



UNIVERSITY OF LIVERPOOL

MASTERPLAN ESTATE  
STRATEGY 2026+

PLOT TEST STUDY



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# OVERVIEW

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This document has been prepared as an appendix to our Masterplan Estates Strategy 2026+. The purpose of this document is to set out principles for forthcoming building projects, both new build and refurbishment. The 'plot test studies' assess capacity and are based upon a measured assessment of appropriate scale and massing for each respective location on main campus that is subject to future planned development.

Each study identifies key positional priorities for the respective plot locations - key frontages, access points etc, and makes preliminary propositions in regard to potentially appropriate character and granularity of expression for the various project sites.

The plot studies are grouped around the zones. These zones are University Facilities, Science and Engineering, Humanities and Social Sciences, and Health and Life Sciences, which broadly map with geographical proximity. The overarching reference point in respect of scale is developed from townscape considerations - assessments of the urban role of buildings - as foreground or background, as place markers or infills, or as some combination of these types. Allied to this is the assessment of demand for space of various kinds in support of the many academic disciplines and other functions across the estate. This space-need maps onto, and informs, the quantum and quality of space required to meet growth projections for the coming decade and beyond.

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# Masterplan Capital Projects - Overview

Faculty	Project	ID*
HLS	Co-location of School of Psychology	137
HLS	Development of Biosciences and Life Sciences Building	121, 105
HLS	Leahurst Redevelopment Programme (Leahurst Campus)	108
HLS	Interim Limited Refurbishment of Eleanor Rathbone for School of Psychology	93,109
HLS	Malawi-Liverpool Welcome Trust Clinical Research Programme CREATOR bldg (Malawi)	141
HLS	Refurbishment and expansion of translational medical research facilities	118
HLS	Refurbishment of Cedar House, School of Medicine	106
HLS	Refurbishment of Waterhouse, Block B	131
HLS	Utilisation of William Henry Duncan Building	138,143
S&E	New Digital Innovation Facility	116
<b>S&amp;E</b>	<b>New Electrical Engineering and Electronics Facility</b>	<b>110</b>
S&E	New University of Liverpool Mathematics School (interim)	(xx)
<b>S&amp;E</b>	<b>Redevelopment and Extension of School of Engineering</b>	<b>130</b>
<b>S&amp;E</b>	<b>Redevelopment of Department of Chemistry</b>	<b>107, 111,123</b>
S&E	<b>Refurbishment and Extension of Mathematics Building</b>	<b>115</b>
<b>S&amp;E</b>	<b>Refurbishment and Extension of School of Environmental Sciences</b>	<b>103</b>
S&E	Refurbishment of Department of Physics Building	64,127
HSS	Arts and Humanities Centre	101
HSS	Expansion of Faculty Facilities	128
HSS	Expansion of Faculty Facilities into Eleanor Rathbone	136
<b>HSS</b>	<b>Extension to Management School</b>	<b>114</b>
HSS	New School of Law and Social Justice Building	77
<b>HSS</b>	<b>Refurbishment and Extension of School of Architecture</b>	<b>104</b>
UoL	Additional Library Study Space, interim works	133
UoL	Co-location of Professional Services Facilities	125
UoL	Extension and Reconfiguration of Sport Centre	142
<b>UoL</b>	<b>Future Development Plot - New Social Learning Building</b>	<b>(yy)</b>
UoL	Ness Redevelopment Programme (Ness Gardens)	120
<b>UoL</b>	<b>New Academic, Research, Impact and Exhibition Building</b>	<b>129</b>
<b>UoL</b>	<b>New Bedford Street 300+ Space Multi-storey Car Park</b>	<b>126</b>
<b>UoL</b>	<b>New Crown Street 500+ Space Multi-storey Car Park</b>	<b>112</b>
<b>UoL</b>	<b>New Library Central Learning Suite</b>	<b>117</b>
<b>UoL</b>	<b>New Myrtle Street 300+ Space Multi-storey Car Park</b>	<b>126</b>
<b>UoL</b>	<b>New 3G Sports Pitch (phase 1) New Sports Building (phase 2)</b>	<b>132</b>
UoL	Refurbishment of Lecture Theatres	100





HLS Health and Life Sciences

S&E Science and Engineering

HSS Humanities and Social Sciences

UoL University Facilities

\*ID refers to University of Liverpool Capital Investment Plan Project Number







# University Facilities



133 Additional Library Study Space, Interim works

125 Co-location of Professional Services Facilities

142 Extension and Reconfiguration of Sport Centre

**YY Future Development Plot - New Social Learning Building**

**129 New Academic, Research, Impact and Exhibition Building**

**126 New Bedford Street 300+ Space Multi-storey Car Park**

**112 New Crown Street 500+ Space Multi-storey Car Park**

**117 New Library Central Learning Suite**

**126 New Myrtle Street 300+ Space Multi-storey Car Park**

**132 New 3G Sports Pitch (phase 1) New Sports Building (phase 2)**

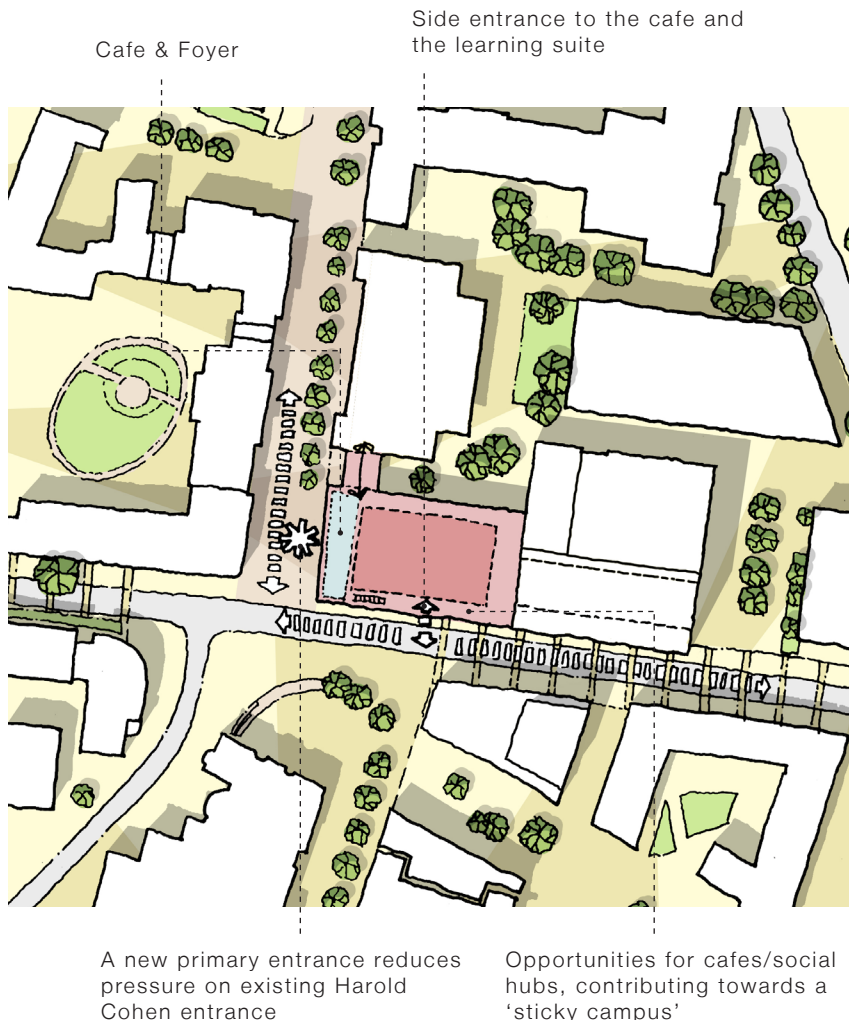
100 Refurbishment of Lecture Theatres

# New Library Central Learning Suite

## Project: New Library Central Learning Suite

Capital plan ID: 117

## Floor Plan Area Breakdown



## Key Design Aspirations

1. **Unlocking the potential** of a challenging existing building
2. Model for **sustainable** architecture
3. Use of **high quality materials**
4. **Improving efficiency** of neighbouring existing buildings
5. Positive relationship with **key routes & public realm**

06 Sixth

05 Fifth

04 Fourth

03 Third

02 Second

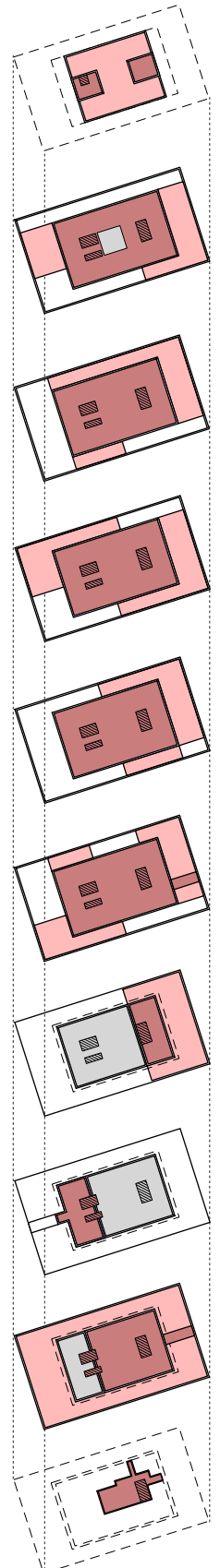
01 First

0.5 Upper-ground

00 Ground

-0.5 Lower-ground

-1 Basement

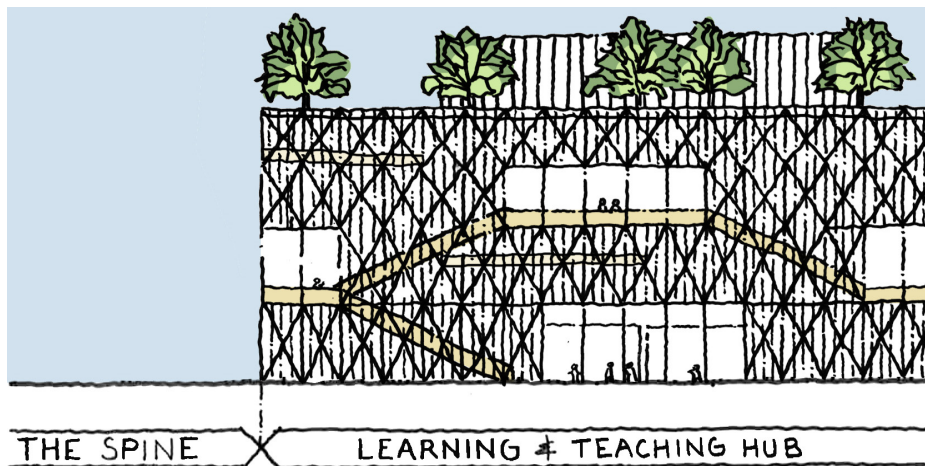




## Site Massing



## Indicative Elevation



## Area Analysis

Approximate Floor Area Break Down		
Level	New Build A GIA (m <sup>2</sup> )	Existing Building A GIA (m <sup>2</sup> )
-1	0	172
-0.5	1197	564
G	0	214
0.5	485	195
1	585	905
2	447	872
3	678	872
4	571	872
5	446	872
6	541	126

Total	4950	5664
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Combined Building Total	10614
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Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.

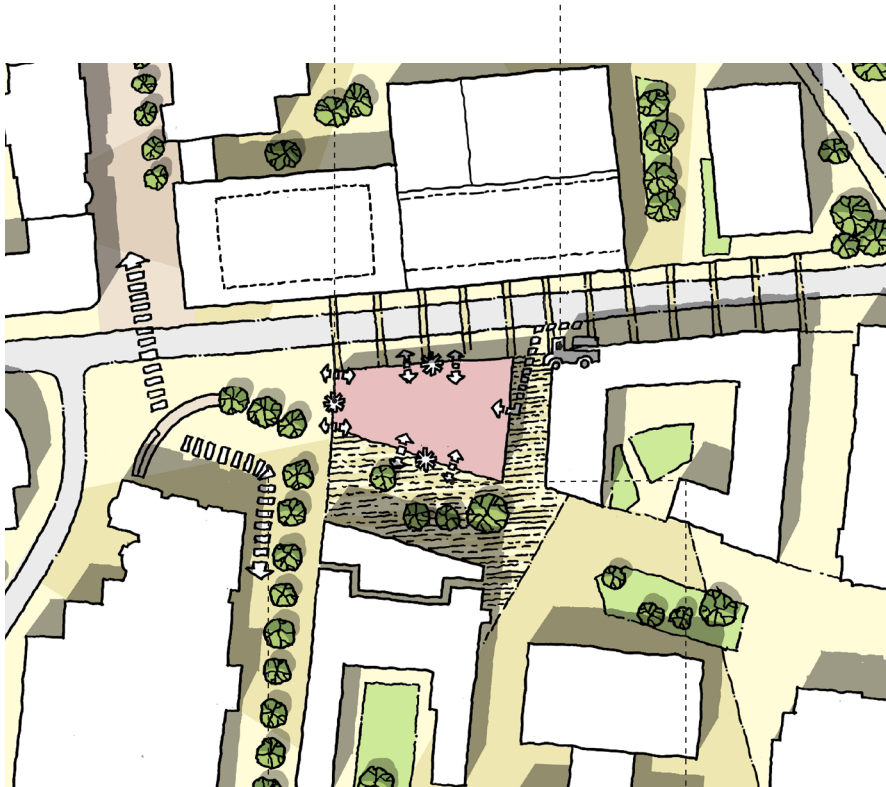
# New Academic and Exhibition Building

## Project: New Academic and Exhibition Building

Capital plan ID: 129

Active frontage creating an inviting edge to university square

Service access from the rear



Access to the rest of the campus

Key access points

## Floor Plan Area Breakdown

08 Eight

07 Sevens

06 Sixth

05 Fifth

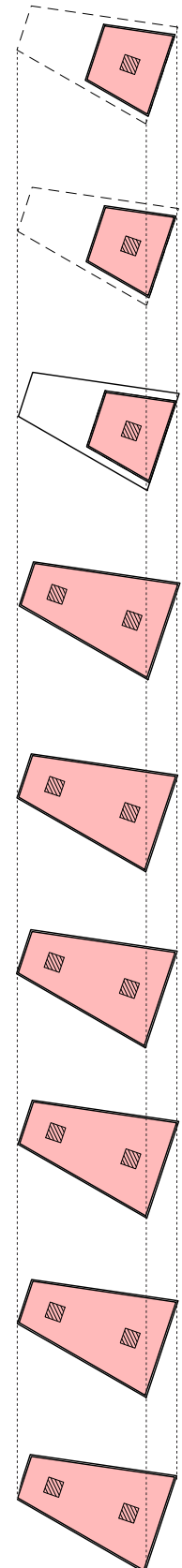
04 Fourth

03 Third

02 Second

01 First

00 Ground



## Key Design Aspirations

1. **Active frontages**, particularly at ground level
2. **Key marker & orientation** piece in the cityscape
3. Model for **sustainable** architecture
4. Use of **high quality materials**
5. Maximising surrounding **views**
6. Positive relationship with **key routes & public realm**



## Site Massing



New Library  
Central Learning  
Suite

University  
Square

Rooftop Garden  
Potential to serve  
as cafe with views

Active frontage

## Area Analysis

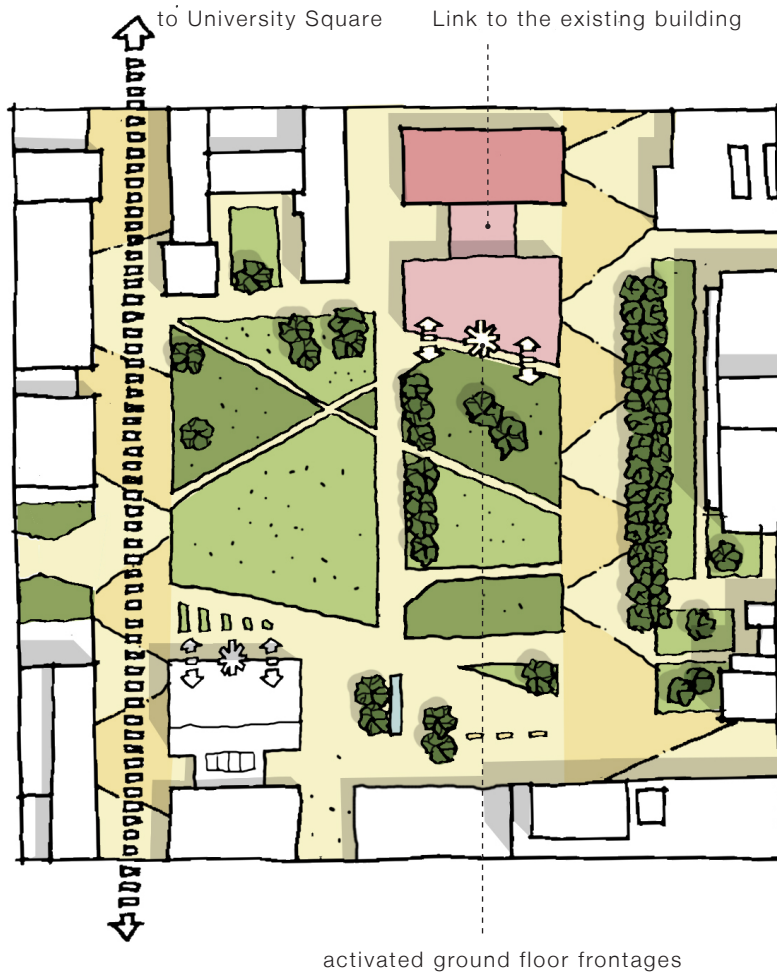
Approximate Floor Area Break Down	
Level	New Build GIA (m <sup>2</sup> )
G	1018
1	1018
2	1018
3	1018
4	1018
5	1018
6	475
7	475
8	475
Total	7533

Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.

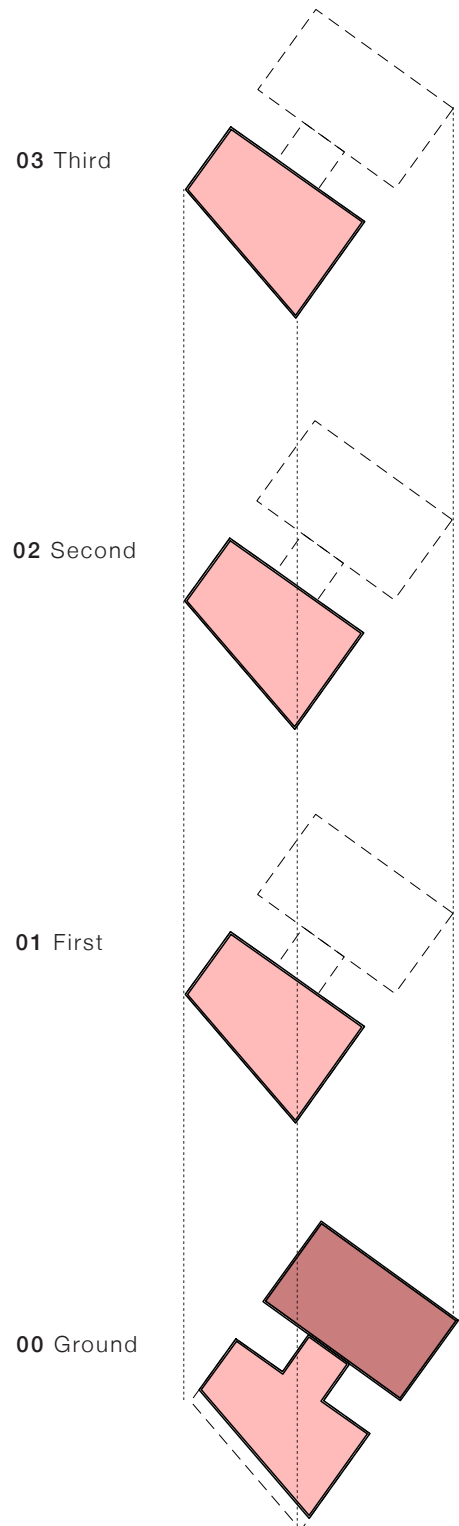
# Future Development Plot - New Social Learning Building

Project: Future Development Plot - New Social Learning Building

Capital plan ID: YY



## Floor Plan Area Breakdown

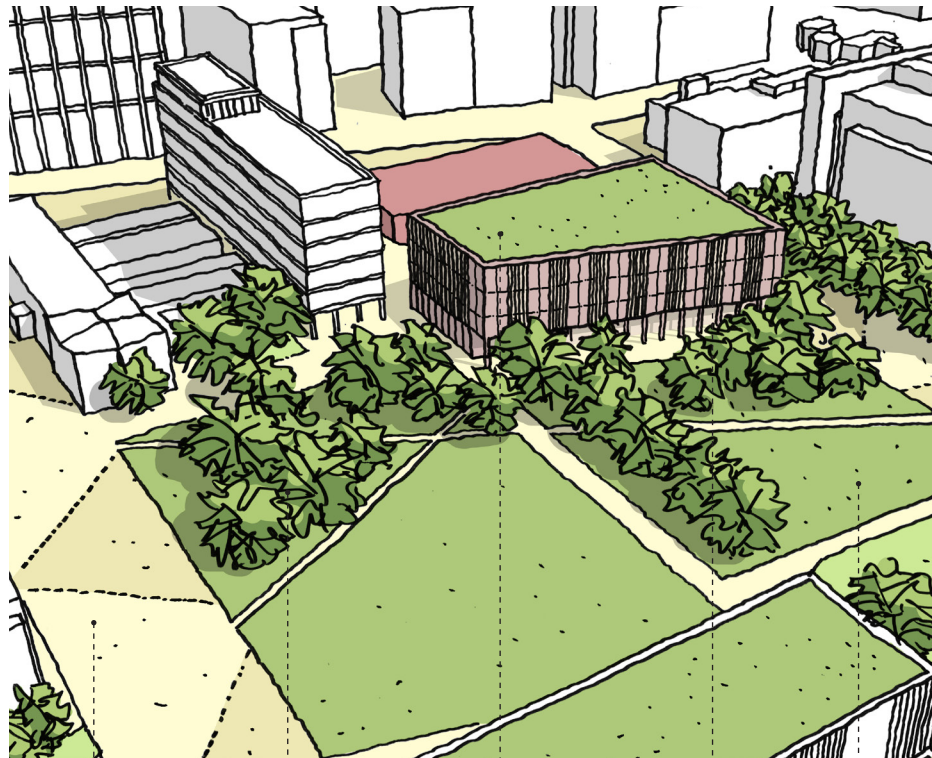


## Key Design Aspirations

1. High quality design and use of **high quality materials** reflecting the significance of the site
2. **Modern elevations** framing the new public space
3. **Active frontage** to the Cathedral Gateway
4. **Efficient and legible pedestrian route** around the new public space of the Cathedral Gateway
5. Positive relationship with **key routes & public realm**



## Site Massing



Route through to  
University Square

Green roof

Park / lawn area

Park / lawn area

Sheltered active ground  
floor frontages

There is an opportunity to create a flexible external green space, with the Metropolitan Cathedral framed to the West. The ground floor frontages flanking the green space will be active, opening up and engaging with the external landscape.

## Area Analysis

Approximate Floor Area Break Down		
Level	New Build GIA (m <sup>2</sup> )	Existing Building (Chadwick Building) GIA (m <sup>2</sup> )
G	1153	1218
1	1168	0
2	1168	0
3	1168	0

Total	4657	1218
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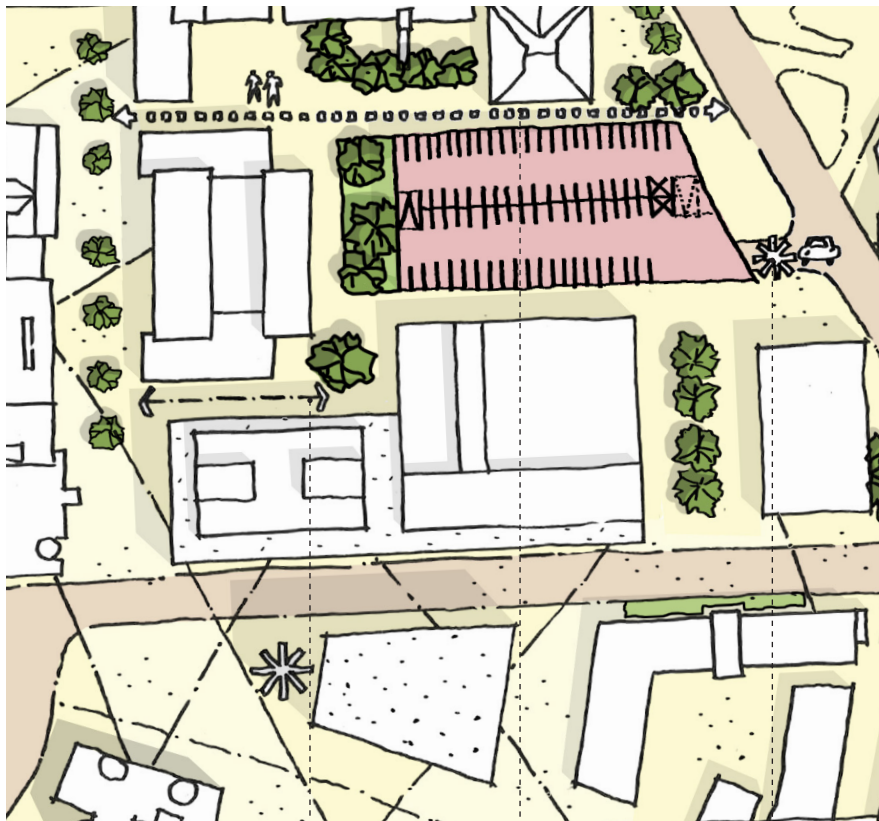
Combined Building Total	5875
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Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.

# New Crown Street 500+ Space MSCP

Project: New Crown Street 500+ Space MSCP

Capital plan ID: 112



Footpath link to  
University Square

West-east linkage

Car entrance from  
Crown street

## Key Design Aspirations

1. Creation of parking area within **close proximity** to the proposed new University Square
2. High quality design and use of **high quality materials** reflecting the significance of the site
3. **Efficient and legible pedestrian route** link the car park with central campus
4. Create sustainable level hub with cycle hub including storage and changing facilities

## Floor Plan Area Breakdown

05 Fifth

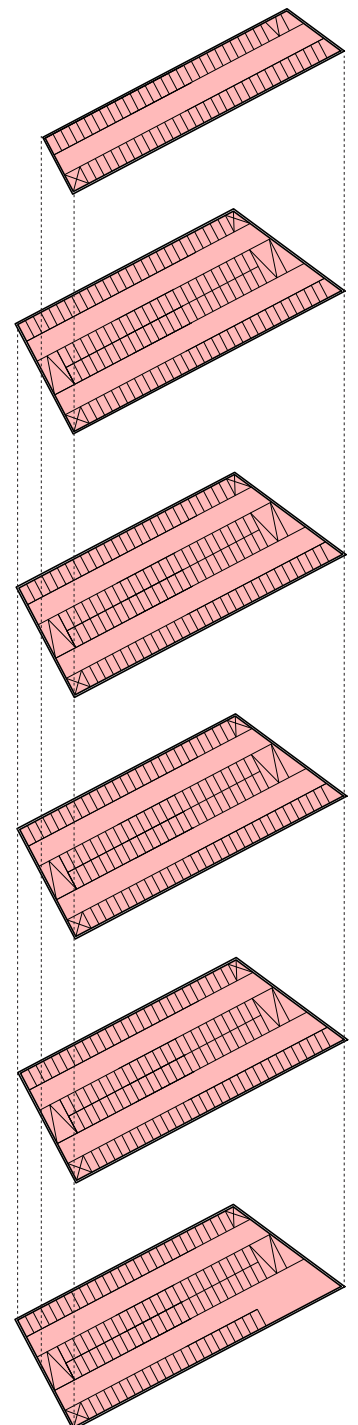
04 Fourth

03 Third

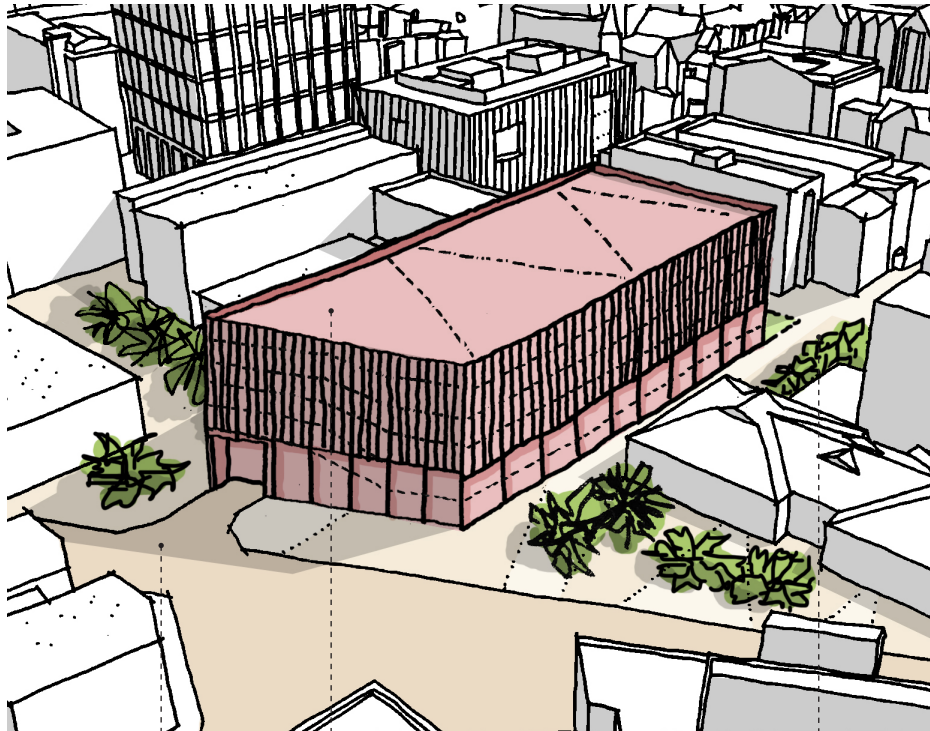
02 Second

01 First

00 Ground



## Site Massing

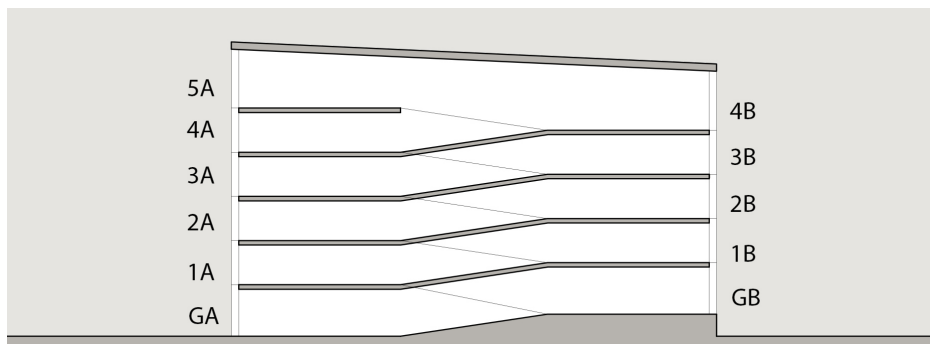


Car park  
entrance

Roof tilts up towards  
entrance corner

Footpath to Harold  
Cohen Library

## Diagrammatic Section



## Area Analysis

Crown St MSCP		
Level	New Build GIA (m <sup>2</sup> )	Spaces
<b>G</b>	2312	99
<b>1</b>	2312	107
<b>2</b>	2312	107
<b>3</b>	2312	107
<b>4</b>	2312	107
<b>5</b>	1218	59
<b>Total</b>	<b>11560</b>	<b>527</b>

Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.



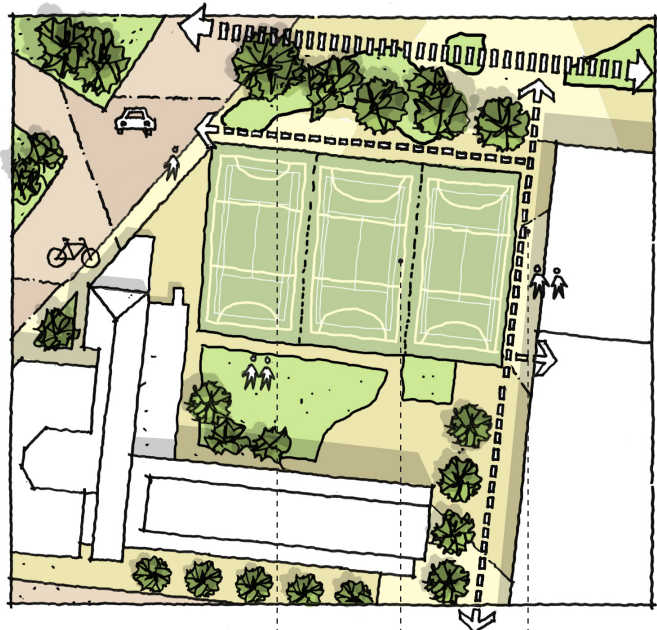
# New 3G Sports Pitch(Phase 1)

## New Sports Building(Phase 2)

Project: New 3G Sports Pitch(Phase 1)  
New Sports Building(Phase 2)

Capital plan ID: 132

### Phase 1

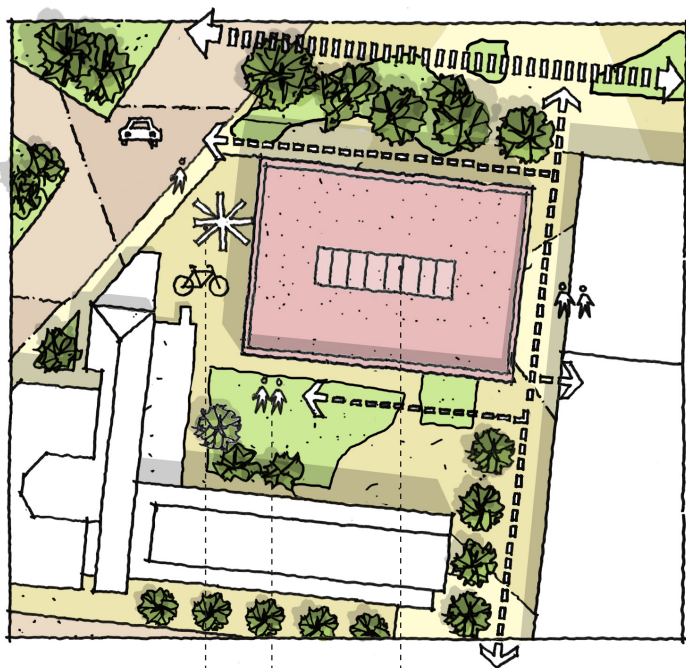


Main connection  
between the  
Cathedral and the  
University Park

3G Sports  
Pitch

Connection to  
South campus

### Phase 2



Active frontage  
facing the public  
realm

Cycle/foot  
connection

New Sports  
Building

### Commentary

The project will be developed in two phases:

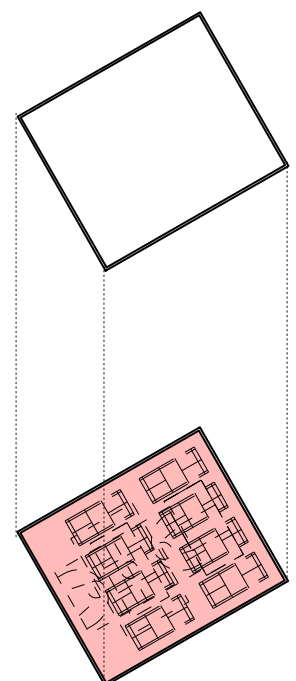
Short term - 3G pitches and internal condition/capacity improvement works focused at Ground Floor to create a more open, competitive and attractive proposition.

Long term - replacement of existing facilities.

### Floor Plan Area Breakdown

01 Roof

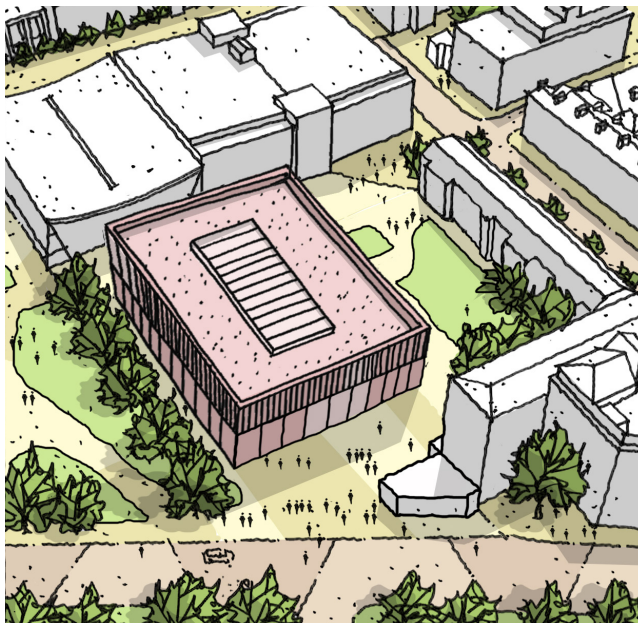
00 Ground



## Key Design Aspirations

1. High quality design and use of **high quality materials** reflecting the significance of the site
2. **Retention of existing trees** lining the University Gateway
3. **Active frontage** to the University Gateway & Mount Pleasant
4. **Efficient and legible pedestrian route** from the car park to the University Gateway
5. Positive relationship with **key routes & public realm**

## Site Massing



## Area Analysis

Approximate Floor Area Break Down	
Level	New Build GIA (m <sup>2</sup> )
G	1586
Total	1586

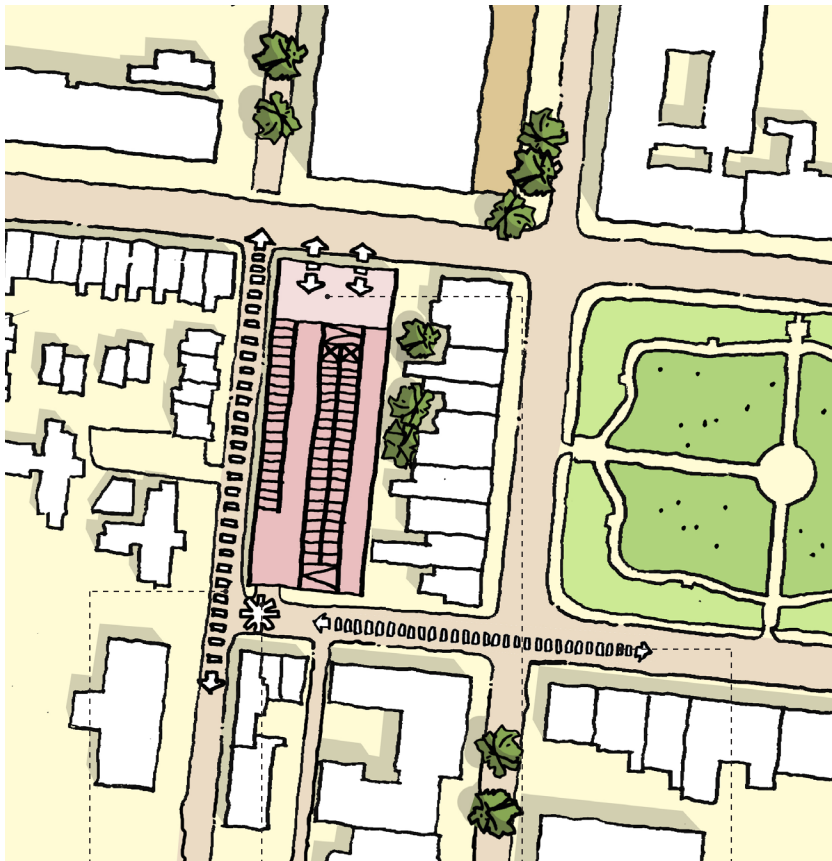
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# New Bedford Street 300+ Space MSCP

Project: New Bedford Street 300+ Space MSCP

Capital plan ID: 126

## Floor Plan Area Breakdown



Well linked to  
Oxford Street

Entrance to  
Car park

Active shop  
frontage facing  
Oxford Street

Connection to the  
library

## Key Design Aspirations

1. High quality design and use of **high quality materials** reflecting the significance of the site
2. Creation of a 300 space multi- storey parking area
3. Active shop frontage towards Oxford Street
4. Positive relationship with **key routes & public realm**

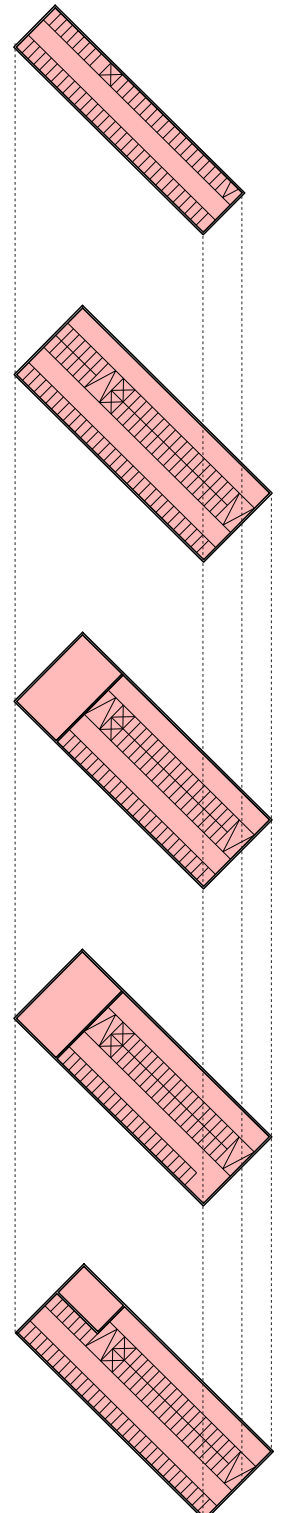
03 Third

02 Second

01 First

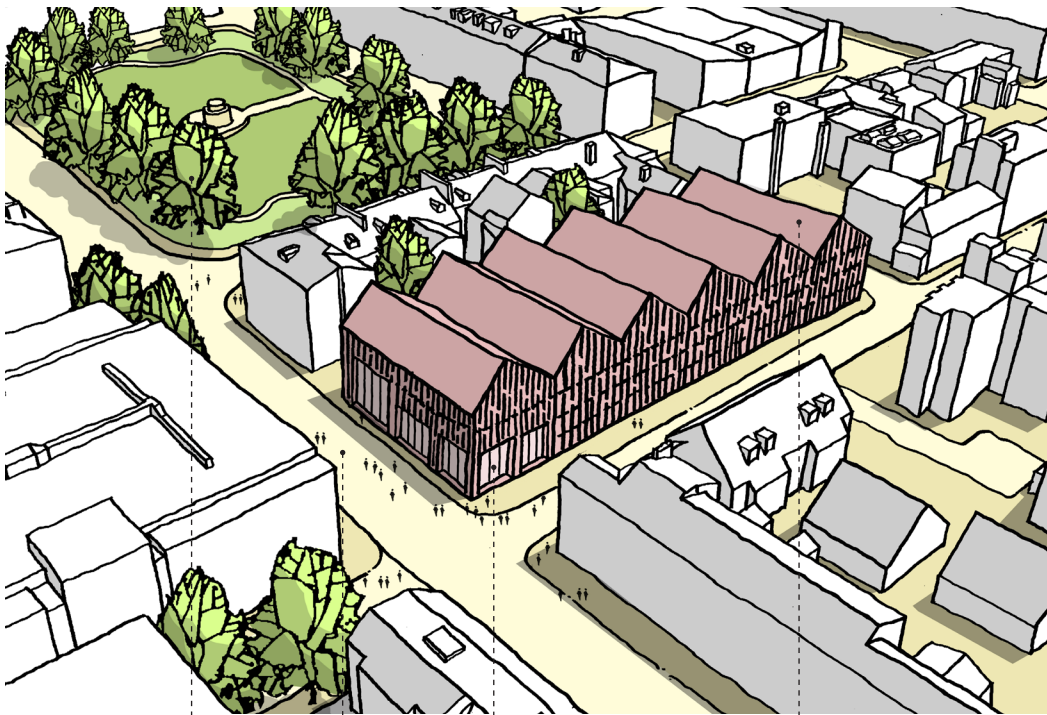
00 Ground

-1 Underground





## Site Massing



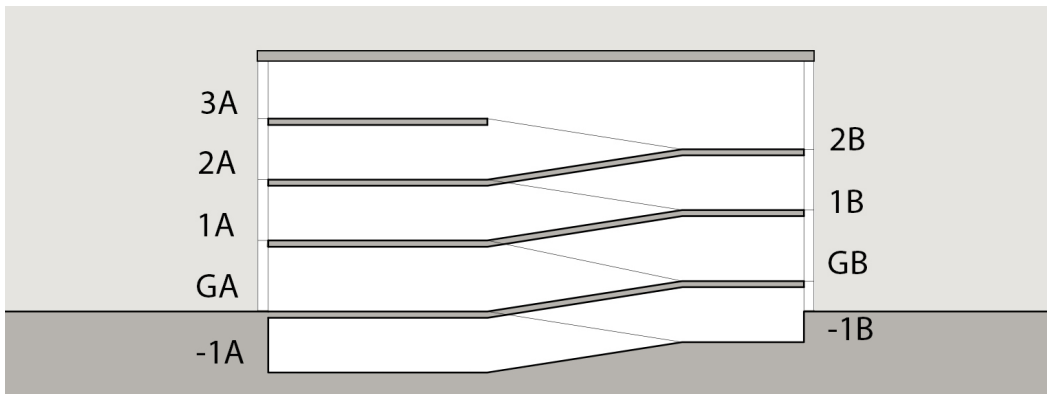
Abercromby  
Square

Oxford  
Street

Shopfront

Pitched roofs  
echo the context

## Diagrammatic Section



## Area Analysis

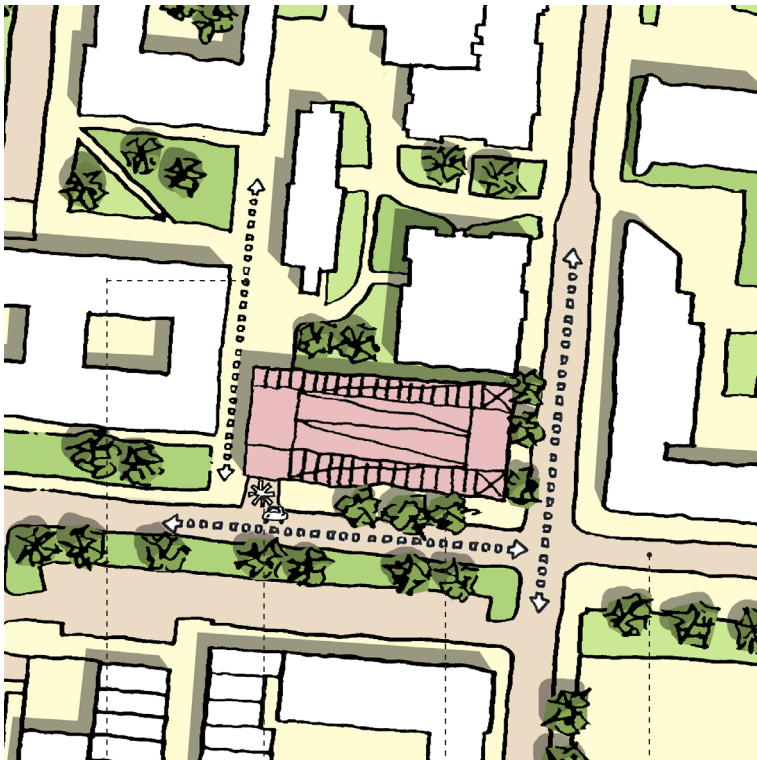
Bedford MSCP		
Level	New Build GIA (m <sup>2</sup> )	Spaces
-1	1782	75
G	1531	58
1	1531	61
2	1956	82
3	1156	59
Total	7956	335

Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.

# New Myrtle Street 300+ Space MSCP

Project: New Myrtle Street 300+ Space MSCP  
Capital plan ID: 126

Floor Plan Area  
Breakdown



Connection to  
central campus

Car park  
entrance

Retention of  
existing trees

Myrtle Street

## Key Design Aspirations

1. High quality design and use of **high quality materials** reflecting the significance of the site
2. Creation of a 300 space multi- storey parking area
3. **Retention of existing trees** lining the Myrtle Street
4. Positive relationship with **key routes & public realm**
5. **Reinforcement** of urban corner

05 Fifth

04 Fourth

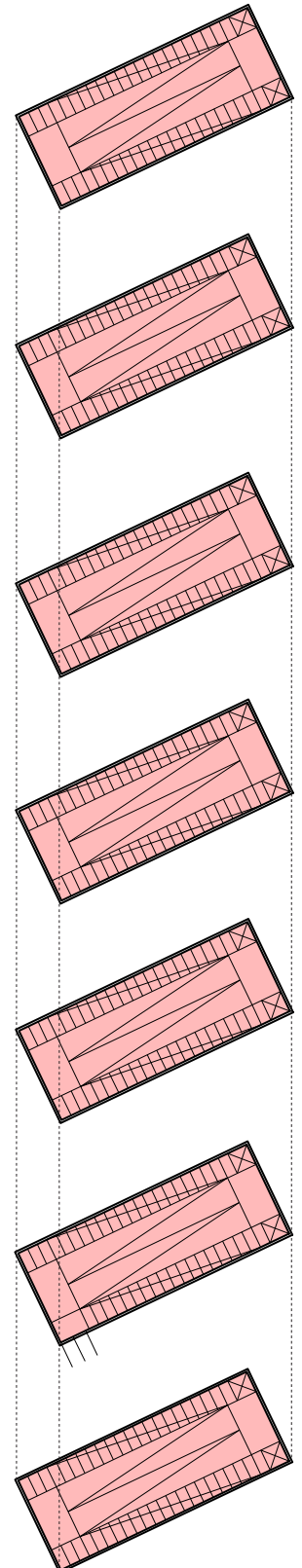
03 Third

02 Second

01 First

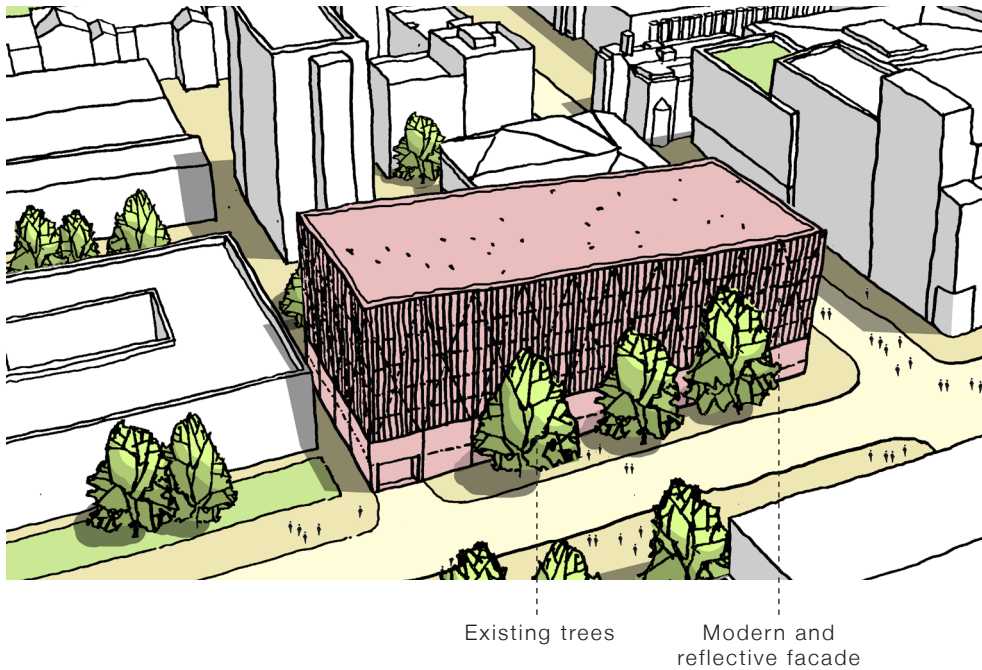
00 Ground

-1 Underground

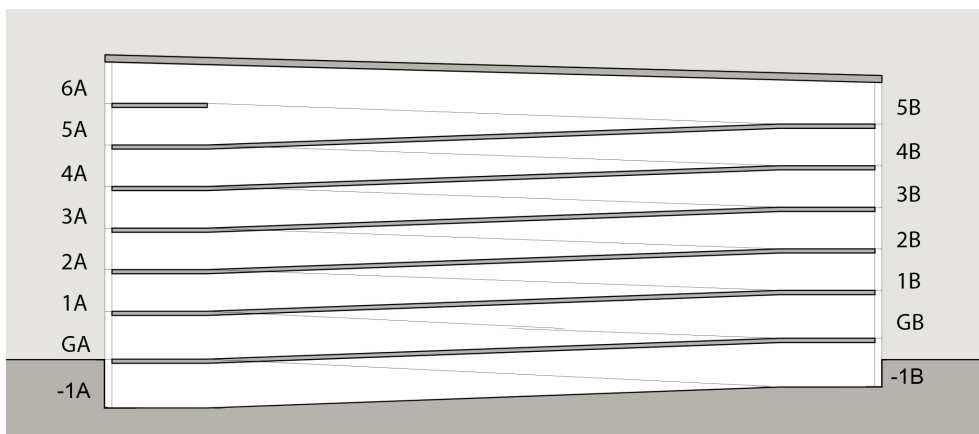




## Site Massing



## Diagrammatic Section



## Area Analysis

Myrtle St MSCP		
Level	New Build GIA (m <sup>2</sup> )	Spaces
-1	1192	47
G	1192	41
1	1192	44
2	1192	44
3	1192	44
4	1192	44
5	1192	47
Total	7152	311

Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.





# Science and Engineering Zone



116 New Digital Innovation Facility

**110 New Electrical Engineering and Electronics Facility**

XX New University of Liverpool Mathematics School (interim)

**130 Redevelopment and Extension of School of Engineering**

**107, 111, 123 Redevelopment of Department of Chemistry**

**115 Refurbishment and Extension of Mathematics Building**

**103 Refurbishment and Extension of School of Environmental Sciences**

64, 127 Refurbishment of Department of Physics Building

# Refurbishment and Extension of School of Environmental Sciences

## Project: Refurbishment and Extension of School of Environmental Sciences

Capital plan ID: 103

## Floor Plan Area Breakdown



04 Fourth

03 Third

02 Second

01 First

00 Ground

-1 Basement

## Key Design Aspirations

1. To insert a more **economical volume** within this 'backland' site
2. **Reinforcement** of urban corner
3. Creation of an appropriate extension to the existing SoES building
4. To create a more positive relationship with **the streetscape, routes & public realm**



## Site Massing



EEE Building

Nicholson Laboratory

Jane Herdman Building,  
School of Environmental  
Sciences

Hartley Building

Proposed infill block to  
fill the plot with efficient  
floor plates

There is an opportunity to utilise this infilled block in a more economical manner than that which currently exists. Re-orientating the building to be parallel with urban grain allows for a more positive relationship with Penbroke Street and Penbroke Gardens.

## Area Analysis

Approximate Floor Area Break Down				
Level	New Build GIA (m <sup>2</sup> )	Hartley GIA (m <sup>2</sup> )	Nicholson GIA (m <sup>2</sup> )	Herdman GIA (m <sup>2</sup> )
-1	0	264	0	0
G	762	264	830	427
1	762	264	830	427
2	953	264	583	427
3	953	264	583	427
4	0	264	0	0

Total

3430

1584

2826

1708

Combined Building Total

9548

Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.



# New Electrical Engineering and Electronics Facility

## Project: New Electrical Engineering and Electronics Facility

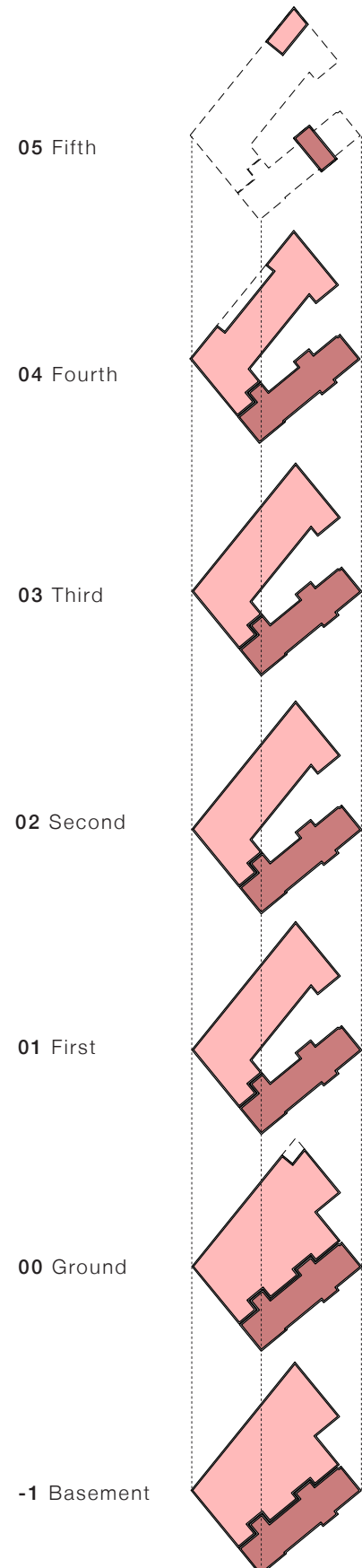
Capital plan ID: 110



## Key Design Aspirations

1. **Active frontages**, particularly to the North and East at ground level
2. **Key gateway** building
3. Model for **sustainable** architecture
4. Use of **high quality materials**
5. Maximising surrounding **views**
6. Positive relationship with **key routes & public realm**
7. Model for **creative reuse**

## Floor Plan Area Breakdown



## Site Massing



Taller block to  
emphasise the  
corner location

Atrium

## Area Analysis

Approximate Floor Area Break Down		
Level	New Build GIA (m <sup>2</sup> )	Existing Building(Derby) GIA (m <sup>2</sup> )
-1	1753	616
G	1715	616
1	1299	616
2	1299	616
3	1299	616
4	1188	616
5	108	104

Total	6908	3184
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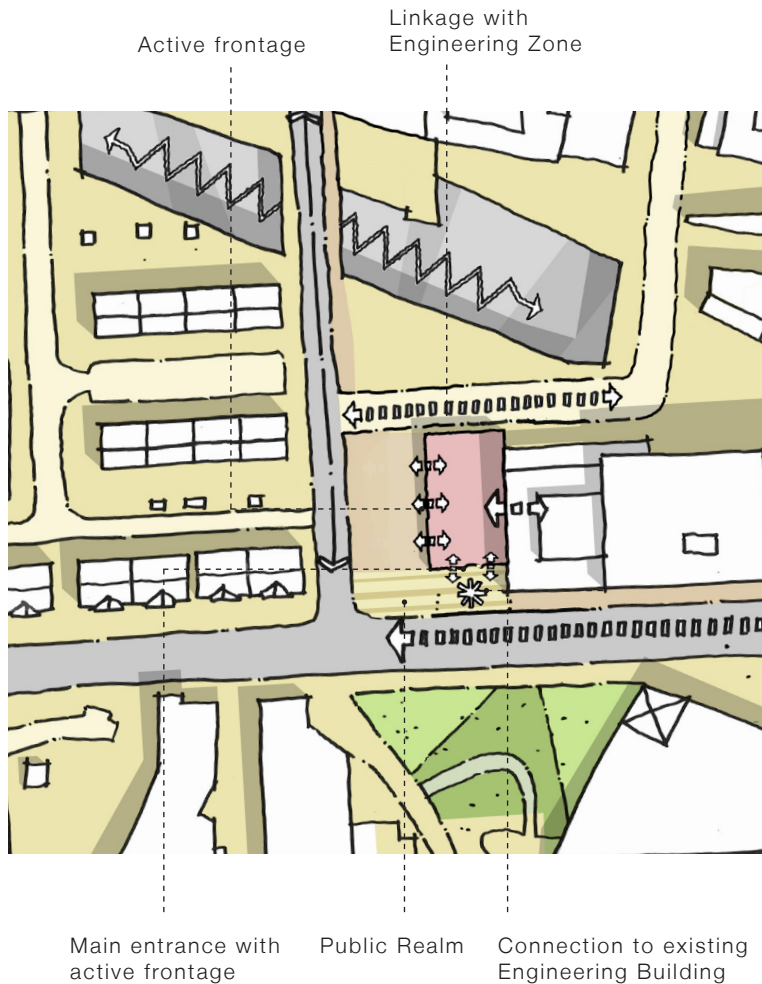
Combined Building Total	10092
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Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.

# Redevelopment and Extension of School of Engineering

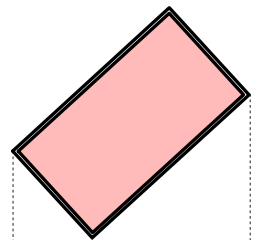
## Project: Redevelopment and Extension of School of Engineering

Capital plan ID: 130

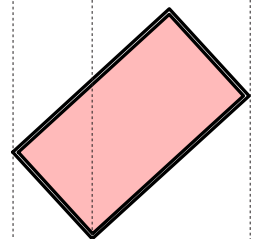


### Floor Plan Area Breakdown

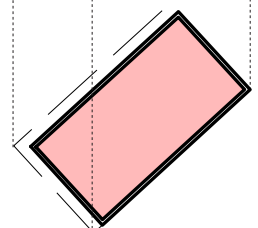
02 Second



01 First



00 Ground

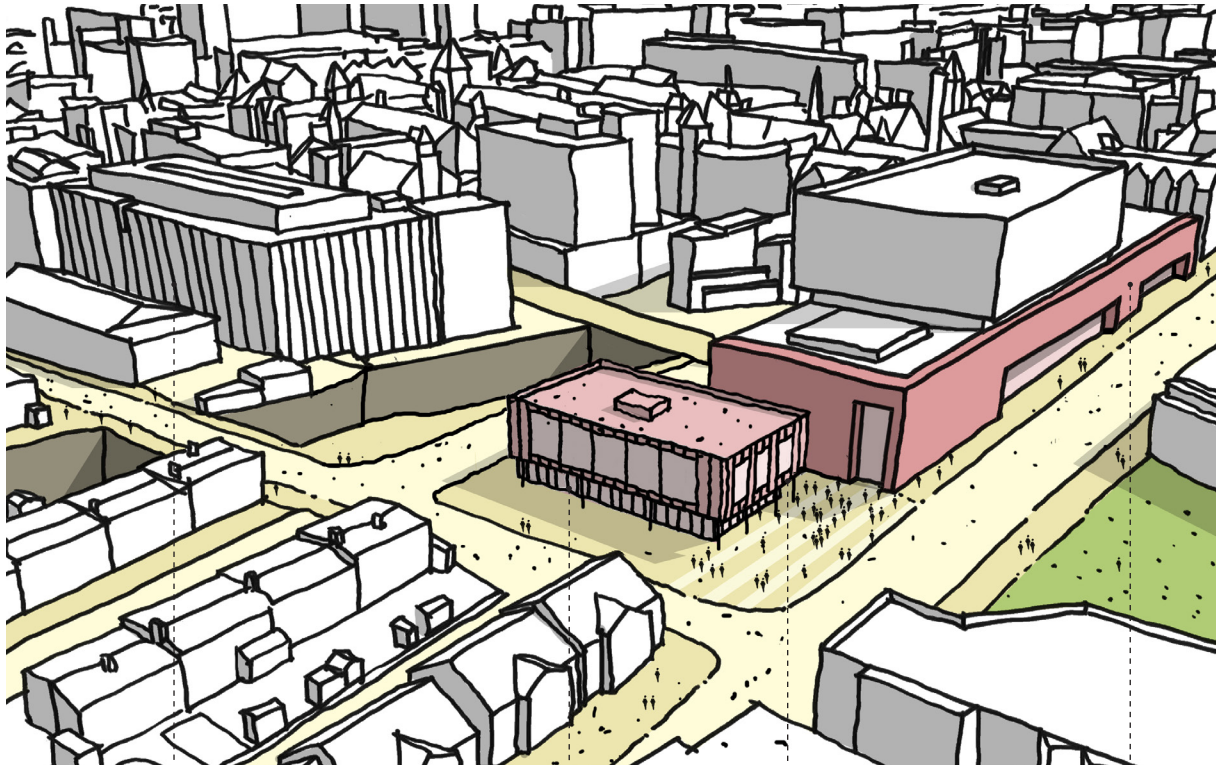


### Key Design Aspirations

1. High quality design and use of **high quality materials** reflecting the significance of the site
2. Symbolic **reinforcement** of urban corner
3. **Active frontages** creating new entrance sequence for existing and proposed buildings
4. Creation of a **marker** signifying the Western extent
5. Positive relationship with **key routes & public realm**



## Site Massing



EEE Building

Symbolic active frontages created, with urban corner reinforced

Sheltered active ground floor frontages with generous 'forecourt' public realm

School of Engineering

There is an opportunity to create a new entrance sequence to the adjacent existing building, tying it in with the new Engineering Extension proposed to occupy the corner plot which is currently occupied by a surface car park.

## Area Analysis

Approximate Floor Area Break Down	
Level	New Build GIA (m <sup>2</sup> )
G	305
1	362
2	362
Total	1029

Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.

# Refurbishment and Extension of Mathematics Building

Project: Refurbishment and Extension of Mathematics Building

Capital plan ID: 115



New central square

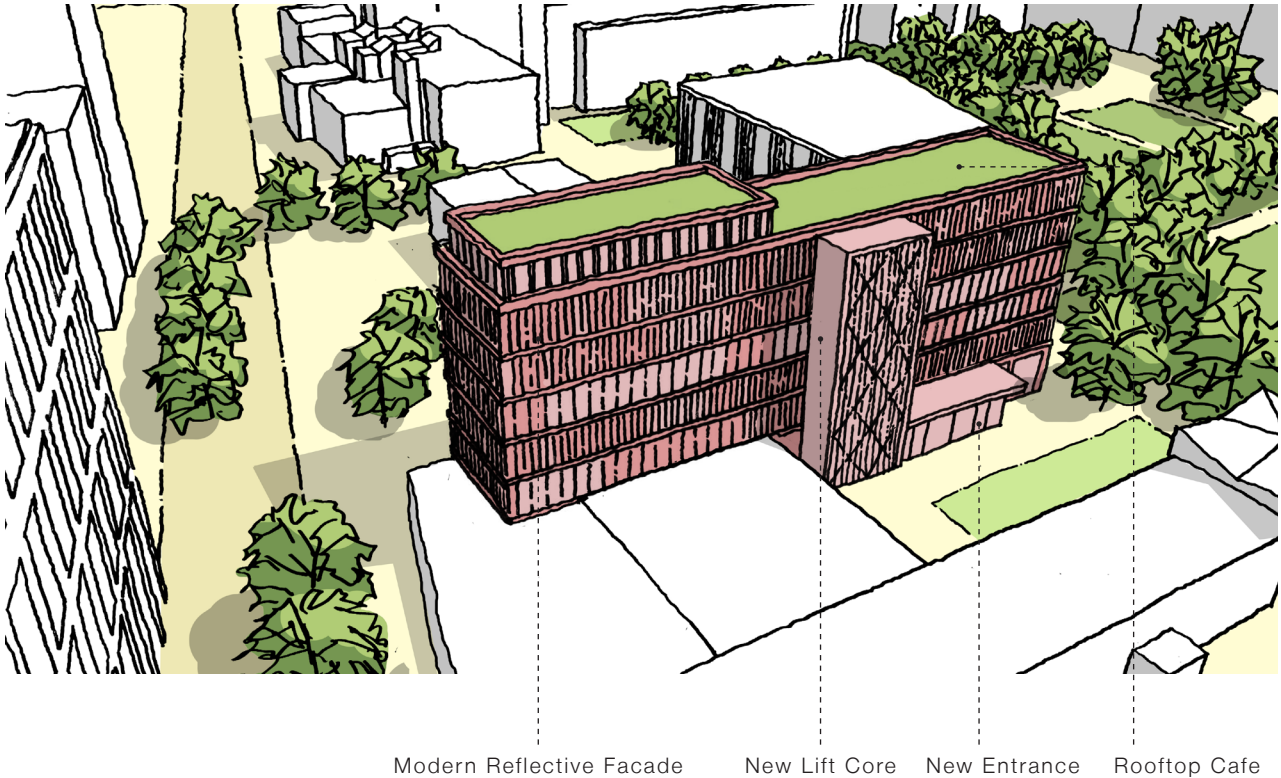
Maths building with  
rooftop Cafe

Route to central  
square

## Key Design Aspirations

1. Use of **high quality materials**
2. Redefine the edge of **Central Square**
3. Positive relationship with **key routes & public realm**
4. Floor area: 540 sqm per floor level

## Site Massing



The new cladding of the maths building provides a stronger visual linkage between the University Square and the new University Park. The North end of the building dominates the eastward view from the University Square and also act as an orientation point.



# Redevelopment of Department of Chemistry

**Project: Redevelopment of Department of Chemistry**

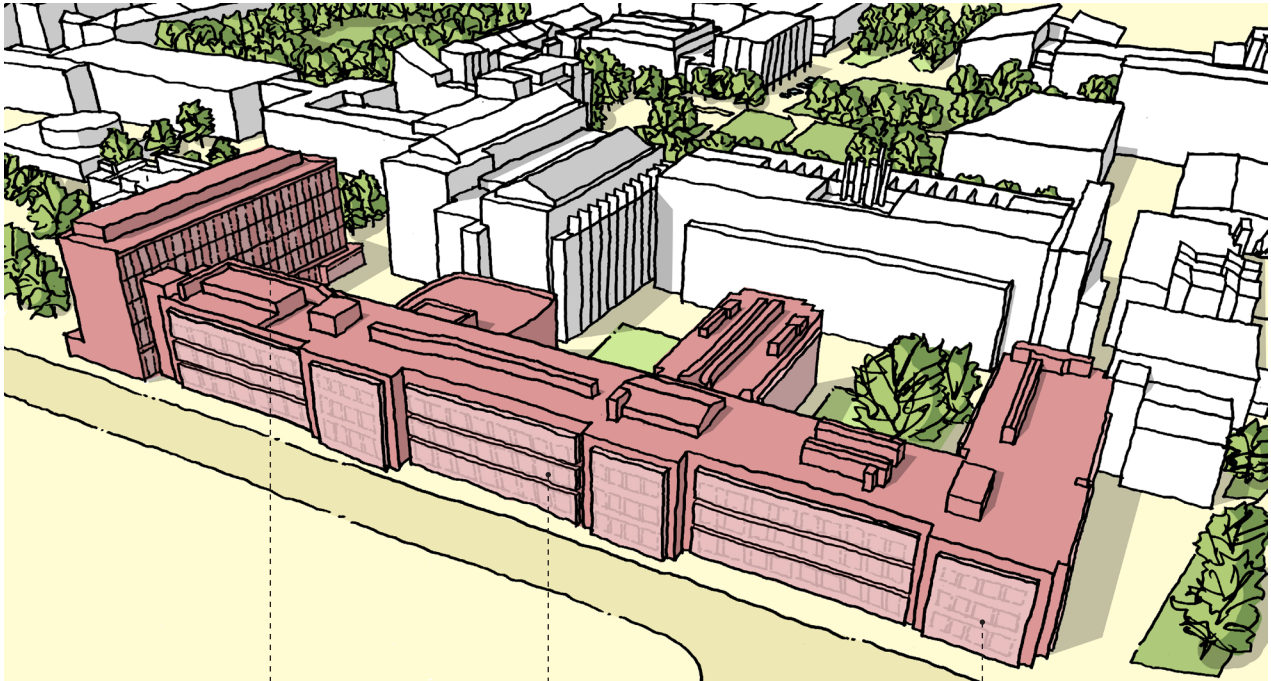
Capital plan ID: 107



## Key Design Aspirations

1. Existing red brick wall and windows partially covered by **curtain-wall**
2. **Redesigned street front**
3. Positive relationship with **key routes & public realm**
4. Floor area: 4690 sqm per floor level
5. Outward looking to Paddington Village

## Site Massing

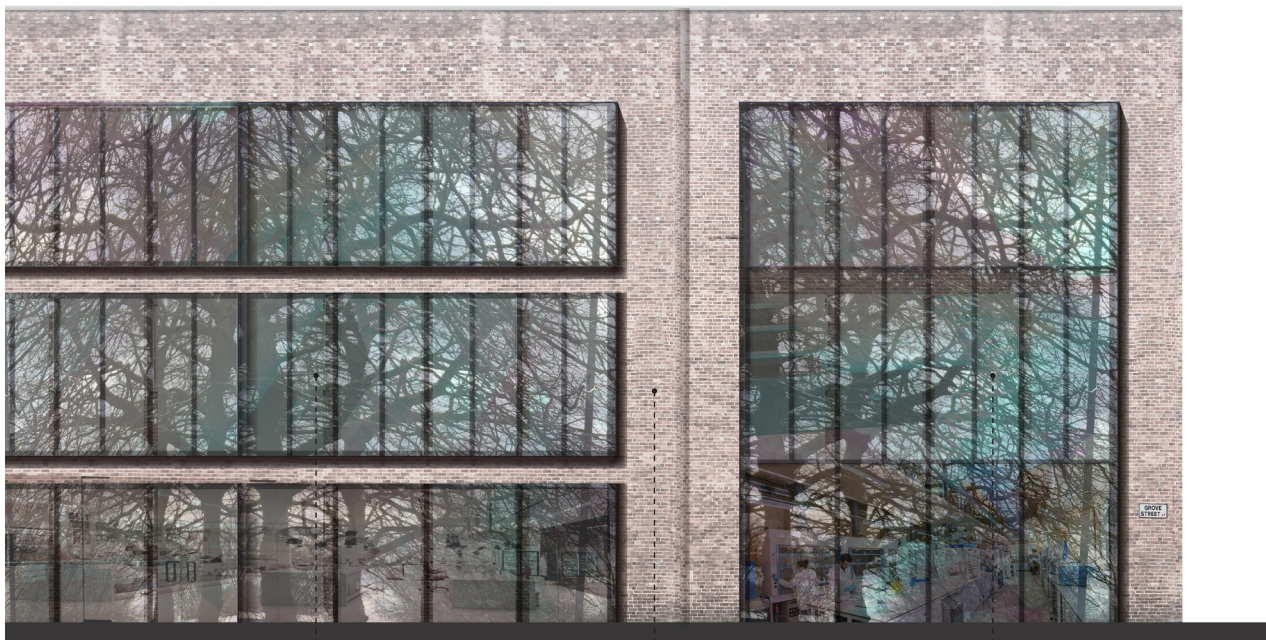


New overcladding

New Linear windows

Modern curtain-wall covers existing windows

## Facade Strategy



Reflection of trees across the street

The brickwork: White-washed

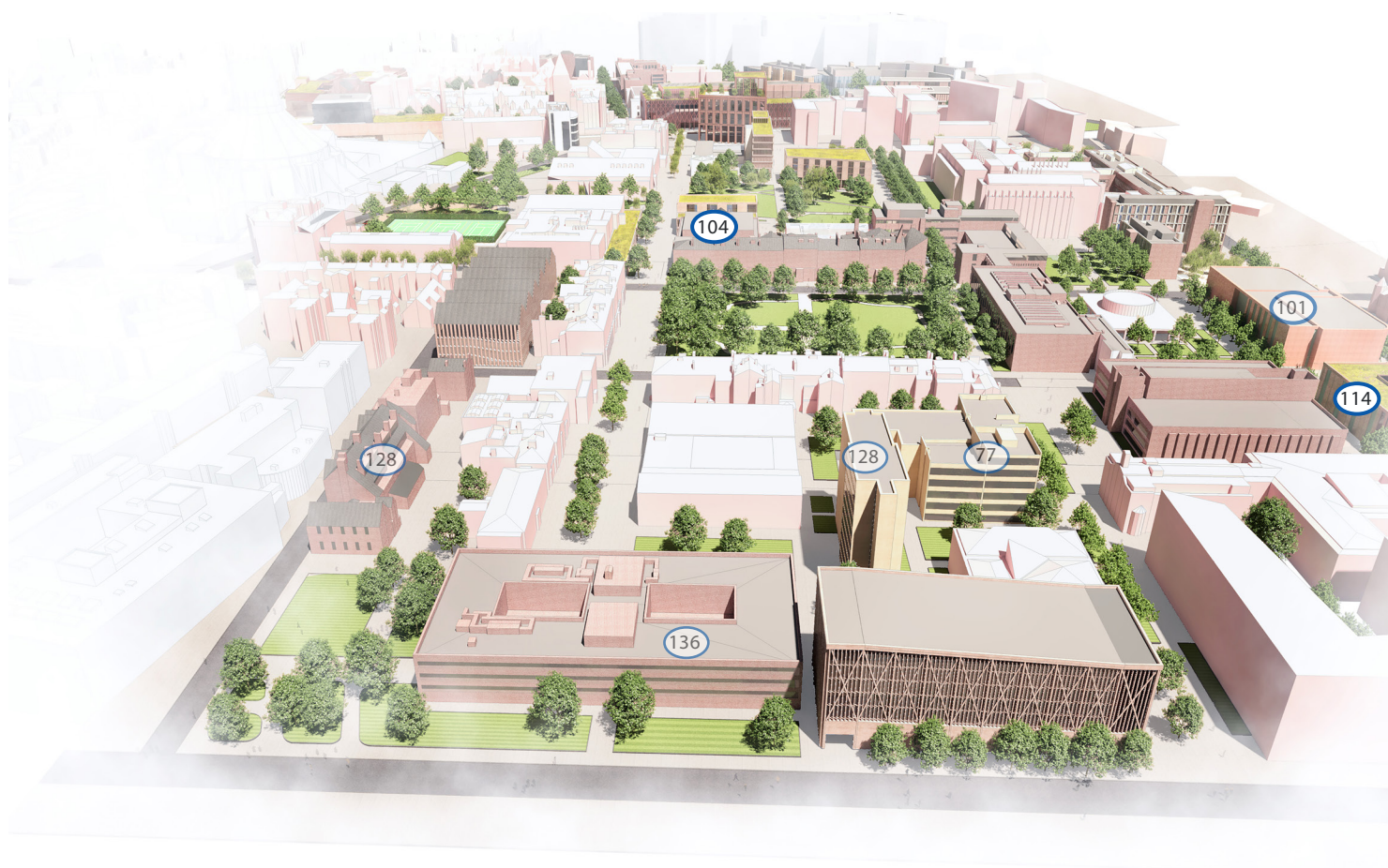
Double skin: Curtain-wall wraps in front of existing windows







# Humanities and Social Sciences



101 Arts and Humanities Centre

128 Expansion of Faculty Facilities

136 Expansion of Faculty Facilities into Eleanor Rathbone

**114 Extension to Management School**

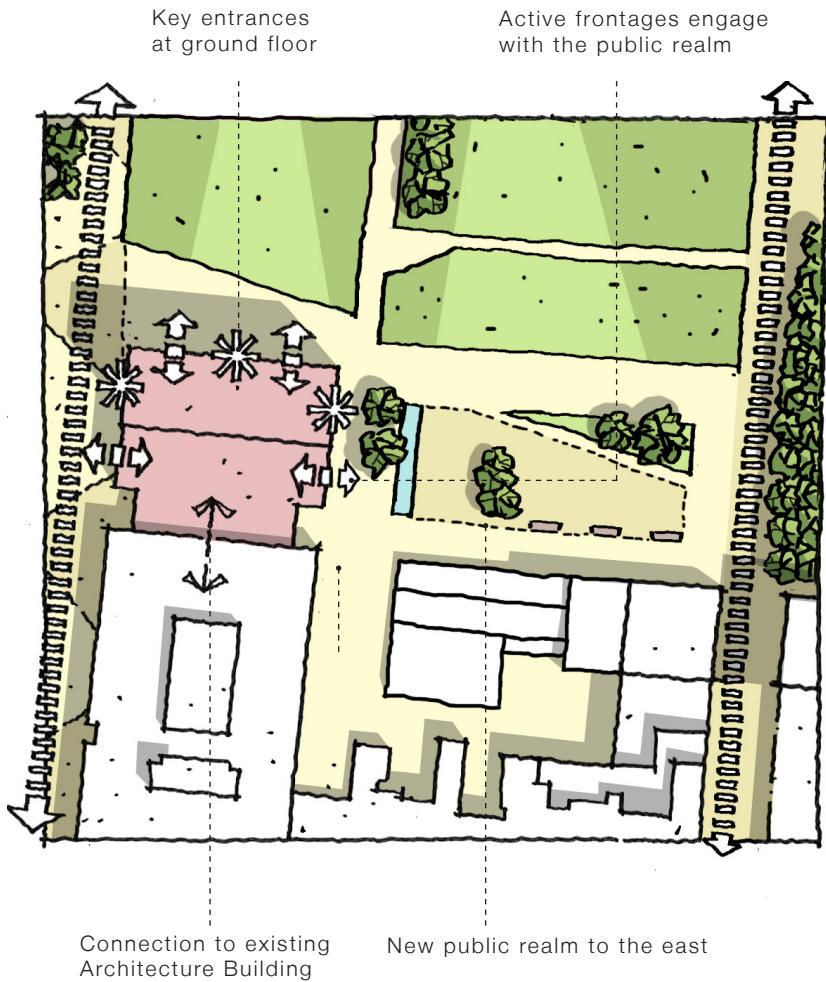
77 New School of Law and Social Justice Building

**104 Refurbishment and Extension of School of Architecture**

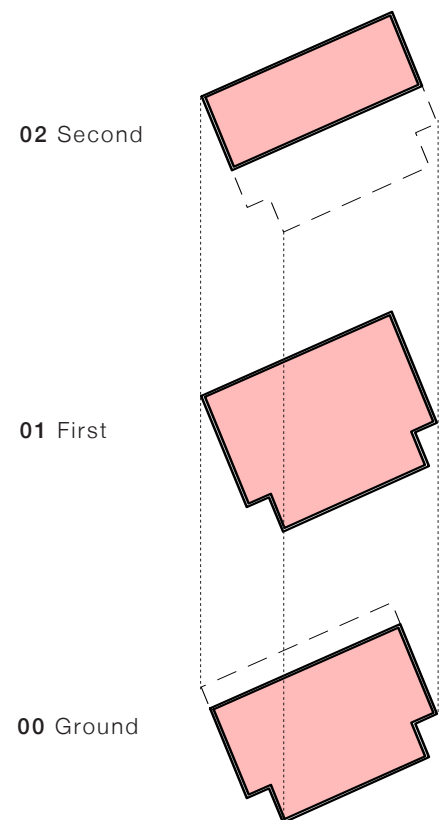
# Architecture School Upgrade and Extension

## Project: Architecture School Upgrade and Extension

Capital plan ID: 104



## Floor Plan Area Breakdown



## Key Design Aspirations

1. **Active frontages**, particularly at ground level
2. **Key terminus & marker** in the cityscape
3. Model for **sustainable** architecture
4. Use of **high quality materials**
5. Maximising surrounding **views**

Site Massing



University Park   Existing Architecture Building   Sheltered active ground floor frontages

Area Analysis

Approximate Floor Area Break Down	
Level	New Build GIA (m²)
G	774
1	923
2	483
Total	2180

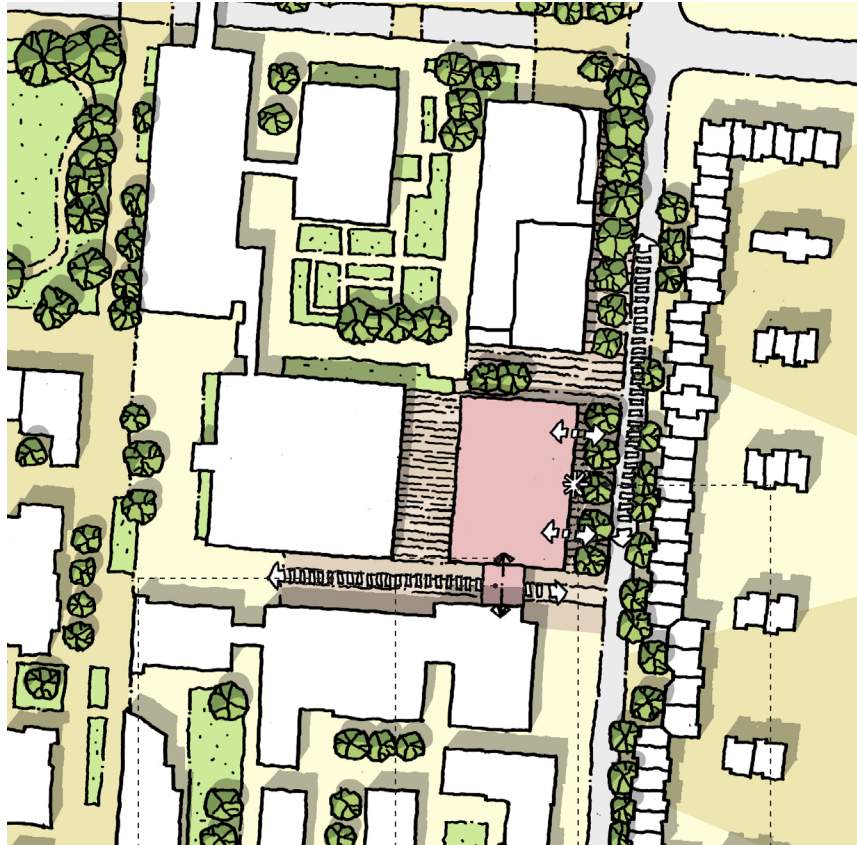
Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.



# Future Development Plot - Potential Future Expansion for Adjacent Facilities

Project: Future Development Plot - Potential Future Expansion for Adjacent Facilities

Capital plan ID: 114



Linkage to South Campus on ground floor

Linkage with existing management building

Active frontage

Retention of existing high quality trees

## Floor Plan Area Breakdown

02 Second

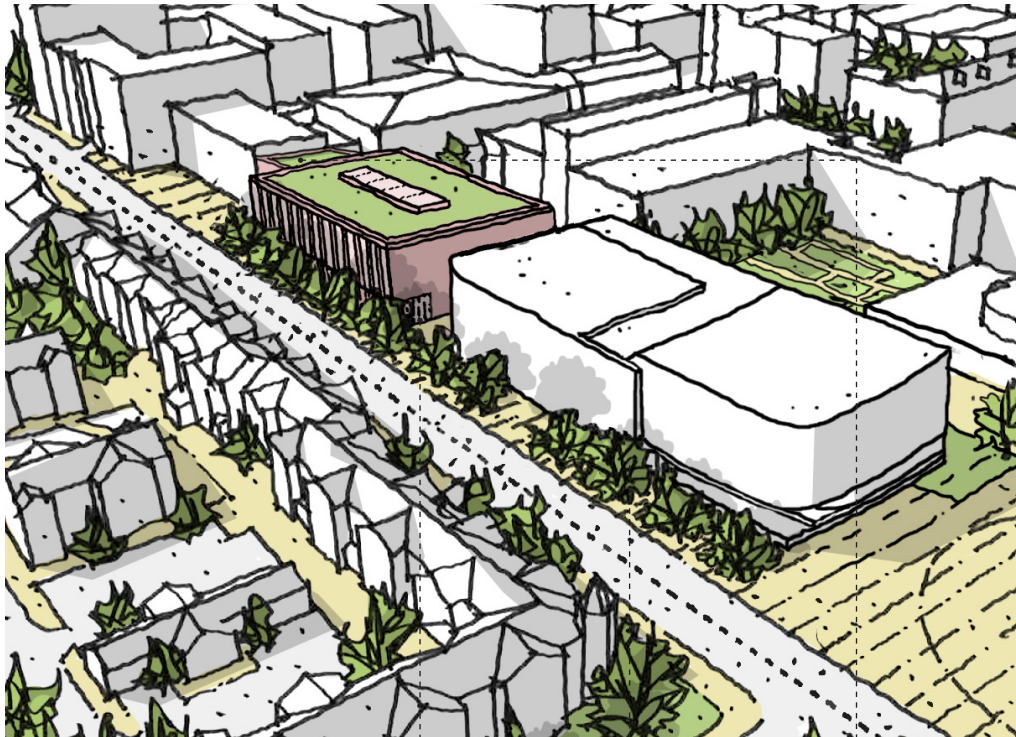
01 First

00 Ground

## Key Design Aspirations

1. **Active frontages**, particularly at ground level
2. Model for **sustainable** architecture
3. Use of **high quality materials**
4. Positive relationship with **key routes & public realm**
5. Retention of **high quality trees**

## Site Massing



Social learning spaces activate the ground floor creating an inviting edge to the street

Retention of existing high quality trees

Link with existing management school facilities

## Area Analysis

Approximate Floor Area Break Down	
Level	New Build GIA (m <sup>2</sup> )
G	1470
1	1759
2	1470
Total	4699

Please note areas stated above are an indicative, preliminary assessment of plot capacity only and are not for briefing purposes.







# Health and Life Sciences Zone



137 Co-location of School of Psychology

105, 121 Development of Biosciences and Life Sciences Buildings

93, 109 Interim limited Refurbishment of Eleanor Rathbone for School of Psychology

118 Refurbishment and Expansion of Translational Medical Research Facilities

106 Refurbishment of Cedar House, School of Medicine

131 Refurbishment of Waterhouse, Block B

138, 143 Utilisation of William Henry Duncan Building

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