



# E-Project Chartered Architects

## Practice History

The E-Project was formed in 2000 and from its inception had a focus on *sustainable architectural design*. The Practice's focus on environmental design solutions to all project work remains a key guiding principle.

The Practice has gained a reputation for high quality residential, commercial a education projects in the intervening 12 years.

In 2010 the experience of the Practice was expanded significantly with the Appointment of Michael Regan as a Consultant, and as Managing Director from 2011. Michael has brought to the Practice over 25 years of *Healthcare, Education, Leisure, Civic and Cultural, Retail and commercial* experience, having previously worked in Ireland, the UK and Europe.

This Practice Profile features project completed under the direction of Michael Regan and E-Project Chartered Architects across a broad range of sectors including *'one off' private residential, mixed use residential, civic, leisure and*

As a Practice we strive to deliver excellent architectural services to our clients and aspire for exemplar project design solutions that enhance the end users experience of their buildings.

Our overarching approach to all commissioned work is to deliver an architecturally sustainable design solution. Each project is subjected to a 'sustainable checklist' at concept stage to identify appropriate design responses to site, brief and orientation.

Our Design response is derived from project and site specific design drivers- brief, site selection, orientation, context to create *architecturally considered and refined*

*We recognise that the success of any project is dependent on the performance of all contributing factors – Client, Design Team, Contractor and Suppliers.* We have a proven record of working with and managing all aspects of projects and the delivery of exemplar projects - on time and on budget - across all project scales and sectors.

All staff work under the direction of Michael Regan – Practice Principle / Design Architect – and undertake all design, production information, administration and site management Work Stage requirements.

A review of this Practice Portfolio illustrates the experience and accolades that have been awarded to the E-Project or to Michael during his Time as Architect / Managing Director of Reddy O’Riordan Staehli Architects from 1999-2011.

The Projects selected and included in this Practice Profile are representative samples and examples of the scale and project type designed by the Practice to date and by Michael Regan as Architect / Managing Director of RORSA Architects from 1999-2011 period.

The selected projects *illustrate the experience, expertise and design qualities* which the E-Project and Michael brought to each project.

Notable projects include the Cork University Maternity Hospital, the Cliffs of Moher Visitor Centre and the Bridge Development, all of which received numerous *national and international architectural, design and sustainability awards.*

**PRACTICE MEMBERSHIP:**  
ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND (MRIA)  
ROYAL INSTITUTE OF BRITISH ARCHITECTS (RIBA)  
ARCHITECTS REGISTRATION BOARD (UK) (ARB)

**CONTENTS:**  
RESIDENTIAL  
EDUCATION  
HEALTHCARE  
PUBLIC / CIVIC  
HOSPITALITY & LEISURE  
MASTERPLANS







## Residential Projects

*A home is likely to be the largest personal financial investment that someone will make in their lives. It is vital therefore that residential projects are carefully considered and invested with the appropriate architectural expertise to ensure that the project can deliver the best design response to its site and brief.*

*As a Chartered Architectural Practice E-Project has extensive experience in the design and delivery of Private and Multi-Unit Residential Projects, having completed over 300 commissioned projects since 2000. We have established a reputation of delivering carefully considered single and multi unit houses and apartment schemes which incorporate a high standard of architectural design, coupled with an inherent sustainability ethos, which we bring to all of our projects. This considered approach ensures that our architectural services will provide significant added value to our site responsive project designs.*

*The projects featured on the following pages have been selected to illustrate the quality of architectural design that we bring to all of our work- traditional, contemporary, modern and urban infill. It can be seen from the diversity of architectural design responses illustrated that as a Practice we do not seek to impose an architectural style on our projects. We instead approach each project with an open mind, adopting a collaborative role with our Clients to deliver a project that meets and exceeds their briefing requirements.*

*Each of the projects is a site specific response to the exacting brief of our Clients. The architectural expertise that the E-Project invest in our residential projects will ensure that the design proposals will respond to the 'in use' requirements of our Clients and that the house will derive the maximum benefit from the opportunities presented by its site, in terms of its accommodation planning, room orientation and use of external areas.*

*E-Project Chartered Architects can provide a 'one-stop' design and management service for our commissioned residential projects - incorporating Engineering, Interior Design and Health and Safety roles as necessary.*



House at Ballynacourty,  
Co Waterford

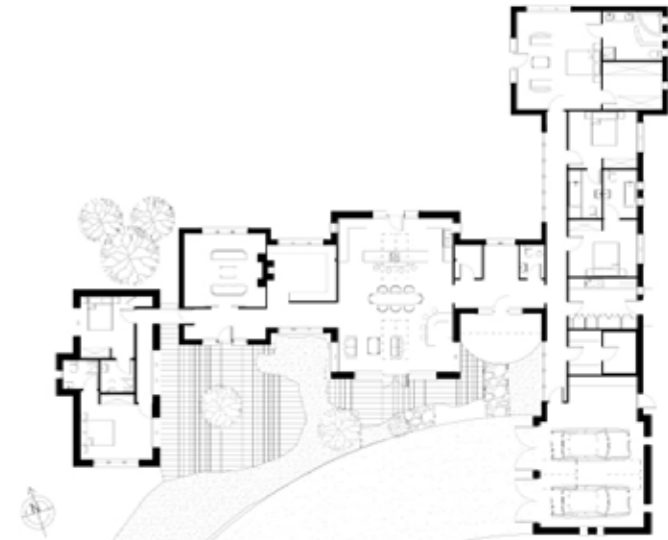
The site is west facing with Panoramic views of Dungarvan bay and the Ring Peninsula.

The house is significant in size at 4,100ft<sup>2</sup> /385 m<sup>2</sup> and the design sought to reduce the scale and the massing: Due to planning constraints the design was required to be single storey.

The plan incorporates the living and bedroom accommodation within a series of 'solid blocks' connected by glazed link pieces, capturing the views as you circulate through rooms.

The heart of the house accommodates the main social/living spaces while the north - south axial elements located on bookends to the central block provide the private family outhouses. The west and east accommodate the private family bedroom areas and storage.

It is contemporary in its style, but incorporates natural and warm materials on it's external and internal treatments. The house incorporates passive solar design principles, and includes geothermal heating system.



Ground Floor Plan



South Elevation



East Elevation





House at Glendalligan,  
Lemybrien, Co. Waterford.



The house is located on the eastern side on a hillside wood, with panoramic views north, east and south, and a mature woodland to the west. The house comprises three interconnecting architectural elements – a pitched roof dormer bedroom block, a two storey mono-pitched circulation block and a single storey flat roof to the social block.

The house responded to its topography in the incorporation of a level separation between Bedroom Block and the lower level social areas.

Architecturally the house has provided the main entrance parallel to the road frontage as part of the 'cottage', leading to the main access and vertical circulation hallway, the central intersection of the three building elements.

The principal bedrooms are east facing, with long views over the landscape, and which provide morning light to these rooms. The main social areas are south and east facing, opening onto a large terrace. All social rooms have at least two aspects.

The flat roof is designed to provide for a future roof garden, accessed from the upper gallery level of the entrance hall. The upper level of the dormer bedroom block accommodates a separate Living Room, purposely remote from the interconnected Kitchen / Dining and Living Room.



Site & Ground Floor Plan



East Elevation





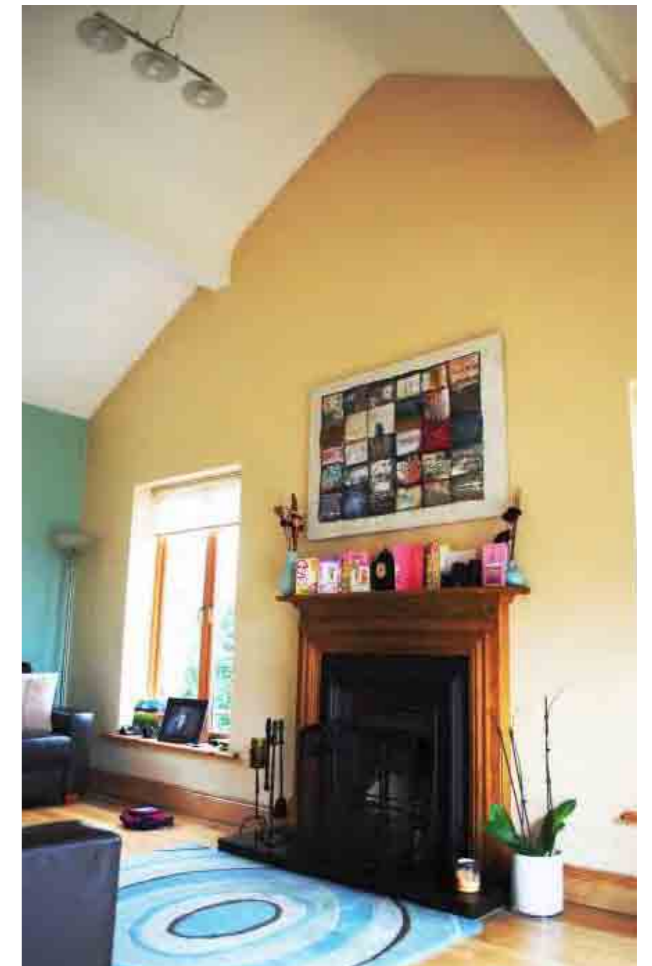
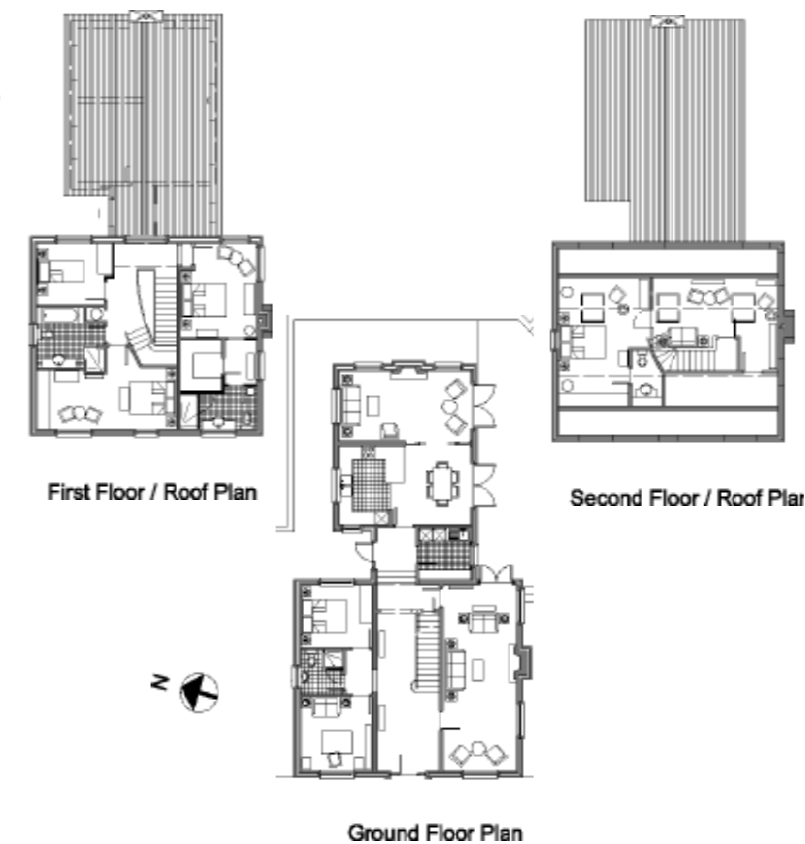
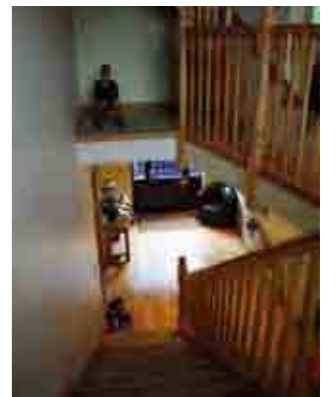
## House at Glendalligan 2, Lemybrien, Co. Waterford.

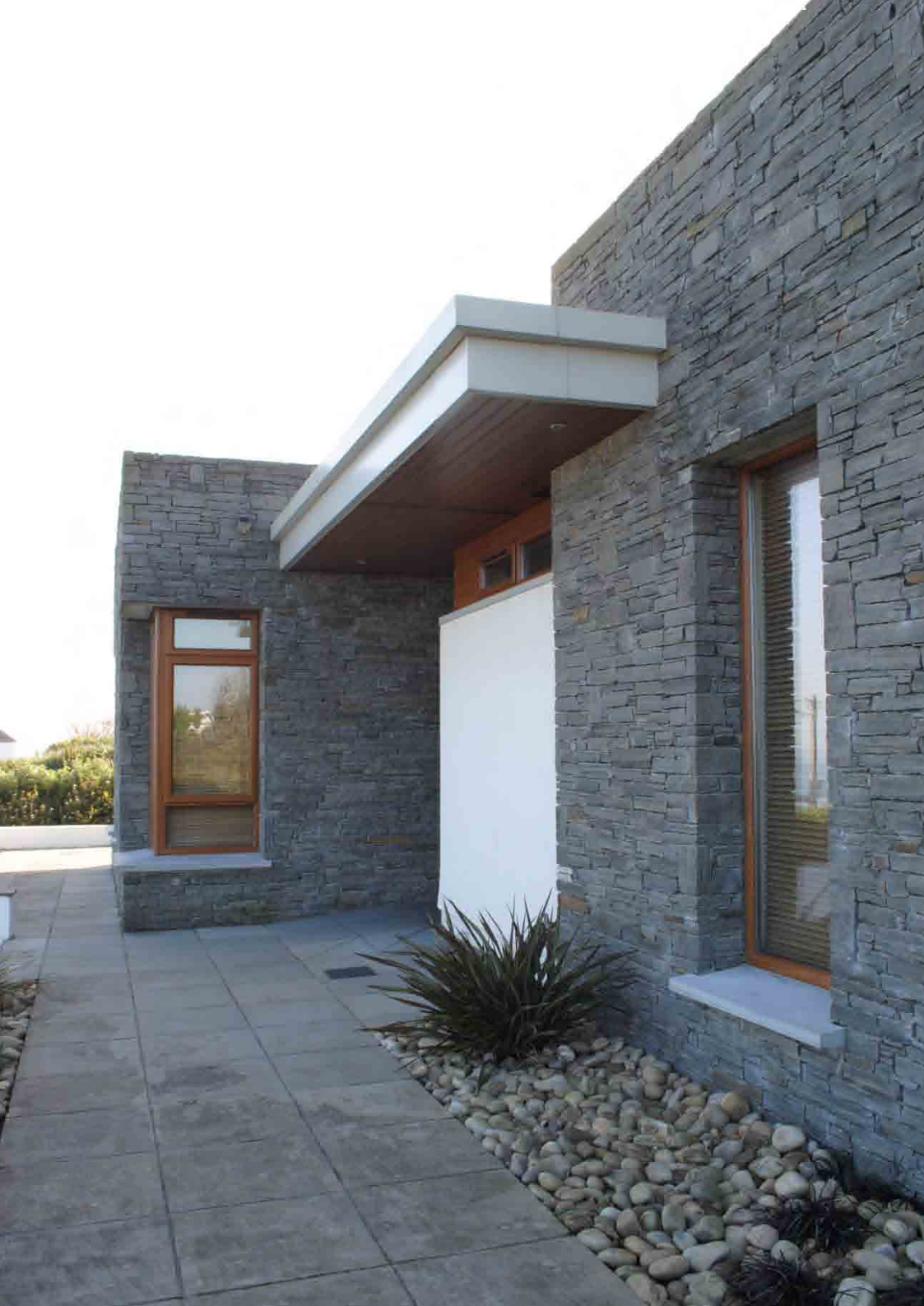
The site is located on the eastern side of a hillside wood, with panoramic views north, east and south, and a mature woodland to the west. To the north it has an established stone and tree planted boundary.

The house comprises two separate but connecting architectural elements – a two and a half storey rendered Country House and a single storey stone cottage. The Country House incorporates the main entrance, parallel to the road frontage, main hallway and the bedroom accommodation. A Living Room and an office within the roofspace complete the accommodation.

The South facing cottage, located at a slightly lower level, incorporates the social areas – Kitchen / Dining and interconnected Family Room.

The House is designed to be viewed in the round, and approached from the south. A secondary entrance to the Kitchen / Dining area, addressing the external decking area is more frequently used by the occupants and visitors. The social areas and decking area are east and south facing with long views over the landscape.





House at Helvic, An Rinn,  
Co Waterford



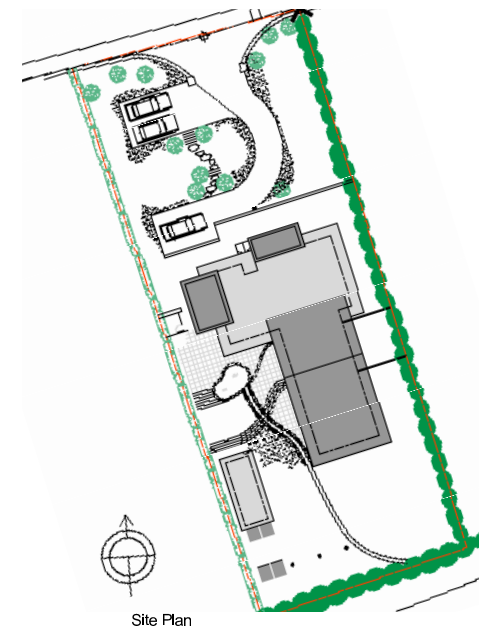
The site is located in an idyllic location on the An Rinn headland in Co. Waterford. The house is set on a sloping site that overlooks Dungarvan Bay and the West Waterford Coastline.

This split level house is developed around a south west court yard that steps up the site, setting up vistas of the north east views of the Comeragh mountains, West Waterford and Dungarvan Bay.

The site's contours generate the flow of the house with different elements of the building stepping up to run with the natural slope. The architectural style is unapologetically modernist, and its stepping and overlapping horizontal and vertical plans successfully integrate its massing into the landscape. The South facing private courtyard incorporates a reflection pool located on the mid level.

The house is a split level with 4 bedrooms, Kitchen Dining area, storage and WC. With a total floor area approx 214 m<sup>2</sup> (2302 ft<sup>2</sup>) Incl.

The house has been designed to incorporate passive solar design principles, with geothermal space heating. Natural and renewable materials are used with the build.





## House at Old Parish, Co Waterford

This site is located to the northern boundary of an old farm yard on the border of the Gaelteach area in Co. Waterford. The farmyard was enclosed on all 4 sides by the farmhouse itself and single storey store outhouses.

To facilitate the development the derelict cottage was demolished and replaced by an energy efficient house designed and built in its location to passive standards.

The new dwelling is architecturally striking and has been designed to compliment the retained outbuildings, that are to be refurbished as office and studio spaces. The internal social spaces are large and open plan at Level G.

The east face of the building has large glazed doors and windows that face a private green space sloping up from the door. To the west is the Farmyard hard landscaped courtyard. The first floor offers amazing south-westerly views down to the sea.

The house has been designed with many beautiful elements, full height sliding doors in the upper level to bring the garden into the house. It has a mezzanine above the Kitchen connecting with the Master bedroom suite.



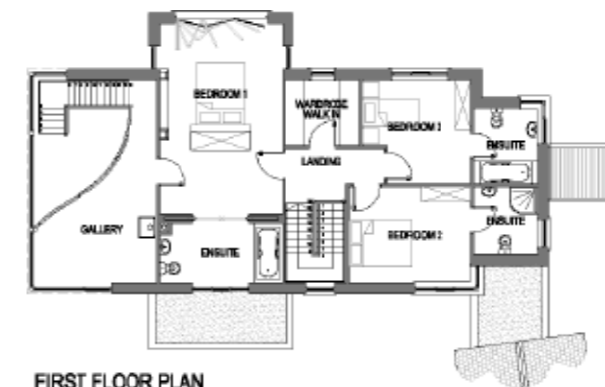
Original Building Site



New Building



New Building with Courtyard and Outhouses



FIRST FLOOR PLAN



GROUND FLOOR PLAN





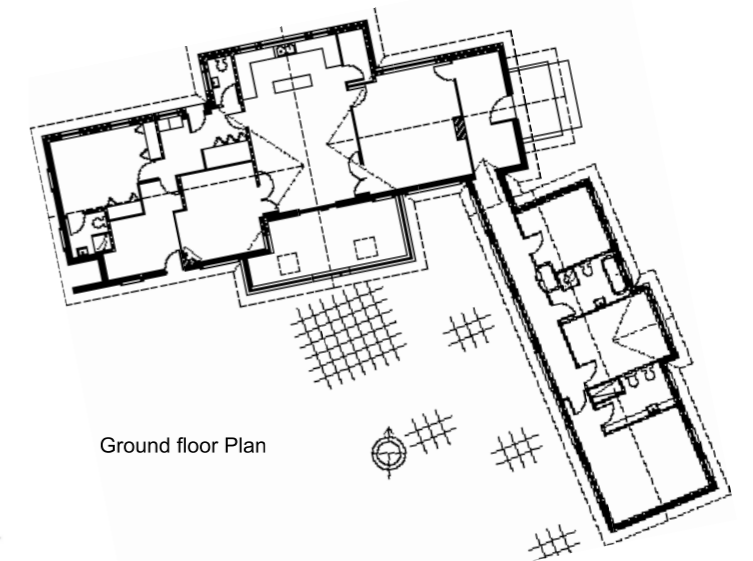
## House at Skehacrine, Abbeyside, Co Waterford

This house formed one of a series of suburban infill units which together formed a close development of 7 individual houses.

The house occupied the prominent entrance plot and set the standard and template for other houses in the scheme in terms of its architectural styling and external features.

The principal living spaces address the roadway, with through views to the south west facing the rear courtyard. The bedrooms have been grouped in a separate bedroom wing, which defines the private courtyard.

The house has 4-Bedrooms, Living Areas, Kitchen, Dining Area, Storage, WC and Conservatory. The Floor Area is approximately 268.8 m<sup>2</sup> (2893 ft<sup>2</sup>)





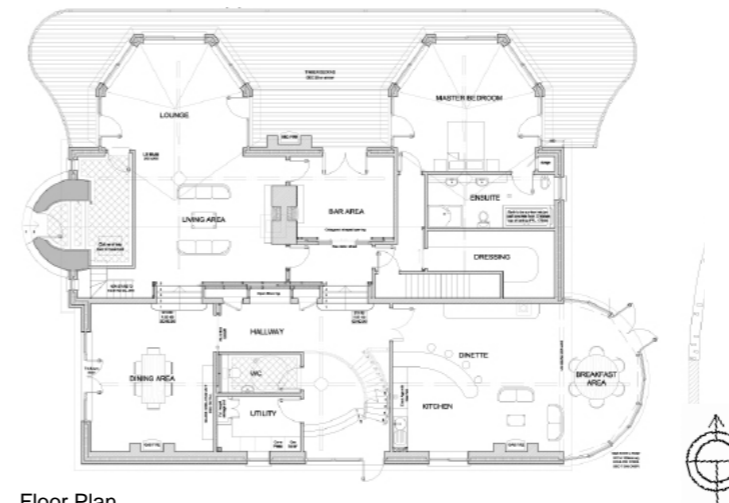
### Helvic Lodge, An Rinn, Co Waterford

The site must be one of the most desirable in the County offering panoramic views of the Waterford Coastline, the Comeraghs and Dungarvan Bay from its headland perch. This five bed roomed luxury home incorporates the former lodge building that has been restored to its original design and incorporated within the extended scheme.

The new development is predominately two storey over basement and is north facing. A viewing terrace runs in front of the house which leads into landscaped gardens that step down to a private viewing space tucked into the cliff edge.

The original architectural style of the lodge is retained and extended with the interior and garden spaces modernised to take full advantage of the location. Floor area 2950 ft<sup>2</sup>

The house interior has large open rooms which maximise daylight and frame the breataking views of Dungarvan Bay and Helvic pier below



Floor Plan





Kinsalebeg  
Co. Waterford



EPCA designed this new two storey house on an elevated site with south facing views overlooking Youghal Bay.

The plan form provides the accommodation over two floors in two parallel wings, connected by the double height front entrance hall. The entrance has been located on the west elevation to address the driveway approach and is double fronted to provide views to a rear courtyard.

The house is divided into separate North and South wings with generous Living, Dining and Kitchen social spaces located on the South Wing, extending onto a large Terrace Area. The remainder of the Ground Floor accommodation located in the North Wing incorporates the utility and ancillary Garage accommodation.

The First floor is predominately bedrooms. The Master Suite has views to the South and is provided with an external Balcony Area. The other three bedrooms are large, with double aspect windows. All have en-suites or adjacent bathroom facilities. The remaining room is set aside for Playroom / Office type use.

The double height void space with the new staircase allows light to penetrate the ground level. The south and east elevations has large glazed doors and windows that face a private green space in the country surrounds. The house takes advantage of the sun path and the amazing views across the countryside.

Architectural styling has been influenced by contemporary farmhouse design, with material selection influenced by the many dry stone walls which divide fields and the vernacular style dwellings in the locality.





## House at Ballinroad, Dungarvan, Co Waterford

This new house is located on the site of a previous detached 30 year old bungalow in the quiet suburbs of Dungarvan on the corner of Ballinroad and Clonea road.

The design of the house is one and a half storeys high and has been clad in blue shiplap cladding. The house internally is set up where the main kitchen and living spaces are to the rear of the building for access to the private garden. The sitting room is on the first floor which captures unobtrusive views of the sea to the west.

The house has 3-Bedrooms, Living Areas, Kitchen, Dining Area, Storage, and WC The Floor Area is approximately 209.7 m<sup>2</sup> (2257 ft<sup>2</sup>)



Ground floor Plan



First floor Plan



West Elevation



## MICHAEL REGAN CV PROJECT

### Residential Development, Whitechurch, Co. Cork

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The completed housing development at Whitechurch represents the first phases of an overall Masterplan for the central Village site. Upon completion the scheme would provide a range of residential unit types in addition to retail and commercial units, community and arts facilities and a Creche, which together, would provide a sustainable and fully integrated scheme that responds and builds on the established historical fabric and infrastructure of the existing settlement.

The layout of the new Residential Development incorporated a network of new roads, cycle ways and footpaths which reflect and follow the lines of existing lane ways and ditches. Landscape features and natural topography have also dictated the layout of the masterplan.

The completed residential developments are quite distinct, with the detached houses on the elevated northern site planned to a low density and rural in their design, setting, layout and materiality. The lower southern site is of a higher density and this is reflected in the suburban streetscape of terraces, crescents and courtyards. The House designs on both schemes draw inspiration from traditional rural dwellings and typologies with a contemporary interpretation.

The completed phases have successfully integrated into the existing Village, retaining traces of the site characteristics and the character of the village.

The future Village Centre phase will incorporate flexible retail and office units, community facilities, apartments and higher density housing arranged around a new village square. These buildings have been designed with reference to the existing traditional farm buildings in the area and the traditional cut stone farm buildings that are also to be restored as part of the Village retail accommodation.





## MICHAEL REGAN CV PROJECT

Gooldshill, Mallow,  
Co. Cork  
Reddy O’Riordan Staehli Architects

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O’Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

This project was commissioned in 2000 by Cork County Council for a 28 acre site on the northern boundary of Mallow. The scheme as completed in 2011 comprises 210 residential units, a Community Centre, Creche, a series of Neighbourhood Playgrounds for young children and external pitch and hard ball play areas for older children.

The site topography was acknowledged as a natural influence in the generation of the design and existing features such as trees and hedgerows were retained and incorporated into the design as much as possible.

The scale of the scheme was a consideration from the outset. To avoid a homogenous aesthetic the Masterplan proposed a series of Architectural Set-Pieces within the development from which localised and individually designed neighbourhoods would be arranged. It was therefore possible to keep to a neutral pallet of materials throughout, allowing the architectural form of the streetscape to provide visual interest.

The principal ‘Set Piece’ within the scheme is the central ‘Circus’, formed by an enclosing ring of three storey terraces of Townhouse units and feature corner Apartment units. Although symmetrical on plan there is variation in their composition due to the streetscape and sloping topography. This area is central to the site layout plan and provides a north-south and east-west focal point for the entire development.

The scale and massing of the remainder of the scheme is predominantly two storey. There is however great variation within individualised areas and streetscapes as a result of the number of house types used across the scheme – 11. This was a key consideration at design stage to ensure that the scheme would be perceived by its residents as a series of urban Street, Terrace, Closes and neighbourhoods, rather than a single housing estate.





## Bridge Street Urban Re-Development Dungarvan, Co. Waterford

Centrally located within the historic Georgian Town Centre of Dungarvan, the Scheme at Bridge Street redeveloped vacant or disused Brown Field areas within the Town, including lands occupied by the former Creamery, to provide 8,800 sq.m of Town Centre mixed use accommodation.

Its prominent location to the Town Square also sought to provide an integrated and seamless transition from the original town streetscape and form a pedestrianised gateway to the new Town Centre Shopping Area.

In terms of its area the four storey high scheme constituted a significant development within the Town, occupying a total footprint of 2,548.20sq.m, and addressed the existing streetscape on two principle elevations – the south and east, whilst also providing two further urban edges to newly created pedestrian routes into the new Shopping Precinct.

The scheme incorporates 42 Apartments – 32 x 2 Bed and 10 x 1 Bed - on its three uppermost levels, arranged around the site perimeter to address and strengthen the urban streetscape and also form the large rooftop Courtyard Garden at Level 1, communal to the Residential occupiers.

The Ground Floor accommodation comprises 8 Retail / Commercial Offices, giving mixed use and activity to the complex at street level.

The basement accommodates dedicated car parking for the users and service areas for the building.

The development was designed to incorporate sustainable principles and incorporated as part of this strategy the inclusion of a wood chip burner / boiler as part of a centralised heating system, with supplemental solar panels to provide hot water to the entire development.

### Awards:

The Bridge Street Project was a Finalist in the 2008 Green Awards – Green Residential Building





## Multi Unit Residential Development, Farranlea, Cork City.



The site at Farranlea occupies an elevated aspect, with panoramic views to Sundays Well area of Cork City, and is framed by The County Hall Complex to the east.

The scheme provided three distinct blocks forming a south facing communal garden and parking area and preserved a mature bank of trees which overhang Curraheen River.

The four storey centre block runs East - West and incorporates 48 Apartments. A three storey Townhouse block to the west provides 8 duplexes, and is complimented by a two storey block incorporated 6 duplex apartments.

The three blocks are contemporary in Architectural style and through the use of a restricted pallet of material and common features has ensured a coherent sense of place to the communal and semi private spaces.

Apartment Blocks A, B & C having a floor area of approx:  
50m<sup>2</sup> (1 bed)  
76m<sup>2</sup> (2 bed)  
121m<sup>2</sup> (3 bed)

Duplex Housing Block D having approx:  
99m<sup>2</sup> (3 bed)

Townhouse Block E being approx:  
104m<sup>2</sup> (3 beds).





## Carrigrohane Road, Cork



The Proposed site is located at the key Western Gateway into Cork City.

This brown field site once occupied the CoCa Cola Bottling site and the Statoil filling station. It's approximately 5.36acres, (0.8237ha) bounded by playing pitches, the Curragheen River and Farranlea Road, Carrigrohane Road and current Gateway Building; County Hall.

The site is relatively level with Carrigrohane Road, however a steep slope to the rear sets Farranlea Road a level below the Carrigrohane site.

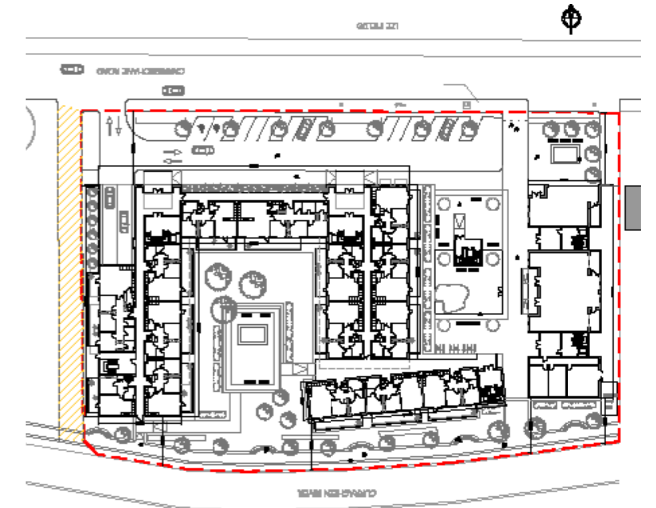
The layout and orientation of development has been dictated to a great degree by the nature of surrounding development, natural features, accessibility, sunlight patterns and climate. This had an important influence on the quality and accessibility of a development and its impact on surrounding areas.

The density of the site determined that the massing of the building would be predominantly 5 +1 storeys, with a landmark 8.1 storey block to the east, adjacent to the 13 storey Cork County Hall.

A 10m width linear park with walkway/cyclepath is proposed alongside the Curragheen River, which links up the Lee Fields and existing Curragheen River walk.

In the proposed scheme balconies are designed on higher levels to overhang slightly into the air space above this park to connect the building with nature.

The apartments form two U shape blocks which in turn create two open spaces for the residents. To the South east, a hard landscaped open space is designed and to the North West a private residents' garden which establishes a green space that connects with the Curraheen River and Linear Park





## House at Mitchell Street Dungarvan, Co. Waterford.

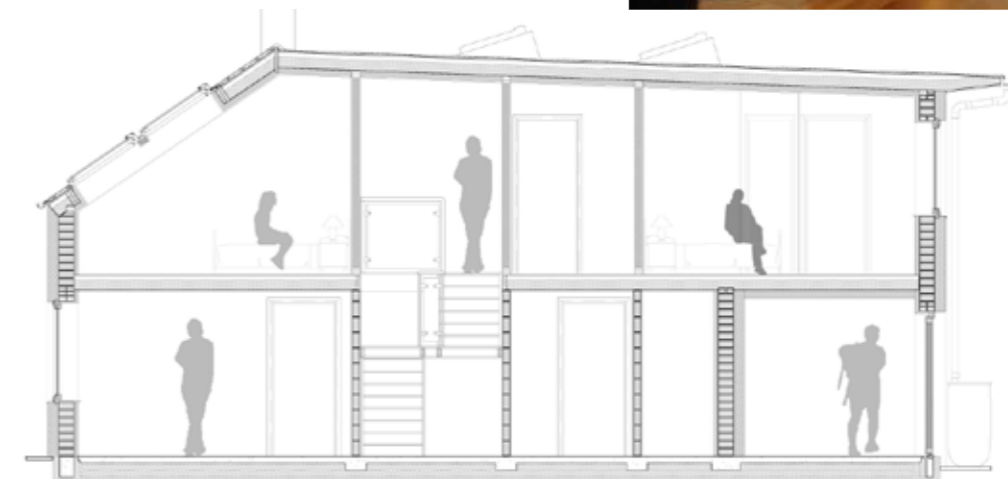
The house sits in a row of south facing terraced houses in Dungarvan town. The area is almost exclusively residential and the terrace is predominately single storey with some dormer roof or two storey extensions.

This house replaces a single storey dwelling that formed part of the original terrace. It was a briefing requirement of the client that there should be no change to either eaves or ridge height and that the replacement house be designed in compliance with passive house principles. Upon its completion in 2011 it was the first passive house in Dungarvan.

From the street the house has successfully been reinserted into the terrace and gives the impression that the original property has been renovated. There are some tell tale signs however that this is an altogether more ambitious urban in-fill refurbishment project – the solar panels on the roof, the standard of the triple glazed windows and the passive haus standard door. The full scale of the transformation is revealed on the rear elevation where the full two storey height is framed by a projecting eave.

The front of the house has retained the proportion of the traditional windows. The rear façade provides double door access from the open plan living accommodation at Level G. At Level 1a large picture window to the Master Bedroom overlooks the new sunken Patio Garden, designed with contrasting natural flag stones and a raised timber terrace area at the rear of the garden to trap evening sunlight..

Accommodation provided is compactly planned, with open plan Living / Dining and Kitchen at Ground Floor with a private office to the front elevation. Ancillary service and plant rooms are located within a service / circulation spine which also includes the open stairwell.



Street Side

Section Through House From Street to Garden

Rear Garden



## Education Projects

Director Michael Regan of E-Project Chartered Architects has been involved in education projects for over 10 years. During this period the projects have ranged in scale size and complexity and spanned all Work Stages from Feasibility through to Completion.

The projects featured on the following pages include Primary, Secondary and Third Level schemes completed under Michael's direction as Project Architect and / or Director. In addition to these projects the Practice has also completed a number of smaller extensions to primary schools which further consolidates our experience in the education sector.

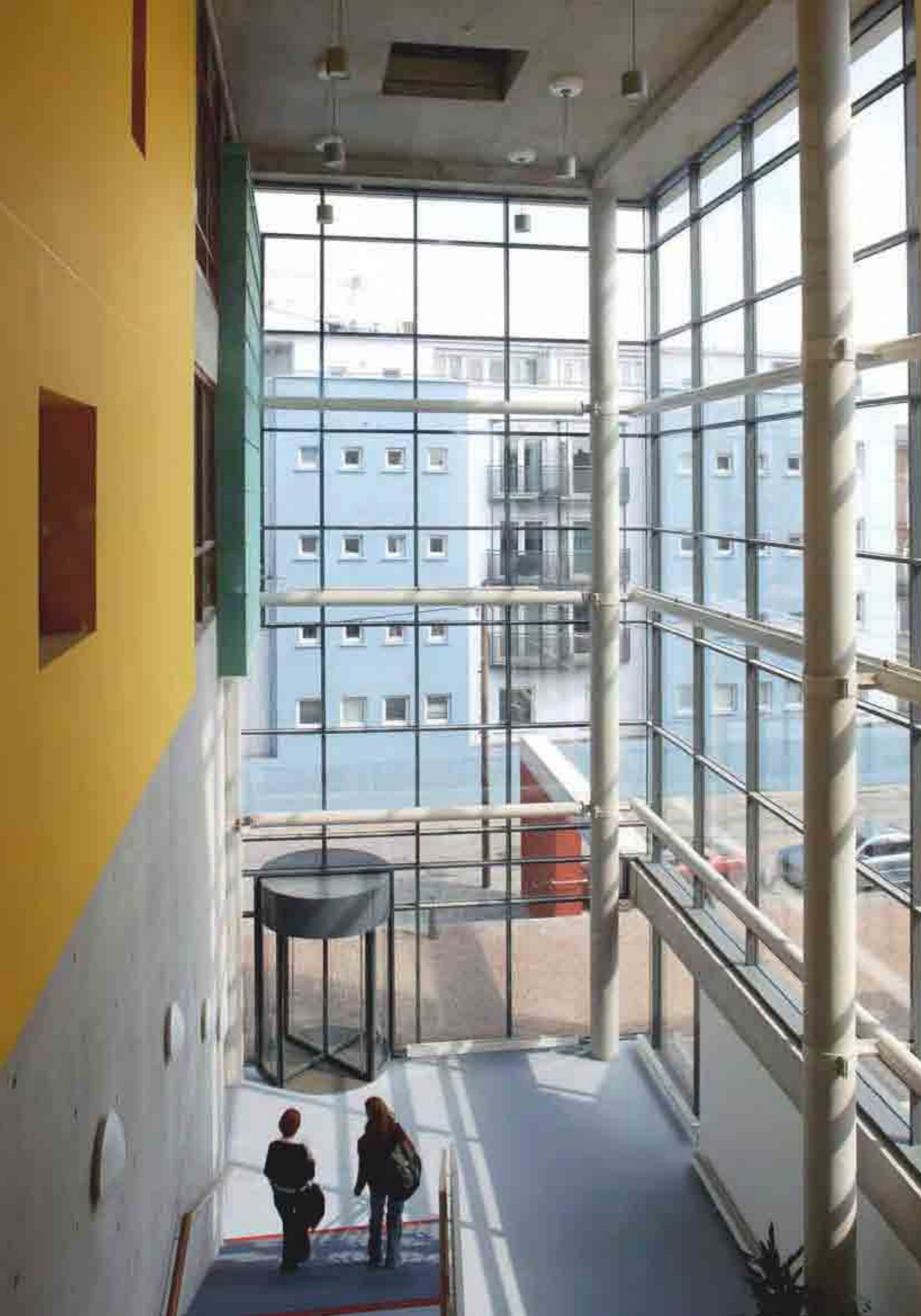
Education Projects require a careful review of the briefing documentation and a comprehensive analysis of the selected site to ensure that the design proposals respond fully to the Brief but also allow for other non-briefed elements and benefits of the scheme to be considered and promoted.

Several of the featured projects are designed to be Landmark Buildings on their respective Campus whilst others are considered extensions to established institutes and therefore required to integrate with adjacent developments yet also meet the exacting requirements and standards for 21st Century Education Buildings. The contemporary architectural styling has been designed as a direct response to the general arrangement planning of the briefed accommodation and the inclusion of non-briefed added value components that Architect's can bring to these projects.

In all projects there is a highly refined analysis required to ensure that daylight levels and ventilation is provided in accordance with established criteria and avoiding the consequent overheating, glare and energy costs. Each of the featured projects represent the culmination of the detailed assessment of the site and brief specific factors which needed to be considered.

In all instances the projects have been designed within the budget constraints to similar projects. However, the architectural design approach and concepts have enhanced the possibilities of all of the featured projects to far exceed the purely functional response to their brief





## MICHAEL REGAN CV PROJECT

St John's Central College,  
Sawmill Street, Cork.  
Reddy O'Riordan Staehli Architects

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

St. John's Central College is a post-Leaving Certificate College inserted into the grounds of a derelict timber yard lands adjacent to the existing College facility.

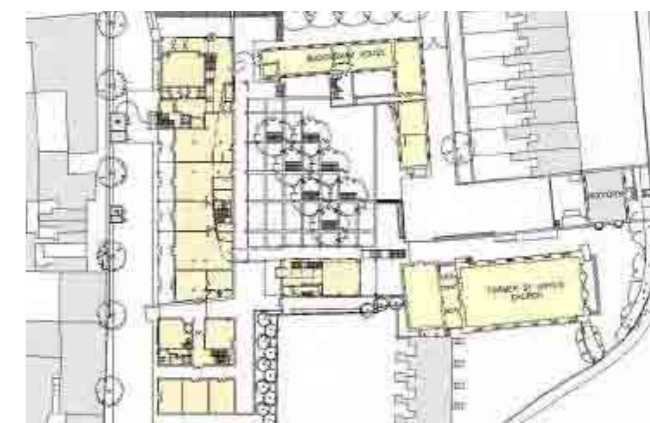
The new scheme provides 5,200m<sup>2</sup> of new educational facilities for the City of Cork Vocational Education Committee within new purpose designed classrooms, workshops and support accommodation, incorporating also a Library and Lecture Theatre facilities – to be shared with the adjacent College of Commerce.

As part of a phased approach and development the existing 1960's building on the site was removed to create a significant new 'quadrangle' for the Campus and City which is framed by the new College buildings.

The new accommodation comprises of two separate structures - the main educational building straddling the stone wall of the former timber yard, and the smaller copper clad Refectory Pavilion. The more intensive and 'technical, construction and 'engineering' workshop accommodation has been located at ground floor level, accessed directly from the colonnade, with the building plan following the line of the former timber yard site, landmarked by the retention of existing 60cm-thick stone wall.

Movement through the building is linear and provides dramatic changes in scale en-route and is celebrated by a triple height naturally lit spine. This primary circulation follows a strong north-south route, and has been purposely designed to promote social and educational engagement of staff and students across all levels and courses of study.

The architecture of the building has reflected in its materiality and elements the internal uses and programmes, providing a composition that has an intuitive language derived from the expression of the grouping of accommodation typologies.





## MICHAEL REGAN CV PROJECT

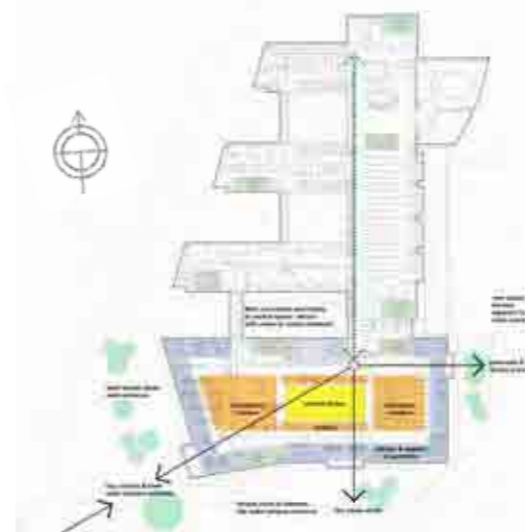
**Extension to University Library - Co. Limerick**  
**Reddy O'Riordan Staehli Architects and Bennetts Associates, London.**

The proposed extension to the University's Library is to address a shortfall in library study desk areas and book storage. The design proposes an extension as a free standing structure connected to the existing Library by means of two new glazed link bridges. In its prominent location at the entrance to the Campus the new Building will provide a quality landmark facility and positive first impression upon arrival at the Campus.

The architectural design and planning incorporate both exemplar design innovations and the principles of passive engineering and incorporate also high quality, robust, low maintenance materials. The proposed building is rectilinear in plan but provides a signature architectural expression to the played west façade and south-west corner to address the approach from the entrance and to acknowledge the gently curving road to the south.

The building is to be seen as a natural extension to the existing library and therefore existing floor to ceiling heights of 3.2m minimum were maintained. An 18m x 7.5m rooflight sits over the central atrium space which comprises a series of voids of different sizes that provide connectivity between the various floors as well as create a sense of drama within the new library. The atria also allow natural light to penetrate deep into the plan and assists with the mixed mode ventilation strategy for the building.

The Plans provide a menu of different study spaces to give users a good degree of choice. The upper three levels contain a series of collections and reading rooms, a variety of study spaces and staff administration and technical areas. The predominantly flexible and open plan atrium spaces incorporate the reader spaces, cellular rooms and bookshelves with cellular accommodation concentrated to the perimeter and the east – west extremities of the plan.



Site Plan

*Michael Regan of EPCA was Director in Charge/ Project Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects and Interior Designers, Cork from 2004 – 2011*





## MICHAEL REGAN CV PROJECT

**Sports Building – Third Level Campus, Dublin.**  
**Reddy O’Riordan Staehli Architects and Bennetts Associates London**

*Michael Regan of EPCA was Director in Charge/ Project Architect for this project whilst Managing Director of Reddy O’Riordan Staehli Architects and Interior Designers, Cork from 2004 – 2011*

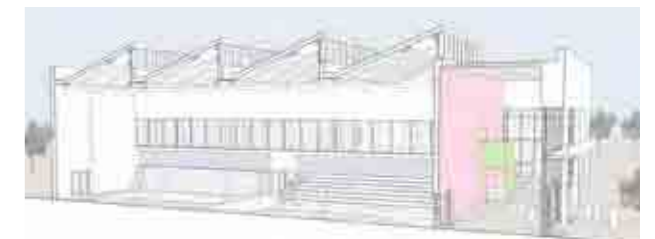
The Sports Hall Building was one of a suite of three new buildings designed for a Third Level Campus in Co. Dublin. The Sports Building will be prominent when viewed from the main vehicular approach to the Campus and the Entrance Foyer of the Building has therefore been located to provide a double height glazed lobby and active façade to the Campus approach.

The large volume of the sports hall building is subsumed below the existing roadway level to minimise its volume and scale. The resultant split level foyer provides direct access from both the upper roadway level and also the lower Car Park level. The 2.5 storey massing of the Hall is also reduced in scale by wrapping the ancillary accommodation on the north-west and south-east elevations providing an active façade to the Campus.

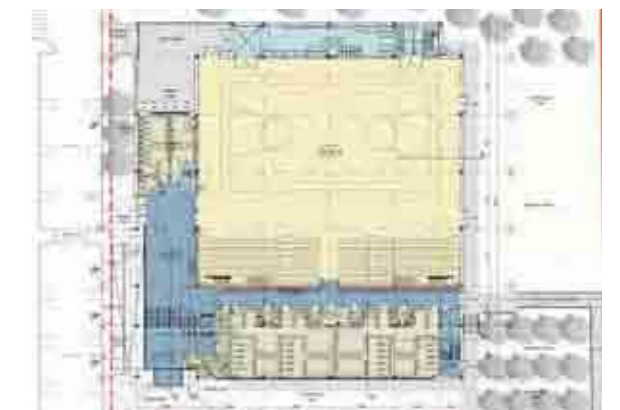
The internal planning of the Sports Hall facility will also provide for arrangements for an exam hall, social occasions and formal graduation ceremonies etc. Floor to floor heights are typically set at approx. 4.0 metres high with the exception of the Sports Hall Area itself which is 9.2 metres above floor level to top of structure, with 7.6metre clear height for ball playing activities.

The elevations are predominantly of self coloured render - to continue the material and palette of the Campus - with relief provided by extensive curtain walling to the north and west elevation visually signposting the Entrance Foyer and perimeter Fitness Rooms. Large louvre aluminium panels and manifestation graphics applied to glazing and spandrel panels will be used within the curtain walling system to obscure or conceal the ancillary and service spaces behind.

The roof of the Sports Hall is to be clad with a standing seam aluminium panel and has integrated saw tooth glazed north lights to maximise daylighting to the Court and Viewing areas .



Section



Ground Floor Plan



Image by Bennetts Associates



## MICHAEL REGAN CV PROJECT

**Library Learning Resource Centre, Third Level  
Campus, Cork**  
Reddy O' Riordan Staehli and Bennetts  
Associates, London

The proposed Library and Learning Resource Centre is located on a primary pedestrian and vehicular axial point. Its positioning seeks to reinforce the main pedestrian entrance and present a Landmark building to the campus.

The LLRC is a 27 meters wide framed concrete superstructure structured based on a 1500mm planning grid module, which has been found to maximise flexibility for book shelves, reader spaces and cellular rooms. Floor to floor heights are 3.9m at first and second floor but increase to over 4.5m at ground floor to improve the sense of openness and space.

A large atrium has been located along the central spine of the building to facilitate mixed mode ventilation and provide natural light to the heart of the plan. The atrium will also improve connectivity between levels and aiding user orientation within the building.

The ground floor is designed to be open access for students and visitors. The learning café, which signposts the building entrance will provide activity to the ground floor axis route.

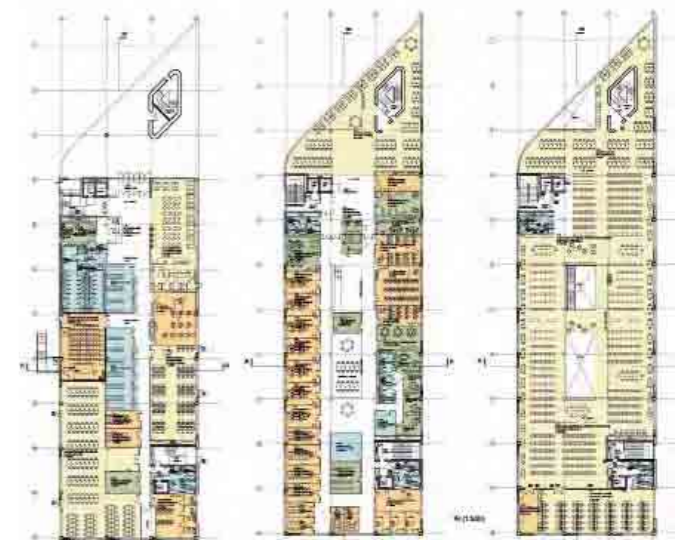
The Reading Room is located at the north end of the building at first floor. This area offers a quiet environment to students. Architecturally this end of the building is designed as a night beacon and daytime landmark for the Campus. Other perimeter rooms at this level are predominantly dedicated to post-graduates and seminar/group study and teaching facilities.

The second floor is predominantly occupied by the library collection and is predominately open plan.

The building facade is based on the 9m structural grid, subdivided in 3 x 3m modules of profiled 1x metal ventilation louvres and 2x glazed or spandrel fixed panels.

The north "splayed" elevation emphasizes the dramatic character of the building cantilever and provides a high quality environment to the main reading rooms.

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*





## Kingswood, Post Primary School, Dublin 1000 Student School.



The proposed design for the site has been developed to provide a site specific response to the Kingswood Site where there were considerable site gradient implications and on-site features to consider and exploit to the benefit of the scheme. However consideration was also incorporated into our processes as to how the design could be adapted or adopted elsewhere as stipulated by the competition.

The site area identified for the new school was significant. The determining characteristics that dictated our approach to the use of the site and the location of the new School Buildings included the dog-leg footprint of the site itself, the proposed pedestrian and vehicular entry points to the upper and lower fields, the proximity to the adjacent Primary School to the immediate North- East and the open public areas to the immediate east.

The main feature within the site itself other than the uniform gradient slope from south-north was the existing hedgegrew and waterway that bisected the site.

With this the site divided itself into two clearly defined areas of development. To facilitate colocated usage of the sports facilities and to extend the public open space into the site we positioned the new school to address the lower end of Ballymount Road with its ancillary playing fields and physical education hall also accessed from this end of the site.

The proposed site plan shows how the site has been arranged over the upper and lower fields to provide the shared playing areas to the north, which will serve both the new Post primary school and the existing primary school. Solar gain and control glare and integrated opening vents provide natural ventilation when required.



Site Plan





## MICHAEL REGAN CV PROJECT

Anu Research Centre - UCC,  
CUMH, Wilton, Cork  
Reddy O'Riordan Staehli Architects

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The Anu Research Centre at Cork University Maternity Hospital occupies the penthouse floor of the building and was developed by University College Cork in partnership with the Health Service Executive. At the time of its opening in 2007 the facility is the first purpose-built integrated research and clinical centre in human reproduction in Ireland.

Michael Regan was RORSA's Project Architect for the Maternity Hospital and his role was extended to also include the ANU Research Centre, which was fast tracked to be built in parallel with the Maternity Hospital roof-level extension. To ensure a seamless continuity between both projects it was accepted that the architecture and interior design would incorporate the concept and approach of the Maternity Hospital project. The resultant ANU Research Centre is therefore 'of the building' rather than being a distinctive 'unit'.

The educational accommodation and facilities provided in the unit include extensive research and training laboratories, write up areas, general teaching areas, meeting areas, offices and other educational support accommodation. The unit sought to adopt a similar approach to detailing and materials etc. and included innovative ideas where appropriate, for example in the horizontal corridor openings to the Laboratory and the high end design to the Main Boardroom.

Communications technology were seen as being a key requirement for the University, as were specialist requirements for the various post-graduate research areas, the lecture and laboratory areas and the integration of the systems to the hospital and UCC servers. The Operating Theatres, located five storeys below the Anu Research Centre, are fully addressable, linked to the lecture suites and are also capable of providing live audio visual links to medical consultants in other parts of the hospital or elsewhere in the world.

Glazing on the external façade is extensive and provides full height views out over the surrounding landscape where appropriate, with controlled views via the projecting, angled feature windows provided to overcome overlooking issues related to patient privacy.

The language of the Maternity Hospital Building façade has also been adapted, with a Level 5 setback, to reduce the overall height of the Hospital / Research Centre Building. On the Courtard elevation the external cladding material complements the rendered façade of the Hospital accommodation.



## MICHAEL REGAN CV PROJECT

Digital Media Building – Third Level Campus, Dublin. Reddy O’Riordan Staehli Architects and Bennetts Associates, London

*Michael Regan of EPCA was Director in Charge/ Architect for this project whilst Managing Director of Reddy O’Riordan Staehli Architects and Interior Designers, Cork from 2004 – 2011*

The Digital Media Building was one of a suite of three new buildings designed for a Third Level Campus in Co. Dublin. Located on a prominent road fronting site, the DMB has been designed to relate to adjacent buildings and also to provide a series of new external student recreational and social spaces, consolidating the Campus, and also providing purpose designed accommodation for the extended educational programmes to be provided.

The three storey building provided much needed campus student facilities at Level G, in particular a new Canteen to provide 800 seating spaces – internally and externally, with classrooms and design studios on the upper two levels. All levels were connected visually by a central Atrium, which also incorporated a feature stair and landings. The atrium also maximised natural daylighting within the plan and supported a predominately natural ventilation strategy.

The proposed Digital Media Building incorporated a number of innovations to reflect its prominence and also its function as a Media Design Building – a two storey high media/ projection wall element faced the parkland / road frontage and provided display and performance potential.

The contemporary styling, material selection and details etc. is intended to be replicated across other buildings also being provided. The suite of new Buildings provides the Campus with a unique opportunity to create a clear and strong visual identity for the future campus buildings, masterplanned for the site.



Image by Bennetts Associates

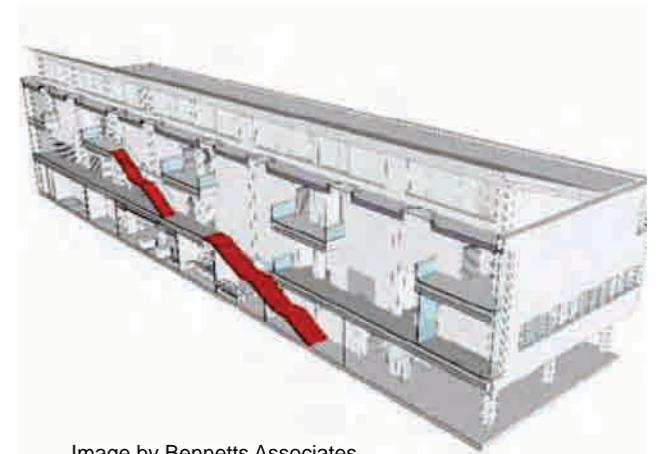
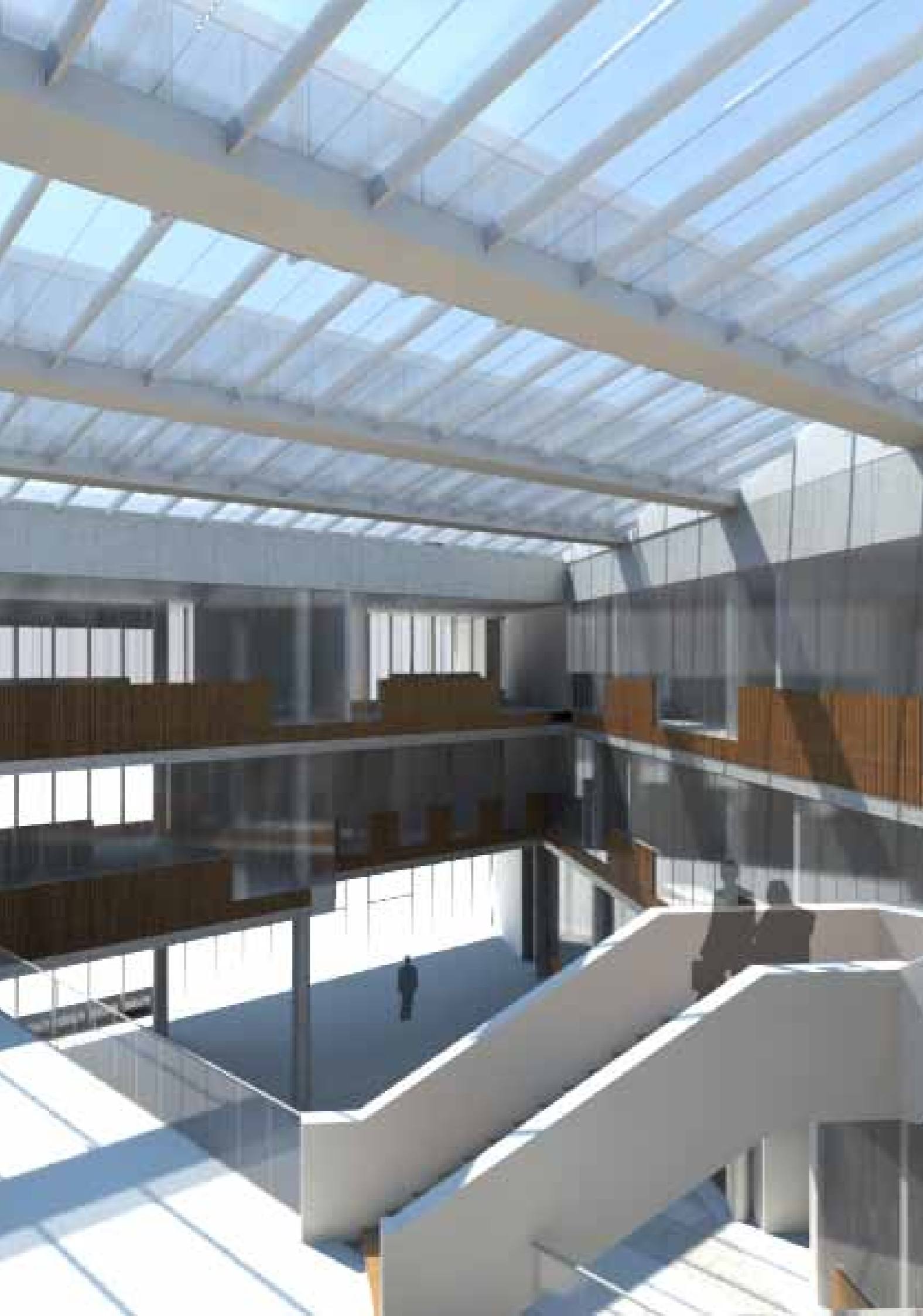


Image by Bennetts Associates



## MICHAEL REGAN CV PROJECT

**Engineering + Architecture School Building -  
Third Level Institute, Waterford  
Reddy O'Riordan Staehli Architects and Ben-  
netts Associates London**

The new Engineering + Architecture School Building occupies a key site within the Campus as a consequence of its detachment from other campus buildings and its three storey height and massing will be particularly prominent.

The E+ASB is one of two new buildings to be provided on the Campus and both are seen as forming a suite of new coordinated buildings which will regenerate the public realm and landscape of the western and northern edge of the Campus.

The proposed E+ASB occupies a large enclosed footprint, with perimeter accommodation arranged around a central three storey high atrium space, which as well as incorporating the Foyer also provides views from all three floor levels of the vertical and horizontal circulation routes. The facility will provide key social, study, educational and staff accommodation for the Engineering and Architectural Schools in addition to informal presentation and exhibition venues.

The E+ASB has maximised its relationship with the Campus Fields to the immediate south and a significant open area to the north by creating new plaza spaces at both primary and secondary entrances.

The predominate external façade material for the E+ASB building is the feature white brick that is a 'signature material' for the recently complete buildings on the Campus. The solid brickwork planes have been complemented with contrast limestone cladding and large areas of glazing to achieve the daylight factors required to the perimeter accommodation.

Projecting horizontally framed architectural elements span the upper two floors providing a horizontal emphasis. These features incorporate continuous horizontal 'louvres' which serve as brise soleil but also successfully reduce the overall massing of the building's upper floors. These are contrasted with the vertical 'saw tooth' profile along a large area of the west and northern facades which address the western sunlight, regulating evening glare whilst maintaining the daylight requirements to the key Design Studios at Levels 1 and 2.

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*



3D Images by Bennetts Associates, London



Ground Floor (Example of floor plan)





## MICHAEL REGAN CV PROJECT

### CRF/TRF Galway Payette (Boston) & Reddy O'Riordan Staehli

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The CRF / TRF Project was jointly briefed and funded by the NUIG and UHG as a Medical Research Facility on the grounds of the Hospital, adjacent to the historic NUI Galway Campus.

The CRF / TRF project was designed by Reddy O'Riordan Staehli Architects in collaboration with Payette, Education Laboratory Specialist Architects from Boston, US. Michael Regan was Project Architect for the healthcare aspect of the project and Director in Charge for RORSA.

At 5,300sq.m the CRF/TRF formed part of a three project third level education research bundle totaling 19,000sq.m approx. designed for tendering and construction by a single Consortium.

The selected site is compact at 0.25 hectares and is located immediately adjacent to existing education and healthcare facilities. The site sloped steeply to the south and east and required carefully considered transitional landscaping.

The project brief and the site area dictated a four storey building, segregated to provide the UHG Clinical Research Facility accommodation at Level G and 1 with the NUIG Translational Research Facility accommodation provided at Levels 2 and 3. The Building includes a connection link to the adjacent CSI educational Building from a common Foyer at Level G and also at Level 2. The Hospital is connected to the CRF at Levels G and 1.

The Clinical Research Facility (CRF) accommodation is planned to facilitate both in-patient and out-patient trials. Out-patient accommodation and support services are located at Level G. To allow for night staff and emergency access to the Hospital all in-patient accommodation have been located at Level 1.

The Translational Research Facility (TRF) has almost identical Laboratory and support lab accommodation layouts provided on each of its two levels. Both floor levels are connected vertically on the north and south to facilitate and encourage collaboration between research principals and teams operating on each floor.

The materials of the external envelope- natural stone, feature rendered panels, curtain walling glass and metal cladding etc. were selected to give a landmark feel and quality statement to the new building.



Images by Payette



## Extension to Primary School Ardmore, Co. Waterford

The original St. Declan's National School Ardmore, Co. Waterford dates from 1955 and consisted of 3 Classrooms, Boys and Girls toilet blocks on the east and west of the building, a store room and a modest staff room.

In the intervening years the population of the Village and catchment area necessitated an extension. E-Project Architects were commissioned to undertake the extension and remodelling of the adjacent lands to provide Car Parking, improved access and circulation and external play areas.

The new extension provides 4 large Classrooms to the south of a single loaded corridor. En-suite accommodation has been provided to the Junior Classrooms and a new toilet block for the upper level students to the western end. The original school accommodation was also remodelled as part of the works to provide Remedial Teaching Spaces, Staff Room and Library.

The connection of the 'new and old' structures provided a bright open flexible space that serves as both the new Entrance Foyer and the School Hall. The Foyer is also positioned on the intersection of the internal circulation routes stitching the existing and new school together.

The new and remodelled teaching spaces have been organised along the south elevation to maximise passive solar gain and natural day lighting for the hours of use. This strategy promotes a healthy environment and increased productivity in a work and learning environment. The windows in each new classroom are full height with a vertical emphasis that continues the pattern of the original building.

To respond to detailed daylight and glare studies all Classroom windows have been fitted with internal sun-screen blinds to allow manual management of the low sun seasonal glare that is unavoidable.

The new extension was officially opened on the 26th of March 2010.





## Healthcare Projects

Healthcare Projects are perhaps the most exacting public access building type in terms of their briefing requirements, need for different accommodation environments, segregation of user from general public and patient from staff areas etc. Health Care Buildings are also subject to significant design control criteria over and above the regulatory building controls.

Michael Regan, Director of E-Project Chartered Architects, has been involved in Healthcare projects for over 12 years with projects ranging in scale size and complexity.

The majority of the featured projects formed part of a Healthcare Campus and consequently required a careful review both the project briefing documentation in addition to a comprehensive analysis of the site constraints. All projects sought to provide a project specific design response to their brief and did not seek to replicate adjacent building models, producing the highly distinctive and landmark architectural buildings.

With strict control over healthcare accommodation briefed areas and resultant budget costs to ensure that the design proposals respond fully to the Brief and budget it was a common design consideration across all featured projects that non-briefed elements and added value items would be incorporated wherever possible to benefits the scheme and end users. These innovative responses to the Brief can be seen in the Courtyard and Terraces created in the Cork University Maternity Hospital and the Acute Adult Mental Health Unit, the external landscaped approaches to the Cherry Orchard Adolescent Unit and the Lightwell Café to the Holles Street infill development.

A common denominator of all the Healthcare Projects featured is their non-institutional appearance and ambience – exemplified by the Foyer Areas, large expanse of glazed areas, joinery work and bespoke desks etc. and the enhanced quality of materials used throughout - all in accordance with healthcare infection control requirements.



## MICHAEL REGAN CV PROJECT

Cork University Maternity Hospital,  
Wilton, Cork  
Reddy O'Riordan Staehli Architects

Michael Regan was RORSA's Project Architect for the new Maternity Hospital at CUH from its inception in 1999 to its completion in 2007. The Building comprised 21,000sq.m of accommodation over 6 levels, and amalgamated all of the Cork City and County maternity services.

The plan form of the building comprises three gently curving wings of accommodation enclosing a central landscaped garden. On the upper levels the east and southern 'wings' of accommodation are connecting by the largely glazed western wing, on which is also located the main vertical stairs / lift cores and Entrance Foyer at Level 1.

The design approach was to provide a Maternity Hospital that reflected the fact that, although a hospital, its users were predominately 'well people' who were accessing the services of the building as part of a natural and joyful process. The public areas of the Hospital and its interior design approach was therefore focused on providing a more 'front of house hotel' aesthetic. This fundamental design philosophy and driver has informed the architecture and interior design of the facility.

The building accommodation has been programmed over six levels, with the various healthcare procedures, in-patient and outpatient ante-post natal programmes and activities etc., being rationally grouped to minimize the travel distance and to provide some degree of segregation between the Birthing Suite and Theatres – located at Level G - and the Say Services at Level 1 and the Main Ward Floors – located at Levels 2 - 4.

The building also incorporates a 50 cot neo-natal Unit, the largest in the Country and three fully interactive Operating Theatres.

The finishes provide high quality, robust, uninterrupted facades. Clear horizontal and vertical circulation routes in the building are punctuated by the strong architectural features, in the limestone finished stair towers or the glazed walkways.

### Awards

RIAI Award Winner - Best Healthcare Building 2007

IDI Award Winner – Highest Commendation 2007/ 08

IDI Award Winner – Grand Prix Interior Award 2007 / 08

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*





## MICHAEL REGAN CV PROJECT

Adare Hospital and Consultants' Clinic  
Adare, Co. Limerick  
Payette (Boston) & Reddy O'Riordan Staehli

This project to provide a US style of Private Healthcare facility on the grounds of Adare Manor, Limerick was undertaken by Payette Architects, Boston, USA in collaboration with Reddy O'Riordan Staehli Architects. Michael Regan was Project Director / Project Architects for RORSA.

Throughout the Design Stage of the project two separate planning permissions were prepared and received approval from Limerick Co. Council – the first scheme incorporated 30,000sq.m of accommodation reduced to a 20,000sq.m phase development for the revised scheme.

The change in area reflected the changes in medical procedures and specialisations which were to be provided by the Operators of the facility and a review of patient support services and accommodation required.

The scheme incorporated a broad range of diagnostics and treatment facilities and associated consultant, patient and staff accommodation over three levels. These were arranged one side of a central circulation hospital street. 100 bed single bedroom in-patient bed accommodation was provided on the other side of the central circulation spine, arranged as a series of garden pavilions.

A separate wing incorporated the Private Consultant's Clinics, Main Entrance and Foyer and an out-patient repeat specialist diagnostic and treatment services.

The building is low slung and contemporary in its design and material selection. The roofline has been designed to reflect the undulating landscape of its setting and the orientation of the building addresses the approach to the development and optimizes the day light penetration to the pavilion accommodation and hospital street.

*Michael Regan of EPCA was Director in Charge/ Project Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects and Interior Designers, Cork from 2004 – 2011*



All Images by Payette

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## MICHAEL REGAN CV PROJECT

**Child and Adolescent Mental Health Facility,  
Cherry Orchard Hospital, Dublin.  
Reddy O'Riordan Staehli Architects**

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The new 3,400sq.m facility at Cherry Orchard Hospital has been designed to provide replacement mental health services for young people, up to the age of 18 years, in a purpose-built facility, replacing a number of regionally remote facilities housed in low grade properties. The amalgamation of the various services on one site will facilitate increased access and services to the public whilst also promoting collaboration and efficiencies within the staff base.

The brief comprises three separate Child and Adolescent Community Team Departments, an Adolescent Day Hospital, a staff training department and administration support services which will serve Children of various age groupings and specialist needs that dictate segregation of access, circulation and specializations etc.

The primary ethos of the new facility was to be 'non-institution' in approach and this was promoted by the Architects in the final concept which provided an inviting and open community-based building with emphasis on a safe child focused and adolescent friendly environment.

Located within the grounds of the existing Cherry Orchard Hospital and surrounded by circulation roadway, car parking and adjacent buildings the design strategy purposely adopted an approach to create a distinctive and welcoming architecture, free-standing and organically shaped, that would be non-directional when sited within its landscaped park.

The organic form has carefully considered all aspects of scale, materials and colour variations across each façade and floor level to provide a visually interesting and welcoming facility with the internal planning of each department, wing and floor responding to the exacting requirements for segregation of users, staff and support etc. The plan addresses individual entrances to each department, incorporating screening, and also private internal courtyards for supervised use.





## MICHAEL REGAN CV PROJECT

### National Maternity Hospital, Holles Street, Dublin

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The NMH at Holles Street dates from the mid 1930's and has seen a significant increase in births, necessitating a re-organisation of its existing accommodation. This project was to provide new operating theatres and a neo-natal unit. This was to be a significant extension. The proposed development was perceived as being an interim development pending the relocation of the NMH to a new green field site within a 10 year period.

The temporary nature of the proposed development resulted in the project being reassessed throughout its pre-planning design and site appraisal stage in terms of priority of accommodation etc.

The key consideration for the Design Team was the impact of the new works to the continued operation of the Hospital and the sequential phasing and departmental decanting from the existing accommodation to the new departments. The agreed rationalised scheme, which incorporated the 1935 Hospital Building and also three adjacent Georgian Terrace Buildings in the ownership of the hospital - received planning permission.

This proposal subsequently reassessed in the context of a national / Dublin City wide healthcare strategy and a reduced 'medium-term solution' was sanctioned the provision of stacked temporary accommodation as a lightwell infill extension to the rear of the Holles Street Hospital Building. The architectural response to the preferred strategy was to make a case for a permanent structure in-lieu-of temporary accommodation, and this approach was accepted by the client following consideration of cost, quality and function.





## Public / Civic / Commercial Projects

The following projects best demonstrate the diversity of projects that the Practice and E-Project Director Michael Regan has been involved with over the past 12 years.

The featured projects range in scale from the internationally acclaimed Cliffs of Moher Visitor Centre in Co. Clare to a modest Boat-house on the Blackwater in Co. Waterford and from the high rise urban scheme for the Grand Parade City Library Development in Cork City to a sub-urban Community Centre and Creche in Mal-low, Co. Cork. The landmark development at the Cliffs of Moher and Grand Parade were both significant projects on a national scale, yet both projects could not be more different in term of their briefing requirements and structure, the former a Government Agency funded project and the latter a Commercial / Local Authority Joint Venture.

The common denominator to all projects is their project specific design response to an exacting brief and unique site constraints – budget, location, programme etc. The all encompassing level of service that can be provided by the E-Project is demonstrated by Michael's involvement on the Cliffs of Moher. The project spanned a nine year period as the project progressed from pre-Planning Design through to Siteworks, via an An Bord Pleanala Appeal. As lead consultant for the Project Michael's role covered all aspects of the Contract, Client, Contractor and Consultants liaison and manage-ment. Particular to the project was an overseeing role in the selec-tion and management of the Exhibition Designers.

The recently completed Bartlemy Project shows a similar level of immersion into all aspects of the project design, with the Client and E-Project enjoying a relationship more typical to a private residence rather than a headquarters Office and Workshop development.

Michael Regan and E-Project Chartered Architects Ltd. have an es-tablished record of sucessfully completing very exciting projects on time and on budget.



## MICHAEL REGAN CV PROJECT

Cliffs of Moher Visitor Centre  
Co. Clare  
Reddy O'Riordan Staehli Architects

The completed Cliffs of Moher Visitor Centre project represented the design development of an RIAI Architectural Competition winning scheme by O'Riordan Staehli Architects in 1992. In the intervening years the brief was expanded considerably by Clare Co. Co. to incorporate additional visitor facilities, compliance with new regulations, sustainability ethos and also the complete replacement and extension of the external clifftop walkways.

Upon joining ORSA Architects in 1999 Michael Regan was appointed as Project Architect to the project and tasked with bringing the revised project design through all design, planning and sitework stage – which included an An Bord Pleanála Oral Hearing. Michael's role was uniquely all encompassing on this project, from all aspects of the architectural and interior design through to interviewing and briefing the exhibition designers, reviewing the recording of the AV soundtrack- in addition to Lead Design Team Consultant.

The original design concept of a subterranean building, with minimal impact of the landscape, has been realised in the completed scheme with its envelope of walls and roof subsumed into the topography of the hillside. The briefed accommodation has been designed over two levels, with direct access to and from the cliffs provided for accessibility. The restaurant has been designed within the dramatic sweep of the load bearing structural frame and orientated towards the iconic views of the Cliffs- see image.

The entrance foyer area and the internal circulation routes have been designed with comparatively low ceiling heights to reinforce the notion of an underground, 'cave like' building. Central to the concept is the sloped ramped circulation route which connects all of the Public Areas of the Building. The exhibition area is contained within the 9m high, 25m diameter domed Exhibition Area and as the key internal space is purposely dramatic in its scale to create the 'wow' effect on entry, and to contrast to the other areas.

The structural shell and loadbearing elements have been exposed wherever possible to generate spectacular undulating wall and soffit forms internally. The exposed concrete shell has a moulded 'worm-trail' imprint, derived from the local Liscannor flagstone, which contrasts with the highly polished concrete ramp wall and non loadbearing elements. Other natural materials used included liscannor stone and oak. A sustainability and environmental ethos underpinned the overall development approach.

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*



**AWARDS:**  
RIAI Exhibition Award - Best Public Building 2007  
IFI Award Winner – World's Best Public Building Award for Interior Design 2007  
IDI Award Winner–'Eye' Exhibition Design Award 2007 / 08  
IDI Award Winner–'Eye' Accessibility Design Award 2007/08  
2006-2011 Clare Design & Conservation Awards  
Best innovation Project  
Best Green Technology Project

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RIBA 





## MICHAEL REGAN CV PROJECT

Cork City Library,  
Grand Parade, Cork  
Reddy O'Riordan Staehli Architects

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The new Cork City Library Project designed by Reddy O'Riordan Staehli Architects was one of the most prestigious and ambitious undertaken in the City, encompassing a complete city centre block. Michael Regan was RORSA's Project Director / Architect for the project.

The project included at its centre a new City Library and its procurement and delivery involved an innovative partnership arrangement between the City and its preferred Developer that owned lands immediately adjacent to the City Library. This provided the opportunity to jointly develop both projects whilst retaining the Library's historic link with the Grand Parade.

The scheme as developed integrated the new City Library, located on its original site, as part of a new urban quarter development that encompassed an entire city block within the historic part of the City.

The proposal reinstates and opens up, two historic lanes which reconnect the North Main Street and Grand Parade retail streets. The scheme provides a new retail, commercial, residential and civic heart to an otherwise dilapidated city centre site.

The new Cork City Library was to be arranged over a series of floors, occupying a prominent site overlooking the Grand Parade.

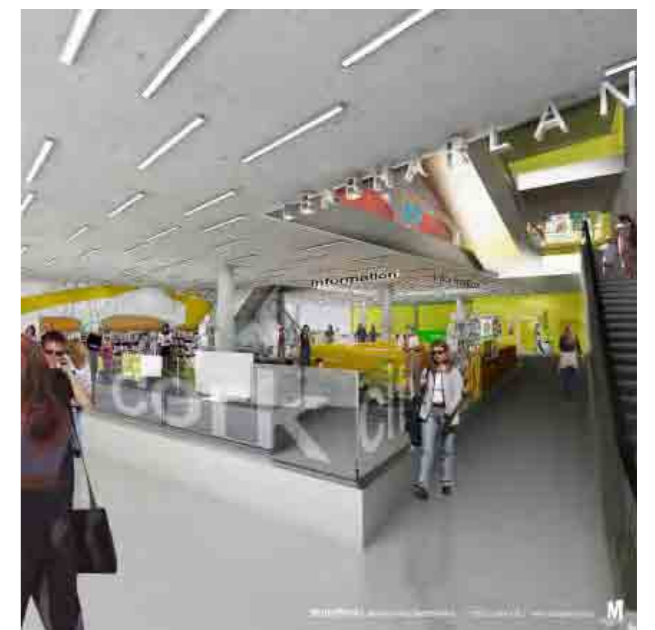
The building massing and architectural style is distinctly 'landmark' in its quality, to give a strong presence to the Library on its prominent site. The development of the adjacent sites were designed to maintain the historic urban grain of the streetscape.



Site Plan



Image by RORSA & Model Works



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## MICHAEL REGAN CV PROJECT

Creche and Community Centre,  
Mallow, Co. Cork  
Reddy O'Riordan Staehli Architects

The new Creche and Community Building at Gooldshill, Mallow formed part of a new Local Authority Housing scheme for Cork County Council. The scale of the project at 275 units and the deficit of similar facilities on the northern area of Mallow dictated that these facilities were required as part of the overall Masterplan for the site.

The total site comprised over 28 acres on a sloping greenfield site at the town edge in Mallow. The location of the new Creche and Community Centre was determined by the topography of the site, as a steep natural undulation rendered a part of the site unsuitable for housing and also with a view to phasing the overall development with these facilities central to the overall scheme.

The steep nature of the site, the large briefing area required – 480sq.m - and the need to have external play areas associated with the Creche dictated its location on the upper floor of the building. The Crèche has been designed in accordance with HSE Guidelines to cater for 48 children across various segregated age groups as follows:

- 8 - Young Children 0-1 years
- 20 - Toddler Children 1-3 years
- 20 - Pre-school area 3-5 years.

The smaller footprint required for the Community Centre-140sq.m- provides a general purpose space for use by community groups. Its requirement for direct access to the road frontage and adjacency to the Playing Pitches and hard ball courts for management and supervision etc. from the Community Centre determined its location at Ground Level.

*Michael Regan of EPCA was Director in Charge/ Project Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects and Interior Designers, Cork from 2004 – 2011*



Floor plan of centre/creche



West elevation of centre/creche



3d visualisation of community centre/creche





## Boathouse, Blackwater River, Co. Waterford

The site identified for the boathouse has significant potential to become a tourism and leisure activity driver for the immediate area and the Blackwater river from Youghal to Cappoquin. The brief is to provide facilities for boating activities from a historic quay and a new pontoon, in addition to facilities for walkers / cyclists and tourists that may visit the surrounding villages and use the river for leisure activities.

The preliminary design has been positioned adjacent to the existing slipway to allow for immediate access to the water and overlooking of the Quay.

The site area has been planned to allow segregated vehicular and pedestrian routes through the site.

The building runs parallel with the river commanding aspects north and south. A south west facade with large open glazed windows and doors with a terraced area create a view up and down the river. This building is to act as a landmark along the river. The north east facade addresses the forest edge. It reflects its environment and incorporates stone, timber and metal cladding to ensure its appearance is maintained and that it is successfully integrated into its natural setting.

workshop, changing rooms and camping toilet facilities are located on the ground level. These have been designed to accommodate 20 years flooding levels. The elevated upper storey accommodates the community and social areas, including a small exhibition gallery, Cafe and flexible education rooms. A large terrace will provide seasonal viewing of the river based events and external contemplation areas.

The boathouse is designed to serve as a Tourism Hub – serving visitors to the area. This new facility will provide a base for seasonal ferries to connect with different towns and villages, crossing cyclists along scenic cycle routes.



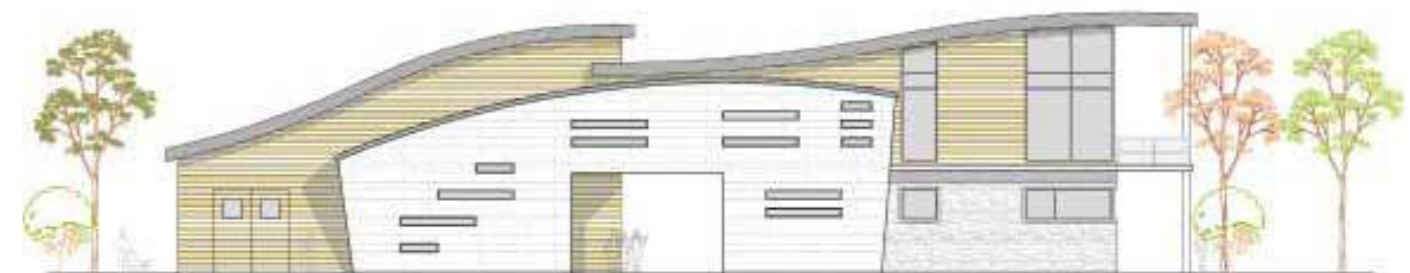
Woodland Walk View



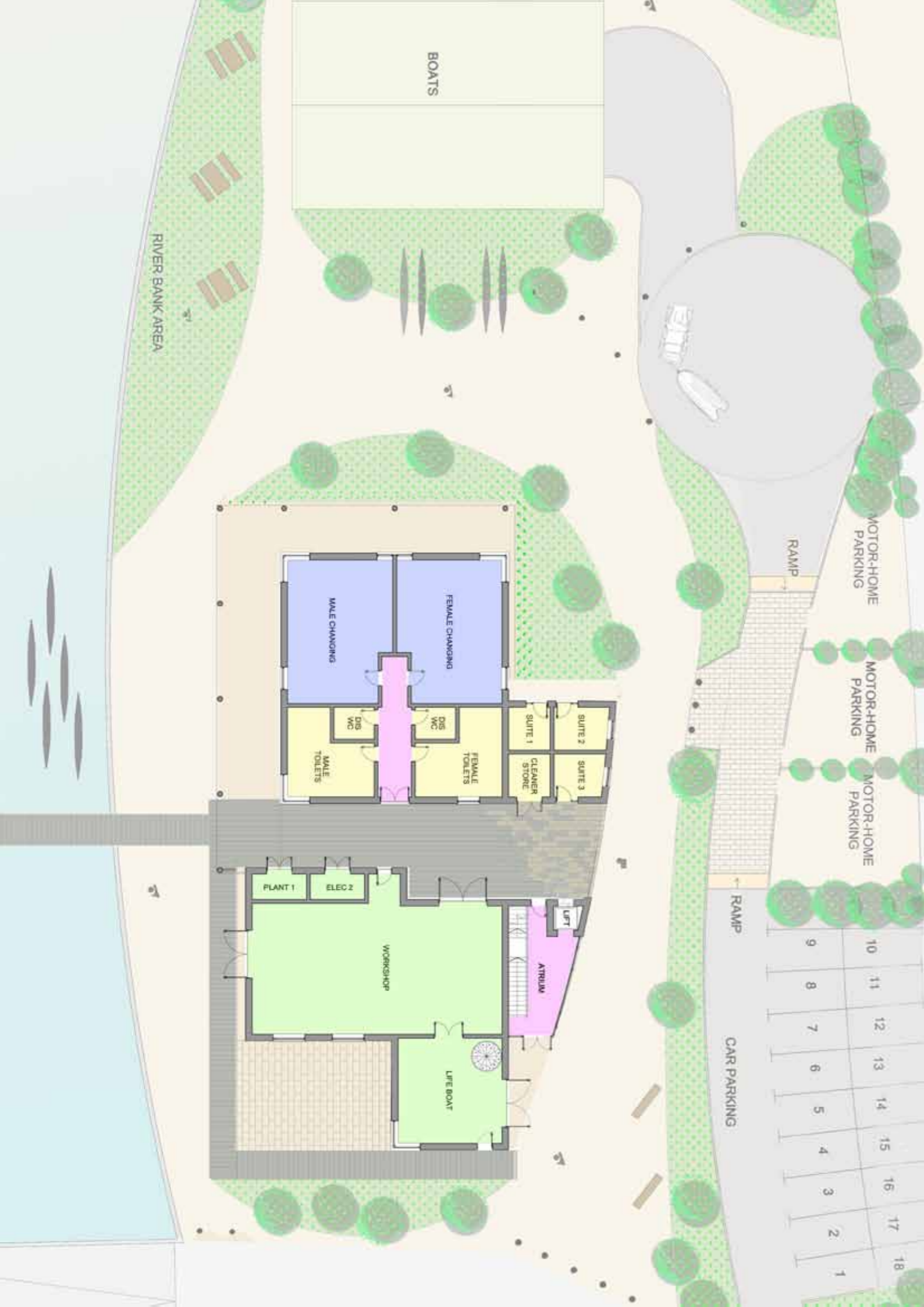
Waterside View



South Elevation



East Elevation





## TVM Headquarters, Office & Workshop building Bartlemy, Co. Cork

The completed Television and Headquarters Office and Workshop Building in Bartlemy, Co. Cork comprises of four distinct architectural elements – Cottage, Drum, Two Storey and Workshop – Together these provide 1,250sq.m (13,450sq.ft) of new 'state of the art' interconnected Office, Studio, Canteen and Engineering Workshop accommodation for a Live TV Event and Production Company.

The Project incorporates the Client's requirement for a strong sustainable design programme. The Office accommodation has been designed in accordance with Passive Haus principles of Timber Frame design including sub-structure insulation, envelope thermal performance and airtightness, internal temperature and ventilation control etc. All M+E services have been designed to support these principles also including solar panels, rain water harvesting and future photovoltaics.

The site is central to a rural village and to maintain a connection with its historic context the cottage that previously occupied the site and fronted on to the road has been 'reformed' and subsumed within the new development to provide open plan office accommodation at Level G. A 'secret external terrace area has been provided behind the pitched roof with 'open-shut' louvred panels providing viewing from the canteen behind.

The main architectural feature is the american red cedar clad 'Drum' element, an elliptical plan form that has been extruded to 2.5 storeys high. The drum is accessed via a contemporary zinc clad glass Entrance Porch and contains the double height Entrance Foyer, central office suites and a post-production Edit Suite at Level G. The Board Room, Offices and Gallery Canteen area have been provided at Level 1, accessed from a sweeping steel and glass feature stair concentric to the curved plan footprint.



Ground Floor





## Hospitality and Leisure Projects

E-Project Director, Michael Regan, has over 25 years of experience in the design and construction of Hospitality and Leisure projects. The first 12 years of this period concerned projects in the UK, predominately in the luxury Hotel and Golf Club sectors.

Key projects worked on in a senior Architect role included the Balmoral Hotel in Edinburgh, the Westbury Hotel, Mayfair, London, the Berkley Hotel Restaurant and the Capitol Hotel, Knightsbridge, and the Connaught Hotel Apartments, London. These hotel schemes incorporated hotel suite accommodation, Restaurants, Bars, Health Clubs and Business Centres etc.

The more recently completed Hospitality and Leisure Projects completed, and featured on the following pages, built on this expertise and experience and can be seen in the level of design and quality of architectural design response in both the Castlemartyr Resort Hotel and the Rochestown Park Hotel. These were significant projects completed to meet the exacting standards of our Clients to position their facility in the market.

The Golf Club projects also included under this section represent a condensed vision of the aspirations of the luxury hotel, commercially driven to position their Course and facilities in an ever more competitive market. Although the scale of projects are significantly reduced from the Hotel projects they share a common aspiration for quality and service which needs to be stated and supported by the architecture.

In common with all projects to brief and site opportunities and constraints are key design drivers. In the case of the Castlemartyr Clubhouse a connection was made to the adjacent Hotel building whereas in respect of the Cork City Clubhouse where a new facility was being proposed, without any firm point of reference it was necessary to prepare a number of options, both of contemporary styling, to allow members to make a decision on a preferred scheme.



## MICHAEL REGAN CV PROJECT

Rochestown Park Hotel,  
Rochestown, Cork  
Reddy O'Riordan Staehli Architects

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The Rochestown Park Hotel is a landmark Conference Hotel situated in the suburb of Douglas, approx. 6 miles from Cork City centre. The hotel has been built in the grounds of a period Georgian House, previously occupied by a religious order, which over time had been subsumed into the Hotel.

The most recent bedroom wing extension added in 1997 contributed to a confusing organization, circulation and order to the Hotel which was to be addressed in the proposed masterplanning of the development.

As Project Architect for the project Michael and his team undertook a root and branch reassessment of the entire hotel and proposed a phased approach to the refurbishment and extension that would increase the quality and guest experience of the hotel.

The completed project incorporated the replacement and relocation of the Reception providing a contemporary 2- 3 storey high Reception / Foyer / Lounge area that now forms the new heart of the Hotel, incorporating a winter garden at its lower level. Its central location and new lift and stair strategy greatly assists in the wayfinding of all aspects of the complex.

Function Rooms within the Georgian House were also remodeled and the plan of the house was returned to something approximating its original arrangement. A wraparound new Woodland Bar / Restaurant extension was also added, addressing the mature garden area. The conference Centre suite was also refurbished as part of a phased overhaul of this core part of the hotel's business.

The resultant scheme has brought a new prominence to the original Georgian House, providing a landmark contemporary entrance and Café / Bar which are both complimentary in their scale and character to the original house.





## MICHAEL REGAN CV PROJECT

**Cork Golf Club 1**  
**Co. Cork**  
**Reddy O'Riordan Staehli Architects**

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The project was to provide a new contemporary clubhouse on a greenfield site on the outskirts of Cork City, which was to form the focal point for a new 2 x 18 hole Golf Course. Michael Regan was Reddy O'Riordan Staehli's Project Architect / Project Director, for the project, building on his previous experience of Clubhouse Design in the UK and Castlemartyr.

As the Clubhouse was to serve two separate 18 hole courses, and also ancillary tennis courts and gym members, the scale of the project was ambitious in terms of its accommodation. The scheme was subject to a number of design presentations to the Committee members to arrive at the preferred design. Two of these designs were brought to an advanced stage of design development - translucent cladding scheme and a later copper shingle clad scheme- before a final decision was reached.

The proposal recognised the central and dominant position that the building would occupy in an otherwise green and rolling landscape, and this influenced the massing and materials proposed. The plan form consisted of two distinct levels of accommodation, separately rendered and styled to reflect the private / service use at Level G and the public and front of house activities at Level 1.

The plans was also layered east – west at each level, with changing rooms and Gym to one side and the pro-shop, committee rooms and staff accommodation on the other, separated by a generous central foyer space running the full length of the building, providing an internal spine connecting both 18 hole golf courses and a feature stair connection to the first floor level.

Level 1 provided members social facilities including a Restaurant, Bunker Bar and wraparound external terraces providing panoramic views across both courses.

As a building in the round, the adoption of concave and convex plan forms atop a stone plinth provided a variation to the elevations, with the main entrance clearly denoted by the cantilevered first floor providing a 'port cochere' to the entrants. An innovative interior design, also by the Architects, allows for the building to be transformed at night to reflect the social functions that the building will also accommodate.



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## MICHAEL REGAN CV PROJECT

**Cork Golf Club 2**  
**Co. Cork**  
**Reddy O'Riordan Staehli Architects**

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The project was to provide a new contemporary clubhouse on a greenfield site on the outskirts of Cork City, which was to form the focal point for a new 2 x 18 hole Golf Course. Michael Regan was Reddy O'Riordan Staehli's Project Architect / Project Director, for the project, building on his previous experience of Clubhouse Design in the UK and Castlemartyr.

As the Clubhouse was to serve two separate 18 hole courses, and also ancillary tennis courts and gym members, the scale of the project was ambitious in terms of its accommodation.

The proposal recognised the central and dominant position that the building would occupy in an otherwise green and rolling landscape, and this influenced the massing and materials proposed. The copper would soften in hue over time and the curved forms would mitigate against a sharp silhouette. The plan form consisted of two distinct levels of accommodation, separately rendered and styled to reflect the private / service use at Level G and the public and front of house activities at Level 1.

The plans was also layered east – west at each level, with changing rooms and Gym to one side and the pro-ship, committee rooms and staff accommodation on the other, separated by a generous central foyer space running the full length of the building, providing an internal spine connecting both 18 hole golf courses and a feature stair connection to the first floor level.

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## MICHAEL REGAN CV PROJECT

Castlemartyr Hotel,  
Castlemartyr, Co. Cork  
Reddy O’Riordan Staehli Architects

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O’Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

Castlemartyr House was built in the early eighteenth century. The house has undergone many changes- remodelling and enlargement in the late Georgian period, which included projecting wings to either side of the main house, additional rooms and a bow front to the rear, and an especially fine saloon, finished by 1771. The Carmelite Fathers established first a monastery there in 1930, and a short time later St. Therese’s College

The extension was designed in a linear fashion so as to reduce its impact from the approach. The form and detailing of the extension are treated in a contemporary manner.

The Main Building provided additional hotel accommodation, functions rooms, leisure & spa facilities etc designed on contemporary wings. Materials used were limestone and timber cladding to intergrate with its landscape setting. Their visibility was reduced by the retention of mature trees and screening.

The main hotel functions such as entrance, reception, dining room and bars are retained in the existing house, in response to the operation and the conservation ethos to make the house the primary focus. Features such as large reception rooms and the ornate plasterwork ceiling of the saloon, considered to be one of the finest in Ireland, can be enjoyed by the wider public. Bedroom suites have been planted within the original retained structure of the first floor plan.

On part of the replanned interior arrangements a number of redundant twentieth century interventions were removed including a concrete stair to the main hall and various extensions, and the house restored to its eighteenth century form. Joinery details such as the main stair and panelled doors and shutters were retained.

Features of the eighteenth century planned landscape, such as the ornamental lake, have been retained and extended as part of the masterplan, which also includes a new 18th hole link golf course.





## MICHAEL REGAN CV PROJECT

### Castlemartyr Golf Clubhouse, Castlemartyr, Co. Cork Reddy O’Riordan Staehli Architects

The new Golf Club House at Castlemartyr was built as a signature landscape building in the round, overlooking the 18th green of the new links golf course. The new luxury hotel and spa buildings – also completed by RORSA Architects and Interior Designers – serves as a complimentary backdrop to the predominately timber clad building.

Given the proximity of the Clubhouse to the Hotel, the design borrowed some of the materiality of the new Hotel block – in particular the timber cladding – but used this in an innovative way and refinement of detail to create a distinct landscape installation building form.

The contemporary design acknowledged its prominent position within the golf course, and also the fact that it would be overlooked by selected guestrooms within the Hotel.

The concept design comprised a simple arrangement of two overlapping elements, expressed in contrasting materials – timber to the upper level and render to the grounded element – providing a total of 500sq.m of accommodation.

The plan has been rationally planned to respond to user flows and use. The upper Ground floor element containing the locker rooms, pro-shop and equipment stores etc. is orientated for direct access to the first tee while the upper element incorporating the social bar and restaurant areas addresses the 18th green and the return approach to the Clubhouse.

The lower Ground floor is more functional in terms of its accommodation and is grounded into the landscape, reducing its visual presence from the course views. It is finished in a light grey render to relate to the dark limestone of the hotel.

The elevated and cantilevered upper element is expressed as a ‘natural’ form that “floats” out over the landscape. It is predominately timber clad – in larch – to integrate with the hotel cladding. Its tubular section softens its roofline in the landscape whilst the truncated end provide an area of uninterrupted glazing which frames expansive views over the golf course.

An innovative interior design, also by RORSA Interior Designers, under the Direction of Michael Regan, allows for the building to be transformed at night to reflect the social functions that the building is also required to accommodate.

*Michael Regan of EPCA was Director in Charge/ Project Architect for this project whilst Managing Director of Reddy O’Riordan Staehli Architects and Interior Designers, Cork from 2004 – 2011*





## The Tannery Townhouse, Church Street, Dungarvan, Co. Waterford

The Tannery Townhouse project involved the remodeling and development of a Georgian Townhouse, located on Dungarvan's oldest street, within an area of architectural conservation.

The scheme provided boutique Hotel Style accommodation ancillary to the internationally famous Tannery Restaurant and Cooking School.

The accommodation of 270sq.m was re-planned to provide 7 new Bedroom Suites with en-suite facilities arranged over three levels of the existing building. 4 king-size Suite Rooms and 3 Double Size Suites were planned and were fitted out in a contemporary style with individual schemes across each room.

Interior Design was undertaken by Sheehan and Barry, with hands on input by the Clients throughout.



Second Floor Plan



First Floor Plan



Ground Floor Plan





## MICHAEL REGAN CV PROJECT

Sherry Fitzgerald Reynolds Offices,  
Dungarvan, Co. Waterford.  
Reddy O'Riordan Staehli Architects

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The new offices of Sherry Fitzgerald Reynolds designed by Reddy O'Riordan Staehli Architects is accommodated within two ground floor units of the Bridge Street Development designed by E-Project Chartered Architects in Dungarvan, Co. Waterford.

The scheme incorporated a fit out of two shell and core units, including new shopfronts which were bespoke designed by Michael Regan as Project Architect, to provide a seamless integration of glazing, door and signage. which maximised the display and corporate branding.

The offices were planned to provide 380sqm of accommodation. The layout has an ambitious program of use including separate residential and commercial sales display areas, mortgage offices, an Auction / Boardroom, open-plan offices and a big relaxing kitchen lounge area.

The internal planning of the accommodation grouped the Private Offices and Auction Room to one side of the new Reception / Foyer area, Open Plan Offices to the other side and the Principal's Office to the rear.

The layout incorporated an organic feel with curvilinear partitions, ceiling coffer details and the purpose designed reception desk and office furniture. These accentuate the flow of the user, increase visual connection between the deep plan and visual interest to the Visitor.

The plan is rational and assists in the intuitive circulation through the offices. The layout has proved to be very flexible in use, affording significant change of use as the need has dictated.

All joinery and screens, including the reception desk were bespoke designs by RORSA Architects / Interior Designers under the direction of Michael Regan. The color and material palette was kept neutral and bright, particularly in the back offices. Primary colours were also included with the desk and feature lighting to provide a subtle reference to the corporate logo and signage. The finishes throughout are of a high standard and include solid walnut timber flooring, ceramic and carpet floor tiles.





## Feasibility Study and Mastepplan Projects

All projects are subject to some degree of feasibility study to arrive at an optimum proposal for the site. Larger sites require a similar approach but the scale and complexity of the site and brief is more often subject to external infrastructural constraints in addition to Political, demographic and commercial considerations also.

Some of the projects featured in previous sections could fall within this section – the Grand Parade Development for example – however the projects that follow differ in that they incorporate a number of developments of various scale and types being planned and separately developed in a planned fashion to provide a considered and integrated regeneration or new build project.

The past 10 years has seen considerable development of Brownfield and Greenfield sites as part of the expansion of urban and rural schemes, typically developer led, with varying degrees of success. The following projects illustrate, at various stages of detailed analysis, how a properly executed and briefed Masterplan Study can provide a more informed and coordinated design response to the future needs of a sustainable and integrated approach.

The Masterplans which follow sought to establish and inform a degree of development that may be accommodated by particular sites. In addition to the development the Plans also investigated options for the necessary infrastructure both within and outwith the designated site area.

These Masterplans are purposefully non-specific at the preliminary stage, as per the Cork Docklands Development, to allow some review and designation of proposed works as the schemes are advanced towards a planning application. However it is necessary that a hierarchy of building heights, open spaces and primary and secondary access and circulation routes are determined at an early stage.

The Ballincollig Project best illustrates how such an informed approach at Masterplanned Stage can be phased and completed over a programme to deliver an ordered and sustainable scheme. This scheme was subject to a unified approach and early agreement on the scale, massing, materiality and use of the various buildings etc. to deliver a considered and sustainable Urban Centre.



## MICHAEL REGAN CV PROJECT

### Ballincollig Barrack Square, Ballincollig, Co. Cork

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*

The former Murphy's Barracks in Ballincollig comprised approx. 95 acres of which 10 acres covered the former Military Barrack Square and Officer's Quarters Buildings.

As part of a masterplanned approach to the total landholding Barrack Square was re-planned to provide a commercial and mixed use quarter to the regenerated Town Centre.

The existing buildings' historical and archaeological value saw them retained, refurbished and extended to provide a series of 11 refurbished or new two / three storey Office Buildings. New mixed use buildings were also provided to the east and south edges of the Square to provide a new enclosed Civic Square for the Town.

The new perimeter buildings were designed to maintain a consistency of scale to the Square, but of a more contemporary architectural design. The scheme extended the Square Development to the Main Street of the Town, including the provision of new streets to the east and south and permeable pedestrian walkway access to the Square, which has been landscaped as a civic and social space.

The new-build office accommodation has been designed to wrap around the existing structures, predominantly designed to be double-fronted, and accessed from both Street Level G and Square Level 1, to acknowledge the level differences across the site.

The completed Barracks Square development has become the central focus of a new modern office campus; complete with ancillary retail and leisure uses that has been successfully integrated into the existing town centre in a holistic and sustainable way.





## MICHAEL REGAN CV PROJECT

### South Docklands, Masterplan, Cork.

The Port of Cork is a historic site located less than 1 km from the centre of the City, that in recent times has been constrained by a lack of road infrastructure on the south of the river. It is a medium term aspiration of both the Port and the City for the port activities to be relocated to a new site in Ringaskiddy.

This Masterplan was prepared by IAWS to determine the development potential of their lands which form approximately 29 acres within the South Docklands area, immediately adjacent to the city.

The site straddles the Centre Park Road which runs east-west from the City, it has significant frontage onto the river to the north and is contained by Monahan's Road to the south. The site extends westwards to its junction of Kennedy Quay and Victoria Road. The site therefore offers huge potential to act as a catalyst for the natural expansion and regeneration of the City.

The Masterplan has been framed by the City's existing planning policy and guidelines – including the Cork Docklands Development Strategy, the South Docks Local Area Plan and other local, regional and national planning policy documents – which collectively sought to form a comprehensive proposal for the development of IAWS lands in an informed and progressive manner that achieves the City's objectives and vision for the Docklands area.

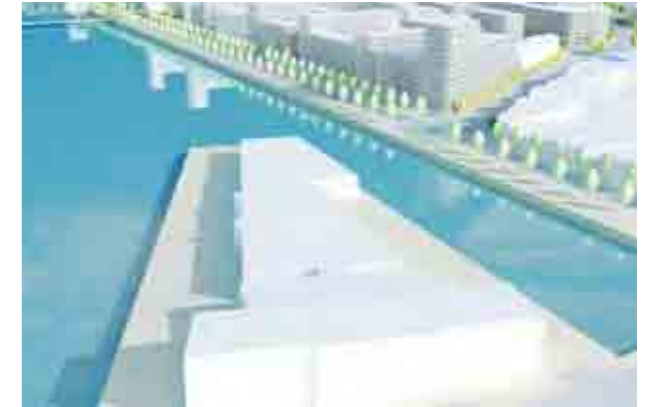
The central location of the site offers significant potential for the City to readdress the under-utilisation of one of its greatest assets. It also offers a unique opportunity to realise the potential of Cork to achieve the goals set out in the National Spatial Strategy and the Cork Area Strategic Plan.

The proposed Masterplan has suggested a quantum of development of approx. 1,000,000sq.m as follows :

-Residential -	600,000sm
-Office/Commercial -	300,000sm
-Retail-	30,000sm
-Entertainment/Leisure -	30,000sm
-Community/Cultural Facilities -	15,000m
-Education -	25,000m

Following on from the Masterplan an application for Planning Permission was prepared for the Victoria Road /Kennedy Quay site.

*Michael Regan of EPCA was Director in Charge/ Project Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects and Interior Designers, Cork from 2004 – 2011*





## MICHAEL REGAN CV PROJECT

### North Mall Masterplan/Concept, Cork Clity.

The former Irish Distillers Limited (IDL) site on the North Mall, Cork is jointly owned by University College Cork and the Mercy University Hospital – both of whom are immediately adjacent to the site offering unique opportunities for the future expansion of education and healthcare accommodation.

The lands comprise approximately 12 acres and extend linearly along the River Lee. Access to the site is relatively poor and a function of the Masterplan was to investigate the potential for new bridge connections to facilitate access for both UCC and MUC. The topography of the site rises steeply to the north and could support some high rise development in this area.

The purpose of the Masterplan was to determine the quantum of development that could be supported – estimated at 100,000 sq.m – and also the access, circulation and car parking etc. required to support the new Education / Research / Healthcare Campus Facilities.

Although predominately vacant, the site does incorporate a number of buildings, of a listed period or currently in use, and these have also been factored into the spatial planning and massing. Mature trees to the river fronted perimeter also provide screening and flank a riverside walkway which passes through the site.

The completed Masterplan provided a Campus Type Proposal that offered both Partners a capacity and development assessment of the site and incorporated responses under all key design criteria such as Planning, Traffic, Archaeology, etc.

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*



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# MICHAEL REGAN CV PROJECT

## Blarney (Stoneview) New Town, Blarney, Co. Cork.

*Michael Regan of EPCA was Director in Charge/  
Project Architect for this project whilst Managing  
Director of Reddy O'Riordan Staehli Architects and  
Interior Designers, Cork from 2004 – 2011*



Masterplan Layout

The 'Stoneview' site is located to the immediate north of Blarney, approx 10km from Cork City, and immediately adjacent to the Cork – Dublin – Limerick Railway line, which forms the southern boundary of the site. The scheme was the subject of a partnership led Masterplan / Planning Application by two landowners. Upon completion the scheme is to provide a total of 2,500 new residential units as part of a new sustainable Town Centre Development, based around the hub of a new Commuter Railway Station.

The total landholding encompasses approx. 72 Hectares / 178 Acres with 1,250 units included for each Consortia. The western half of the site was the subject of this Masterplan / Planning Application, and incorporated a diversity of unit types – urban and suburban – apartments and private houses, in response to the housing need and demographic of the end users in addition to community and social projects - schools, medical centres, community facilities etc. - as per the Cork Local Area Plan for the Area.

The town plan and infrastructure was dictated by the topography of the site, which was south facing and sloped from north to south and east to west. The main access point to the site was determined by the existing overpass bridge from Blarney, and the town centre development focused on the new Railway Station.

The scheme was planned to provide a hierarchy of streetscapes / residential avenues, streets and closes – with site specific block / terrace and contemporary and innovative house designs for each location to ensure a diversity of house types and also the flexibility of future use. The developments have been organised around a series of open spaces and landscaped environments which will further foster sustainable communities and create new places of quality and unique character that people can identify with and choose to live in.

The local community and the Local Authority Planners were widely consulted prior to the Planning Application being submitted. The advancement of the scheme is subject to national roadworks being completed.





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