



# Mixed Development at Harvey's Quay (Phase 1) Henry Street, Limerick

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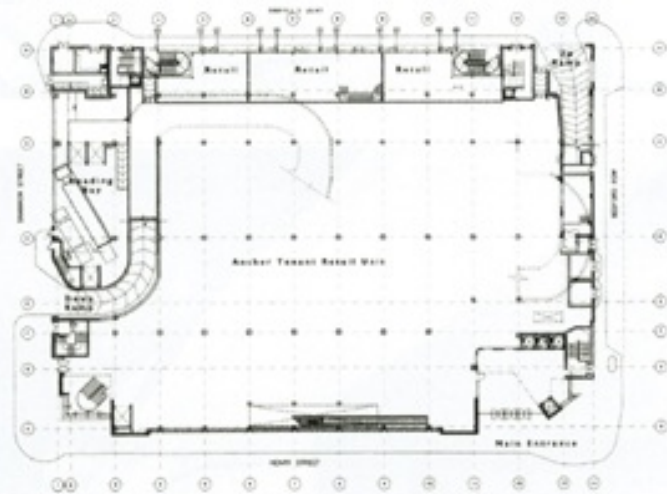
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Ground floor plan

## Architects' Account

### Project Background

The site consists of an entire city block - bounded by Henry Street, Shannon Street, Bedford Row and Harvey's Quay - and is located immediately adjacent to the river Shannon. The surrounding structures are of mixed use, size, construction and age. To the front and sides, the site addresses the surrounding urban fabric, a city grid developed in the 1760s, while to the rear the site offers panoramic views of the River Shannon and the surrounding countryside.

The project presented the opportunity to regenerate this important city block, which had been neglected and in a state of poor urban repair for many years. The commission was to create a new dynamic for retailing on Henry Street and the part-reinstatement of Henry Street as a shopping thoroughfare within the retail core of this area of Limerick.

The client's brief focused on urban renewal in the form of a mixed-use development encompassing, in the first phase, retail and a multi-storey car park, with residential units, offices, river-restaurant, and retail colonnade facing the river. Future river buildings were to form part of the second phase element of the project.

### Design Approach

The design objective was to create a contemporary dignified robust building of appropriate urban density and scale to its important context, and to promote the idea of new frontages and streetscapes that relate to their relative functions.

Entry and orientation are provided by the main atria located at the Henry Street corners. The car park is located above and is accessed by pedestrians from the main shopping entrance and by vehicle from Harvey's Quay. Sixty mixed type apartments envelop the car park to the rear and sides and occupy the uppermost four storeys of the development, forming an open central courtyard. The mixed retail and offices address the quieter Harvey's Quay at ground, first and mezzanine levels.

The main entrance and atrium space circulation links the retail elements to the multi-storey carpark and attempts to simplify and clarify the connections of people to retail, cars and the pedestrian street. A stack of seven travelators services all floors within the main entrance atrium void and, together with four lifts, creates movement behind the glass, which frames views of Limerick City including St. Johns Castle, River Shannon and the adjacent Franciscan Church.



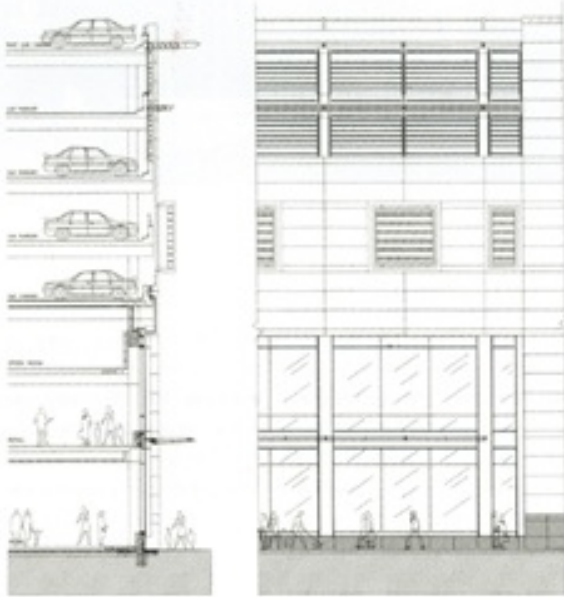
Stair cores, access ramps and lift cores are expressed as tall simple forms and set the rhythm of the remaining elements.

At night, the main entrance becomes a fully transparent space, which highlights the atrium access bridges on each level, acting as a beacon for the main entrance on Henry Street. A large monumental retail window addresses and interacts with Henry Street providing the opportunity for commercial activity between the street and the edge of the building.

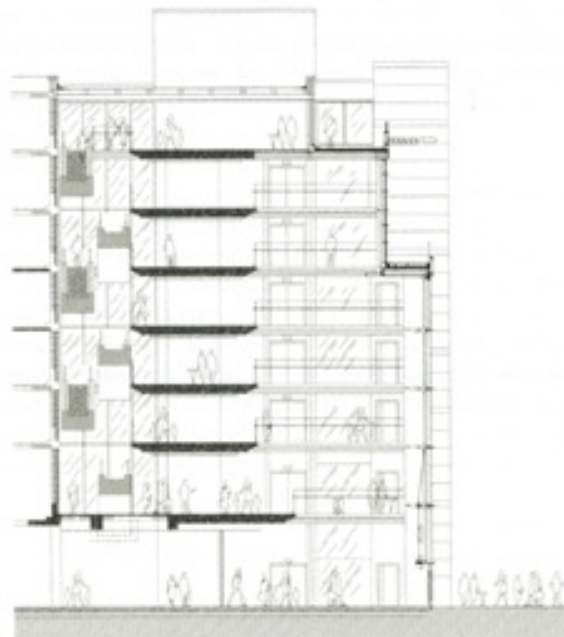
The travelator and large retail graphics used in the window give interaction from inside out, day and night. At high level, large projecting stone box vents act as a large car exhaust to express the function of the car park behind without mimicking the usual pastiche of many multi-story car parks in the urban context.

The traffic management proposal was developed in conjunction with Limerick Corporation Roads, which rationalised local traffic arrangements to ensure that the development worked within the overall traffic framework for the city.

Photography: Studio Works, Eamon O'Mahony



Section AA



Section BB





1 Harvey's Quay - View at corner of Henry Street and Bedford Row

Comprising a diverse mix of materials, the building is unified by an architectural language of volumes and voids through which light and shade are explored

2 Harvey's Quay Elevation. Residential units, offices, retail and a river restaurant face the Shannon

3 A linear glass and steel canopy floats over the retail window providing cover to pedestrians and a horizontal retail focus to the window and visual break to the car park above. At night, the stone boxes are lit up and change to different colours on a 24-hour cycle

4 View through double-height travelator atrium

5 View through Franciscan church, Henry Street. The building addresses the surrounding urban context, a city grid developed in the 1760s

# NMA

Newenham Mulligan & Associates  
Architects | Project Managers | Interior Designers

## Articles

Extract from:  
Irish Architect - September 2002

