



[PL1488-ID-001-03]
[PLANNING]

BEVINGTON BUSH PLANNING REPORT

DOCUMENT CONTROL		
Project	PL1488	
Client	Jamworks	
Title of Document	Design and Access Statement	
File Origin	XXX	
Consultant Information	Planit Intelligent Environments LLP Manchester Studio 2 Back Grafton Street Altrincham Cheshire WA14 1DY 0161 9289821 info@planit-ie.com	
DOCUMENT CONTROL:		
Prepared by:	[RB]	[Rosanna Barton]
Checked by:	[DL]	[David Livesey]
		Signed:
Verified by:	[DL]	[David Livesey]
		Signed:
Issue	[03]	Status: Planning
CONTRIBUTORS LIST:		

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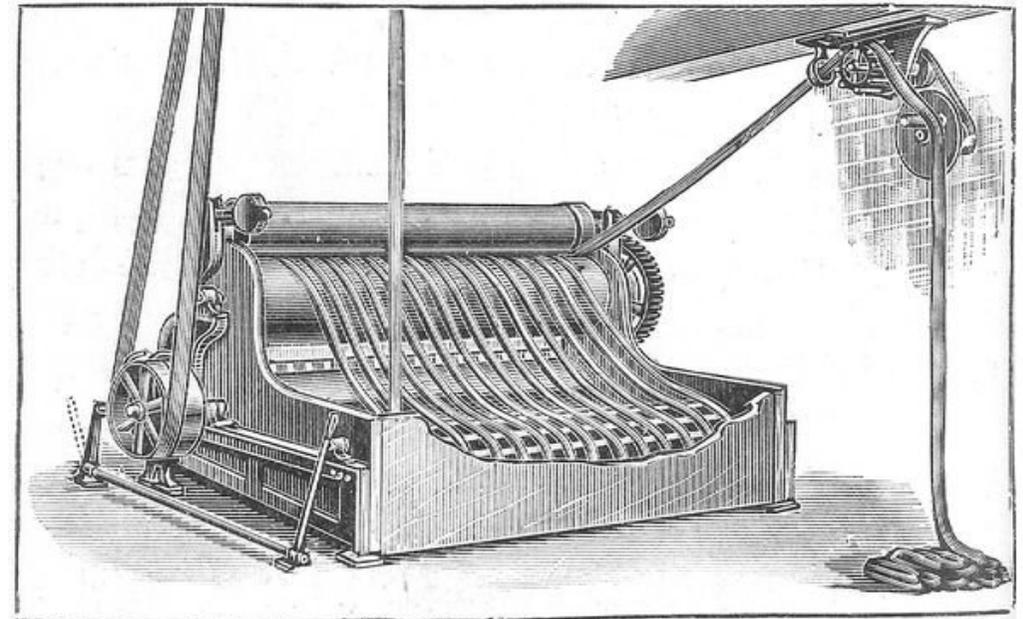


FIG. 26.—Cloth-washing Machine.



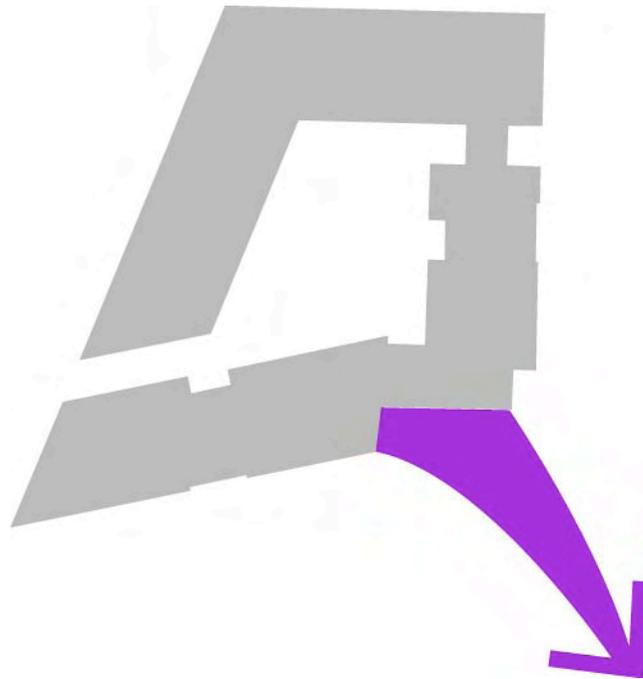
1.0

ANALYSIS

UNDERSTANDING THE SITE

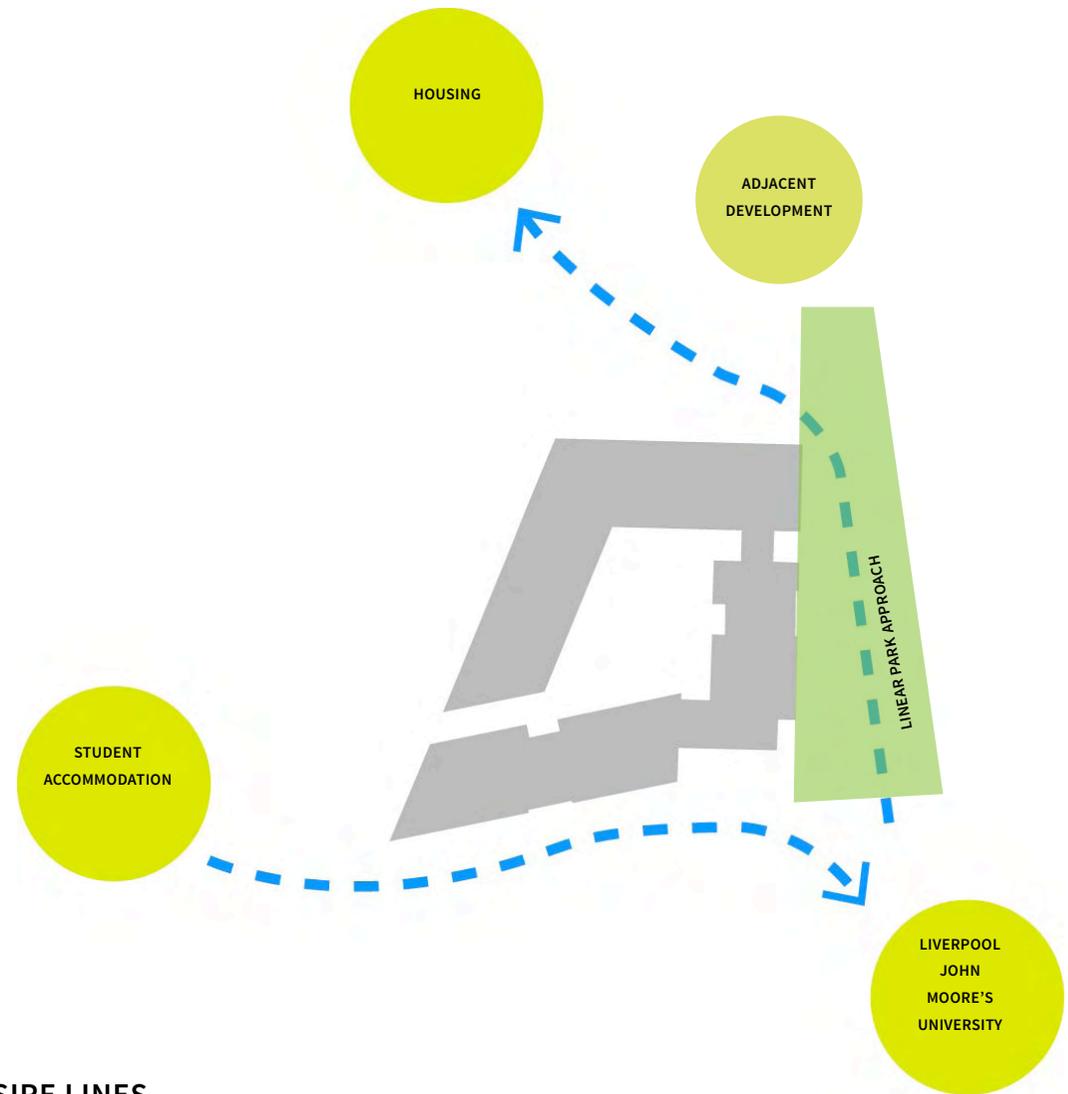
1.0 ANALYSIS

1.1 SPATIAL ANALYSIS



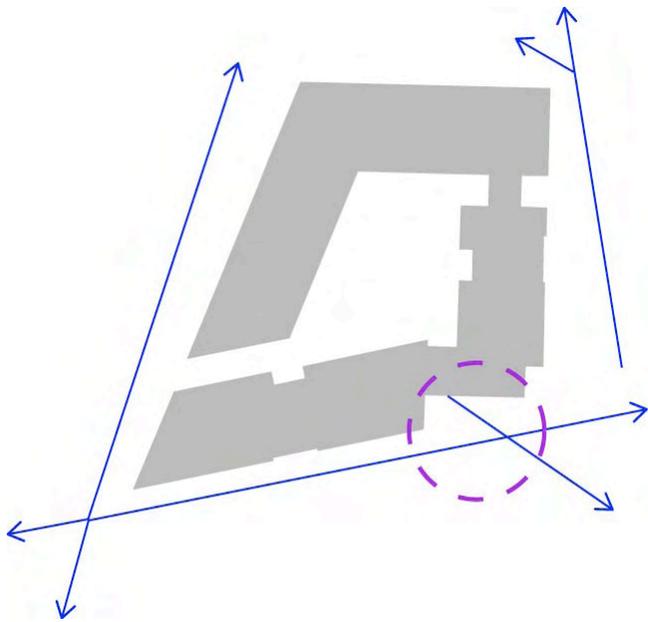
UNIVERSITY LINK

The existing strong link to the University must be enhanced and considered within the design.



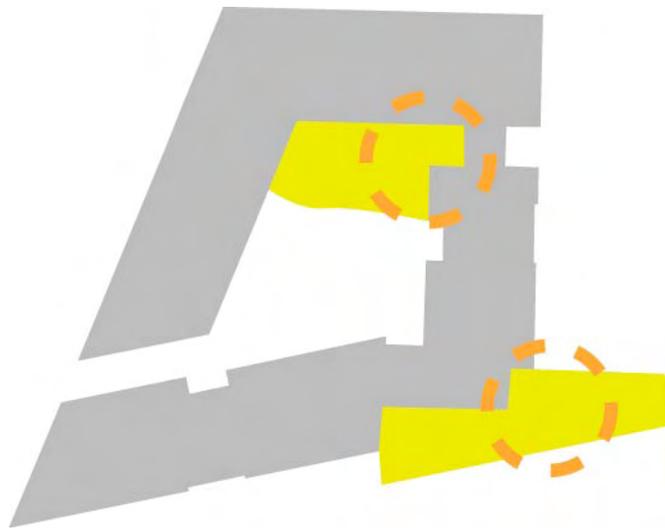
DESIRE LINES

Students and nearby residents, currently cut through Edgar street and across the green by Scotland Road to get to and from Liverpool John Moore's University campus. Although these desire lines are outside the site boundary, initial considerations look at creating better links and enhancing the public realm as part of the wider street scene improvements



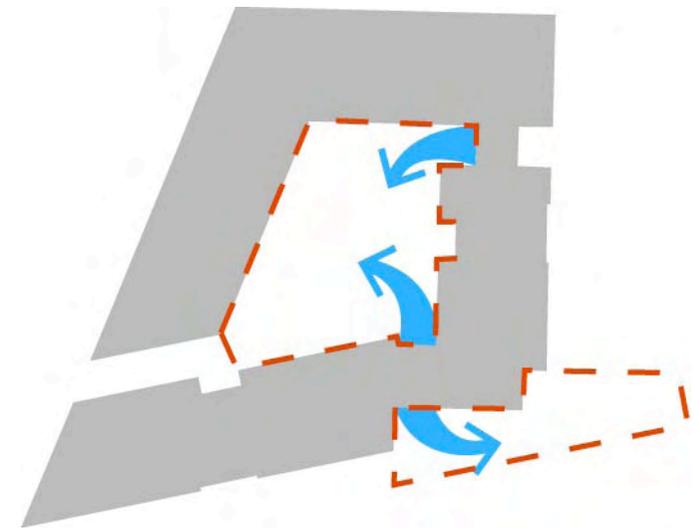
EXTERNAL IMPROVEMENTS

Responding to the existing desire lines through and around the site it is possible to better integrate the scheme into the wider public realm.



SUN SPOTS

Due to the height of the buildings the areas that receive the most sun should be the most flexible, ensuring their use and popularity in warm weather.



SPILL OUT SPACES

The two spill out spaces on site are the internal courtyard as well as the small plaza space outside the main entrance.

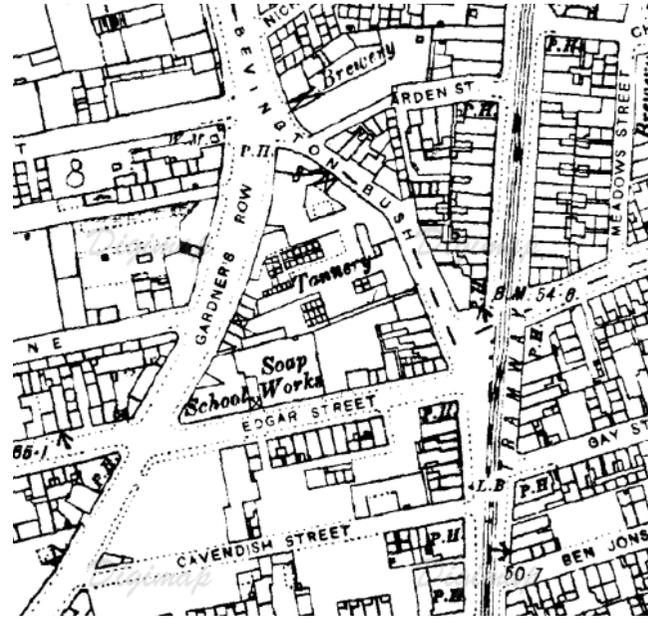
1.0 ANALYSIS

1.2 HISTORY

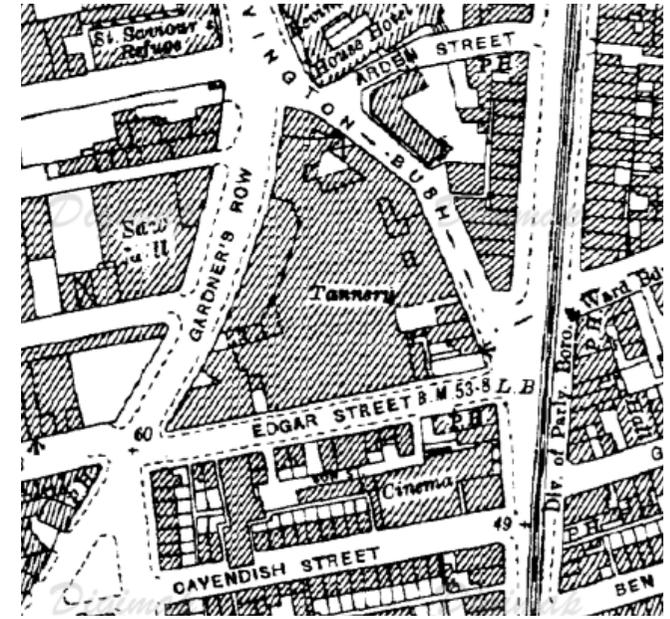
1890-1970

Historic maps of the site show that over the past century the site has been used predominately as a tannery, where animal hides are treated and processed into leather. In 1890 the site was also home to a school and a soap works however these establishments were soon dissolved by the expansion of the tannery. In 1960 the site was still used for industrial purposes but it is less clear what these purposes were.

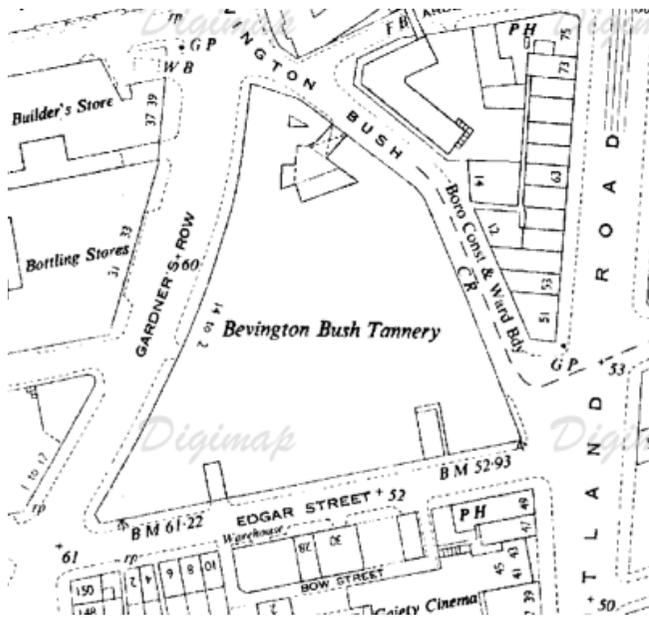
The new courtyard design will pull inspiration from the past, taking into consideration the predominately industrial use of the site over time, and incorporating this character into the landscape.



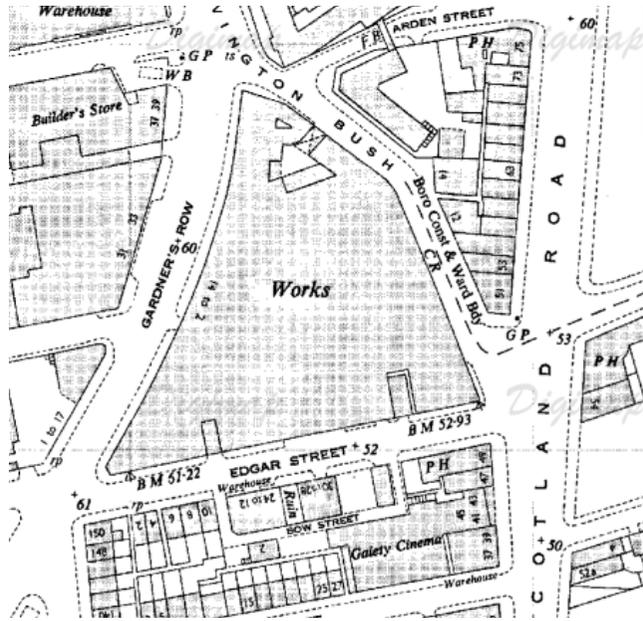
1890



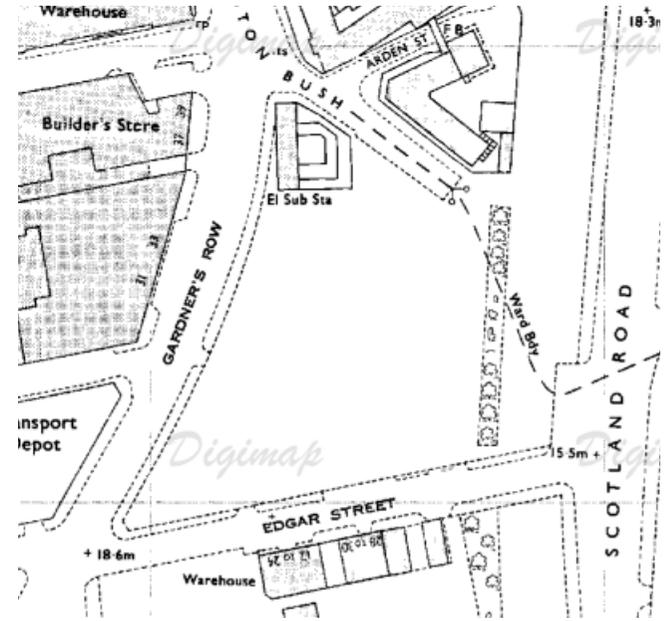
1920



1950



1960



1970

1.0 ANALYSIS

1.3 HISTORIC PROCESS



LEATHER

Tanneries take raw animal hides and transform them into leather, a popular and versatile material. The design concept is taken from the process of formalising this material into a product; going from the wild rugged animal hide to the softer more supple leather. This process of transforming the leather from raw to managed or informal to formal is the main driver behind the design.

2.0

CONCEPT

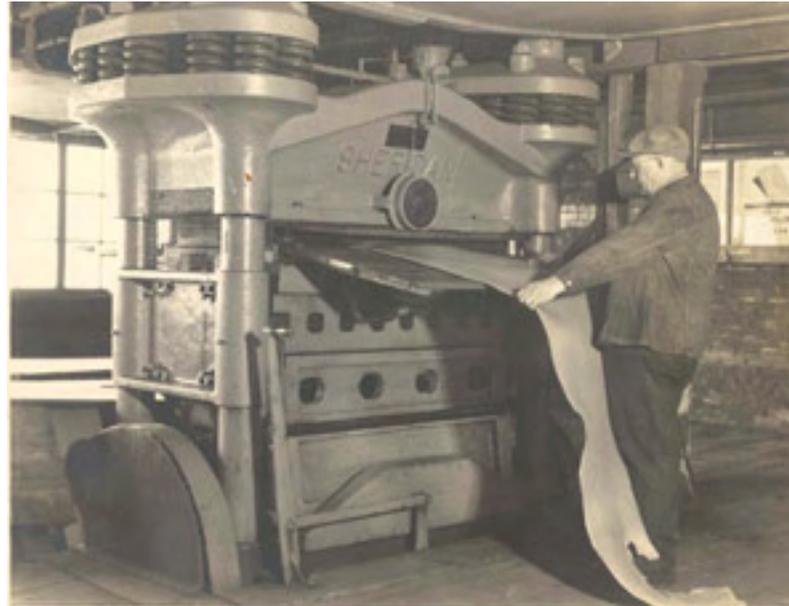
CONTEXTUAL DESIGN

2.0 DESIGN CONCEPT

2.1 CONCEPT

PULLING FROM THE PAST

The process of treating leather contains many different stages and equipment, in particular whringing, where the leather was rolled between two cylinders to flatten and smooth it.

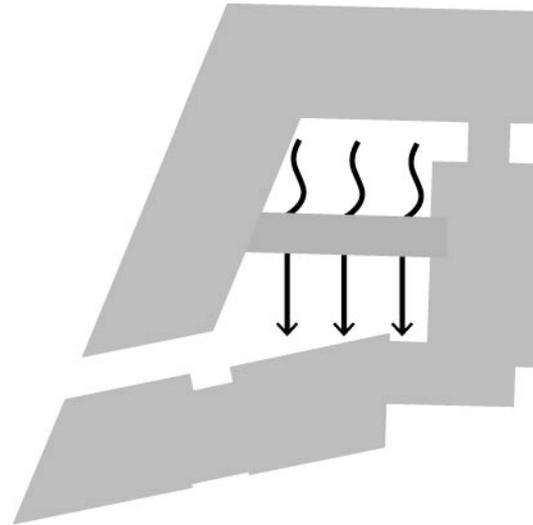


2.0 DESIGN CONCEPT

2.2 APPROACH

PULLING FROM THE PAST

The process of whringing leather has informed our design arrangement, the untreated leather creates rough and irregular edges, repeated in the geometries of the courtyard. As the leather is treated it becomes smoother, straighter and more uniform. This approach is reflected as you move through the courtyard. The geometries become straighter and parallel with each other, creating more regular forms and a more formal space.



INFORMAL SPACE

FORMAL SPACE



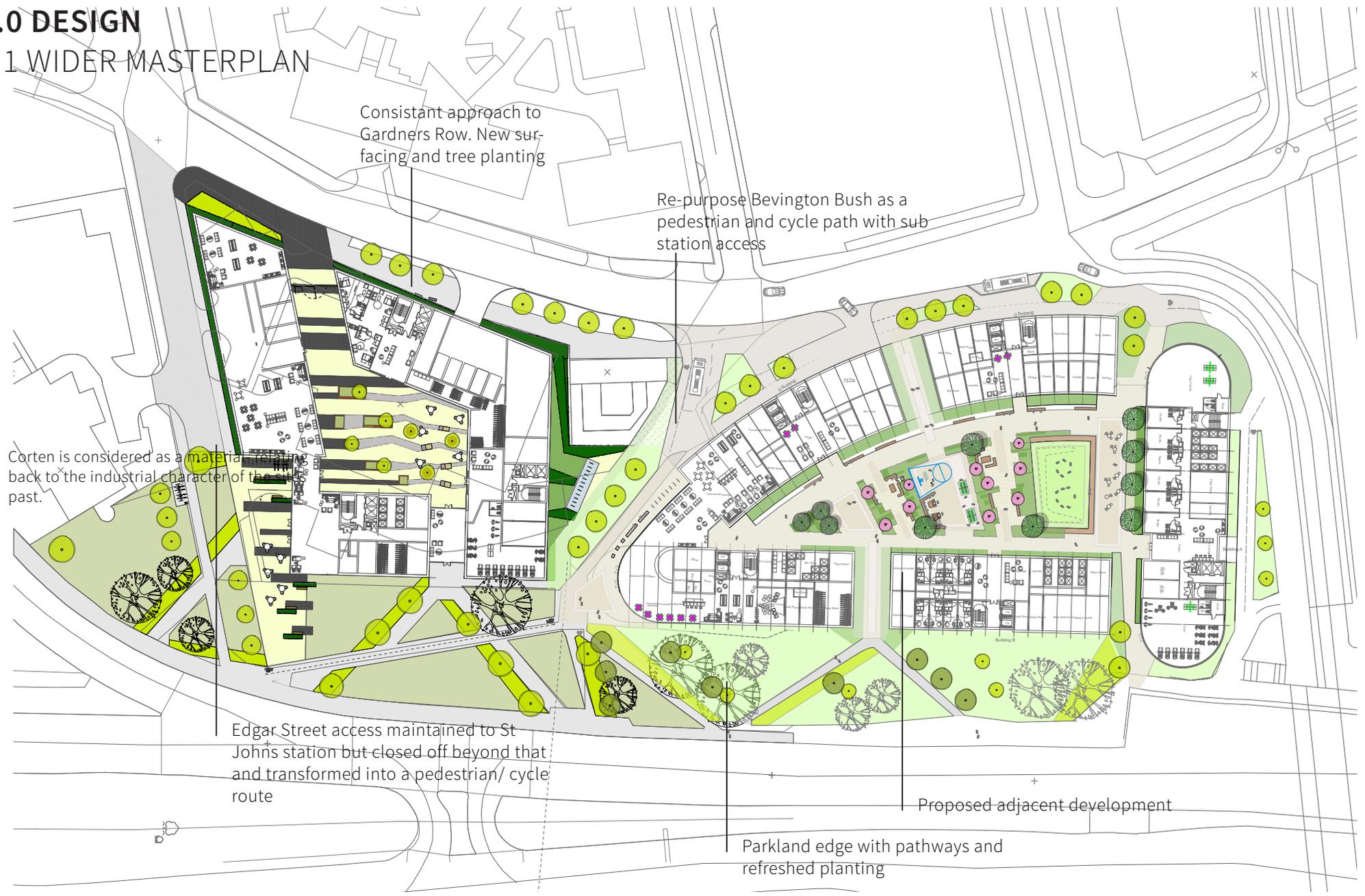
3.0

SITE PROPOSALS

THE EMERGING MASTERPLAN

3.0 DESIGN

3.1 WIDER MASTERPLAN



Consistant approach to Gardners Row. New surfacing and tree planting

Re-purpose Bevington Bush as a pedestrian and cycle path with sub station access

Corten is considered as a material that brings back to the industrial character of the site past.

Edgar Street access maintained to St Johns station but closed off beyond that and transformed into a pedestrian/ cycle route

Proposed adjacent development

Parkland edge with pathways and refreshed planting

3.0 DESIGN

3.2 GENERAL ARRANGEMENT

Gardners Row to provide a consistent streetscape approach between both developments



Combined approach to the 'Parkland Edge' to tie in with adjacent development.

Informal space with loose furniture

Formal space with corten planters and shade tolerant planting

+ Spill out space from the communal areas

Adopted landscape tying into the rest of the masterplan

3.0 DESIGN

3.3 INSPIRATION



Arboretum Klinikum-

An effective courtyard design which centres on contrasting materials and linear geometries



Floor Works-

A beautiful garden space with strong linear design, integrating industrial materials with soft planting to form a modern courtyard design



Mathildeplein- Mixed planting

Colourful and verdant planting with year round interest.



High Line-

Elegant feature seating that emerges from the landscape



Treasury Courtyard-

Informal and movable seating gives flexibility to the space and its uses

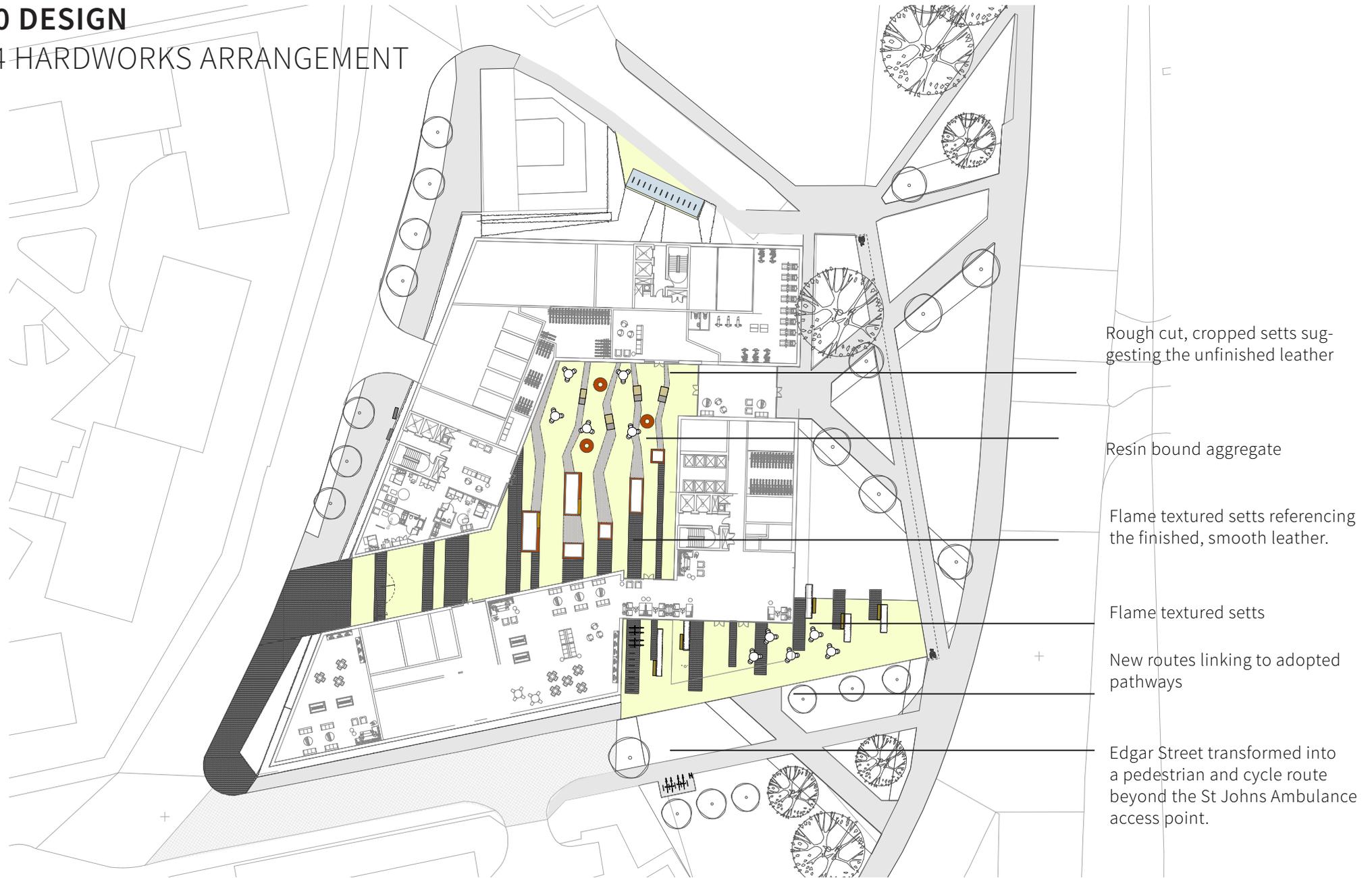


Mathildeplein- Raised Steel planters

Strong axes formed through bespoke corten raised planters

3.0 DESIGN

3.4 HARDWORKS ARRANGEMENT



Rough cut, cropped setts suggesting the unfinished leather

Resin bound aggregate

Flame textured setts referencing the finished, smooth leather.

Flame textured setts

New routes linking to adopted pathways

Edgar Street transformed into a pedestrian and cycle route beyond the St Johns Ambulance access point.

3.0 DESIGN

3.5 HARDWORKS MATERIAL PALLETTE



Formal Smooth Granite
setts



Resin bound surfacing



informal Cropped Granite
setts

3.0 DESIGN

3.6 SOFTWORKS ARRANGEMENT



3.0 DESIGN

3.7 PLANT SPECIES

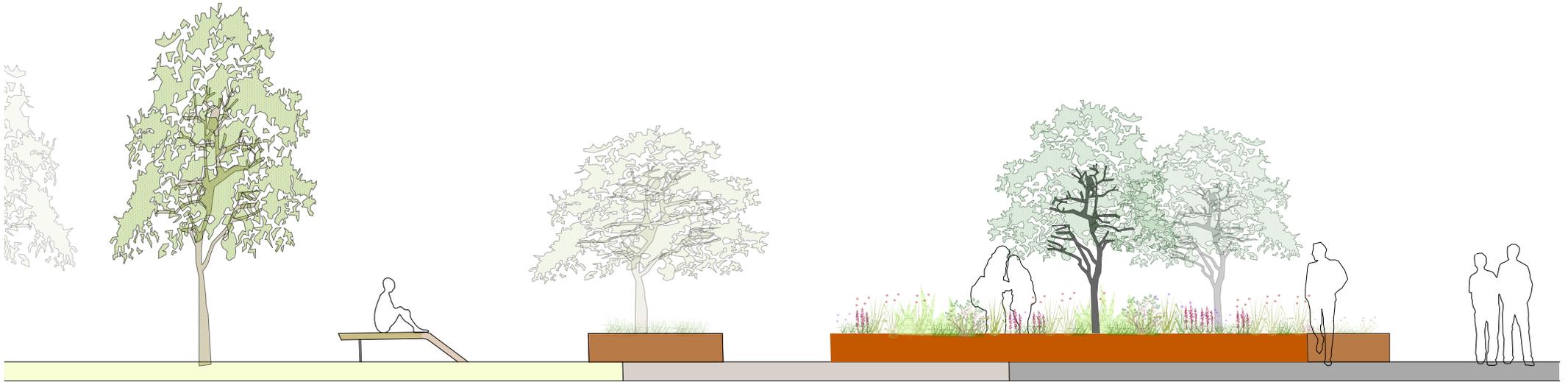


A strong base of evergreen planting is proposed within the courtyard for year round structure and presence. Colour is injected through the seasons with spring and summer flowering plants, further animating the space.

Evergreen tree planting is being considered to create some year round screening from Scotland Road.

3.0 DESIGN

3.8 THE COURTYARD



Seating clusters sit within the banding. Differing material finishes highlight the concept of the unprocessed rough leather and the processed smooth output.

The seating elements relate directly to the bands and lift up from the surface



3.0 DESIGN

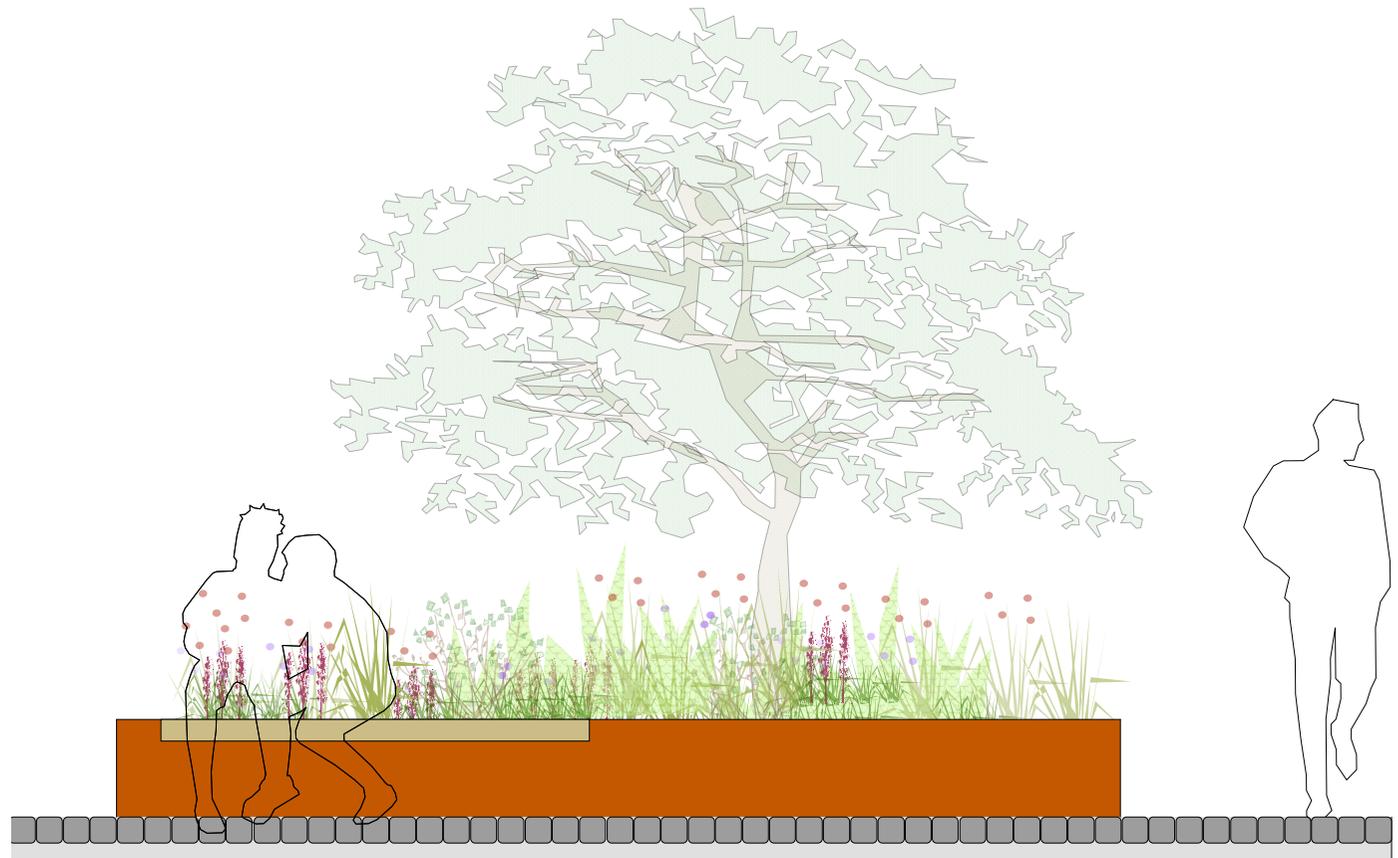
3.9 RAISED PLANTING ELEMENTS



Corten is considered as a material- relating back to the industrial character of the sites past.



Planter edging and seating element.



3.0 DESIGN

3.10 BOUNDARY TREATMENT

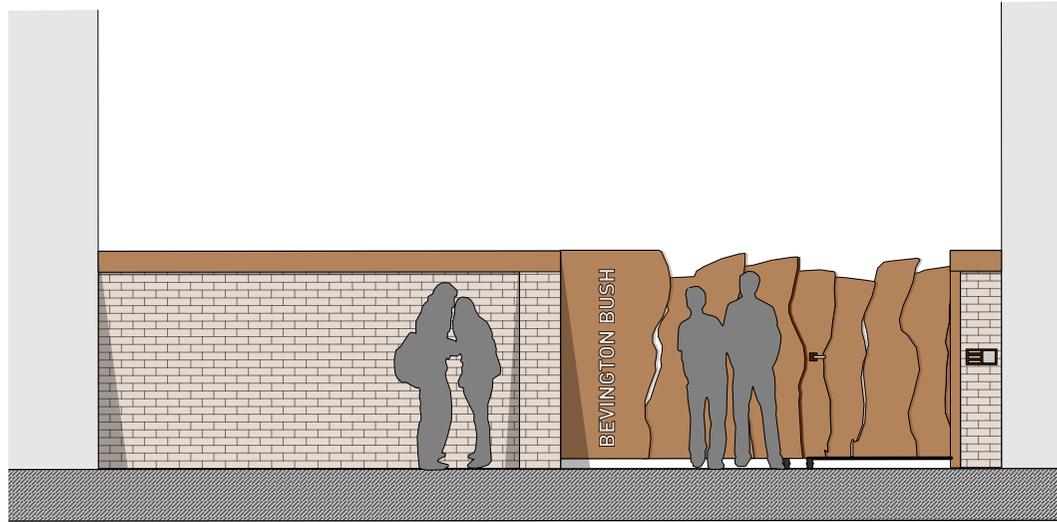


CHARACTER STUDY

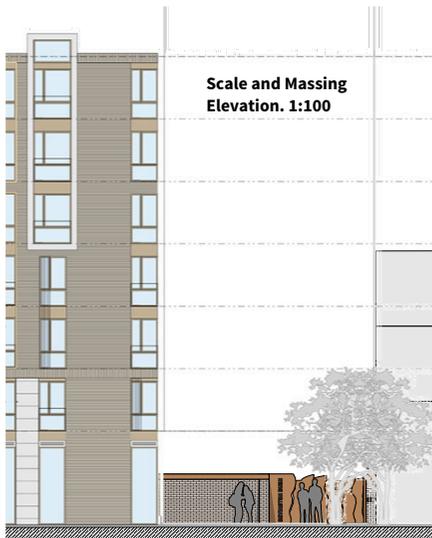
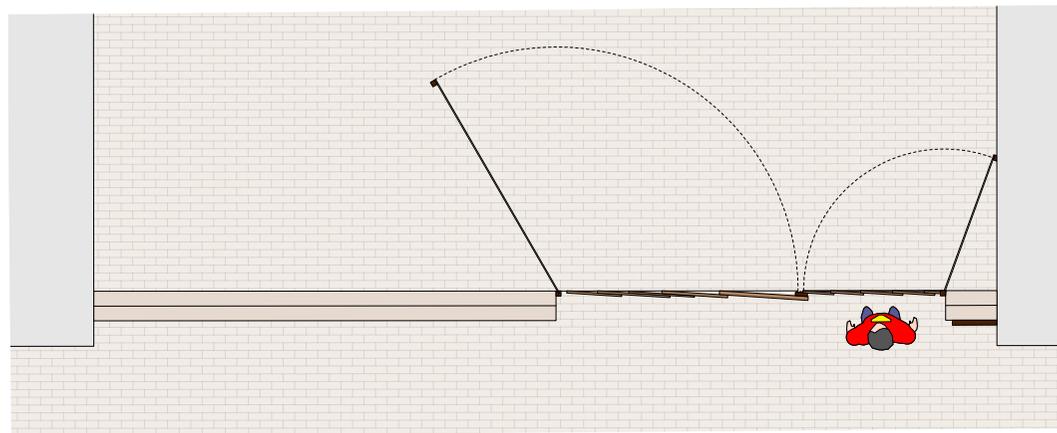


PROPOSALS

Elevation



Plan View



3.0 DESIGN

3.11 LIGHTING APPROACH



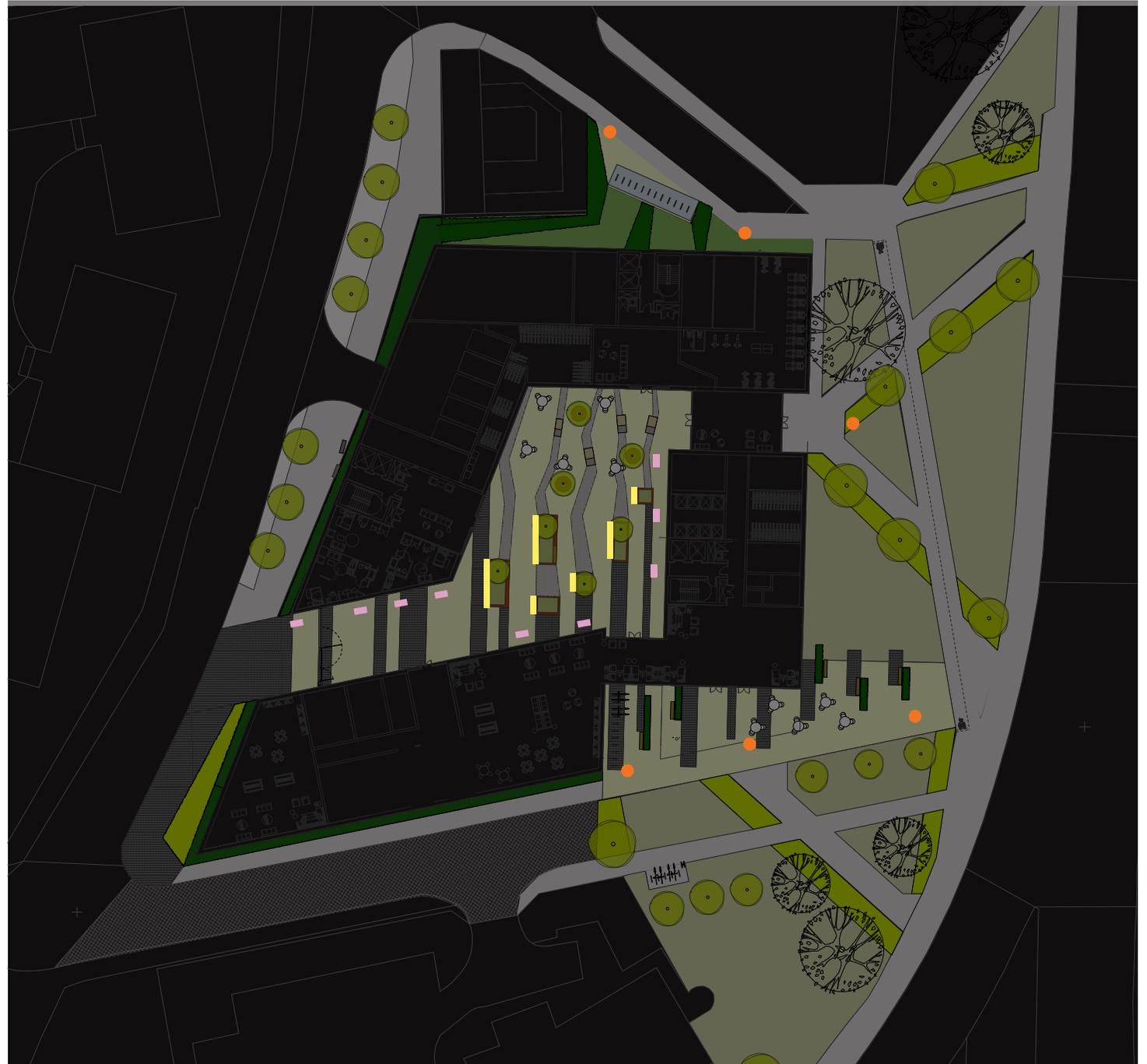
Feature strip uplighting to planter edges



Low level bollard lighting to illuminate the courtyard space pathways



6m lighting columns for general site lighting



3.0 DESIGN

3.12 MANAGEMENT

The proposals include landscape enhancements along Scotland road and Gardners Row. Existing dead dying or diseased trees are to be removed with new healthy tree planting proposed in its place. These landscape works are outside of the client's ownership, however it is intended that they would be undertaken as part of the wider enhancements that the scheme will offer.

Whilst the land would remain within the City's ownership it is proposed that the maintenance of these spaces would fall under the clients management agreement, and the outlined maintenance works would be undertaken to ensure this new public amenity remains.

The aspirations for the linear park will extend further up Scotland road as the future adjacent development begins.



New Tree Planting

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:
 - i) Maintain a 1m weed free ring around the base of each newly planted tree by hand weeding operations.
 - ii) Check stakes and ties for looseness, breaks or decay and adjust, re-fix or replace defective items. Remove stakes and ties when instructed.
 - iii) Application of granular fertiliser (15:15:15).
 - iv) Water as necessary to ensure establishment and continuing health.
 - v) Ensure trees remain firmly bedded after disturbance and re-firm as necessary
 - vi) Remove all dead, dying, damaged and crossed wood
 - vii) Control all pests and diseases as necessary
 - viii) Replace any dead or dying trees planted in year 1.
- b) Replace any dead/ under performing trees planted. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.
- c) Carry out an annual inspection of all trees and carry out remedial work as necessary
- d) Control all pests and diseases as necessary

Formal Hedges

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:
 - i) Maintain a 1m wide weed free strip to the line of new hedge planting by hand weeding operations
 - ii) Check any support fencing for defects and replace repair where required
 - iii) Application of granular fertiliser (15:15:15).
 - iv) Water as necessary to ensure establishment and continuing health
 - v) Ensure hedging plants remain firmly bedded after disturbance and re-firm as necessary
 - vi) Control all pests and diseases as necessary
 - vii) Replace any dead or dying hedging plants implemented in year 1.
 - viii) Trim to a gentle 'A' form to allow light to reach lower areas. Do not prune out leaders until final height has been reached
- b) Maintain the hedge at a final height of 1.2m. Trimming to a gentle 'A' form as above.
- c) Replace any dead/ under performing plants. Where planting continually

fails to establish, undertake investigations to ascertain any underlying cause.

- d) Control all pests and diseases as necessary

Ornamental Planting

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:
 - i) Maintain all areas in a weed free condition through hand weeding operations. Herbicide applications on instruction only.
 - ii) Application of granular fertiliser (15:15:15).
 - iii) Water as necessary to ensure establishment and continuing health
 - iv) Ensure plants remain firmly bedded after disturbance and re-firm as necessary
 - v) Control all pests and diseases as necessary
 - vi) Replace any dead or dying plants implemented in year 1.
 - vii) Prune early flowering shrubs after flowering
 - viii) Prune late flowering shrubs before new growth
 - ix) Prune evergreen shrubs
 - x) Prune herbaceous perennials as required to maintain form and supply supports as needed
- b) Post 5 years maintain as above.
- c) Replace any dead/ under performing plants. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.
- d) Control all pests and diseases as necessary

Amenity Grass

- a) Maintenance during defects liability period or 5 years after planting whichever is the greater. Operations to include:
 - YEAR 1
 - Autumn & Spring laying:
 - ii) First cut: Cut to 5 – 7cm
 - iii) Cut weekly during spring and summer seasons – remove arisings
 - iv) Cut fortnightly during Autumn – remove arisings
 - v) Apply spring fertiliser
 - vi) Apply autumn fertiliser
- b) Post 5 years maintain as years 1 – 5
- c) Control undesirable herbaceous and woody material via hand weeding.



Planit-IE LLP

Manchester Studio
2 Back Grafton Street
Altrincham WA14 1DY

+44 (0)161 928 9281
info@planit-ie.com

London Studio
18 Bowling Green Lane
London EC1R 0BW

+44 (0)207 253 5678
www.planit-ie.com