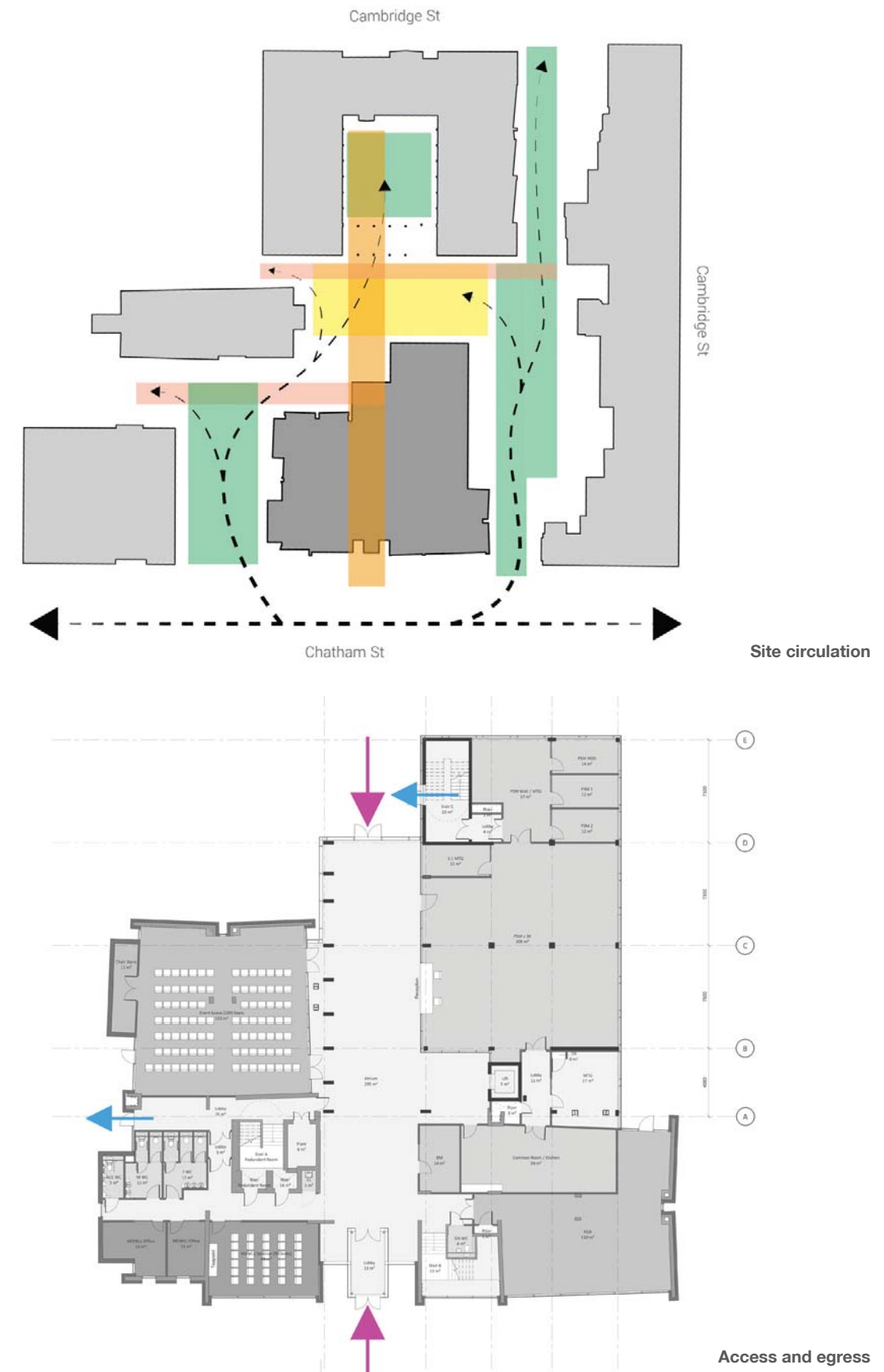
Lift and accommodation stair access to all floors is directly accessible from the entrance foyer and atrium areas. The passenger lift has a minimum of 1500 x 1500mm unobstructed manoeuvring space at entry on all levels.

The new extension and existing building are linked at all floors with clear unsegregated access throughout all areas. All new finish floor levels tie in with the existing floor levels to provide DDA compliant access.

Egress

In the event of an emergency the means of evacuation from upper levels are via the escape stair A within the existing wing and escape stair C within the new extension.

Each escape stair contains a disabled refuge area provided with a Type B outstation designed in accordance with BS 5839-9 to ensure safe evacuation of able bodied and disabled building users.



Planning

Introduction

The planning section of this document has been prepared by Ryder Architecture and should be read in conjunction with other supporting documents.

The full application has been submitted on behalf of the School of Law and Social Justice. The proposal is to consolidate the current three sites which are occupied by The University of Liverpool Law and Social Justice staff into one building, the Cypress Building fronting, Chatham Street.

The planning application is accompanied by the following supporting documents and this document should be read in conjunction with those listed below:

- Application form and ownership certificate
- Application fee
- Site location plan
- Site landscape plan
- Softworks plan
- Site clearance plan
- Landscape sections
- Existing floor plans
- Proposed floor plans
- Proposed roof plan
- GA elevations
- Detailed elevations
- Massing visuals
- Typical building sections
- Design, access and planning statement
- Ecological survey
- Tree survey
- Arboricultural impact assessment
- Travel plan
- Site investigation report
- Drainage report
- Construction management plan

Structure

This planning section takes into consideration the issues relevant to the proposal:

- Site description
- Planning application site and immediate surroundings
- The proposal
- Relevant planning policy
- Planning considerations and assessment

Site description

The university campus extends to the north, south and west of the application site. The majority of buildings to the north and west date from the nineteen sixties and seventies and are structured in a super block arrangement comprising functional and often utilitarian design, particularly the science laboratories, which comprise substantial rooftop plant equipment. Buildings to the south are far more historic in character and fall within the Mount Pleasant conservation area, including Abercromby Square which is surrounded on three sides by grade II listed Georgian terraces.

The site to which the application relates is not listed and it is not located in a designated conservation area.

The planning application site is approximately 0.6ha and is located on Chatham Street within the Liverpool University campus adjacent to academic buildings, the university museum and university library (Sydney Jones).

In addition to the Chatham Street entrance there is an entrance from the west, garden courtyard where there are a number of mature trees and shrubs. Historically, this area comprised terraced housing.

The University of Liverpool campus is part of the wider Knowledge Quarter of the city. The Knowledge Quarter is a major hub for academic, medical, engineering, bioscience and research institutions and organisations. The existing Cypress Building is set within a context of teaching and academic buildings including the concrete clad nineteen sixties teaching hub to the south, Roxby tower to the south west, Rendall Building to the west, brick clad Georgian terrace and Garstang Museum to the north, brick and concrete clad Sydney Jones Library to the north east, and brick clad Chatham Building to the east. A pedestrian route connects the landscaped gardens to Myrtle Street and car park to the south in close proximity to Abercromby Square.

Further site analysis is provided in this design and access statement (DAS) which clearly illustrates the salient features of the site and surrounding area and demonstrates the evolution of the scheme and the way in which the University complex and neighbouring buildings have been considered throughout this process.

The proposal

The proposal is to erect an extension to the existing Cypress Building to provide a comprehensive redevelopment to rationalise other buildings across the university campus to have all staff located at the one site.

The existing Cypress Building comprises five storeys. The existing accommodation, offices seminar rooms and general space is very outdated and requires significant refurbishment together with the provision of additional space as part of the university estate strategy.

The proposed comprises a new wing extension as a six storey linear block which forms a horse shoe arrangement with a new glazed atrium in the central zone. The proposed new wing wraps over the top of the existing building at the upper level to complete the sixth floor of accommodation and create a strong design response. The ground floor proposed would be fully glazed which would provide connectivity between the garden and the atrium of the building.

The office space within the building would be flexible and would include single offices, post graduate research offices, open plan offices, meeting spaces and break out spaces.

The main entrance would be from Chatham Street and there would be a strong response to the garden area. Further design elements, including the existing and proposed elevations are included in the design and access statement.

Relevant site history

The application site and wider university campus are allocated as a mixed use area, suitable for various types of development, in the adopted Liverpool Unitary Development Plan. Brownlow Hill, Mount Pleasant / Oxford Street and Myrtle Street all form major bus and pedestrian routes into the city centre from the east, whilst Lime Street Railway Station is located one kilometre to the north west.

This entire application site was formerly occupied by terraced residential streets, which were cleared in the nineteen fifties and sixties to enable the development of the University of Liverpool campus.

The area to which the application relates is historically renowned for being occupied by the University of Liverpool and associated buildings and infrastructure within the campus.

Planning policy

Policies, relevant planning policies, national planning policy and local policy will be considered in the section.

This section assesses the proposals against the relevant development plan policies in relation to the key issues arising from the development. The assessment considers the merits of the proposals against the relevant policies in the National Planning Policy Framework (NPPF), the development plan and having regard to other relevant material considerations.

Under Section 38 of the Planning and Compulsory Purchase Act 2004 states that decisions on planning applications 'must be made in accordance with the development plan unless other material considerations indicate otherwise'. The statutory development plan for this site comprises the Regional Spatial Strategy for the north west (NWRSS) (2008), up to 2021 and the saved policies of the Liverpool Unitary Development Plan (2002) and the emerging Local Development Framework.

National Planning Policy Framework - this framework came into effect on 27 March 2012 and sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework (NPPF) is a material consideration in determining applications (NPPF paragraphs 11 to 13 refers). Where the development plan is out of date the NPPF sets out a weighted presumption in favour of planning presumption being granted.

The NPPF (paragraph 14) sets out a; 'Presumption in favour of sustainable development'. This is the 'golden thread' running through both plan making and decision taking (paragraphs 13 to 14).

The presumption in favour of sustainable development for decision making means, unless material considerations indicate otherwise; 'Approving development proposals that accord with the development plan without delay' and where the development plan is absent, silent or relevant policies are out of date, granting

permission unless;

'Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole'.

The NPPF promotes the delivery of social, recreational and cultural facilities and services that the community needs and states that the LPA should; 'Plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments' (paragraph 70).

Local Planning Policy Liverpool Unitary Development Plan (UDP) 2002

The UDP was adopted in November 2002. Until the emerging local plan is adopted, the majority of policies within the UDP have been saved and therefore remain valid for the purpose of determining planning applications.

The emerging local plan – the following policies of the emerging local plan are the main ones relevant to the determination of this application and are considered to align with the principles, aims and objectives of the NPPF and therefore they are considered to carry due weight: Strategic Policy 1: sustainable development principles Strategic Policy 23: key place making and design principles

It is acknowledged, however, with regard to NPPF paragraph 215 that the LPA continues to attach due weight to saved UDP policies based on its consideration of their degree of consistency with the NPPF.

The key policies relevant to this proposal are as follows: National Planning Policies National Planning Policy Framework Liverpool Unitary Development Plan (November 2002)

As Liverpool's Unitary Development Plan was

formally adopted by the council in 2002, it only holds due weight depending on its consistency with the NPPF. National planning guidance is provided by the NPPF, published 2012 against which this application should be determined. It is a material consideration for the determination of the application.

Liverpool City Council put the new draft Liverpool Local Plan forward which was approved for public consultation by the City Council's Cabinet on 19 August 2016.

Public Consultation was between September 2016 and November 2016 and is therefore at an advanced stage of preparation.

Planning Policy Statements (PPS)

PPS1: Delivering Sustainable Development (2005) sets out the government's overarching policies on the delivery of sustainable development through the planning system, and seeks to ensure that:

- The right development in the right place at the right time, ensuring a better quality of life for everyone, now and for future generations
- Planning decisions are made in accordance with the development plan unless material circumstances indicate otherwise
- Design that fails to improve the character and quality of an area is not accepted
- In response to point one above, this application proposes a much needed redevelopment of the existing university building to create an environment that can fully meet future needs
- Rationalising the current three buildings into one building will resolve intractable services problems while radically transforming the way in which the School of Law and Social Justice functions

The site is considered to be in the 'right' location in terms of PPS1, since it is well established, has good public transport links, is a significant provider of local jobs and would be located in a building currently in the same use located on the university campus.

The following saved UDP policies are relevant to the determination of this application and are

considered to align with the principles, aims and objectives of the NPPF and are therefore considered to carry significant weight.

GEN1: Economic regeneration
GEN3: Heritage and design in the built environment
GEN6: Transportation
GEN7: Community facilities
GEN8: Environmental protection
GEN9: Liverpool city centre
E6: Mixed use areas and sites for various types of development
HD18: General design requirements
HD19: Access for all
HD20: Crime Prevention
HD22: Existing trees and landscaping
HD23: New trees and landscaping
T6: Cycling
T7: Walking and pedestrians
T8: Traffic management
EP9: Waste storage

Liverpool Core Strategy submission draft (2012)
Strategic Policy 1: Sustainable development principles
Strategic Policy 2: Land for employment strategic
Policy 3: Delivering economic growth
Strategic Policy 5: Economic development in the urban core
Strategic Policy 23: Key place making and design principles
Strategic Policy 33: Environmental impacts
Strategic Policy 34: Improving accessibility and managing demand for travel

Planning policy - other material considerations

- Ensuring a Choice of Travel – supplementary planning document
- Design for Access for All – supplementary planning document
- SPG Note 6: trees and development
- Liverpool City Centre Strategic Investment Framework (Nov 2012)

Issues

- Principle of development
- Design
- Residential and environmental amenity
- Parking, access, servicing and highway safety
- Provision of open space, street trees

The National Planning Policy Framework reiterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies immediately to the east of the city centre boundary.

The city centre Strategic Investment Framework strengthens the city council's commitment to support policy consideration.

Policy GEN1 of the UDP

The plan aims to reverse the decline in economic activity, investment and employment which Liverpool has experienced in recent years through the provision and servicing of sites for economic development and investment, and protection of adequate reserves of industrial / business land from other types of development.

UDP Policy GEN7

Aims to promote the satisfactory provision and distribution of community facilities.

HD18 General Design Requirements

The scale, density and massing of the proposed development relates well to its locality. The building lines and layout of the development have been largely dictated by the location of major underground existing services on the site which cannot be diverted. The boundary and surface treatment are included as part of the development and is of a design and materials which relate well to its surroundings. All plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design. Adequate arrangements are made for pedestrian and vehicular access and for car parking.

HD19 Access for All

All new non residential development proposals provide suitable provision for disabled people, both as employees and visitors. DDA compliancy has been carefully considered in and around the building. A new lift is proposed within the building to provide accessibility to all floors.

HD20 Crime Prevention

Policy HD20 seeks to encourage developers to incorporate measures with the schemes that make proper provision for personal safety and crime prevention. Particular attention is given to:

- Overlooking of public areas
- Incorporate the use of hard and soft landscaping arrangements in ways that do not create hiding places

The proposal incorporates safety and security measures to ensure personal safety and crime prevention. CCTV cameras will be installed and there will be a replacement of the existing.

HD21 Energy Conservation

Minimise the overall demand for energy arising from their development proposals by taking into account the need for energy sensitive siting, orientation and layout in the design of new developments.

HD22: Existing Trees and Landscaping

HD23: New Trees and Landscaping

C6 Universities and Colleges

Through the design process careful consideration has been to the retention of trees. The proposal would involve the removal of some trees to accommodate the proposal.

BCA Landscape to carry out a tree survey and arboricultural impact assessment to ensure that tree locations, conditions and expected lifespan could be taken into account in the development of the design.

Mitigation is provided by the detail contained within the arboricultural report which has been submitted with the application.

The value of the trees to be removed has been assessed and a considerable number of replacement trees are proposed appropriate to the area.

T6 Cycling

There is currently a large number of cycle stands within the campus in close proximity to the building. It is not considered necessary to provide additional cycle space in relation to the submitted scheme.

Drainage

The site has no history of flooding and is subject to no notable flooding from predicted future flood events. There are no water courses shown crossing or close to the site and it isn't susceptible to high groundwater levels. The scheme won't therefore present a flood risk to the development or the surrounding area and meets all the relevant necessary drainage requirements subject to provision of conditions in relation to compliance with the submitted Drainage Strategy Report (Alan Johnston Partnership LLP Ref SLSJ-AJP-ZZ-XX-RP-C-3010).

The proposals and recommendations include:

The proposed external levels will fall away from the building so that low points are not created, encouraging surface water to fall away from the proposed buildings.

The surface water from the building is proposed to be collected by the use of new private surface water drains at various locations around the proposed building then discharge into the existing public combined sewer as a restricted rate, via an attenuation system.

University maintenance ensures the drainage network is cleaned regularly.

Principle of development

The National Planning Policy Framework reiterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The City Centre Strategic Investment Framework strengthens the city council's commitment to support educational uses and in particular educational / student developments in the area.

The site is located within the University of Liverpool campus and in close proximity to other major educational establishments. The application site lies within Liverpool's Knowledge Quarter. The addition uses would complement these aspirations for the area in a positive manner.

Design

It is submitted that proposal would be of an appropriate scale and massing, utilising a form and materiality which would respect the surrounding urban context in a contemporary way and which would positively engage with the landscaping. The landscaped garden and courtyard would be designed to complement the surroundings.

The overall massing scale and context of the proposal is justified throughout the design and access sections of the report. A central five storey atrium would sit between the new wing and existing which will provide a high degree of visual and physical connectivity. In addition, there would be natural daylight internally and beyond into the garden space.

The scale and massing of the School of Law and Social Justice will read as a cohesive and unified whole bringing together both new and existing development. The proposed elevations would be appropriately scaled and proportioned relative to their context.

The proposed extension and reconfiguration would be of a high quality design, the which would respond appropriately to the site's opportunities and constraints and would relate well to the surrounding University campus scene and wider local context, providing considerable visual improvement to the University of Liverpool campus whilst providing benefits to the School of Law and Social Justice.

Highways and transport

The proposal seeks to retain the existing level of car parking provision conforms to the University's Car Park Management Strategy, which seeks to reduce the overall demand for parking on the campus and is already achieving sustainable targets contained with the University Travel Plan submitted as part of this application. The proposed car parking and servicing arrangements will therefore not adversely impact upon the operation of the surrounding highway network. The submitted proposal meets all minimum criteria for accessibility, whilst the amended Travel Plan will encourage sustainable means of travel.

Economic sustainability

The University of Liverpool is a growing and thriving environment and further improving University buildings and facilities will promote Liverpool further as an advanced educational city.

The proposal will offer a number of economic benefits, such as the creation of jobs throughout the construction process.

In addition, the proposal represents an opportunity which in turn will hopefully encourage future investment to the area and provide skilled professional job opportunities as well as retaining existing staff.

Environmental sustainability

The application site is located within the university campus is located within the Knowledge Quarter of the city, which in turn is approximately 0.6 miles from Liverpool City Centre.

In relation to local transport options the site is 0.5 miles from Lime Street train station with links to major cities, walking distance is 20 minutes to the station.

The bus network links throughout the city to the university and the city centre, which provides ease of access to sustainable transport systems thereby reducing car dependency.

Conclusion

It is submitted that the proposal is fully compliant with the relevant policies of the development plan and national policy and guidance, and there is a compelling case for planning permission to be granted in accordance with the presumption in favour of sustainable development.

The proposal will create a strong sense of coherency between the new and existing façade and internal treatments and environments.

The proposal will rationalise and improve the current fragmented distribution of the University of Law and Social Justice by bringing the three existing sites into one building thereby creating an innovative environment within the Liverpool University Campus.

It is submitted that the proposal is acceptable in terms of the Liverpool Unitary Development Plan, the emerging Liverpool Local Plan and the NPPF and should therefore be granted planning permission without delay in line with paragraph 14 of the NPPF.

Landscape