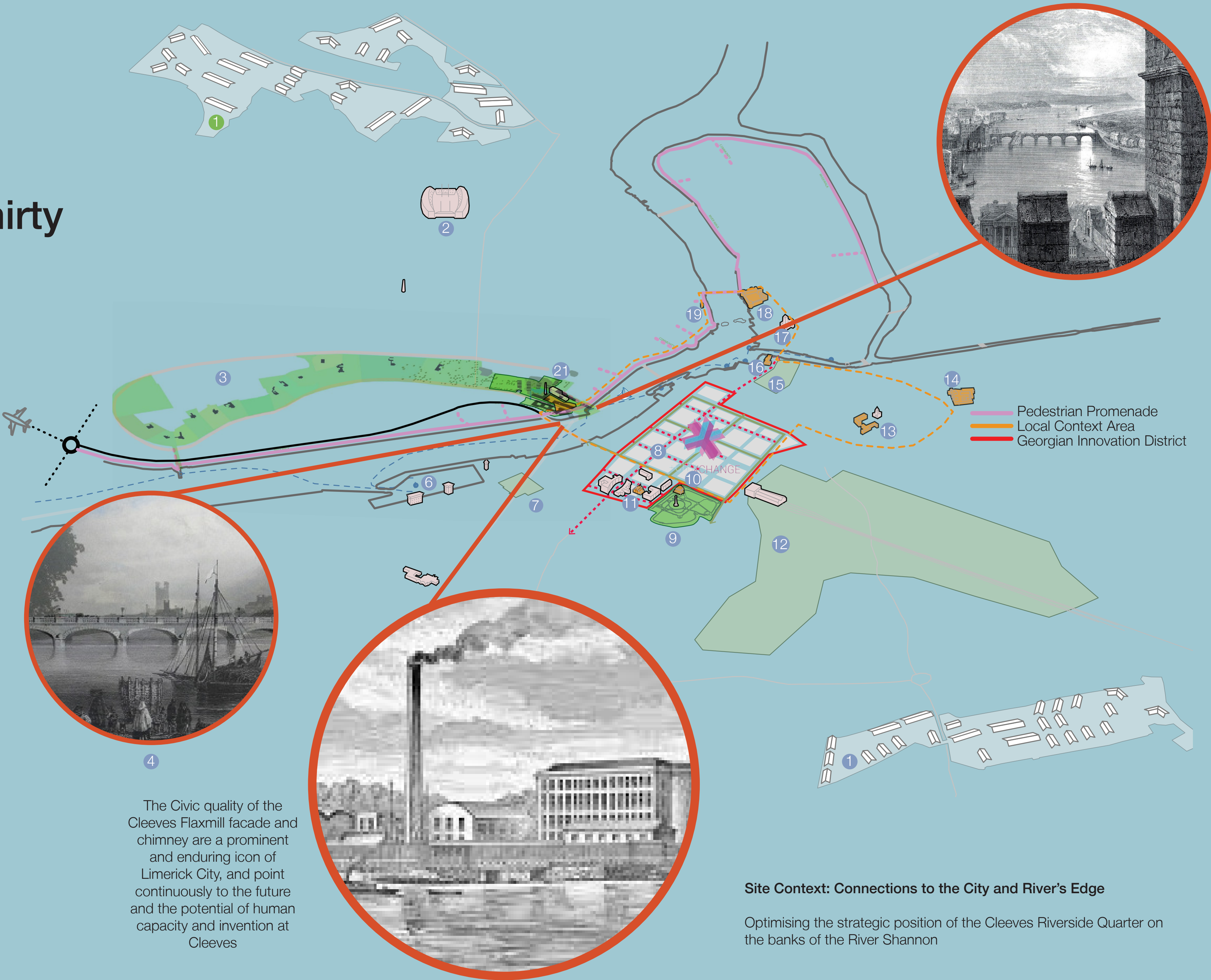


SITE
OVERVIEW

Limerick Twenty Thirty
Project Objectives

- Revitalise and redevelop the area by delivering a world class proposal for this key strategic city centre site
- Build a strong local economy through the creation of employment and new local attractions
- Encourage and facilitate new business investment
- Retain and integrate the historic buildings and Industrial Heritage
- Develop a public realm that relates and links to the city core and River Shannon
- Implement a high-quality urban design solution
- Develop sustainable and innovative design solutions which reflects the site and strategic location in the urban core

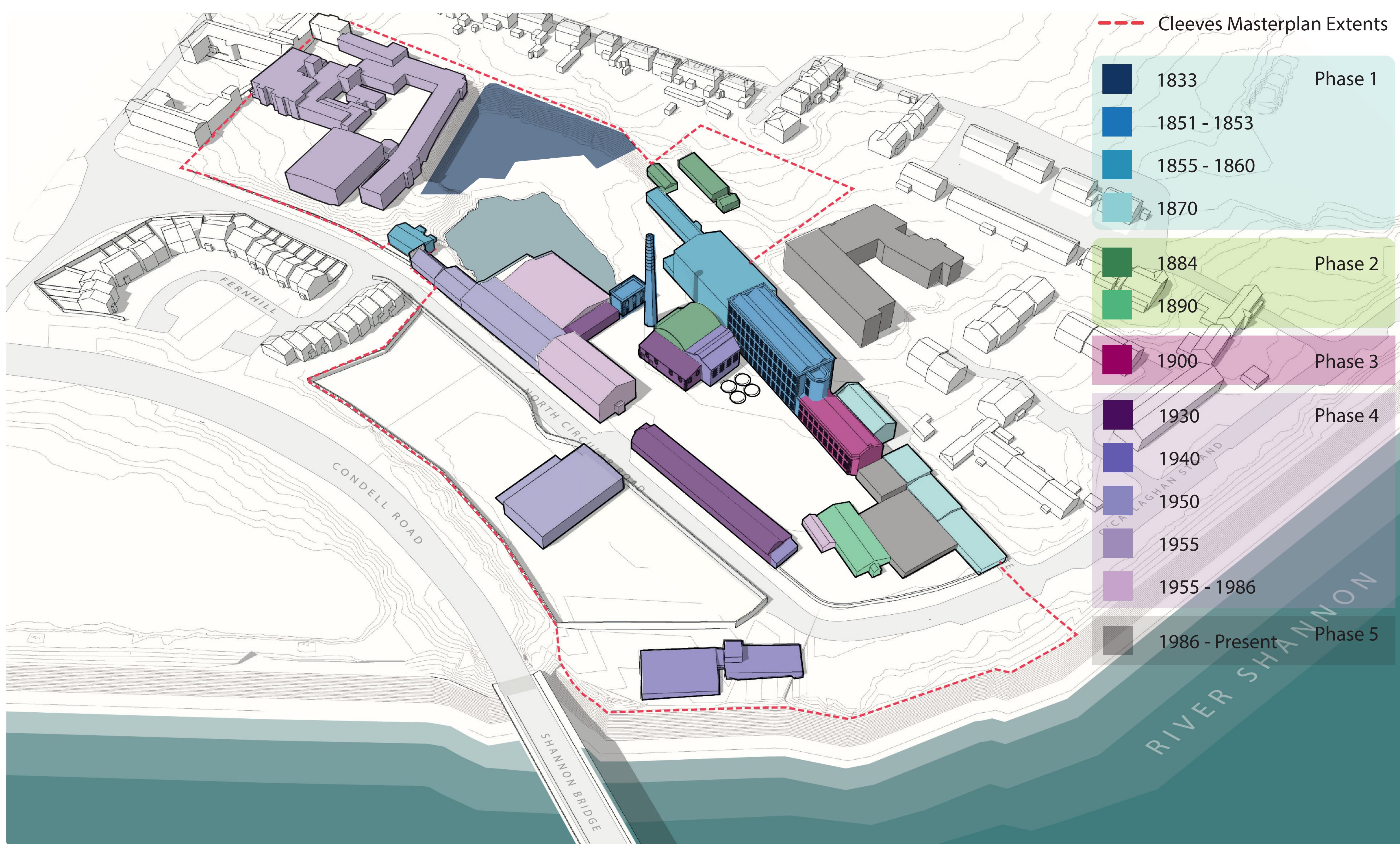


Site Context: Connections to the City and River's Edge
Optimising the strategic position of the Cleaves Riverside Quarter on the banks of the River Shannon

1. Regeneration district	6. Docklands	11. Frank McCourt Museum	17. St Mary's Cathedral
2. Thomond park	7. Gasworks site	12. Colbert Quarter	18. Johns Castle
3. Kilrush	8. Georgian Innovation District + Positive	13. Johns Square	19. Treaty Stone
4. Etching view from edge of Cleaves looking north to Cathedral	9. People's Park	14. LSAD	20. Etching from St. Mary's Cathedral looking south towards Cleaves
5. Etching view of Cleaves from east	10. Limerick City Gallery	15. Opera site	21. Cleaves
		16. Hunt Museum	



SITE HISTORY



Historic Site Uses

The centre of the main site at present is the former Flax Spinning Mill, constructed between 1851-53 by flour milling magnates J.N Russell. The Flaxmill is a fifteen-bay four-storey stone building constructed from cut and dressed limestone mined from the quarry on site. Production began in 1853 and in 1855 a weaving complex was built to the West of the Spinning Mill to create a fully integrated Spinning and Weaving Mill, one of the largest industrial buildings in the country at the time. The iconic chimney was added in 1860 and shortened by 30ft in 1960.

Studies conducted have identified 5 key phases of development and use throughout the 170-year history of the site. These can be broadly seen through the historical dating on the surviving structures on the site.

The phases of use on the site can be identified as the following:

- Phase 1 - Flax (1833 - 1877)
- Phase 2 - Flour (1877 - 1890)
- Phase 3 - Condensed Milk (1890 - 1927)
- Phase 4 - Dairy Disposal Co. (1927 - 1974)
- Phase 5 - Golden Vale (1974 - Present)

As of 2011, the milk processing stopped on the site, and aside from temporary uses, the site remains vacant.

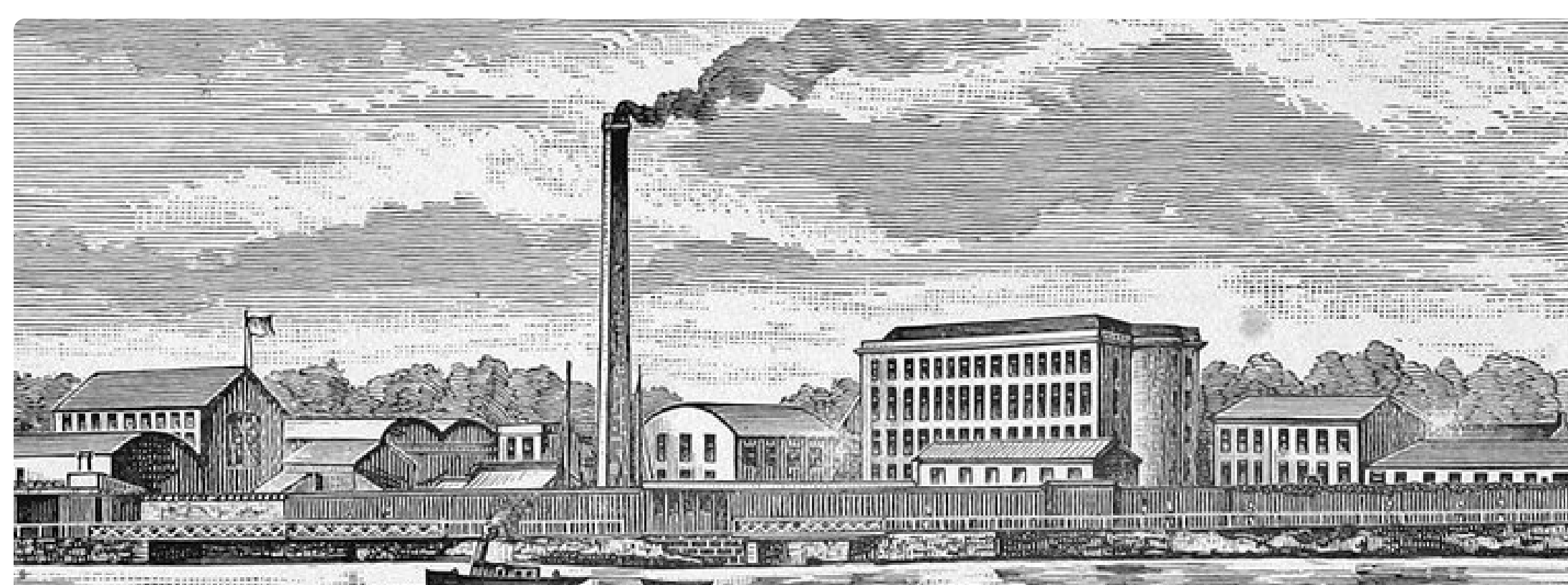
Heritage Strategy

Capturing and revealing the memory of the site as an important site of production within Limerick City

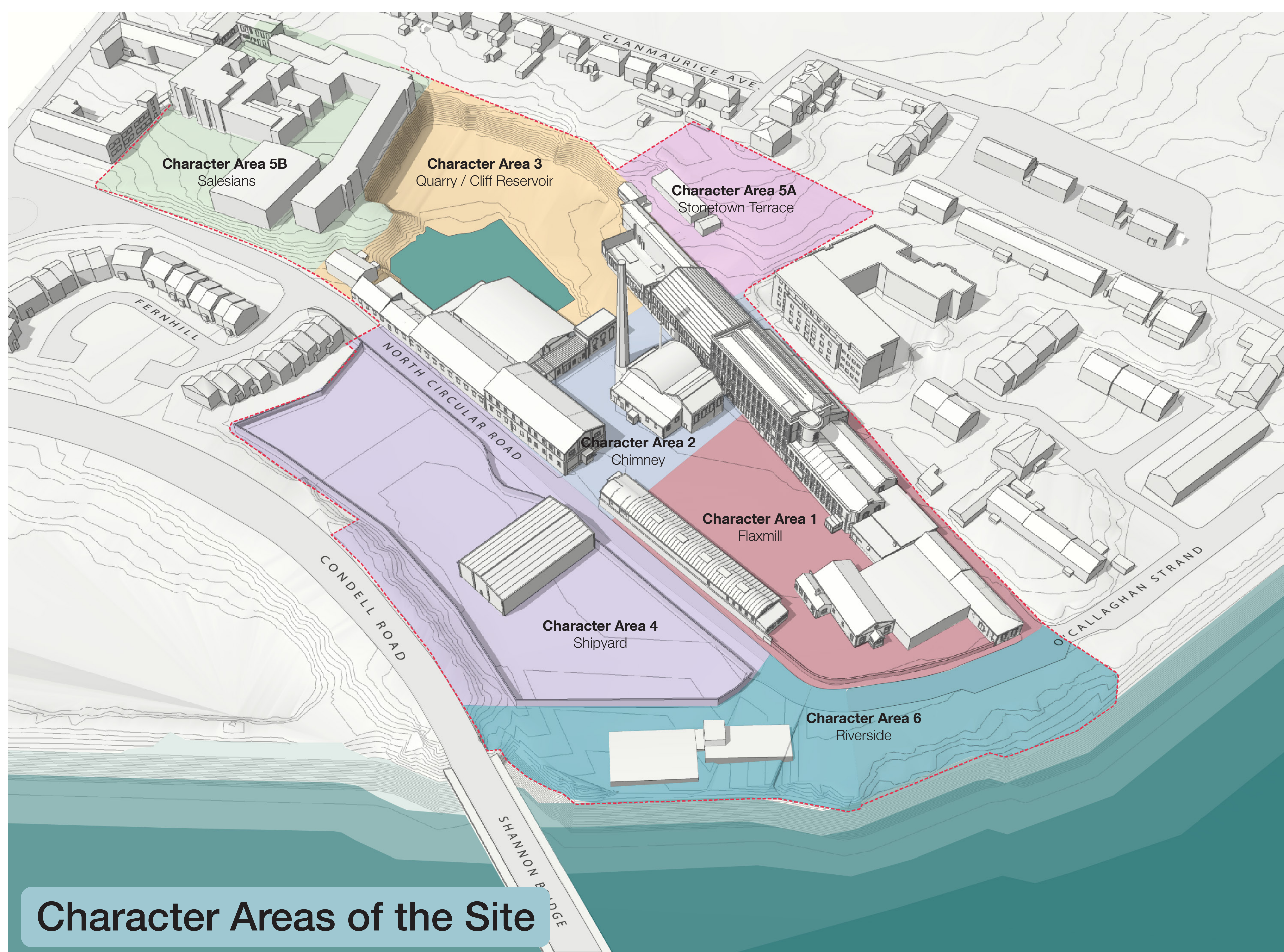
Bringing a unique meaning to the public and community environments in the interfaces between new and old

Promoting opportunities for activation of both the existing building environment as well as the new public realm

Combining an industrial 'axis' with a new transformative programme of mixed uses linking the river with the quarry/reservoir site beyond



REVEALING THE SITE CHARACTER AREAS AND POTENTIAL



MASTERPLAN PRINCIPLES

Site-specific principles developed in response to the Limerick Twenty Thirty project objectives provide a strong framework that underpins the masterplan design.

1

Enhancing engagement with the city and celebrating the river's edge.



6

Optimising compact development whilst respecting historic context with complementary massing.



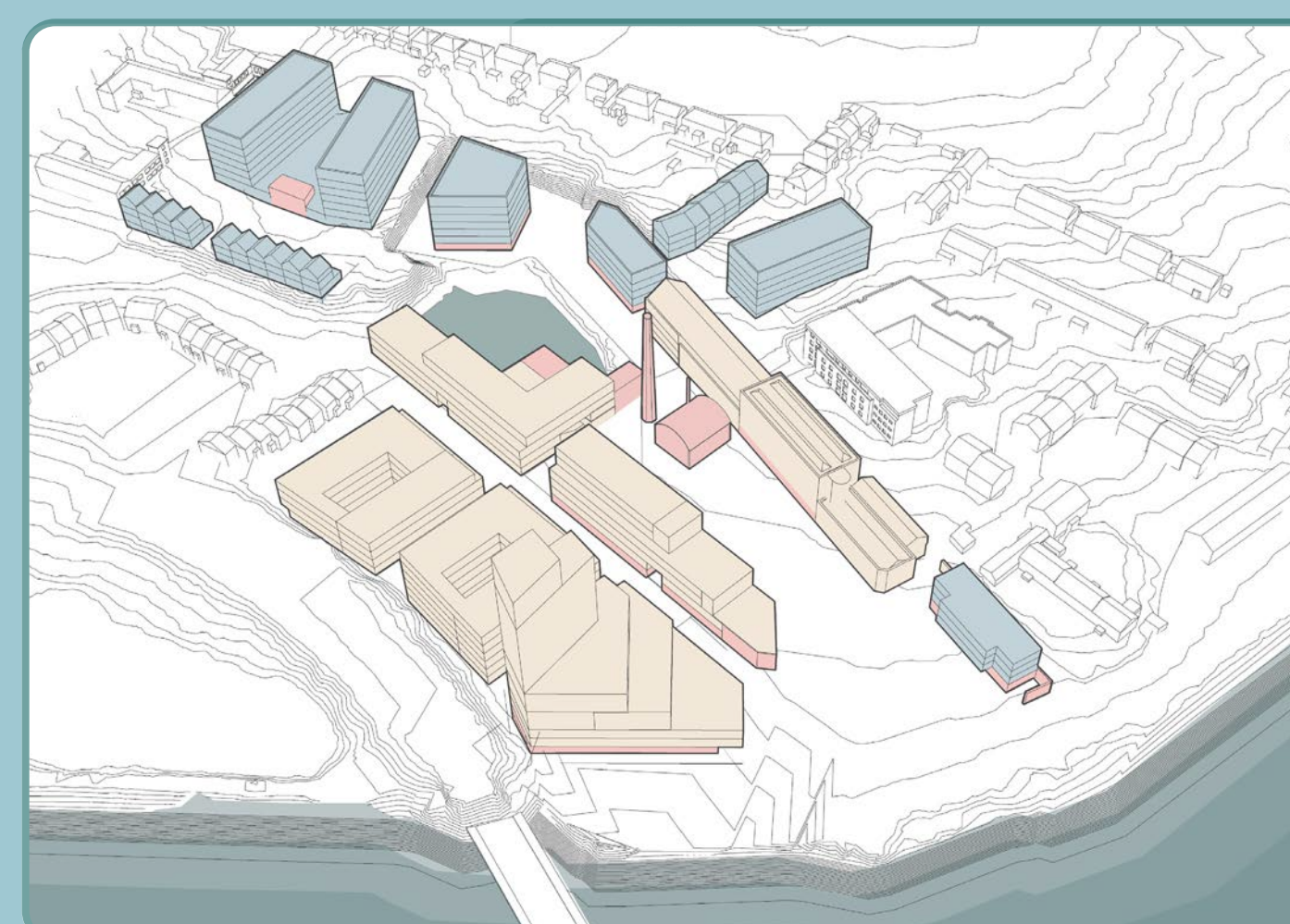
2

Harnessing the value of the site's unique heritage fabric, offering a specific identity.



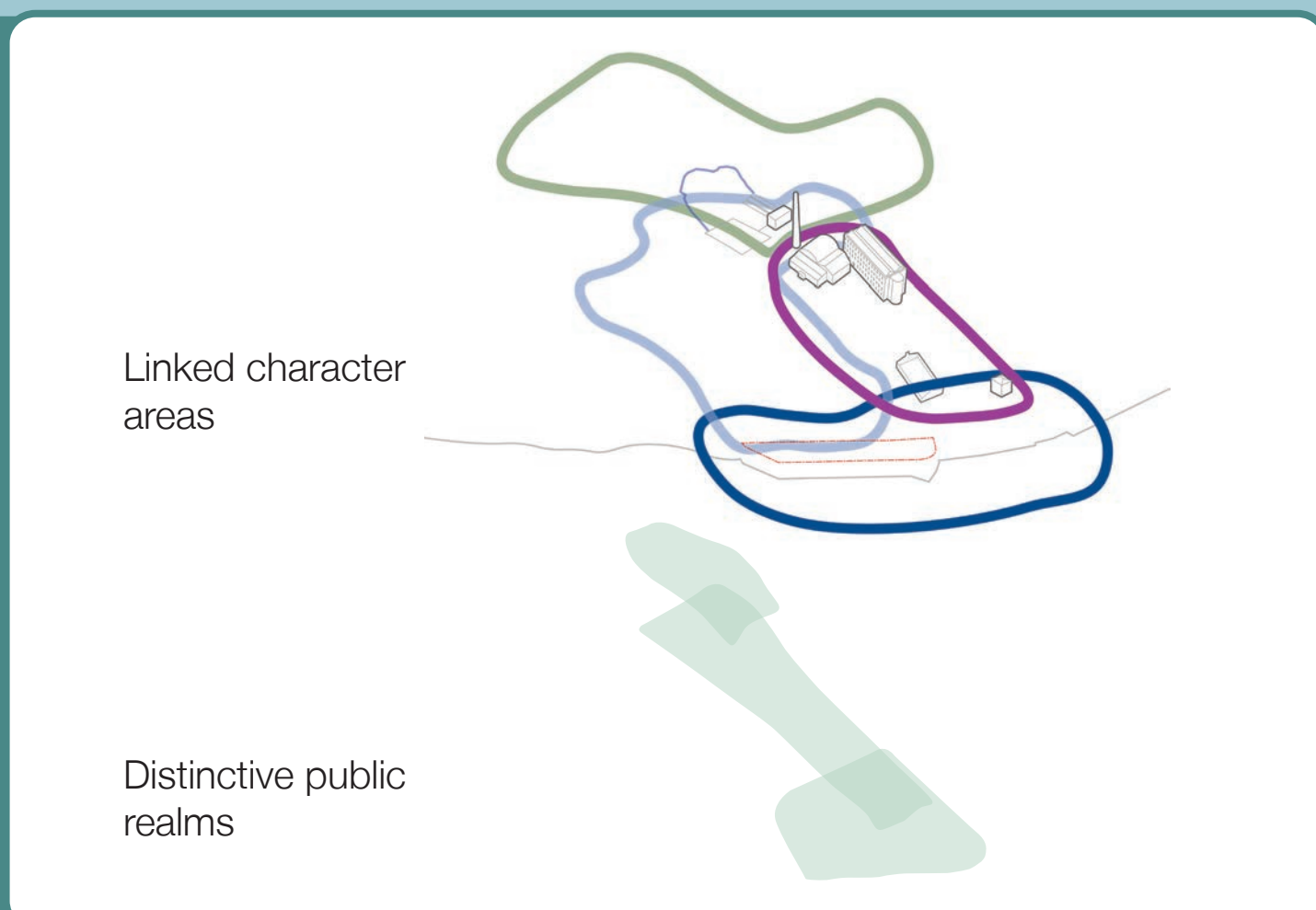
7

Integrating a diverse mix of uses with mutual synergies to create a vibrant quarter, offering flexible venues to activate the public realm.



3

Creating a strong public realm around accessible urban spaces and connecting public open spaces of the character areas.



8

Connecting with natural ecosystems and enhancing biodiversity.



4

Connecting to the city: supporting a sustainable movement infrastructure.



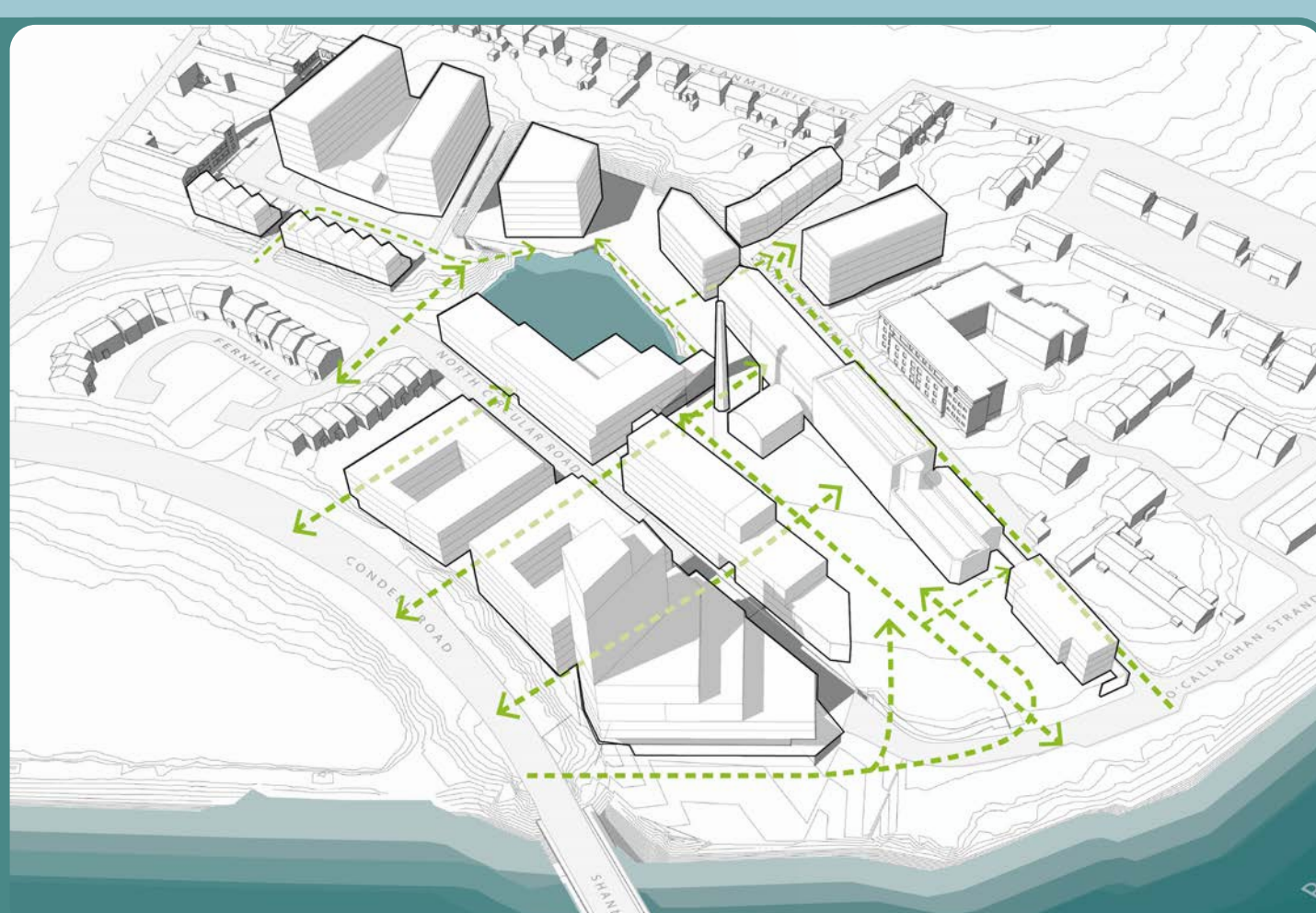
9

Providing a resilient response to the environmental and climate setting. Harnessing naturally-available energies.



5

Offering permeability and enhancing urban connectivity.



10

Supporting sustainable, integrated development in a phased manner.



VISION FOR THE NEW RIVERSIDE QUARTER

An integrated mixed-use Masterplan focused around a transformational Public Realm that supports the future of working, living and learning

Integrated Masterplan

Based on the masterplan principles, an integrated masterplan underpinned by a resilient and phased design approach is proposed, that:

- Enhances engagement with the City and celebrates the Rivers edge by opening up the Flaxmill site to the river, offering a new riverside vantage point, activating the Shipyard site edge with water-related boating uses, whilst creating an enhanced and accessible public promenade linking O'Callaghan Strand to the Westfields Wetlands
- Harnesses the value of the unique industrial heritage at Cleeves by organising the Quarter around spaces anchored by the specific heritage elements – Flaxmill buildings and Engine House; Chimney/ Water Tank House/Infiltration Galleries; Reservoir/ Quarry, thus amplifying the unique nature of the site and its specific sense of place
- Creates a vibrant public realm at the heart of the Quarter that links the diverse character areas whilst forming a spine that connects from the Riverside to the Reservoir/ Quarry
- Strengthens Connections to the City by an enhanced realm for pedestrians, cyclists and boaters, promoting sustainable modes of movement, with potential for a mobility hub connecting public transport on Condell Road with facilities for shared bikes, scooters etc.
- Creates a permeable and inviting Quarter, enhancing neighbourhood and urban connectivity by pedestrian and visual linkages from Condell Road through to the Flaxmill site and from the upper Salesians and Stonetown Terrace sites to the Reservoir
- Optimises compact development within the site constraints, whilst respecting visibility of the heritage fabric by concentrating massing away from views of the Flaxmill façade and iconic chimney from the wider context
- Integrates a diverse and complementary mix of Working, Living & Learning uses, in a public realm offering settings to enable benefits to be gained from synergies between different groups, strengthening a sense of community



Illustrative masterplan of the Cleeves Site showing Masterplan Extent and Development Areas

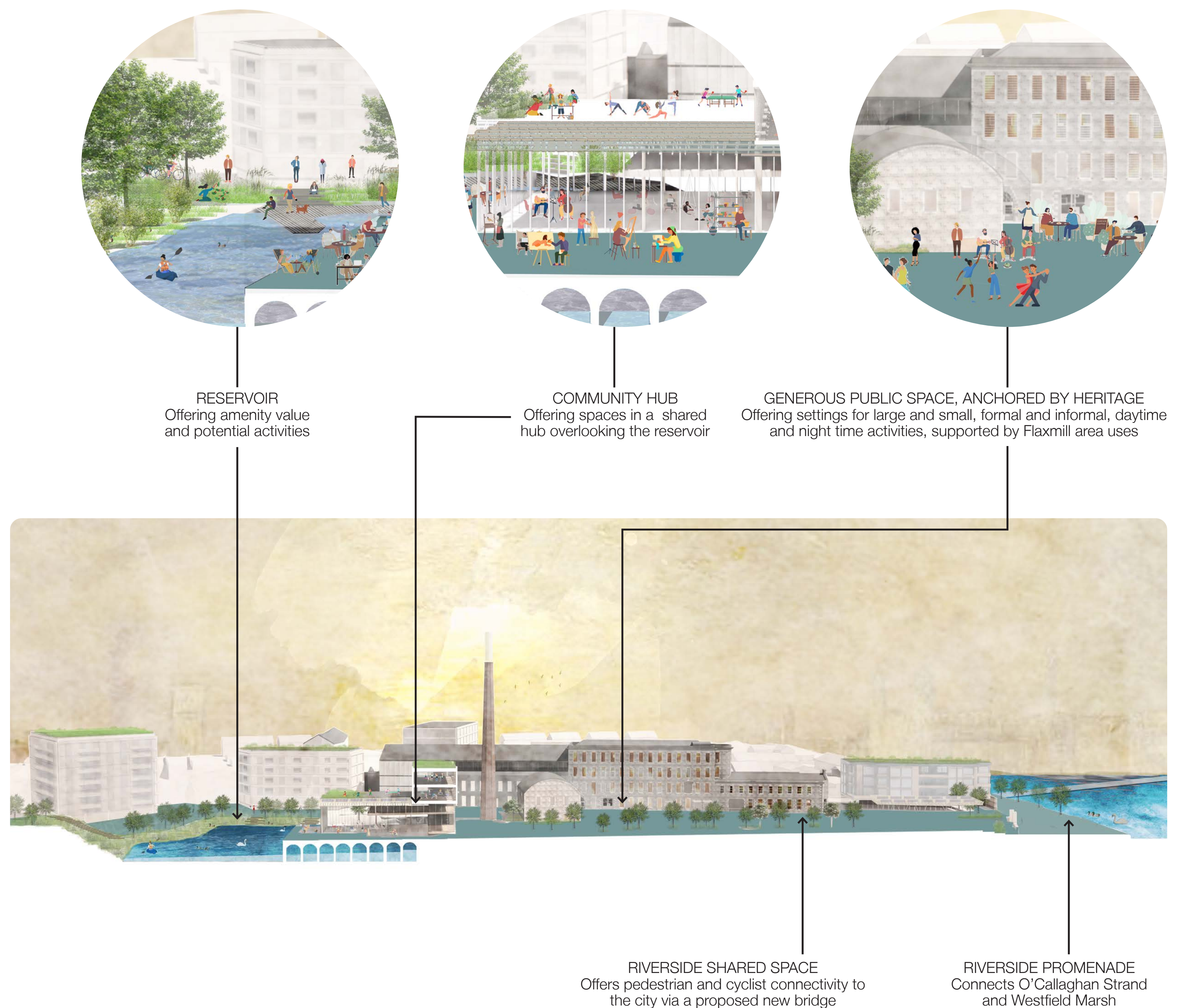


VISION FOR THE NEW RIVERSIDE QUARTER

Connecting Distinctive Character Areas Offering a Vibrant Public Realm

Potential to Enhance Character Area Open Spaces and Connecting the Public Realm of the Character Areas

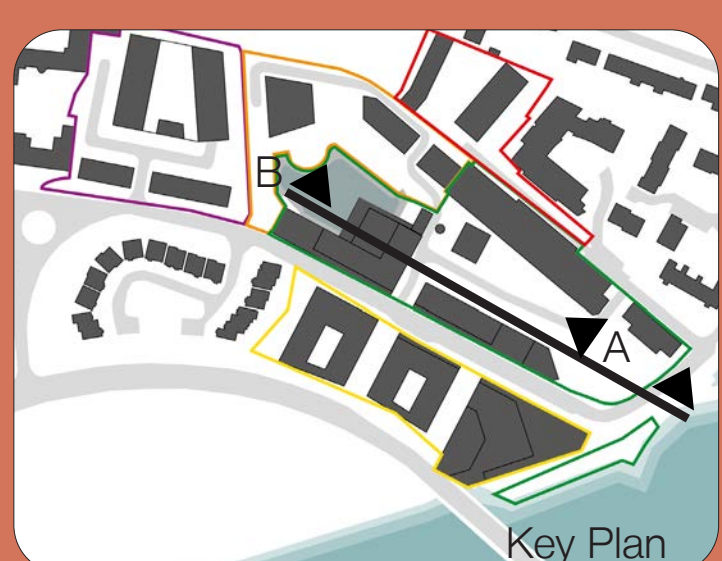
- Defining connected urban spaces, each with a strong identity. The character of the public realm spaces that sit 'in-between' these areas also benefit from the unique history & geology of the site
- Diversity of Public Realm - The different site character areas present great opportunities for diversity of use and flexibility around a strongly formed public realm that flexes to adapt to the changing environments across the site
- Identifying synergies between character areas and new uses, allowing them to be woven together by the public realm
- Establishing a Hierarchy of Spaces
- A connected spine will link different character areas from the upper sites to the riverside



B - Section through the public realm

The Flaxmill space and its rich industrial heritage is at the heart of the Masterplan and establishes the core Public Space of the Cleaves Riverside Quarter.

A generous civic plaza anchored by the heritage buildings opens up towards the river, engaging with the waterfront and revealing the Cleaves site to the City and the community.



A - View to the Flaxmill Plaza

VISION FOR THE NEW RIVERSIDE QUARTER



Environmental canopy harnessing solar energy offers a sheltered location for informal gatherings, a setting for pop-up seasonal uses such as markets, riverside activities, viewing venue



Celebrating the Rivers Edge

Providing active spaces to engage with the riverfront is essential to building a strong public realm around accessible urban spaces. Opportunities include:

- Shared surface to promenade with potential boardwalk seating to extend public realm
- Boating Activities associated with relocated Rowing Club provide active frontage to quayside edgewith water compatible uses
- Seating edge formed on remnants of boundary wall provides a vantage point overlooking the Promenade, River and City quays opposite
- Riverside Cafe with sheltered seating terrace formed by existing corner of boundary wall, reusing existing openings to offer river views



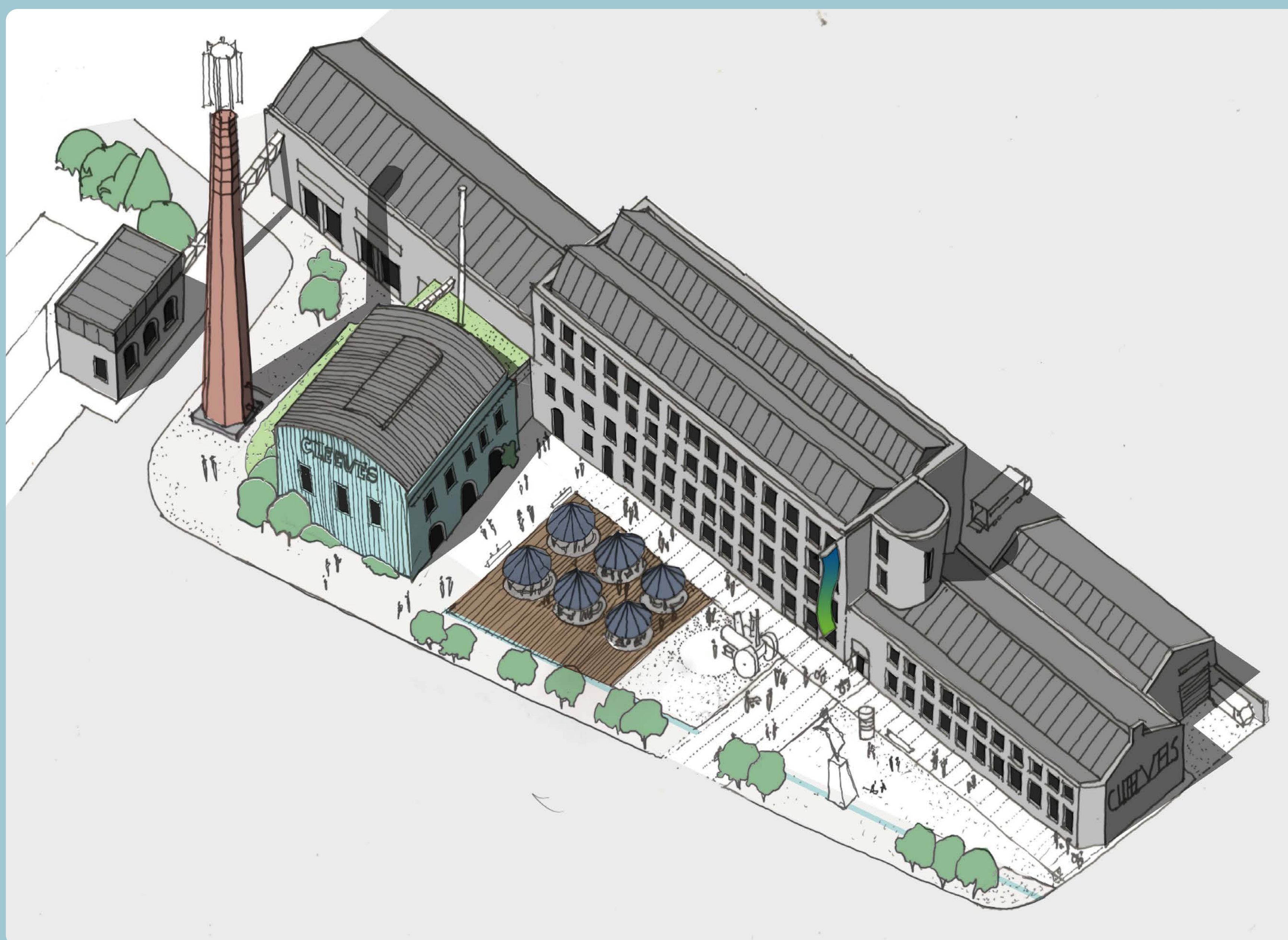
A - View overlooking the riverfront

THE FUTURE OF THE HERITAGE BUILDINGS

Catalyst for Sustainable Re-use Proposals

Linen was Ireland's most important industry for almost 300 years, associated with major events, war, politics, technology and the economy.

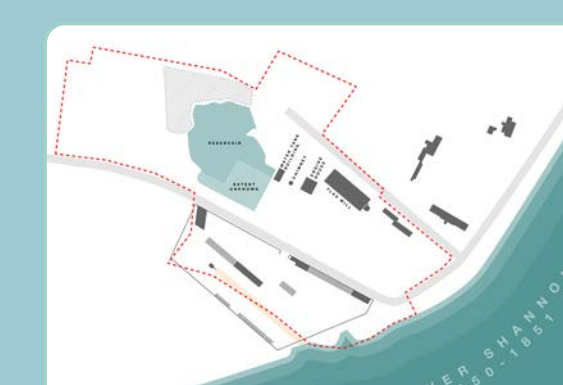
The heritage buildings are at the core of the masterplan in almost every way, standing as the foundation for the vision for the future of Cleeves and creative re-use of these valuable assets.



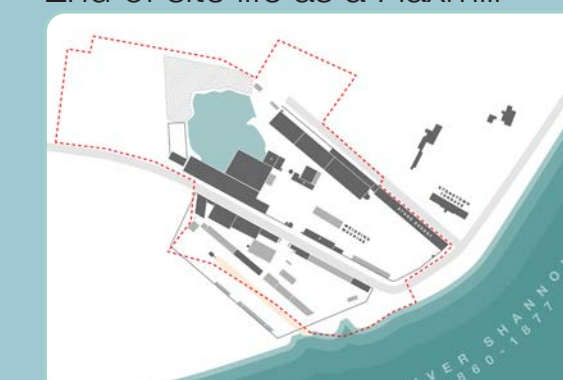
Timeline of Flaxmill Use

PHASE 1 - FLAXMILL

1850-1851
Spinning Mill constructed by flour milling magnates J.N. Russell



1877
End of site life as a Flaxmill



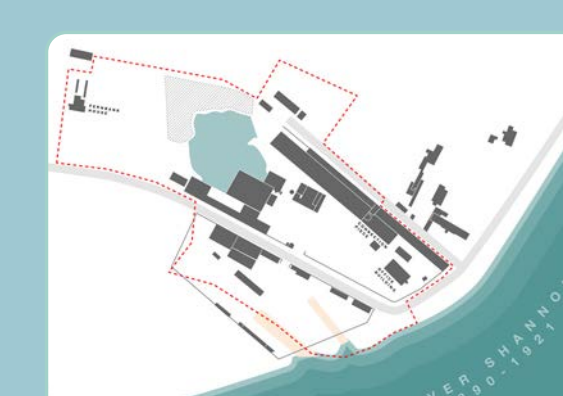
PHASE 2 - FLOUR MILL

1877-1890
1877 - Russell flour processing business uses site for the company
1890 - End of site life as a Flour Mill



PHASE 3 - CONDENSED MILK

1890-1927
Site used for Cleeves Condensed milk and becomes a major supplier to British forces in WWI



PHASE 4 - DAIRY DISPOSAL CO.

1927-1974
1927 - Factory in state ownership
1960 - Chimney shortened by 30ft



PHASE 5 - GOLDEN VALE

1974-Present
1970s - Site operation and production moved into Golden Vale ownership
2011 - Site becomes vacant
2015 - Site purchased by LTT



The Approach

- Preserve one of the most significant Flaxmills in Northern Europe for new life
- Combine exemplary conservative repair with dynamic new opportunities
- Enhance the industrial axis with a new transformative programme of cultural, education, commercial and residential uses
- Strengthen the site's relationship with the water

The Aims

- Act as an exemplar for conservation-led regeneration scheme of national and international significance
- Form part of an economic kick-start to the local economy, offering much wider benefits and opportunities
- Promote the development of a happy, sustainable community integrated within the broader social life of Limerick

THE FUTURE OF THE HERITAGE BUILDINGS

One of the largest industrial buildings in the country at the time, the Flaxmill is significant in both the 170-year history of the site and the future development of this area of Limerick.



A - View to the Flaxmill Plaza and Engine House

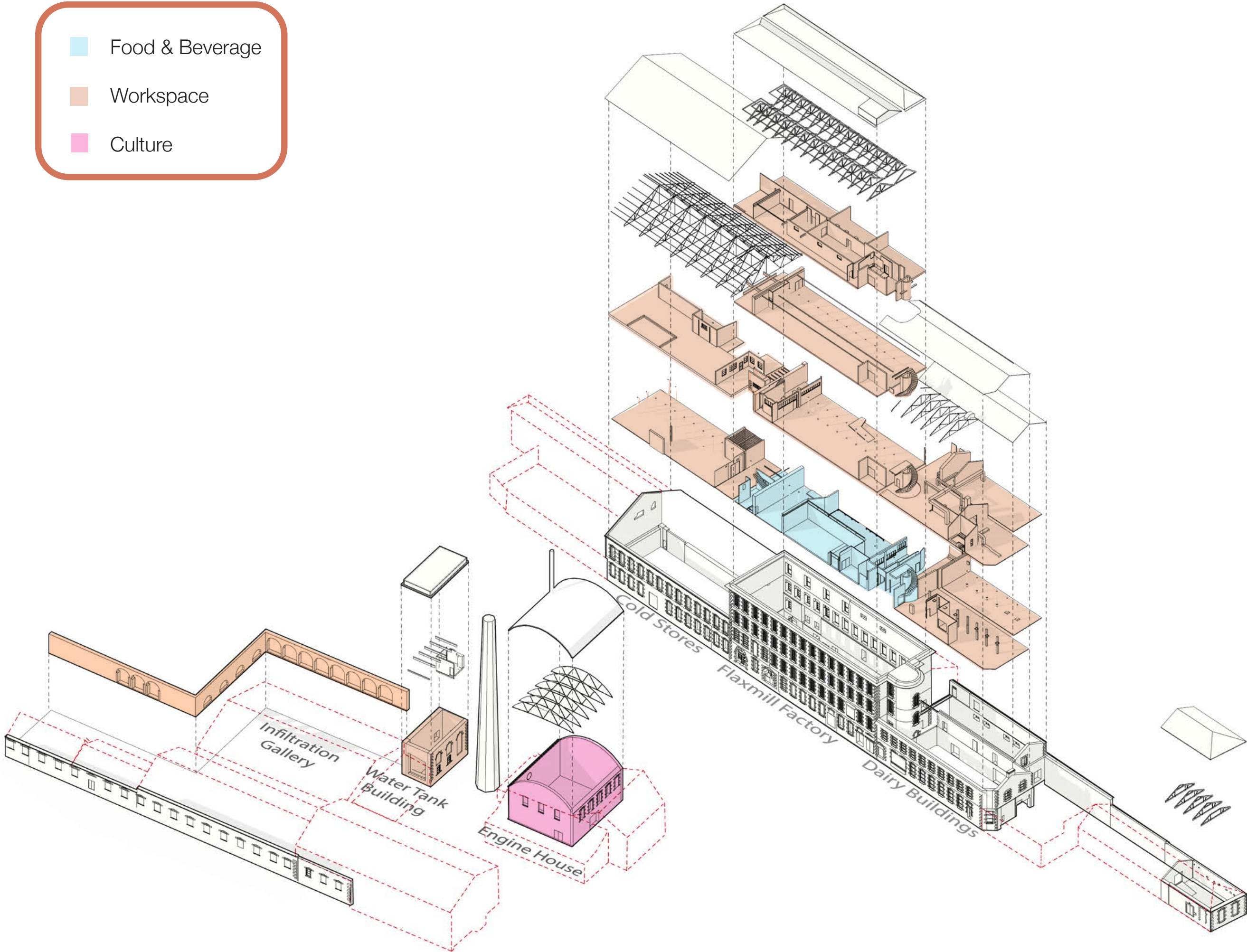
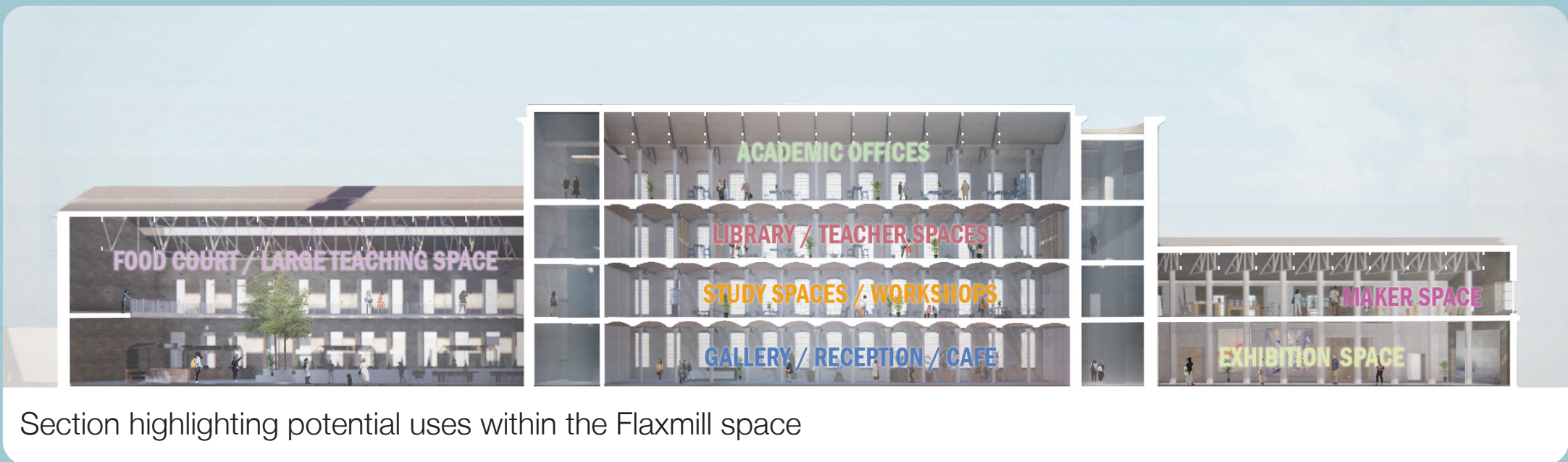


Diagram showing one option for creative re-use of heritage elements



B - Section through the Flaxmill

THE FUTURE OF BLENDED LEARNING AND WORKING

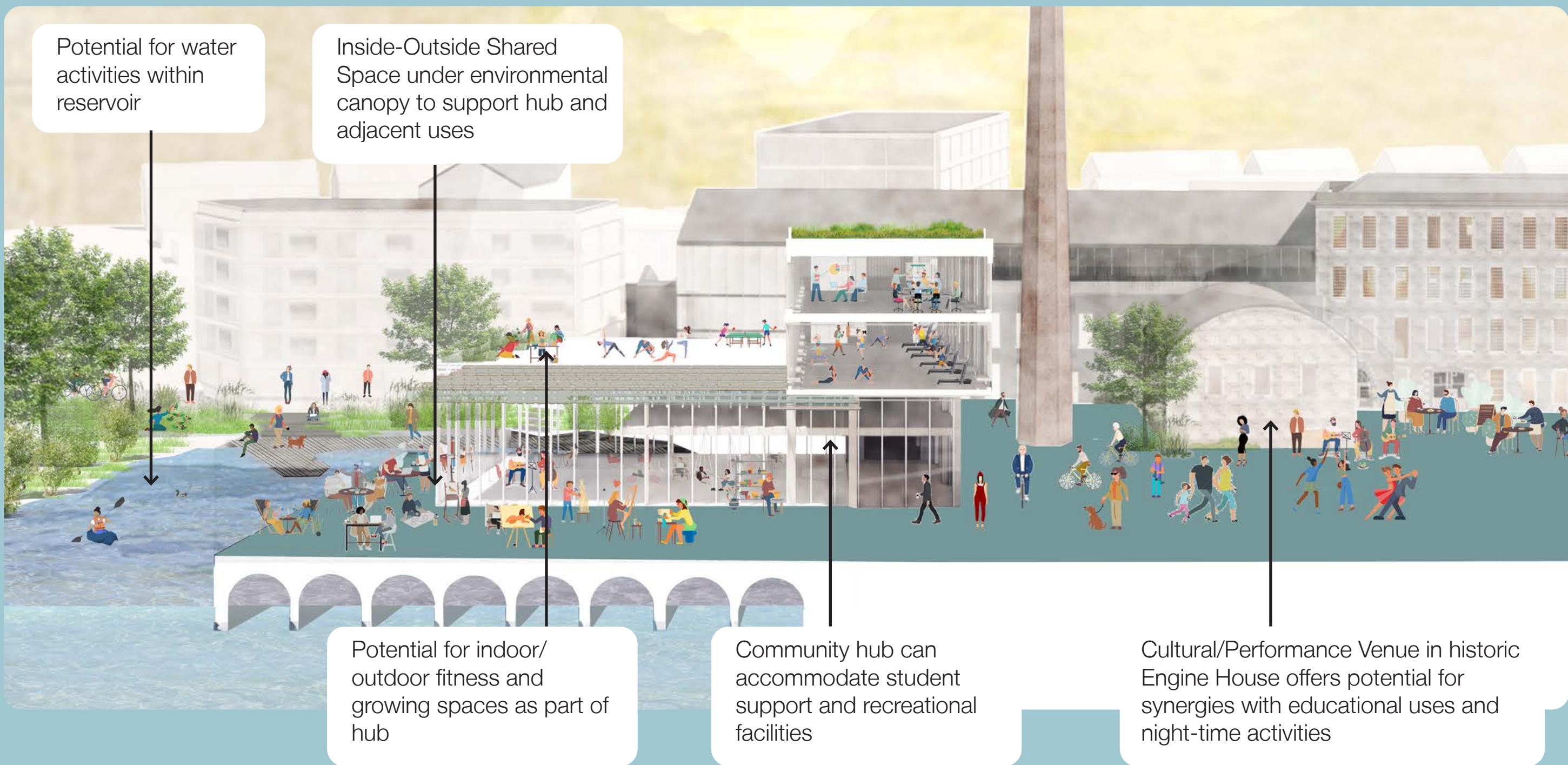


Section highlighting potential uses within the Flaxmill space

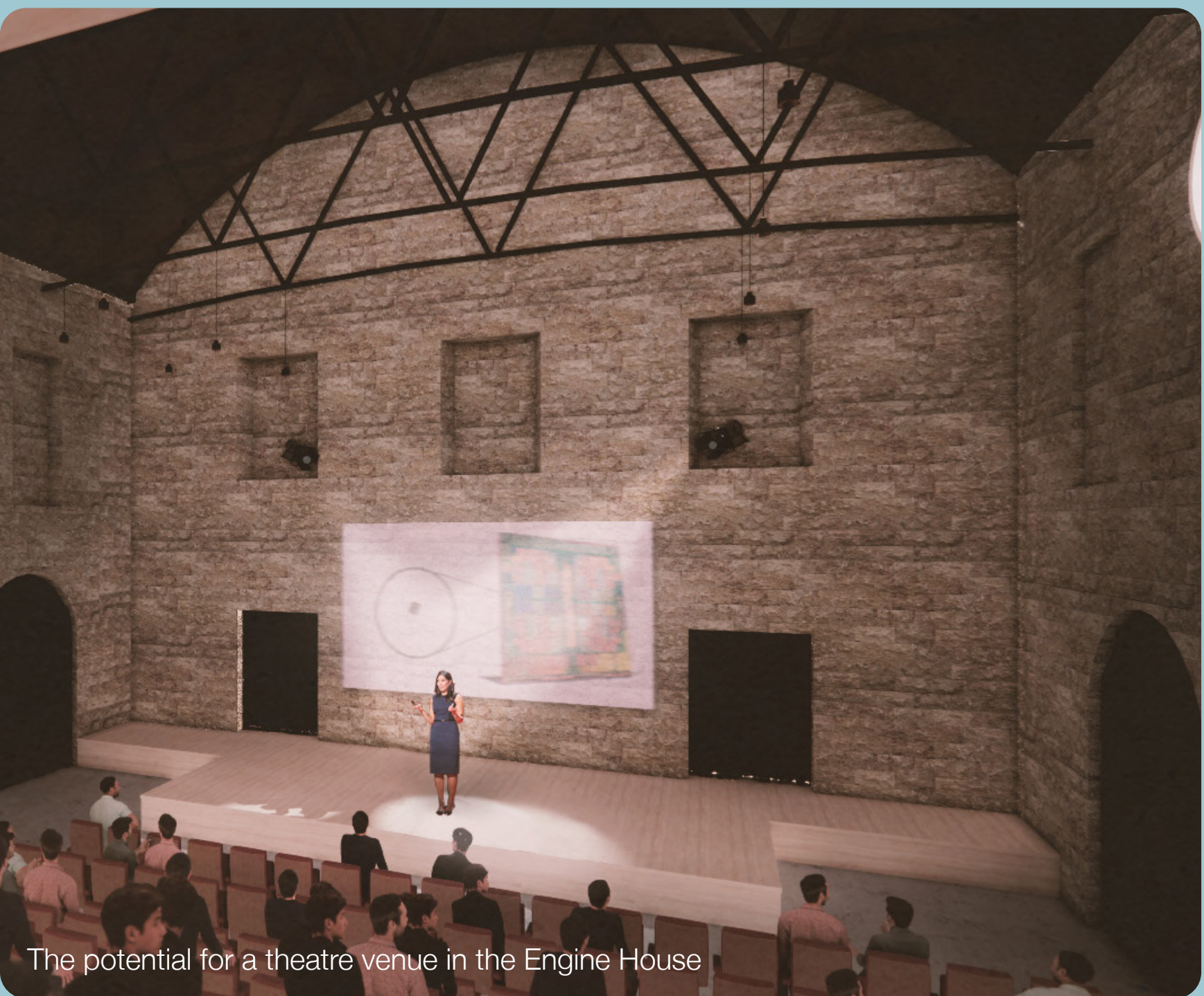
Flexibility to Support New Types of Learning Spaces within the Heritage Fabric and across the Cleeves Site

The Cleeves Site has the opportunity to support local demand for other mixed-use spaces such as education spaces.

- **Joining up Learning & Working** - While there is a mix of uses across Limerick City Centre area, they tend to be quite segregated from each other. New ways of learning and working call for a more integrated approach, accommodated within the masterplan through flexible spaces
- **New Types of Learning Space** - New spaces for learn, work, research, commercial and outreach activities are emerging. The intention is to achieve enhanced productivity and innovation through greater interaction, multi-disciplinary collaboration and sharing of resources
- **Potential for flexible educational support and recreational amenity spaces** to be accommodated on the Infiltration Gallery space
- **Supporting opportunities for blended and lifetime learning**



Section through the public plaza illustrating potential spatial uses



The potential for a theatre venue in the Engine House



Internal view in the Flaxmill highlighting its potential as a flexible space for multiple uses

THE FUTURE OF WORKING

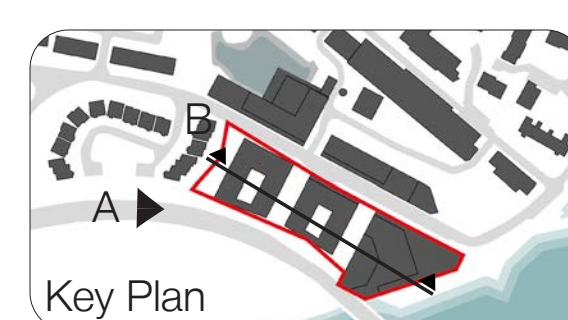
Diverse and Sustainable Working Environments

Adaptable Small- and Medium-sized Workspaces

- Blurred boundaries between working and living, and between public and private realms, which offer social and economic contributions to the neighbourhood and city
- Restorative break-out spaces offering connections to nature
- Community Hub space to promote knowledge exchange and learning
- Potential on Infiltration Gallery site to accommodate generous inside-outside flexible spaces for local business enterprises



Section through Infiltration Gallery



Precedent for inside/outside canopy



Precedent for workspace character

Flexible development opportunities: Accommodates office blocks of different sizes which could be developed on a phased basis

- Orientation Optimised: The majority of workspaces are oriented on the North-South axis with East & West facades accessing consistent daylight, whilst south-facing break-out spaces along Condell Rd can offer views over Westfields Wetlands
- Climate-attuned facades: promote low energy use and good indoor air quality for health and well-being
- Ecology integrated on green roofs and within communal amenity spaces

Medium- to Large-scale Workspaces on the Shipyard Site:

- The building form steps incrementally, rising towards the Shannon bridge to form a landmark tower at the waterfront, a gateway to the City
- Large gathering spaces/collaboration zones address the River and City with large openings and terraces in the stepped tower
- Diverse work settings to support new ways of collaborative working and learning
- Floorplate configurations to optimise access to natural daylight and ventilation
- South-facing garden courtyards with amenity breakout spaces/roof gardens enhancing biodiversity



A - View of the Shipyard site from Condell Road



B - Section through the Shipyard site showing a potential commercial use

THE FUTURE OF LIVING

Building Communities

- **A unique proposal for a unique site**
Our architecture comes from a response to place. This includes the physical and environmental context, its history and its potential futures.
- **A true mixed-use community**
A successful and thriving new place needs to function as a living community. A mutually-beneficial mix of uses that generate human, social, cultural, commercial and education activities in different shapes, tones and colours through many decades.
- **A family of building typologies**
Responding to the site location and the site topography in relation to form, scale and massing.
- **Make green**
Diverse landscape zones offer a range of green spaces with flexibility for shared and private gardens, community fields or orchards, mini plots and allotments.
- **People first**
The site planning will encourage a sense of community and pride in the environment with pedestrian and cycle priority.
- **Community space**
The articulation of each plot will promote community neighbourliness through the design of generous public realm and creation of community facilities.

A TRUE MIXED USE COMMUNITY



Accordia, Cambridge



Brabazon, Bristol



One Brighton, Brighton



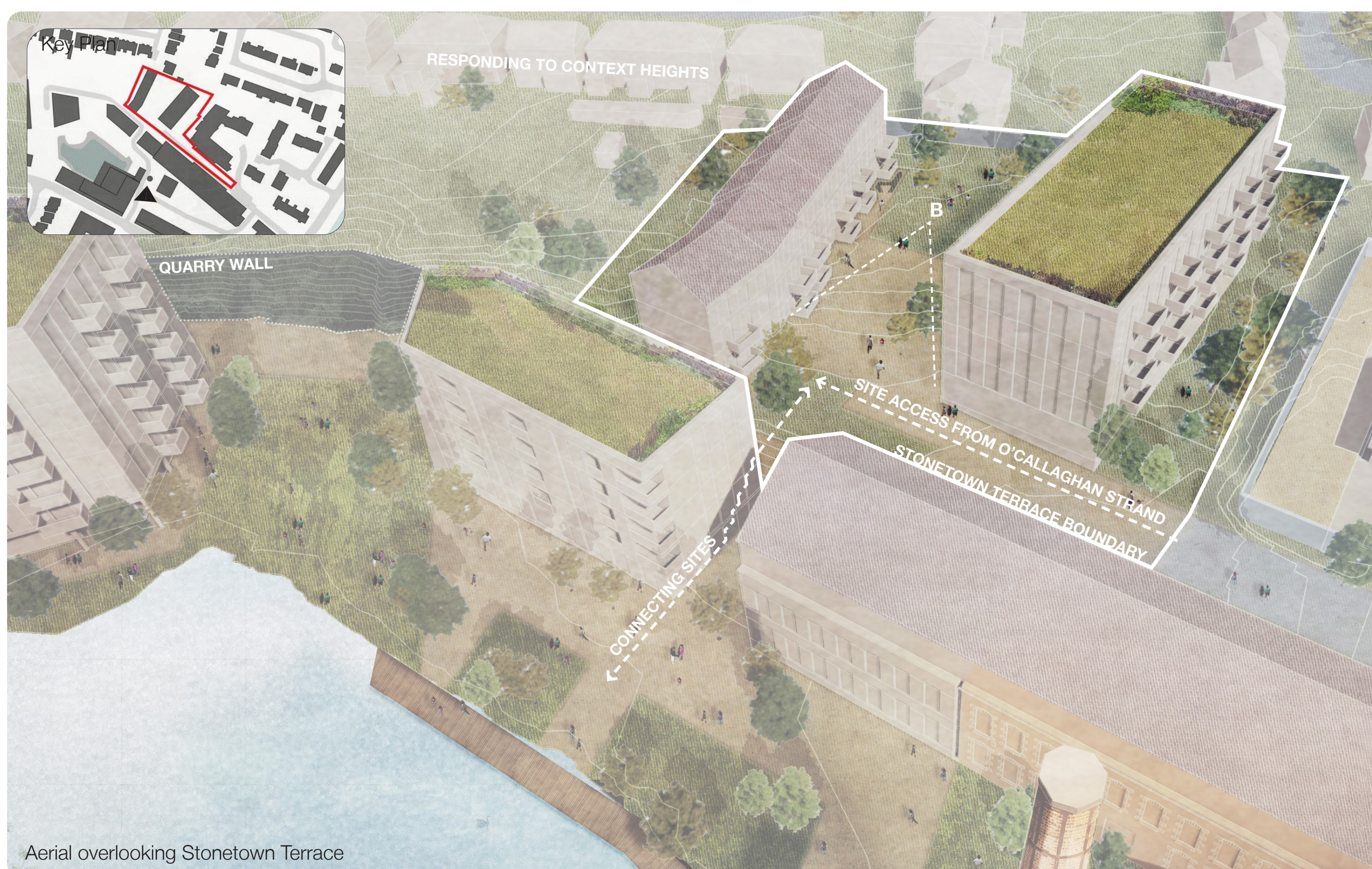
New Place, Stratford-upon-Avon

Projects by FCB Studios

THE FUTURE OF LIVING

Quarry Site

- Living in the Landscape - The dominant cliff face, the old reservoir and the post-industrial early succession vegetation make this site unique
- Boardwalk and Reservoir Trail – Explore the reservoir edge with a variety of stopping points and habitats
- Living by the Water - The ecological character of the site will be preserved and enhanced as the focus of a predominantly residential or student residential development centred around the reservoir



Stonetown Terrace Site

- Exemplar Sustainable Regeneration
- Health & Happiness
- Excellent Connectivity
- Living as a community - The residents will have the opportunity to become a part of the site-wide community
- Stonetown Park - Generous private or communal gardens
- Unique views looking onto the Flaxmill site
- Sunny and Sheltered spaces

Salesians Site

- Living on the hillside - located atop the dominant cliff face, the site offers views onto the Quarry and Flaxmill sites within the Cleevess Quarter
- Community hub - active street frontage and pedestrian routes
- Embracing the dynamic terrain of the site - the proposals work with the existing terrain to form visual and pedestrian connections
- Living as a community - The residents will have the opportunity to become a part of the site wide community
- Landscaped Podium – A generous communal garden offers private green space for residents



THE FUTURE OF MOBILITY

Supporting Urban Connectivity

- Supporting Local and Regional Transport Connections
- Optimal pedestrian connectivity to the City Centre and Georgian Core
- Consideration for potential new pedestrian bridge across the Shannon



- Site Boundary
- National Roads
- Route Roads
- ⊙ Limerick Train Station
- Bus Stops
- Schools

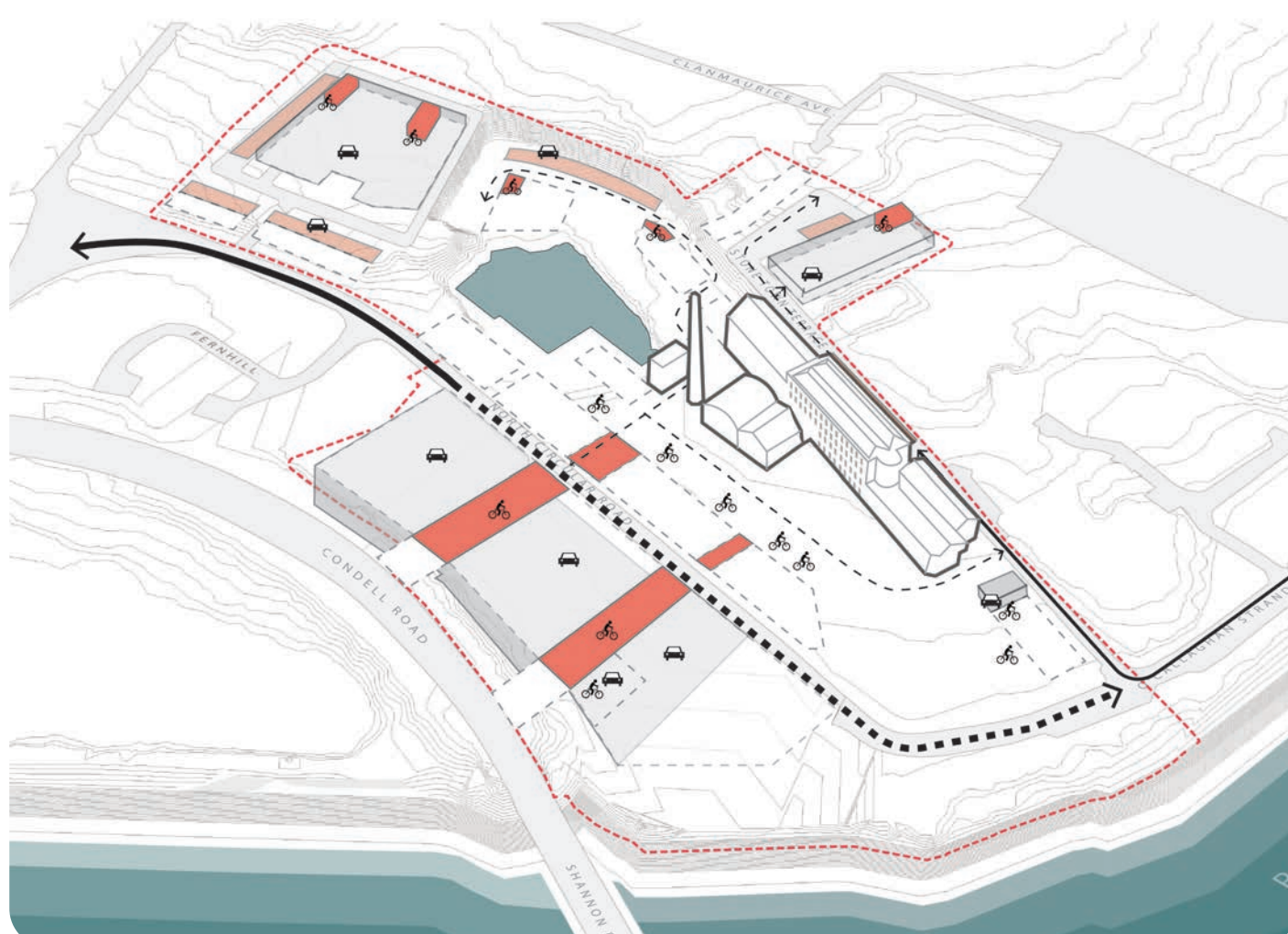
Enhancing Site Permeability

- Providing a pedestrian-prioritised site movement strategy to support a cohesive and vibrant quarter
- Promoting East/West links across North Circular Road
- Permeability enhanced by active mixed/public uses at ground level in the heart of the Riverside Quarter, with a variety of day- and night-time uses offering passive overlooking



Sustainable Mobility

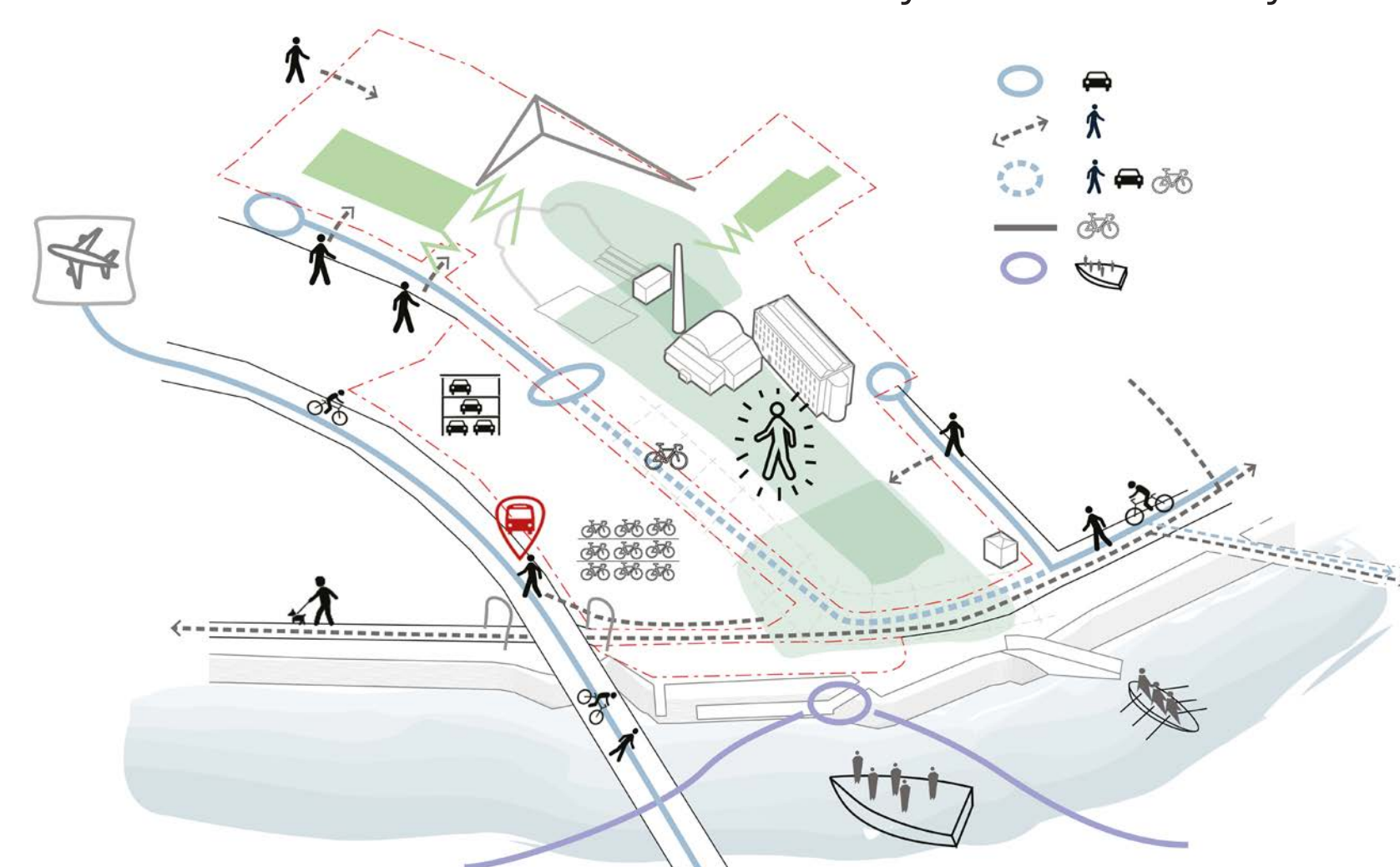
- Minimising vehicular access within the main public spaces
- Secure, strategically-located cycle parking infrastructure
- Supporting shared vehicular and cycle mobility options



- Key to Sustainable Mobility diagram**
- Building Footprint
 - Car Parking (Underground, Undercroft)
 - Car Parking (Surface)
 - Bike Parking
 - Shared Pedestrian/Cycle/Vehicular realm to NCR and O'Callaghan Strand

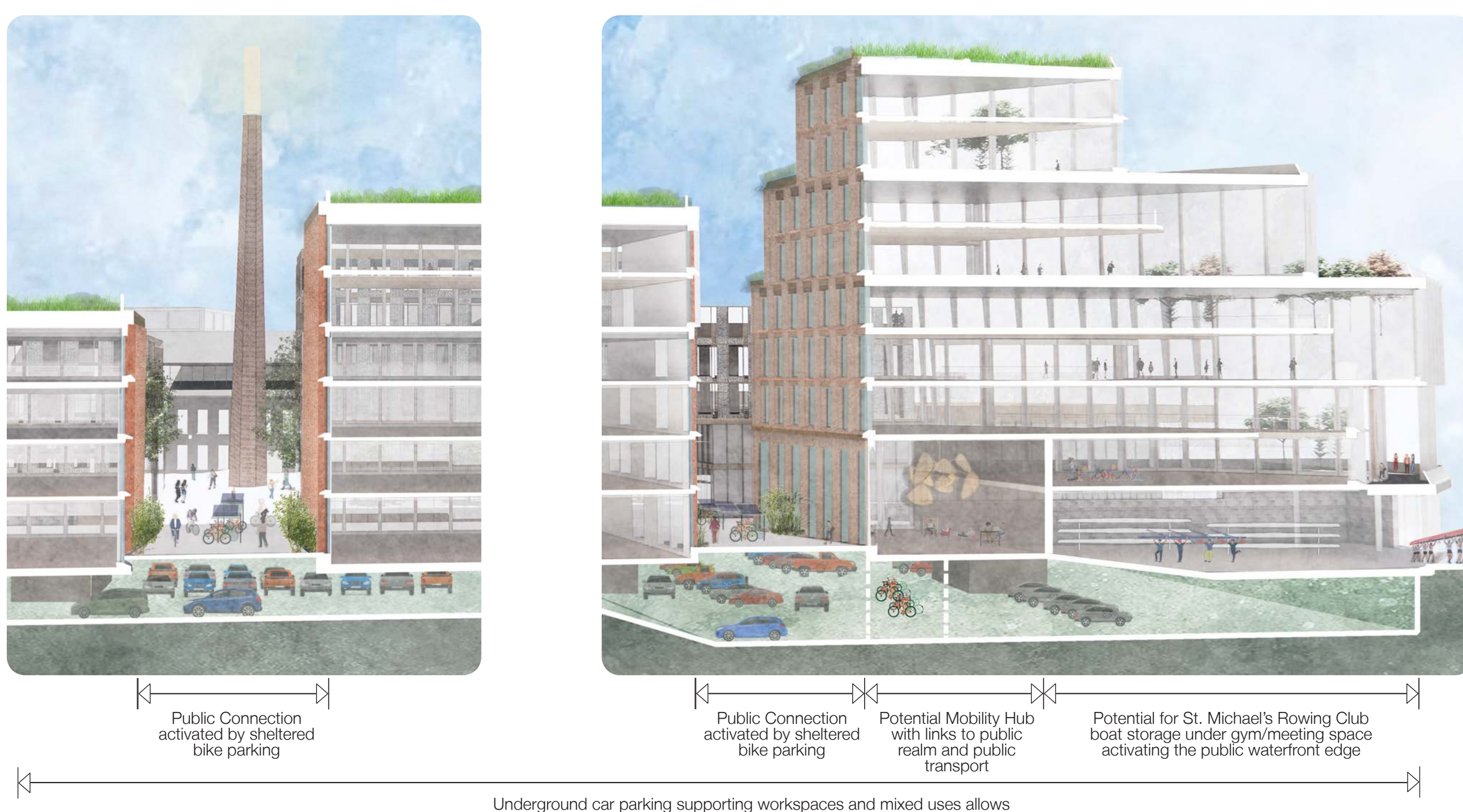
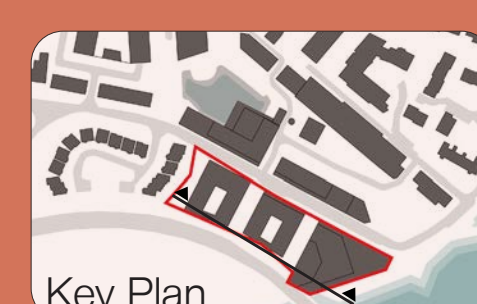
Site Connectivity

The site's significant level changes offers opportunity for a unique public realm experience. The mobility strategy connects the masterplan to the city by supporting sustainable movement infrastructure and enhancing pedestrian and cycle connectivity.



Permeability and Mobility Strategies on the Shipyard Site

- Sheltered bike storage to support office uses and to enhance permeability / activate links through the site
- Underground car parking supporting workplace and mixed uses allows priority for bikes & pedestrians in the public realm
- Potential for Mobility hub to support links to public transport and diverse, sustainable modes of transport



Section through the Shipyard site showing potential uses

THE FUTURE OF SUSTAINABILITY

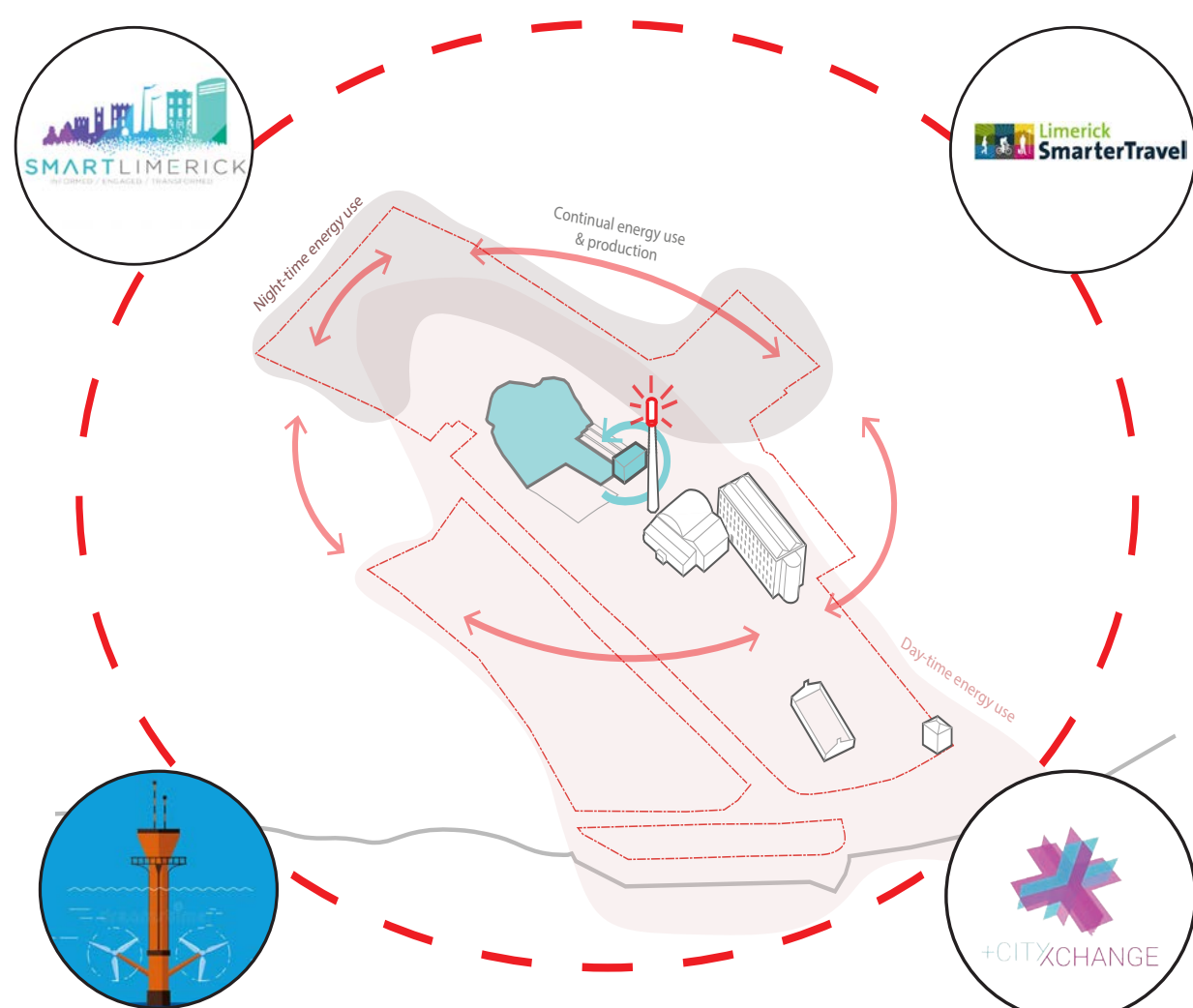
Regenerative Strategy

A sustainable development starts with the community, creating a neighbourhood that encourages and enables a low-impact lifestyle.

Smart Energy Strategy

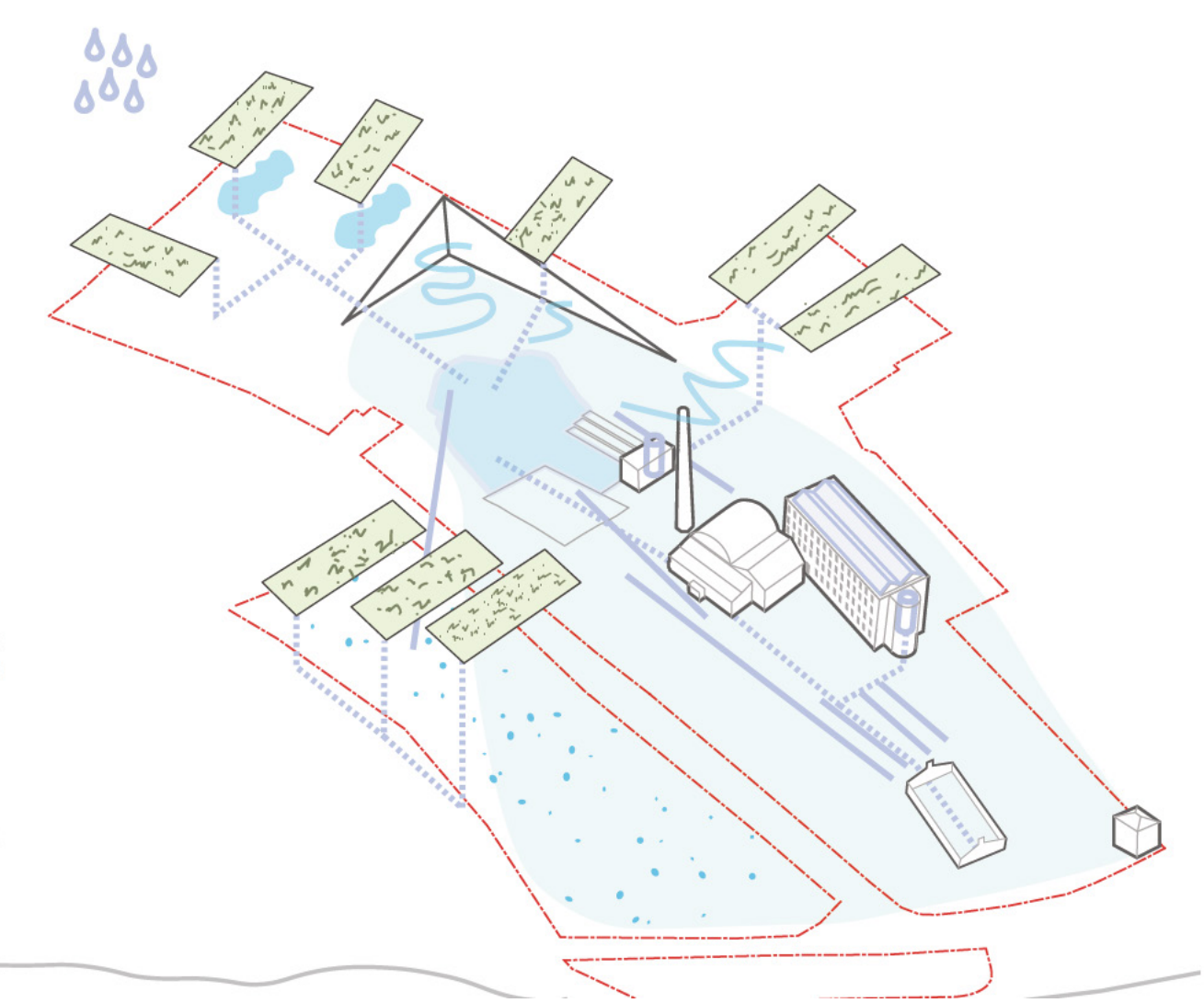
Holistic site energy strategy to allow for phased development with renewable energy sources

Exploring potential links to sustainable initiatives within the wider city



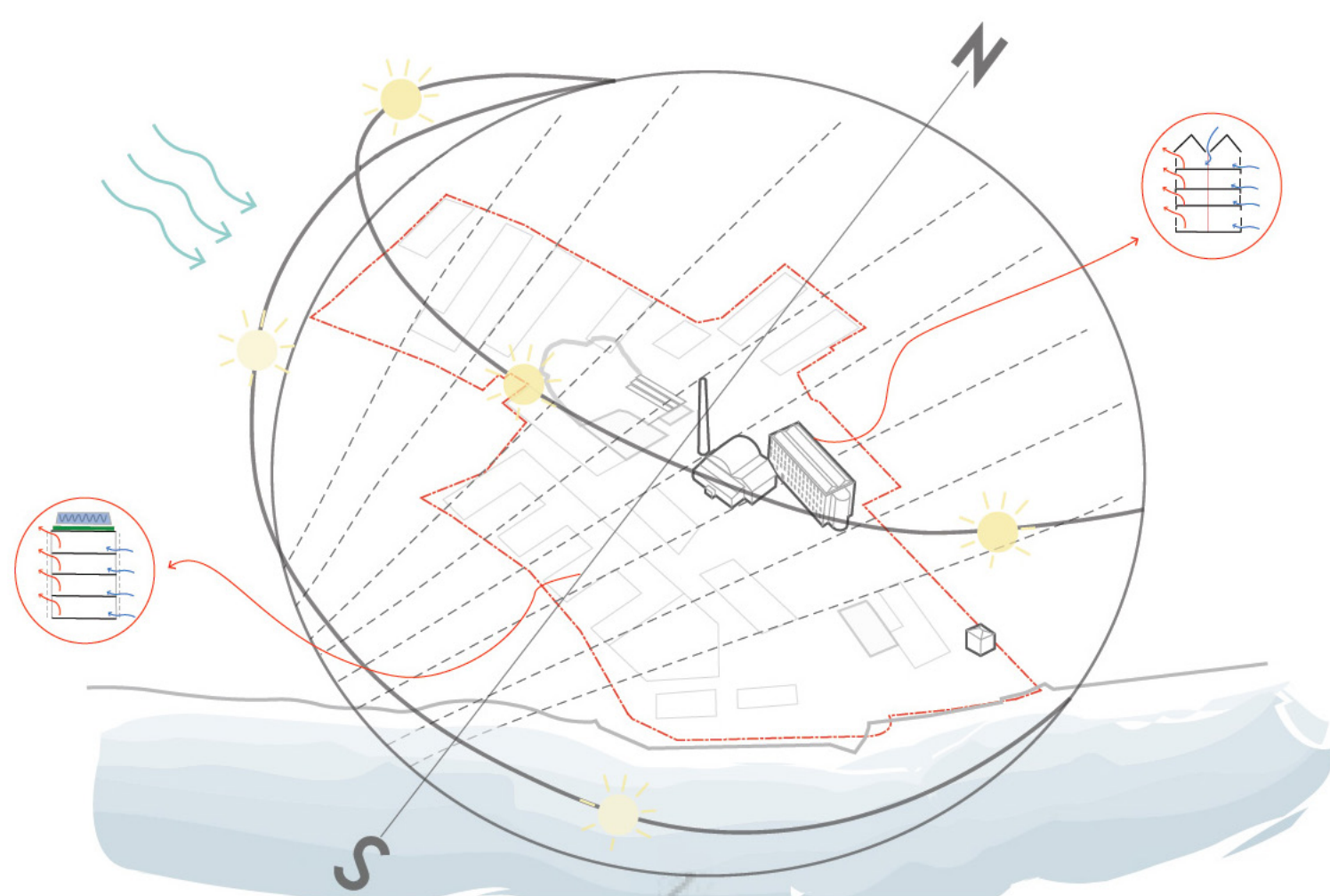
Water Strategy

Using measures such as SUDS and rainwater harvesting, and utilising the reservoir for sustainable water management

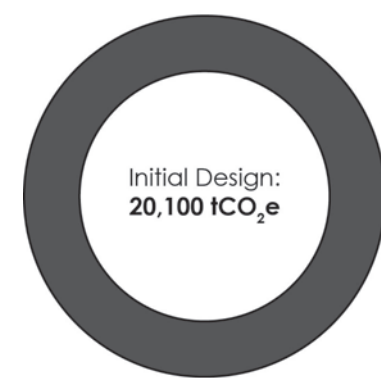


Orientation Strategy

Maximise potential for buildings to benefit from natural daylighting, solar gains and natural ventilation



Typical masterplan building approach



FCBS CARBON

Our low carbon approach significantly reduces carbon compared to typical building approaches

Approach using low-carbon materials and minimising material use

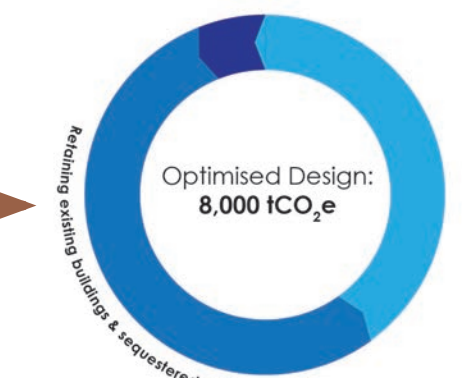
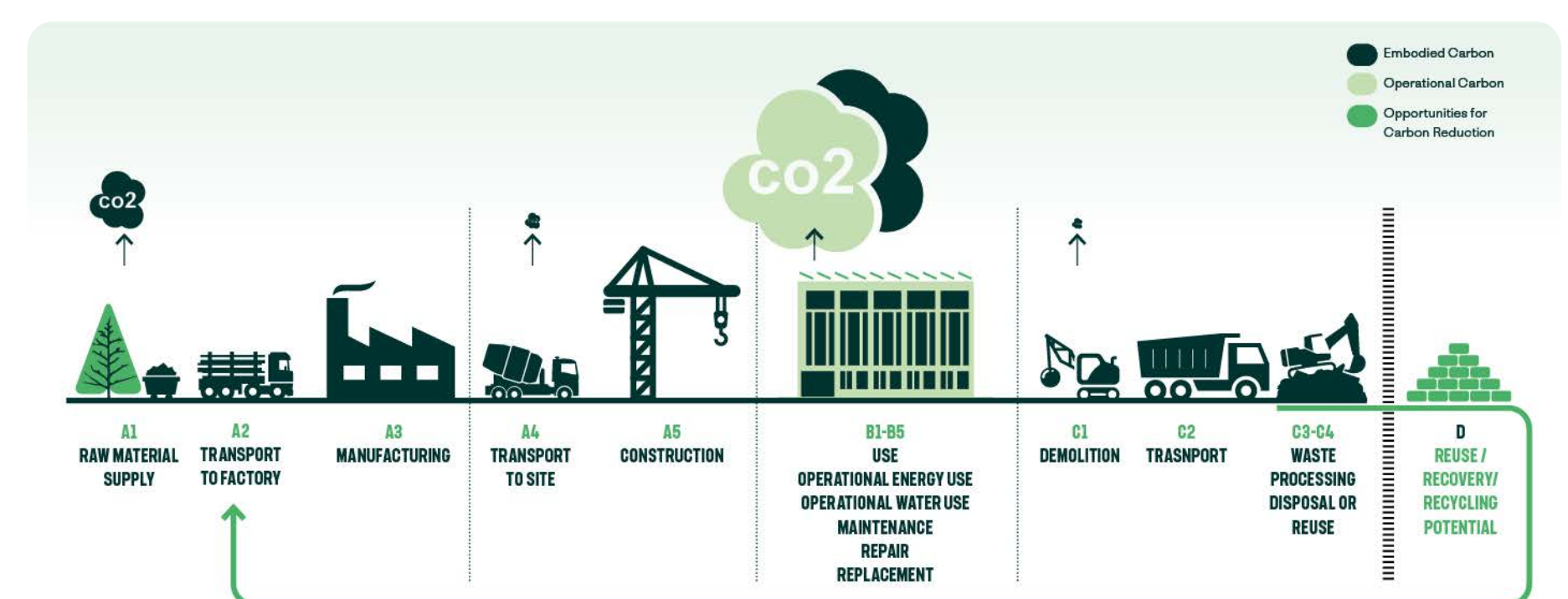


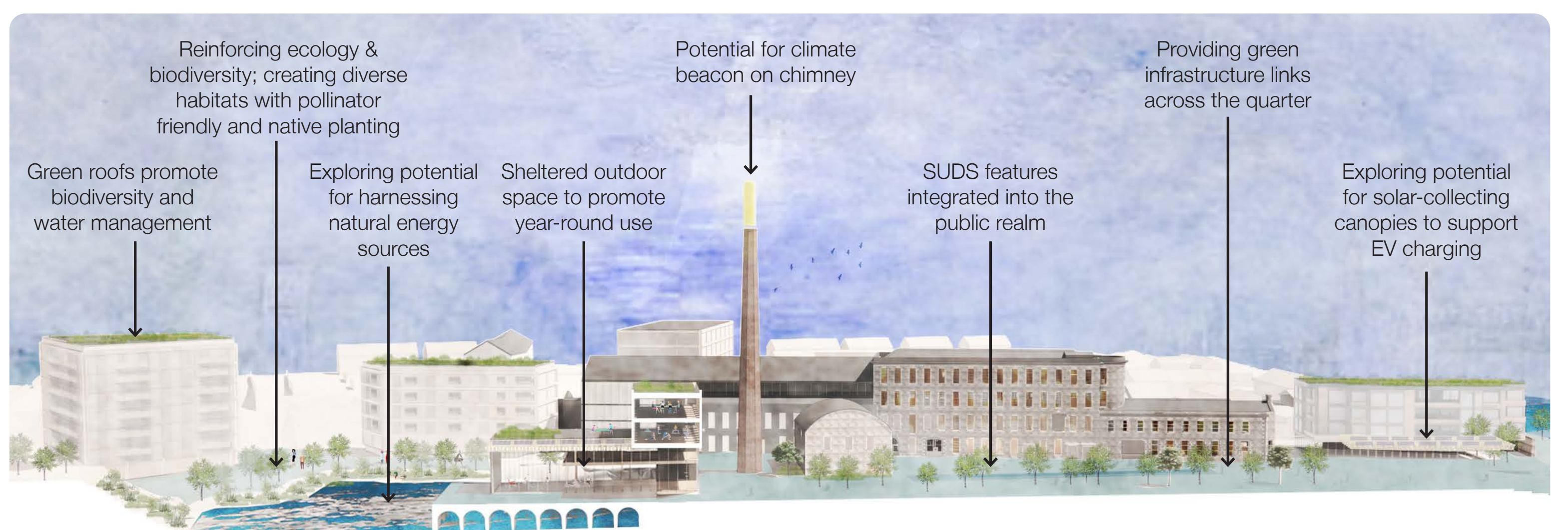
Diagram of key principles for a holistic approach to sustainable design

Whole Life Carbon

For us, this embraces operational and embodied carbon emissions, including the construction, replacement and maintenance cycles and what happens to the building at the end of its life.

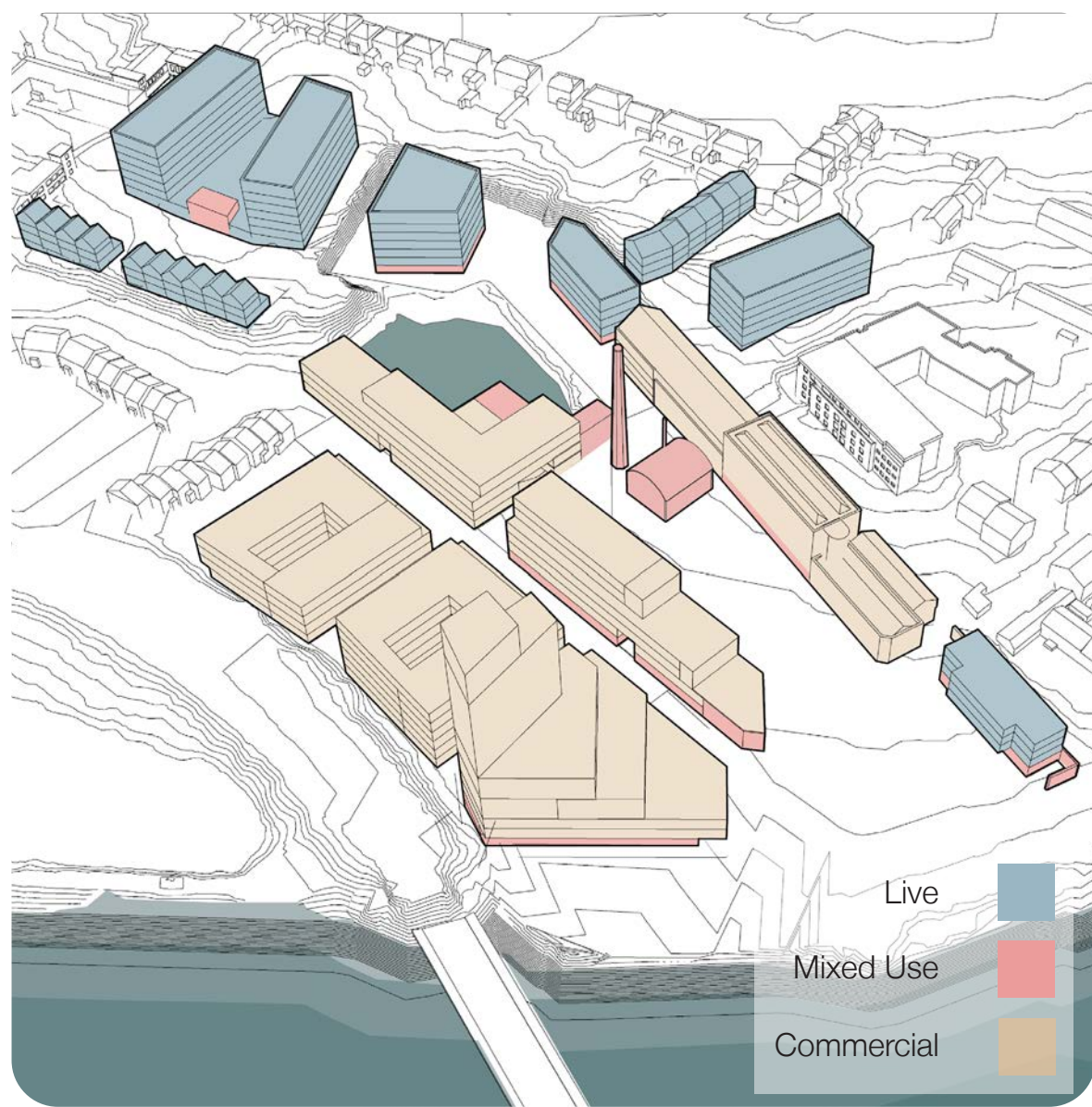


FCB Studios diagram illustrating a building's operational and embodied carbon emissions



Section through the public plaza

THE FUTURE FOR CLEEVES RIVERSIDE QUARTER



Axonometric - Mix of uses

RESIDENTIAL (UNITS)	
Quarry*	60 - 70 Units
Stonetown Terrace	40 - 50 Units
Salesians Site	130 - 150 Units
NCR and O'Callaghan Strand	10 - 20 Units
*an additional option has been explored to provide 300 student residential beds	
COMMERCIAL (GIA)	
Flaxmill	3,000 - 4,000 m ²
Quarry	1,000 - 1,500 m ²
Infiltration Gallery	3,500 - 4,500 m ²
NCR and O'Callaghan Strand	3,000 - 4,000 m ²
Shipyards*	22,000 - 23,500 m ²
Total	35,000 - 36,500 m ²
*potential other uses have been explored for this site	
MIXED USE (GIA)	
Flaxmill	1,200 - 2,500 m ²
Quarry	150 - 250 m ²
Salesians Site	90 - 120 m ²
Infiltration Gallery	1,000 - 2,000 m ²
NCR and O'Callaghan Strand	1,000 - 2,000 m ²
Shipyards	1,500 - 2,000 m ²
Total	5,000 - 6,500 m ²

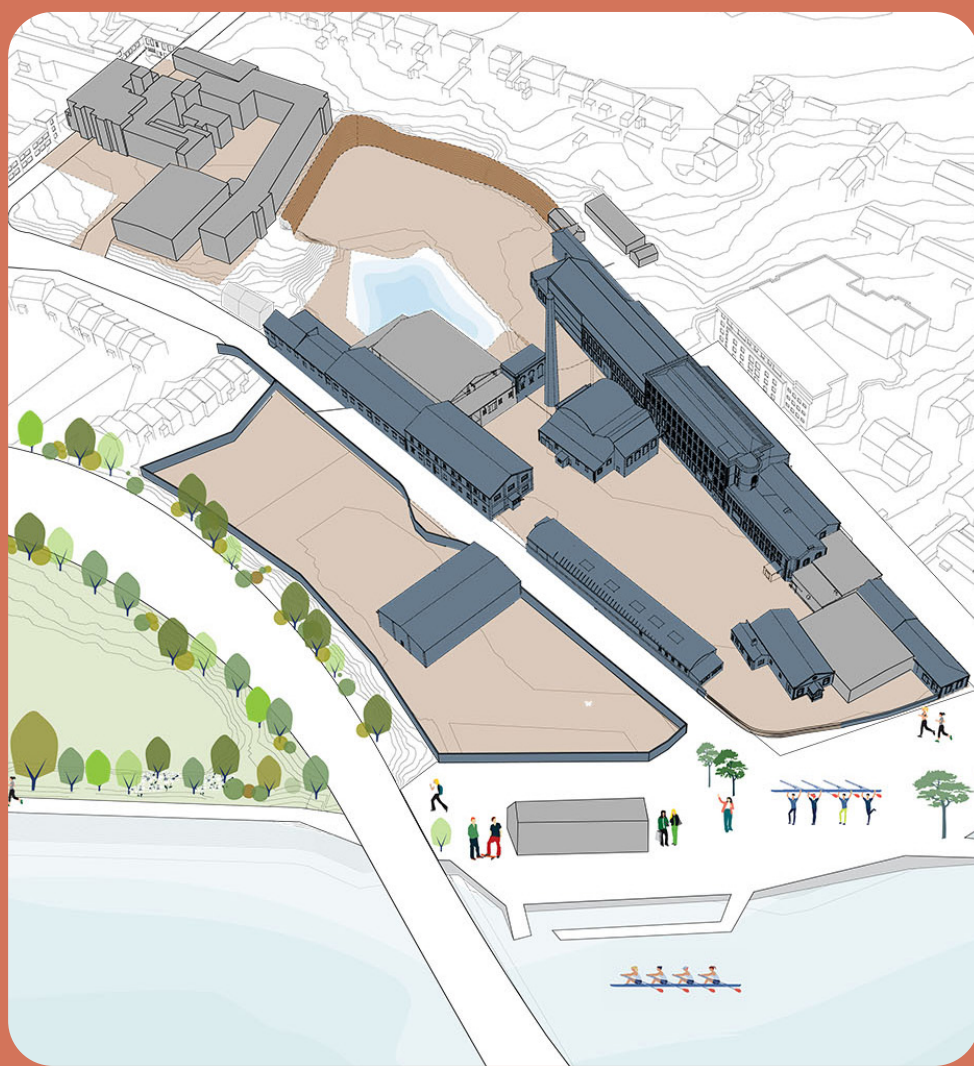
Masterplan Overview

The illustrative masterplan for the Cleaves Riverside Quarter is the outcome of a collaborative masterplan design process and aims to represent a shared vision for enterprise, innovation and investment in the city of Limerick.

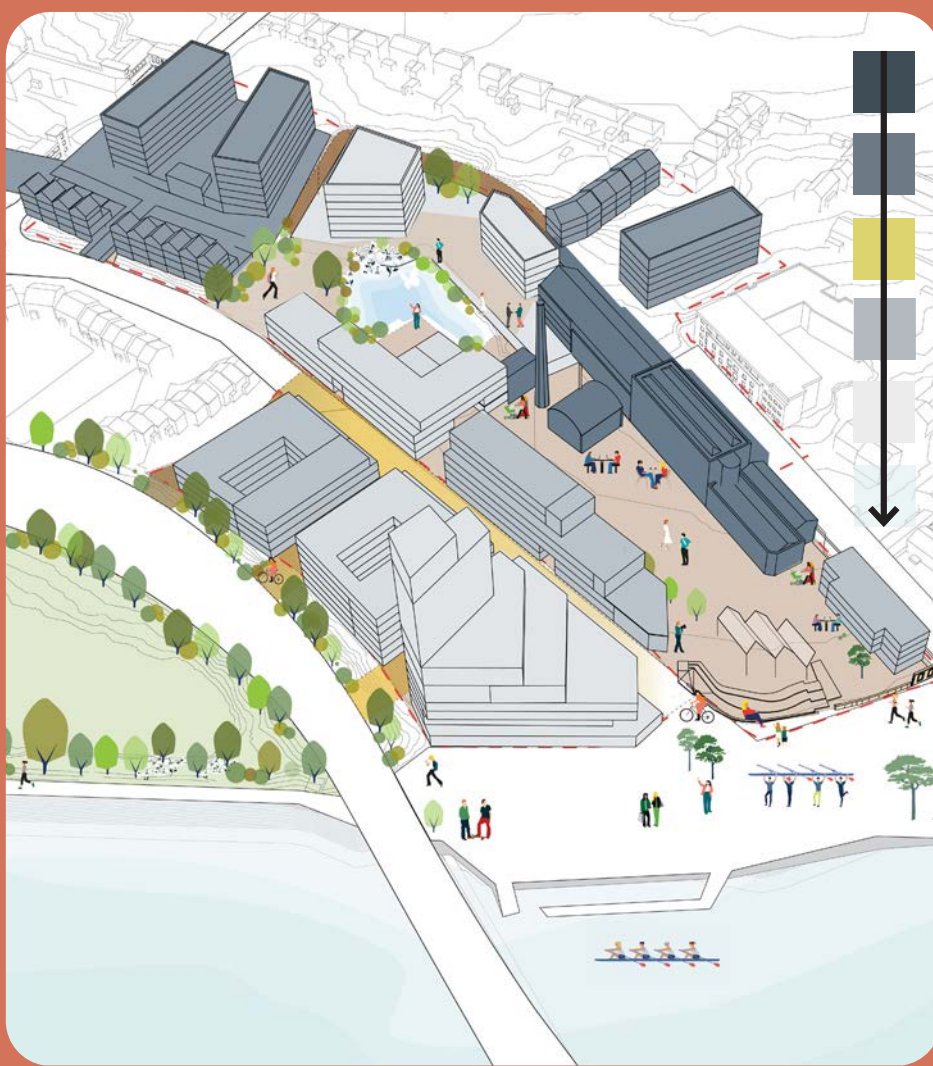
- Anchored in the Limerick 2030: An Economic and Spatial Plan, an integrated Masterplan for a unique destination - a space of fusion where culture meets learning meets business, a place with a strong sense of identity
- Harnessing indigenous Innovation to support a Knowledge Based economy
- A New Benchmark for Urban Waterfront Regeneration at Limerick's River Edge
- Meeting high ambitions - exemplar sustainability design targets, with innovative solutions to optimise community health and wellness

Opportunities for Sustainable Site Phasing and Incremental Growth

- Prioritising an active public realm and enhanced waterfront uses
- Providing flexibility for separate or concurrent phased development, with potential sub-phases on larger plot areas
- Early phases set out to enhance the character of the public realm of the site by stripping back and revealing the site and protecting the heritage fabric
- Potential for meanwhile uses within the to-be-demolished structures in the main Flaxmill zone of the site



Existing Site Potential for early phases of development to include meanwhile uses



Axonometric - Phasing strategy



1. Cafe with terrace
2. St. Michael's Rowing Club
3. City Information Hub
4. Enterprise Support
5. Community Hub
6. Canopy
7. Performance Venue
8. Restaurant



View of the Possible Future Development from Bishops Quay

