4 SITE ANALYSIS
CONSTRAINTS AND OPPORTUNITIES

4.1 SITE ANALYSIS
URBAN OPPORTUNITIES

Liverpool's morphology tells the story of the shift from urban density to suburban forms that have in places cut connectivity and produced juxtaposing masses and scales. Cumulative changes are taking place in the area and there is an opportunity to work from the lessons of urban morphology to define fundamental principles that can be built on over the next stage of development;

RECAPTURING DENSITY

Before the vast slum clearances, the urban block was dense and varied. The social and economic factors that resulted in these clearances have left their mark on the urban form, destroying density and transplanting sparse suburban forms.

Recapturing urban density is surely the next stage of the city's morphology; re-interpreting the earlier dense neighbourhoods of terraced streets, but using a different typology.

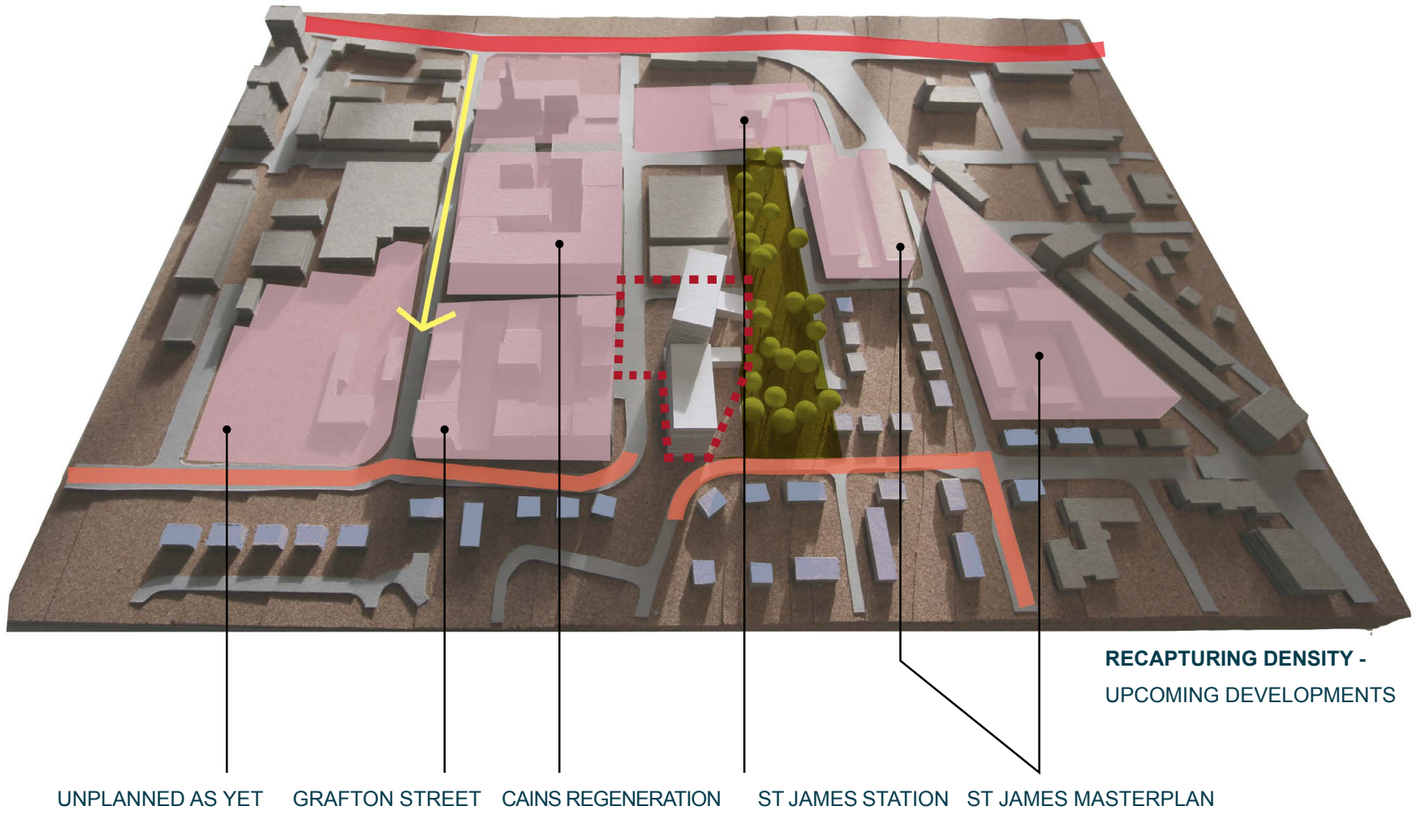
STRETCHING THE CITY EDGE - CONNECTIVITY

Baltic Triangle is now part of the established city centre. Ten years ago there was very little development activity in what is now a vibrant quarter of the city. Perceptions of what constitutes the city centre have changed, and will continue to change. And that change can be used as a resource to help regenerate areas, breathing new life into tired spaces that lack value. There has been a dramatic encroachment into areas that lay beyond the previously acknowledged city centre within the inner ring-road. These areas of opportunity, and the development schemes that are now coming forward, represent a new chapter in the life of the city.

This postulation presents us with another centre/periphery space; the border between the established community and new developments.

The context presents us with two opportunities to negotiate this edge.

- HILL STREET
- THE PARK



4.1 SITE ANALYSIS
URBAN OPPORTUNITIES continued

HILL STREET

Once a connective street, Hill Street is now closed off forcing city side access to the block and access via Park Road for the Dingle communities. This road closure has become both a physical border and implicit community border.

A series of practical changes to connectivity, access and visibility will in time soften this edge, facilitating the various spatial types and needs of users.

THE PARK

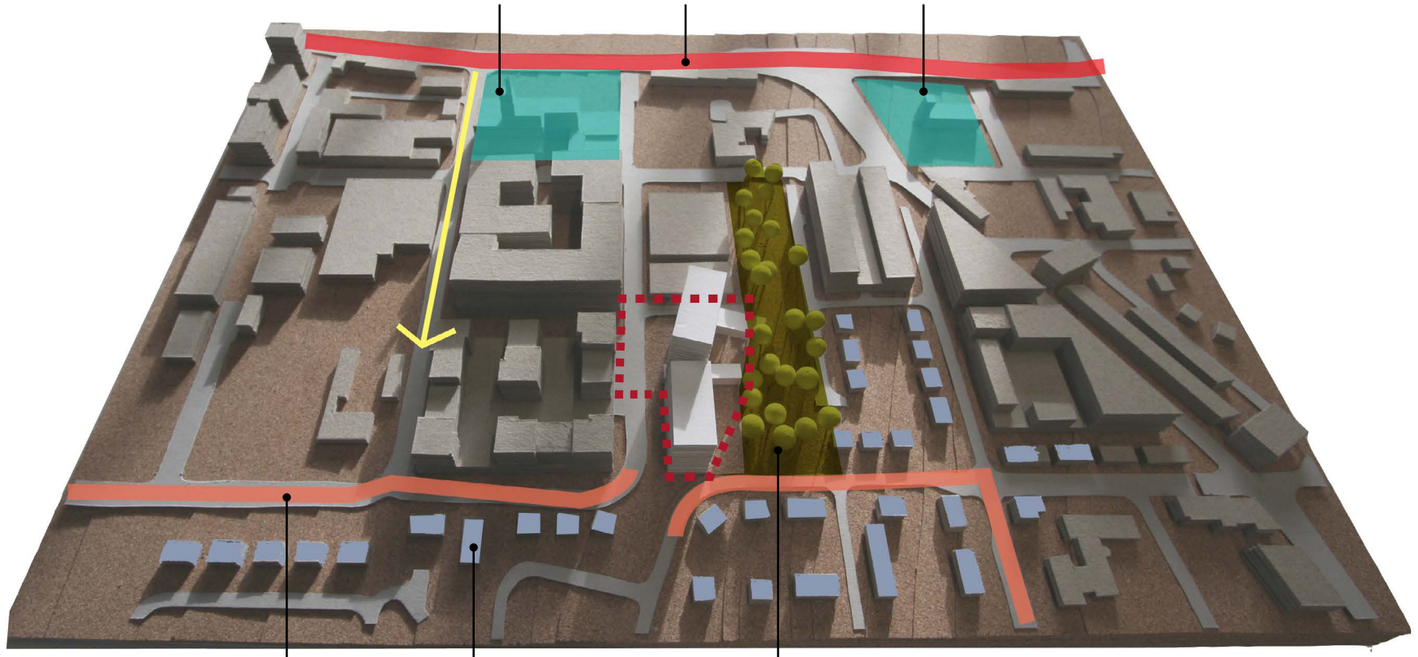
Green spaces characterise Liverpool and to have an unused park in such a central location is a special opportunity for the city's green space network. Currently there is not enough density or activity to carry an active green space. Negative cycles of vacant space have resulted in lack of use and ownership and in this context, the hierarchy of preference for private space has left the park as a 'no-mans' land.

To produce an urban response for the area, the park becomes critical in facilitating connections both locally and city wide, encouraging leisure and recreation, catalysing a character and identity for the area.

VISUAL TENSION

Dramatic shifts in scale resonate with the earlier city- a city where severe changes of scale were common-place. Visual tension remains very much a part of the character of this city.

Our architecture will take in the juxtaposition between suburban housing and taller developments, historical architecture and industrial buildings, open space and dense blocks, natural parkland and contrasting modern forms.

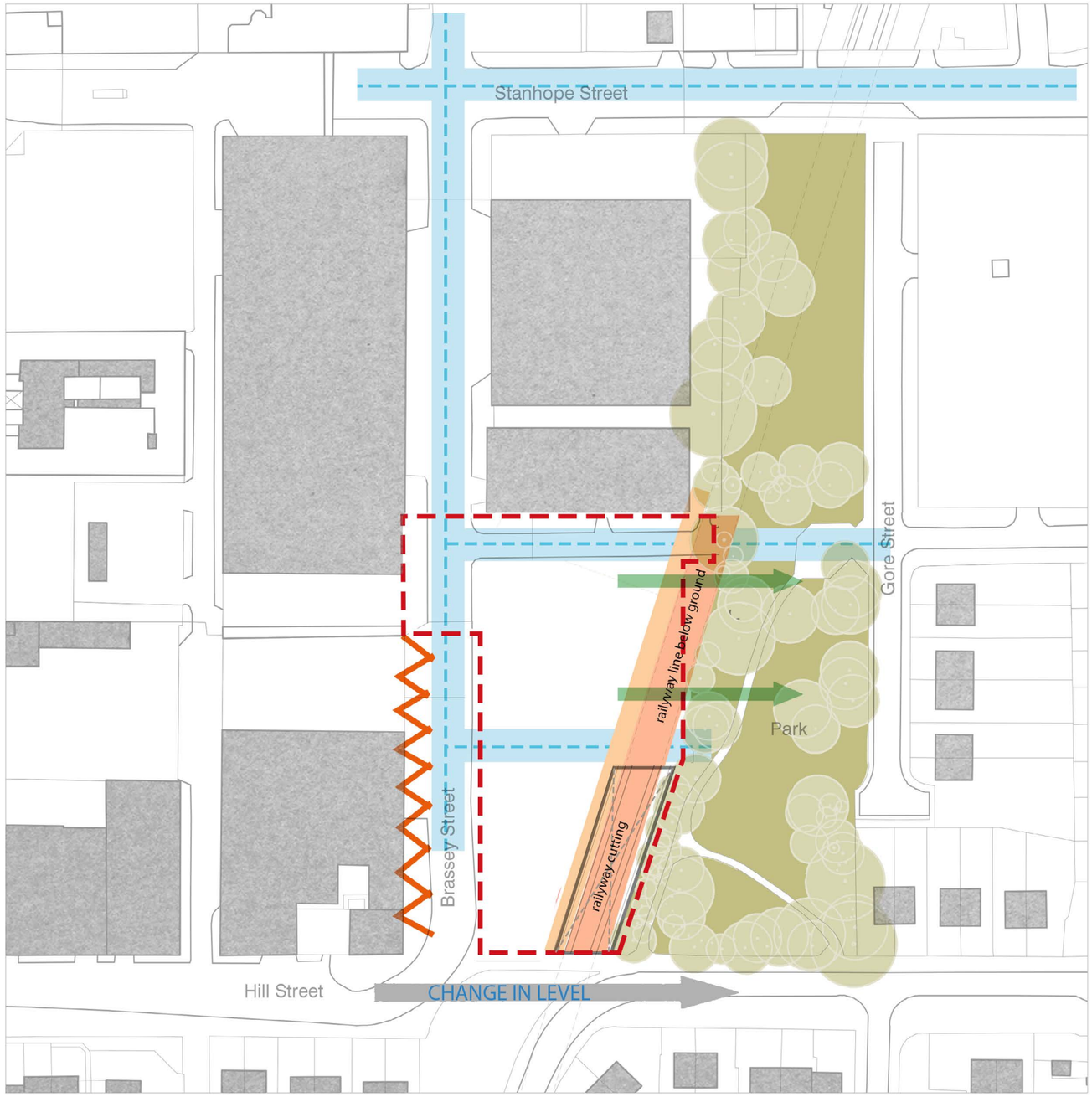


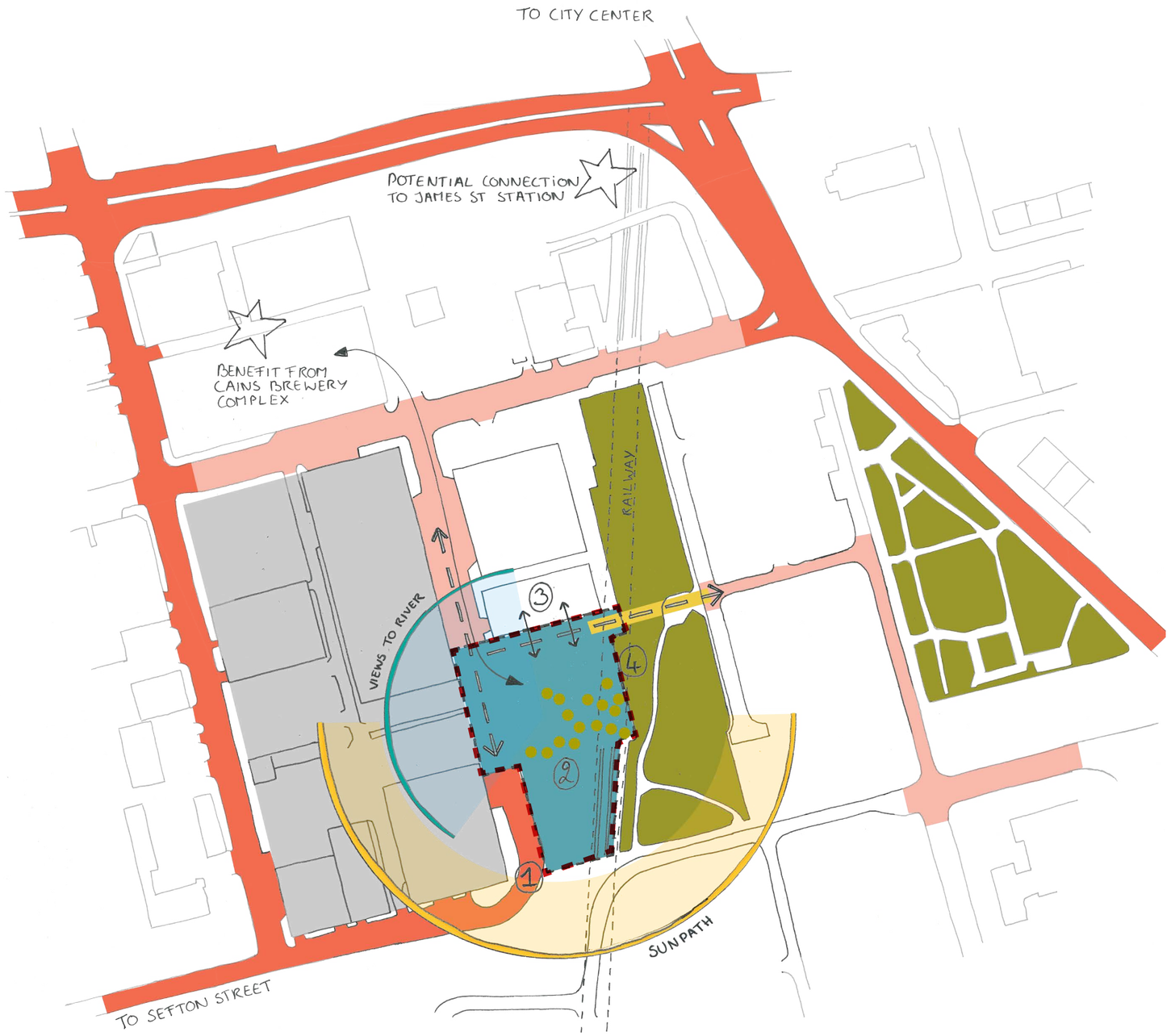
CONNECTIVITY & JUXTAPOSITION

4.2 SITE ANALYSIS
EASEMENTS & CONSTRAINTS

The site presents us with a number of constraints and easements that restrict the building footprint.

- SITE BOUNDARY
- RESIDENTIAL INTERFACE
- SEWER LINE
- SEWER EASEMENT
- PARK INTERFACE
- RAILWAY LINE
- RAILWAY LINE EASEMENT

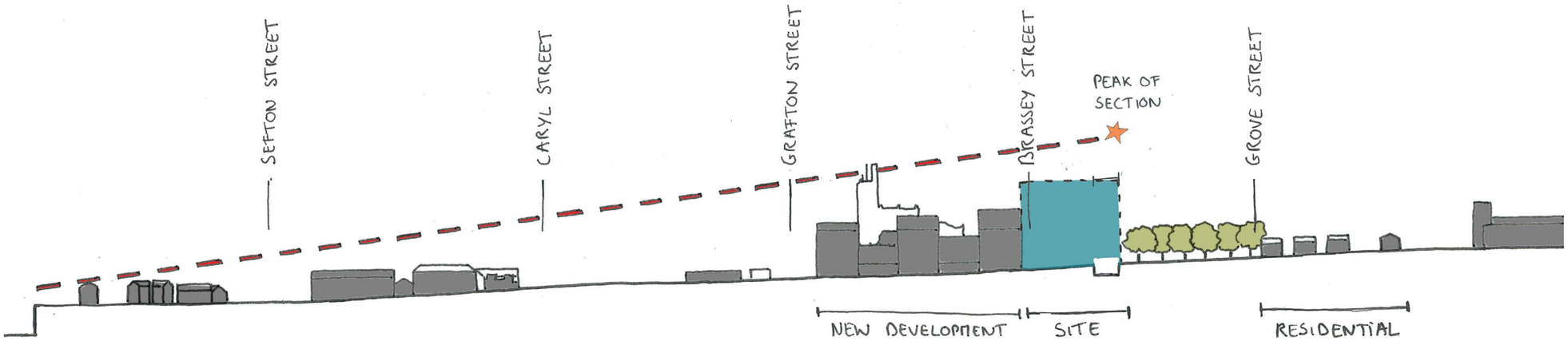




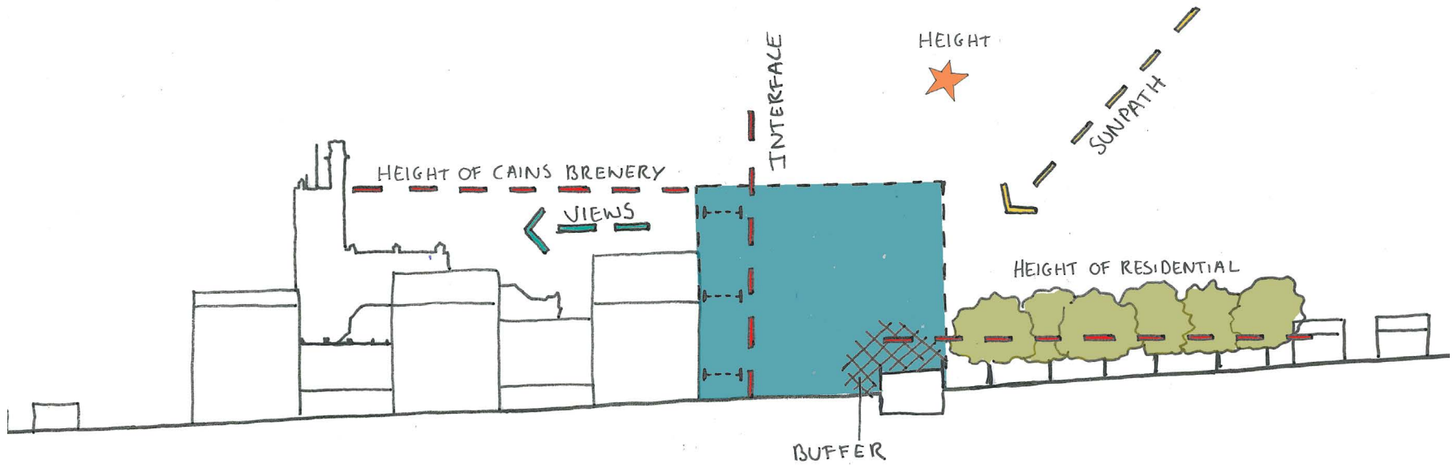
4.3.1 SITE ANALYSIS
OPPORTUNITIES; PLAN

The following site features are illustrated in the adjacent diagrammatic analysis plan. These form the key design principles.

- Urban Grain boundary; Building form should maintain hard edge of urban grain to the west and south.
- Link to park; Merge edge of the park with development
- Retain opportunity to connect to future development at the north boundary of the site.
- Sun-path; Orientate building to prevent excessive overshadowing to existing properties. Create amenity spaces that maximise the sun-path.
- Transport connections; Provide access points at each side of site to allow easy access to various transport links located around site



4.3.2 SITE ANALYSIS
OPPORTUNITIES; SECTION

The following site features are illustrated in the adjacent diagrammatic sections. These form the key design principles.

- Topography; A long section taken from Grove Street to Sefton Street shows the significantly tiered topography. At the peak of this section a taller mass can be justified.
- Views; The topography of the site also offers the potential to maximise long views to the river.
- Level connections to the park; A hierarchy of space needs to be maintained between the park and the new development, whilst ensuring a connection is established.
- Sun-path; In order to maximise the sun-path the massing should be concentrated to the west, to allow maximum sun-path to the courtyard.
- Train-line; A buffer needs to be established between the open section of the train-line.
- Massing: Connection to Cains; Respect massing of the landmark building.
- Adjacent developments; Interfaces at the edge of the site need to carefully considered so as to not detrimentally affect future developments. The overall height needs to be respectful of the landmark Cains Brewery building.