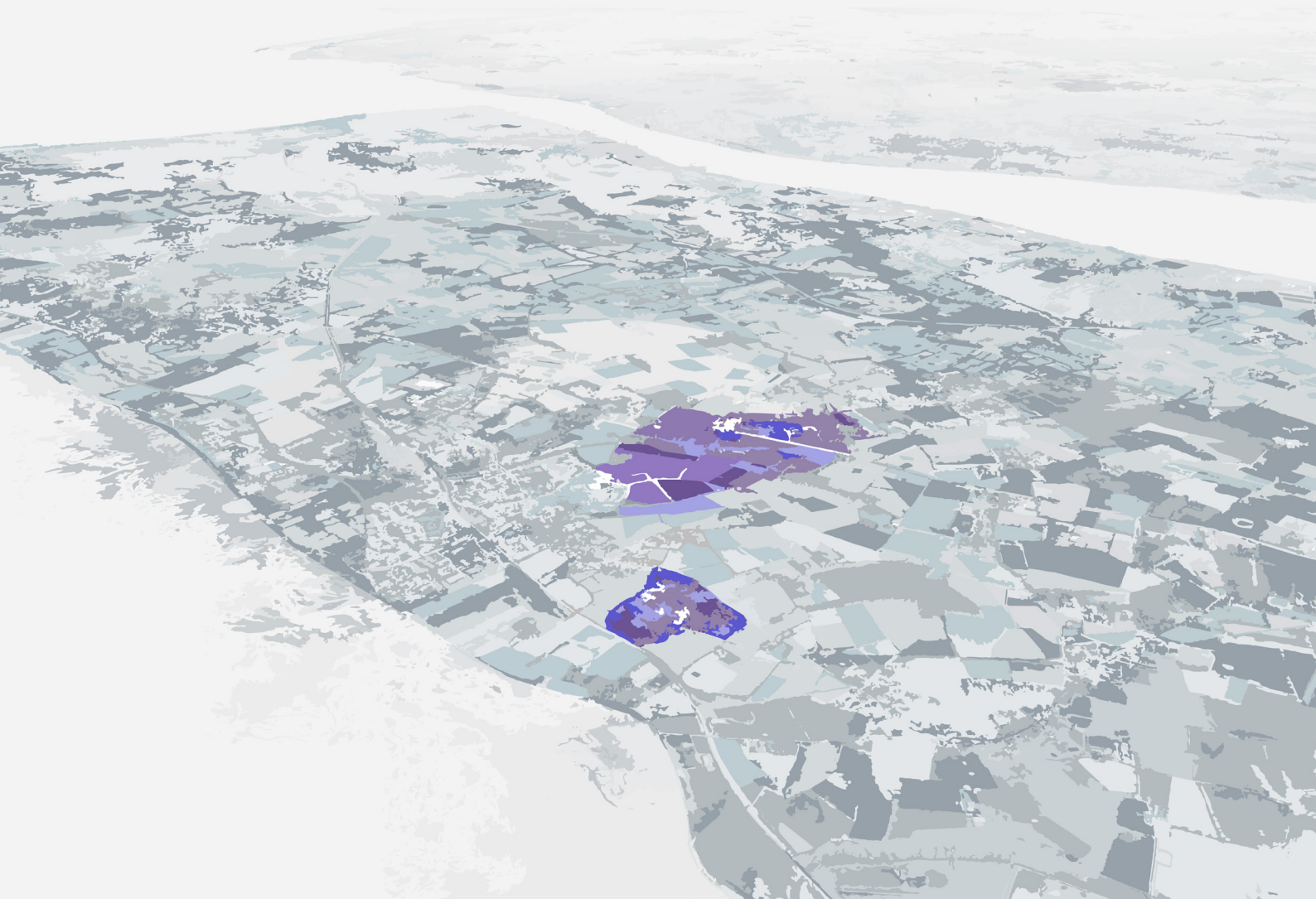




UNIVERSITY OF LIVERPOOL  
MASTERPLAN ESTATE  
STRATEGY 2026+

LEAHURST &  
NESS GARDENS





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# 1.0

Context

# University of Liverpool

The vision set out in the *Masterplan Estate Strategy 2026+* is to establish the University of Liverpool as a truly global institution, ranked amongst the top 100 in the world. With over 25,000 students in total, including 8,000 international students, the University is connected by physical campuses in Liverpool, London and Singapore, and was also the first in the UK to establish an independent University in China.

The University's presence in Liverpool is created principally by the Main Campus which sits within the Knowledge Quarter at the heart of the UNESCO World Heritage city. Core student facilities are located here, with the vision and principles for enhancing this significant area of the University's estate set out within the *Masterplan Estate Strategy 2026+* document.

In addition to the Main Campus, the University of Liverpool's estate comprises two key sites on the Wirral Peninsula. Leahurst is a satellite campus and home, principally, to the Institute of Veterinary Science. The neighbouring site at Ness Gardens is also owned by the University and provides a range of visitor/education activities within the grounds of a protected botanic garden.

*"Our students will come from diverse backgrounds and will be highly employable global citizens. Half of them will take up the exceptional opportunities to study and work abroad that Liverpool offers, while the University will rank within the top 50 for International Outlook."*

- *University of Liverpool Strategy 2026*

# For *advancement* of *learning* and *ennoblement* of *life*



*Original*

We are the original  
redbrick university.



**1881**

Established in 1881: in this year  
Queen Victoria reigned over Great  
Britain and the UK had its first  
street lit with electric light.



**Top 1%**

Ranked in the top 1%  
of universities  
worldwide.



*Best  
Students' Union*

Awarded best Students'  
Union at the NUS  
Awards 2016.



***Russell  
Group***

Member of the  
Russell Group.



**£102  
million**

in annual research income.



**20th**

in the UK's Research  
Excellence Framework (REF),  
with seven subjects in  
the top 10.





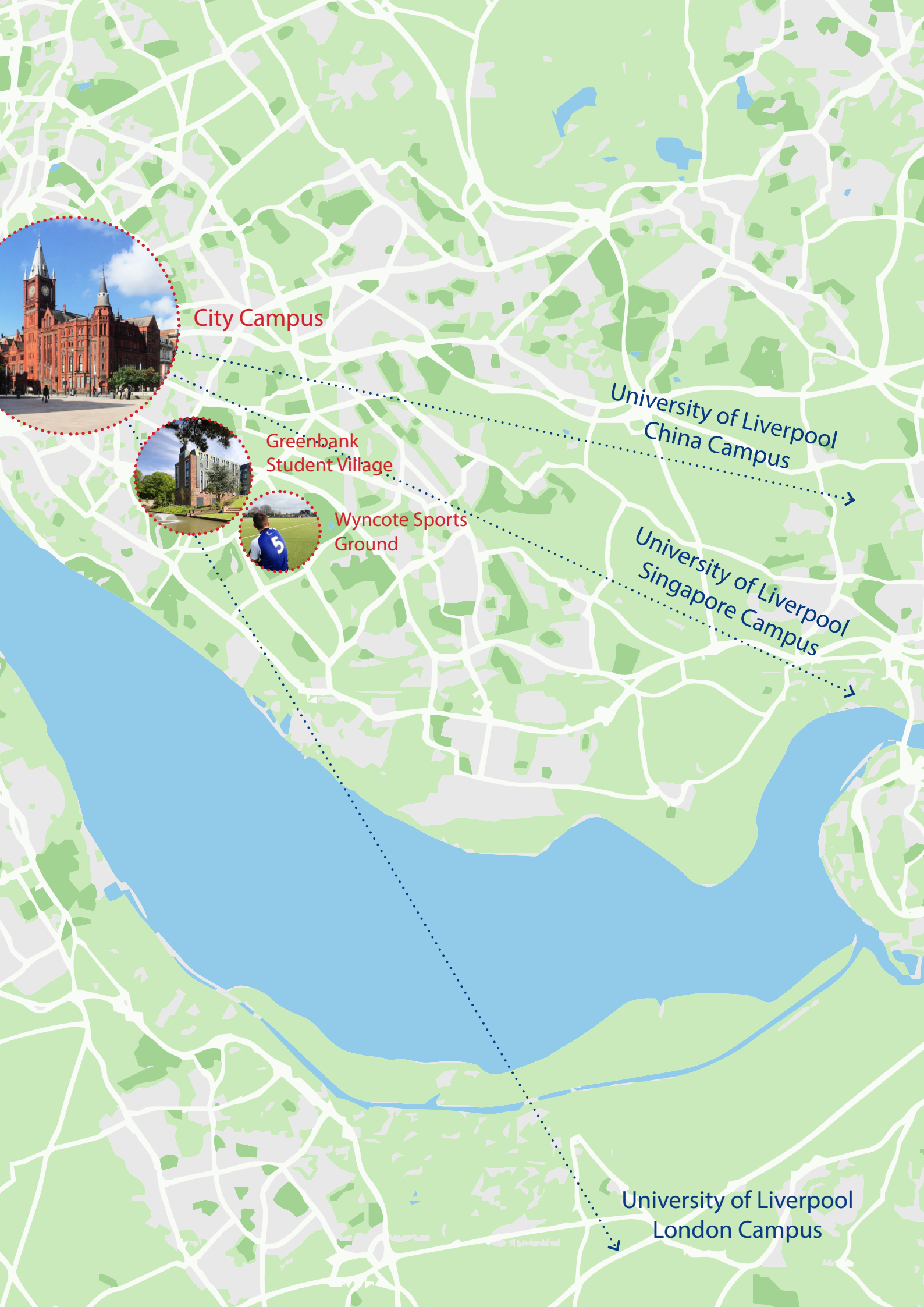
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Leahurst Campus



Ness Gardens





City Campus



Greenbank  
Student Village



Wyncote Sports  
Ground

University of Liverpool  
China Campus

University of Liverpool  
Singapore Campus

University of Liverpool  
London Campus



# University of Liverpool



13 miles

River Dee

Cheshire West & Chester  
Council Boundary

Leahurst Campus

Ness Gardens





Main Campus

Greenbank Student  
Village

Wyncote Sports  
Ground

River Mersey



# Leahurst Campus & Ness Gardens



Neston

Leahurst Campus

Willaston

Wirral Way

Little Neston

Ness Gardens

River Dee

Burton





Bromborough

University of Liverpool  
City Campus

CWCC Boundary

River Mersey

Eastham

M53

Hooton



Ellesmere Port

Great Sutton

A550





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# 2.0

Leahurst Campus



# Ownership

**The Leahurst Campus represents a significant area of the University's estate and is located on the Wirral Peninsula, 12 miles south of Liverpool.**

**Separated by the A540, the land to the north forms the core of the campus' teaching and public facilities.**

**To the south two working farms and associated farmland are also owned by the University of Liverpool, providing essential resources for veterinary students.**

Key >

- 1) Large Animal Hospital
- 2) Leahurst House
- 3) Small Animal Hospital
- 4) Learning Centre & Labs
- 5) External Enclosures
- 6) Isolation Unit
- 7) Ness Heath Farm
- 8) Wood Park Farm





# What is Leahurst?

- A major and leading Veterinary Centre for academic teaching, research and impact.
- Centre of excellence in diagnosis, treatment, research and innovation.
- Comprises 2 'first-opinion' practices, 2 referral hospitals and 2 working farms, alongside a lecture theatre and teaching laboratories for students. Investment planned for all.
- Under the umbrella of Liverpool University, the Leahurst Small Animal Teaching Hospital and the Philip Leverhulme Equine Hospital make up one of the largest, most modern and well-equipped teaching hospitals for cats, dogs and horses in Europe.
- Research & Impact across a number of themes: Food Security, Animal Behaviour, Pest Control & Biodiversity, Equine Colic and Animal Health.
- A unique facility. The University of Liverpool became the first in the UK to incorporate a veterinary school in 1904.
- Home to the Veterinary Institute which employs over 350 staff, including over 100 surgeons.
- 280 students on site in all years of their study.
- Many Stakeholders and Alumni connections.

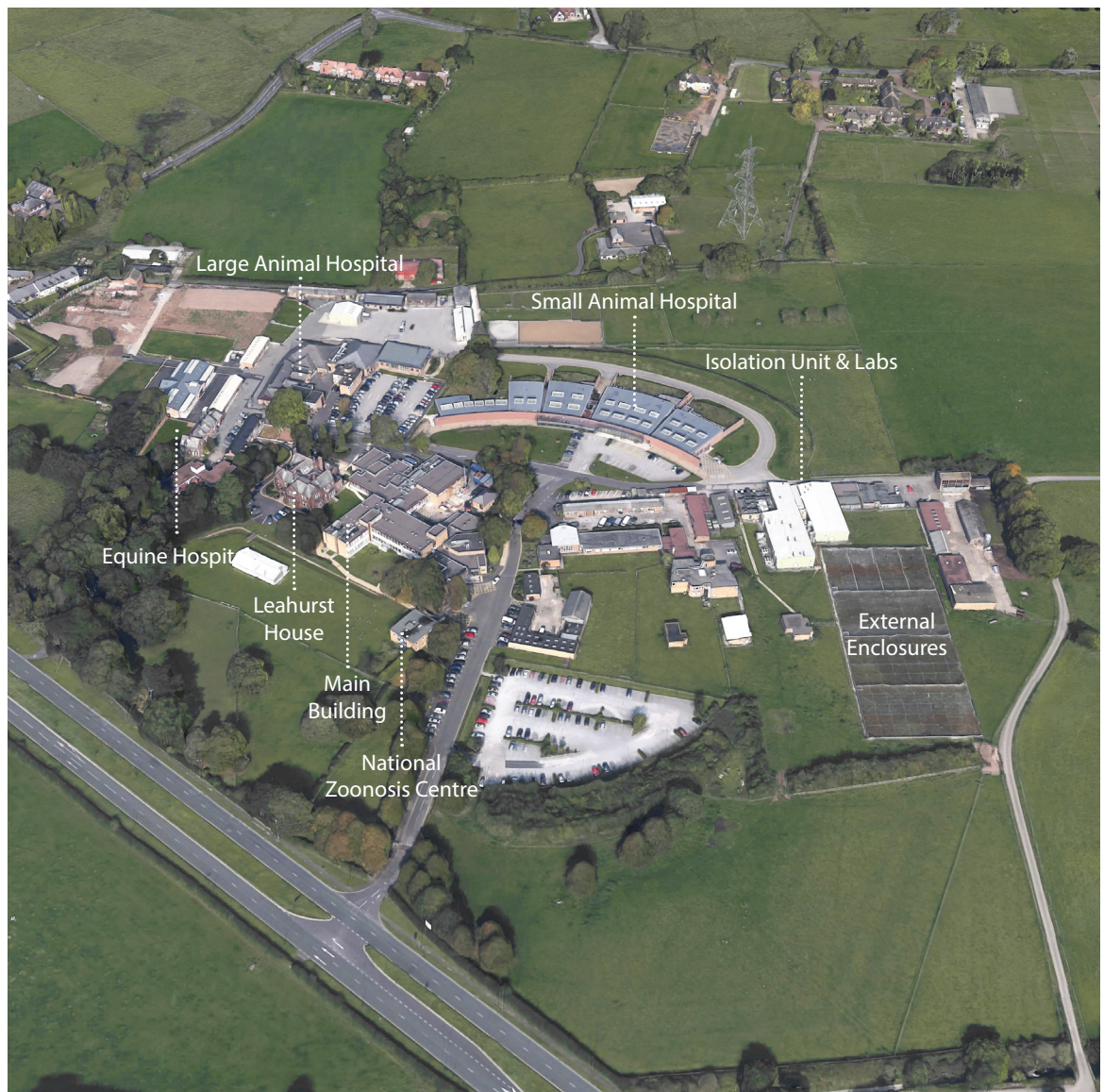


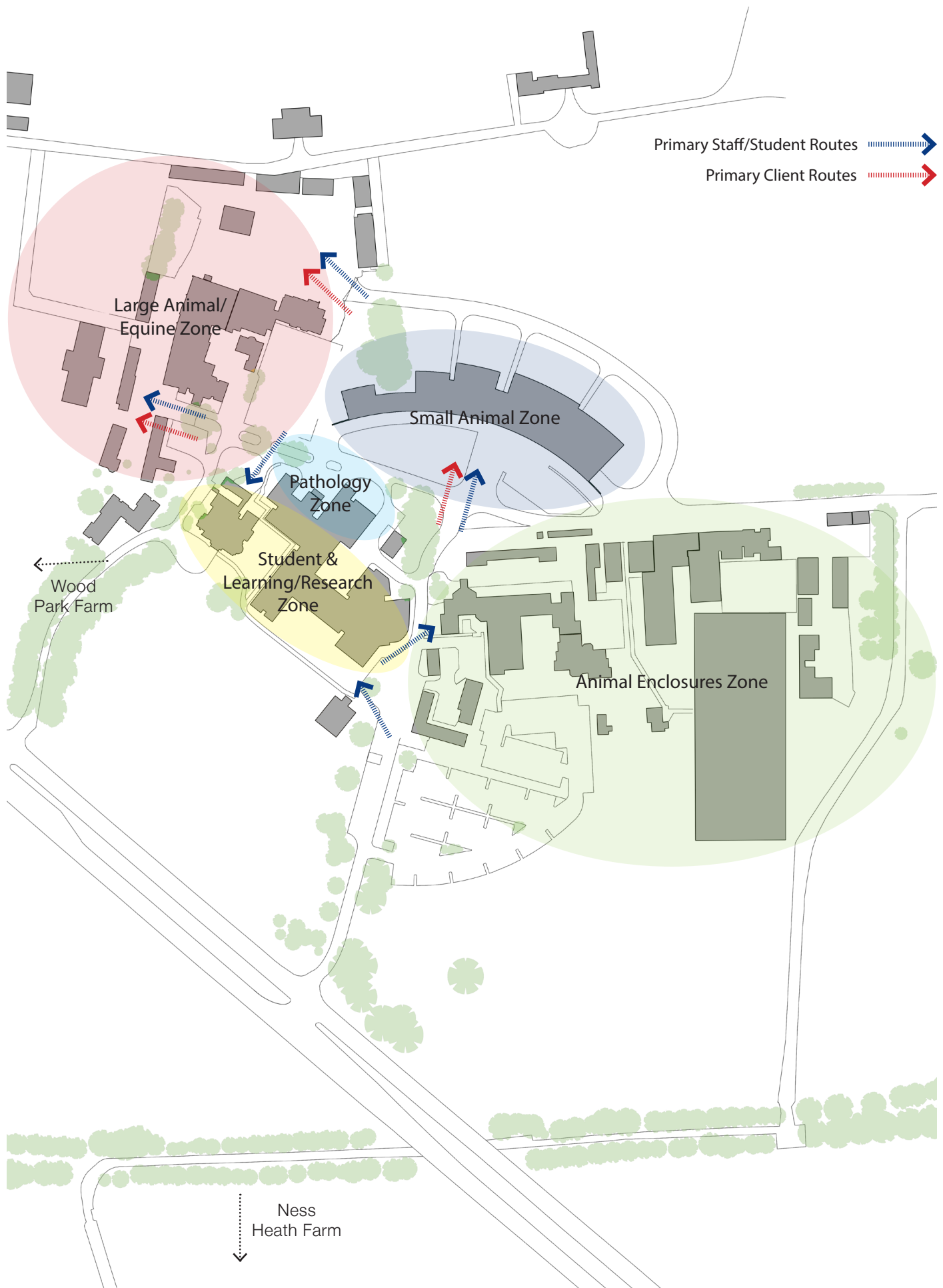


# The Campus

## Key Issues:

- Variable quality/state of buildings with some currently derelict
- Piecemeal development has resulted in a general lack of coherence
- A 'diffuse' campus
- Improvement to Equine care and isolation facilities required to meet ACMA and RCVS accreditation standards (a priority)
- Student numbers have more than doubled over the last 10 years
- Inadequate student/staff recreational and social facilities
- Inadequate student academic support facilities (eg. library and computer suites)
- No arrivals/greeting space
- Wayfinding
- Lack of facilities for sports, leisure and recreation





# The Vision

## *Guiding Principles:*

1) *'High-Tech Farm'*

2) *Centre of Excellence*

3) *Green Exemplar*

4) *Contemporary & contextual new buildings*

5) *Enhanced standard of guardianship of buildings & farmland*

- **To be the 'School of Choice' both nationally and internationally.**
- **Achieve US and Royal College accreditation (AVMA & RCVS) notably through the development of a new Equine Isolation facility and improved student/staff recreational facilities.**
- **More successful and consolidated zoning through refurbishment, demolition of low-grade buildings and re-location of farm facilities.**
- **New HQ building at 'front door' of the campus to raise profile of the Veterinary Institute.**
- **Green heart & public realm enhancements for improved wellbeing and a more welcoming arrivals zone.**
- **Extended main car park to reduce surface parking.**
- **Planned investment of £33m.**

### Key >

1) Equine Isolation Unit

2) Refurbish Sandstone Cottage

3) Sports/Recreation/Leisure Facilities

4) Leahurst House as Student Amenities Hub

5) Pathology Building

6) Improve Post-Mortem & Changing Facilities

7) Institute HQ with Student/Staff Hub

8) Main Car Park Expansion

9) Improve Wood Farm facilities e.g. Cow Shed

10) Relocate/Develop Office, Research & Impact Facilities at Ness Heath Farm





# Infrastructure



Aerial View - Leahurst Campus



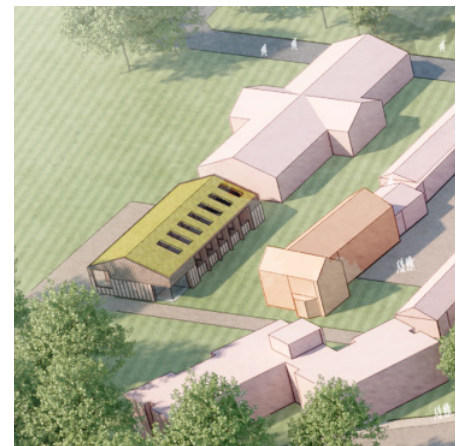
Institute HQ & Student/Staff Hub

Public realm enhancements to create a more welcoming arrivals zone with a new HQ building at the 'front door' of campus to raise the profile of the Veterinary Institute. Student & staff hub to include a library and outreach facility.



New Pathology Building

Potential for a new Pathology Building to strengthen the School's reputation as a Centre of Excellence in diagnosis, treatment, research and innovation.



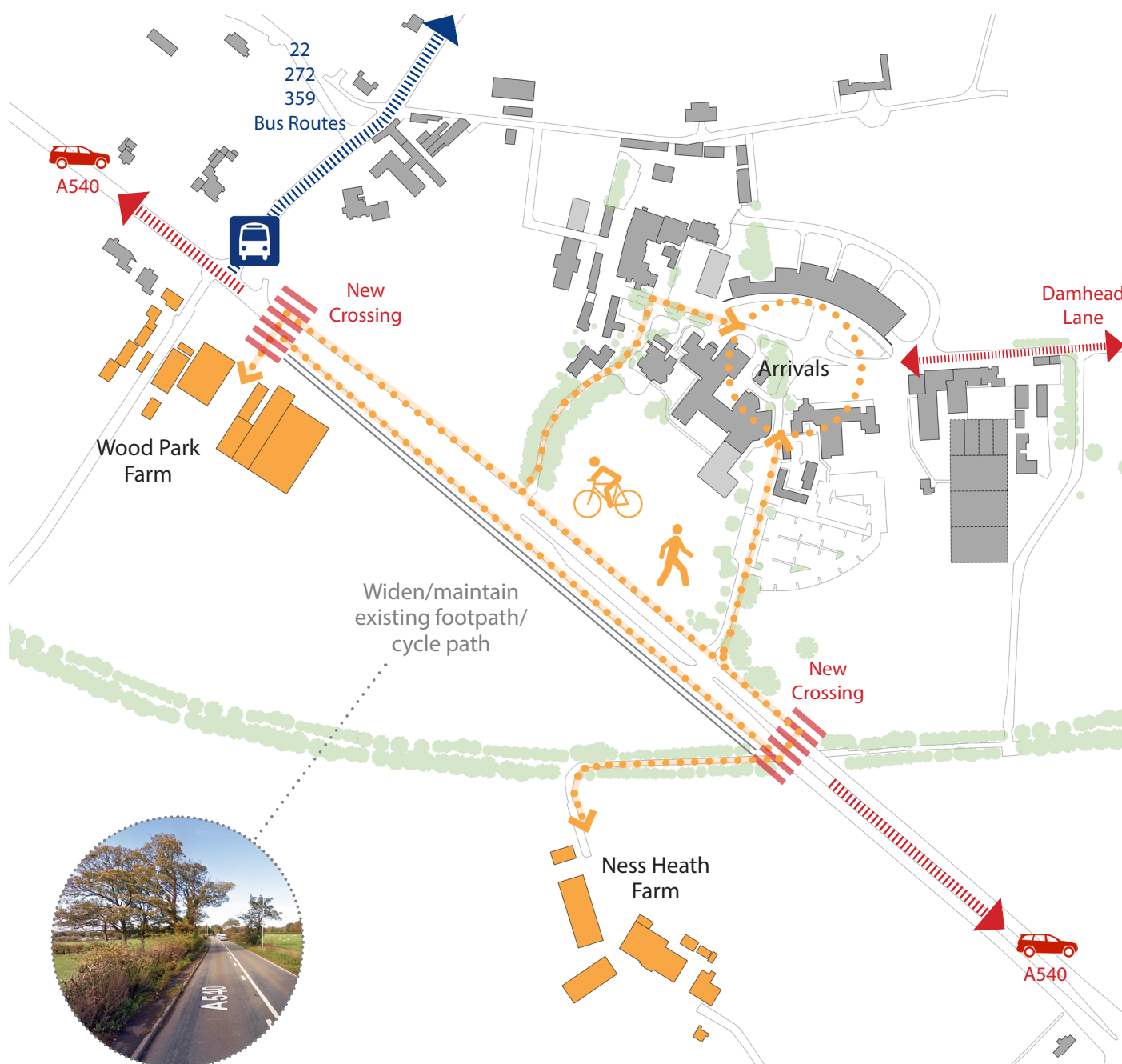
New Equine Isolation Unit

Alongside improved student/staff recreation facilities, the development of a new Equine Isolation Centre will be integral to achieving US and Royal College accreditation and establishing the University of Liverpool as the 'School of Choice' for Veterinary Science, both nationally and internationally.

As part of the wider strategy for the campus, access to and from the 2 working farms is also important. The following infrastructure is urgently needed:

- New footpaths & cycleways along the A540 to connect the campus as a whole
- Improved public transport connectivity.
- New crossings adjacent to the farm entrances.
- Assess potential for a central reservation to make crossings to the respective farms easier.

Together these highway improvements would contribute to making the overall site more accessible and welcoming, and improve Equality, Diversity and Inclusivity standards.







**MICKWELL  
HOUSE**  
CONFERENCE ROOM  
BULLEY  
LIBRARY



UNIVERSITY OF  
**LIVERPOOL**



# 3.0

Ness Gardens

# Ownership

**Ness Gardens is a 65 acre site which has been owned by UoL since 1948 when the grounds were gifted by the daughter of the gardens' founder, Arthur Bulley.**

**Additional land to the south of the gardens has also recently been purchased by the University of Liverpool.**

Key >

- 1) Visitor Centre & Conservatory
- 2) Mickwell Brow House
- 3) Rock Garden & Wedding Hut
- 4) Welfare/ Changing Building & WCs
- 5) Workshop & Garages
- 6) Additional Purchased Land





# What is Ness Gardens?

- **Grade II listed Botanic Gardens.**
- **13 miles south of Liverpool  
10 miles west of Chester**
- **Mickwell Brow House - historic house offering space for meetings, research and study.**
- **Visitor Centre - a purpose-built space to provide a ticket office, cafe, shop and lecture theatre on site.**
- **Education - school visits are welcomed and Royal Horticultural Society classes are run on site on a part-time basis. Accredited RHS exam venue.**
- **Venue Hire - the site is also notably used for ~20-30 weddings a year. These are conducted in the Rock Garden or Hulme Room.**
- **24 Staff**
- **170 Friends/Volunteers (equivalent of 10 full time employees) on site**
- **6,432 Members**
- **70,000 Visitors a year**
- **Plant Collection Accession Number = 8,000**



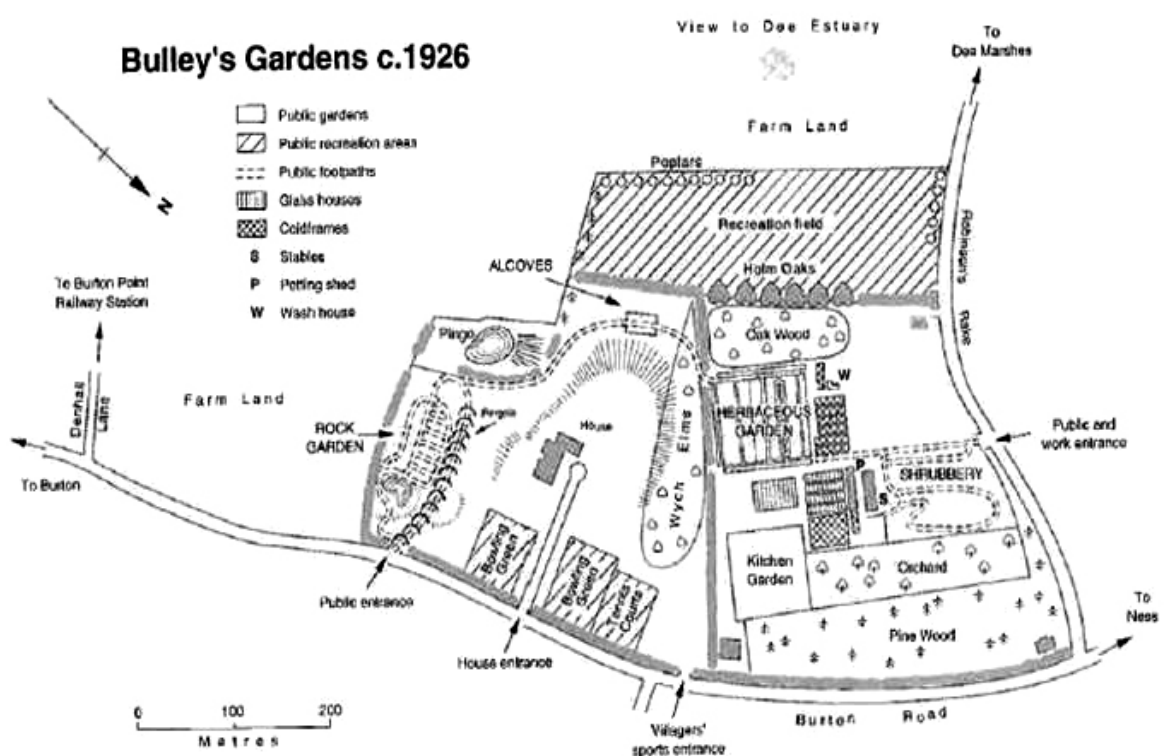


# History

- Bought in 1897-8 and developed by Arthur Bulley, a wealthy Liverpool cotton merchant and naturalist. He subsequently built a house on the site and developed the extensive gardens.
- Given to the University of Liverpool in 1948 by Bulley's daughter, but stipulated that the site must be retained as a botanic garden.
- Grade II listed since 1985.
- Recorded within Historic England's Register of Historic Parks for its special historic interest.



>  
Historic Map



# The Site

## Key Buildings:

- Mickwell Brow House (built 1898)
- Visitor Centre (built 2006)
- Garden Room and Conservatory (investment opportunity)

## Key Issues:

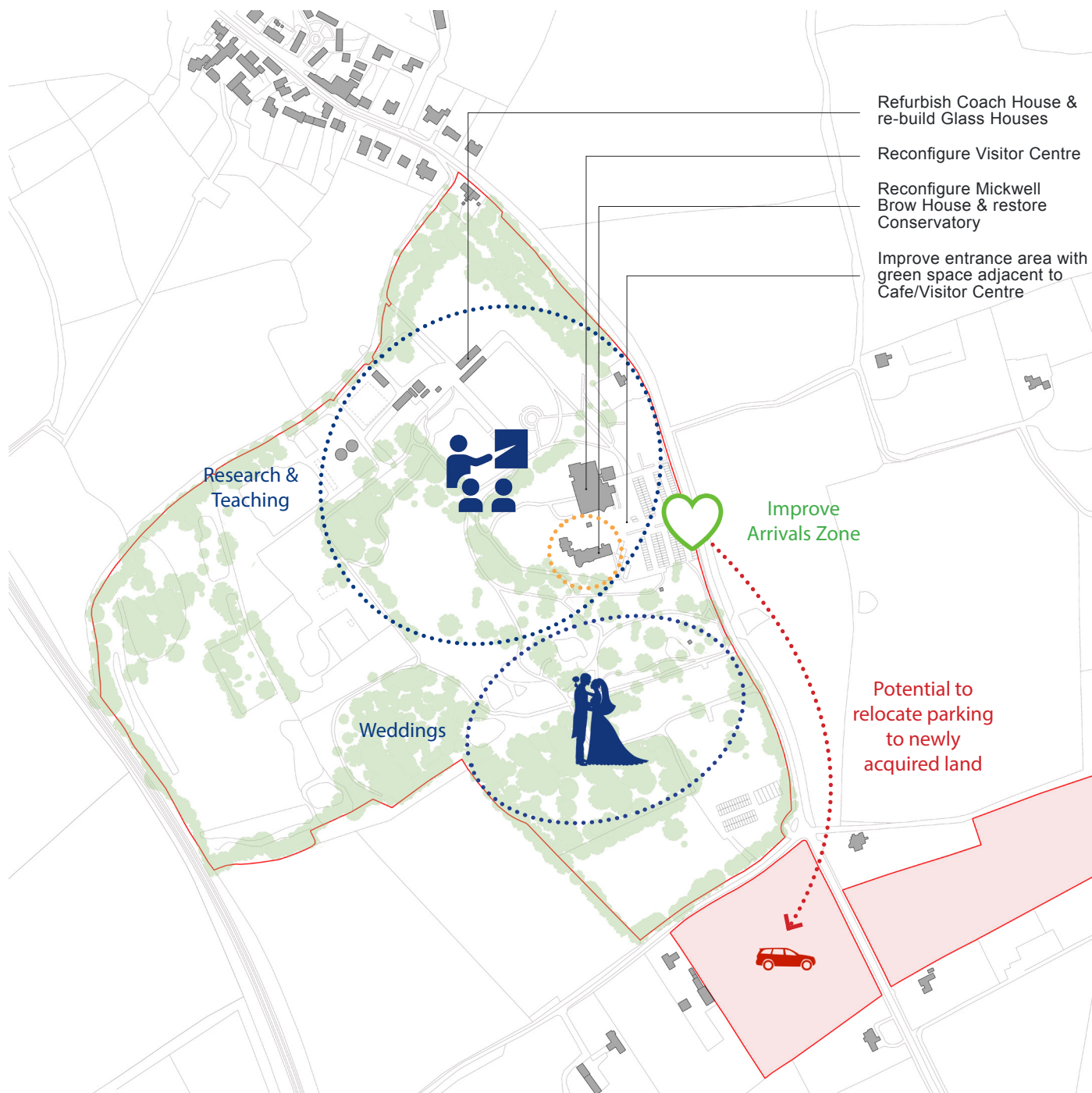
- Significantly more visitors needed to increase income. Business plan for more weddings/events on site
- Concern at impact of increased visitor numbers on the gardens
- Identity - lack of University staff/student awareness and participation





# Opportunities

- **Increase commercial activity**
- **Improve wedding offer**
- **Research & Teaching - refurbish and intensify use of lecture theatre in Visitor Centre**
- **Reconfigure Visitor Centre and Mickwell Brow House to improve utilisation and condition**
- **Restore Conservatory**
- **Refurbish Coach House and rebuild the Glass Houses**
- **Relocate car parking to newly purchased land and improve public transport, cycle and pedestrian links**
- **Improve entrance area with additional green space adjacent to the café & visitor centre**
- **Improve path access throughout gardens to facilitate wider wheelchair access and improve Equality, Diversity and Inclusivity standards**





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