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Practice History

Michael Regan Chartered Architect Limited was formed in 1999. E-Project Architects was formed in 2000. In 2011 MRCA took over E-Project and commenced trading as E-Project Chartered Architects Limited.

From its inception, EPCA has emphasised sustainable architectural design and has completed a number of Passive House-certified dwellings, in addition to a Passive House principles-designed office and workshop building for TVM at Bartlemy, Fermoy. This project went on to be awarded Green Building of the Year in 2013.

The Practice's focus on environmental design solutions across all project work remains a key guiding principle and has allowed the Practice to gain a reputation for high-quality residential, commercial, and educational projects over the past 14 years. All projects are audited in-house to ensure they achieve an A-rating for efficiency and user comfort.

Over the past 15 years, EPCA has completed projects of varying scales and budgets across a number of sectors, including one-off private residential, urban apartment developments, mixed-use residential and commercial projects, and primary and post-primary education projects.

All projects have been designed and developed to completion with a focus on design excellence, sustainability, affordability, and meeting or exceeding the client's project aspirations.

EPCA Managing Director and Project Architect, Michael Regan, has over 25 years of architectural project experience across the healthcare, education, leisure, civic and cultural, retail, and commercial sectors.

Selected projects from throughout Michael's career to date—including work undertaken while employed at Reardon Smith Architects, London, and ORSA/RORSA Architects, Cork—have been included in the 'Projects' portfolio section of the website.

The Practice is registered with the Royal Institute of Architects of Ireland (RIAI) and is a Chartered Practice Member of the Royal Institute of British Architects (RIBA).

EPCA TEAM

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Private Residential

A home is often the largest personal financial investment someone will make, making careful architectural design essential. E-Project Chartered Architects has extensive experience in Private and Multi-Unit Residential projects, completing over 300 commissions since 2000. Our work combines high-quality design with a sustainability ethos, adding value through site-responsive solutions.

The featured projects demonstrate the Practice's versatility across traditional, contemporary, modern, and urban infill schemes. We do not impose a style but work collaboratively with clients to deliver designs that meet and exceed their brief.

Each project responds specifically to its site and client requirements, optimising accommodation, room orientation, and external spaces. E-Project offers a full-service approach, including design, management, engineering, interior design, and Health and Safety, ensuring a seamless delivery of residential projects.

Featured projects here completed by E- Project chartered Architect or by Micheal Regan chartered Architect as project Architect , Director of ORSA,RORSA as noted on each project .





Cliff Beach House

Admore, Co. Waterford

Perched on the site of a former nunnery, this development replaced a dilapidated building with a new two-storey dwelling that provides a six-bedroom luxury residence for a private client. The site overlooks Ardmore Village below and commands spectacular views across the bay to the east and south.

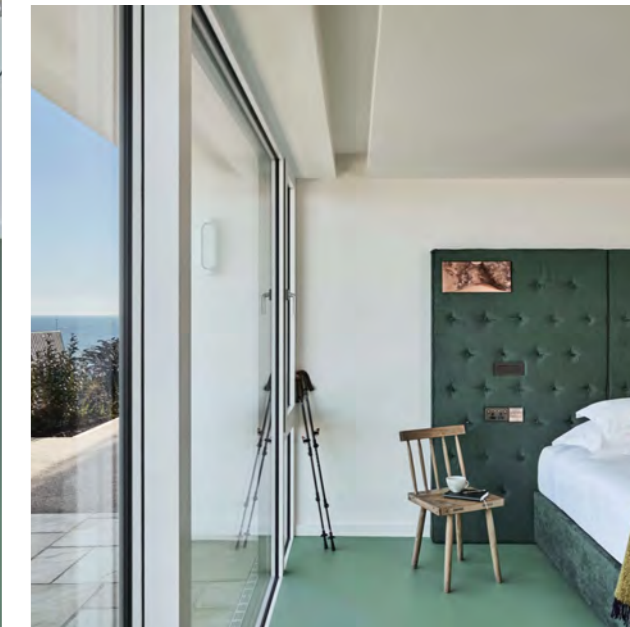
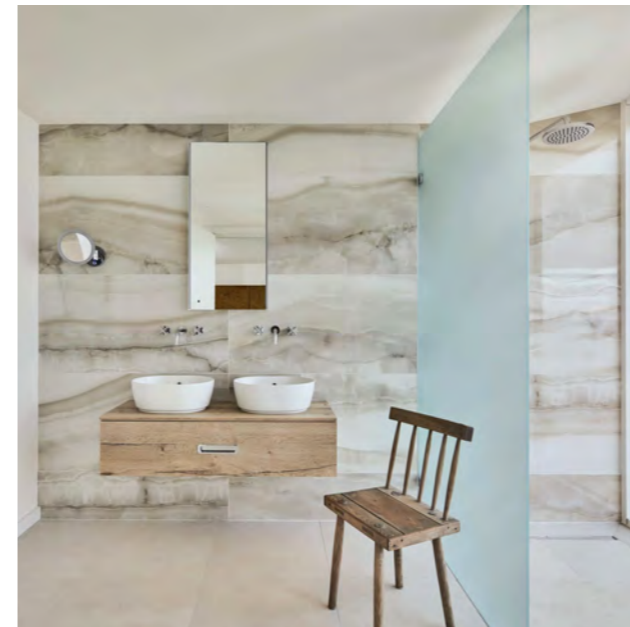
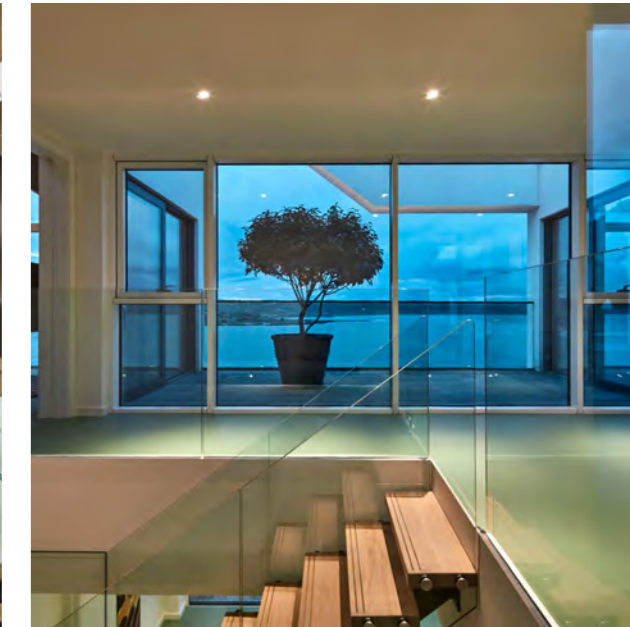
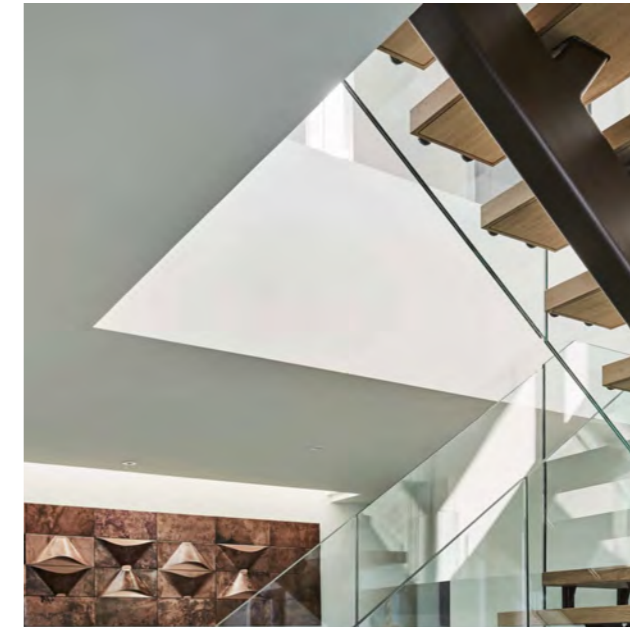
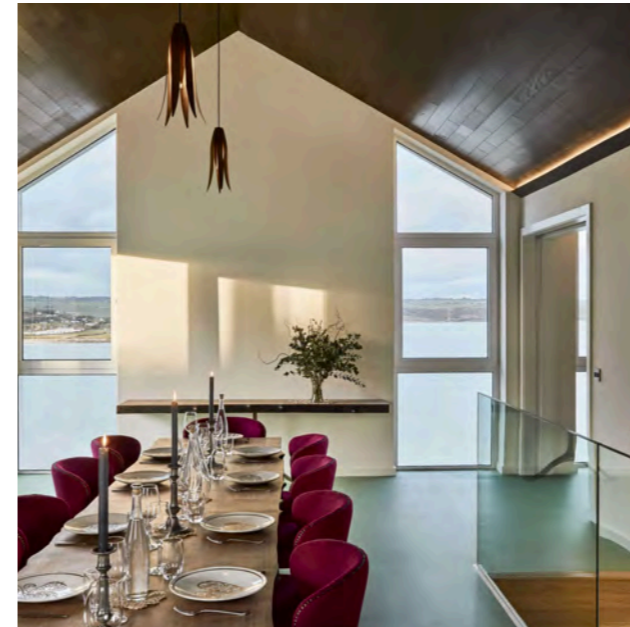
The house, measuring 583.2 sq.m (6,277.5 sq.ft), is arranged over two floors and responds to the challenging topography of the site by adopting a split-level organisation of accommodation. The upper floor contains all living and open-plan social spaces, arranged around a series of open courtyards. The bedroom accommodation and gym are located on the lower floor. These rooms open onto private terrace areas, with access to a garden walkway leading down to the village seafront. A cinema room has been provided 'outside' of the house as part of the extended façade and terraced areas.

The change in fenestration from the upper level, addressing the road frontage, to the lower level facing the seaboard façade allows the upper floor to appear to float above the bedrooms below, which seem sunken into the cliffside. The upper floor sits slightly below the level of the public Newline Road to the south, presenting a solid façade for privacy, with discreet entrances concealed behind angled, chamfered slices in the external wall.

By contrast, the house is open and transparent to the north, taking full advantage of views across Ardmore, with all living spaces provided with large openings along the north façade. The social areas are visually connected through a series of external courtyards and glazed lightwells, allowing through-views across the plan.

The project originally received planning permission in 2014 by ODOS Architects, Dublin. EPCA was subsequently appointed in 2015 to undertake a re-planning of the approved scheme and to carry out design development through the detailed design and site works stages. This included securing two further planning permissions for revised designs, additional accommodation, and changes of use.

The building's form is generated from this organisational approach, with the upper floor and roof providing a contemporary interpretation of the traditional pitched cottage and clustered buildings local to the area..





Bawmard House

Ardmore, Co. Waterford

The US-based client had generational family ties and childhood memories associated with the cottage and farmyard. The brief was to extend the cottage and replace the existing animal and storage buildings to create an expanded holiday home for the family and their friends, while maintaining the sense of enclosure and the rustic character of the site.

The 122 sq.m cottage was extended to provide an additional 24 sq.m kitchen/dining/lounge area, with an external terrace added to the western gable. The extension reflects the detailing and window proportions of the retained cottage. A large glazed opening onto the patio, incorporating French double doors, was introduced.

The rudimentary farmyard buildings to the west and south were demolished to facilitate the construction of two replacement buildings on the same footprint and area, providing a standalone two-bedroom guest dwelling. Slate and acrylic render were used to maintain the rural material palette of the replacement buildings, with a projecting zinc canopy introduced between the two feature window openings to match the new opening to the cottage extension.



Ballinclammer House

Dungarvan, Co. Waterford

The existing bungalow, measuring 109 sq.m (1,170 sq.ft), was retained as part of the overall upgrade and extension project. Internally, the bungalow was replanned to accommodate four bedrooms and bathroom/en-suite facilities.

A new extension of approximately 152 sq.m (1,645 sq.ft) was positioned to the rear of the bungalow, incorporating a cranked façade line to better address the south-facing garden. The extension includes an open-plan kitchen, dining, and lounge area that opens onto a south-facing terrace. It features high ceilings and a monopitch roof profile, which extends externally to provide a large overhanging canopy over the terrace.

The extension is connected to the original bungalow via an angled entrance hall/glazed lobby, which opens onto a screened courtyard patio. The patio extends westward to link with the south-facing terrace and the projecting canopy roof.

The total area of the bungalow and extension is 262 sq.m (2,815 sq.ft)





Castlemiles House

Nr. Youghal, Co. Waterford

The 0.48-hectare site was owned by the client's family and slopes steeply from east to west and north to south, offering panoramic views of the surrounding landscape and Youghal Bay to the southeast.

The brief called for a compact family home of approximately 150 sq.m (1,700 sq.ft), with the client expressing a preference for timber cladding on parts of the façade. The final design provides 160 sq.m (1,722 sq.ft) of accommodation across three connected, curving blocks, each with a mono-pitch roof.

The three bedrooms are located in the east block, separated from the open-plan kitchen, dining, and living areas in the west block by the central entrance hall.

The original elevation concept included three materials: natural cedar horizontal shiplap boarding, vertical black/burnt larch boarding, and feature zinc standing seam cladding. For budgetary reasons, the larch and zinc cladding were omitted, with these blocks instead painted in contrasting colours to complement the cedar shiplap on the south elevation and the north entry block.



Newtown Woods

Waterford City

The 0.15-hectare site at Newtown Woods is an infill city-centre plot that slopes steeply from southeast to northeast and offers views towards the river. Mature, established boundaries provide the site with significant privacy. The proposed dwelling needed to respond to both the site's topography and the sun path. Several stepped-plan options were explored, with a curved plan ultimately identified as the most effective for maximising sunlight and views.

The 175 sq.m (1,880 sq.ft) dwelling comprises three blocks that together form a curved floorplate stepping down the site. The upper ground-level block accommodates three large bedrooms with ensuites. Steps lead down to the central entrance, which features an angled lobby that channels views and provides access to the rear terrace and the stepped garden below. The entrance is highlighted by a projecting canopy with a cedar-boarded soffit.

The final block contains the social areas, including an open-plan kitchen, dining, and lounge area, overlooking the front terrace. This block features a distinctive asymmetrical vaulted roof, clad in a zinc standing seam system at the rear.

The landscaping was also designed by EPCA. Car parking and the driveway are positioned at the upper level of the site to maximise soft landscaping, with steps leading down to the entrance terrace via a series of tiered, planted areas.





Glendalligan House

Lemybrien, Co. Waterford

The site previously contained a derelict dormer dwelling and detached garage, both located very close to the roadside boundary. The part two-storey, part single-storey replacement dwelling was set further back from the road, down the sloped site, to optimise views of the coastal landscape. A new detached garage was positioned on the site of the original house.

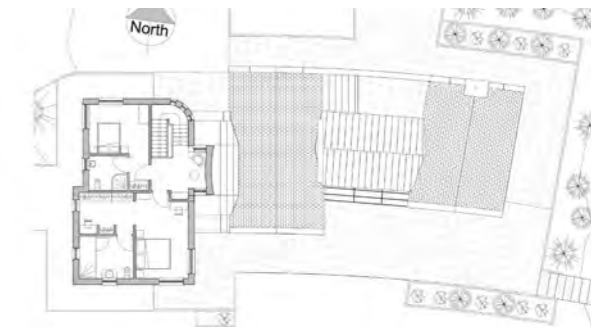
The two-storey block accommodates four bedrooms with ensembles—two per floor—along with a utility room on the ground level and a landing lounge on the first floor. The single-storey accommodation is arranged as a series of pavilion-style spaces, surrounded on three sides by a paved terrace elevated above the sloping landscape. All rooms open directly onto the terrace and garden areas.

Externally, the dwelling is predominantly finished in acrylic render, with the feature stairwell corner at the entrance clad in natural stone and the landing lounge pop-out clad in zinc standing seam. The two-storey block has a parapet-framed flat roof, while the pavilion blocks feature a mix of zinc standing seam and natural slate. The living room includes a projecting canopy over the south-facing terrace, with cedar boarding on the soffit.

The total area of the dwelling is 254 sq.m (2,700 sq.ft).



Ground Floor Plan



First Floor Plan



Ballynacourty House

Dungarvan, Co. Waterford

The house was designed for the client's own family occupation. The brief was extensive, reflected in the approximately 375 sq.m (4,000 sq.ft) plan.

The dwelling is a single-storey 'L'-plan design, conceived as a series of accommodation blocks connected by glazed links, which reduces the overall scale of the project. The bedrooms are positioned on either side of the central entrance and open-plan social areas.

The principal rooms feature vaulted ceilings and full-height glazed units to maximise views to the south across the front garden.

A double garage is integrated into the dwelling, with the 'A'-frame roof profiles and natural stone cladding serving as the main architectural features.



College Road Cottage

Ardmore Co. Waterford

The site is central to the village of Ardmore and contained an existing cottage in a seriously dilapidated state, fronting onto College Road. As the cottage was a protected structure and part of a historic streetscape, the intention was to retain and extend it.

The proposed design retained the original section of the cottage while replacing a mass concrete section from the 1920s as part of the new extension. The cottage was remodelled internally to provide three bedrooms with en-suites at street level.

As the site sloped upward from the road, the entrance at the upper ground level was several steps above the bedroom accommodation, which included a lobby lounge opening onto a sheltered patio.

The main extension features a vaulted ceiling over the open-plan social areas—kitchen, dining, and living room—with elevated views toward the driveway entrance and rear views to the Round Tower and terraced garden.

The cottage was upgraded and partially rebuilt to match the original dwelling, while the new extension was finished in render and slate, with contrasting plaster banding used to emphasise the entrance. The total area of the house, including 70 sq.m of the original cottage, is 167 sq.m (1,800 sq.ft).





Lighthouse Road House

Roches Point, Co. Cork

EPCA's proposal for this prominent site on the Cork Harbour estuary takes its reference from the agricultural buildings that originally formed part of a small cottage and farmholding of 80 sq.m (860 sq.ft).

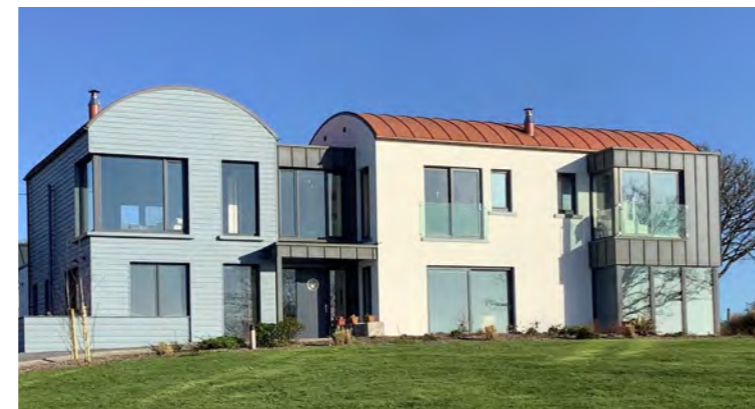
The new dwelling is sited on the footprint of the existing cottage, which was to be replaced. The elevated site is screened from the local road and enjoys panoramic views of the Cork Harbour estuary.

The brief called for a contemporary dwelling with flexible accommodation, allowing the house to be used by one family while also enabling part of the area to be occupied separately by guests or extended family.

The 250 sq.m (2,700 sq.ft) accommodation is arranged to allow occupation by two separate parties when required, with bedroom and social areas divided floor by floor into two linked but independent units. The intersecting blocks are arranged at right angles and accessed via a shared central hall and stairwell, which also serves as the primary circulation route through the house.

The most striking architectural features include a copper-coloured barrel-vaulted roof, light blue shiplap siding, zinc standing seam projecting elements, and white acrylic render, forming a contemporary material palette. The red roof and zinc cladding reference the former hay shed buildings that once occupied the site.

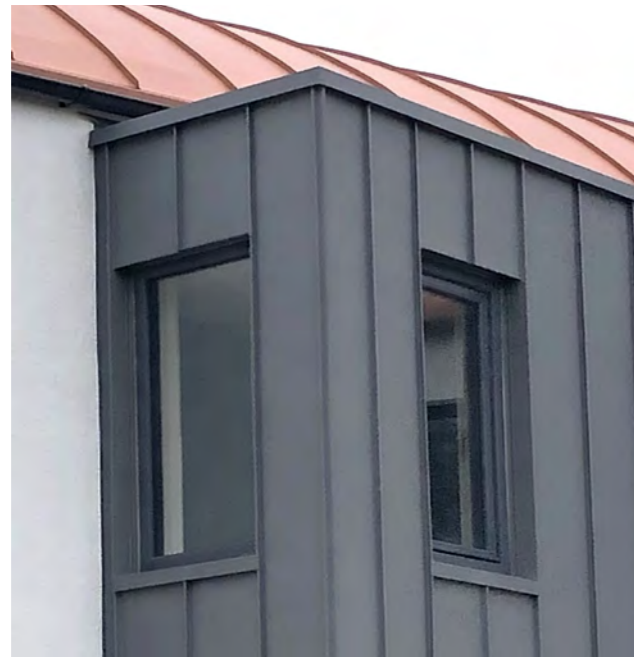
Panoramic views of the harbour estuary and Roches Point headland are available from all principal rooms and the external terrace.



First Floor level



Ground Floor Level



Farmyard Passive Cottage

Old Parish, Dungarvan, Co. Waterford

This two-storey, passive-designed dwelling replaced a dilapidated cottage located on the west boundary of a farmyard enclosure on the edge of the Gaeltacht area in Co. Waterford. Upon completion, it was registered with the Passive House Institute by the client/contractor.

The house is designed as a family home, with generous social spaces. The living, dining, and kitchen areas form part of a double-height volume that includes a gallery at first floor level, maximising south-west views over the surrounding landscape toward the sea. The upper floor accommodates three generous bedrooms with en-suites.

The east elevation features large glazed doors and windows overlooking the private garden, which rises up from the upper-level door.

The farmyard is framed by the new dwelling and retained outhouse buildings. The design allows for potential future conversion and extension, as well as the upgrade of the former farmyard as part of a wider landscaping project.

The house incorporates natural materials, including shiplap boarding on the façade, alongside contemporary details such as a flat roof, full-height sliding doors, and brise-soleil.

The total area of the dwelling is 213 sq.m (2,300 sq.ft).



Before



After





Helvic House

Dungarvan, Co. Waterford

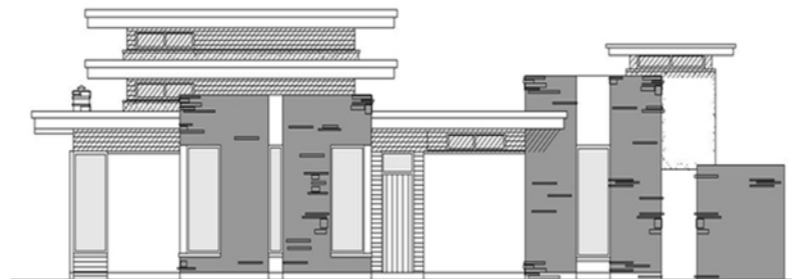
This contemporary split-level dwelling is located on a sloping site at Helvic Head, overlooking Dungarvan Bay and the West Waterford coastline. The site slopes steeply from south to north toward the road frontage, necessitating a tiered plan and landscape design solution.

The house is designed with three bedrooms positioned at the rear of the site, screened from the public road, with French doors opening onto a series of tiered terraces within the landscaped garden and south-west courtyard.

The front of the house contains the social accommodation. The open-plan kitchen, lounge, and dining areas benefit from three-aspect views. A curved wall guides movement through the plan toward the bedrooms, while the kitchen also has direct access to the rear courtyard.

To maintain a low building profile and minimise visual impact on neighbouring properties, the house has a flat roof behind parapets. The façade is primarily clad in natural stone, with acrylic render sections to create a landmark dwelling on this high-profile site. Deep roof projections and window canopies reduce solar glare and define the building's profile.

The total floor area of the house is approximately 214 sq.m (2,302 sq.ft).



Skehacrine

Abbeyside, Co. Waterford

The site was part of a series of commissions for bespoke houses that shared a common material palette and design aesthetic, creating a cul-de-sac of high-end dwellings.

Skehacrine House is designed in a contemporary rural style, incorporating traditional materials and detailing to respond to the adjacent houses on the close. The general arrangement is a cranked 'L'-shaped footprint, which screens the private rear garden and terrace from both the existing public road and the new shared cul-de-sac access road serving the scheme.

The main entrance is located at the intersection of the two wings, opening directly onto the centrally positioned, front-to-back open-plan social accommodation. The principal living spaces face a south-western courtyard garden. The entrance courtyard at the front of the house provides a layered and screened approach to the private outdoor spaces behind.

The house has a floor area of approximately 268.8 sq.m (2,893 sq.ft) and provides four bedrooms, an open-plan living, kitchen, and dining area, ancillary storage, a WC, and a conservatory.





Multi-Residential

E-Project Chartered Architects delivers residential projects across a range of scales, from infill and brownfield redevelopments to master-planned village and suburban schemes. Notable projects include Lavallin in Whitechurch, Ormonde Square in Dungarvan (National Housing Award 2017), and Mallow's 210-unit mixed-use development. The Practice integrates new housing into existing streetscapes, retains heritage features, and creates varied, visually engaging neighbourhoods with communal spaces and high-quality materials.

International projects in London and Surrey demonstrate E-Project's expertise in density, context, and sustainable design. Across all schemes, careful planning, landscape integration, and a focus on accessibility and passive surveillance create functional, attractive, and community-focused residential environments.

Featured projects here completed by E- Project chartered Architect or by Micheal Regan chartered Architect as project Architect , Director of ORSA,RORSA as noted on each project .



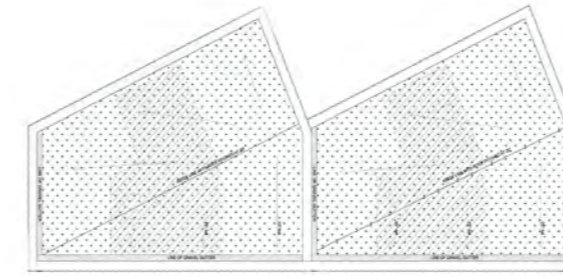
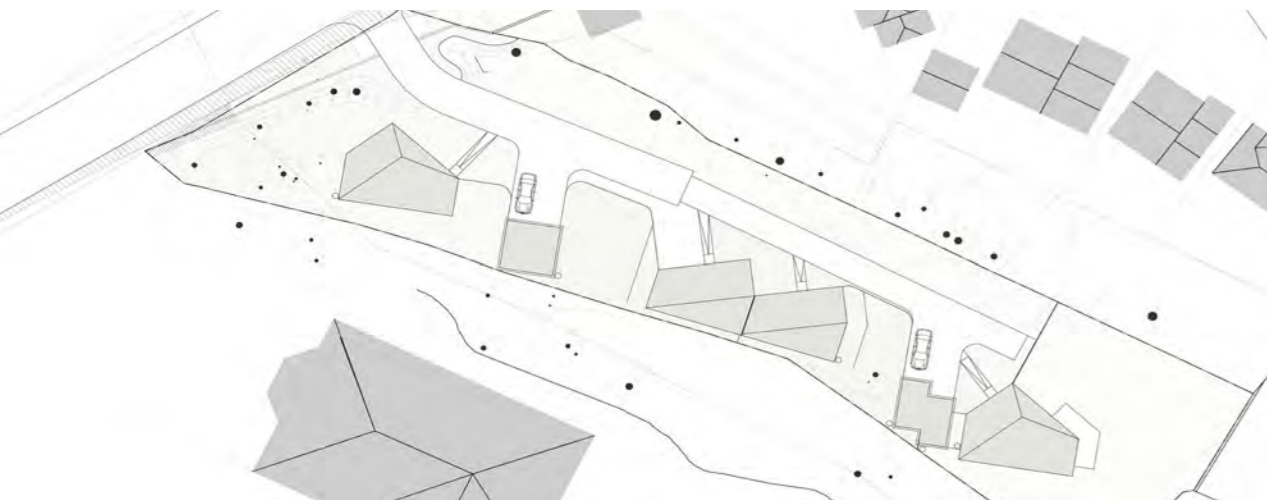
Manor Wood Grove

Bagshot, Surrey, U.K.

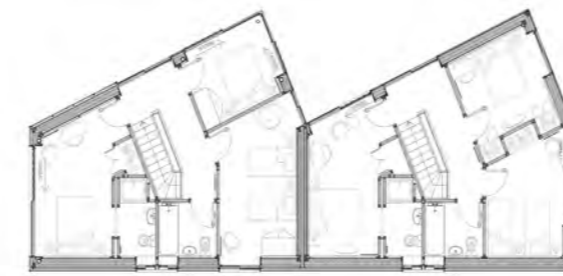
The site in Bagshot was a tree-filled plot containing a number of protected trees. The soft landscaped areas were also considered important for preserving these trees, their root systems, and the groundwater. Consequently, the scheme of four bespoke dwellings was carefully planned around the existing trees.

Each dwelling has a unique design and orientation within the landscaped site. The four units are three-bedroom family homes—detached or semi-detached—with assigned garden areas and parking spaces, all carefully screened to protect the trees. External deck areas are raised above ground level to avoid damage to plants and tree root systems.

The dwellings are clad in cedar boarding with contrasting black plywood panels. Large glazed units are integrated within the modular cladding grid. The roofs are mono-pitched and finished with a membrane. Single-storey storage units are similarly clad in cedar boarding and feature green roofs, allowing them to blend seamlessly with the woodland floor.



UNIT B & C ROOF PLAN



UNIT B & C FIRST FLOOR PLAN



UNIT B & C GROUND FLOOR PLAN





Tekles Park Apartments

Camberley, Surrey, U.K.

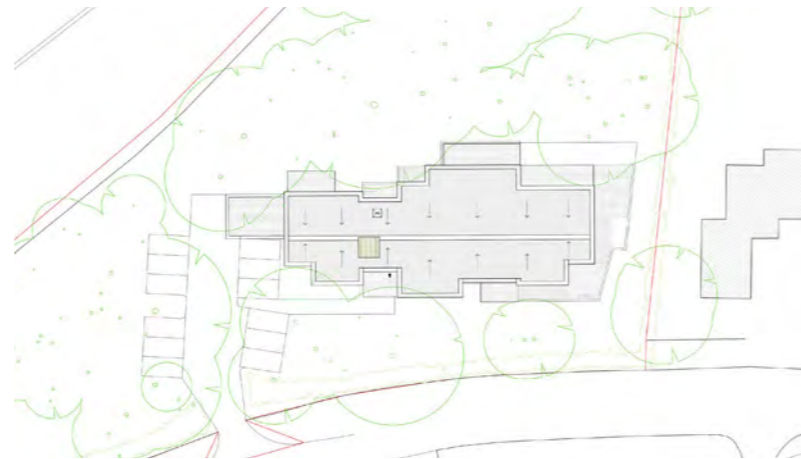
The site is located immediately north of the M3 Motorway within a private wooded parkland estate, settled over time with high-end private dwellings. The existing dwelling on the site was roofless and derelict. An application was submitted to Surrey Council for the replacement of the dwelling with a new two-storey-over-ground apartment scheme, including part lower-ground accommodation, to provide ten two-bedroom apartments ranging from 80 sq.m to 92 sq.m.

The site's area and shape allowed for a linear building, with the two-storey-over-ground scale consistent with other dwellings in the estate. The houses directly opposite are three storeys and significantly elevated above the road due to the topography. The flat roof of the proposed apartment building ensures no impact on their southern views or sun path.

The north-to-south sloping topography allowed for two garden apartments to the south, with the upper ground and first-floor plans providing four apartments per level, served by a shared stair and lift lobby. North-facing upper ground apartments open onto private paved terraces, while the south-facing over-ground units feature large cantilevered balconies.

The building façade is clad in vertical Siberian larch boarding on the south elevation and return ends. The north façade, facing the private road, features patinated Corten steel panels, providing a contemporary aesthetic within the tree-framed site.

The project was completed in 2024.



First Floor Plan



Upper Ground Floor Plan



Lower Ground Floor Plan





Gooldshill Housing Scheme

Mallow, Co. Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects

Michael Regan of EPCA was the Director in Charge/Architect for this project while serving as Managing Director of Reddy O'Riordan Staehli Architects.

Cork County Council owned a 28-acre site on the northern boundary of Mallow, intended for social and affordable housing. The site is steeply sloping, which informed the planned streetscape, designed to run parallel to the contours wherever possible. Existing landscape features, including trees and hedgerows, were retained and incorporated into the design wherever feasible.

The completed scheme comprises 210 residential units, a community centre/creche, a series of neighbourhood playgrounds for young children, and an external pitch and hardball play area for older children. The scale of the development created a significant new neighbourhood for Mallow, and its integration into the surrounding residential areas was a key consideration from the outset.

The masterplan introduced a series of architectural "set-piece" neighbourhood clusters, from which locally designed and individualised neighbourhoods are arranged. A neutral material palette was applied throughout, allowing the architectural forms of the different dwelling types and their combinations to provide visual variation and interest across the streetscape.

The principal set piece of the scheme is the central "Circus" open park area, formed by a ring of three-storey terraced townhouse units incorporating feature corner apartments. Although symmetrical on plan, variation in the composition responds to the streetscape and sloping topography. This area serves as a north-south and east-west focal point for the entire development.

The remainder of the scheme is predominantly two-storey, but considerable variation exists within individual streetscapes due to the eleven different house types employed. This approach was central to the design strategy, ensuring that the development is experienced by residents as a series of urban streets, terraces, closes, and node neighbourhoods rather than a single, monolithic housing estate..





Downview Farranlea Cork City

EPCA designed a scheme at Farranlea, Cork City, comprising 48 apartments, six two-storey townhouses, and six duplex units arranged in three separate blocks on an elevated site overlooking Western Road and the Curraheen River along its northern boundary.

The three blocks form a U-shape along the east, north, and west boundaries, leaving the scheme open to the south around a communal residents' garden. A residents' walkway runs along the northern boundary, which slopes steeply from the access level, revealing two levels of underground car parking for the apartment block.

The apartment block is four storeys high, featuring a butterfly roof profile and a combination of red brick and white acrylic render vertical banding. The individual apartments vary in size, design, and orientation, with floor areas of approximately 50 m² (one-bedroom), 76 m² (two-bedroom), and 121 m² (three-bedroom).

The duplex block is three storeys high, with ground-floor apartments opening onto private rear gardens. The upper-floor duplex units are accessed via shared external stairs and landing entrances. Ground-floor three-bedroom units measure approximately 99 m², while one-bedroom units are around 57 m². The three-bedroom townhouses have a floor area of approximately 104 m².

The development was suspended in 2008, with only 50% of the units completed and occupied, due to the financial downturn in the industry. The scheme was restarted in 2015, and EPCA was re-engaged to document and periodically inspect the completion and upgrade of the remaining units throughout 2017–2018.





Ormonde Square Residential Scheme

Dungarvan, Co. Waterford

Award: National Housing Award – 2017 – Ormonde Square Residential Project

The former Ormonde Cinema Building, dating from the mid-1940s, is a protected structure. Located in the town centre of Dungarvan, the near-derelict building was acquired by Dungarvan Town Council for redevelopment. EPCA proposed a mixed-use residential scheme comprising 15 dwellings, including a three-storey apartment building, two-storey family houses, and single-storey dwellings for elderly residents.

The design was guided by the requirement to retain the cinema's protected façade on O'Connell Street, a highly visible town landmark. This façade was incorporated into the apartment block, while the remainder of the cleared former cinema site was used to develop new housing to the rear, arranged around a newly created urban square named Ormonde Square.

The ground-floor apartment units were designed to be wheelchair accessible, supporting lifetime independent living, with small private gardens opening onto O'Connell Street, secured with metal railings atop dwarf walls. All new buildings were finished to a high standard, minimising ongoing maintenance, with acrylic render, zinc standing seam roofs, and feature glazed brick banding. Reconstituted paving was used throughout pedestrian walkways, with stainless steel railings for steps and ramps. The apartment units also include adjacent storage units finished to complement the main building.

The scheme serves as an exemplar development for the local authority, incorporating a sustainable design approach that exceeded both the original brief and standard building regulations.





Conniberry Way Housing Scheme

Portlaoise, Co. Laois

This project was commissioned by Laois County Council for the development of an infill site within the centre of Portlaoise Town.

The site is enclosed on all four sides by residential development—both private and local authority housing on the west and east boundaries—and by small-scale commercial units to the southern boundary. Access is via a narrow opening from Old Knockmay Road, with the road design, contrast paving, and speed ramps creating a pedestrian-priority scheme. The development is designed as a low-rise project, in scale with the adjacent buildings.

The scheme provides 33 units within five distinct blocks, collectively forming the street edge around the open area at the heart of the development. The scheme is predominantly two storeys, including terraces of seven and eight units. A curved ‘Crescent’ block to the south-west corner responds to the site geometry, requiring a tapered house plan. Opposite the terraced streetscape is a single-storey block of three units designed for elderly tenants.

All units are accessed from street level, with private rear gardens. The scheme is designed as a low-rise, “open-type” streetscape, with no front walls or gates. Boundaries are defined within the hard and soft landscaping using contrast paving. Streetscape design has been kept as uncluttered as possible. To meet Local Authority requirements, individual refuse storage areas are provided at the front of each unit rather than in the rear gardens. These storage areas are arranged back-to-back between units, enclosed on three sides, and secured with lockable gates to maintain a tidy streetscape.

Front and rear gardens, as well as the central play and park area, are planted with trees and box or beech hedging to encourage biodiversity and provide seasonal interest. The boundary to the open space is also planted to create a soft edge where possible. The open space is intended as a usable play area for children and tenants, incorporating a large open area for play and seating for oversight and supervision.

The scheme is intended as an exemplar development for the Local Authority, incorporating a sustainable design approach that exceeds standard building regulations in terms of insulation, airtightness, and energy efficiency.



Site Plan





Duffcarrick Terrace

Ardmore, Co. Waterford

Duffcarrick is located in the centre of the village of Ardmore. The site was previously occupied by a terrace of fishermen's cottages, which had fallen into ruin, with only the front façades remaining to screen the dereliction behind. The project aimed to redevelop the site to provide a café and two to three terraced dwellings.

EPCA prepared several sketch proposals for client approval and obtained planning permission for three stepped dwellings—single-storey to the street and two-storey to the rear—and a two-storey café to bookend the development. Post-planning, the café was changed to a two-storey dwelling, which is the scheme that was ultimately built.

Architectural references for the scheme were drawn from the adjacent dwelling, also previously completed by EPCA, which the client had acquired along with the development site. Low-maintenance acrylic render, slate roofing, and natural stone cladding were used on the bookend unit to ensure a durable and contextually appropriate finish.

The steeply sloping site allowed for the two-storey elements to the rear and created sunken private gardens and courtyards, with stepped access leading to the right-of-way pathway.





168, Foxley Lane Apartment

Purley, Croydon, London, U.K

The project was one of a series of brownfield site redevelopments prepared by EPCA for a London-based developer. Under the London Plan guidance, planning authorities encourage the provision of additional residential units within existing settlement areas by increasing density. Large sites containing single dwellings—often built in the early 1900s and no longer meeting current building standards—have been identified as suitable for replacement with new apartment and townhouse schemes.

168 Foxley Lane was a typical single-family dwelling that received planning permission to be replaced with a scheme comprising six apartments and two houses as part of an integrated development.

The apartments were arranged over three levels—two floors plus roof space—with a large three-bedroom unit at ground level providing through access to the rear communal garden and shared stairwell. The remaining five apartments were all two-bedroom units. Two three-bedroom semi-detached dwellings at the rear each have private gardens. Assigned car parking—one space per unit—was provided at the front and rear, with two additional spaces located at ground level beneath the building footprint.

Infill and replacement developments are required to respect the existing streetscape in terms of height, vernacular materials, and detailing. In this instance, the use of brick, vertically hung tiling, hit-and-miss brickwork panels, slate, and metal-clad dormers was deemed to satisfy the planning authority's requirements.



Lavallin Residential Development

Whitechurch, Co. Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects

The completed housing development at Lavallin, Whitechurch, represents the first phases of an overall masterplan for the central village site. Upon completion, the scheme will provide a range of residential unit types across the southern portion of the site.

The layout of Phase 2 of the Lavallin Residential Development received planning permission in 2024 and builds upon the existing network of roads, cycleways, and footpaths established in Phase 1. Consideration of landscape features and the natural topography has guided the revised Phase 2 site plan layout.

The house designs for Phase 2 draw inspiration from the traditional rural dwellings and typologies used in Phase 1. To ensure a seamless transition between the existing and proposed developments, the new scheme has been carefully designed to integrate into the village context, retaining elements of the site's characteristics and the village's overall character.

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 traditional farm buildings in the area, including cut-stone farm structures that are to be restored and incorporated as part of the Village retail accommodation.





Barleyfields Residential Development

Whitefield, Co. Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects from 2004.

The site is located immediately west of the village settlement of Whitechurch, Co. Cork, and slopes upwards from the roadway to the north-western boundary. Access is provided via two entrances off School Road, one of which was completed as part of the Phase 1 development. Both entrances offer excellent public access and visibility.

Phase 1 of the development, granted planning permission by Cork County Council in 2005, was completed in 2008 and comprises six detached houses, all of which have been occupied since completion. The new planning application for the completion of the site takes account of updated planning guidelines regarding density and the provision of a greater mix of house types than was proposed in the 2005 scheme. The materials, architectural features, and overall aesthetic quality of the completed Phase 1 units have informed the design of the proposed new house types for the remainder of the scheme.

The revised layout includes a total of 44 units: 14 detached houses, 24 semi-detached houses, and 6 townhouses. The site density is 19 houses per hectare, which is at the lower end of the range recommended by planning guidelines.

The two access roads within the scheme are now linked via an east-west internal connecting road that fronts the northern boundary units. In addition, a number of shared-access "Home Areas" have been incorporated to minimise traffic impacts on residents.

Open space serving the entire site, including both Phase 1 and Phase 2, is distributed evenly, with a central dedicated play area. Many of the proposed houses have been oriented to enjoy views of the open space, with several facing directly onto these areas to provide passive surveillance and enhance community safety.



20, Smitham Bottom Rd. Apartments

Coulsdon, Croydon, U.K.

The project was one of a series of brownfield site redevelopments prepared by EPCA for a London-based developer. The "London Plan" guidance for London Planning Authorities encourages the provision of additional residential units within existing settlement areas by increasing density. Large sites containing single dwellings—often built in the early 1900s and no longer meeting current building standards—have been identified as suitable for replacement with new apartment and townhouse schemes.

20 Smitham Bottom Road was a typical single-family dwelling that received planning permission to be replaced with a scheme comprising six apartments and three townhouses as part of an integrated development.

The apartments were arranged at two units per floor, served by a central communal staircase, with access to a shared rear garden. The townhouses were arranged as a terrace, each with private rear gardens. Assigned car parking—one space per unit—was grouped at both the front and rear of the site.

Infill and replacement developments are required to respect the existing streetscape in terms of height, vernacular materials, and architectural detailing. In this instance, the use of brick, vertically hung tiling, corbelled eaves detailing, and slate was deemed to satisfy the planning authority's requirements.





Bridge Street Urban Redevelopment

Dungarvan, Co. Waterford.

Awards: The Bridge Street Project was a 2008 Green Awards Finalist – Green Residential Building.

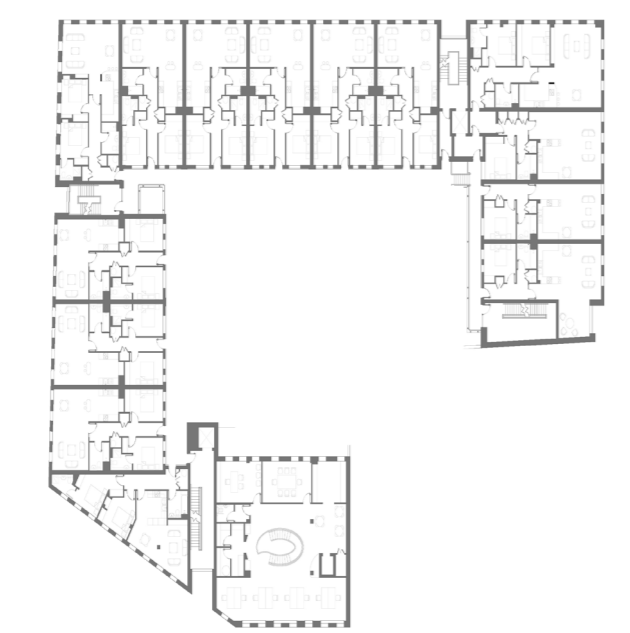
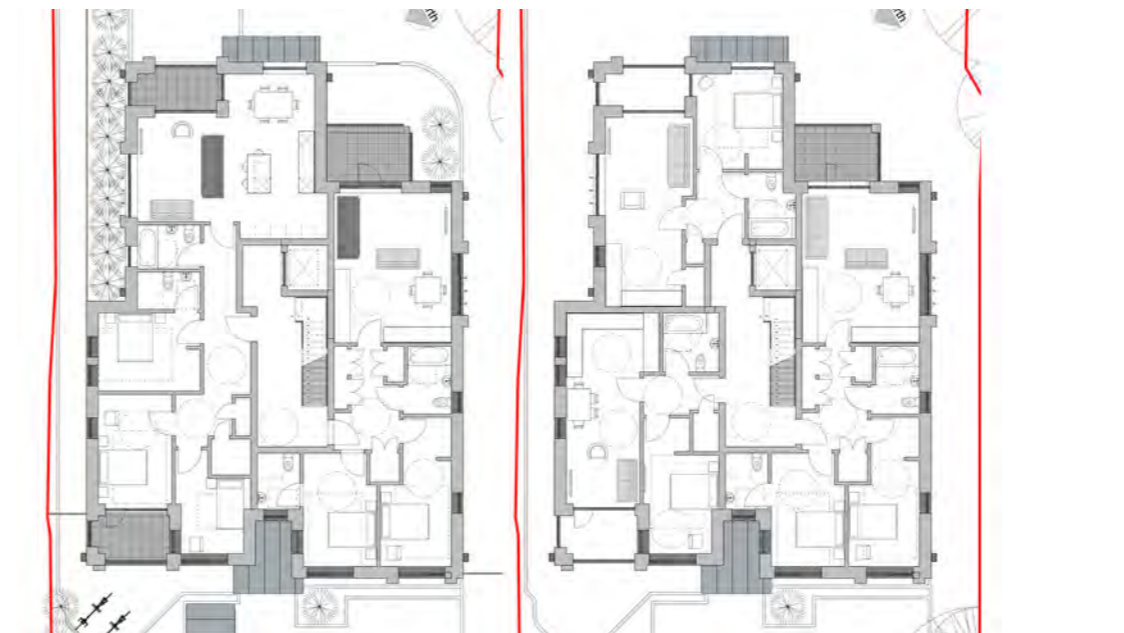
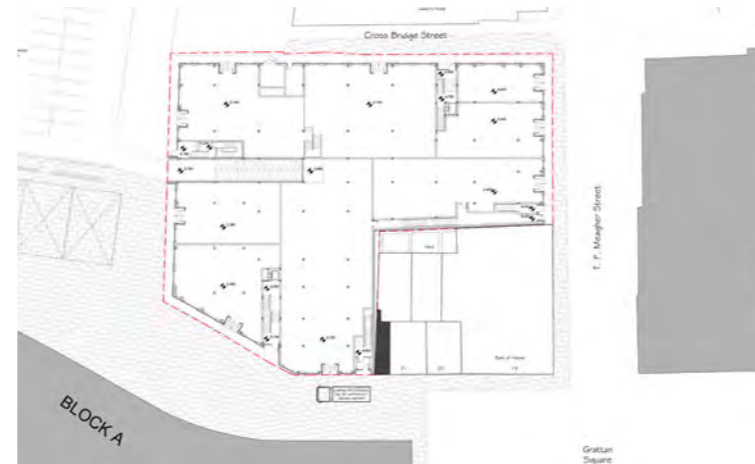
Centrally located within the historic Georgian town centre of Dungarvan, the Bridge Street scheme redeveloped a vacant brownfield site previously occupied by the Waterford Creamery, providing 8,800 m² of mixed-use town centre accommodation.

Its prominent position adjacent to the Town Square enabled the creation of an integrated and seamless transition from the original Georgian streetscape to the new town centre shopping area via a pedestrianised gateway.

The four-storey mixed-use scheme comprises eight units at street level for retail and commercial use, with three floors of residential accommodation above. The development represents a significant addition to the town, addressing the streetscape on two principal elevations—south and east—while also defining two further urban edges along newly created pedestrian routes into the shopping precinct.

The residential component includes 42 apartments—32 two-bedroom units and 10 one-bedroom units—strategically located at the site perimeter to strengthen the urban streetscape. The central area features a communal courtyard garden at Level 1.

The basement accommodates dedicated car parking and service areas for the building. Sustainable design principles were incorporated throughout, including a wood-chip burner/boiler as part of a centralised heating system, supplemented by solar panels to provide hot water to the entire development.



59 Reddown Rd, Apartments

Croydon, London, U.K

The project was one of a series of brownfield site redevelopments prepared by EPCA for a London-based developer. The “London Plan” guidance for London Planning Authorities encourages the provision of additional residential units within existing settlement areas by increasing density. Large sites containing single dwellings—frequently built in the early 1900s and not meeting current building standards—have been identified as suitable for replacement with new apartment and townhouse schemes.

59 Reddown Road was a typical single-family dwelling that received planning permission for replacement with a three-storey plus roof scheme comprising eight apartments.

The apartments were arranged over four levels, providing four two-bedroom units, two one-bedroom units, and two three-bedroom units. All units are served by a central communal stair and lift, with through access to a shared garden. Due to the site’s proximity to public transport, no car parking provision was required.

Infill and replacement developments are required to respect the existing streetscape in terms of height, vernacular materials, and architectural detailing. In this instance, the front section of the apartment block was finished in contrasting brick to reflect the adjacent Reddown Road dwellings, while the rear block was finished in acrylic render to complement the plastered houses located to the rear of the site.





Crystal Fields Housing Development

Dungarvan, Co. Waterford

The site of over 2 acres is located between an existing residential scheme and a warehouse retail park and was previously operated as staff leisure/recreational facilities by a large employer no longer operational. Negotiations with the Local Authority supported a partial development of the site with the remainder of the site to be reserved for a playing pitch for the local soccer club adjacent.

EPCA engaged with the planning authority and prepared a number of options which looked at various housing mix/densities and open space arrangements. The favoured scheme of 31 units – 12 # affordable terrace houses, 3 # elderly houses, 8 # duplex Apartments and 8 # larger private Town House units.

The scheme has been designed in a contemporary style, utilising low maintenance render materials. The streetscape is two-storey at the entrance from the existing residential scheme, dropping to single-storey at the corner for the elderly unit. The internal corner is three-storey to screen the scheme from the retail warehouse park to the rear. A large open play area was required to be included in the scheme and this has been positioned to maximise the overlooking from the dwellings, providing passive supervision of this facility. This included a resident's play area. Car parking is planned to be taken off the street, grouped in communal secure parking areas to the side or rear of the individual blocks.



Healthcare

Healthcare Projects are among the most demanding public buildings, requiring precise accommodation planning, segregation of users, and strict regulatory compliance. Michael Regan, Director of E-Project Chartered Architects, has over 12 years' experience delivering healthcare Projects of varying scale and complexity.

Most featured projects are part of healthcare campuses, requiring detailed analysis of both briefs and site constraints. Designs are Project-specific, producing distinctive landmark buildings rather than replicating adjacent models. While strict budget and accommodation controls are maintained, added-value elements – such as courtyards, terraces, landscaped approaches, and lightwell cafés enhance user experience and the overall scheme.

A consistent feature of these Projects is their non-institutional appearance, with high-quality materials, extensive glazing, bespoke joinery, and thoughtfully designed foyers, all aligned with healthcare infection control standards.

Featured projects here completed by E- Project chartered Architect or by Micheal Regan chartered Architect as project Architect , Director of ORSA,RORSA as noted on each project .



Cork University Hospital

CUH, CORK

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

Michael Regan served as Project Architect for the Maternity Hospital at Cork University Hospital (CUH) from its inception in 1999 through to completion in 2007, while at Reddy O'Riordan Staehli Architects (RORSA). The building comprises 21,000 m² of accommodation over six levels and consolidates three previously separate Cork City and County maternity services into a single facility.

The Maternity Hospital connects centrally to the main CUH campus at Ground and Level 1. Its plan form consists of three gently curving wings designed to maintain south-facing views from the existing hospital buildings, while enclosing a central landscaped garden. On the second to fifth floors, the east and south wings are linked by a largely glazed western circulation corridor, which includes the main vertical stair and lift cores accessed from the Entrance Foyer at Level 1.

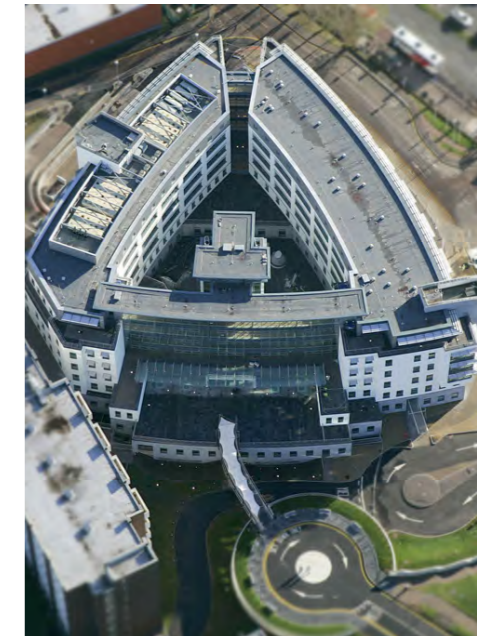
From the outset, the architectural approach aimed to create a Maternity Hospital that acknowledged its users as predominantly 'well people,' engaging with the services as part of a natural and joyful process. Public areas and interior finishes were therefore conceived to provide a 'front-of-house hotel' aesthetic, a philosophy that guided both the architecture and interior design of the facility.

Accommodation is organised over six levels, with healthcare programmes—including in-patient, outpatient, ante-natal, and post-natal services—rationally grouped to minimise travel distances for users and visitors. This layout also provides a degree of segregation between the Birthing Suite and Theatres on the Ground Level, Day Services on Level 1, and the Main Ward Floors on Levels 2–4.

The hospital incorporates a 50-cot neonatal unit—the largest in the country at the time of opening—and three fully interactive operating theatres, each with full data and video links to the co-located UCC ANU Research and Teaching Centre on Level 5.

The building exterior features a high-quality, durable palette including limestone, stainless steel, high-performance glazing and curtain walling, and acrylic self-coloured render. Clear horizontal and vertical circulation routes are punctuated by the strong vertical architectural elements of limestone-clad stair towers and glazed walkways.

Upon completion, the Maternity Hospital received national architectural and interior design recognition, including the RIAI's Best Healthcare Building Award in 2007.



Awards

RIAI Award Winner
Best Healthcare Building 2007

IDI Award Winner
Highest Commendation 2007/08

IDI Award Winner
Grand Prix Interior Award 2007/08



Acute Adult Mental Health Unit

University Hospital Galway

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O’Riordan Staehli Architects.

The AAMHU at University Hospital Galway, opened in 2018, is a 10,000 m² standalone mental health facility on a compact site at the edge of the hospital campus. It accommodates 50 in-patient beds across self-contained ward blocks, including two 18-bed wards, a six-bed assessment ward, and a ten-bed elderly patient ward, all accessed from a central foyer.

Dedicated outdoor spaces include two landscaped courtyards at ground level and a roof garden, supporting patient relaxation and occupational therapy. Level 1 houses ten consultant rooms, a clinical director suite, student areas, and staff support facilities.

The architecture reflects a domestic, non-institutional scale and materiality, giving the building a contemporary, city-centre aesthetic more akin to an apartment building than traditional healthcare architecture.



Acute Adult Mental Health Unit

Cork University Hospital, Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O’Riordan Staehli Architects.

The AAMHU at Cork University Maternity Hospital was formally opened in 2015 and comprises 10,000 sq.m of accommodation to replace an existing facility on the campus that was no longer fit for purpose. The AAMHU is a standalone building incorporating 50 in-patient beds, providing various levels of support and needs. It is located on a brownfield site – previously a surface car park – on the northwestern edge of the campus, adjacent to residential areas.

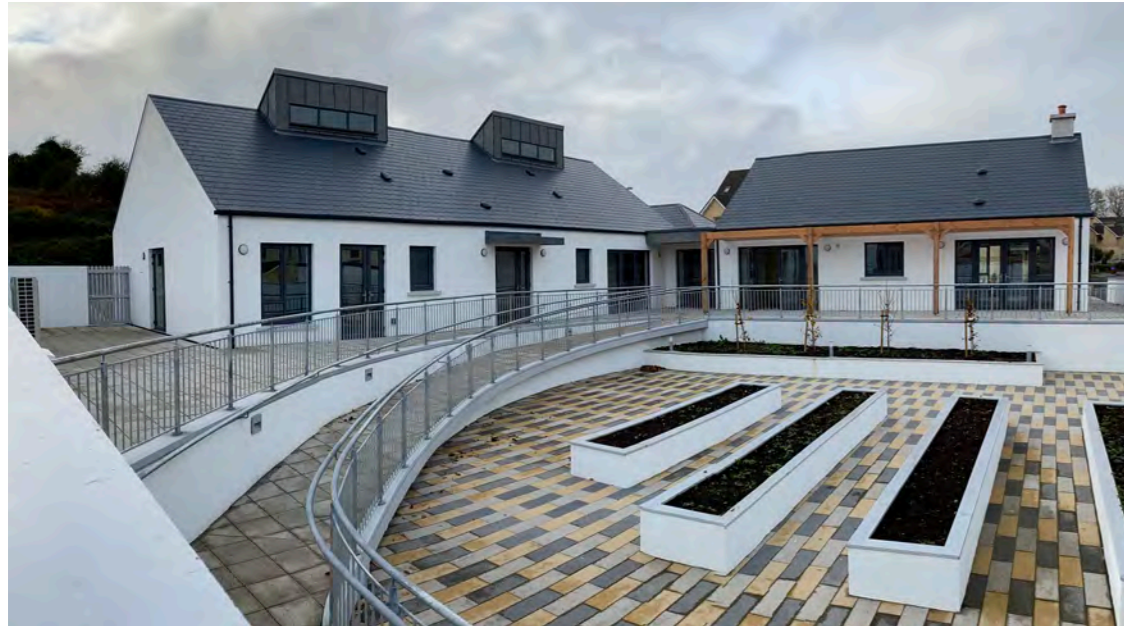
The intended use and the location have been reflected in the architectural form, which is more domestic in materiality, scale, and design than an institutional building. The plan is based on providing self-contained ward blocks, all accessed from the main foyer. Each block is provided with dedicated external areas for patient relaxation and occupational therapy within landscaped courtyard gardens or a roof garden.

The brief comprised two 18-bed wards, located at Level G, a further 6-bed assessment ward also at Level G, and a 10-bed elderly patient ward at Level 1. All accommodation is in accordance with updated area requirements. In addition, the brief provided for 10 consultant rooms, a Clinical Director Suite, and student areas. Staff support services are also provided at Level 1.

The operation of the building has dictated three separate entrances – staff, patient/visitor, and assessment entrance – and these have been located on separate facades for security, privacy, and ease of access. In addition, the displaced car parking on the site has been accommodated within a sub-basement level, which also provides direct secure access to the unit for staff.

Although campus-based, the desire by the staff was for the new facility to be ‘non-institutional’ as it is primarily a short-term residential facility. This has been realized in the final scheme, which has incorporated brick, stone, zinc, and glass to provide a contemporary building that is more ‘apartment’ rather than ‘healthcare’ in its aesthetic.





Acquired Brain Injury Unit.

The Paddocks, Williamstown, Waterford City

Anvers Housing Association provides specialist independent living accommodation to clients who have suffered brain injuries. The 0.2-hectare site provided to Anvers Housing Association at The Paddocks, Williamstown Road, Waterford, formed part of a large private residential development that had been partially completed up until 2012 but remained unfinished and abandoned. Works to ground floor slab level had been completed for nine private dwelling units, all of which were to be removed to facilitate the new development. The proposed single-storey accessible scheme represented a significant reduction in density and scale from what was previously approved.

The residential facility of 575 sq.m comprises five bedrooms with ensembles, a communal kitchen and dining area, a communal living room for residents and visitors, and an activity room. The support staff accommodation includes an office adjacent to the entrance hall, with a nighttime shift sleeping area.

Adjacent to the residential unit are three independent living one-bedroom apartment units of 77 sq.m each, to be managed by Anvers Housing Association.

The accommodation has been arranged in an 'L' footprint to reflect the corner site location, which also encloses a large terrace and a ramped, accessible sunken garden area for external activities and recreation.

As the specialist supported housing unit was to integrate with its neighbours, the architectural style for the scheme is relatively traditional, with pitched roofs, acrylic render to walls, and zinc-clad feature dormer windows to the circulation corridors and lobbies.



National Maternity Hospital, *Holles Street, Dublin*

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The National Maternity Hospital at Holles Street dates from the mid-1930s. It has seen a significant increase in births, necessitating a re-organisation of its existing accommodation and a substantial extension to provide new operating theatres and a neonatal unit. The scheme briefed and completed was anticipated to be an interim development, pending the relocation of the NMH to a new greenfield site within a ten-year period. This has yet to occur over 15 years later.

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 accommodation priorities. The key consideration for the design team was the impact of the new works on the day-to-day operation of the hospital, including the sequential phasing and departmental decanting from the existing accommodation to the new departments.

The agreed rationalised scheme, which incorporated the 1935 hospital building as well as three adjacent Georgian terrace buildings owned by the hospital, received planning permission. This approved proposal was further reassessed, and a reduced 'medium-term solution' was sanctioned, providing reduced accommodation within a temporary finger 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.

Planning permission was secured for a six-storey extension connecting to the existing hospital on five levels, the refurbishment and extension of existing departments and support facilities, the provision of extended emergency triage, antenatal, and operating departments, and the refurbishment and extension of the neonatal intensive care unit. The new accommodation includes a therapeutic roof garden at second floor level, above an extended café at Level 1.



Child And Adolescent Mental Health Facility *Cherry Orchard Hospital, Dublin.*

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects.

The 3,400 sq.m CAMH facility at Cherry Orchard Hospital has been designed to provide replacement mental health services for young people up to the age of 18, in a purpose-built facility, replacing a number of low-grade, regionally remote facilities. The amalgamation of these services on one site facilitates increased access for the public while promoting collaboration and efficiency among staff.

The brief comprised three separate Child and Adolescent Community Team departments, an Adolescent Day Hospital, a staff training department, and administration support services. Collectively, the facility serves children of various age groups and specialist needs. These departments dictated segregation of access, circulation, and specialisations.

The primary design ethos of the facility was for it to be 'non-institutional' in its approach, which was reflected in the architects' final concept, providing an inviting and open community-based building with an emphasis on a safe, child-focused, and adolescent-friendly environment.

Located within the grounds of Cherry Orchard Hospital, Dublin, the selected site is bounded by a circulation roadway, car parking, and adjacent buildings. The design strategy deliberately sought to create distinctive and welcoming architecture. The free-standing building adopts an organic-shaped footprint that is non-directional within its landscaped parkland setting.

The organic form carefully considers all aspects of scale and materials, with colour variations across each façade and floor level serving as a wayfinding device that is visually interesting and welcoming. The internal planning of each department, wing, and floor responds to the precise requirements for the segregation of users, staff, and support. The plan incorporates individual entrances to each department, screening, and private internal courtyards for secure and supervised use.



Adare Hospital And Consultants Clinic *Adare, Co. Limerick*

Michael Regan of EPCA was Director in Charge/Irish based Project Architect for this project whilst Managing Director of RORSA Architects, Cork from 2004-2011

In collaboration with Payette Architects, Boston.

The project was to provide a US-style private healthcare facility on the grounds of Adare Manor, Limerick. The scheme incorporated diagnostics and treatment facilities, private in-patient bed accommodation, and associated consultant, patient, and staff accommodation over three levels. A separate wing accommodated the private consultants' clinics.

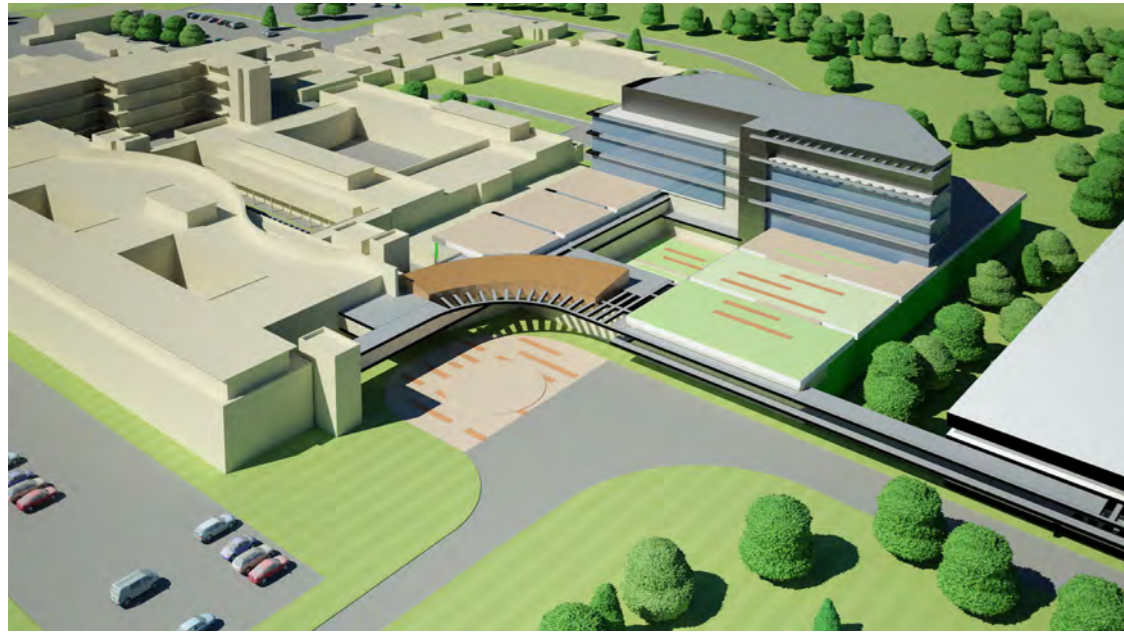
The building is contemporary in design and material selection. The roofline has been designed to reflect the undulating landscape of its rural, greenfield setting, while the orientation of the building addresses the approach to the development.

The building accommodation has been arranged in a rational order of patient access and circulation, with the resultant architectural plan form creating a series of private and semi-private external and internal spaces for both patient and staff use.

Two separate planning permissions were prepared, and approval was received for alternative schemes of 30,000 sq.m and 20,000 sq.m. These options reflected the range of medical procedures and specialisations to be provided, as well as the patient support services and accommodation envisaged by the potential operators, depending on patient throughput.

The project did not proceed as a result of the Government's co-location policy promoting new private hospitals on public hospital sites.





Limerick Co-Location Hospital

MWRH, Limerick.

The Co-Location Hospital proposed for the Mid-Western Regional Hospital in Limerick offered additional private healthcare facilities adjacent to public hospital facilities to deliver a broader range of services for patients. The Government's co-location strategy attracted interest from a number of international private healthcare operators, who were offered a designated site on the campus to propose their scheme design and supporting business plan for consideration by the national health authority, the HSE.

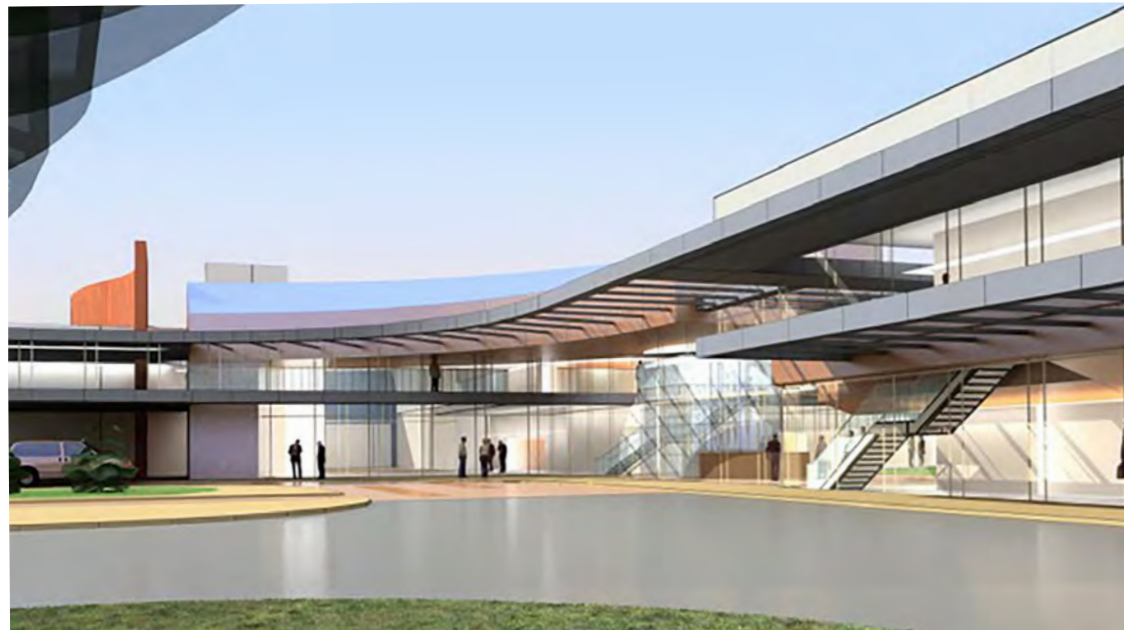
The process required several options to be considered, from which the preferred bidder's scheme would subsequently be developed toward planning and construction. The joint architectural team initially reviewed four separate sites but ultimately settled on two sites to the south of the main hospital building. Two quite different approaches were considered and developed for discussion with the Authority.

Option B – Standalone Scheme: This proposal allowed the facility to operate independently of the main campus building, yet provided ease of access for patient and emergency transfer between the two buildings. At six stories over ground, it was one storey taller than Option C. A large central atrium provided natural ventilation and daylight to the heart of the building.

Option C – Integrated Scheme: This proposal occupied a larger footprint at its lower levels, where the centralised procedures and diagnostic facilities were located, and provided direct internal connections to the main campus hospital street for patient and emergency transfer. The in-patient rooms were located on the upper floors, allowing the floorplate and façade to be stepped back significantly.

Preliminary architectural massing and modeling suggested a contemporary design, with feature facades and internalised areas incorporated to reflect the non-clinical activities, patient reception, waiting, and support areas. The schemes were planned to provide a separate yet integrated identity for the new co-located facility and incorporated intensive landscaping, road, and services infrastructure to connect all systems to the main hospital panel.

The Co-Location Healthcare Facility did not proceed on the MWRH site.



Padre Pio Rest Home And Dementia Unit

Cappoquin, Co. Waterford

The Padre Pio Rest Home occupies a site of approximately 1.3 Ha (3.3 Acres) on the outskirts of Cappoquin and includes the existing care home and a staff residential house. The facility has been in operation on this site for over 30 years and provides 24 resident bed spaces within an extended single-storey dwelling. These rooms do not meet Health Information Quality Authority (HIQA) standards and require upgrading for the facility to remain operational.

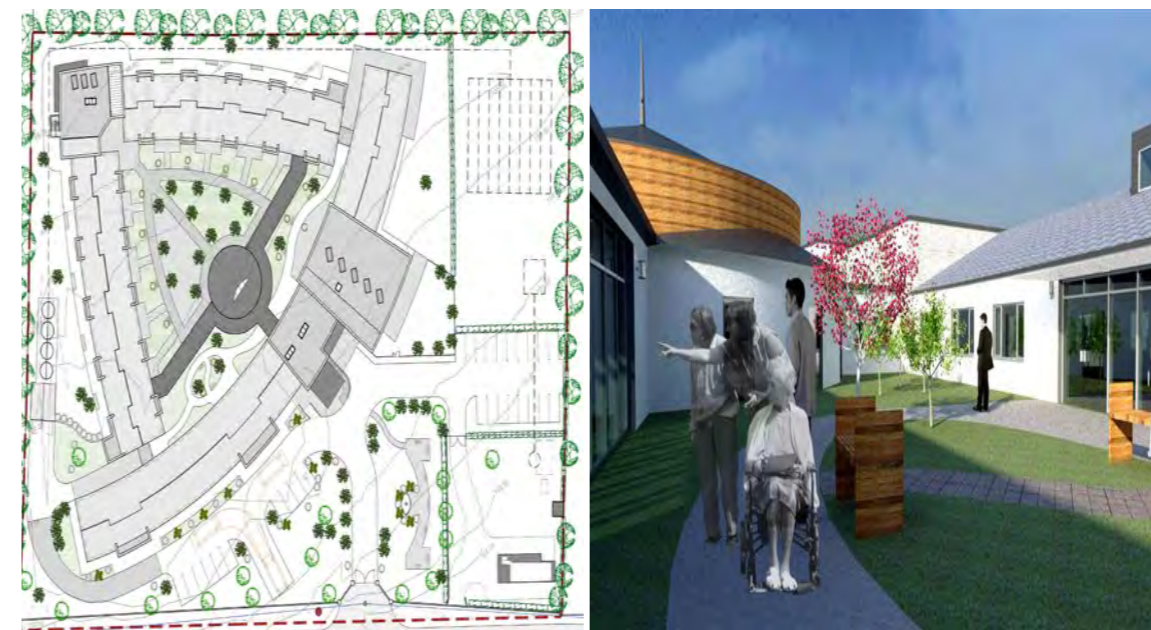
The proposed scheme completely replaces the existing building with a new 50-bed residential home in full accordance with HIQA guidelines for increased resident room sizes and ancillary accommodation. The scheme also includes a new 10-person dementia care facility with a wander loop within a private courtyard.

Integral to the accommodation planning is the provision of a series of external recreational areas for residents and staff. The accommodation zones include two residential blocks to the north and west, the dementia unit to the south-east, and the main entrance, communal, and staff facilities—all of which enclose a large central courtyard. This courtyard provides a quiet, secure, and enclosed space for recreation, socialising, and private contemplation. The religious ethos of the facility also informed the inclusion of an oratory building.

The architectural design of the two residential wings has been conceived as a 'terrace' of individual 'house' units, with each pair of units separated by projecting features. Dining areas and other communal accommodation are located near the main entrance. These larger rooms require higher floor-to-ceiling heights and are expressed as two slightly differing-height flat-roof blocks, which abut the pitched roofs of the residential terrace blocks.

The external materials are rural in character and colour, including white render, natural stone cladding on the outer projecting features, and pre-finished timber cladding on the courtyard projecting features.

The proposed development incorporates a comprehensive formal and informal landscape and planting programme to provide visual screening, seasonal interest, and encourage biodiversity for indigenous fauna and flora. The colour and texture of the hard landscaping materials will also assist intuitive wayfinding for residents and visitors.





Education

Director Michael Regan of E-Project Chartered Architects has over 10 years' experience delivering education projects of varying scale and complexity, from Feasibility to Completion. His portfolio includes Primary, Secondary, and Third Level schemes, along with smaller school extensions that strengthen the Practice's expertise in the sector.

Education projects demand a thorough analysis of both the brief and site to ensure designs meet requirements while also incorporating added value and long-term benefits. Some Projects are designed as landmark buildings, while others integrate seamlessly with existing campuses, all meeting modern educational standards.

Each scheme balances function, budget, and design innovation, with careful attention to daylight, ventilation, and energy performance. The result is an architecture that not only fulfils the brief but consistently delivers beyond it.

Featured projects here completed by E- Project chartered Architect or by Micheal Regan chartered Architect as project Architect , Director of ORSA,RORSA as noted on each project



Phase 1

Quadrangle Re-Development to Post-Primary School St Augustine's College

Abbeyside, Dungarvan, Co. Waterford

St Augustine's College, a co-educational second-level school outside Dungarvan, was originally a boys' boarding school laid out around a 1960s orthogonal quadrangle. The redevelopment was carried out in two phases.

Phase 1 focused on the Level 1 boarding accommodation, unused for over 20 years, which was upgraded to provide specialist and general classrooms. Facilities included Music, Art, Home Economics, Technical Graphics, Textile, Multi-Media, and standard classrooms, along with ancillary storage, circulation areas, and student and staff toilets. A new glass lift was added to meet accessibility requirements without obstructing views of the quadrangle. The previously closed-off quadrangle was reopened with new paving and walkways, reinstating it as the heart of the campus for socialising, gatherings, and events.

Phase 2 involved a significant extension to provide a Special Education Needs (SEN) Unit and additional mainstream classrooms. The single-storey SEN Unit includes Safe Base Classrooms, a Multi-Sensory Room, Central Activities and Daily Life Skills Rooms, staff offices, and secure external play areas. The two-storey mainstream extension provides general classrooms, Science Labs, Art & Crafts, Construction Studies, Technology, and supporting facilities.

Both phases were designed with reference to the original 1970s architecture while incorporating contemporary detailing. The new buildings are linked to the existing school via covered ground-floor access and first-floor internal connections. Careful orientation ensures consistent daylight throughout the extensions, while the redevelopment enhances circulation, accessibility, and the overall learning environment.



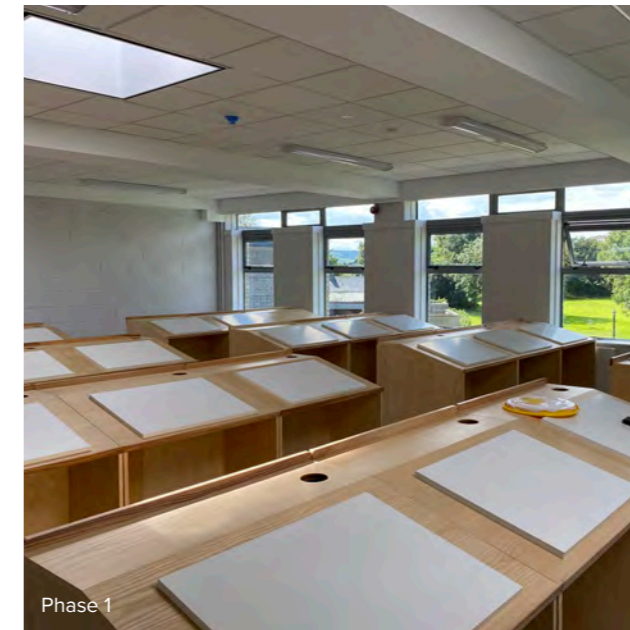
Phase 1



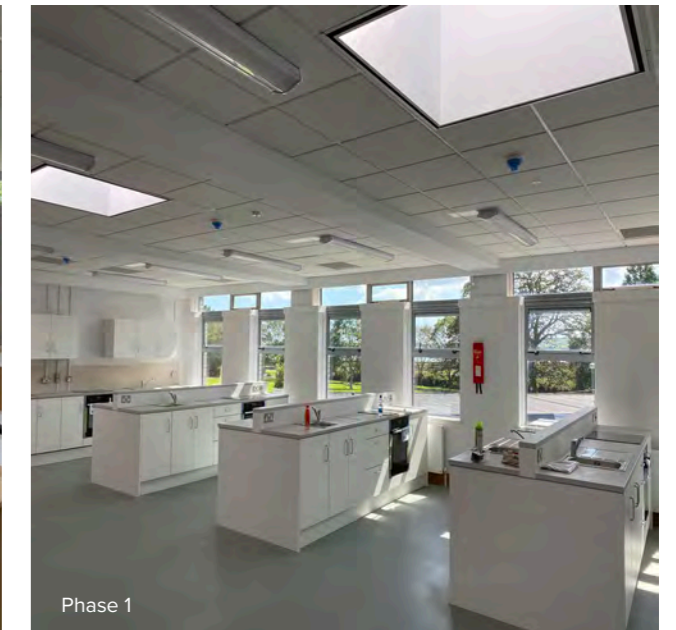
Phase 1



Phase 2



Phase 1



Phase 1



Anu Research Centre

CUMH, Wilton, Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

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, the facility was the first purpose-built, integrated research and clinical centre for human reproduction in Ireland.

The ANU Research Centre was a fast-track project built in parallel with the maternity hospital roof-level extension. To ensure seamless continuity between both projects, the architecture and interior design extended the concept and approach of the maternity hospital project. The resultant ANU Research Centre is therefore 'of the building' rather than a distinctive 'unit.'

The educational accommodation and facilities include extensive research and training laboratories, write-up areas, general teaching and meeting areas, offices, and other educational support spaces. Communications technology was a key requirement for the university, as were specialist provisions for postgraduate research areas, lecture and laboratory spaces, and integration of systems with 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 capable of providing live audiovisual links to medical consultants elsewhere in the hospital or internationally.

Extensive glazing on the external façade provides full-height views of the surrounding cityscape where appropriate, with projecting, angled feature windows controlling views to protect patient privacy. The language of the maternity hospital façade has been adapted with a Level 5 setback to reduce the overall height of the building. On the courtyard elevation, the external cladding complements the hospital's rendered façade while expressing the ANU Research Centre as a separate yet integrated component of the overall building.



St John's Central College

Sawmill Street, Cork City

Award RIAI Exhibition Award – Best Education Building 2006

St John's Central College is a post-Leaving Certificate College inserted into the site of a derelict former timber yard, adjacent to the existing College facility. The 1960s building on the site was removed to create a significant new quadrangle for the campus, framed by the new College buildings. The project provides 5,200 m² of new educational facilities, including general classrooms, workshops, support accommodation, library, and lecture theatre facilities, to be shared with the adjacent College of Commerce.

The College emphasizes practical courses and adult retraining across a wide range of educational programmes. The building's elevation and floor plans reflect this programme, with educational and support spaces grouped by function. These uses are expressed in the building's form, materiality, structure, and colour.

The new accommodation divides into two structures: a main building straddling the stone wall of the former timber yard, and the smaller copper-clad Refectory Pavilion. Both intersect to form the southern and eastern edges of the new quadrangle. Intensive technical, construction, and engineering workshop accommodation is located at ground floor level, accessed directly from the colonnade. The building plan follows the line of the former timber yard site, landmarked by the retention of the existing 60 cm-thick stone wall.

Movement through the building is linear and punctuated by dramatic changes in scale, highlighted by a triple-height, naturally lit circulation spine following a strong north-south route. This spine is designed to promote social and educational engagement across all levels and courses. Administration and staff rooms are grouped vertically at the hinge of the canteen pavilion and the north-south spine of the main building.

The architecture reflects the internal uses through materiality. Practical teaching spaces are finished in fair-faced concrete blockwork, in contrast to the classrooms with smooth plastered walls. The library and canteen incorporate large pre-patinated copper walls. The double-height, tiered lecture theatre forms a striking architectural statement at the entrance, expressed in off-shutter concrete.





Clinical and Translational Research Facility NUI Galway/University Hospital Galway.

The 5,300 sq.m CRF/TRF Project was jointly briefed and funded by NUIG and UHG as a medical research facility on the grounds of University Hospital, adjacent to the historic NUI Galway Campus. The site was steeply sloped to the south and east, requiring carefully considered transitional landscaping, including displaced car parking and re-routed internal circulation roadways.

The compact 0.25-hectare site was positioned to allow direct connection to adjacent education and healthcare facilities on each floor. The restricted site area dictated a four-storey building, segregated to provide UHG accommodation at Levels G and 1, with patient and staff links at Level G. NUIG accommodation occupies Levels 2 and 3, with a connection link to the adjacent CSI educational building from a common foyer at Levels G and 2.

The Clinical Research Facility (CRF) accommodates patient trials, with all outpatient facilities and support services at Level G and inpatient accommodation at Level 1. The Translational Research Facility (TRF) features almost identical laboratory and support spaces on Levels 2 and 3, with internal vertical connections to encourage collaboration between research principals and teams.

The external envelope materials were selected to give the building a landmark quality and visual presence. The same materials were used across two other projects in the consortium bundle for economies of scale.

The building was formally opened in 2015 and named the Lambe Institute for Translational Research. At its opening, it was noted: "This facility represents the nexus of research and its translation into the clinical setting. It is the point at which 'bench' meets 'bedside.' Currently, over 100 clinical trials are underway, involving people with cancer, diabetes, cardiovascular disease, and other conditions."



Library And Learning Resource Centre Munster Technological University (formerly CIT)

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The proposed Library and Learning Resource Centre (LLRC) at Munster Technological University (formerly Cork Institute of Technology) was one of six projects included in a Third-Level Institutions PPP package tendered by BAM. Michael Regan was the Lead Architect for the RORSA Architects team. The projects proposed for the Cork, Limerick, and Dún Laoghaire campuses sought to provide exemplar library and learning resource buildings for each institution.

The MTU/CIT LLRC provides approximately 700 additional reader spaces and shelving for 100,000 volumes to alleviate overcrowding in the existing library. The facility also includes a 100-person lecture theatre, a café, and various group study areas.

The LLRC site is located to the east of the existing 1970 campus buildings, forming a new gateway to the campus from the main pedestrian entrance on Rossa Avenue. The building is designed to be open and welcoming, facilitating pedestrian links with the main engineering block behind and the existing library and IT building opposite.



The LLRC is intended as a benchmark building, creating a positive first impression while housing essential teaching and learning facilities in a quiet internal environment. As a PPP project, emphasis was placed on design quality, integration of passive engineering principles, connectivity, and future flexibility. High-quality, robust, low-maintenance materials will be used throughout, enabling BAM's FM/PPP procedures to maintain a high standard of facilities management over the 25-year contract period.

The design process included regular, detailed internal reviews with the BAM PPP Projects Team, where all aspects of design development, construction, and lifetime maintenance were discussed to achieve optimum solutions. Research included visits to recently completed third-level library buildings in Ireland and Europe, with consideration of precedent projects informing the design.



Wit Engineering + Architecture School Building

Cork Road, Waterford

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The proposed Engineering and Architecture School Building (E+ASB) occupies a prominent site within the South East Technological University Campus and is designed as a standalone building. It is one of two new buildings to be provided on the WIT Campus as part of a Public-Private Partnership development, the other being a new Business and Enterprise Building. Both buildings are designed to align with the development grid and form part of a coordinated suite of new structures that will regenerate the public realm and landscape along the western and northern edges of the campus.

The E+ASB maximises its relationship with the campus fields to the immediate south and a significant open area to the north through the incorporation of new axial plaza spaces at both primary and secondary entrances.

The floor plate occupies a large enclosed footprint, with perimeter accommodation arranged around a central three-storey atrium, providing visual connections across all floors along the internal vertical and horizontal circulation routes. The building will provide key social, study, educational, and staff facilities for the Engineering and Architectural Schools, along with informal presentation and exhibition spaces.

The predominant external façade material is white brick, as used in recently completed campus buildings. This 'signature material' provides uniformity across the campus and is complemented by contrast limestone cladding and extensive glazing to achieve required daylight levels for perimeter spaces.

Projecting horizontally framed architectural elements span and connect the upper two floors, providing horizontal emphasis and incorporating continuous horizontal louvres that serve as brise soleil while reducing the apparent mass of the upper floors. These are contrasted with a vertical 'saw-tooth' profile along large areas of the west and north façades, which control western sunlight, reduce evening glare, and maintain daylight requirements for the key Design Studios on Levels 1 and 2.



Digital Media Building

Third Level Campus, Dublin

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The Digital Media Building was one of a suite of three new buildings designed for the Institute of Art, Design and Technology (IADT), Dún Laoghaire, Co. Dublin, as part of a PPP bundle of six projects by BAM.

Located on a prominent road-fronting site, the Digital Media Building was designed to provide a new face for the IADT campus and to relate to the adjacent buildings.

The three-storey building provides much-needed student facilities at Level G, including a new canteen with 800 seating spaces, both internal and external, with classrooms and design studios on the upper two levels. All levels are visually connected by a central atrium, which incorporates a feature stair and landings to each classroom, maximising natural daylight and supporting a predominantly natural ventilation strategy.

The design also incorporates a number of innovations to reflect the building's prominence and function as a media and design facility. A two-storey-high media/projection wall addresses the parkland and road frontage, providing display space and a forum for external performances.

The contemporary styling, material selection, and detailing were intended to be replicated across the other two buildings on the IADT campus, creating a clear and strong visual identity for the future campus buildings.





Kingswood Post-Primary School

Tallaght, Co. Dublin

EPCA's scheme for a new Post-Primary School in Kingswood was developed in accordance with the RIAI Competition requirements for an exemplar school design approach that could be applied to other sites. Consideration of how the design could be adapted or adopted elsewhere was therefore a key driver of the process.

The site identified for the new school was significant and included a sharp 'dog-leg' footprint. The proposed design provides a site-specific response to the considerably sloping terrain. The main natural features within the site were the existing hedgerow and an open waterway bisecting the site west to east. The 'dog-leg' and topography were reflected in the proposed pedestrian and vehicular entry points to the upper and lower gradient areas, the proximity to the adjacent primary school to the northeast, and the open public areas to the east.

The playing areas to the north of the site were positioned to serve both the new post-primary school and the existing primary school. The upper field on the southern part of the site is proposed for future adult education and public library facilities, allowing the entire site to function as a 'Life-Long Learning Campus' providing education from nursery through post-secondary and adult education programmes.

The building plans comprise three distinct 2- and 3-storey blocks of accommodation, facilitating multiple access points to the general-purpose/dining area, sports building, and special education needs (SEN) suite. This strategy supports wayfinding while providing natural daylight throughout common, circulation, and social areas. General classrooms, toilets, and special tuition offices are stacked across multiple floors for vertical and horizontal proximity, assisting the organisation of students and faculty.

The SEN suite is located on the southeast elevation to provide private external areas, proximate parking, and a private entrance. Although clearly defined in footprint, it is central to the overall school and overlooks the waterway feature.

The plans incorporate multiple social areas, intended as key hub spaces for students and staff. Wherever possible, these spaces have external views over the proposed waterway, which straddles the upper and lower fields, forming the heart of the school.

The main internal circulation spine, connecting all three blocks, features a social 'pod' on a bridge at Levels 1 and 2, providing a stop-off between classrooms and common areas while taking advantage of elevated southeast views across the water/landscape feature. The building incorporates clean, contemporary detailing and robust, high-quality materials to ensure the longevity of the façade with minimal maintenance.



University Library Extension

University of Limerick

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The proposed extension to the University's Library addresses a shortfall in study desk areas and book storage. The design proposes a free-standing extension connected to the existing library by two new glazed link bridges. The building is intended to be seen as a natural extension of the existing library, and therefore the existing floor-to-ceiling heights of 3.2 m minimum were maintained.

An 18 m x 7.5 m rooflight sits over the central atrium, which comprises a series of voids of varying sizes to provide connectivity between the floors while also creating a sense of drama within the new library. The atria allow natural light to penetrate deep into the plan and assist with the mixed-mode ventilation strategy.

The proposed building is rectilinear in plan but provides a signature architectural expression in the splayed west façade and south-west corner, addressing the approach from the campus entrance. In its prominent location, the building will provide a quality landmark facility and create a positive first impression upon arrival at the campus.

The planned library provides a range of study spaces. The upper three levels contain collections and reading rooms, a variety of study areas, and staff administration and technical areas. The predominantly flexible and open-plan atrium spaces incorporate reader spaces, cellular rooms, and bookshelves. Cellular accommodation is concentrated at the perimeter and the east/west extremities of the plan.

The elevations are conceived to provide a subtle contrast to the existing library while retaining brickwork and de-oxidized copper as linking materials. Floor-to-ceiling glazing is provided throughout, with several double- and triple-height spaces highlighted by "event" windows oriented toward main campus views and library entrances.

Solar heat gain is controlled by a façade ratio of 2:1 solid to void. Horizontal fins on the south and west façades reduce solar gain and control glare. Integrated opening vents provide natural ventilation when required. The architectural design and planning incorporate exemplar design quality and passive engineering principles. The building fabric, both externally and internally, is designed with high-quality, robust, low-maintenance materials.



Extension to Meánscoil San Nioclás

An Rinn, Dungarvan, Co. Waterford

The new extension to Meánscoil San Nioclás will provide specialist classrooms and ancillary staff and student accommodation to meet current and projected increases in student numbers. The new accommodation includes a Home Economics room, Science classroom, Construction Studies room, and supporting preparation and storage facilities.

The extension is designed as a standalone block to minimize disruption to the 'live' school building during construction. It has been positioned to the rear and side of the existing school to ensure that existing classroom views are not impacted. The accommodation is arranged on either side of an east-west circulation corridor and connects to the existing school via a new ramped glazed link.

The scale and massing of the extension are single-storey to reflect the existing school building and to integrate into its exposed site. The external materials continue those of the existing school, with feature zinc cladding to the roof.

A planning requirement stipulated that the proposed new vehicular entrance would be the only access from the public road fronting the school. This necessitated localized hard and soft landscaping of the concourse and car parking area at the front of the existing school.

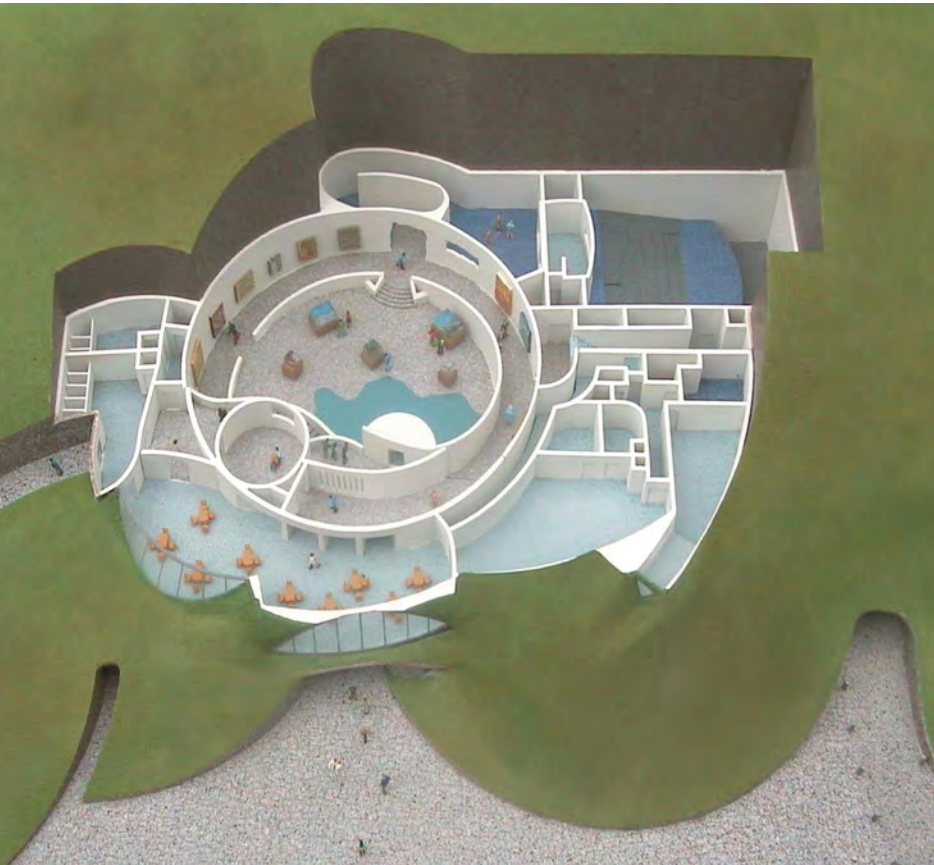


Public / Civic

These Projects highlight the range of work led by E-Project Director Michael Regan over the past 12 years, from the internationally acclaimed Cliffs of Moher Visitor Centre to a modest riverside Boathouse, and from the Grand Parade City Library in Cork to a Community Centre and Crèche in Mallow. The landmark Cliffs of Moher and Grand Parade schemes, though vastly different in scale and structure, both reflect Michael's ability to deliver complex projects with distinct requirements.

Each project demonstrates a tailored design response to unique site, budget, and programme constraints. At the Cliffs of Moher, Michael acted as lead consultant over nine years, managing all aspects of design, contract, and stakeholder coordination, including specialist exhibition design. Similarly, the Bartlemy Project reflects E-Project's hands-on, client-focused approach, achieving a high-quality outcome on time and within budget.

Featured projects here completed by E- Project chartered Architect or by Micheal Regan chartered Architect as project Architect , Director of ORSA,RORSA as noted on each project



Cliffs of Moher Visitor Centre

Co. Clare

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

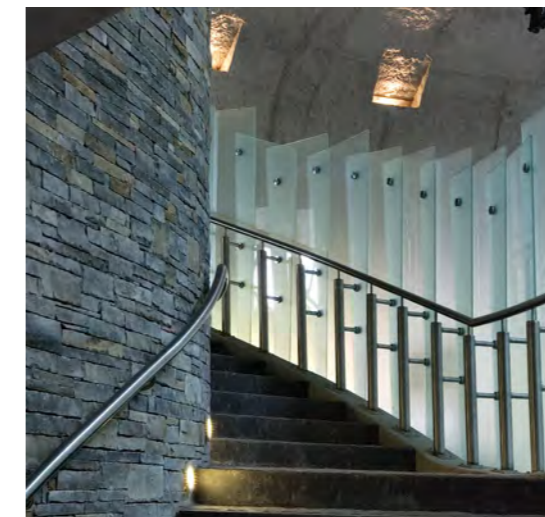
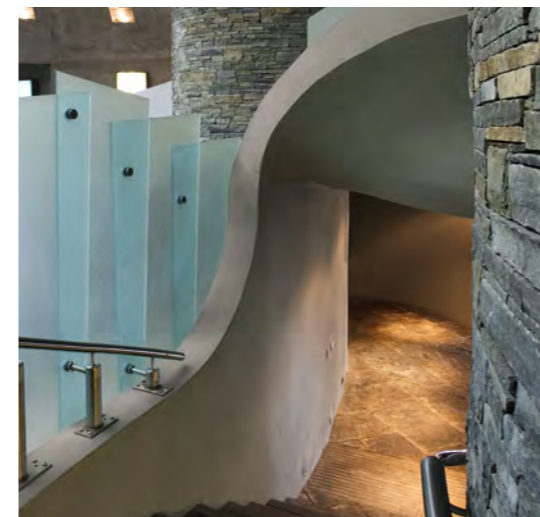
The completed Cliffs of Moher Visitor Centre project represented the design development of an RIAI Architectural Competition-winning scheme by O'Riordan Staehli Architects in 1992. In the intervening years, the brief was expanded considerably by Clare Co. Co. to incorporate additional visitor facilities,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

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

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

The entrance foyer and internal circulation routes have comparatively low ceiling heights to reinforce the notion of an underground, 'cave-like' building. Central to the concept is a sloped, ramped circulation route through the exhibition areas, connecting all public areas. The exhibition space is contained within a 9m-high, 25m-diameter domed area at the centre of the plan, serving as the key internal space and purposely dramatic in its triple-storey height to contrast with other areas.

The structural shell and load-bearing elements are exposed wherever possible to generate spectacular undulating wall and soffit forms internally. The exposed concrete shell features a moulded 'worm-trail' imprint derived from local Liscannor flagstone, contrasting with the highly polished concrete ramp walls and non-load-bearing elements. Other natural materials include Liscannor stone and oak. A sustainability and environmental ethos underpinned the overall development approach.



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



Harbour Master Building

Dunmore East, Co. Waterford.

The redevelopment of the Harbour Master Building at Dunmore East, Co. Waterford replaced the rudimentary harbour staff and public toilet accommodation that previously existed on the site. These facilities were deemed seriously constrained in terms of the accommodation and services available to the Department's staff, the general public, and harbour users.

The departmental brief required the retention of the original structural concrete frame only, as part of a newly remodelled plan for the existing building, with an extended floorplate and new extension elements designed to integrate seamlessly as a complete new building.

Early sketch proposals sought to increase the building's height by an additional storey to allow upper-floor accommodation uninterrupted views of the estuary over the harbour wall. The two-storey floorplate was also significantly extended to provide a prominent entrance foyer and accessible lift and stair access to all levels of the integrated building, in accordance with Disability Access Certification requirements.

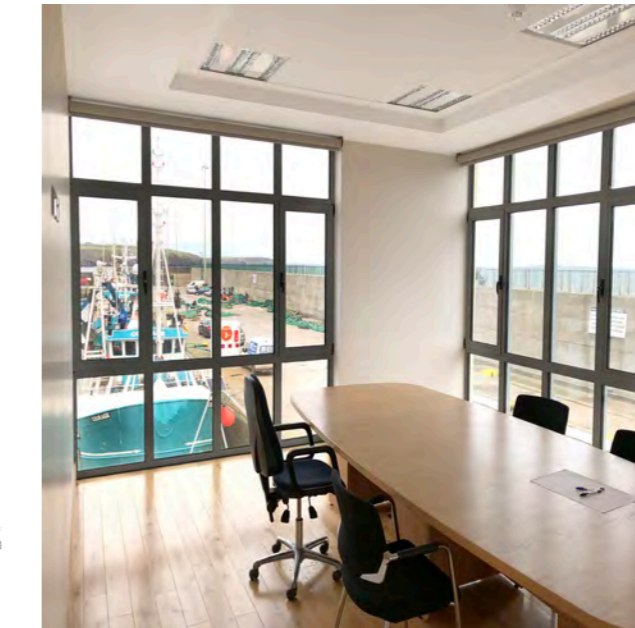
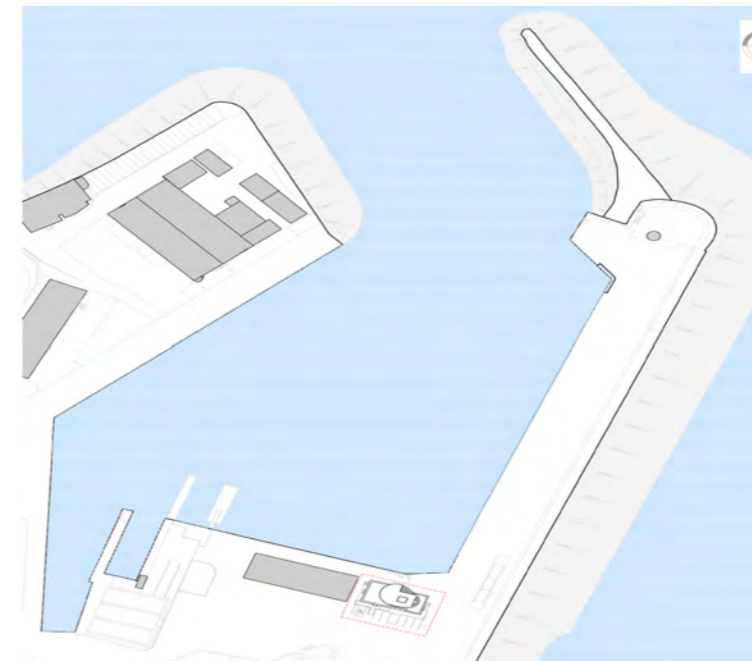
The roof-level viewing pavilion, visible from the approach roads into the village, is clad in zinc and curtain wall glazing to provide a lightweight beacon feature for the building.

The new integrated building provides approximately 350 sq.m of accommodation, including improved public toilets, staff showers and toilets, a staff canteen, and equipment charging and drying room facilities at Level G. The new section features an accessible entrance foyer at Level G with a new incident room, meeting room, and re-planned office accommodation for harbour staff at Level 1.

The prominent roof-level accommodation at Level 2 houses a new Harbour Master's Office with panoramic views across the harbour and landing pier. Significant roof terrace areas at Level 2 provide space for viewing and social/function uses.

The scheme was developed in two separate phases, completed over a three-year period. The original two-storey block is clad in blue brick, with the new extension finished in contrasting white brick. The connecting foyer/stairwell link is predominantly glazed to maximise transparency between the brick-clad blocks.

The roof-level viewing pavilion, as noted, is clad in zinc and curtain wall glazing, serving as a lightweight beacon feature for the building.





Creche and Community Centre

Mallow, Co. Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The Crèche and Community Building at Gooldshill, Mallow formed part of a new local authority housing scheme of 275 units for Cork County Council. The scale of the project, combined with the lack of similar facilities in the northern area of Mallow, dictated that these amenities be incorporated into the overall masterplan for the site. The location of the new crèche and community centre was influenced by the site's sloping topography. The briefed area of approximately 480 sq.m—excluding the ancillary external play areas associated with the crèche—dictated its placement on the upper floor of the split-level building, allowing level access to the landscaped outdoor spaces. Access to the upper level is provided via ambulant-disabled steps and a ramped approach suitable for wheelchair users. The crèche caters for 48 children across various segregated age groups as follows: [list can be inserted here if available].

The smaller footprint required for the community centre, approximately 140 sq.m, provides a general-purpose space for use by various community groups. Its requirement for direct access from the road frontage and close proximity to the playing pitches and hard ball courts—for management and supervision purposes—determined its location at ground level.

The building is positioned adjacent to large open landscaped areas, with accessible ramps and steps leading to the upper-level crèche. The completed two-storey building has been designed and finished to stand out within the predominantly residential surroundings, featuring a striking primary colour palette and a prominent position in the streetscape. At the same time, it has been sensitively integrated into the natural landscape, retaining and incorporating as much of the existing vegetation and trees as possible.



Plan



New Cork City Library

Grand Parade, Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The new Cork City Library Project was one of the most prestigious and ambitious undertaken in the city and involved an innovative partnership between the City and a preferred developer, selected from a public expression of interest from multiple consortia. The developer owned significant lands immediately adjacent to the existing City Library, providing a unique opportunity for the library to remain in the city centre while forming part of a larger mixed-use development.

The scheme integrated the new City Library, retained on its original site, within a new urban quarter encompassing an entire city block. The proposal sought to reinstate and open up two historic lanes, reconnecting the North Main Street and Grand Parade retail streets. This increased permeability across the site and supported new retail, commercial, residential, and civic accommodation within the previously dilapidated city-centre block.

The library itself is arranged over several floors overlooking the Grand Parade. The adjacent accommodation was rigorously assessed throughout the design process to ensure viability. At the planning stage, the non-library areas were predominantly commercial, with less retail and residential space than at concept stage, reflecting a city-wide shortage of purpose-built office accommodation.

The building massing and architectural style are distinctly 'landmark' in character, giving a strong presence to the public library on this prominent site. The development of adjacent plots maintains the historic urban grain of the streetscape, while allowing interconnected floors within the block for flexibility and regularisation of internal planning.

Following a detailed pre-planning engagement with the City Planning Authority, planning permission was obtained for the development as illustrated.



Sports Hall Building

Third level campus, Dublin

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

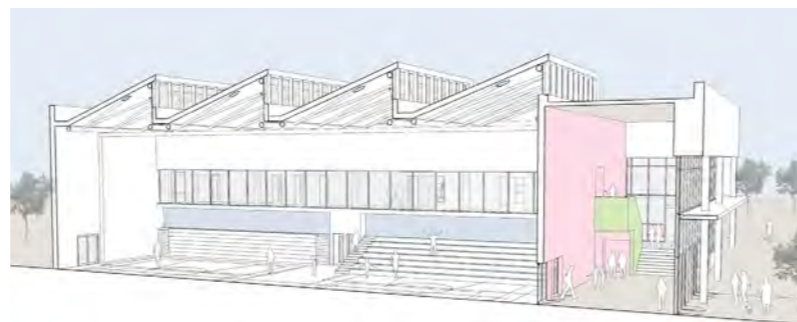
The Sports Hall Building was one of a suite of three new buildings designed for the IADT Dun Laoghaire Campus in Co. Dublin. It occupies a prominent site within the campus, particularly visible from the main vehicular approach.

The entrance foyer is positioned to create a double-height glazed lobby, providing an active and welcoming façade to the campus approach. The large volume of the sports hall is largely subsumed below the level of the existing roadway to minimise its visual scale. The resulting split-level foyer allows direct access from both the upper roadway and the lower car park levels.

The 2.5-storey massing of the hall is further reduced by wrapping ancillary accommodation along the north-west and south-east elevations, creating an active frontage to the campus. Internally, the facility is designed for flexibility, accommodating sports use as well as exams, social events, and formal graduation ceremonies. Floor-to-floor heights in the ancillary accommodation are approximately 4.0 metres, while the Sports Hall itself rises to 9.2 metres at the top of the structure, providing a clear height of 7.6 metres suitable for ball-playing activities.

Externally, the elevations are predominantly self-coloured render, consistent with the IADT campus palette, with visual relief provided by extensive curtain walling on the north and west façades, which highlight the entrance foyer and perimeter fitness rooms. Large aluminium louvres and manifestation graphics on the glazing and spandrel panels obscure ancillary and service areas behind the curtain walling.

The roof is clad in standing seam aluminium panels and incorporates saw-tooth glazed north lights, maximising daylight to the court and viewing areas.



Dungarvan Play Park

Dungarvan, Co. Waterford

The new Children's and Teenagers' Play Park in Dungarvan was developed on a brownfield site vacated following the relocation of a large creamery complex outside the town. The site is bounded to the north by the existing 'Sluicheen' waterway, with the remaining perimeter enclosed by adjacent residential development and a supermarket car park.

The Council's brief for the park was intentionally flexible, allowing EPCA to develop several options that maximised its appeal to a broad range of users—from toddlers to the elderly—ensuring high levels of use and passive supervision by the local community.

The final programme included a Skate Park, BMX Pump Track, Young Cyclist Learning Circuit, Jogging Track, and Adult Gym equipment arranged around the jogging route. In addition to sports facilities, a semi-covered outdoor stage performance area was provided to accommodate cultural and community events.

Pedestrian routes were carefully planned to encourage circulation and activity throughout the park. The design also incorporated a new pedestrian bridge over the waterway and a boardwalk with picnic areas to enhance connectivity and engagement with the natural surroundings.



Commercial/Mixed

E-Project Chartered Architects delivers high-quality, site-specific architecture across commercial, healthcare, residential, office, and mixed-use sectors. From the masterplanned regeneration of Ballincollig's former Murphy's Barracks to the sensitive refurbishment of Georgian properties for the Merrion Fertility Clinic, the Practice balances heritage, functionality, and contemporary design. Projects such as the Bridge Street mixed-use development in Dungarvan (Green Awards 2008 finalist), Euro House in Cork, and TVM Productions headquarters (National Green Building Award 2013) showcase E-Project's ability to create distinctive, functional spaces that enhance their context.

With a holistic, sustainable approach, E-Project ensures designs are adaptable, efficient, and user-focused. From Passive Haus office buildings in Bartlemy to the revitalisation of historic structures along the Waterford Greenway, and specialist healthcare, veterinary, and leisure facilities, the Practice consistently delivers award-winning architecture that enriches both clients and communities.

Featured projects here completed by E-Project chartered Architect or by Micheal Regan chartered Architect as project Architect, Director of ORSA, RORSA as noted on each project



Barrack Square

Ballincollig, Co. Cork

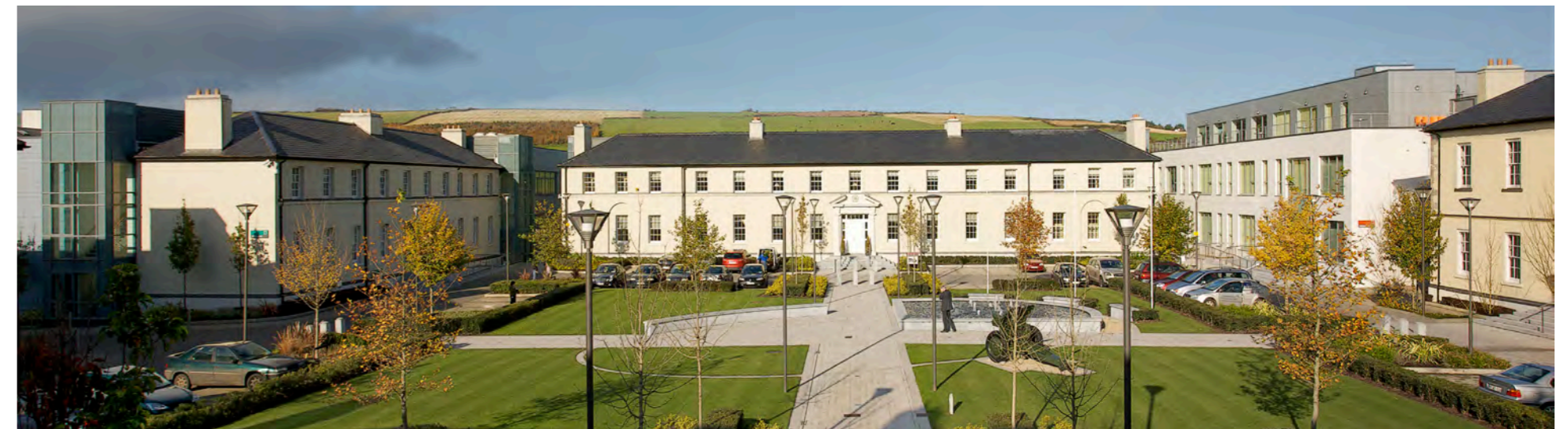
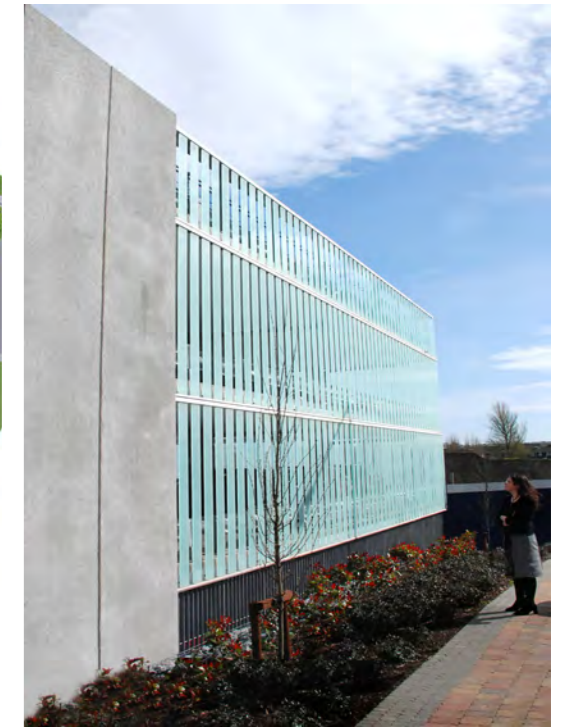
Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The former Murphy's Barracks in Ballincollig comprised approx. 95 acres. The redevelopment of the former Military Barrack Square and Officer's Quarters, covering approximately 10 acres, formed a central element of a masterplanned approach to the total landholding. Barrack Square was re-envisioned as a commercial and mixed-use quarter, reinstating its historic role as the principal open space while integrating it into the regenerated town centre.

The existing buildings, recognised for their historical and archaeological significance, were retained, refurbished, and extended to provide a series of 11 two- and three-storey office buildings. New mixed-use buildings were introduced along the east and south edges, forming a cohesive civic square for the town. These perimeter buildings were designed with a contemporary architectural expression while maintaining a consistent scale relative to the Square.

The scheme extended connectivity to the town's Main Street, incorporating new streets and permeable pedestrian walkways. The office accommodation wraps around the existing structures and is predominantly double-fronted, accessed from both Street Level G and Square Level 1 to respond to the site's level changes.

The completed Barracks Square development now serves as the central focus of a modern office campus, successfully integrating ancillary retail and leisure uses into the town centre in a holistic and sustainable manner.





Television HQ Office and Workshop Building Bartlemy, Fermoy Co. Cork.

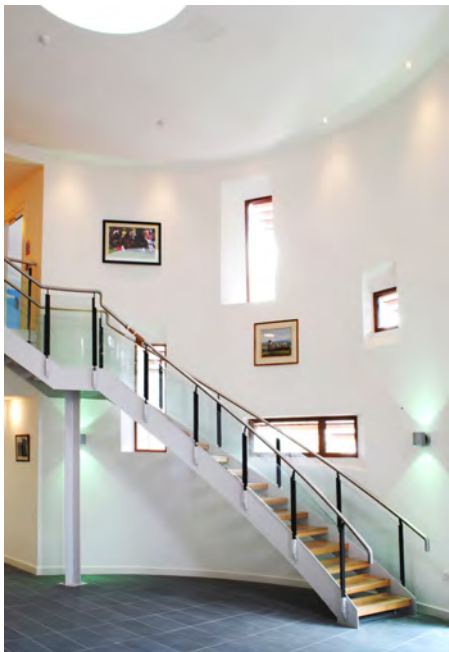
Award - The National Green Building Award in 2013

The bespoke TVM Headquarters and Production Facility is located in the rural village of Bartlemy, Co. Cork, reflecting the owners' strong community and staff connections. The 1,250 sq.m (13,450 sq.ft) building comprises four distinct architectural elements: the Cottage Office, Entrance and Circulation Drum, Two-Storey Production Office, and Workshop Building, together providing state-of-the-art accommodation for a live TV event and production company.

Sustainability was a key design driver, with the office spaces designed to Passive House principles, incorporating insulated foundations and envelope, airtightness, internal temperature and ventilation control, and M+E systems including solar panels, rainwater harvesting, and roof-mounted photovoltaic panels. The Cottage provides open-plan offices at ground level with a concealed staff terrace behind the pitched roof, accessed via louvred panels.

The elliptical American red cedar-clad Drum forms the architectural centerpiece, containing a double-height entrance foyer, central office suites, and post-production edit suite at ground level, with boardroom, offices, and gallery canteen at Level 1, accessed via a sweeping steel-and-glass feature stair. Randomly positioned windows on the Drum elevation respond to the organic form, while the non-timber walls are finished in high-quality acrylic render.

The adjoining engineering workshop, clad in an architectural panel system, accommodates the servicing and support of large mobile recording studio trucks. Its roof-mounted photovoltaic panels represented the largest such array in the country at the time, reinforcing the client's sustainability ethos.



Euro House, Euro Business Park Little Island, Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

Euro House serves as the gateway building to a new Commercial Business Park on the outskirts of Cork City, providing approximately 2,600 sq.m of flexible, sub-compartmented office accommodation, together with ancillary storage facilities. The three-storey building occupies a prominent corner site, responding both to the Business Park entrance and the adjacent residential development.

The architectural design carefully considers massing, proportion, and materiality to create a benchmark building for the Park. The first two floors are expressed as a cohesive form, with a recessed main entrance to reduce visual bulk, while the stair cores are articulated as separate elements at each end. The third floor is set back from the façade and differentiated in colour, further reducing the perceived height and creating a visually lighter top level. Landscape screening along the site perimeter provides an effective buffer to the nearby residential development, integrating the building sensitively into its context.





Bridge Street Urban Redevelopment

Dungarvan, Co. Waterford.

Awards: The Bridge Street Project was a 2008 Green Awards Finalist – Green Residential Building.

Centrally located within the historic Georgian Town Centre of Dungarvan, the Scheme at Bridge Street redeveloped a vacant brown field lands occupied by the former Waterford Creamery, to provide 8,800 sq.m of Town Centre mixed use accommodation.

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

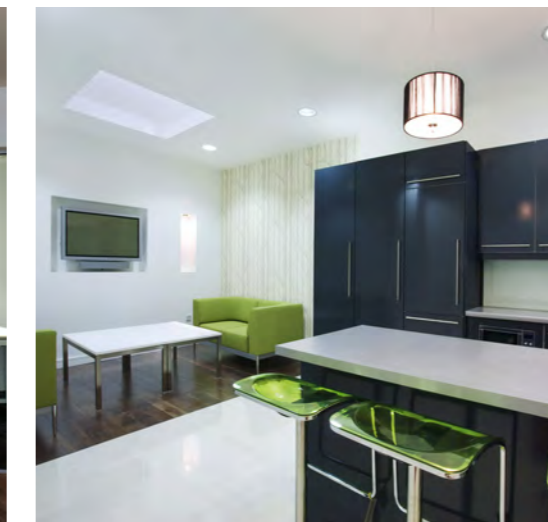
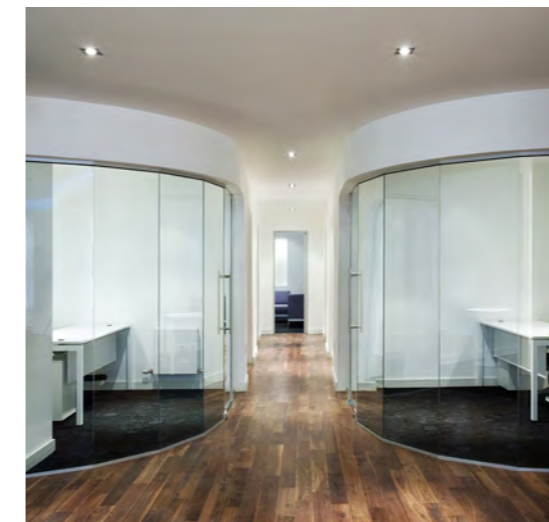
The four-storey mixed use commercial/retail/residential scheme provides 8 units providing retail and commercial 'town centre' use at street level with 3 floors of residential accommodation above. The scheme constituted a significant development within the Town addressing the existing streetscape on two 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 which have been arranged to the extremities of the site perimeter to address and strengthen the urban streetscape. The central area provides a communal Courtyard Garden at Level 1.

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.



Site Plan



Real Estate Agent Offices

Dungarvan, Co. Waterford.

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The Sherry Fitzgerald Reynolds offices were developed by amalgamating two ground floor shell-and-core units in the Bridge Street Development (designed by E-Project Chartered Architects), delivering a fully fitted architectural and interior design solution. The scheme includes a frameless shopfront that seamlessly integrates glazing, doors, and signage, maximising corporate branding and street presence.

The 380 sqm office accommodates a mix of fixed and flexible spaces, including residential and commercial sales areas, mortgage offices, an Auction/Boardroom, open-plan offices, and a staff kitchen/lounge. The internal layout positions private offices and the Auction Room to one side of the reception foyer, with open-plan offices to the other, and the Principal's office at the rear. Organic curvilinear partitions, coffered ceilings, and bespoke reception and furniture elements enhance the circulation and visual connectivity of the deep plan, creating a flexible layout adaptable to changing operational requirements.

The material and colour palette combines neutral and bright tones to maximise natural light, with subtle primary colour accents referencing corporate branding. High-quality finishes include solid walnut timber flooring, ceramic tiles, and carpet, reinforcing a contemporary, professional environment for staff and clients.

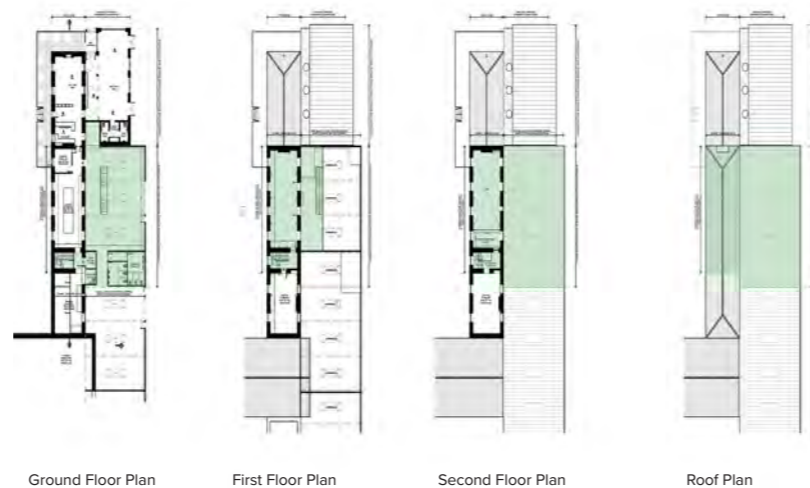


Union Workhouse Restaurant

Kilmacthomas, Co. Waterford

The Waterford Greenway project repurposes the former mid-1840s Workhouse complex, located adjacent to the historic Waterford–Lismore Railway line. Initially commissioned to convert a small Coach House into a coffee shop serving Greenway users, the project rapidly expanded to include a full café, kitchen, restaurant, external dining areas, and a double-height dining/event space in the former dormitories.

As a protected structure, the redevelopment retained key historic fabric and features, allowing the building's original character and use to remain legible. Contemporary interventions—industrial-style staircases, balustrades, glazing, flooring, and exposed ceiling services—create a complementary dialogue between old and new. Delivered in multiple phases, the facility has become a popular destination for walkers, cyclists, and tourists, significantly enhancing the Greenway and the town of Kilmacthomas.



Ground Floor Plan First Floor Plan Second Floor Plan Roof Plan



Merrion Fertility Clinic

Mount Street, Dublin.

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The Merrion Fertility Clinic is located immediately adjacent to the National Maternity Hospital, Holles Street. The development utilised four vacant and near-derelict Georgian properties on Mount Street Lower to provide clinical, reception, and consultant accommodation across four levels.

As the properties were protected structures, their upgrade and remodelling to accommodate specialist areas for fertility assessment, procedures, and scanning required careful consideration and adherence to conservation best practices to secure planning approval from the Planning Authority. Compliance with Building Regulations and Fire Certification requirements was also a key design consideration, most notably in the provision of a new externally fixed glass lift and shaft to ensure full accessibility.

The procedural and treatment room areas required clear heights and open-plan layouts that could not be accommodated within the period buildings. Consequently, a modular cleanroom facility was provided at basement/garden level, incorporating two operating theatres, adjacent IVF rooms, a recovery room, and sample and cryogenic rooms. This structure is clad in cedar with zinc parapets and flashings, providing a contemporary contrast to the brick and rendered rear façades of the original buildings.

Entry to the clinic is via the original Goffs Yard Coach Archway, which was internalised and incorporated into the floorplate to form the foyer and reception area. The off-centre positioning of the archway within the four-bay elevation allows a clear separation at ground level between the reception and waiting areas and the specialist consultation and meeting rooms.

The upper floors were replanned to preserve the architectural features and proportions of the original rooms wherever possible. For example, all four of the original staircases serving each of the historic houses were retained as part of the scheme. This retention allowed innovative approaches to conservation and adaptive reuse, such as the insertion of pod-like rooms for secretarial support within the larger first-floor consultants' offices overlooking Merrion Square. Smaller rooms at the rear were designated for administrative support and private offices.

Level 2 was similarly planned, accommodating counselling rooms, a scanning suite, additional patient waiting areas, and ancillary administrative support rooms. The third floor was designated for use by the National Maternity Hospital, providing a centralised financial suite for the campus.

Although the project presented significant challenges in terms of design and compliance with current standards, the completed scheme has successfully allowed four period buildings fronting onto a historic Dublin square to be sympathetically refurbished and respectfully rejuvenated, resulting in highly specialised healthcare facilities.





Veterinary Hospital

Clonmel, Co. Tipperary

The proposed new Veterinary Hospital was to provide for the transfer of an existing Town Centre practice located on a constrained site to a new purpose built facility on a brown field site on the outskirts of Clonmel, to better facilitate access for customers and animals.

The scheme secured planning permission and provided circa. 440sq.m of accommodation over two levels. The larger Ground floor provided the 'front of house' Entrance, Reception and customer waiting areas, including ancillary retail display areas. Positioned behind the public areas were the Treatment Tables and Operating Theatre Rooms, with supporting X Ray, Laboratory and prep rooms and post treatment/operation Kennel Areas. Large Animals were segregated from the domestic business, with separate administration/reception staff and client areas.

The remaining areas at Level G supported ancillary dog grooming and Cattery operations. The first floor accommodation was administrative and staff – Office, Canteen and Staff facilities.

The architectural design was to provide a signpost/landmark building that would increase the prominence of the Veterinary Hospital, with the cranked Entrance Block orientated to the main access road serving the building.



Leisure/ Recreational

E-Project Director Michael Regan has over 25 years' experience in Hospitality and Leisure design, including 12 years in the UK luxury hotel and golf club sector. Notable projects include the Balmoral Hotel, Edinburgh; the Westbury Hotel, Mayfair; the Berkeley Hotel Restaurant; the Capitol Hotel, Knightsbridge; and the Connaught Hotel Apartments, London. These schemes encompassed suites, restaurants, bars, health clubs, and business centres.

More recent projects such as the Castlemartyr Resort Hotel and Rochestown Park Hotel build on this expertise, delivering high-quality design solutions that meet exacting client standards. Golf club projects, though smaller in scale, share the same ambition for quality and market positioning, reflecting the standards of luxury hospitality.

As with all E-Project work, design is driven by client brief and site context. At Castlemartyr, this meant linking the clubhouse to the hotel, while at Cork City Clubhouse, multiple design options were developed to give members a choice of contemporary solutions.

Featured projects here completed by E- Project chartered Architect or by Micheal Regan chartered Architect as project Architect , Director of ORSA,RORSA as noted on each project



Castlemartyr Hotel and Resort

Castlemartyr, Co. Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

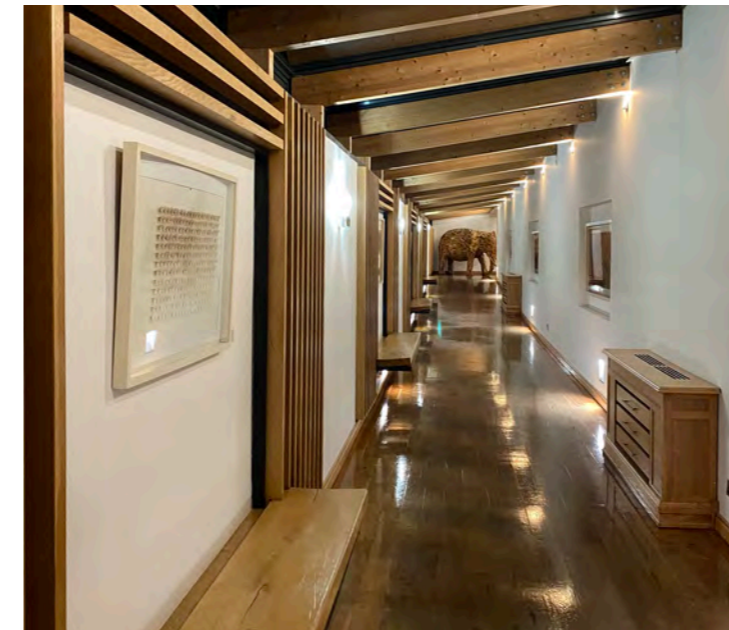
Castlemartyr Demesne is a historic estate located at the edge of Castlemartyr Village, encompassing an 18th-century Castlemartyr House as its main focal point, alongside a 13th-century Norman castle ruin and a Victorian walled garden.

This project involved the sensitive redevelopment of Castlemartyr House, most recently used as a second-level college and monastery by the Carmelite Brothers, into a luxury resort hotel. The brief remodelled the original house to accommodate front-of-house functions – including the hotel foyer, lobby, reception, library, meeting rooms, restaurant, and bar – while retaining original detailing and fabric wherever possible.

Contrasting contemporary new-build structures provided a 104-room hotel block, a spa and pool block, and a function suite. The complete development comprised approximately 20,000 sq.m of accommodation and was designed as low-rise to reflect the scale of the original house. The new pavilion extensions were carefully positioned to retain existing trees and avoid potentially archaeologically sensitive areas associated with the Norman keep. The linear and perpendicular extension blocks frame the new landscaped formal garden and screen the resort from the adjacent golf course. High-quality materials were employed throughout, including Irish limestone, hardwood cladding, and glass, providing both solidity and transparency as required by the accommodation.

The completed project has opened up the historic landscape to the public, revealing new aspects of the house as a result of the reinstatement of the historic landscape strategy. Close and integrated collaboration between the project architects – Reddy O'Riordan Staehli Architects – conservation architects – Jack Coughlan Associates – and the landscape architects ensured a sensitive interweaving of the old and new structures within the historic formal garden and surrounding agricultural landscape.

Michael Regan served first as Project Architect and later as Project Director for the €60 million hotel project, overseeing planning, post-planning, and siteworks through to the opening of the resort. His role drew on extensive international luxury hotel experience gained in the UK.





Cliff Beach, House

Ardmore, Co, Waterford

EPCA were appointed to this project in 2016, post planning. Planning Permission for the original dwelling was secured by ODOS Architects in 2015. EPCA subsequently secured further Planning Permissions for the remodelled scheme and change of use.

The site is located on a steeply sloping plot, previously occupied by a single-storey summer residence belonging to an Order of Nuns. This building was removed to facilitate the construction of a six-guest-bedroom beach house, intended to operate as corporate or extended-family hotel accommodation, ancillary to the nearby Cliff House Hotel. The site offers panoramic views toward the east and south over Ardmore Bay and commands spectacular vistas toward Ardmore Beach to the north.

The property is planned over two levels to respond to the topography of the site. The upper Level G has a dual aspect, east and west, with all accommodation overlooking the bay. This level includes the main entrance and provides access to an open-plan kitchen and breakfast dining area, dining room, lounge/games room, and living room. These spaces are arranged around external terrace areas and separated by see-through lightwells. A home cinema has also been provided, detached from the main accommodation.

The lower Level G primarily houses guestroom accommodation. All rooms feature en-suite bathrooms and direct access to a semi-private terrace outside the rooms. These rooms have single-aspect views across Ardmore Bay, as the building is set into the cliff at this level. A gym and sauna area is also provided, along with an external terrace that includes a communal hot tub.

A series of flush rooflights and double-height lightwells provide natural daylight to the internal circulation corridors and stairwells, connecting the lower-level guest areas to the upper social floor.

The building's form is derived from this planned organisation. The upper floor takes primacy as an expressive abstraction of the traditional pitched-roof buildings local to the area, seemingly floating above the bedrooms below, which appear sunken into the cliffside.

At street level, the upper floor, aligned with Newline Road to the south, presents a single-storey façade. The main entrance is set below the road and viewed through openings in the façade, providing privacy from the public thoroughfare. Proposed bespoke gates and vertical fin louvres shown in the concept sketches were omitted from the scheme toward the completion stage.





Rochestown Park Hotel

Rochestown, Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The Rochestown Park Hotel is a landmark conference hotel built within the grounds of a period Georgian house, which over time had been incorporated into the hotel complex. The hotel had been periodically refurbished and extended in a variety of styles and materials.

The most recent bedroom wing extension, added in 1997, contributed to a confusing organisation and circulation pattern within the hotel, which was a key focus for the proposed masterplanning of the development. Prior to redevelopment, the hotel comprised 150 rooms of varying sizes and quality across three separate accommodation blocks. The original reception was undersized for the scale of the hotel. In addition to the bedroom blocks, the complex included a separate, externally accessed leisure centre and a substantial conference and function facility.

As Project Architect, Michael Regan and his team undertook a comprehensive reassessment of the entire hotel, proposing a phased approach to refurbishment and extension to enhance guest experience and rationalise circulation, accommodation, and spatial order.

The completed project involved the replacement and relocation of the reception, creating a contemporary two- to three-storey high reception, foyer, and lounge area that now forms the heart of the hotel. A winter garden was incorporated at the lower level. Its central location, combined with new lift and stair cores, greatly improves wayfinding throughout the complex.

The hotel bedrooms were remodelled over three phases, allowing the hotel to remain operational during construction. All rooms were upgraded and standardised as much as possible within the existing structure, with state-of-the-art en-suite facilities and bedroom equipment. New business suites were also provided. Function rooms within the Georgian house were remodelled to restore the original spatial arrangement.

A wrap-around Woodland Bar and Restaurant extension was added, addressing the mature garden areas. The conference centre suite was also refurbished as part of the phased redevelopment of this core facility. The resultant scheme elevates the prominence of the original Georgian house, providing a landmark contemporary entrance and café/bar that complement the scale and character of the historic building.





New Golf and Sport Clubhouse

Co, Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The project involved the construction of a contemporary clubhouse on a greenfield site on the outskirts of Cork City, serving as the focal point for a new 2 x 18-hole golf course. Michael Regan acted as Project Architect and Project Director, drawing on his previous experience in golf clubhouse design in the UK and at Castlemartyr.

As the clubhouse was to serve two separate 18-hole courses, as well as ancillary tennis courts and gym facilities, the scale of the project was ambitious in terms of accommodation. The scheme underwent several design presentations to the Committee members to arrive at the preferred solution.

The proposal acknowledged the building's central and dominant position within an otherwise green and rolling landscape, influencing both massing and material selection. Copper cladding was specified to develop a soft patina over time, while curved forms mitigated a harsh silhouette.

The plan form consisted of two distinct levels, separately rendered and styled to reflect private/service use at Level G and public/front-of-house activities at Level 1. Each level is layered east-west, with changing rooms and the gym on one side and the pro-shop, committee rooms, and staff accommodation on the other, separated by a generous central foyer running the full length of the building. This central spine connects both 18-hole courses and incorporates a feature stair linking to the first floor.

Level 1 provides members with social facilities, including a restaurant, the Bunker Bar, and wraparound external terraces, offering panoramic views across both courses.

As a building in the round, concave and convex plan forms atop a stone plinth add variation to the elevations. The main entrance is clearly expressed through the cantilevered first floor, which forms a porte-cochère for arriving guests.



Castlemartyr Golf Clubhouse

Castlemartyr, Co. Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The Golf Club House at Castlemartyr was conceived as a signature landscape pavilion overlooking the 18th green of the links golf course. The new luxury hotel and spa buildings, also completed by the same design team, provide a backdrop to the Clubhouse.

Given its proximity to the hotel, the external finishes shared some materials, particularly timber cladding, which was used innovatively with refined detailing to create a distinct pavilion form. The contemporary design celebrates the building's prominent position within the golf course grounds, while acknowledging that it is overlooked by selected hotel guestrooms.

The design concept comprises a simple arrangement of two overlapping block elements, expressed in contrasting materials—timber and render—providing approximately 500 sq.m of accommodation. The blocks are skewed in plan to reflect their specific purposes, with the material selection reinforcing a hierarchy of activity and prominence within the landscape.

The internal layout is rationally planned to respond to natural user flows. The lower ground floor element is oriented for direct access to the first tee, while the upper floor addresses the 18th green and the back approach to the Clubhouse.

The lower element is primarily functional, housing members' changing areas, the pro-shop, and support spaces. It is partially set into the landscape to reduce its visual impact when viewed from the course and finished in grey render to contrast with the upper timber-clad element and the dark limestone of the hotel.

The elevated, cantilevered upper element contains the hospitality functions—restaurant, bar, and members' lounge—and is expressed as a 'natural' form that appears to float over the landscape. It is predominantly clad in larch to complement the hotel's materials. Its tubular cross-section softens the roofline, and the truncated end provides an area of uninterrupted glazing, framing expansive views over the golf course. An innovative interior design, developed in-house by the architects, allows the building to transform at night through fibre-optic lighting, reflecting the social functions it accommodates.



New Golf Clubhouse

Douglas, Co. Cork

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of Reddy O'Riordan Staehli Architects & Interior Designers.

The project involved the development of a new contemporary clubhouse on a greenfield site on the outskirts of Cork City, forming the focal point of a relocated 2 x 18-hole golf course for Douglas Golf Club.

As the clubhouse was intended to serve two separate 18-hole courses, along with ancillary tennis courts and gym facilities, the scale of the project was extensive in terms of accommodation. The scheme was presented to the committee through a series of alternative design proposals, each developed to planning stage, allowing members to select the preferred solution.

The proposal acknowledged the central and dominant position the building would occupy within an otherwise green, rolling landscape, which informed both the massing and choice of external materials. Translucent cladding at the upper level was incorporated to reflect the surrounding landscape and sky, while the curved façade and interlocking floor plates mitigated the impact of a sharp silhouette.

The building was designed with two distinct levels of accommodation, each separately rendered and styled to reflect its use: private and service areas at ground level, and public, front-of-house functions at first floor. The plans were further layered east-west, with changing rooms and the gym on one side, and the pro-shop, committee rooms, and staff accommodation on the other, separated by a generous central foyer running the full length of the building. This central spine connects both golf courses and incorporates a feature stair linking to the first floor.

At first-floor level, members were provided with social facilities, including a restaurant, the Bunker Bar, and wraparound terraces offering panoramic views across both courses.

As a "building in the round," concave and convex plan forms atop a stone plinth introduced variation to the elevations. The main entrance is clearly expressed by the cantilevered first floor, which forms a sheltered porte-cochère for arriving guests.



Balmoral Hotel, *1, Prince's Street, Edinburgh*

Michael Regan of EPCA was part of the Richmond Miller Architects site based architectural team throughout the building's strip out and refurbishment works up to the completion of the project.

The North British Hotel was the grand railway hotel in Edinburgh, built adjacent to and over Waverley Railway Station in 1902. The design reflected the Victorian architectural style, with distinct Scottish baronial influences evident in the turrets, balconies, and towers throughout the façade. The signature Clock Tower commands the east end of Princes Street and Bridge Street.

By the early 1980s, the hotel had fallen into a run-down condition and was acquired by the Forte Hotel chain for complete refurbishment. As a Protected Structure, the building was carefully stripped back to its original architectural features, including a full cleaning of the external stonework. The interiors were upgraded and refurbished to restore the hotel to its former glory as a historic landmark at the eastern end of Princes Street.

The upgrade works retained the function rooms, Palm Court, and guestrooms, while introducing new restaurants, bars, and a basement leisure suite. The rebranded hotel reopened as The Balmoral.





The Capital Hotel Facade and Restaurant

Knightsbridge, London

Michael Regan of EPCA was Project Architect for this project whilst at Reardon Smith Architects, London.

The Capital Hotel is an internationally renowned boutique hotel with a world-class restaurant, located on Basil Street in the heart of Knightsbridge. The hotel originally featured a 1960s façade, with four arched openings at street level from the restaurant, which is elevated four steps above the footpath. The hotel entrance included a projecting canopy displaying the hotel signage.

As part of a programme of upgrades to the hotel accommodation, the ground-level restaurant façade and entrance were replaced with a design more sympathetic to the Basil Street streetscape, which predominantly consists of late 19th-century red brick dwellings with sandstone banding.

The original arched openings were replaced with two sandstone-framed bay window projections, cantilevered from the ground-floor slab. The upstand wall incorporated new concealed radiators for the restaurant, increasing the usable floor area. Externally, a low sandstone-capped wall with railings created a buffer zone between the restaurant windows and the street below.

The entrance replaced the cantilevered canopy with a new sandstone portico supported on sandstone columns. The hotel logo, reflecting the original four arches, was integrated into the portico. All architectural features were fabricated from cut sandstone or glass-reinforced plaster to match the natural sandstone elements.



GAA Clubhouse

Dungarvan, Co. Waterford

Dungarvan GAA planned to upgrade and redevelop their existing clubhouse to provide modern playing facilities and clubhouse accommodation, reflecting the expansion of their pitches and increased membership. The existing clubhouse, a residential dormer-style building, had an upper level that was not functional. The proposal retained the original ground-level footprint but removed the dormer level to create a full-height Level 1 accommodation.

The scheme comprises three distinct blocks: the Changing Facilities Block, the Entrance Block, and a double-height Sports Hall.

The Changing Facilities Block occupies the full footprint of the original building and provides expanded changing room accommodation, including a referee room and an additional juvenile/ladies' changing room.

The new Entrance Block is rotated 90 degrees to face the main campus entrance from the roadway, creating an active frontage and providing passive supervision of the facility. Within the entrance foyer are the clubhouse shop, first aid room, and public toilets. Stair and lift access to the upper floor are also incorporated in this linking block.

The Sports Hall Block is positioned at the lower level of the tiered site and is accessible from both the foyer and directly from the pitch level.

The upper floors of the Changing Facilities and Entrance Blocks are combined to accommodate meeting and function rooms, kitchen areas, an ancillary landing lobby, new public toilets, and a cleaner store. Aerobics and gym facilities are also located at this level, with internal views into the Sports Hall and access to viewing platforms. A balcony/viewing platform allows observation of both pitches, including Pitch 1, from the Level 1 Function Room, while also providing covered areas at ground level.

The proposed building represents a significant investment for the club and has been positioned to avoid any loss of playing pitch areas. The design includes a folding wall that opens onto the pitch area, allowing for "Open Day" events, seasonal sports, and activity days, creating a valuable resource for both the club and the wider community.



Masterplan/ Feasibility

All projects begin with a feasibility study to determine the optimum proposal for a site. Larger sites require a more complex approach, often shaped by infrastructural, political, demographic, and commercial factors. Unlike individual buildings, the projects in this section involve coordinated developments of varying scales, planned to achieve integrated regeneration or new-build schemes.

Over the past decade, both Brownfield and Greenfield sites have been developed with mixed success. The following Masterplans illustrate how a well-structured study can guide sustainable, long-term development by addressing infrastructure, building hierarchy, circulation, and open space from the outset.

The Ballincollig Project is a prime example, demonstrating how early agreement on scale, massing, materials, and uses allowed a phased, unified, and sustainable urban centre to be delivered.

Featured projects here completed by E- Project chartered Architect or by Micheal Regan chartered Architect as project Architect , Director of ORSA,RORSA as noted on each project



South Docklands Masterplan

Cork City

Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of RORSA Architects.

The Port of Cork is a historic site located less than 1 km from the city centre. Over the past decade, port activities have been relocated to new deep-water facilities at Ringaskiddy as part of a long-term strategy to expand the city into the docklands area.

This Masterplan was prepared on behalf of one of the major landowners of the Port of Cork backlands to assess the development potential of approximately 29 acres within the South Docklands, immediately adjacent to the city. The site straddles Centre Park Road, which runs east-west from the city, has significant frontage onto the River Lee to the north, and is bounded by Monahan's Road to the south. It has been identified in successive City Development Plans as a key area with the potential to act as a catalyst for the natural expansion and regeneration of Cork City.

The Masterplan was informed by existing planning policies and frameworks, including the Cork Docklands Development Strategy, the South Docks Local Area Plan, and other local, regional, and national policy documents. Together, these guided a progressive proposal aligned with the city's vision for the Docklands area.

The Masterplan outlined a mixed-use development potential of approximately 1,000,000 sq.m, comprising 600,000 sq.m of residential, 300,000 sq.m of office/commercial space, 30,000 sq.m of retail, 30,000 sq.m of entertainment and leisure, 25,000 sq.m of education, and 15,000 sq.m of community and cultural facilities. This scale reflected both the opportunity presented by the site and the ambition for its role as a major urban expansion of the city eastwards.

Following the Masterplan, a planning application was prepared for the first phase of development, focused on the riverfront corner of Victoria Road and Kennedy Quay.





Good Shepherd Residential Development Sunday's Well, Cork

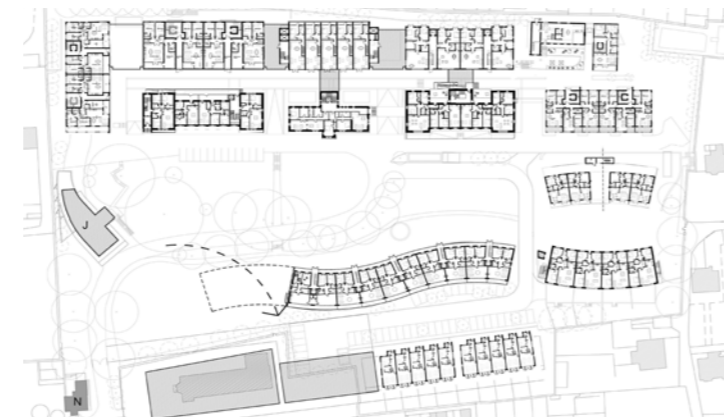
Michael Regan of EPCA was Director in Charge/Design and Project Architect for this project whilst Managing Director of ROSA Architects.

The former Good Shepherd Convent and Orphanage in Sunday's Well, Cork, occupies a prominent elevated site in the north of the city. The proposed scheme involved the sensitive remodeling of the existing protected structures, including the former Good Shepherd Convent, the Magdalene Home and Orphanage Building, and the Gate Lodge.

Prior to the development proposal, the site was the subject of several feasibility studies exploring alternative uses, including a Healthcare Campus, a Third-Level Education Campus, and a Residential development. The final proposal provided approximately 220 residential units, arranged to form perimeter edges and partially enclosed courtyards, while preserving identified views to and from the site.

A series of linear buildings traced the established terrace edges, while return buildings defined the landscaped spaces created by the plan. A modest "folly" building was designed to nestle within an area of mature trees. The residential scheme incorporated a variety of contemporary apartments and townhouses to accommodate a diverse range of residents and owner-occupiers within the new community. The buildings were carefully positioned to respond to the terraced and sloping topography of the site. Additional elements included an underground car park, a childcare facility, and a gym.

The proposed scheme was developed through detailed discussions and negotiations with Cork City Planners. The site's proximity to Cork Gaol was a significant consideration in determining the scale and design of the development, as was the protection of views into and out of the site from Convent Avenue, Buxton Hill, and Blarney Street.



Site Plan





North Mall Masterplan

Cork

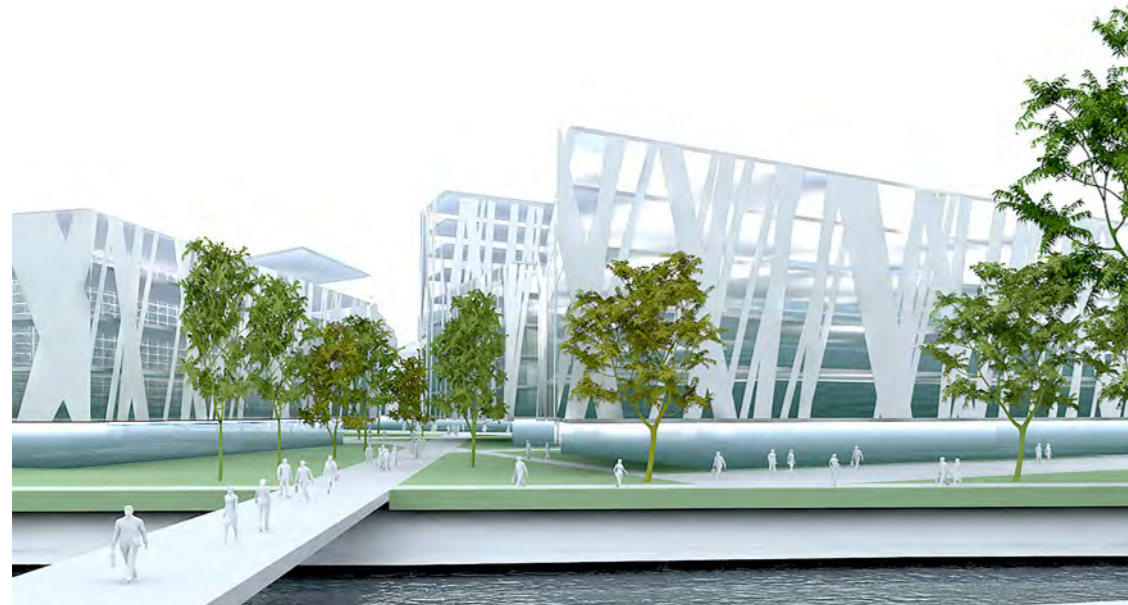
Michael Regan of EPCA was Director in Charge/Architect for this project whilst Managing Director of RORSA Architects, Cork from 2004-2011

The site comprises approximately 12 acres, extending linearly along the River Lee. Access is currently limited, and a key objective of the Masterplan was to explore the potential for new bridge connections to improve connectivity for both UCC and MUH. Strategically located, the site forms a transition between the city and the countryside, with existing development concentrated at the eastern end and predominantly landscaped areas to the west.

The topography rises steeply to the north, offering potential for high-rise development in this area. The Masterplan assessed the quantum of development the site could accommodate—estimated at 100,000 sq.m—and established the access, circulation, and car-parking strategies necessary to support an integrated Education, Research, and Healthcare campus. The brief also allowed for shared facilities that could benefit both institutions.

Although largely vacant, the site contains several protected buildings that remain in use and were carefully considered in the spatial planning and massing strategy. Mature trees along the river frontage were also retained where possible, providing natural screening and enhancing the riverside walkway that runs through the site.

The completed Masterplan presented a comprehensive campus proposal, offering UCC and MUH a detailed assessment of site capacity and development potential, while addressing critical design considerations, including planning, traffic, archaeology, and environmental impact.





Village Centre and Residential Development Whitechurch, Co. Cork

The Masterplan prepared for Whitechurch comprised three distinct areas, forming part of a phased village development: the Village Centre, the low-density northern site, and the medium-density southern site. The layout prioritised pedestrian permeability throughout the village, linking residential areas, and incorporated a network of new roads, cycleways, and footpaths that followed the lines of existing laneways and ditches. Existing landscape features and natural topography, which were retained, also influenced the overall design.

The residential developments on the northern and southern sites were deliberately distinct. Detached houses on the elevated northern site were designed at low density, with a rural character reflected in their setting, layout, and materiality. In contrast, the lower southern site was planned at a higher density, featuring a suburban streetscape of terraces, crescents, and courtyards. In both schemes, house designs were inspired by traditional rural dwellings and typologies, interpreted in a contemporary manner.

The Village Centre offered a mix of “above-the-shop” and live/work residential units alongside retail and commercial spaces, community and arts facilities, and a crèche. The buildings were designed with reference to the area’s traditional farm structures, and historic cut-stone farm buildings were restored and incorporated into the new retail accommodation. Once completed, these facilities will create a sustainable and fully integrated village that responds to and builds upon the established historical fabric and infrastructure of the existing settlement.



Business Park Masterplan and Gateway Building Fermoy, Co. Cork.

Michael Regan of EPCA was Director in Charge/Design and Project Architect for this project whilst Managing Director of ROSA Architects.

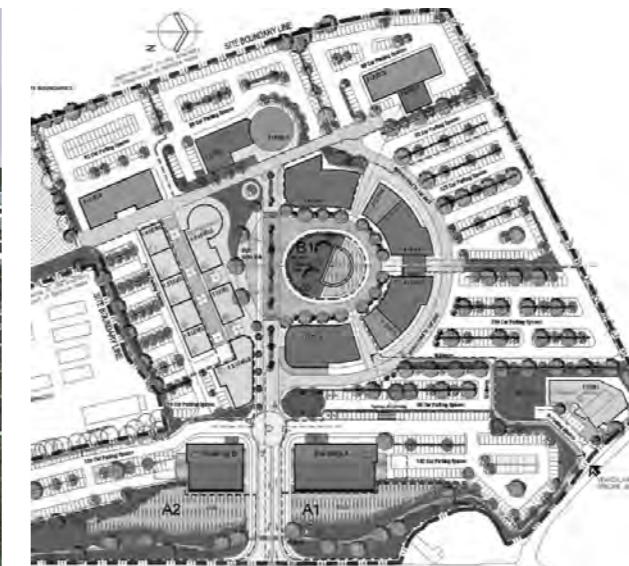
The Masterplan for a new Business Park development for IDA Ireland at the former Fitzgerald Army Barracks, located approximately 1.5 kilometres north of Fermoy, Co. Cork, provided approximately 23,800 sqm of international trading office space and 4,500 sqm of manufacturing space. To support the proposed development, around 1,200 parking spaces, as well as new public transport and cycle routes, were incorporated into the Business Park infrastructure.

The Business Park was designed to be phased, evolving in response to new work patterns and employer requirements. To promote the development, IDA Ireland proposed the first two “Gateway” buildings at the site entrance, addressing the national road frontage. The architectural styling and quality of these buildings were intended to establish both a benchmark and a landmark for the remainder of the Business Park.

Both Gateway buildings are four storeys, with floor areas of 3,496 sqm and 2,408 sqm respectively, providing flexibility for different client or user requirements. The gently curved facades overhang a water feature, which also functions as a surface water attenuation reservoir and formed part of the preliminary site development and infrastructure works.

The accommodation in both buildings includes open-plan office areas, administration offices, and staff facilities on each level. The layouts allow for flexible leasing arrangements, including part-floor or duplex-type configurations. The third and fourth floors provide full open-plan office areas, with the fourth floor set back as a mezzanine.

Planning permission was obtained for the Gateway buildings, and the associated site infrastructure works were completed.





Housing Scheme, An Rinn

Dungarvan, Co. Waterford

The site of the proposed development has been zoned residential in the Planning Authority's Development Plan for over 20 years. Recent infrastructure works—including paths, street lighting, and water services—have made the site fully serviceable for development within the rural settlement area of the An Rinn peninsula.

The proposed residential scheme for this suburban/rural site took inspiration from rural residential architectural precedents in terms of density, housing mix, and layout, while also acknowledging the higher densities now expected of serviced sites. The selection of external materials, boundary treatments, positioning of the units, and levels across the site were deemed appropriate by the Planning Authority, supporting the granting of planning permission.

The development comprises 46 units, screened from long views to the north by a continuous line of existing detached dwellings and their mature landscaping along the R624. Within the proposed development, the individual units are arranged to create a varied streetscape, utilising nine separate house types and incorporating an extensive planting and landscaping programme to provide visual separation between units, as well as long views to the open play areas and surrounding landscape.

The site layout includes four distinct areas of open space, comprising approximately 17% of the total site area. Open Space 1 incorporates a children's play area, while two additional "home areas"—all-weather shared surface play spaces—are also proposed.

Existing mature hedgerows, ditches, and trees along the southern, northern, and eastern boundaries of the site are to be retained and supplemented with new planting to ensure that the development does not adversely affect the private open space or amenity of neighbouring properties.



Stoneview – New Town

Blarney, Co. Cork

Michael Regan of EPCA was Director in Charge/Design and Project Architect for this project whilst Managing Director of ROSA Architects.

The Stoneview site, comprising approximately 72 hectares (178 acres), is located immediately north of Blarney, roughly 10 km from Cork City, and directly adjacent to the Cork–Dublin–Limerick Railway line. The Masterplan for the new town was developed through a partnership-led planning application by two landowners, proposing approximately 2,500 new residential units as part of a sustainable town centre development, centred on a new commuter railway station.

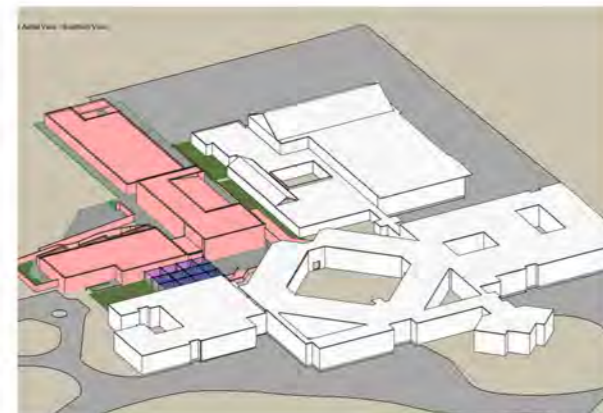
The Masterplan focused on the western half of the site and incorporated a diverse mix of unit types, including urban and suburban apartments and private houses, designed to respond to local housing needs and the demographic profile of future residents. In addition, the scheme included a range of non-residential facilities to support the new town, such as primary and post-primary schools, a medical centre, and community buildings, in line with the Cork Local Area Plan for the area.

The town layout and infrastructure were strongly informed by the site's topography, which slopes southwards from north to south and east to west. The main access point to the site was determined by the existing overpass bridge from Blarney, with the town centre organised around the new railway station. The Masterplan provided a clear hierarchy of streetscapes, avenues, streets, and closes, with site-specific blocks, terraces, and contemporary house designs tailored to each location to ensure diversity and flexibility in housing types and future use. Clustered developments were arranged around open spaces and landscaped areas to foster sustainable communities and create high-quality, characterful environments for residents.

Extensive consultation was carried out with the local community and planning authorities prior to submission of the planning application. The advancement of the scheme was ultimately contingent on the completion of national road upgrades to support the development.



ELEVATIONS



Proposed SEN Unit and Mainstream School Extension

St Augustine's College, Dungarvan

This project is a joint venture of E-Project Chartered Architects and Healy Butler Moffat Architects, Cork.

The St Augustine's College campus was established on its current site in 1972. Originally established as a boys' boarding school, the campus has more recently operated as a co-educational school. The original school was laid out on an orthogonal plan, but over time, extensions have been added outside of this grid. The Department of Education brief for the project was to provide multiple site options for a significant school extension to accommodate a Special Education Needs (SEN) Unit, in addition to expanding the mainstream school facilities.

The SEN Unit brief included three Safe Base Classrooms, a Multi-Sensory Room, a Central Activities Room with Practical Activities Space, a Daily Life Skills Room, and supporting staff offices, ancillary storage, and staff facilities. The Unit was also to include secure, dedicated external hard and soft play spaces associated with the Safe Base Classrooms and the Multi-Sensory Room.

The mainstream school extension comprised six general classrooms, an Art and Crafts Classroom with associated storage, two Construction Studies Rooms with storage and prep areas, one Technology Room with storage, and two Science Labs with a shared lab prep area, along with ancillary student and staff WCs and locker spaces.

Following an internal review with the school and submission of multiple options to the Department of Education, Preferred Option 1 was approved for planning. This option proposed a single-storey SEN Unit and a two-storey mainstream school extension on a site immediately northwest of the 1970s quadrangle. The orientation of the new accommodation was designed to optimize consistent daylight throughout the extension.

The proposed materials reference the original 1970s building while incorporating contemporary detailing to reinforce the existing campus layout. The new buildings are linked to the existing school via a covered ground-floor access and an internal connection at first-floor level.



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