Our urban analysis forms a critical foundation, to develop an urban and architectural response that fully considers the extent of new development in the area, the interface with an existing established community and the potential green space and urban realm integration. From this starting point our response is rooted in the fundamental character of Liverpool. It also says much about how the city is evolving, how its morphology changes.

3 URBAN ANALYSIS

+ GROWTH WITHIN CITY GRID
+ JUXTAPOSITION OF INDUSTRY & COMMUNITY
+ DECLINE IN DENSITY RESULTS IN EDGE SITE
+ RESTITCHING OF CENTRE/PERIPHERY

3.1 MAPPING

Over the past century, the area has seen a drastic transformation from a hive of industrial activity and dense housing, to a patchwork of suburban and industrial estates interspersed with empty sites where old buildings have been cleared and varying types of green space.

1920

- Close-knit urban grain in dense street pattern
- Overlapping of residential, industrial, business and leisure
- Integrated communities with workplaces, schools and pubs on every corner
-

1970

- Street grain disperses due to slum clearance and shrinking industry
- New industries move in to occupy empty plots
- Post-war housing developments with lower density

2000

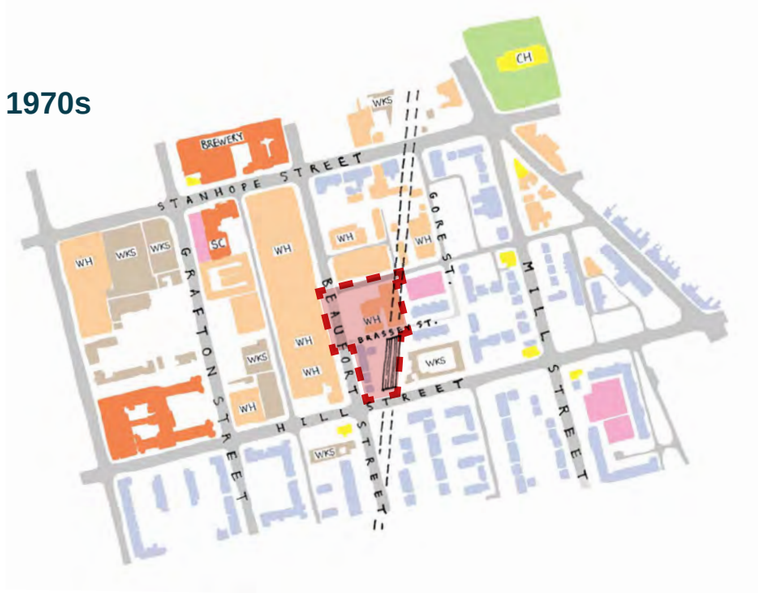
- Suburban housing and infrastructure introduced in 1990s
- Street pattern disconnects and empty sites appear
- Lack of cohesiveness creates dead zones

2020

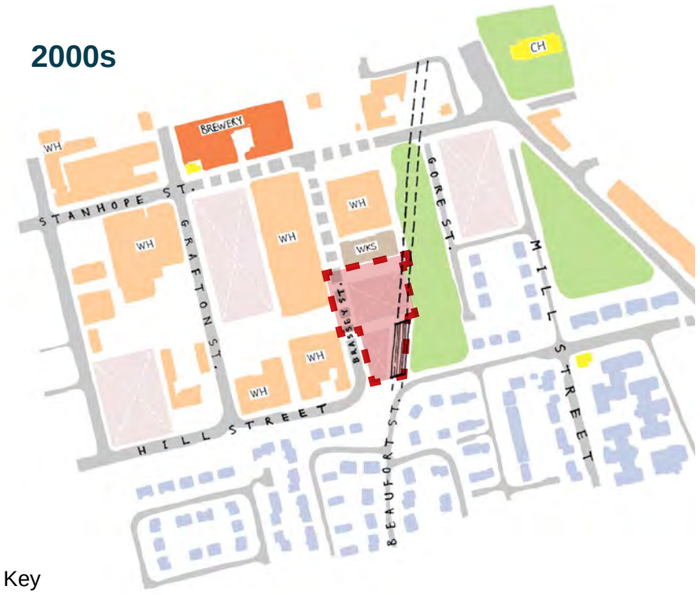
- Void sites are re-stitched with new developments
- James Street Station reinstated, creating a key node
- Cains Brewery becomes landmark development

1920s

1970s



2000s



2020s

Key

- site
- residential
- business/industry
- industrial
- key building
- public house
- void site

+ VARIED COMMUNITY FUNCTIONS
+ ACTIVE STREETSCAPE

BEAUFORT STREET

FLOUR MILLS

TOXTETH, 1903

3.2 URBAN MAPPING
EARLY 20TH CENTURY

The rapid development of Liverpool in the Victorian era created a dense urban grain, with close-knit streets of terraced housing mixing among industry, business and community buildings.

This created close relationships between places of home, work and leisure, in which local residents were connected to the industry in their neighbourhood. The importance of leisure is evident in the public baths facing Brassey Street, and the many public houses located on street corners. These pubs were key community nodes, along with the schools and churches that brought neighbourhoods together.

The brewing industry was highly significant in this area, not only for Cains brewery but also several cooperages, bottling warehouses and other buildings linked to the trade. Robert Cain expanded the brewery in 1903, creating the iconic tower, which coincided with his growing monopoly of brewing and pubs in Liverpool.

1920s

Key

- site
- PH public house
- BW brewing industry
- WKS industrial works
- SC school
- CH church
- H hospital

+ HILL STREET CONNECTING PARK ROAD TO SEFTON STREET
+ DIVERSITY OF SCALE, THE JUXTAPOSITION OF THE HORIZONTAL AND THE VERTICAL

1970s

Public house

'Dockers Cathedral'

VIEW 1: HILL STREET, 1980'S

3.2.1 URBAN MAPPING LATE 20TH CENTURY

Following slum clearance programs and industrial decline, the density of the area decreased in the latter half of the 20th century. Cleared sites and derelict buildings now interspersed among industrial relics and empty public houses.

Most notable of these relics is the imposing building in the background - Liverpool Grain Storage & Transit Company silo. This iconic, monolithic structure was appropriately nicknamed by locals 'The Dockers Cathedral'. Completed in 1936, it was the largest concrete grain silo in Europe.

Also of note, but just out of shot, is Caryl Gardens, a well-loved 20th century public housing scheme consisting of tenement blocks built around courtyards with playground spaces. These tenements are evident in the plan above, in the bottom left corner.

"The community spirit experienced by many tenants who lived there will never be forgotten. "Events shared such as the Christmas grottos, summer carnivals and bonfire night parties brought great happiness to the lives of many residents who lived on the breadline."

- SUBURBAN PLAN, UN-DESIGNATED GREEN SPACE
+ FUNCTIONAL CONNECTIONS

- NO-MAN'S LAND
+ NETWORK OF GREEN SPACES

1990s - 2000s

1.

2.

4.

3.

3.2.2 URBAN MAPPING
PRESENT DAY

The suburban plan indicates the houses benefit from an abundance of green spaces where private gardens extend to semi-private spaces and on to public open spaces. In reality, these spaces are walled, fenced or separated by wide pavements, parking and little used roads. These create a network of defensive open space and expanses of unused green space with no relation to each other. A network of green space could be used to stitch together the various spatial and social conditions of the edge site.

+ PARK AS KEY INTERFACE
+ SOCIAL & SPATIAL STITCHING
+ SAFETY, ACCESS & SURVEILLANCE AS TANGIBLE BENEFITS

3.2.4 URBAN MAPPING
FUTURE CONNECTIONS

As the area develops, the interfaces around the site can be viewed in three interconnected ways;

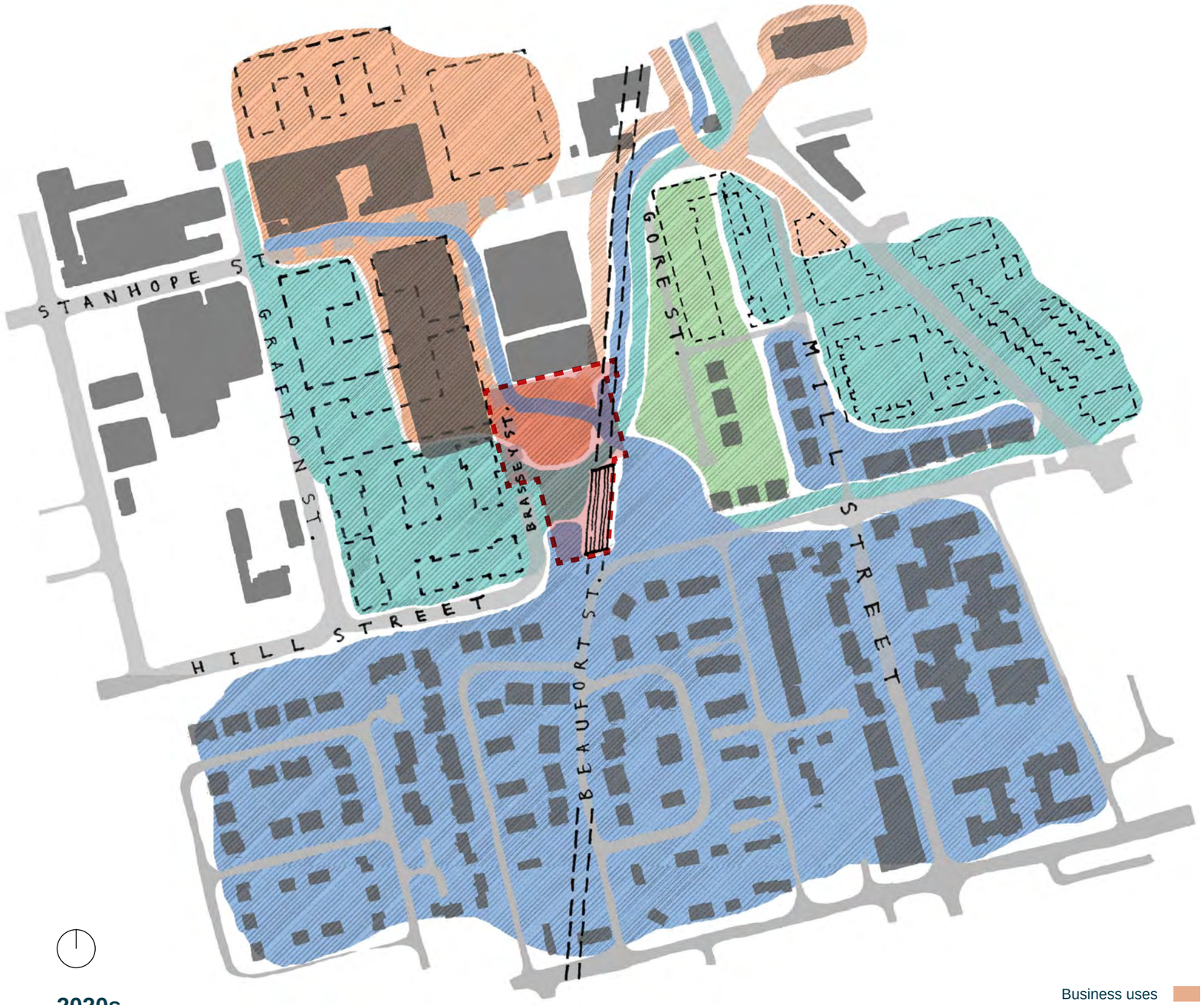
SPATIAL/SOCIAL/FUNCTIONAL

Currently the park boundary is a border, a 'non-space' between the light industrial units and the low rise housing. As this area develops and different uses and demographics merge the park could be transformed from a border to a crossing point, spatially defined by routes, nodes and destination areas.

Hill Street is another border interface; cut off at the junction of Beaufort Street and blocked from traffic at Park Road, the street is redundant and suffers from a lack of vehicular or safe pedestrian traffic.

This subtle spatial border Hill Street defines is also a social separation. As new demographics come in to the area, the question of how the existing demographic functionally benefits from new development needs to be addressed. New access points, improved routes, safer open spaces and enhanced natural surveillance are tangible benefits.

The daily cycle of the site is the expression of the intentions of the urban realm and has the potential to transform the development. Although basic commercial uses activate the site during working hours and resident's usage at the start and finish of the day, other uses should be explored to continue the activity beyond daylight hours. If the park is intended as a key access route to and through the development, safety and surveillance are of prime importance.



2020s

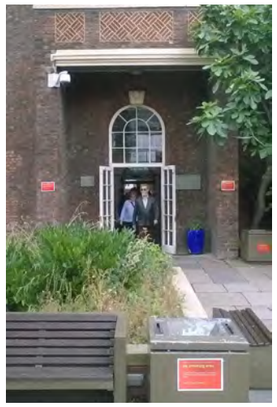
Business uses
Residential
Existing community
Park fronting residential

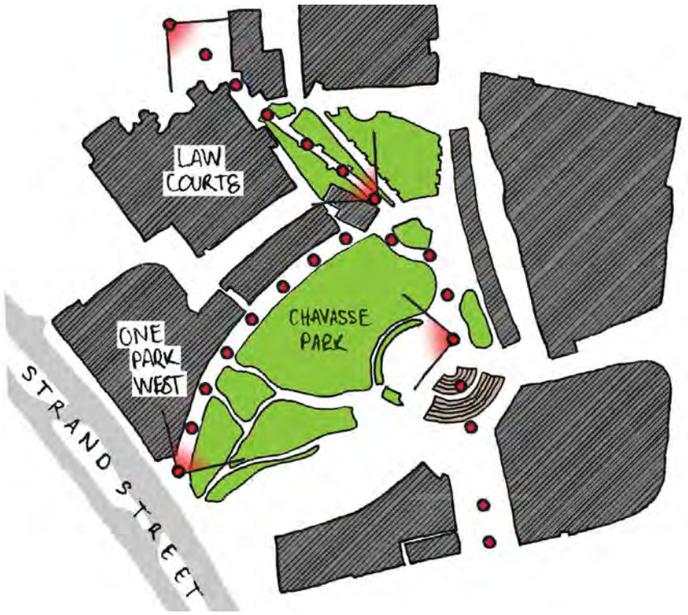
PRECEDENTS
CHAVASSE PARK

- PUBLIC CONNECTIONS
- BUILDING MASS DEFINES PARK
- ARTICULATED APPROACH

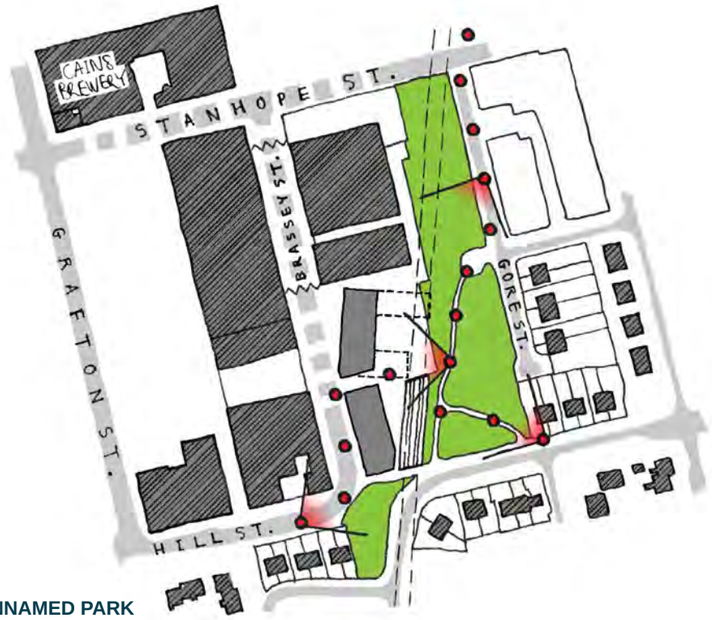
PRECEDENTS
BLUECOAT

- SEMI-PRIVATE REST SPACE
- DEFINED THRESHOLDS
- FEELING OF BEING A SECRET SPACE

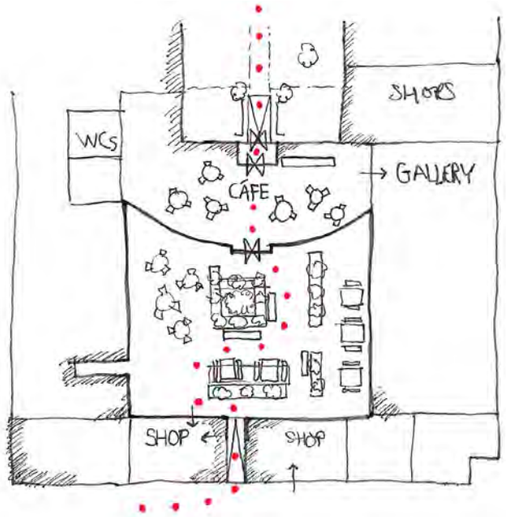




CHAVASSE PARK
SCALE COMPARISON



UNNAMED PARK
SITE POTENTIAL



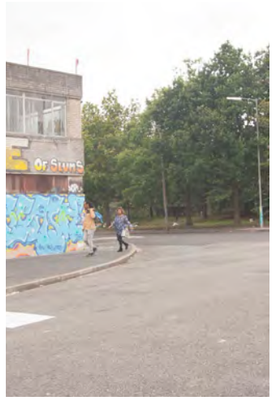
BLUECOAT COURTYARD
CHARACTER ANALYIS

3.3 PUBLIC SPACE COMPARISON OF SCALE AND KEY FEATURES

Liverpool is typified by its generous and varied green space. These spaces vary from the large central Chavasse Park to the secret intimate Bluecoat courtyard. The unnamed park adjacent to the site is an untapped asset for the city. This comparison study illustrates how the character of the currently unused park can evolve as the area develops. At it's boundaries and in the routes through local residents, passers-by and business users will connect.

UNNAMED PARK

- UNINVITING THRESHOLDS
- POOR VISIBILITY
- OVERGROWN AREAS
- UNDEFINED/NON CONNECTING BOUNDARIES
- POOR APPROACH



+ DENSITY/URBAN REALM BALANCE
+CONNECTING OPEN SPACE
+ QUALITY OF URBAN SPACE /STREET SCAPE

3.4 URBAN REALM REGENERATION

Since Liverpool & Manchester developed in the industrial revolution, there has been a healthy rivalry between the two cities. As the major port city, Liverpool's development was focused on its docklands, whereas Manchester grew from its canal and rail networks with mills and warehouses related to the textile industry.

Today, this contrast continues in the development of both cities. The significance of Liverpool's waterfront has inspired close attention to open space, with a focus on the public realm between buildings, akin to European cities. Manchester, on the other hand, focuses on the urban blocks, developing high density urban quarters inspired by cities such as New York.

This comparison emphasises the importance of public realm to the Brassey Street site, to embody the spirit of Liverpool's regeneration into an accessible, beautiful and public city.

LIVERPOOL

MANCHESTER

ST. GEORGE'S MASTER-PLAN

SPINNINGFIELDS

LIVERPOOL ONE

HULME GREEN