

Proposed Office Accommodation  
CityEast Plaza – Phase C  
Towlerton, Ballysimon, Limerick



ARCHITECTS DESCRIPTION

## INTRODUCTION

The existing office building at CityEast Plaza is currently undergoing an notable extension of (5000 Sq. Mtrs +) to the south (Planning Ref: 15/96) . This extension is due for completion later this year. This planning application seek permission for a further extension of 7,125 SQ. Mtrs over 7 floor levels at CityEast Plaza, Towleron, Ballysimon Limerick. These lands are zoned Employment and Enterprise in the Castletroy LAP 2009-2015

The proposed extended building matches the architectural design detailing and expression of the existing buildings in terms of materials and finishes proposed. The shift in the overall building scale reflects the important location of this proposed building which overlooks a major traffic intersection on the Tipperary Road – a major access point to Limerick City from the orbital motorway and traffic from the South East. It is our view that the building achieves a key focal point on entry to the city and establishes a high quality of building fabric which could be adopted to future development s in the immediate area

It is our clients intention to develop a scheme that is advanced to shell and core stage and available for letting to the open market. It is envisaged that the proposed office space will operate predominantly as modern open plan office space for large floor area lettings. It is not envisaged that letting will be minor in nature and the development is not seen as competing with office floor space in the City Centre. The design has advanced so as to allow the existing office space expand into this proposed development such the need arise.

The proposed development sits to the south of the existing office building and is located within grounds that have completion of elements such as underground services, public lighting, car parking, landscaping etc.

## BUILDING DESCRIPTION

The proposed development consists of an extension that has a floor area of 7,125 Sq Mtrs, over seven floors which vary in size, reducing in size on the upper levels with the highest levels being located immediately overlooking the traffic roundabout.

The external expression of the proposed extension carries through the palette of materials that define the character of the existing office building. The materials of the existing building such as stone cladding, plaster render, glazing systems, metal cladding are all followed through.

The design intent is for the floor plates of the extension to align with finished floor levels of the existing buildings on the Ground, First and second levels . The main entrance is located at the junction between Phase B & C with the option of a large corporate entrance to service all buildings at this location should such an arrangement arise.



View From Roundabout



View From Tipperary Road



Approach to Main Entrance from Car Park

## BUILDING DESCRIPTION Contd

The proposed development accommodates a Electricity Substation and adjacent switch room (similar to the existing buildings).

Plant Areas are proposed to be accommodated on the roof of the proposed building with direct access to the roof over Phase B also envisaged to allow safe access to plant equipment at this location. Service zones have been located over the central entrance core. The plant area will be screened by louvered panels (1.8mtr High in a way that is consistent with the design of the building).

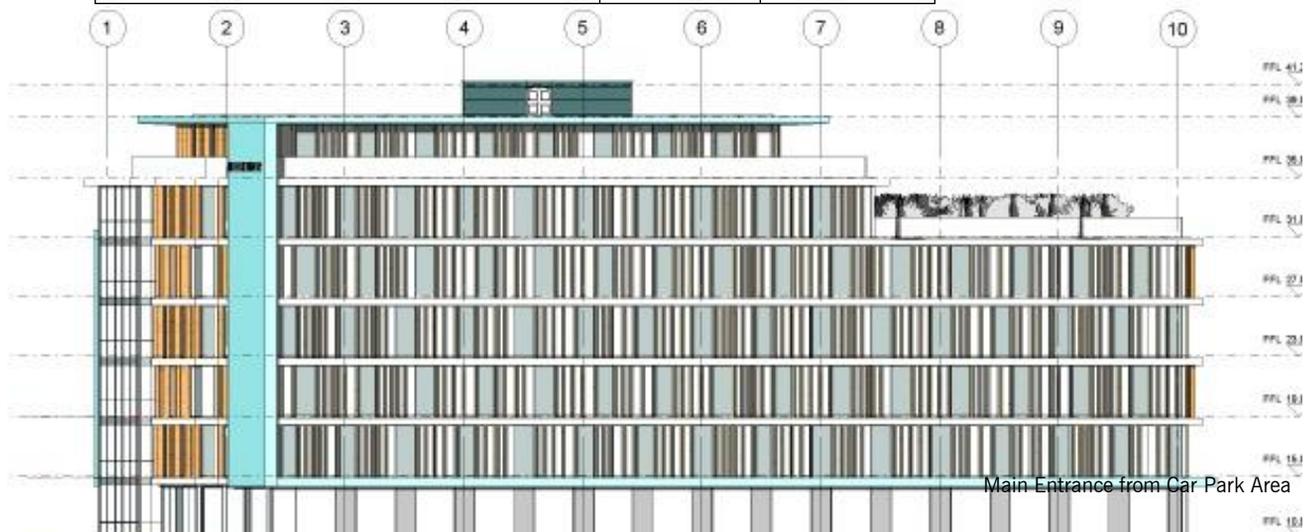
The flat roof area on the stepped so that the building reduces in height as it goes away from the roundabout junction. The resultant roof terraces are intended to be sedum roofs (where not taken up by roof plant) with consideration also reserved for the use of these roof areas as terraces. etc

## PARKING

In applying the parking standards of the Limerick County Development Plan 2010 -2016, Table 10.5 – Vehicle Parking standards establish that there is a requirement to provide 1 space for every 35 Sq.Mtrs of Floor Area. The existing car park has a total of 486 spaces provided. The existing building has a floor area of circa 4,180 Sq. Mtrs, establishing a parking requirement of 120 spaces when using the Development plan Guidelines.

The chart below sets out the parking requirements as required for each of the buildings. The car parking requirements as noted above has been applied and establishes a requirement for 471 Car Parking Spaces for all buildings combined. The existing car park accommodates 486 space leaving the development with a surplus of 15 spaces.

| BUILDING                               | FLOOR AREA<br>(Sq.Mtrs) | CAR PARK<br>SPACES |
|--|-------------------------|--------------------|
| BLOCK A                                | 4180                    | 119                |
| BLOCK B                                | 5169                    | 148                |
| BLOCK C                                | 7125                    | 204                |
| TOTALS                                 | 16474                   | 471                |
| <b>TOTAL NUMBER OF CAR PARK SPACES</b> |                         | <b>486</b>         |
| SURPLUS SPACE                          |                         | 15                 |



## BUILDING FUNCTION

It is envisaged that the proposed extension will operate as open plan office area. The clients intention with this planning application is to provide a Shell and Core office building. The detail layouts of the offices will be determined by the selected tenants. On our floor plans, we have noted the probable location of toilet areas for staff and visitors. This element will form part of the fit out element of the development. Provision of shower facilities for staff as determined by the Workplace Travelplan will be incorporated into the fit out element of the works

The design intent is to reconfigure the layout of the southern stairwell with the lift core and stairwell to be removed and the vertical circulation achieved by the vertical circulation provided in the proposed extension as being considered by the application. This element of work will allow the advancement of a new central reception / entrance foyer.

Detailed below is a concept layout as to how an office floor could be fitted out .



Building Plan showing how Office Layout could be formatted.



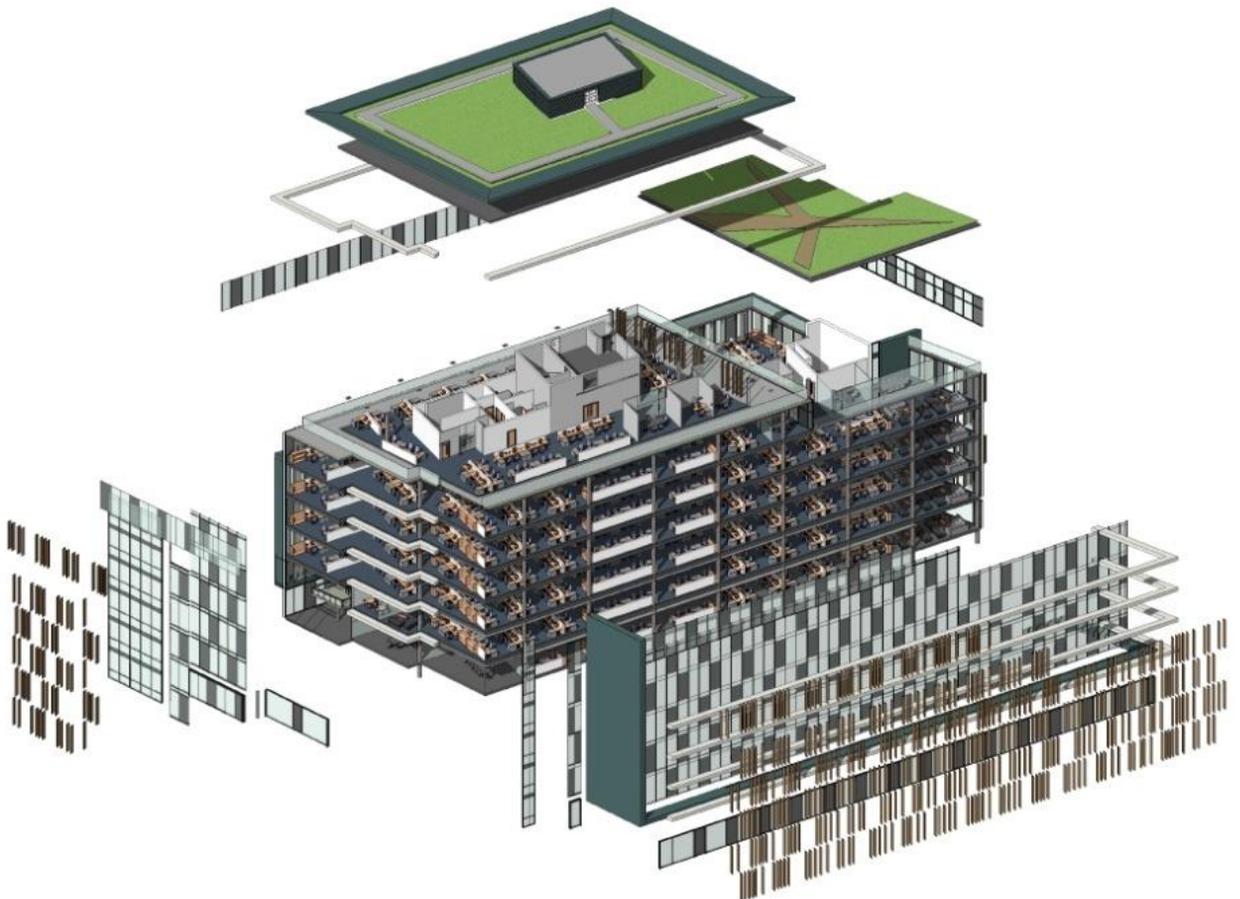
1 Contiguous Elevation 1  
1 : 200



2 Contiguous Elevation 2  
1 : 200

## ARCHITECTURAL REFERENCES

The proposed materials are informed by the materials as already used in the first two building phases. This palette of materials is to be carried through into the third phase. With the building being taller than the existing buildings, the architectural approach is to define the building by use of vertical emphasis in the fenestration and using a series of steps in the overall building form to establish a strong relationship with the main traffic junction. This location provide a strong corporate identity opportunity and has high visibility on approach from the city.



## LANDSCAPE

The Landscape Design as detailed in planning submission P15/96 is being retained as part of the proposed development. The building approach has been incorporated into the design proposal but it is the intention to follow through on landscaping as previous approved.

There is a portion of land at the road edge to the south of the site. It is our intention to develop landscape strategies for these lands and agree such works with the landowners (LC&CC / NRA). In our landscape proposal, we have developed a scheme design which ties in with the landscape scheme delivered to date. Development of design has focussed on screening along the Groody Road edge for the site and the landscape to the west and southern edge for the building. Service access around the footprint of the building has also been addressed.

We would envisage that the outdoor space has the potential to provide good quality social areas for employees. To that end we have proposed our plant screening in areas that will allow outdoor areas emerge that are screened from entrance areas and provide social space for employees.

Example of how outdoor social area could emerge illustrated below.



Refer to site plan for Landscape legend

## SITE DEVELOPMENT STRATEGY

The original development of CityEast Plaza site indicated that a mixed use strategy was being advanced. Planning permission has been achieved in the past for Bulky Retail use and for Leisure use (all expired).

The design intent is to further explore the development of the site up to the Groody wedge boundary. The project intent would be to develop a high end business campus which primarily serves large scale office use with minimum floor area occupancy requirements to serve as protection for city centre based office development.

The interest in such office space is seen to come from FDI market where floor plate occupancy tends to be minimum of 400 Sq Mtrs +.

The site has a market advantage of being a set size in area which has proven to be attractive to interested parties. The site development approach is to develop a number of office buildings of varying footprint in size, organised on the site in such a way that it achieves transparency when viewed from the Tipperary Road. Car parking is accommodated both at ground level and a new deck underneath.

The corner building, as proposed in this planning application has an increased scale (7 floors) is located at the roundabout and is intended to serve as a landmark entry building to the city from the motorway exit. The increase in scale is seen as an opportunity to redefine the business setting for the district and improve the architectural fabric of the area away from industrial architecture into something with a higher quality.

The introduction of a services building to provide tenants with facilities for conference, meeting, gym, catering etc is currently being considered



