

Design
Statement

Extension to Engine, Limerick,
Upper Cecil Street, Limerick



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Part 8 Planning Application

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Introduction

Innovate Limerick was established by Limerick City and County Council to help drive innovation and act as the delivery mechanism for the projects outlined in the Limerick 2030 plan and the Limerick Regeneration implementation plans and others.



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One of Innovate Limerick's core objectives is to work with the key stakeholders to develop Limerick's business ecosystem and position Limerick City and County as one of the most attractive locations to start and grow a business. Innovate Limerick provide a supportive environment that facilitates and encourages higher levels of innovation across the various stakeholders and sectors in Limerick. Innovate Limerick occupies ENGINE, Upper Cecil Street, Limerick.

Officially opened in 2018, ENGINE is located on Upper Cecil Street, in the heart of Limerick city and provides Fixed Office Space, Hot Desking, Fibre Broadband, Swing Spaces and meeting & board rooms.

ENGINE has been established to drive innovation forward in Limerick, by providing individuals and companies with facilities to match their ambitions and needs. ENGINE provides a meeting point for multinationals to engage with enterprise solutions providers. ENGINE provides solutions for entrepreneurs, start-ups, and businesses.

Brief

The ENGINE building houses conference and meeting spaces on the ground floor and open plan office space on the first floor with a variety of workspaces to meet the needs of both the individual and the company and includes kitchen and reception facilities. The project brief is to extend the existing facilities to accommodate a further c.1200m² of flexible collaboration space, office and conference space.

Site History

The site is located in the heart of Newtown Pery at Engine, Upper Cecil Street, Limerick V94 TN32. The site is situated within an Architectural Conservation Area ACA 1A South City Centre & Newtown Pery.



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Fig. 1 - location within Limerick City



Fig. 2 - Historic Ordnance Survey, 6" c. 1837-42



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Fig. 3 - Historic Ordinance Survey, 25" c. 1888 - 1913



Fig. 4 - Cassini Map, 1830-1930

Historic Maps

We can see from the historic maps, the Ordinance Survey Maps, 6" c. 1837-42, 25" c. 1888-1913 and Cassini's 19th Century Map, that the site was home to a terrace of Georgian townhouses. It was bounded by Cecil Street, Dominick Street, Griffiths Row and Taylor Street which no longer exists today. All of the original Georgian buildings are now gone, most having been demolished in the latter half of the 20th Century, with townhouses on Cecil Street demolished in 2003.



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Fig. 5 - Photograph Baker Place, 1900-39 Eason



Fig. 6 - Detail of Dominican Church 2698 W. M. Lawrence 1865-1914

Historic Street

19th Century photographs of the Dominican church and Baker place, show that the four storey Georgian Terrace on Dominick Street, behind the church.

Planning History

In 2003 The Dominican Order were granted planning for the demolition of 26 & 27 Cecil Street and the construction of a three storey biblical centre (P.L. 02770231). The Dominican Biblical Institute closed in 2015. In 2018, the building became known as Engine, now home to Innovate Limerick.

Site Strategy

It is proposed to situate the new extension onto Dominick Street, essentially replacing the Georgian Terrace that once stood on the site. This will reinstate the scale and massing of the Georgian Street. The proposed height of four storeys, matches the existing height of the Engine building, which while it has only three floors, the floor to ceiling heights are such that the eaves level can be matched. The extension is simple in form with optimal daylighting, natural ventilation, with an east - west orientation.



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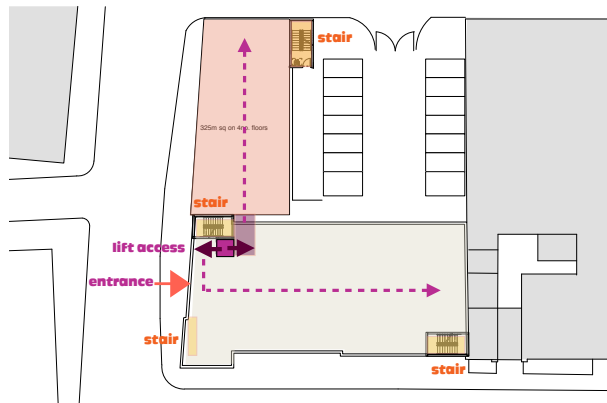


Fig. 7 - Site strategy

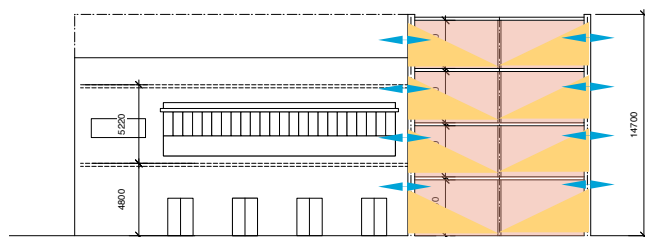


Fig. 8 - Site section

Scope of works

The proposed development will consist of:

- (a) Extension to existing Engine Building to consist of the provision of 1254m² of digital collaboration space facing onto Dominick Street
- (b) Comprising of collaboration space on ground and first floor, office accommodation on second floor and meeting/conference suite on third floor.
- (c) Plant room and garden area at roof level of existing building on Cecil Street.
- (d) Hard and soft landscaping to rear courtyard
- (e) Connection to existing site services.
- (f) All associated site works.



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Fig. 9 - Tate Memorial W. L. 2056
Havergall Hall

Project Description

The scale and massing of the extension is designed to reinstate the Georgian street scape. The use of red brick with hydraulic lime mortar is in keeping with the historic character of Newtown Pery. The facade is contemporary in design and takes it's inspiration from an industrial aesthetic. Rhythm is introduced into the facade with a series of set backs and curves. The fenestration reflects the interior use and brings a liveliness back to the the street.



Fig. 10 - Contiguous Elevation Dominick Street