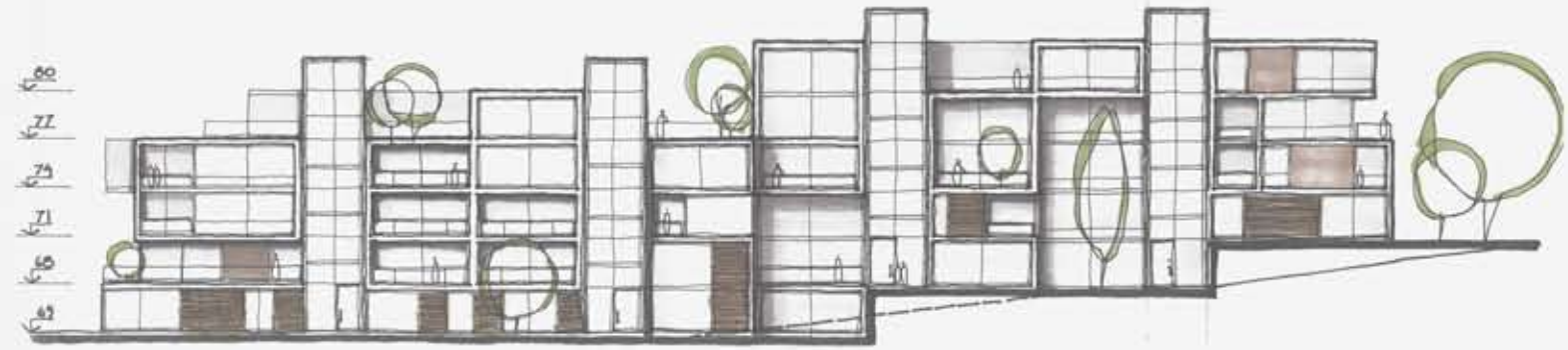


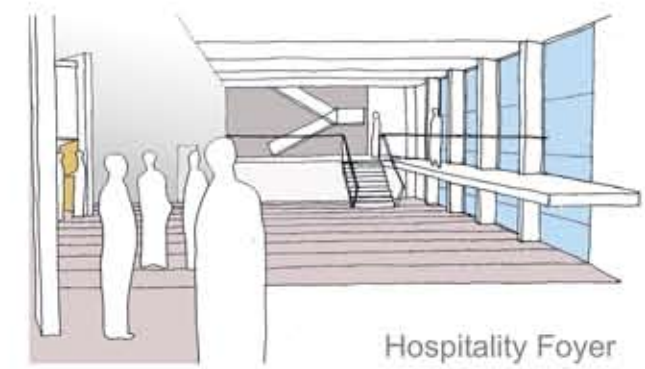
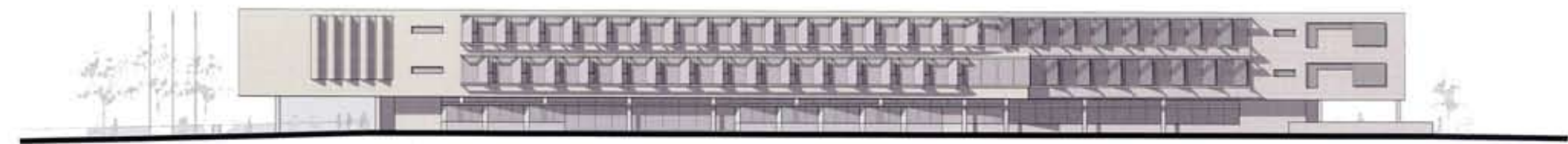
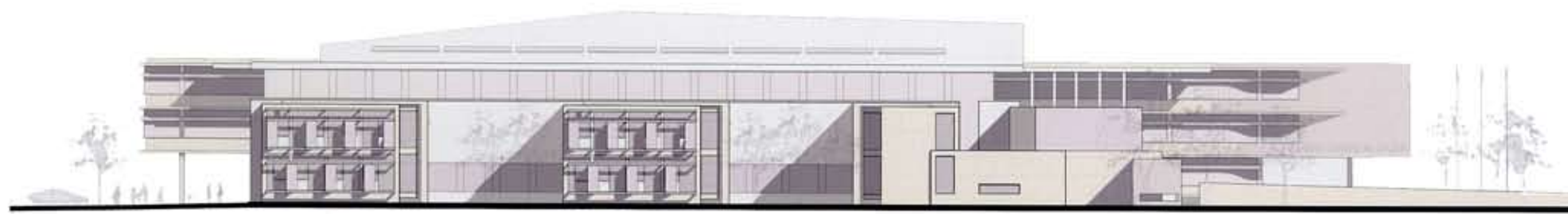
DESIGN



CONCEPT



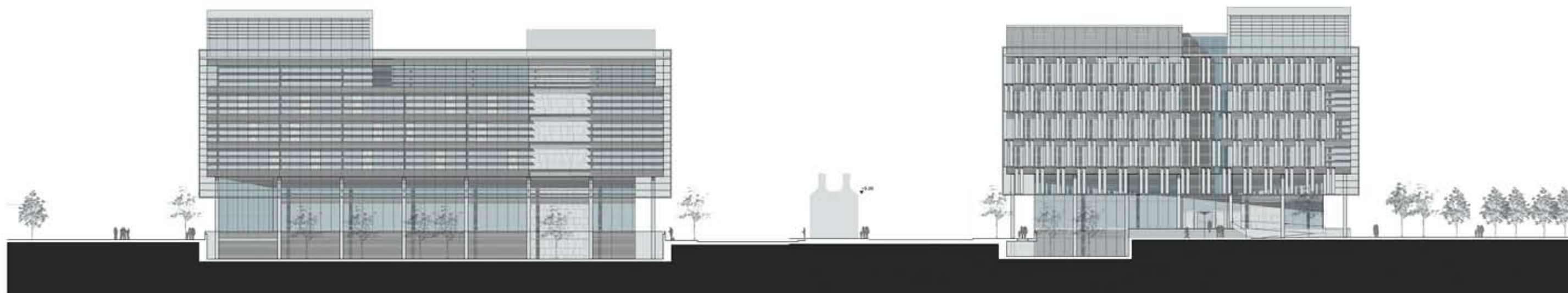
Knockrabo is a 31,000m² residential development in four blocks and 17 urban houses. The design **integrates** the buildings in a very sensitive site, **preserving** the existing trees and contours. Each unit is unique; the development is carefully shaped, creating terraces and frames to exploit the **breathtaking views** onto the city.



Awarded new premises for Clare County Council, totaling 8,700m² of office, public areas and Council Chamber. The building was a result of a Design Competition held in 2004 and was completed in 2007.



CLAIRE COUNTY HALL, COMPETITION, COUNTY CLAIRE.



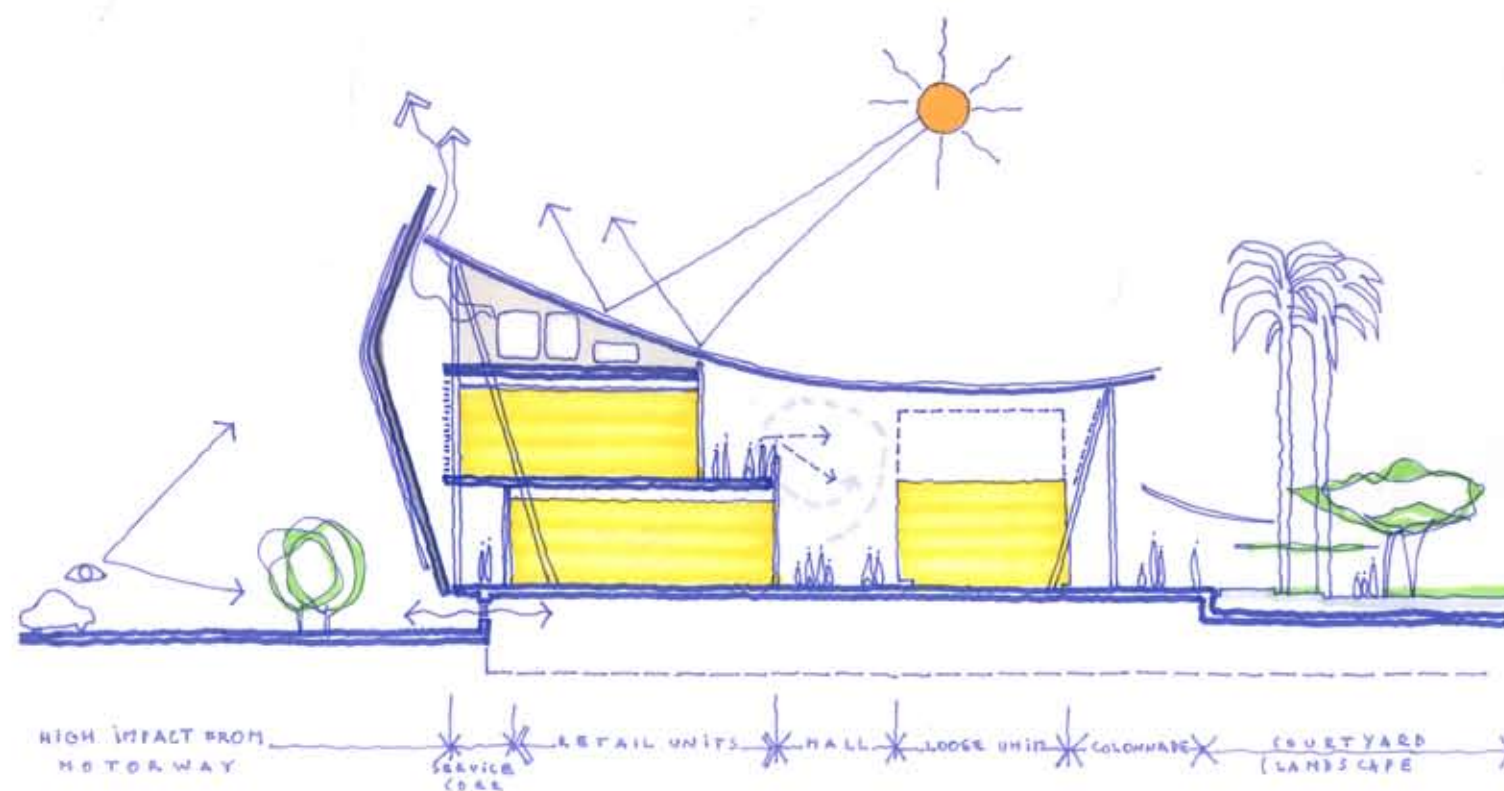
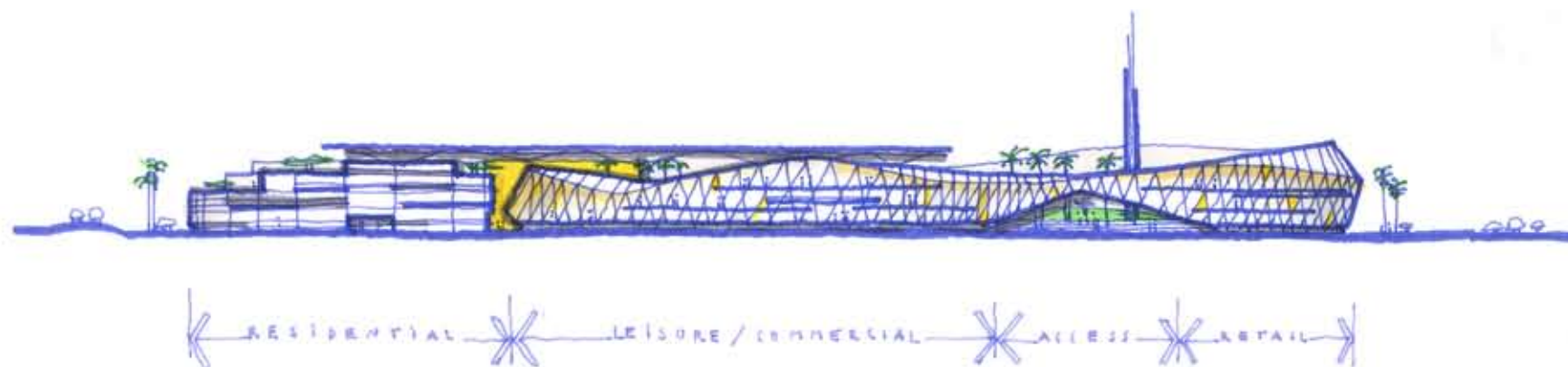
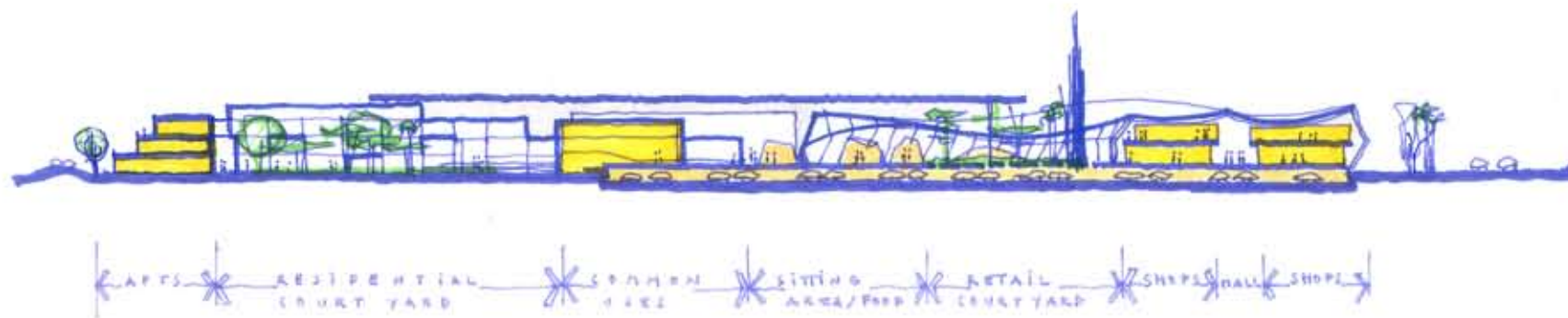
Located within the well established Central Business District, this **planning approved** building has a double frontage, onto Central Square and New Wapping Street. In an **elegant and simple design**, large floor plates of **flexible and efficient** office space are arranged around an internal atrium.





CONCEPT / DESIGN

9 SPENCER DOCK, BLOCKS J-K, SPENCER DOCK, DUBLIN DOCKLANDS.



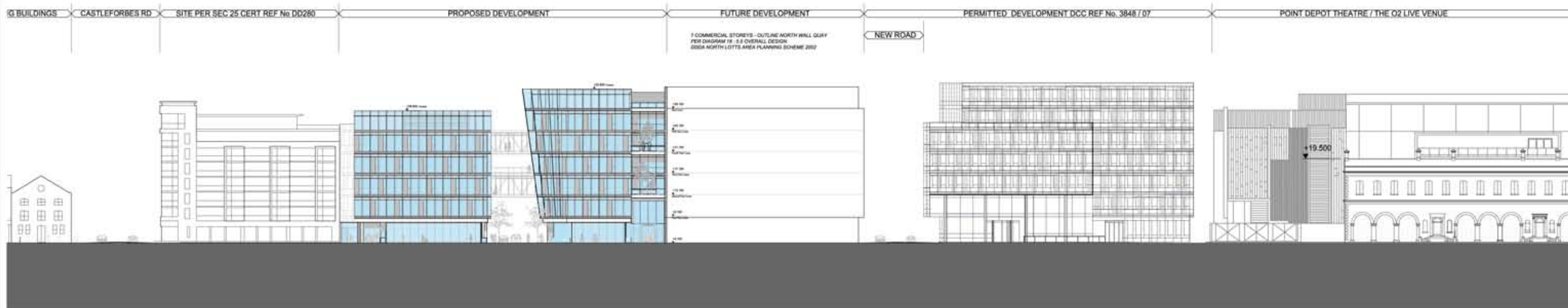
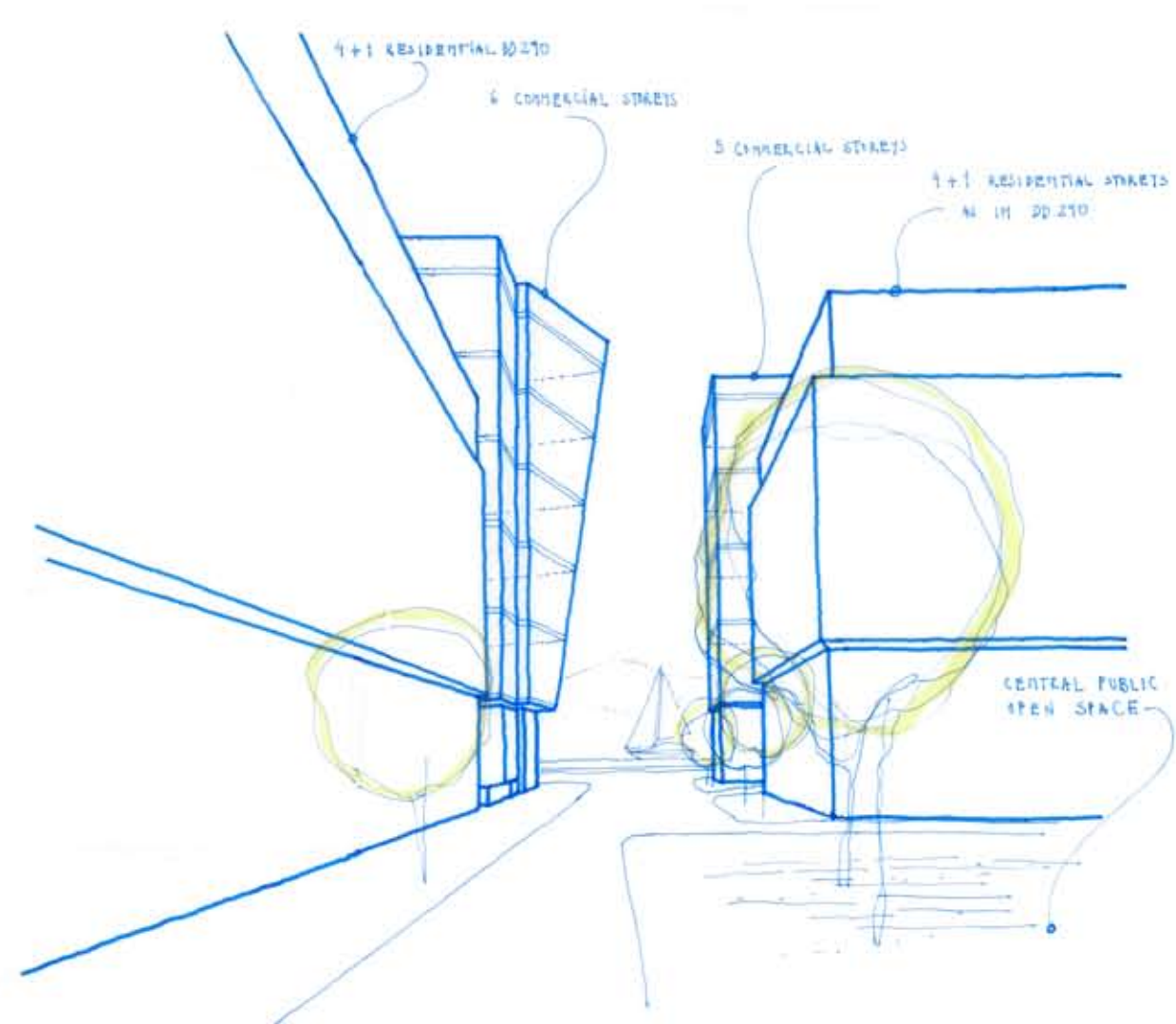
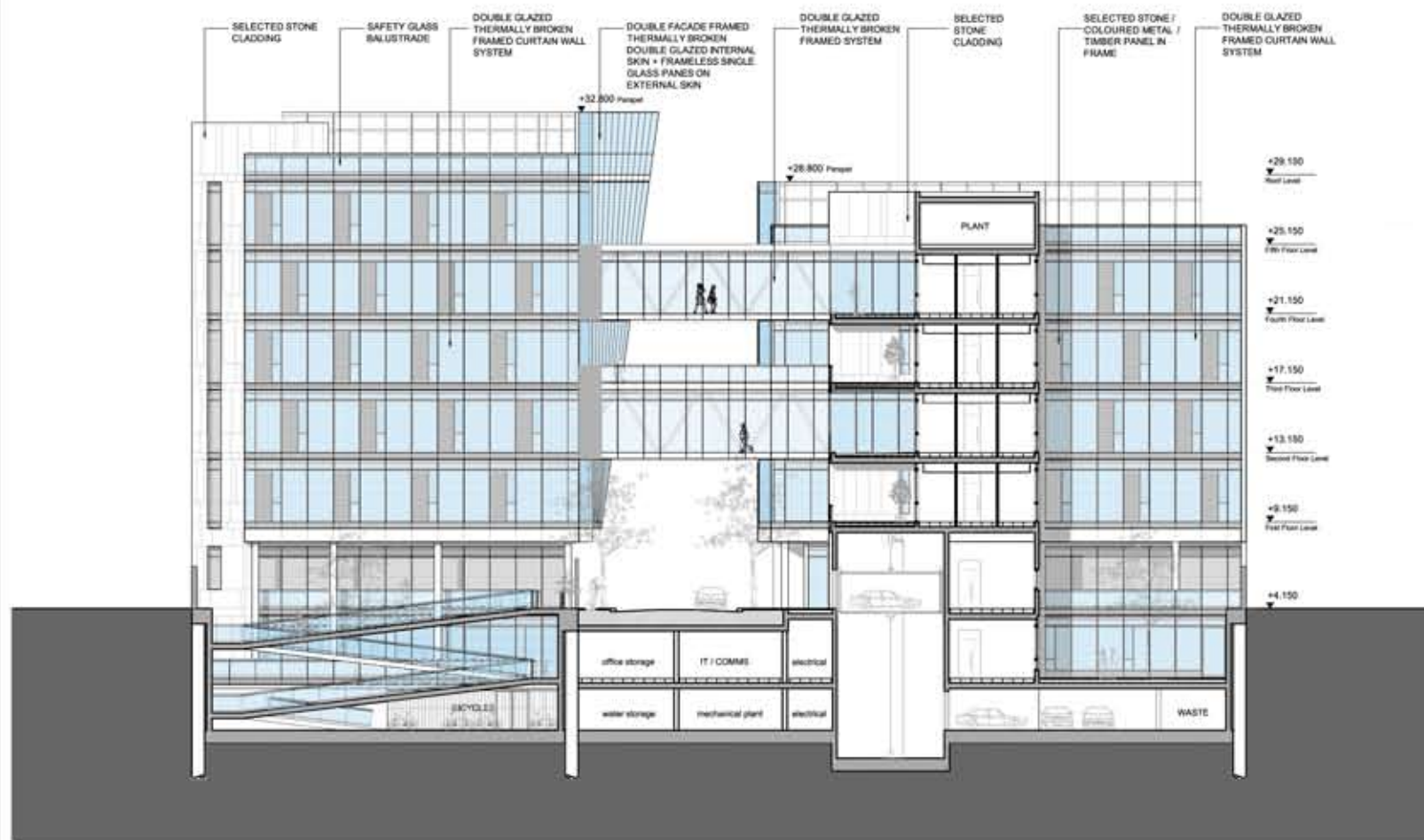
NAJIBI LIFESTYLE VILLAGE, SAAR, KINGDOM OF BAHRAIN.

The village consists of 26,500m² of **western-lifestyle** shopping, entertainment and leisure facilities in Bahrain. Conceptually envisaged as a “basket”, the structures successfully enclose spaces in this challenging climate, and ensures **fluidity** between the different uses around **richly landscaped** open areas.



CONCEPT / DESIGN

NAJIBI LIFESTYLE VILLAGE, SAAR, KINGDOM OF BAHRAIN.

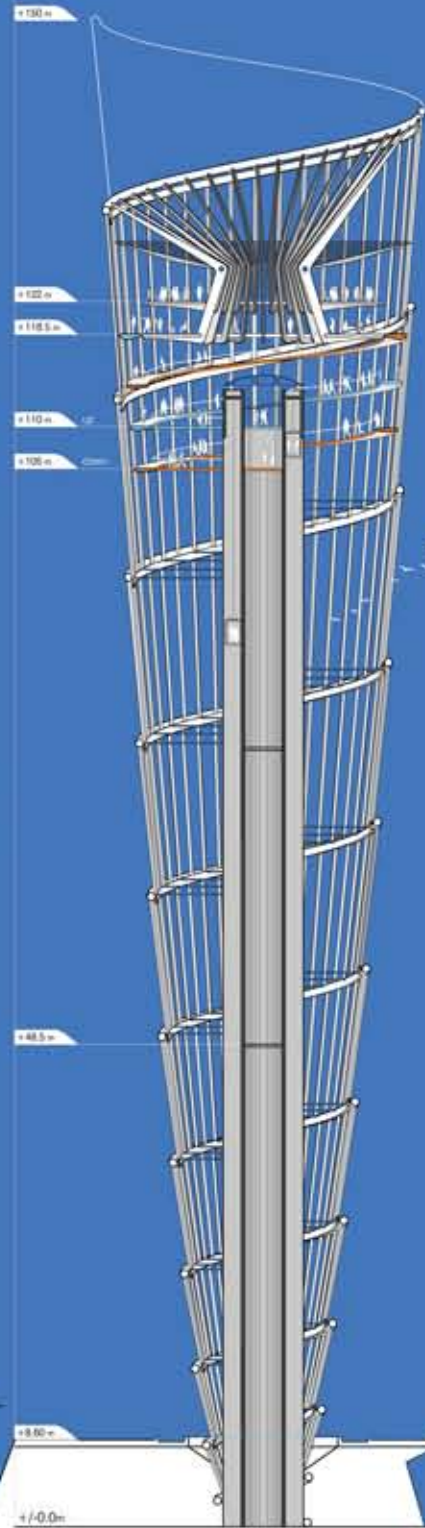




This 6,000m² of office development was designed in two blocks on the north quays of the river Liffey, in a **responsible** urban answer to a challenging site location and planning context. Both buildings are linked for maximum tenancy **flexibility**, and feature a double skin facade carefully devised to achieve the best **sustainability performance**.

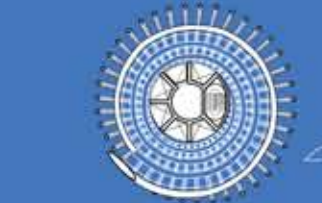
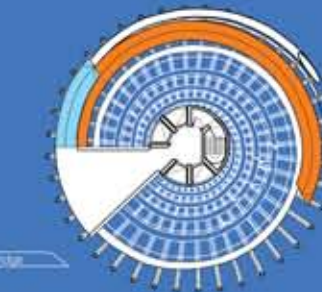
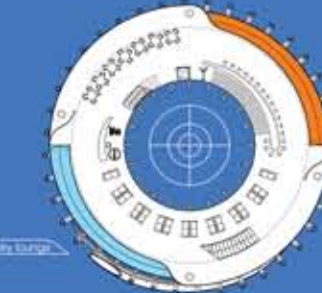
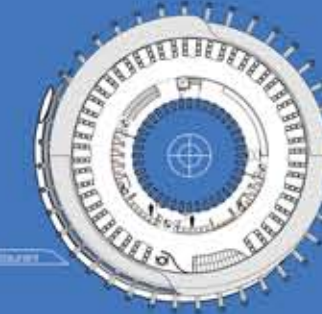
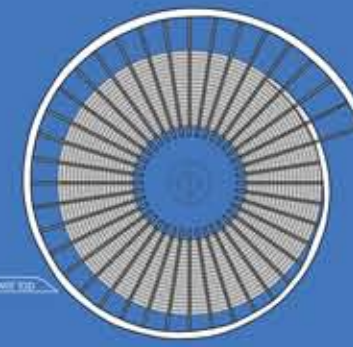


Scale 1: 1000



A

B



130.0m - tower top

110.0m - lounge

110.0m - the lounge

110.0m - lounge

110.0m - tower top

110.0m - tower top



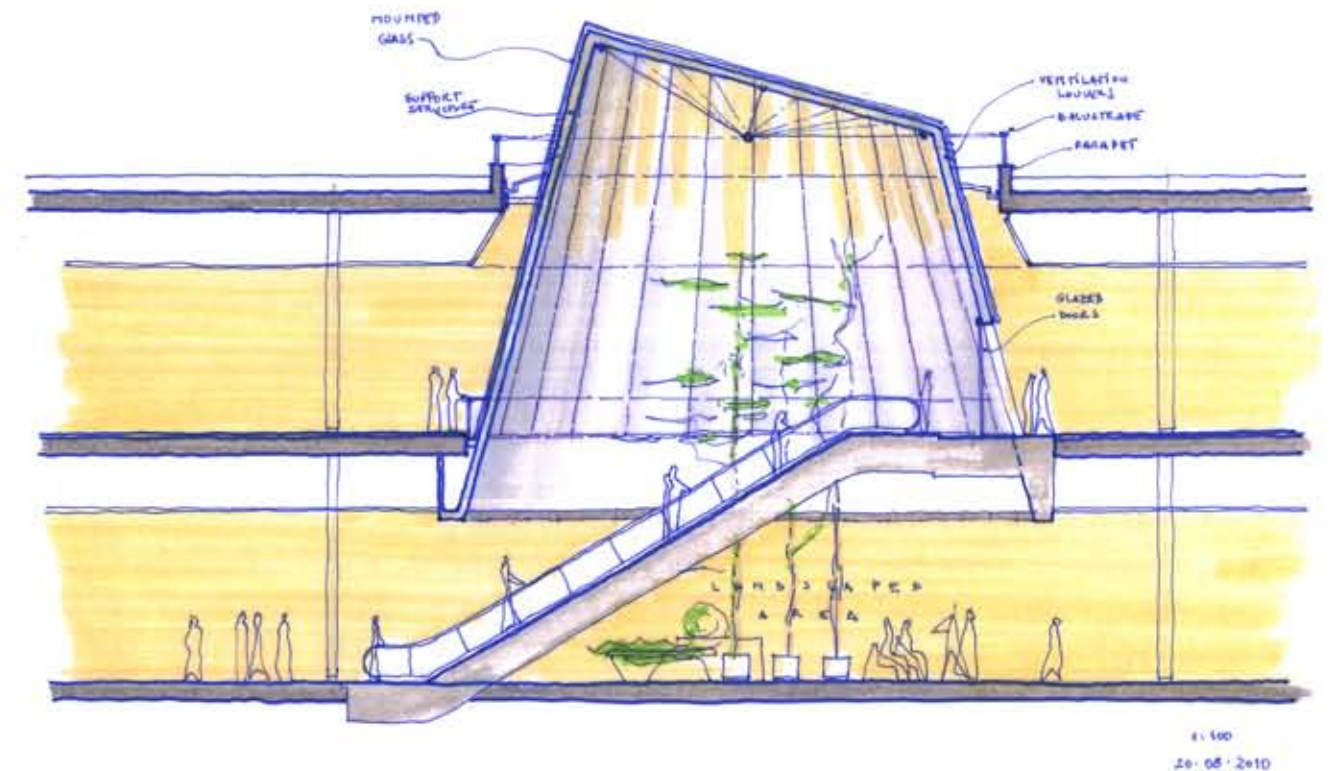
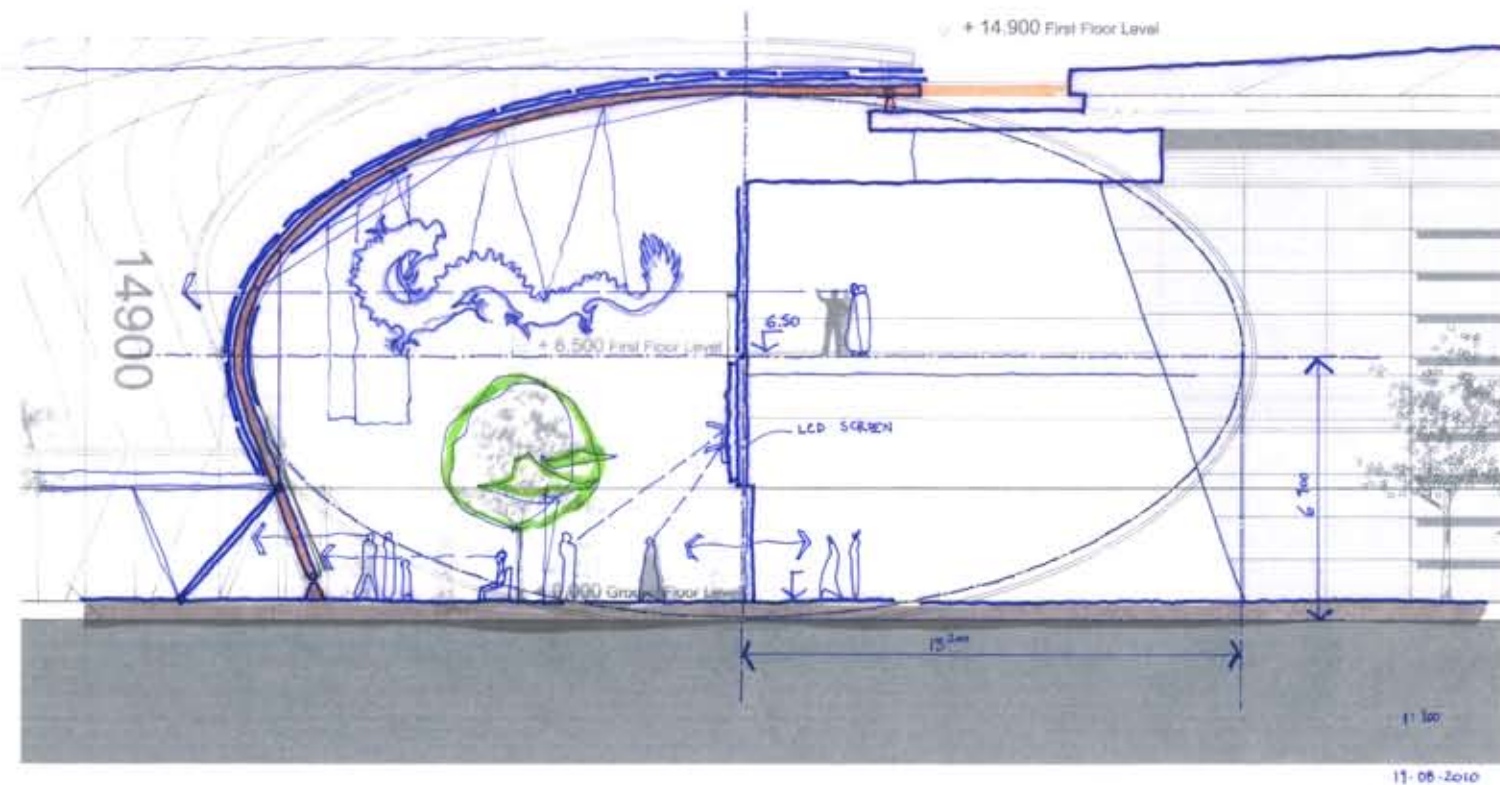
Scale 1: 250



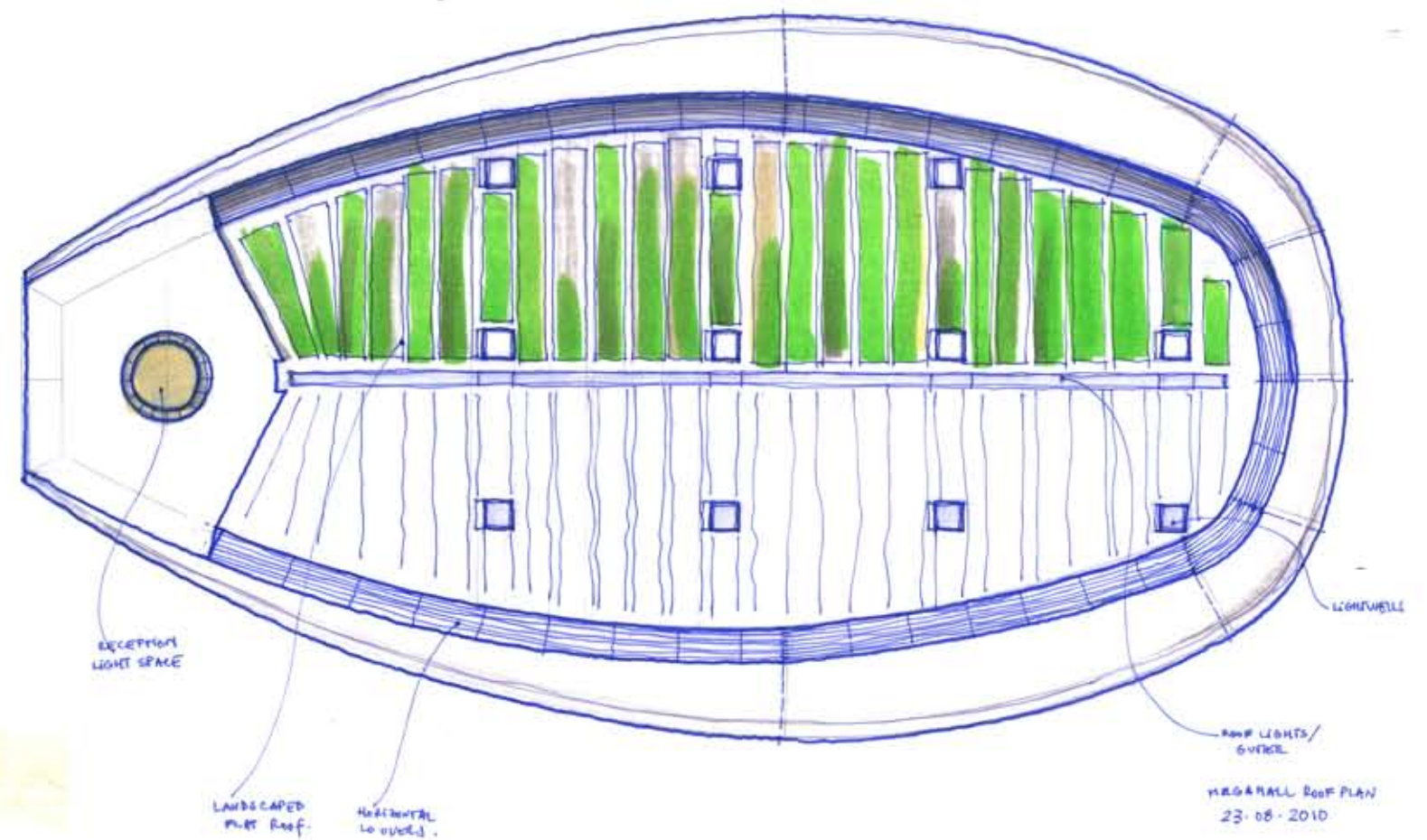
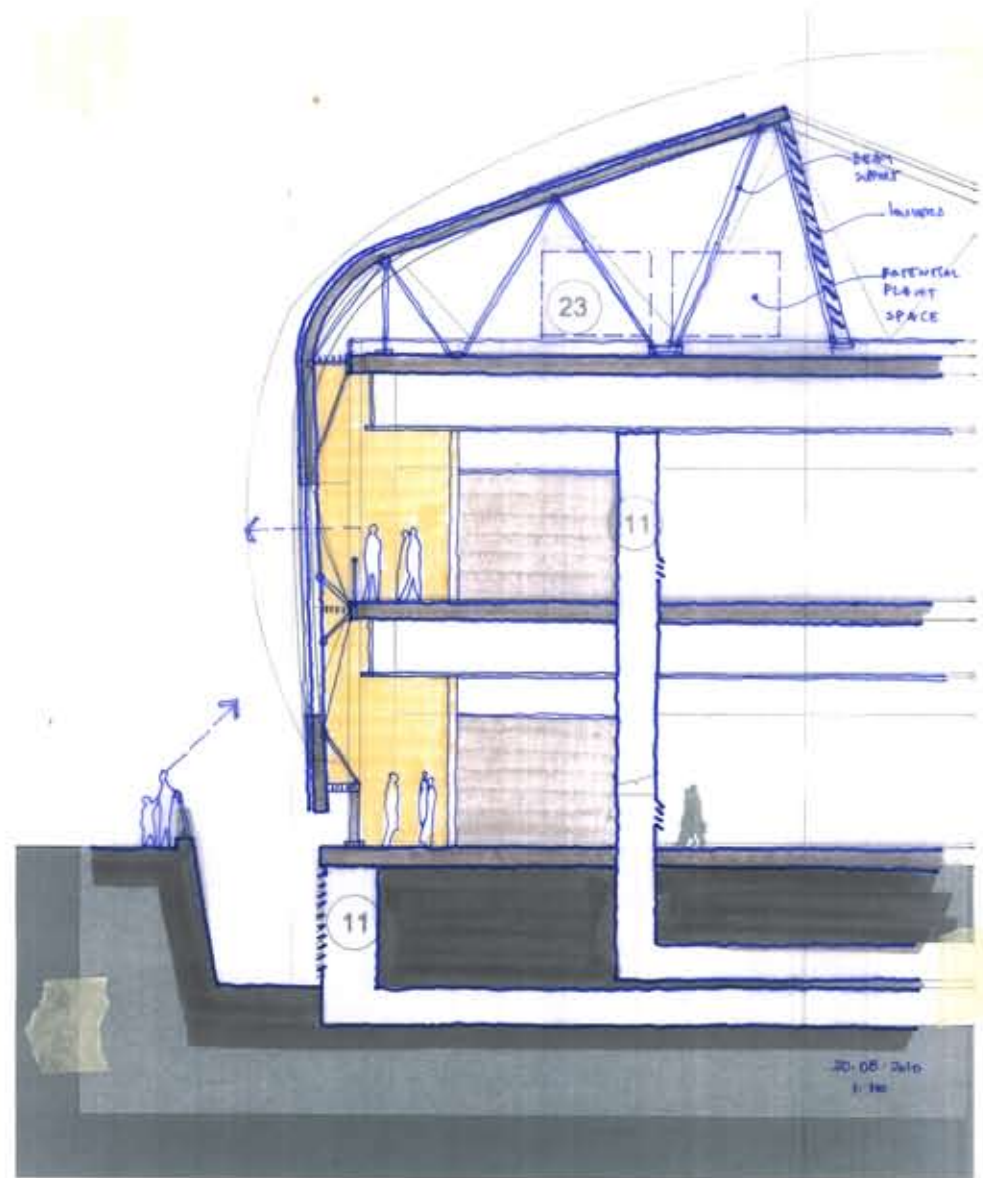
Point Village is an **approved** mixed use development comprising 15,500m² of shopping mall, retail and apartment units in a key site of Dublin Docklands. The **articulation of uses** was successfully achieved through a careful elevation and composition design.

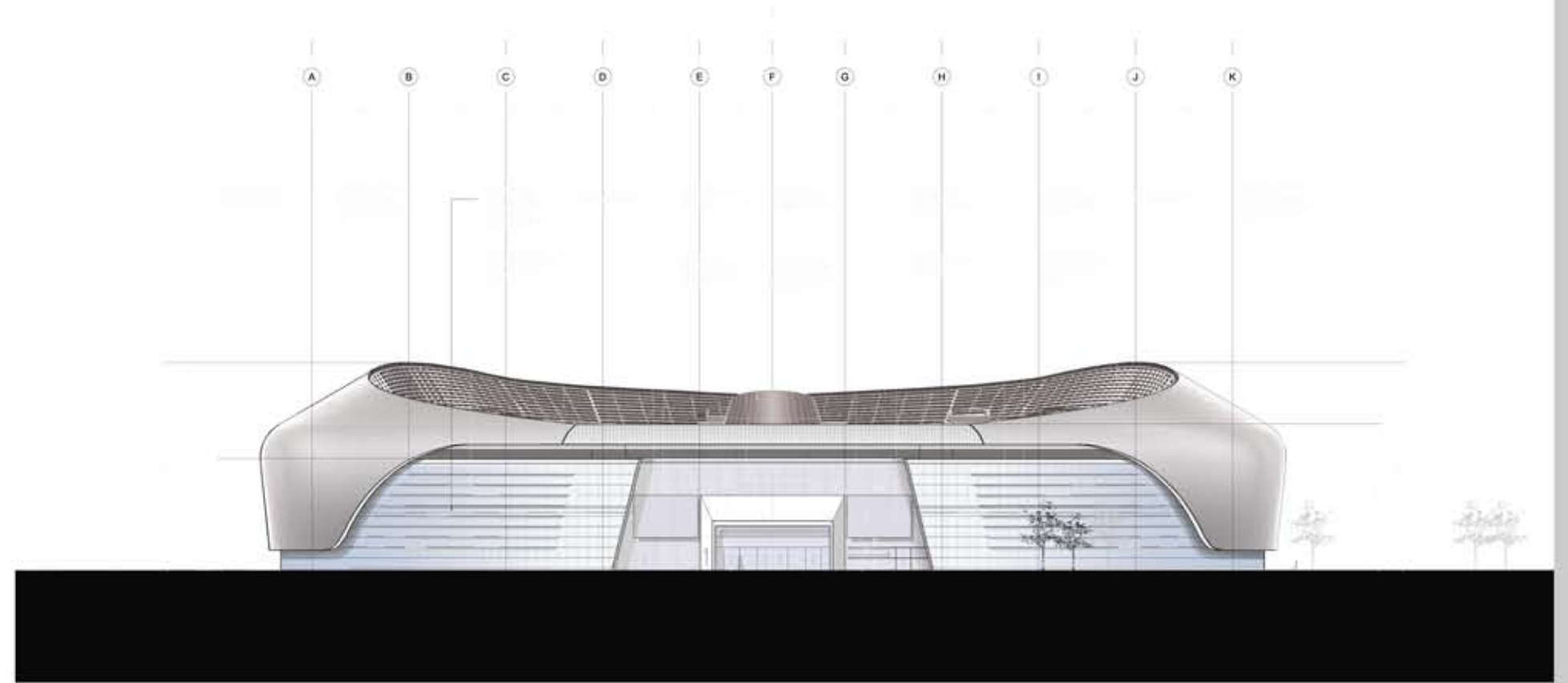
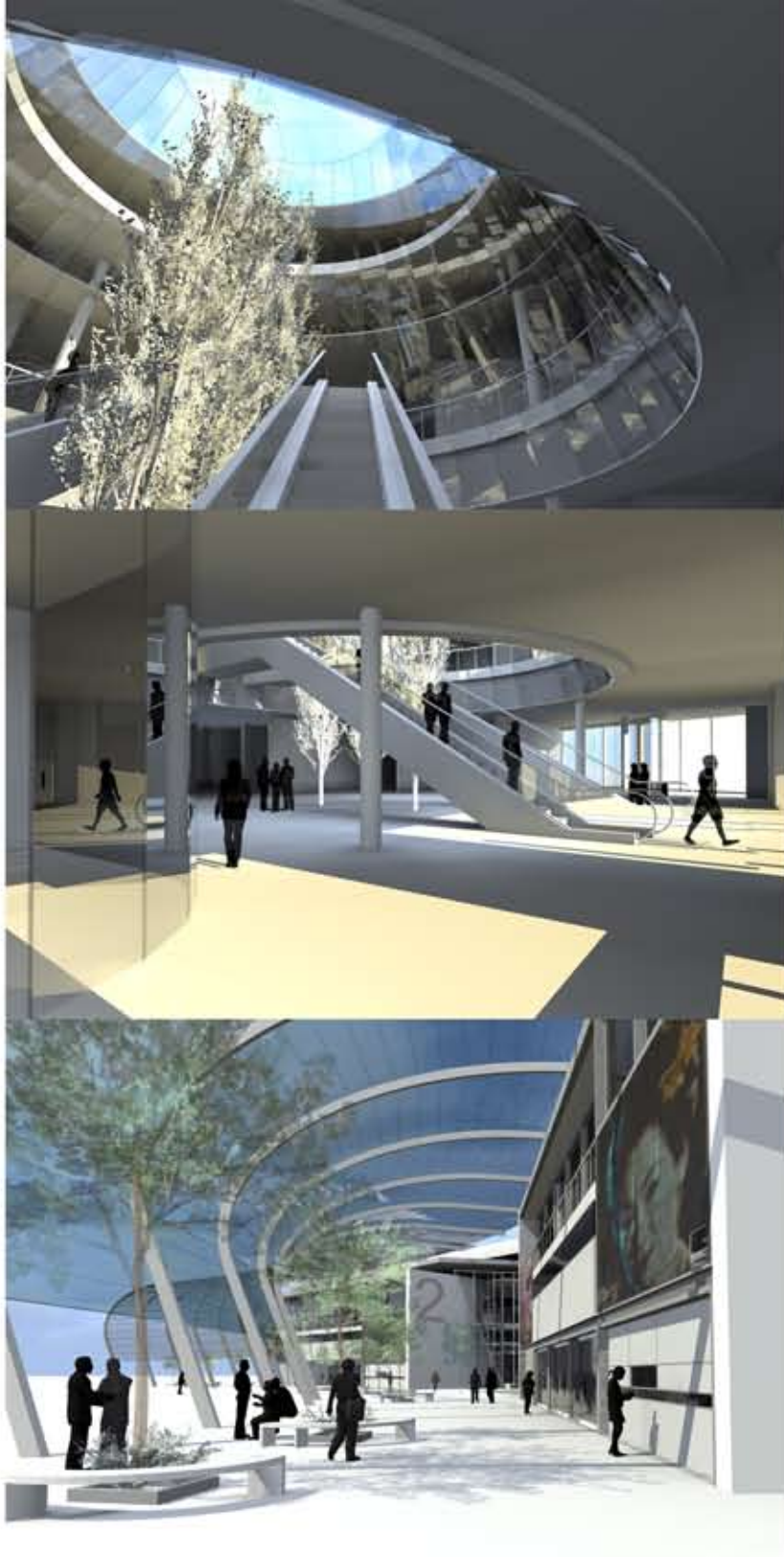


THE POINT VILLAGE , THE POINT - DUBLIN DOCKLANDS .

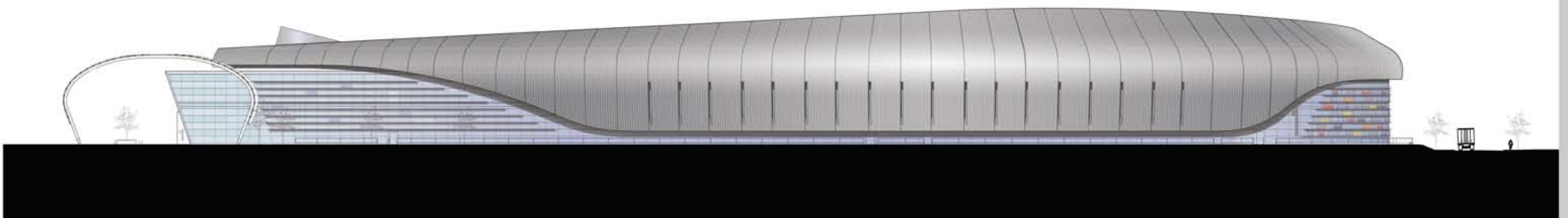


The Megahalls are **naturally ventilated** and heated by a series of concealed ducts running under and through the buildings. **Natural light** is brought into using light-wells on regular intervals. The roof, visible from the observation tower is green and serves for **rain water attenuation**.



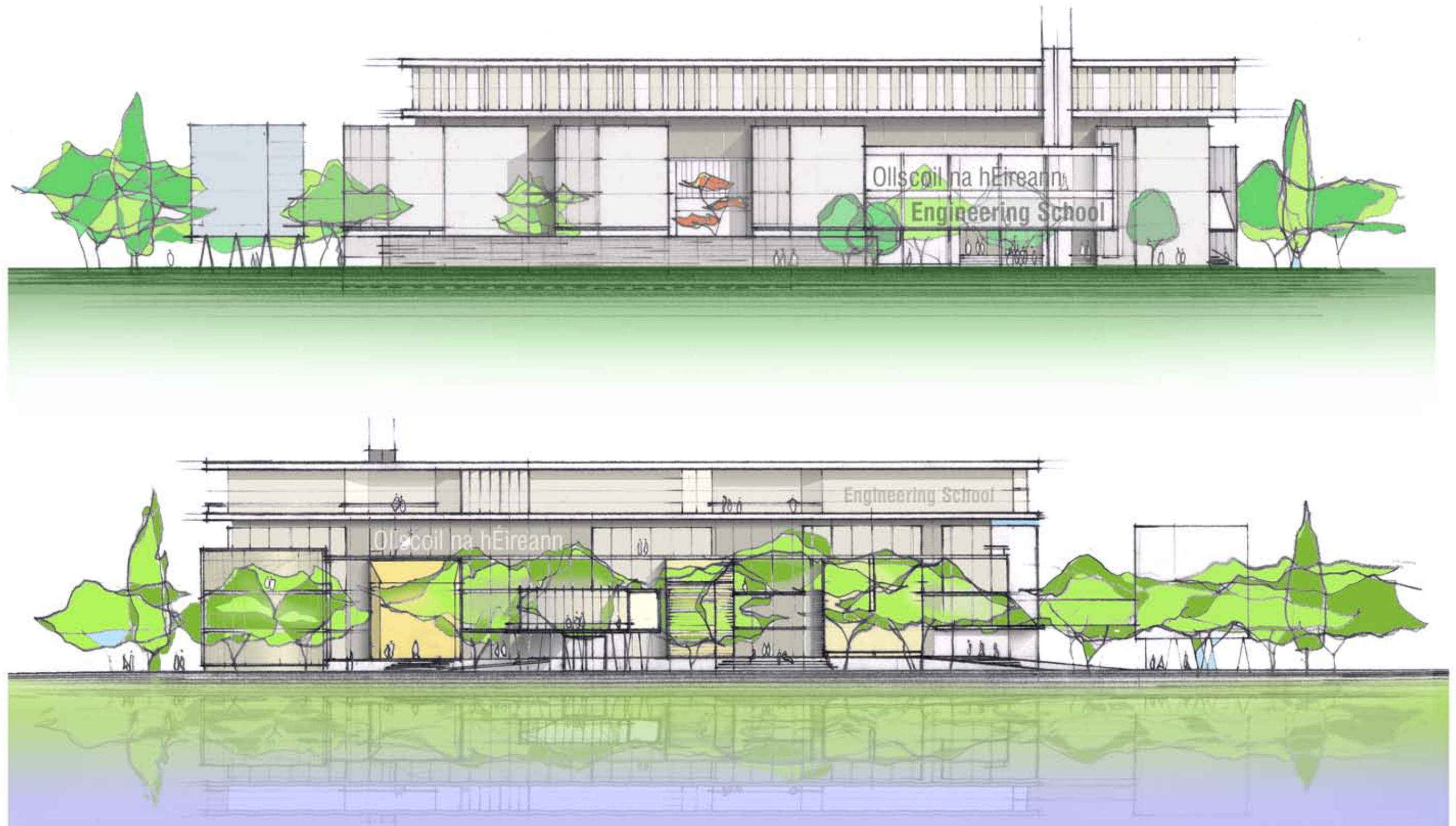


The Megahalls are the **core component** of ECTH (Europe China Trading Hub) an **approved** commercial mixed used scheme in Athlone, which features 9 of these giant exhibition and trading halls for Chinese products in Europe. Each of these **petal shaped** structures host between 20,000 to 30,000 m² of exhibition space in 265-400 stalls.



EUROPE CHINA TRADING HUB MEGAHALLS, ATHLONE.

Design Competition of a new building for National University of Ireland, Galway , containing all engineering faculties in 14,000m2. The site is on the banks of river Corrib and the proposal **maximizes the potential dialog** between the various faculties and the river itself.



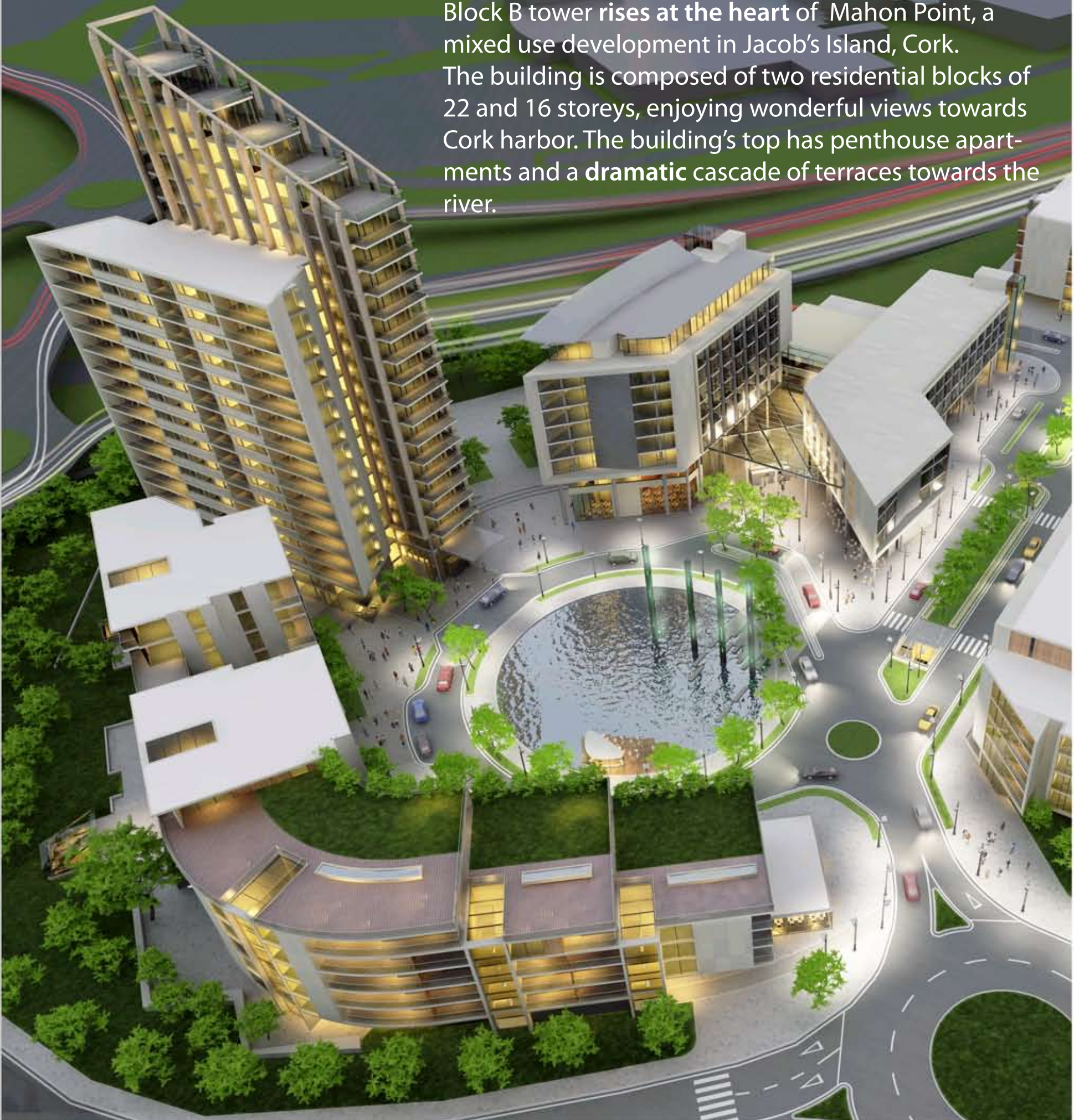
NEW ENGINEERING SCHOOL - NUI GALWAY, GALWAY.

H I G H

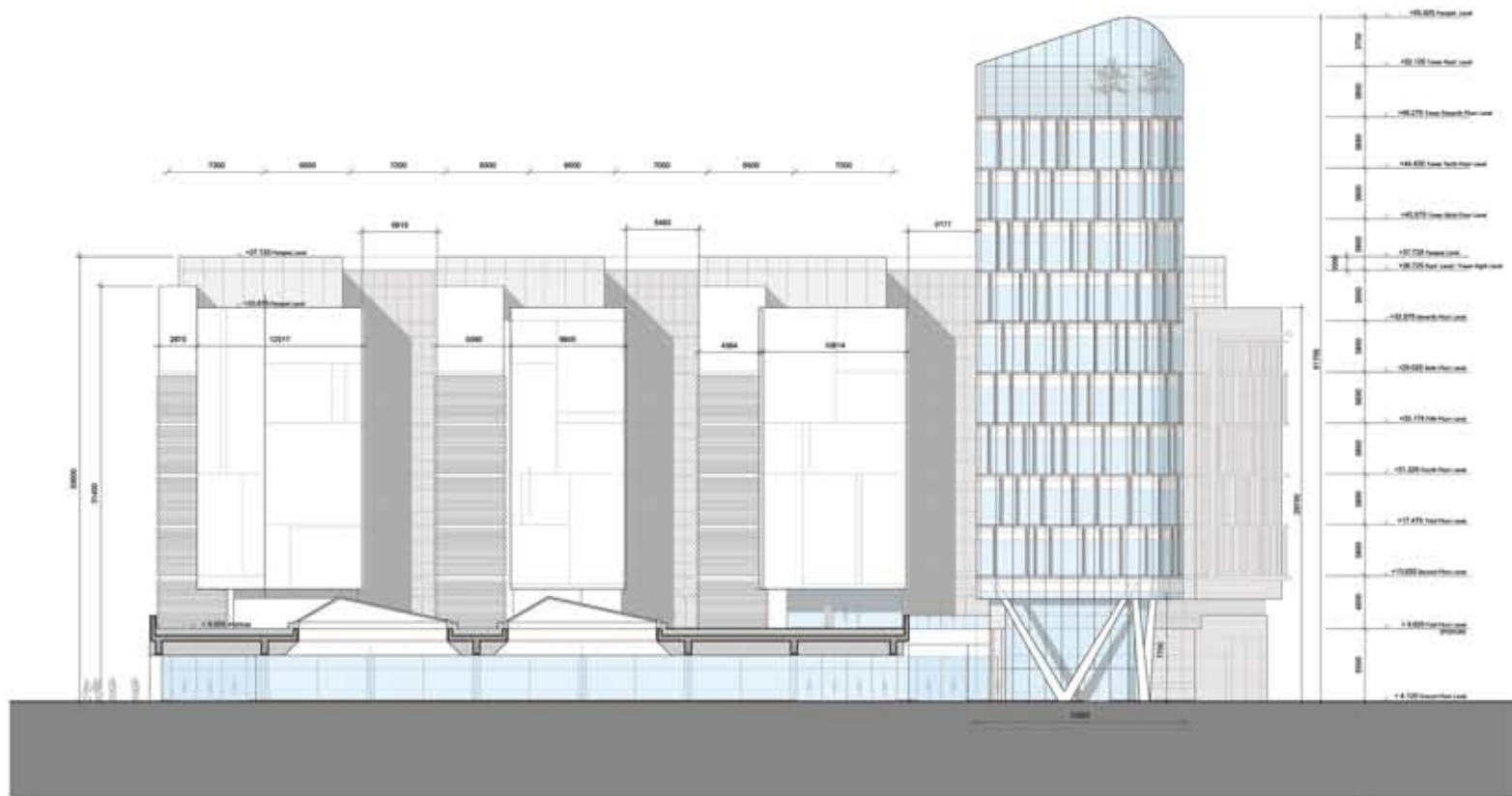


R I S I N G

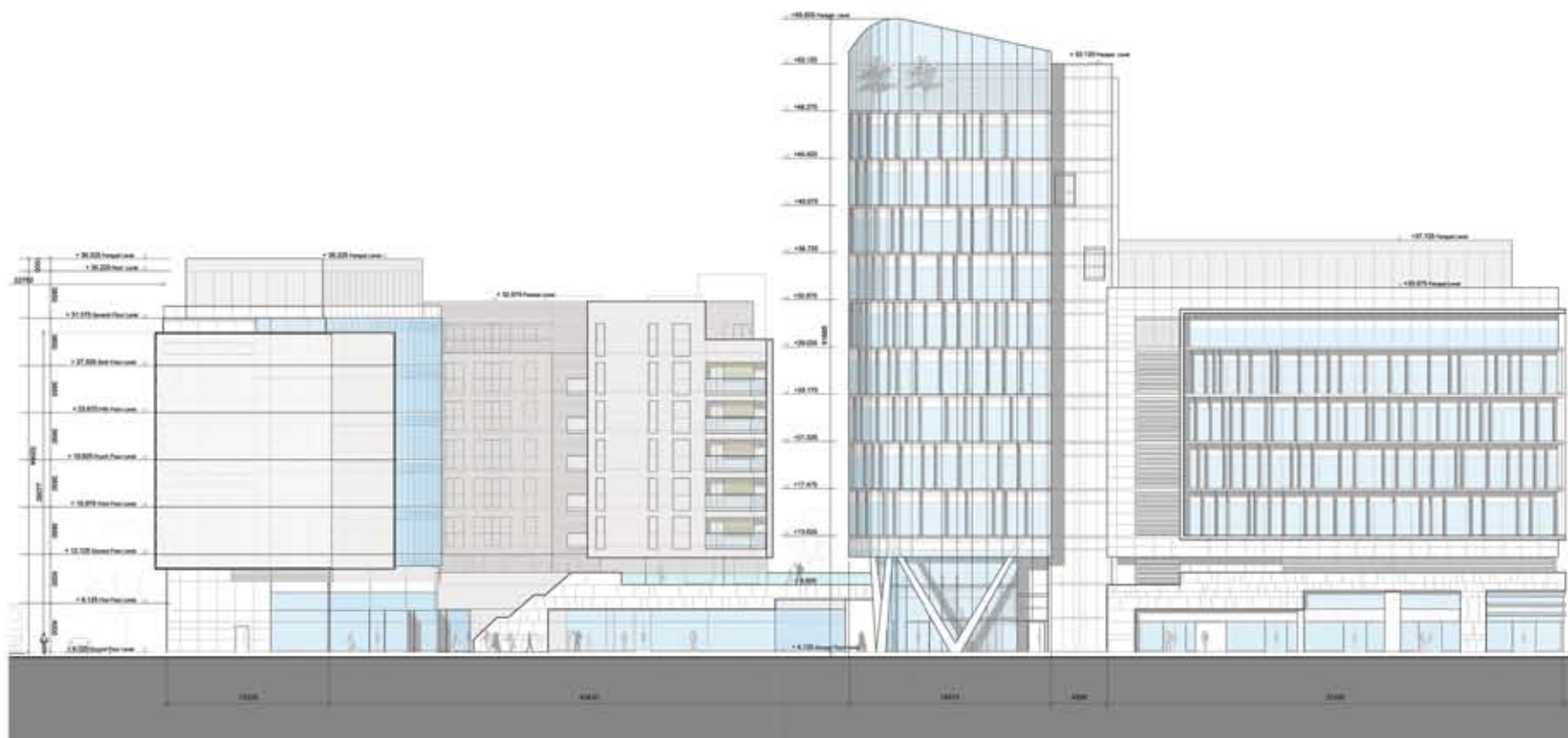
Block B tower rises at the heart of Mahon Point, a mixed use development in Jacob's Island, Cork. The building is composed of two residential blocks of 22 and 16 storeys, enjoying wonderful views towards Cork harbor. The building's top has penthouse apartments and a dramatic cascade of terraces towards the river.



B L O C K B T O W E R , M A H O N P O I N T , J A C O B ' S I S L A N D , C O R K .

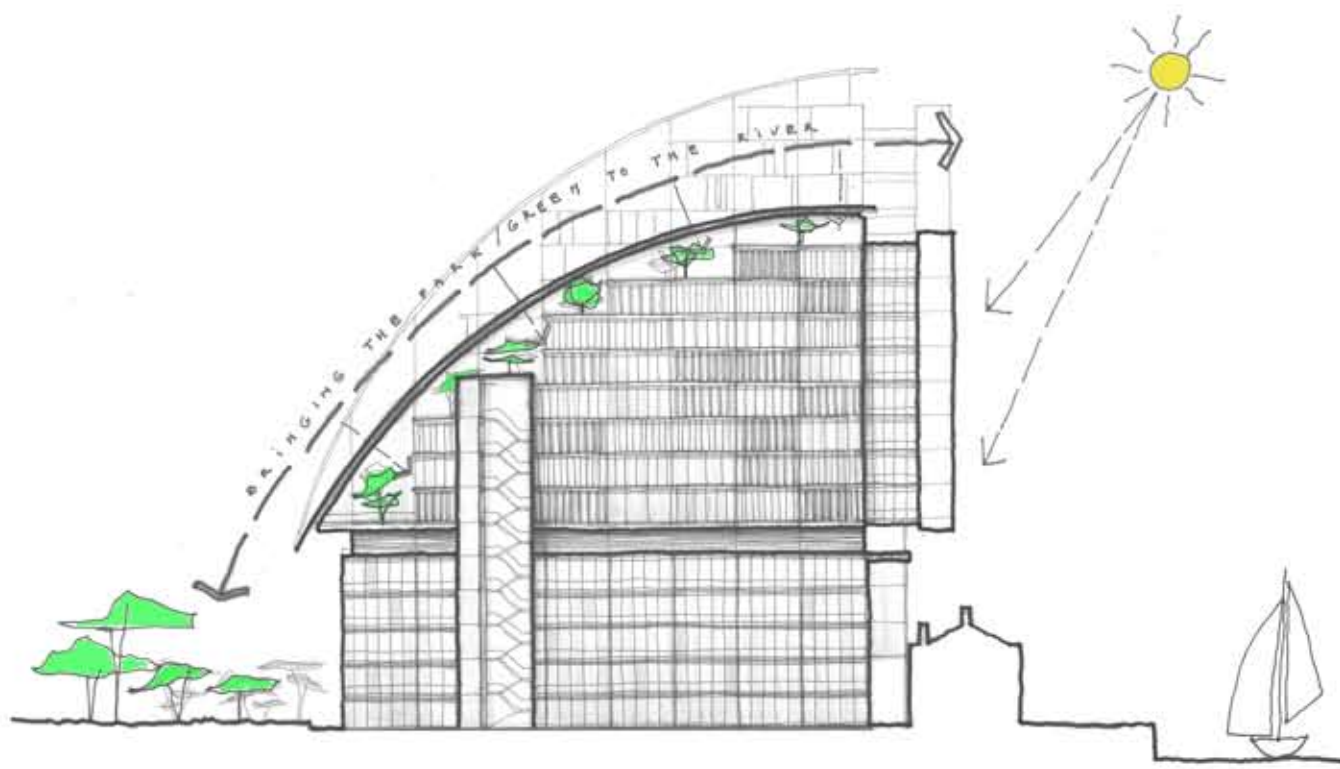


This tower is part of block in Marina Commercial Park, an **approved planning** scheme for South Docks, Cork. Following the Local Area Plan (LAP), this is 14 storey-high office building is set on a **prime location** within the development, starting an important diagonal on Central Square.

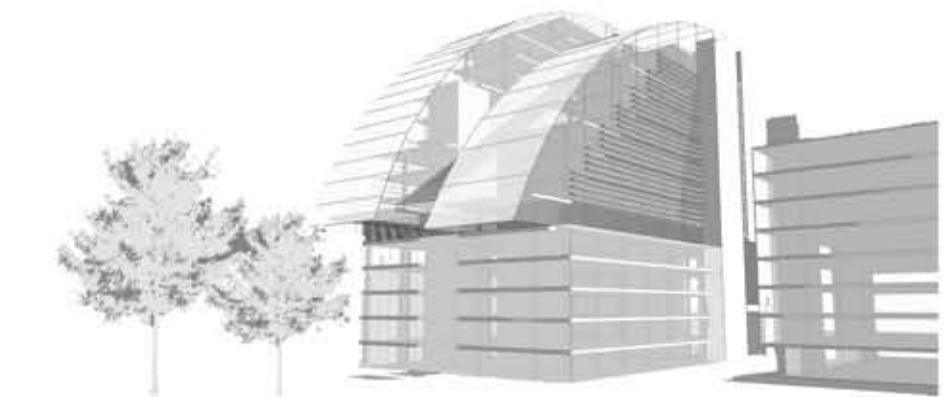
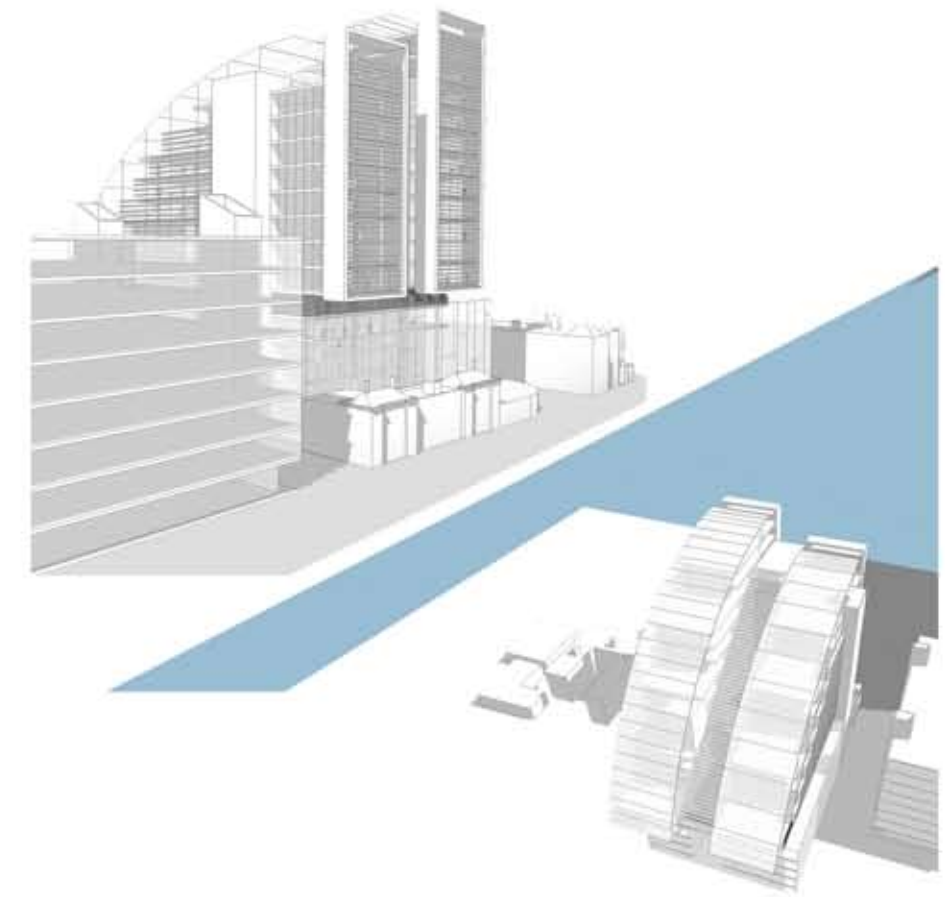
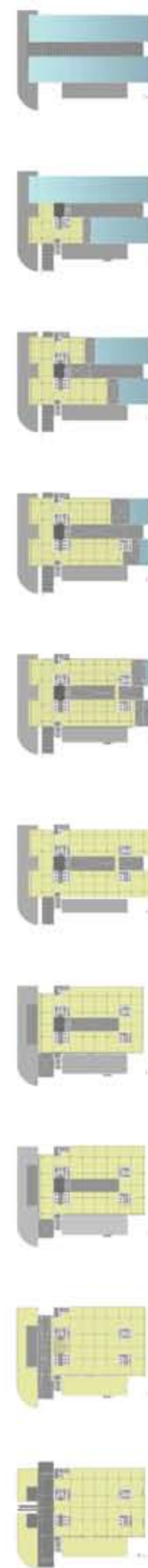


HIGH RISING

B L O C K A M A R I N A C O M M E R C I A L P A R K , S O U T H D O C K S C O R K .

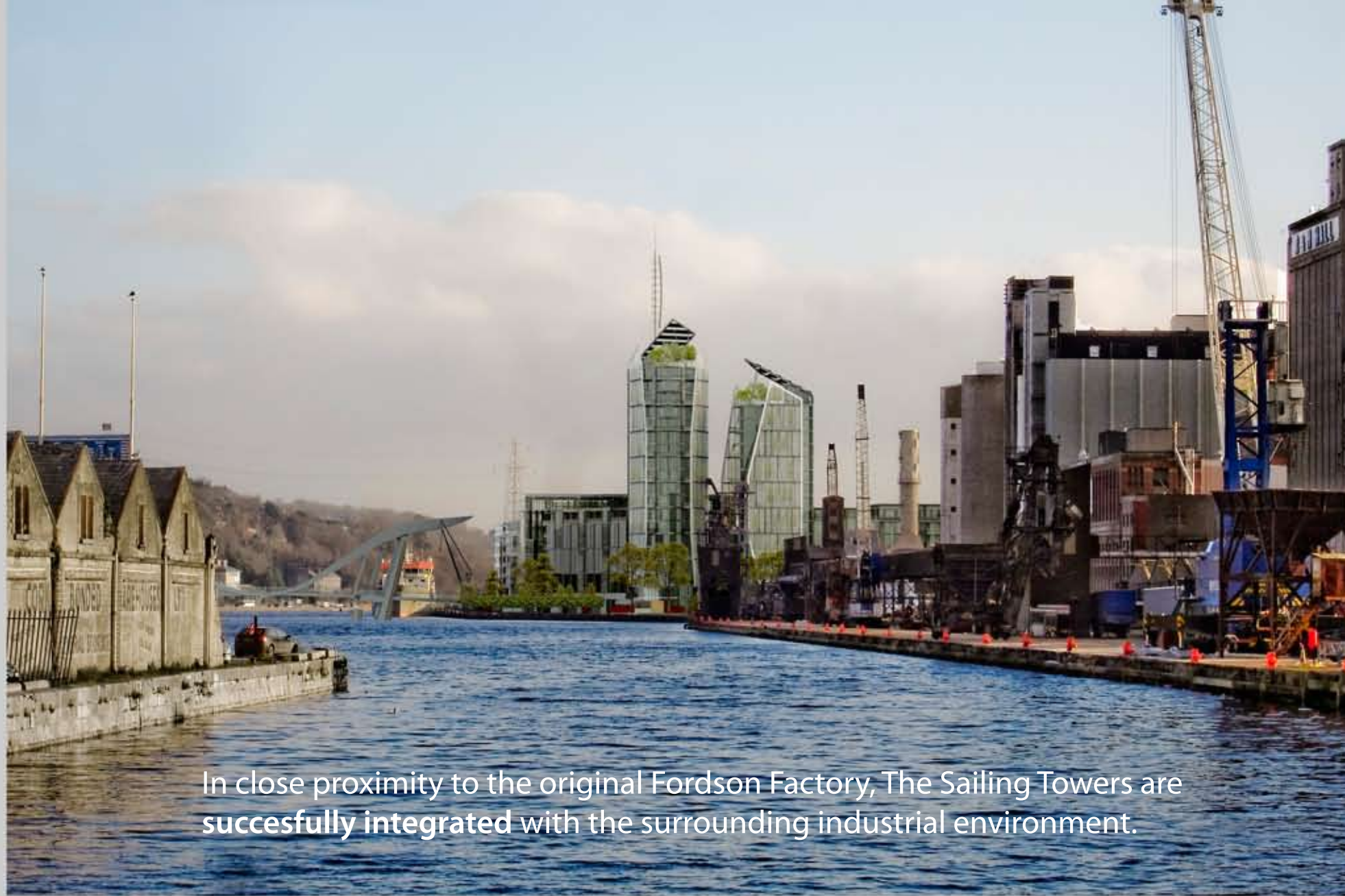


Spencer Dock's Central Square is extended to the river, improving the quality of working spaces .

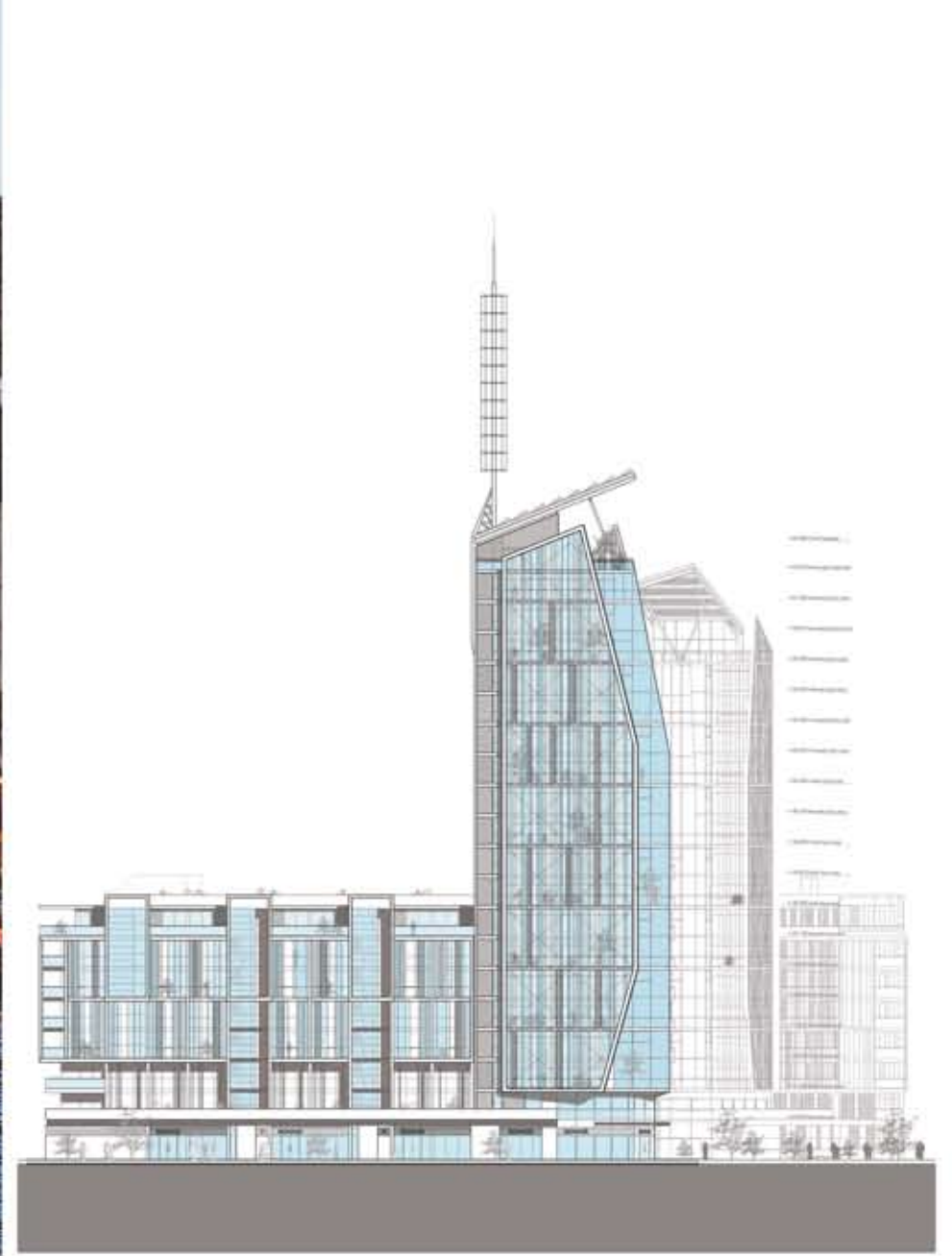




No.5 is a proposal for an **iconic-high profile** office development of 40,000 m² in Spencer Dock, Dublin Docklands. Designed in two blocks of 17 and 14 storeys sharing an atrium, the building virtually **connect** Spencer Dock's Central Square –to the north– and the River Liffey, in a sequence of green terraces.



In close proximity to the original Fordson Factory, The Sailing Towers are successfully integrated with the surrounding industrial environment.



HIGH RISING



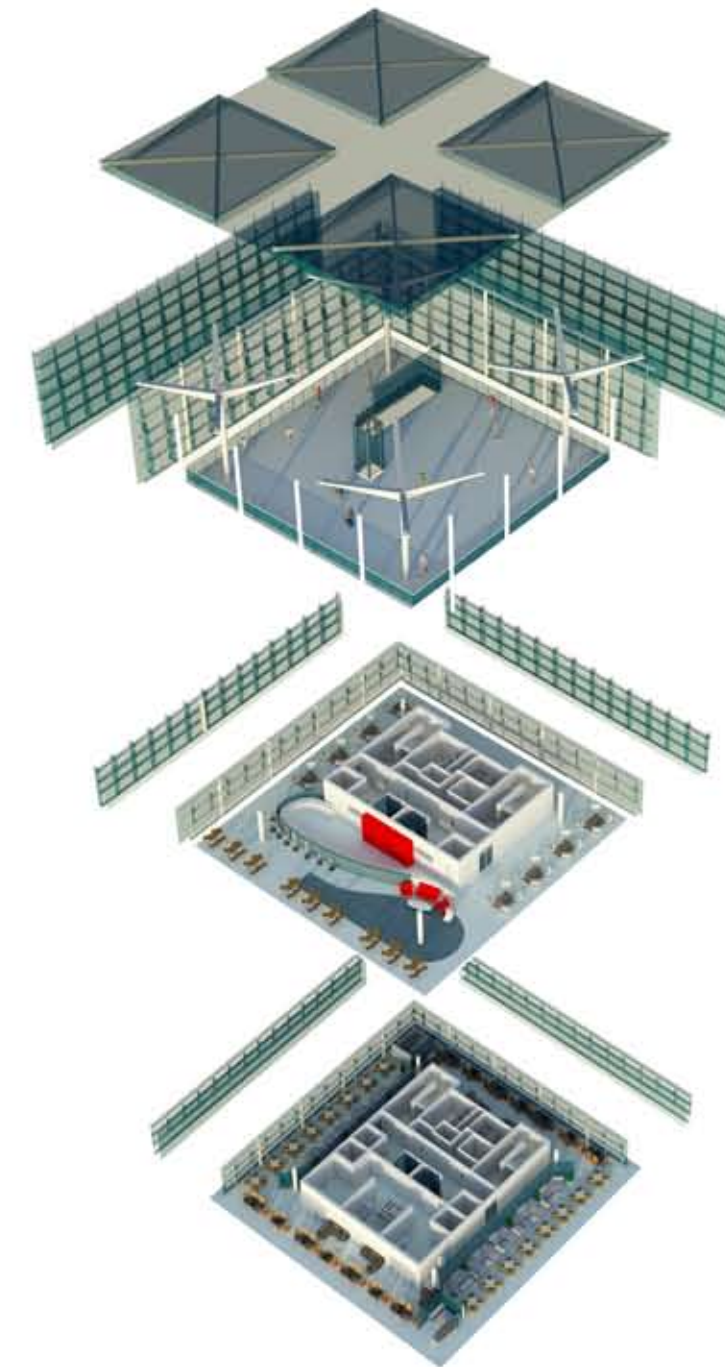
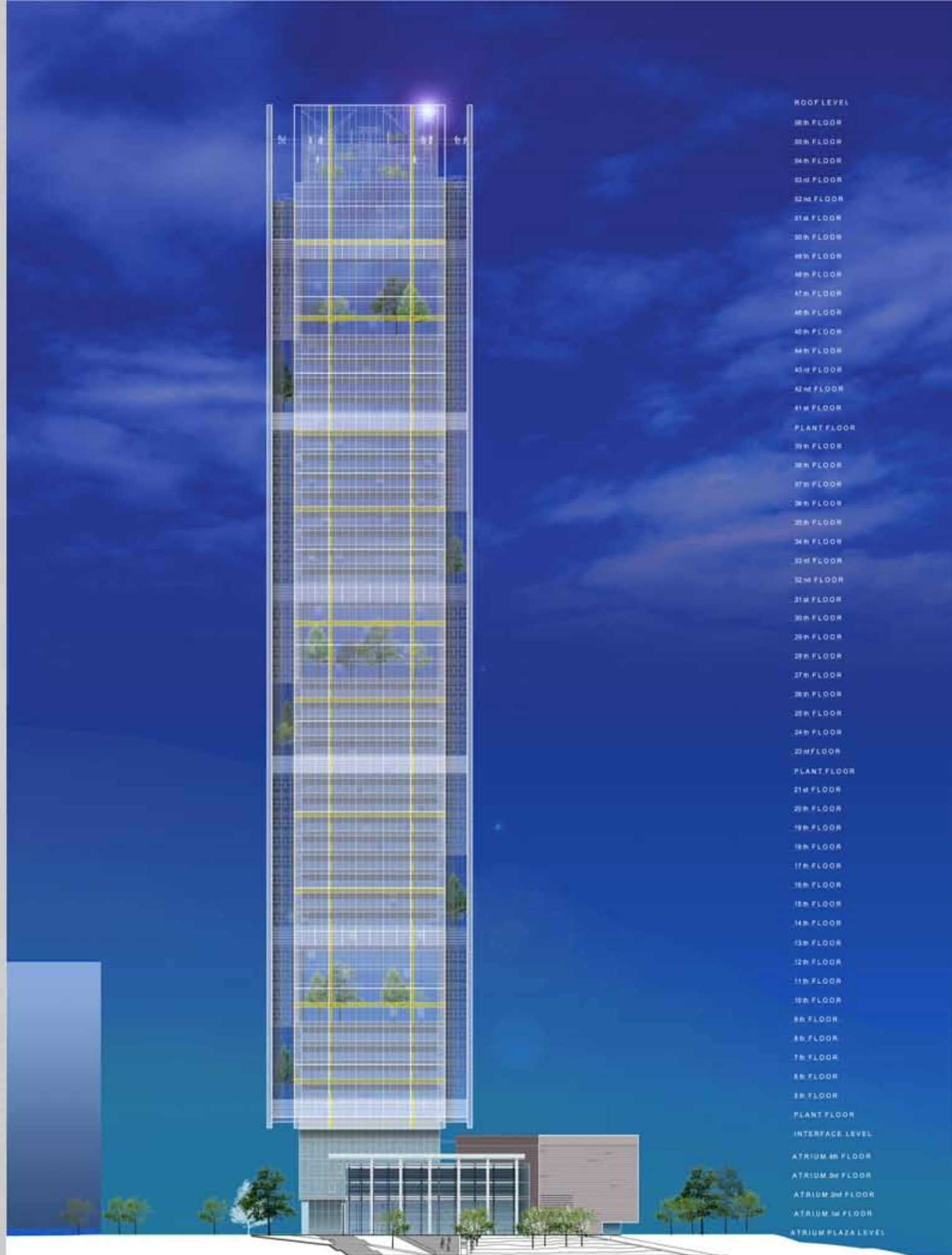
SAILING TOWERS BLOCKS P-MARINA COMMERCIAL PARK, SOUTH DOCKS CORK.

The Sailing Towers are the highlight of Marina Commercial Park, an **approved planning** scheme for South Docks, Cork. As envisaged in the Local Area Plan (LAP) these residential 18 and 16 storey-high buildings are set on a **prime location** on River Lee's south quays, and stand at the end of an important diagonal within the development. Glass louvers **protect** a vertical layer of green terraces on the facades, resulting in **privacy** for the apartments and a unique **maritime character** for the towers.



HIGH RISING

SAILING TOWERS BLOCKS P-MARINA COMMERCIAL PARK, SOUTH DOCKS CORK.



An elegant high tech 56 storey tower comprising 80,000 m2 of office space, in **10 independent stacks** of floors and sky gardens. Top floors include public bars, restaurant and observatory.

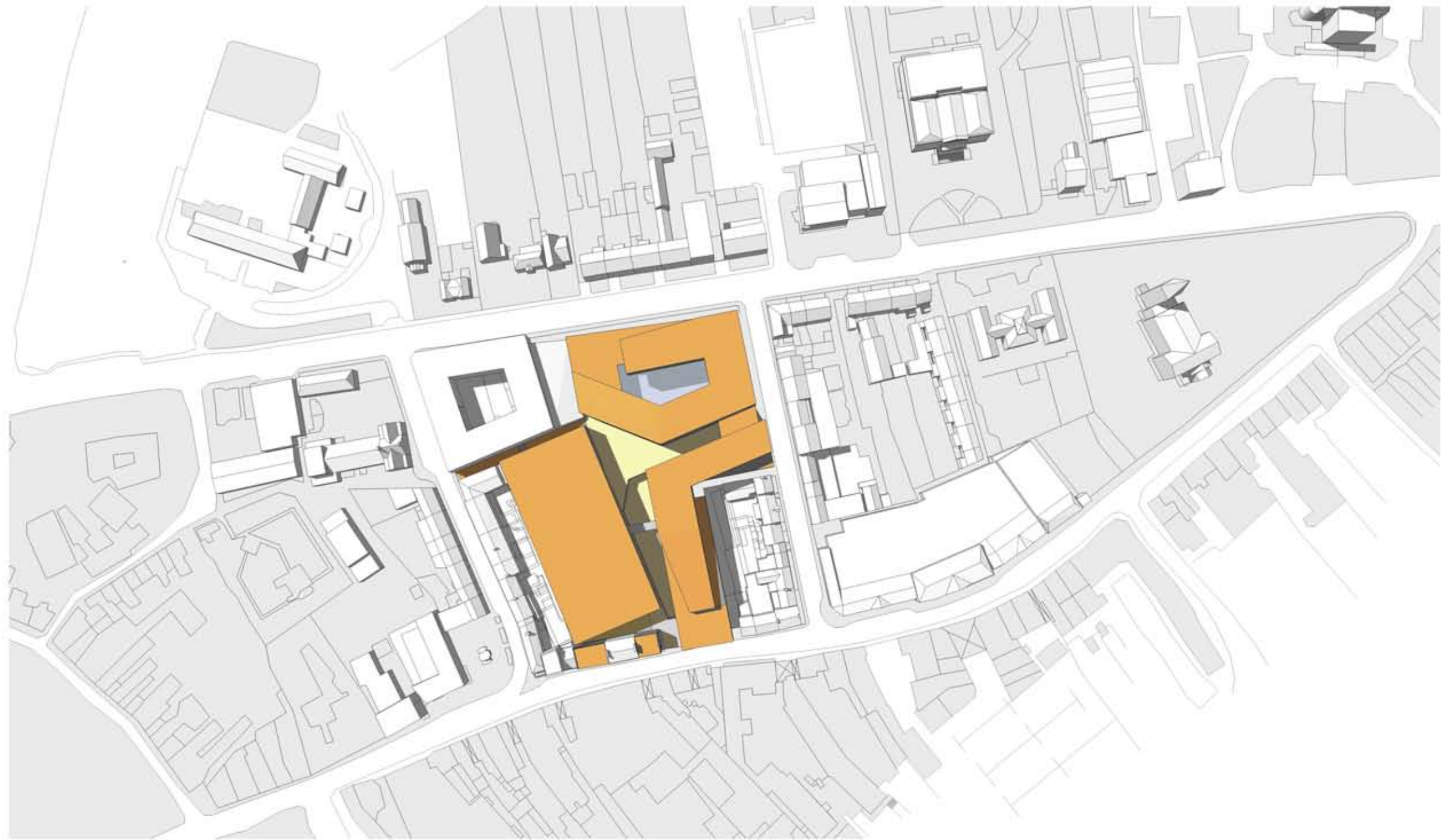
The double skin façade is a 3 dimensional "Tartan", composed of various layers of glass and louvers, in different patterns regarding orientation. This **intelligent envelope** ensures premium working conditions as well as **maximum energy ratings**.

The tower is erected as a **lighthouse** in the Central Park and Sandyford Industrial Estate areas, and is **exemplary** in terms of sustainability - energy efficiency strategies to its kind.

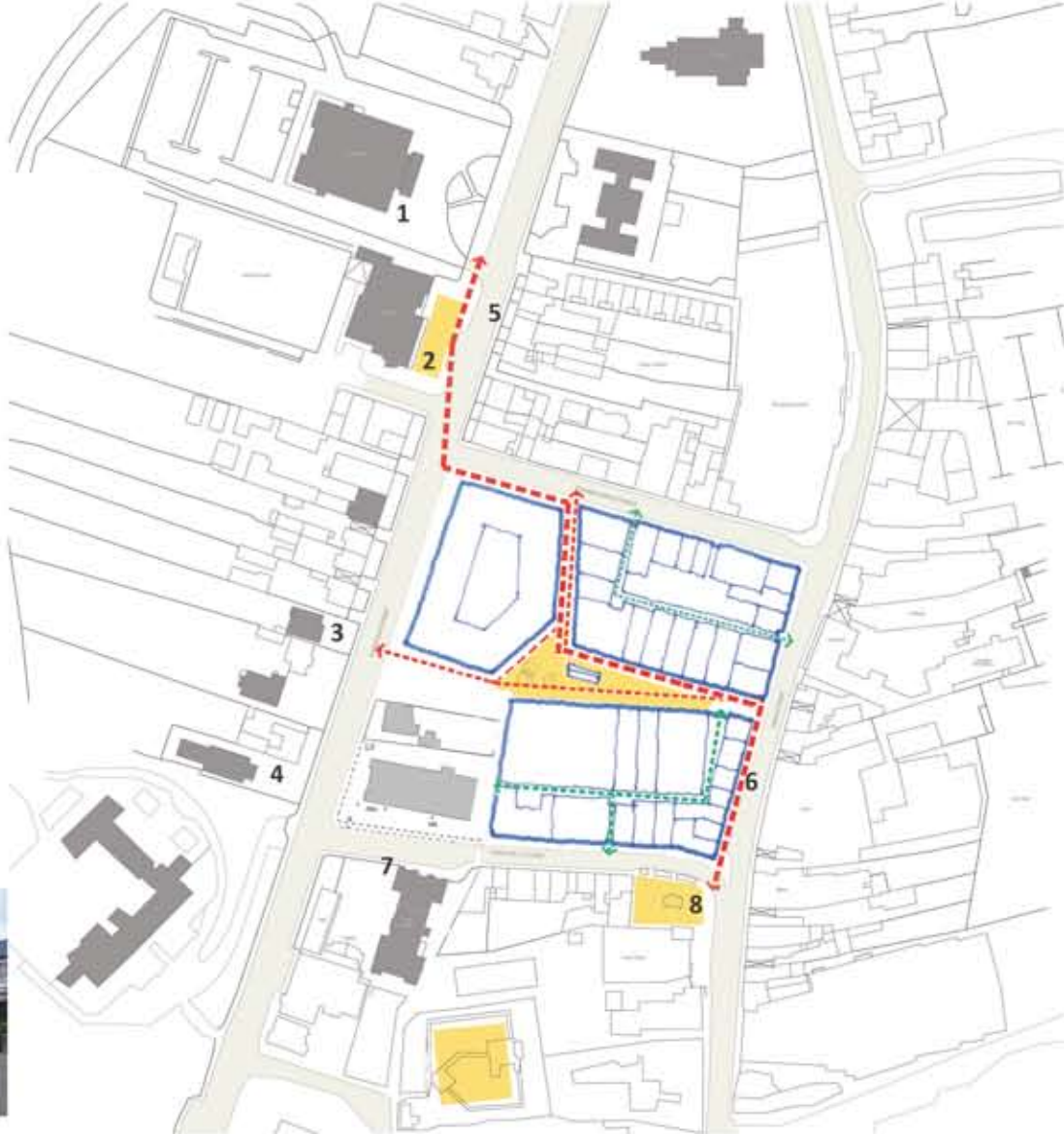
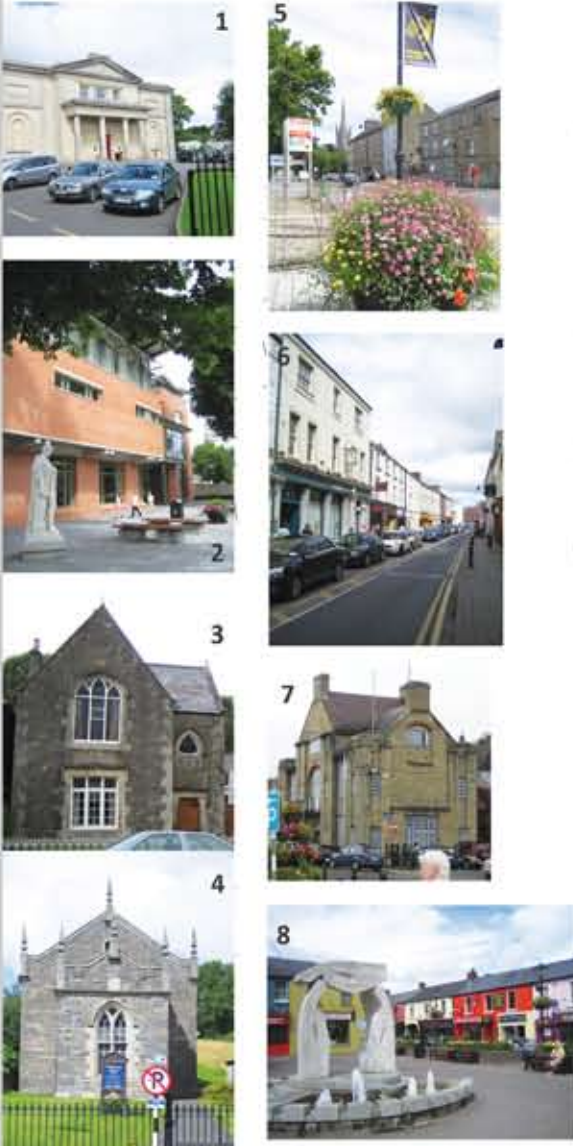
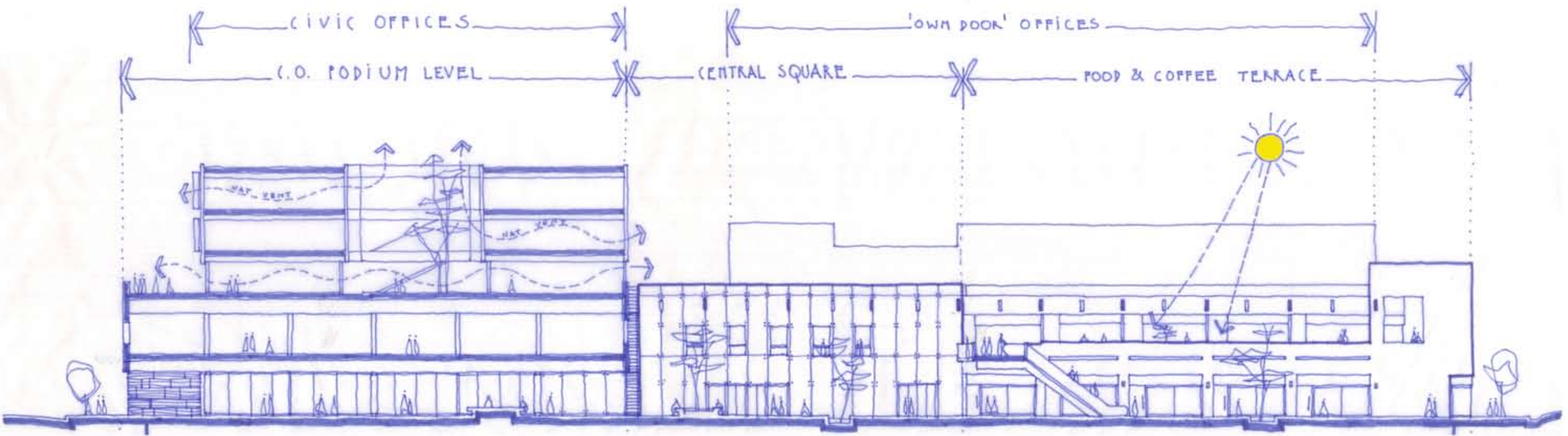


TARTAN TOWER BLOCK T-CENTRAL PARK, LEOPARDSTOWN.

PLANNING



MASTER





Master plan and urban design for 17,000m² mixed use development (shopping centre and civic offices) in the heart of Cavan Town. The concept consists of **three new urban blocks**, creating pedestrian streets which **regenerate** the commercial and service life of the town.

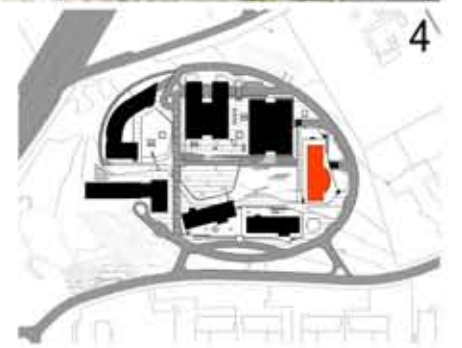
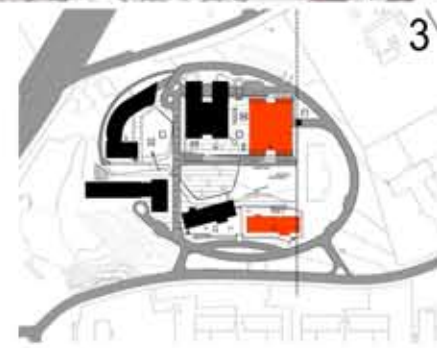
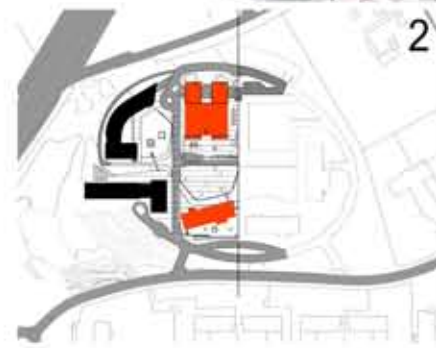
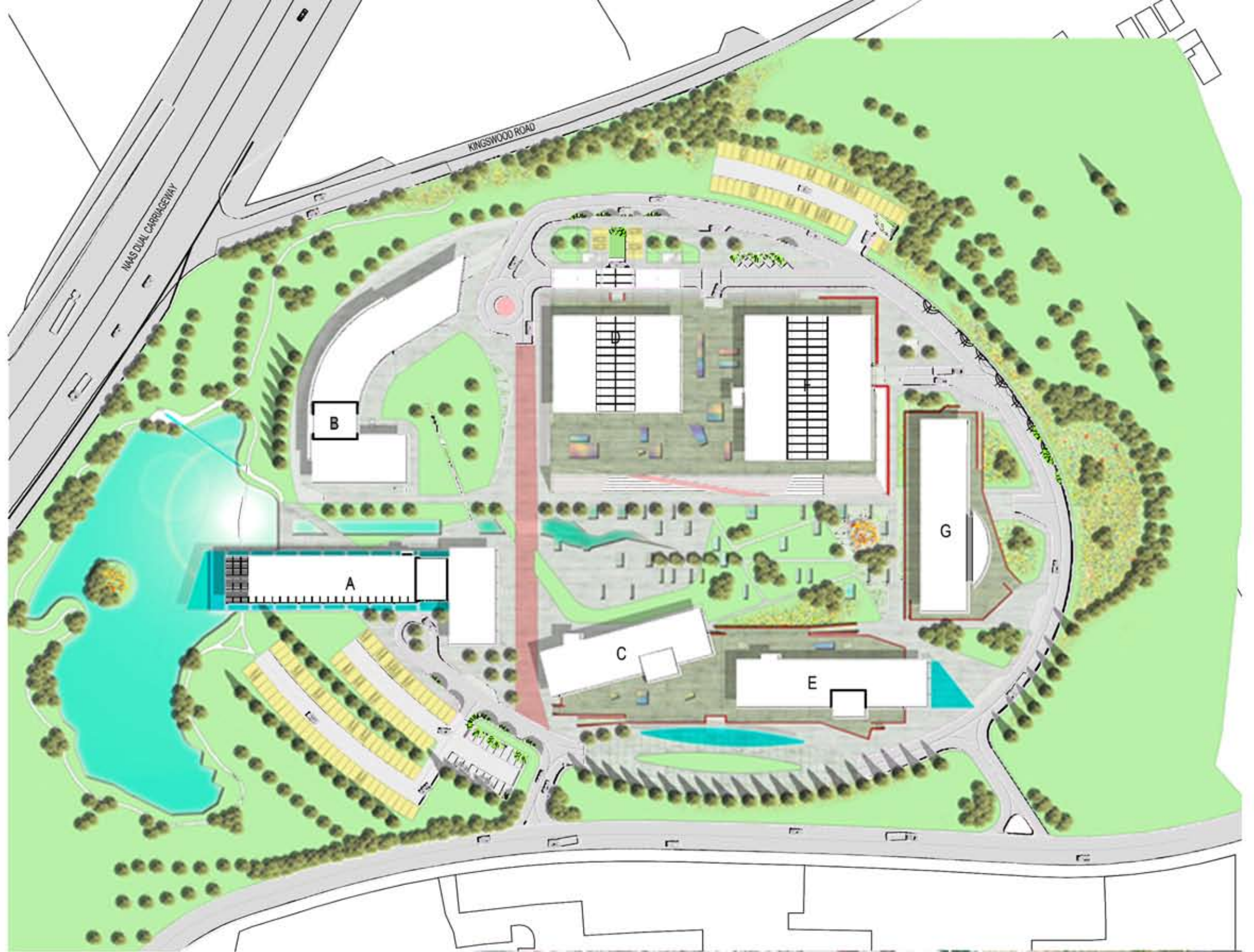
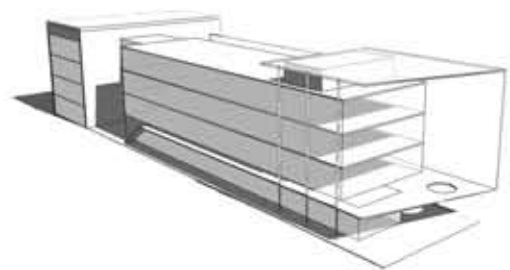
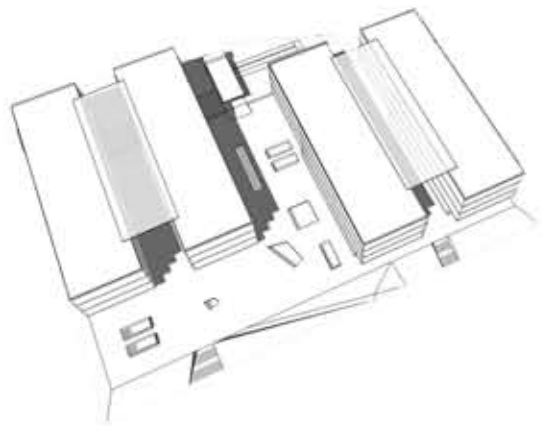
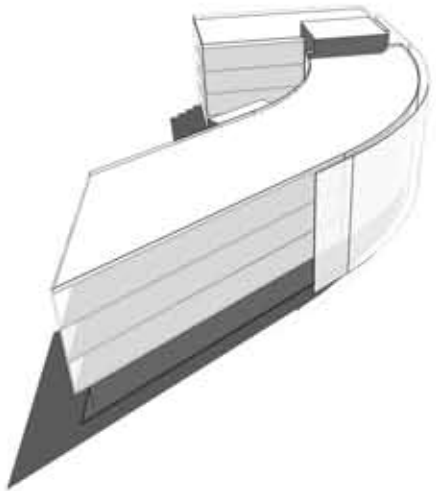




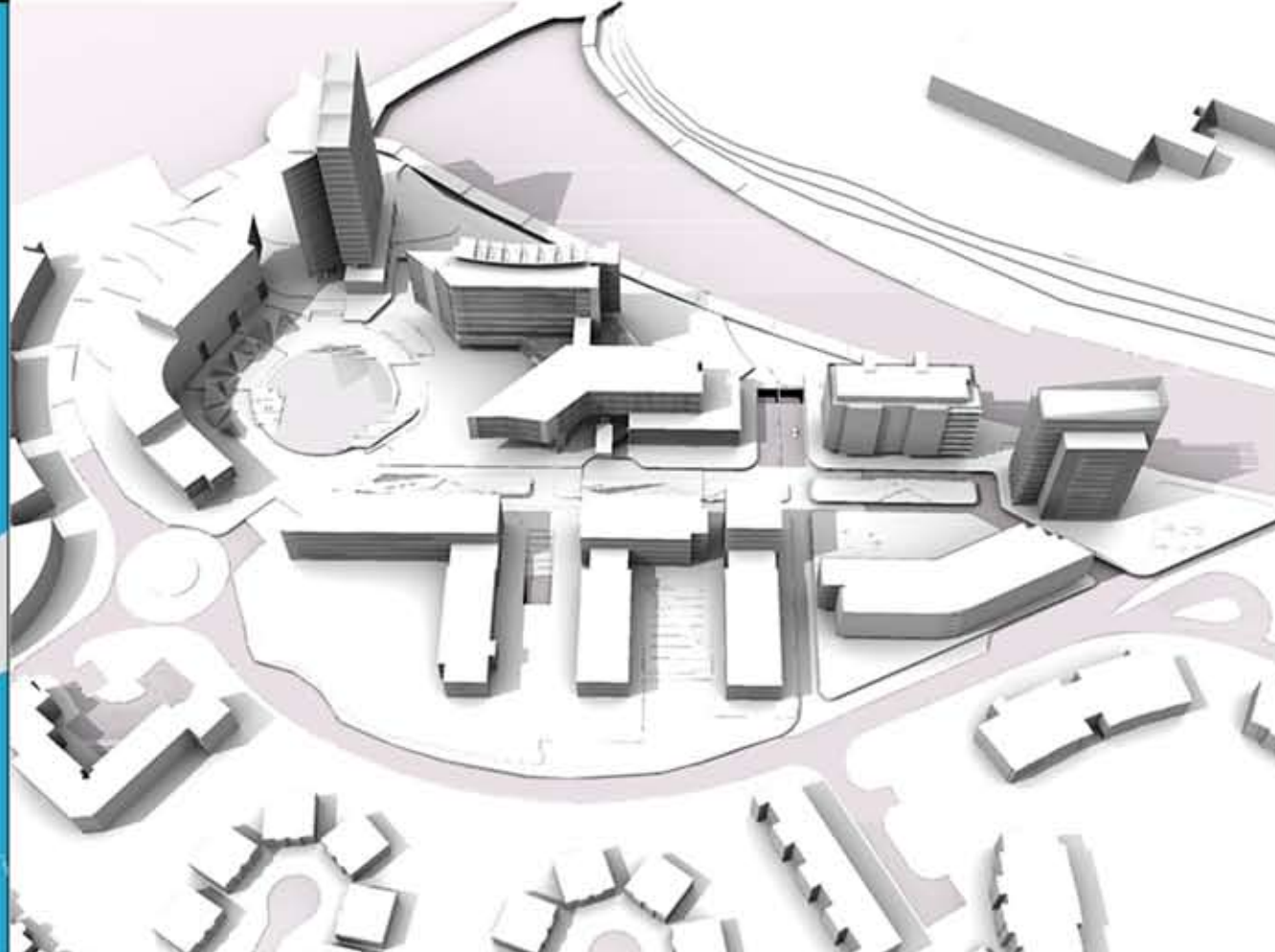
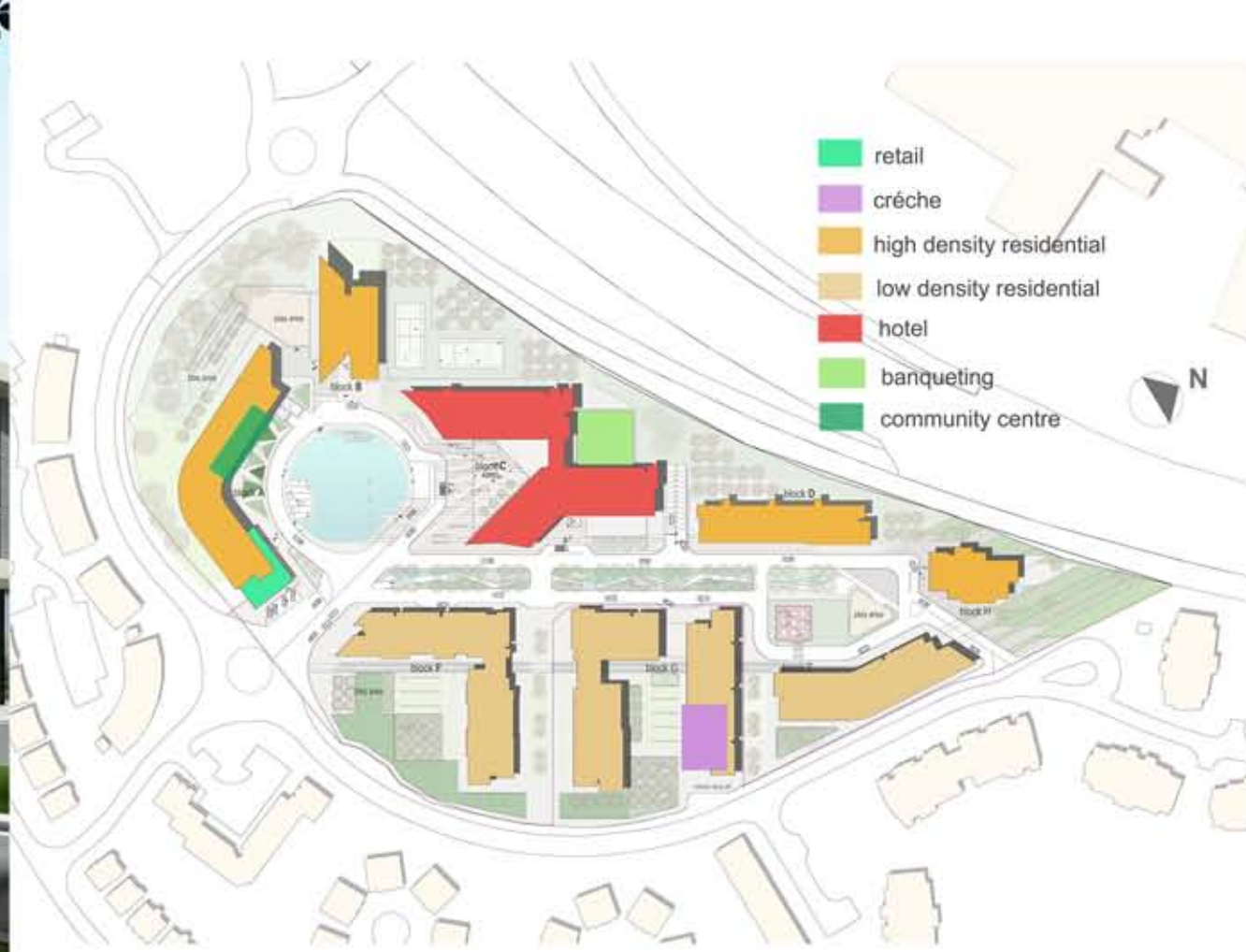
Design Competition for a Master plan involving 34,000m² of offices in CityWest, Dublin. The “office campus” is an **innovative concept** where the various pavilion type blocks form, share and benefit from a pedestrian, **landscaped central space**. Vehicles circulate on a perimeter road and car parks are located in close proximity to the buildings.

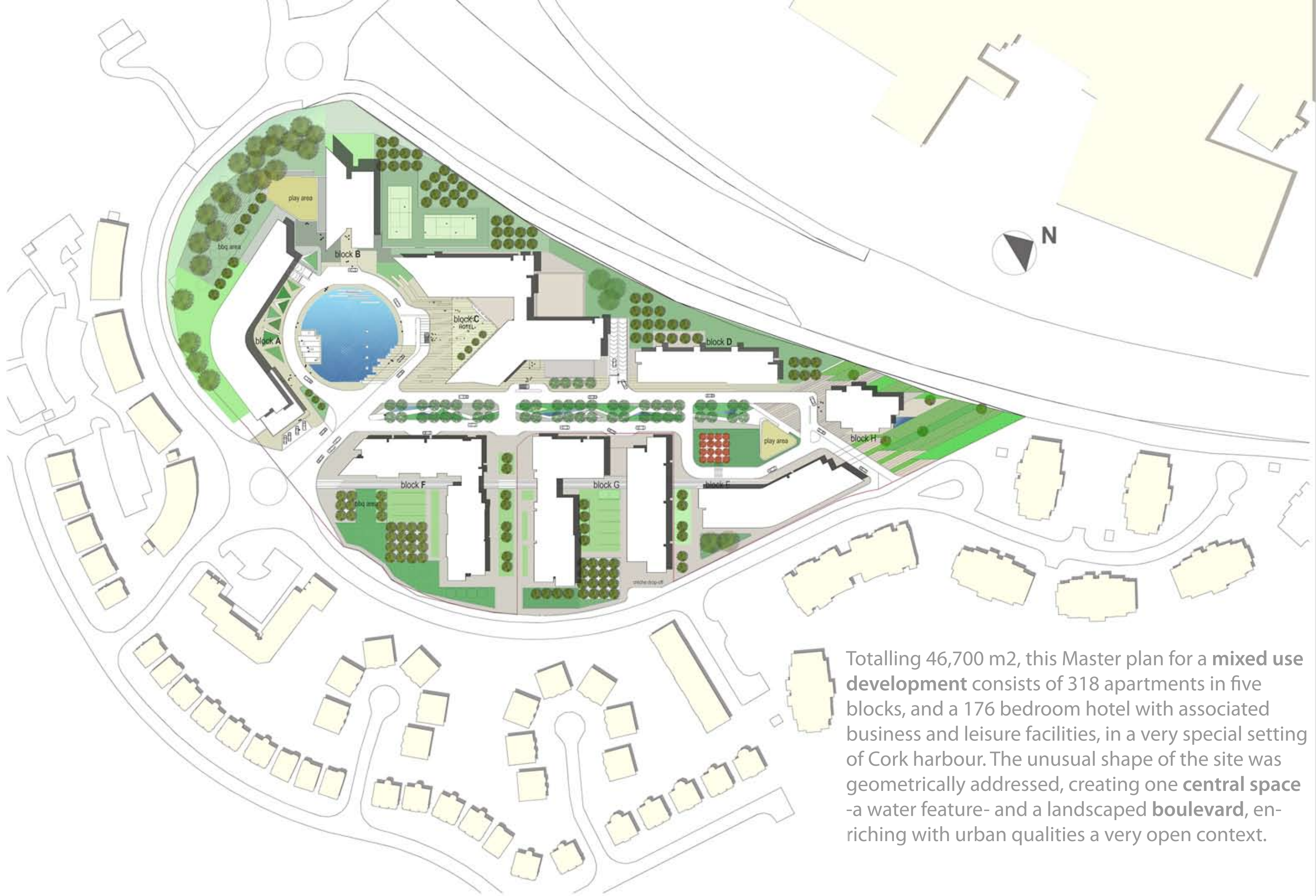


CITY WEST OFFICE CAMPUS , CITY WEST, CO.DUBLIN .



CITY WEST OFFICE CAMPUS, CITY WEST, CO.DUBLIN.





Totalling 46,700 m2, this Master plan for a **mixed use development** consists of 318 apartments in five blocks, and a 176 bedroom hotel with associated business and leisure facilities, in a very special setting of Cork harbour. The unusual shape of the site was geometrically addressed, creating one **central space** -a water feature- and a landscaped **boulevard**, enriching with urban qualities a very open context.

Marina Commercial Park is an **approved** master plan design for a vast and **historically sensitive** site, location of the protected **Ford Factory** on river Lee's south quays.





Totalling 250,000m², the **approved** development solves a **complex equation** of residential, office, civic, cultural, commercial and retail areas, successfully integrating public and private requirements. The overall vision delivers a fully landscaped and **vibrant** new quarter for the city of Cork.

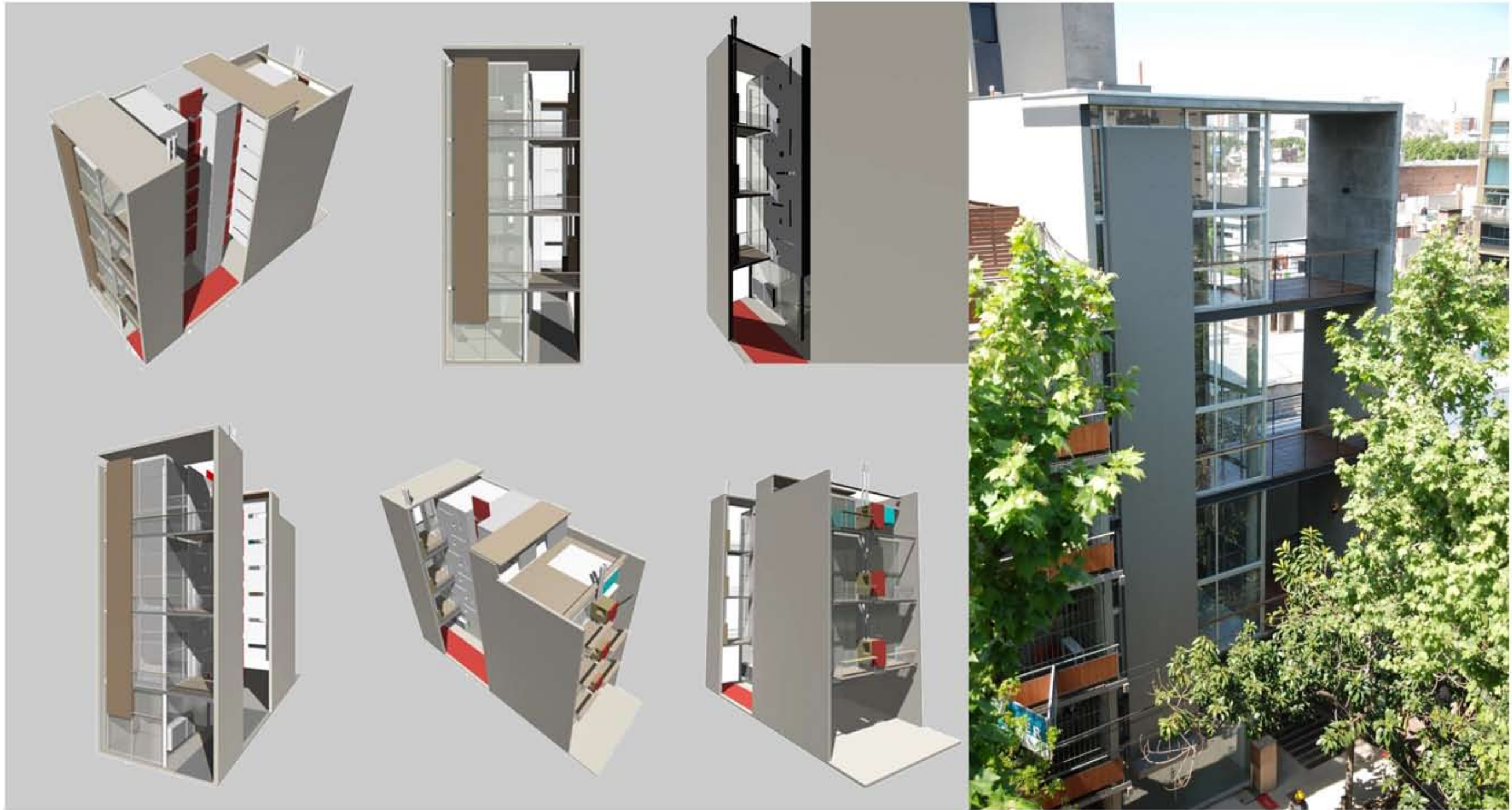


Envisaged to be a **unique** tourist, business and trading **destination** for Chinese goods in Europe, this master plan consists of 1.1 million m2 of **commercially orientated** mixed use development in Athlone, including exhibition halls, cultural, residential, entertainment and leisure facilities, and two five star hotels.



Phase 1 has **planning approval** and consists of two giant exhibition and trading structures called Megahalls (30,000 m² each), a multi purpose building - the China Hall- of 11,200 m² , a reception pavillion and Independent exhibition / trading halls, in a total of 102,000 m².

LAND



DEVELOPMENT



Bonpland 1427 is a real estate development in the trendy quarter of Palermo Hollywood, Buenos Aires. A pool of private investors financed this development for 8 loft type units and a ground floor retail space. The building features a swimming pool and open air terrace at the top, enjoying splendid city vistas. The project won the 2011 ARQ award for best residential building in its category.



This development in the heart of Palermo Hollywood consists of 13 residential loft style units with ancilliary services such as swimming pool and terrace on the top, and car park spaces at ground level. The block was privately funded and the apartments are mainly let for short term accommodation.