



Landscape Appraisal

School of Law & Social
Justice

Planning
(part of D&A statement)

bca landscape

Introduction

BCA Landscape were appointed on Friday 6th October 2017. Following a meeting with Ryder and Andy Murphy of UoL on site to discuss the project, it quickly became clear that the existing trees were an important part of the design development for the project.

A tree survey and arboricultural impact statement were commissioned as a first action to ensure that tree locations, conditions and expected lifespan were all taken into account in the design development.

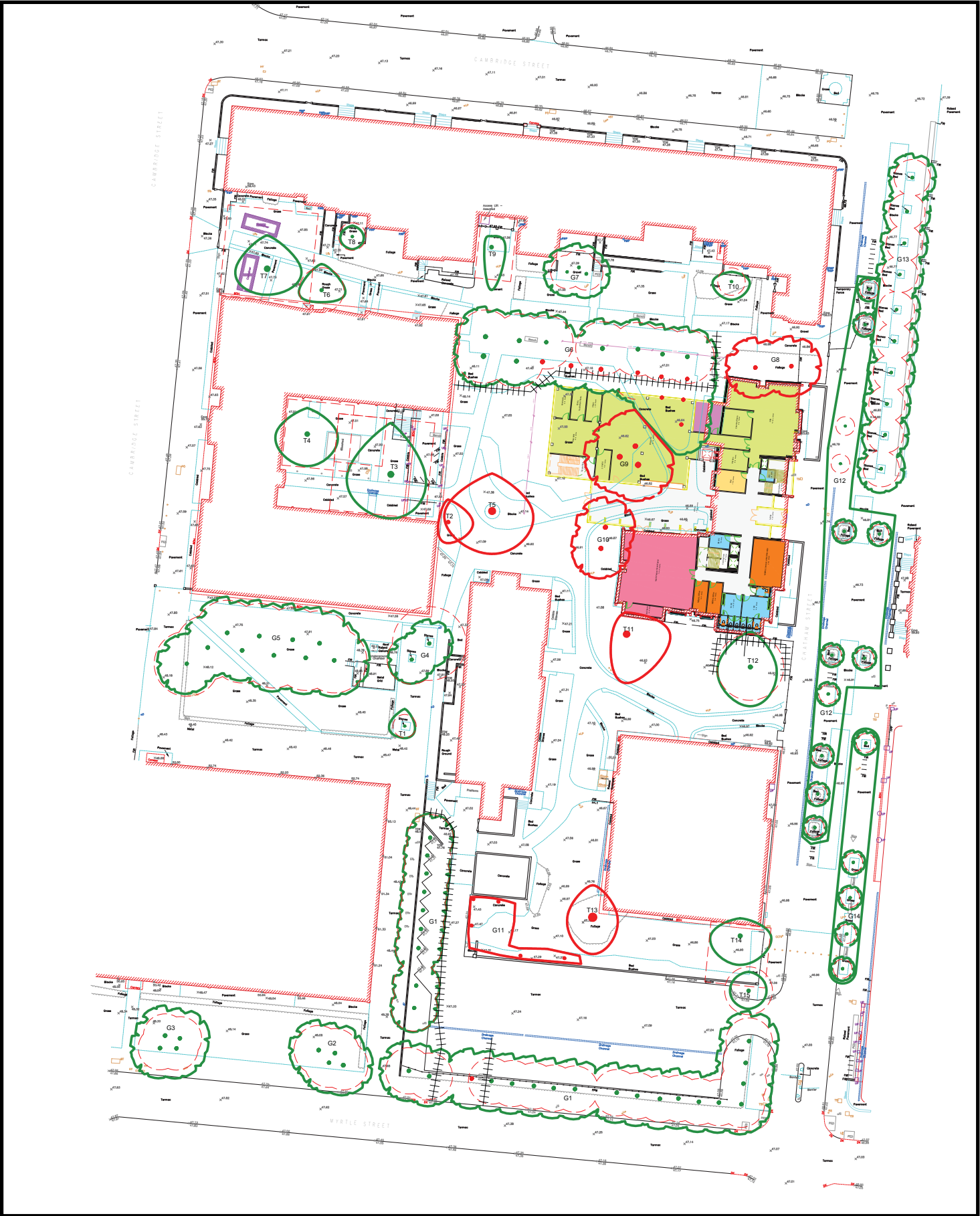
The survey was undertaken on 14th October 2017 and the results can be found in Appendix. A

The building footprint has been modified to retain a Lime avenue between Cypress Building and Rendall Building and various other recommendations based on the proximity of trees to existing buildings are intended to facilitate the development of more appropriate species in a better relationship with the building fabric and the spaces they sit in.

A spatial analysis was then undertaken to connect the new facility with the wider campus and to optimise the potential for new external spaces to enhance the use of the new building.

A further decision will then need to be taken as to whether the landscape elements are considered in the light of any emerging ideas from the Campus Public Realm Strategy that is about to be commissioned so that it also is coherent with what will be happening on the rest of the campus.

Tree Survey



Tree Survey Extract - NOT TO SCALE

NOTES

A tree survey was carried out by ‘Mullberry Tree Management Consultants’ to assess the quality of the existing trees and the potential impacts of the proposed construction works.

The survey found the majority of trees to be of low quality and value with a selection being of moderate quality and value. Only one tree was classified as of high quality and value (T3). Several trees have been proposed for removal due to them being potentially dangerous and close to existing building or because of their proximity to the proposed building extension.

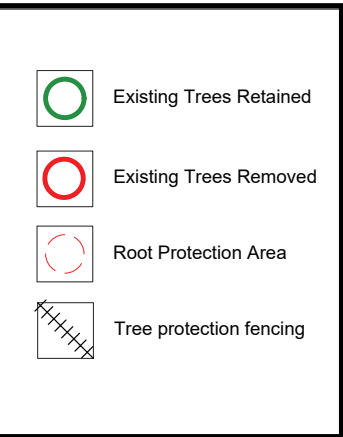
Please refer to Appendix A for further details.

AIS Plan - CBUOL/AIS/01 Rev.A

BS5837 Plan - CBUOL/BS/01

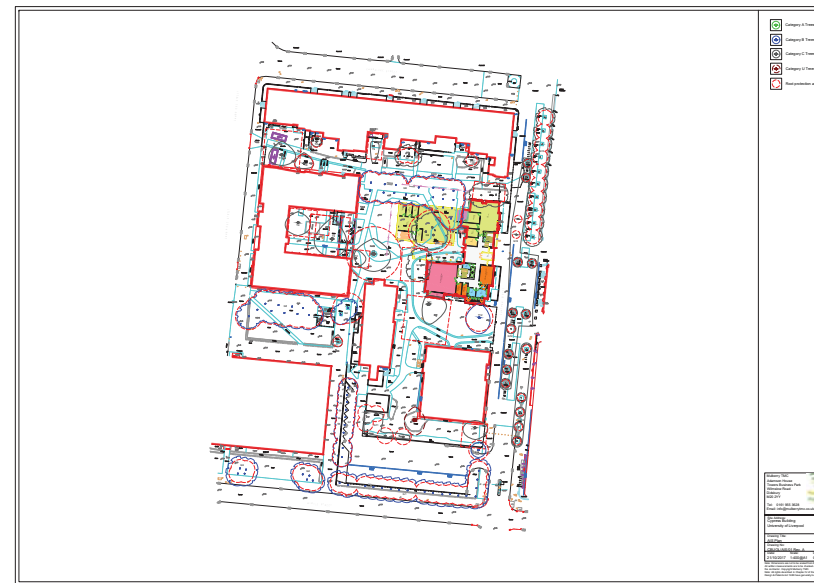
Method Statement Plan - CBUOL/MS/01 Rev.B

Mulberry
Adamson House,
Towers Business Park
Wilmslow Road
Didsbury
M20 2YY

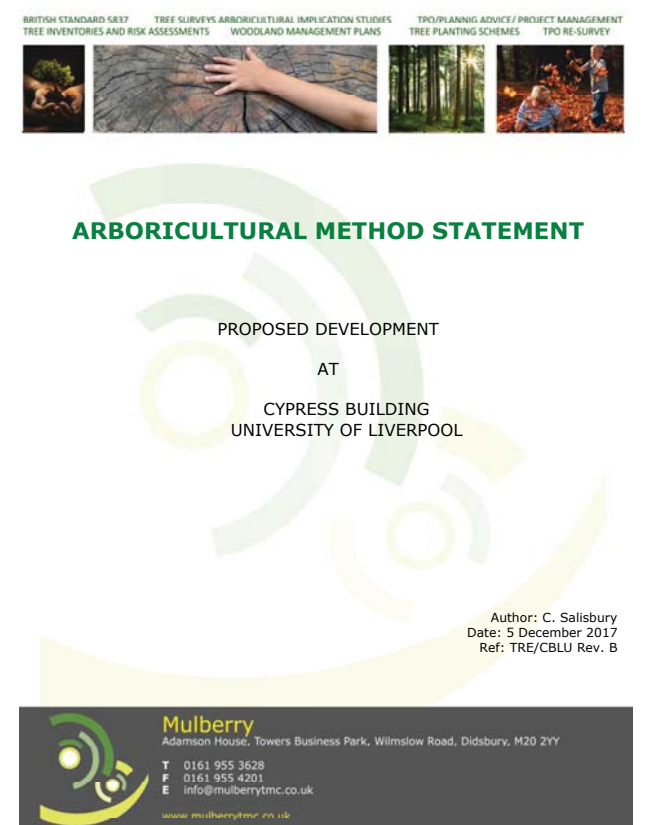
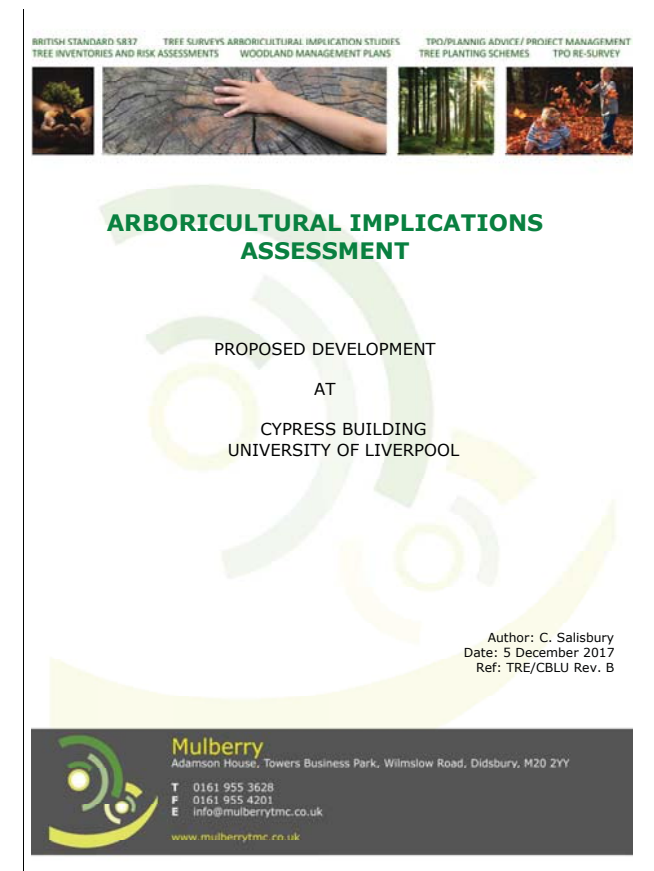


Tree Surveys

Tree Survey Reports



See appendix for tree survey details



See appendix for tree survey details

Access and Circulation

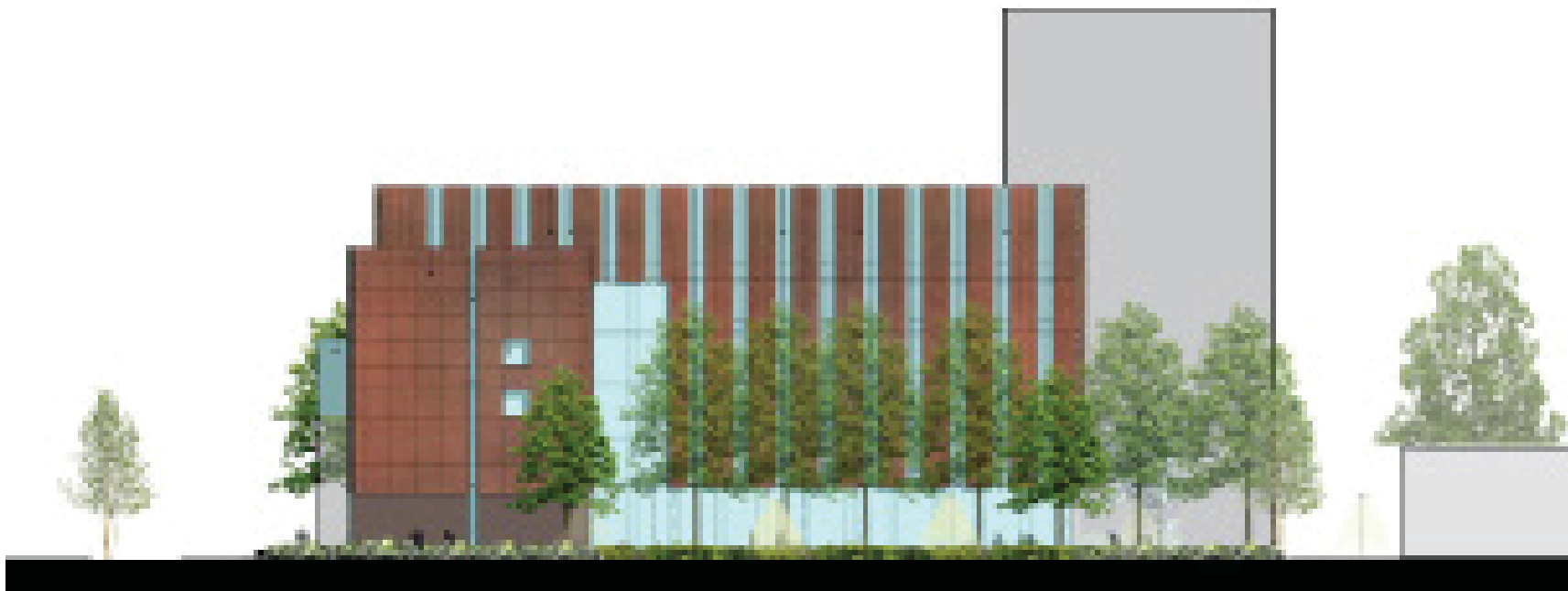
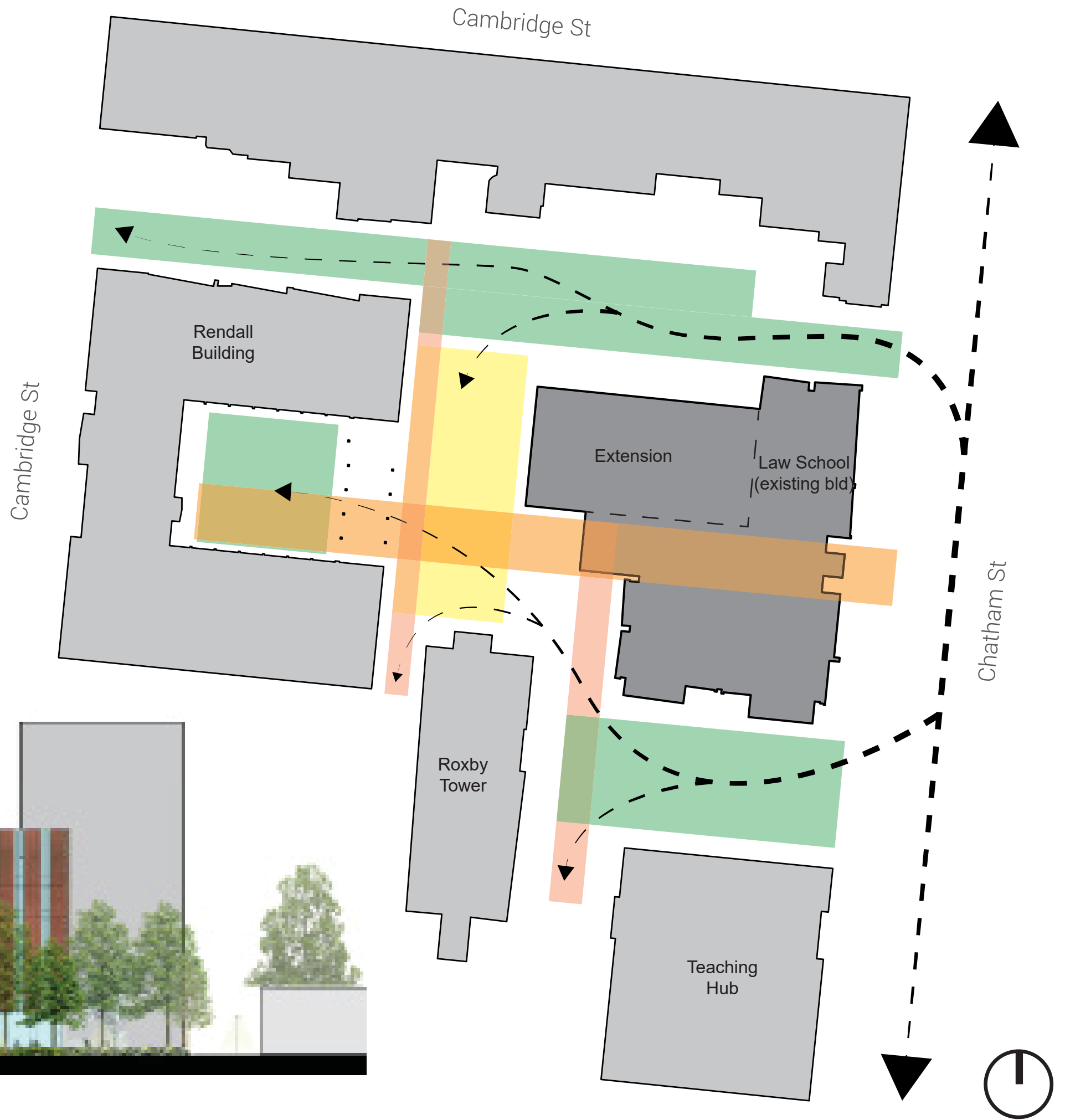
The North – South pedestrianised spine of Chatham Street is a major route through the campus and the concept envisages retaining green interfaces with this route and to enhance the green connections onto it between the Cypress Building and the Garstang Museum, and between the Cypress building and the Teaching Hub.

A strong new East-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.

Subsidiary links north-south either side of the Roxby building will also be enhanced and all these routes either directly or indirectly lead either to the atrium, or to two new enhanced green spaces with retained or new trees, carefully composed to maximise views of green space from within the new building, or whilst moving around it. The concept has been developed in 3D, rather than something that just looks convincing on plan. In this way, we have thought about the scale of the spaces in relation to the buildings, how they will feel in 3 dimensions and how they relate to each other.

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.

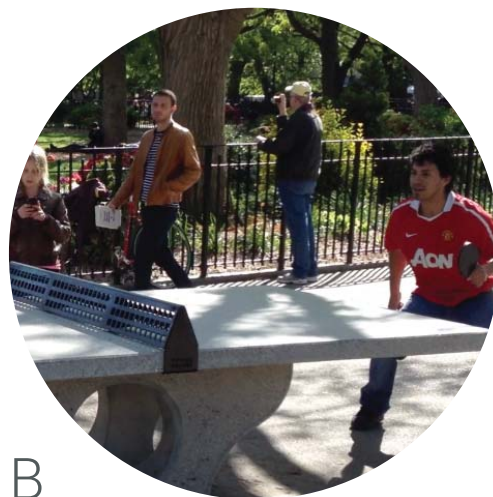


bca landscape

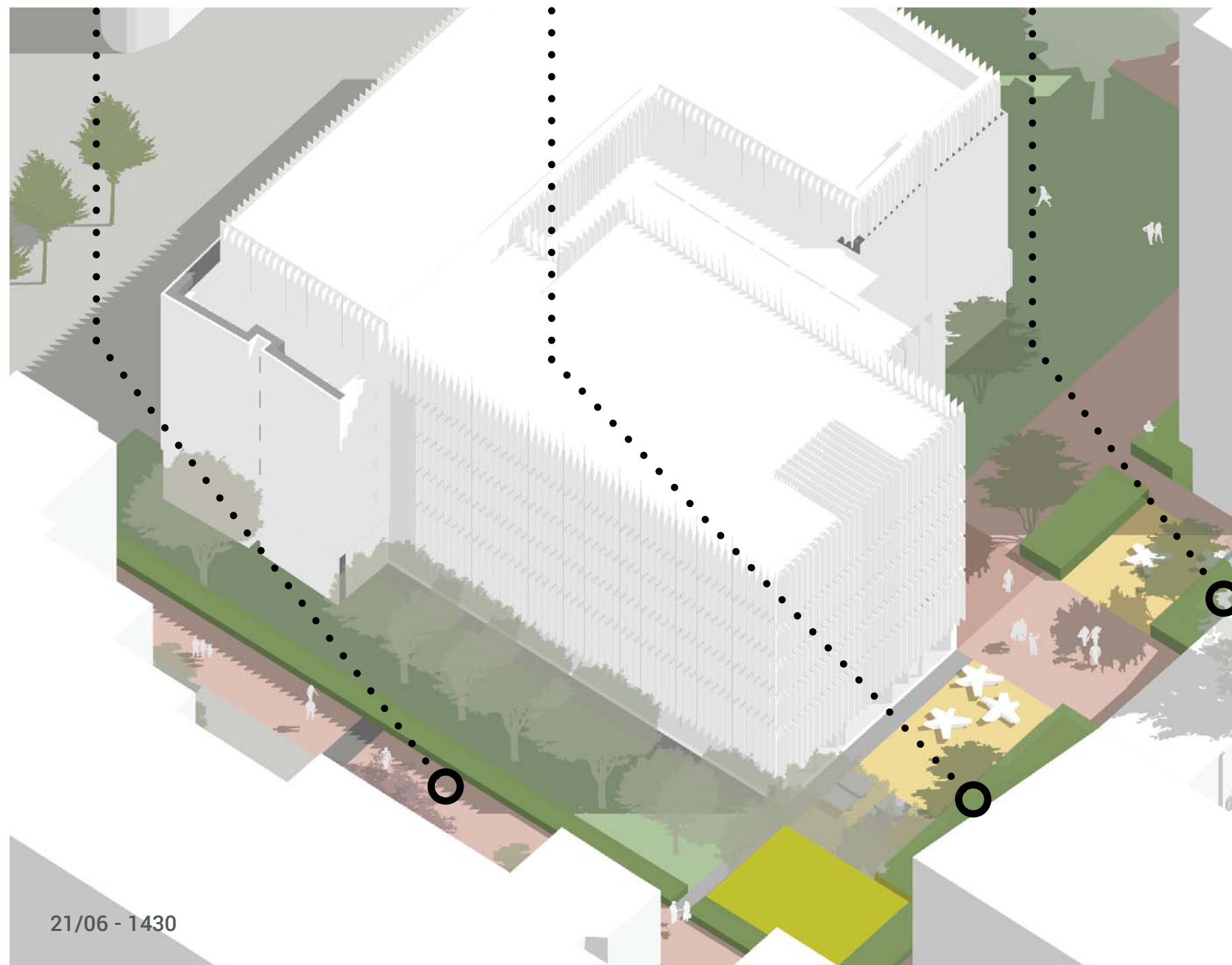
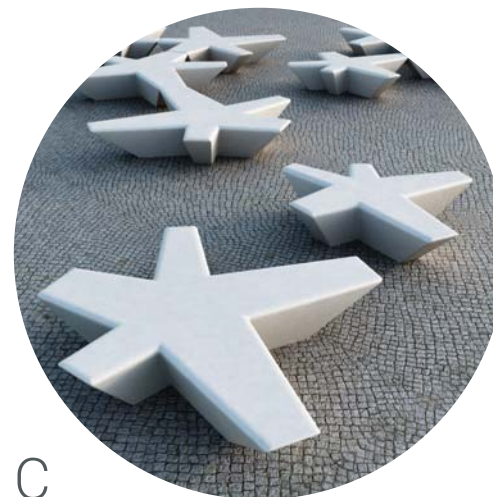
A



B



C



21/06 - 1430

Landscape Vision and Context

The Landscape Strategy has been developed to take full advantage of the location on the campus and to connect the proposed building with adjacent spaces and routes. This strategy defines the key aspects of the landscape design and their contribution to what the scheme has to offer staff and students and the University and wider Knowledge Quarter community.

The concept revolves around the new atrium at the heart of the scheme with a series of routes and spaces radiating out into the wider campus to improve routes and connections. The 'spill-out' space associated with the atrium connects the interior and exterior of the building.

The landscape is zoned to enhance and support the proposed active building ground floor uses and will enable and encourage flexible use and self-policing interaction on a day-to-day basis between staff, students and visitors alike.

There will be an increase in biodiversity compared to the existing site, with the provision of new groundcover and tree planting.

Ground level surface water run-off is generally directed into planting beds as part of the sustainable drainage strategy and will be supplemented by permeable paving and swales. This will be supplemented by attenuation tanks to ensure control of surface water run-off.

Social behaviour within public spaces discourages anti-social behaviour and brings people together in a positive way. The design for the landscape and public realm focuses on the creation of usable, convenient spaces. Celebratory artwork elements that focus on law and social justice quotations and superlative quotes, ideas, and characters- particularly where they relate to Liverpool University and the wider City will help to develop a distinctive character to the spaces around these buildings. These artwork elements are being considered as part of a wider strategy for artwork across the campus.

Accessible external spaces with seating have been provided to maximise amenity areas. The character of the public realm is of relaxed permeability of seating areas, soft landscape setting and tree planting. The aim is to create spaces the public can journey through, stop to socialise or relax and visit the new facilities within the law school, all at an informal and leisurely pace. Soft landscape and tree planting provides setting, enclosure and seasonal interest for staff, students and visitors to enjoy and exploit the degree of protection from traffic noise and pollution that the site provides.

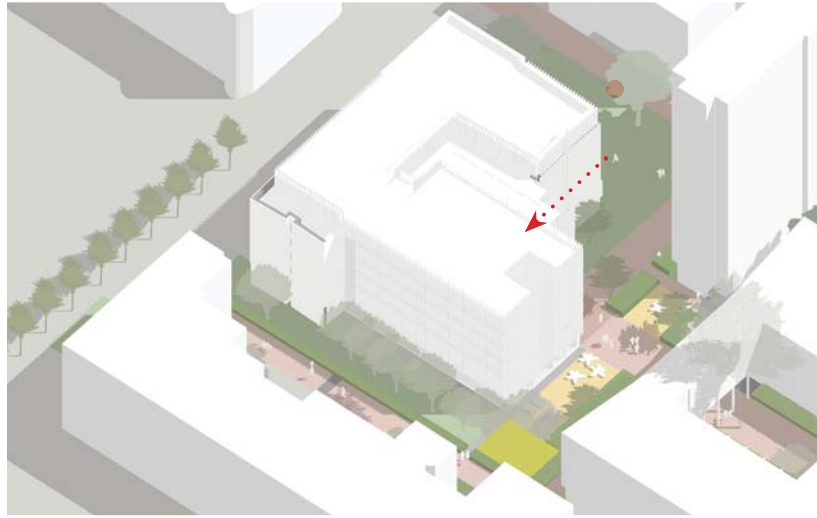
Propose (3D)

A. This linear route will be framed by the retained line of Lime trees forming a strong avenue. We are suggesting removing much of the hard paving from beneath these trees and reinstating to lawn and planting.

B. An external green space adjacent the atrium will provide opportunity for external break out space.

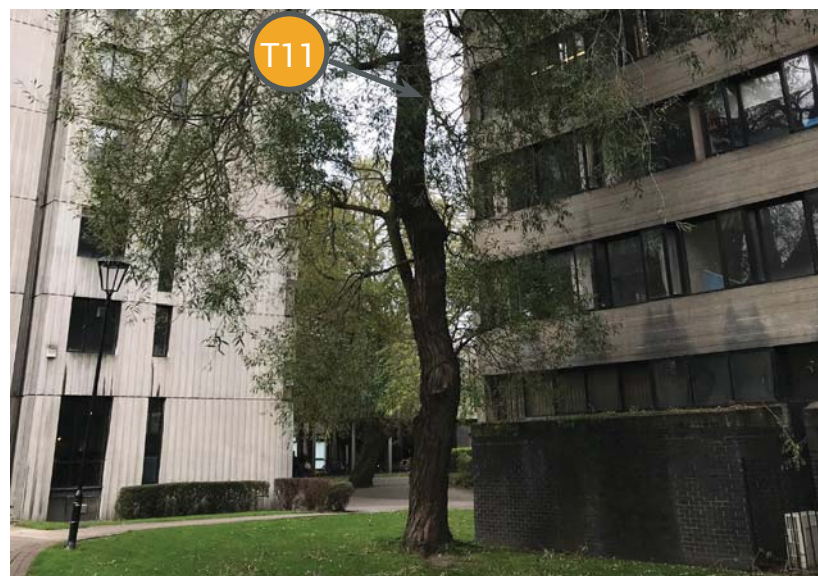
C. Small covered external work pod spaces could allow for working outdoors if the weather is favourable. External wi-fi booster units could give wi-fi coverage.

Existing

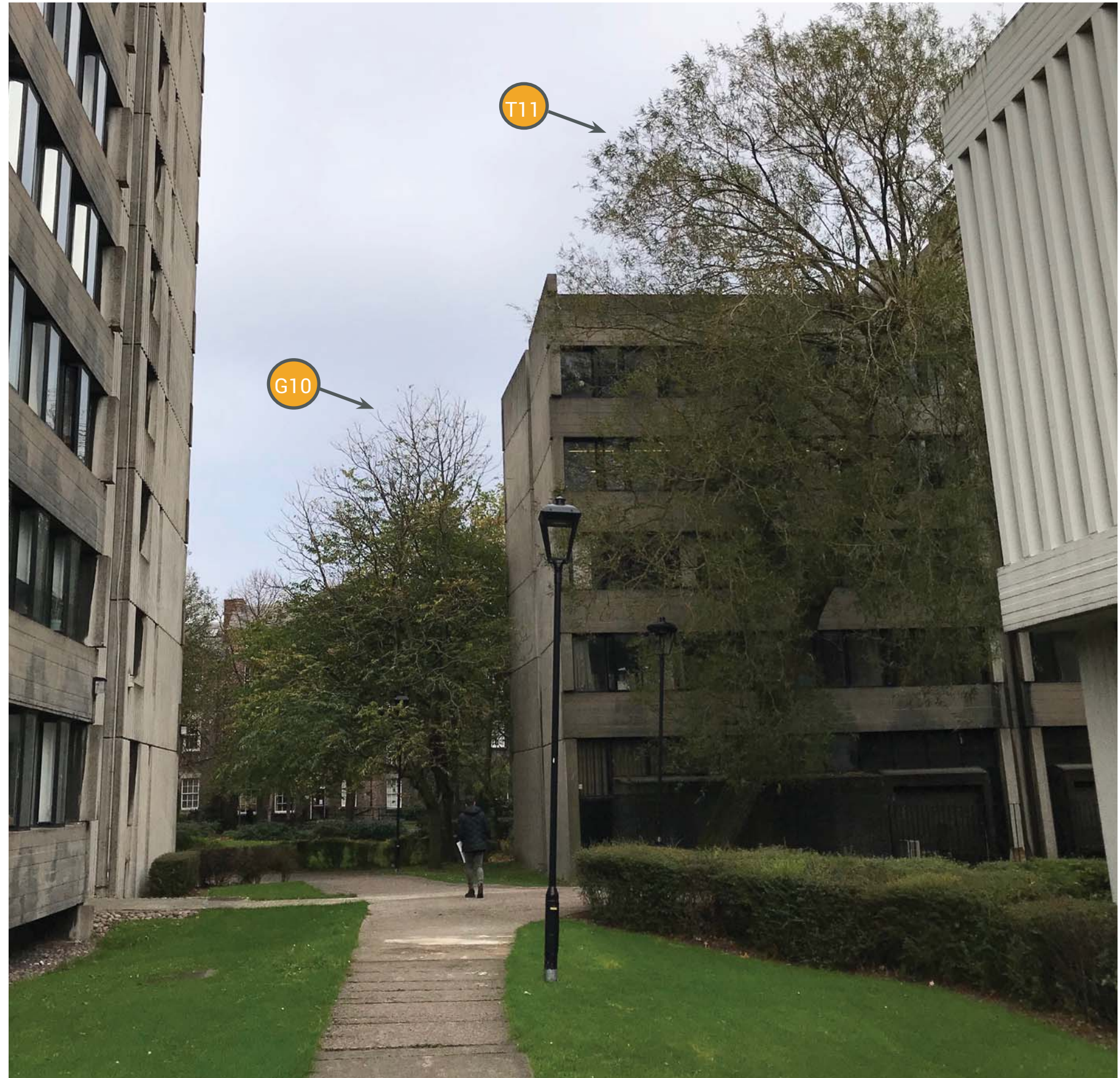


Approx. view location diagram

This view shows one of the large existing willows (T11) which is advised to be removed due to its proximity to the existing building and its general condition as it is reaching the end of its safe life expectancy. Willows and poplars should not ideally be planted within 30m of any building, due to their tendency to shed limbs on passing pedestrians or adjacent buildings, or cause damage with their invasive root systems. Planting so close to a building will inevitably mean that the branch structure and root systems are asymmetrical and therefore more likely to be unstable for such a large tree.



Additional view of surrounding area



Existing Site Photograph

Proposed

Replacement of T11 with a new tree that has a much longer life expectancy, such as Oak, in a more central location, equidistant between the new Law School and the Teaching Hub will provide a more permanent, sustainable green space in this important location. As it is on the south side it will also more light into the southern elevation of the law school.

Ecological Value & Sustainability

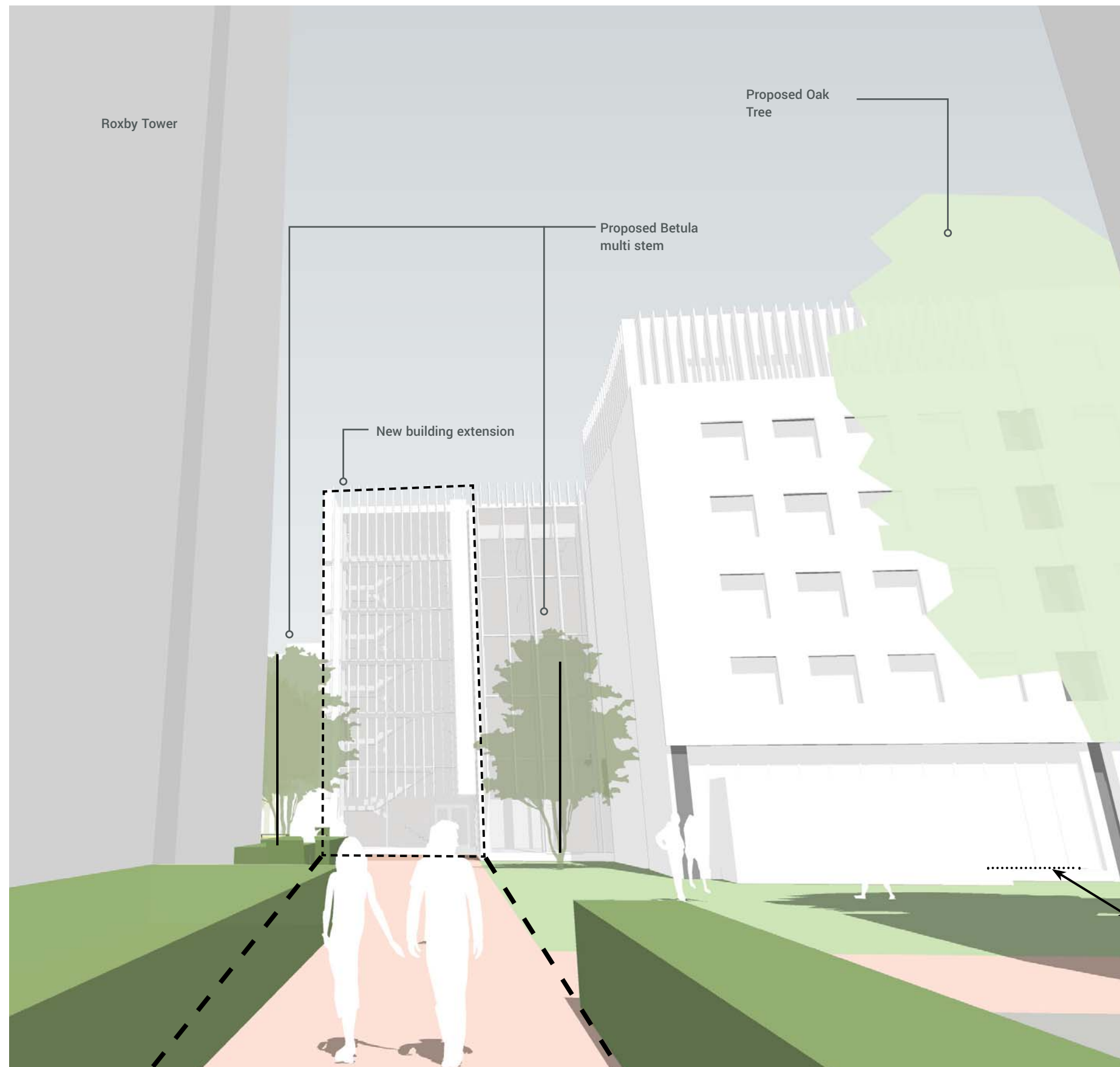
There is a commitment to using landscape materials rated A or B in the BRE Green Guide to Specification.

Increased temperatures and more extreme weather events pose a number of risks to all developments in terms of their ability to provide a comfortable living or working environment. The site layout responds to this in the following positive ways:-

- 15No. New trees are provided of sufficient density and canopy structure to provide shade and to filter wind between the buildings. Removal of some of the existing trees will lead to improved conditions for neighbouring retained trees as many of the existing trees were planted too close to each other or too close to existing buildings.
- The incorporation of green infrastructure in the development provides shading and cooling and thereby reduces and mitigates heating of the urban environment.
- Well-thought-out adaptations to climate change as part of new development, particularly those involving green infrastructure, have the potential to contribute positively to the resilience of the wider area as well as that of the development itself. Ways in which this new development contributes to neighbourhood level resilience include:
- Improving the local micro-climate e.g. enhancing the tree network and tempering the urban heat environment; as well as sheltering from cold northerly and easterly winds in winter.
- Well-adapted public realm e.g. shaded, accessible seating areas, well screened from adjacent traffic.



Precedent Study



View Looking North

Existing



Approx. view location diagram

This existing Willow tree (T5) is at the end of its safe useful lifespan and could quite quickly deteriorate into a dangerous condition. Again, for the size of the tree it is planted too close to the adjacent buildings, or the buildings have been built too close to the tree to allow for them to co-exist. The tree obscures much of the fine stained glass detail on the adjacent Rendall Building and could be affected by planned service diversions. The removal can be justified on the basis of creating an even better space in the medium to long term and to act responsibly in terms of tree management for the safety of passing pedestrians.



Additional view of surrounding area



Existing Site Photograph

Soft Landscape

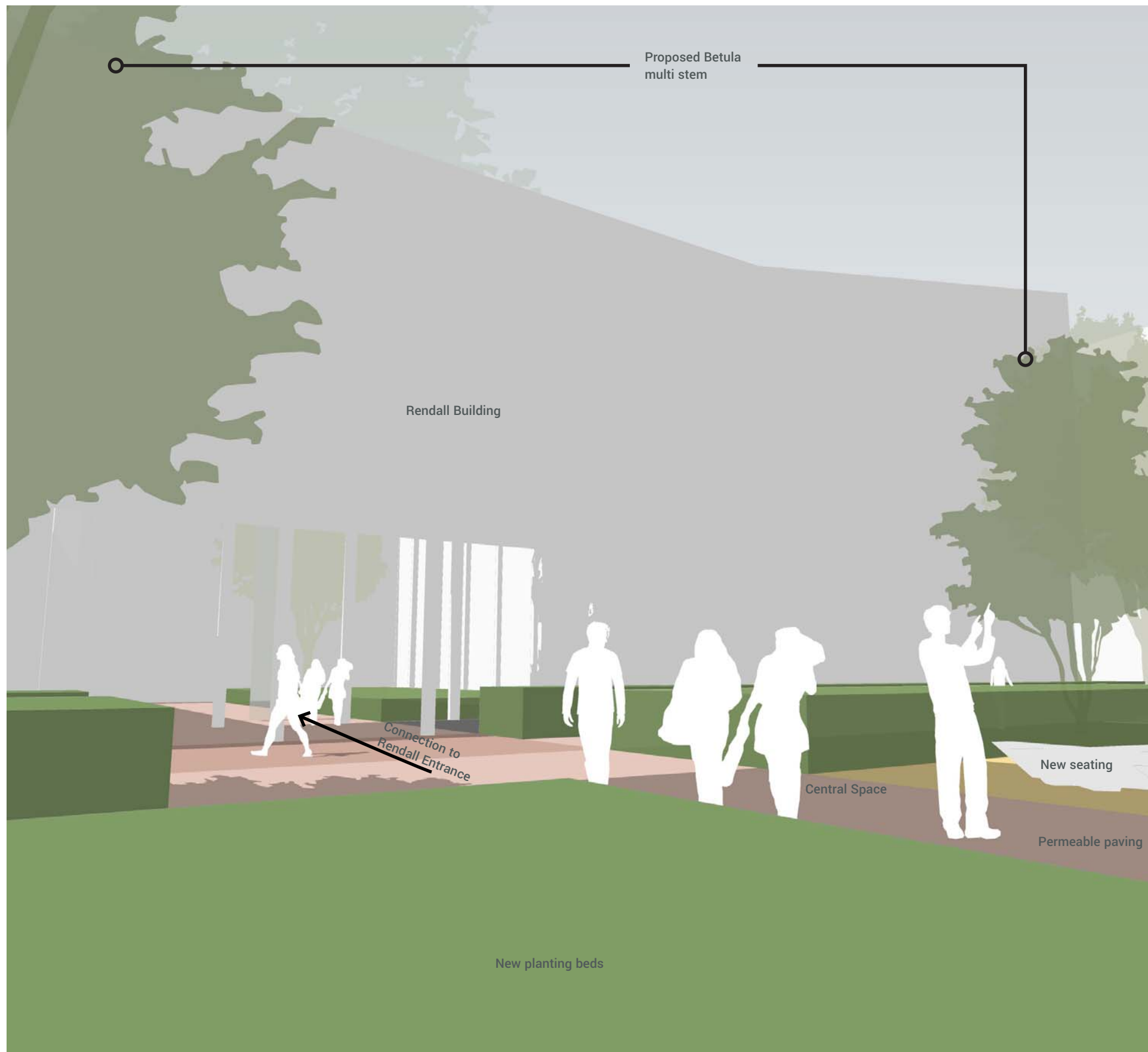
The over-riding objective is the removal of inappropriate trees and replacement with long-lived species in locations where trees can thrive without damaging adjacent buildings. Please refer to the Arboricultural Implications Assessment and relevant drawings.

The existing structure of both avenue and specimen trees in lawns has been respected where possible and extended in the new design. New indigenous semi-mature trees are planted in the ground level soft landscape areas, in spaces where they will be able to grow to their full potential, away from buildings. New low-level and ground-cover planting will be shade to sun tolerant mix understory planting of bulbs, perennials and groundcovers appropriate to the site context, species chosen to provide value for wildlife.

The planting scheme responds sensitively to the close grain urban composition of the site and the aspect of each planting area as it relates to adjacent building mass in terms of sunlight and wind patterns. The landscape design responds to the sites lack of vehicle access to create desirable seating areas. A mix of semi-mature trees with low – level (up to 1m high) border planting, with perennials focussing on provision of plants to attract wildlife, with scented planting concentrated adjacent the seats for maximum effect.

Proposed

With the removal of T5, the space can be opened up and the visual links through to the Rendall Building courtyard can be improved. Informal but carefully placed groups of multi-stemmed trees which have excellent spring blossom and autumn colour at a more human scale than the big willow, would help to lighten up the space which could become a focus for informal recreation at the confluence of various routes.

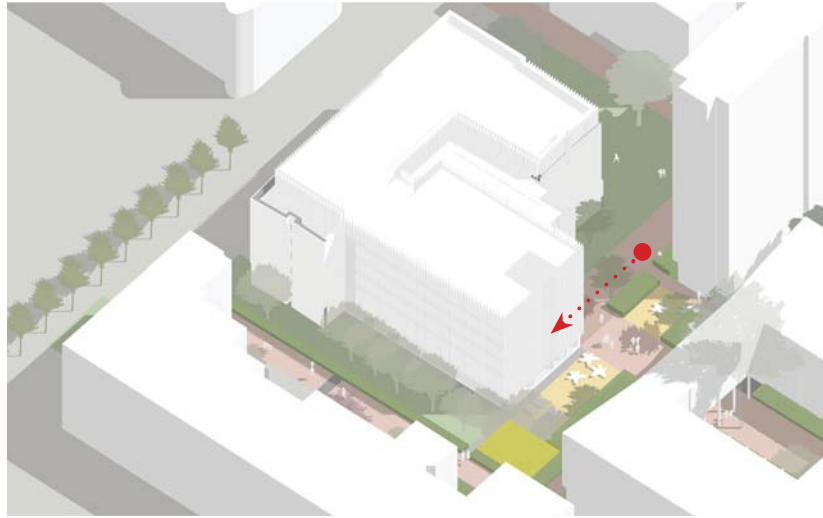


Analytical Diagram



Precedent Study

Existing



Approx. view location diagram

A further view of T5 and the adjacent lime T2 which is even closer to the building and is also recommended for removal. This shows how the trees dominate the view and occupy the whole of the adjacent space, casting deep shade across it.



Additional view of surrounding area



Existing Site Photograph

bca landscape



View looking North

Analytical Diagram

Smaller, more informal but carefully placed multi-stemmed trees will allow more light into the open space beyond and allow for sitting in more dappled shade. Views of the new building will be carefully framed and the atrium and stair core to the western elevation will benefit from getting more light and views out to the new space.



Precedent Study