PERSPECTIVE

NEWSLETTER OF PERSPECTIVE

A GROUP OF ARCHITECTURAL PRACTICES
WORKING TOGETHER IN EUROPE & GLOBALLY

WWW.PERSPECTIVE-ARCHITECTURALGROUP.COM

2026 SPRING

PROJECT OPERA

Limerick, Ireland

Designed by: PERSPECTIVE Ireland
Total development area: 46,000 m^2
Function: Mixed Use

Project Opera is a major urban regeneration scheme in Limerick's Georgian Quarter, centred on creating a modern mixed use city block while restoring significant heritage structures. The project masterplan integrates offices, retail, hospitality, civic uses, and a major new public square. Masterplan Overview:

- Total development: ~46,000 m^2
- New build: 38,875 m^2
- Adaptive re-use: 7,125 m^2

The 1st phase of delivery led by Coady Architects, PERSPECTIVE Ireland representative, comprises the 'One Opera Square' office building (15,165m2) and a single level basement (10,365m2) over the entirety of the city block, facilitating the delivery of the future buildings.

One Opera Square places climate action, material efficiency, and energy optimisation at the centre of its design and construction approach, aligning with emerging national and European low-carbon standards. One Opera Square is designed to LEED Platinum, WELL Platinum and WIREDSCORE platinum. Final assessment and certification is currently being completed. A key component of the projects sustainability strategy is a comprehensive Life Cycle Assessment (LCA) used to evaluate embodied carbon across all major construction elements. The baseline LCA undertaken in 2022 reported an embodied carbon intensity of 448 $kgCO_2e/m^2$, based on an insitu reinforced concrete frame with 20% GGBS content and standard design loading assumptions. By mid-2023, following design refinement and construction innovations led by the main contractor, this value had been reduced to 381 $kgCO_2e/m^2$, representing a 15% carbon reduction. This reduction was achieved through several high-impact design interventions. Most notably, the adoption of post-tensioned concrete slabs allowed for significant reductions in concrete volume and reinforcement. Slab depths were reduced by between 24% and 36% across different structural elements, while reinforcement quantities dropped by an estimated 60%. The elimination of piling and ground beams further lowered material demand. Additionally, the basement secant wall design incorporated substantial GGBS substitution—30% in hard piles and 70% in soft piles—with detailed design optimisation reducing hard-pile quantities by 40%. Further embodied-carbon savings are anticipated in the final LCA, scheduled for completion in early 2026, due to the use of 50% recycled aluminium in the curtain walling system. Across the building's LCA boundary (A1–C4), approximately 80% of embodied carbon is concentrated in the substructure, superstructure, and façades, highlighting the importance of material efficiency and low-carbon procurement strategies in these areas.

Alongside the embodied carbon strategy, the Opera Project places equal emphasis on operational energy performance. One Opera Square achieves nZEB compliance and an A3 BER, with building fabric U-values 15–25% better than regulatory baselines, and air permeability below 3 $m^3/hr/m^2$. When assessed through Ireland's NEAP methodology, the building achieves a Primary Energy Performance Coefficient (EPC) of 0.87 and a Carbon Performance Coefficient (CPC) of 0.88, performing 12–13% better than the reference building. Renewable energy contributions—assessed at 12% in 2025 —will increase further through the installation of 30–50 kWp of rooftop PV arrays, expected to generate approximately 45,000 kWh per year.

Together, these measures reflect a holistic approach to both embodied and operational carbon reduction, positioning One Opera Square as a leading example of low-carbon urban development. By combining material optimisation, renewable energy integration, enhanced commissioning, and rigorous certification under LEED and WELL the project establishes a replicable model for sustainable construction aligned with climate-neutral goals.

1965 CIDADE JARDIM

Loures, Lisbon, Portugal

Designed by: PERSPECTIVE Portugal
Client: AM48
Area: Ca. 46,800 sq.m gross construction area on a 11,450 sq.m site, comprising approx. 380 residential units (T1–T4) and 4,800 sq.m of

Function: Sustainable urban development: housing, retail and services ground-floor retail
Status: Design phase, construction starting January 2026, completion scheduled for 2031

NLA - PERSPECTIVE Portugal representative - is leading the development of 1965 | Cidade Jardim, a large-scale mixed-use project located in Santo António dos Cavaleiros, Loures, within the Lisbon metropolitan area. Commissioned by AM48 and scheduled to start in January 2026, with completion foreseen for 2031, the project reinterprets the historic “garden city” vision that shaped the district in the 1960s, updating it for contemporary environmental and social challenges.

Organised around Parque da Encosta, the area’s primary green structure, the masterplan establishes a close relationship between architecture and landscape. Seven plots dedicated to housing, commerce, and services are arranged to consolidate the park as both ecological infrastructure and social catalyst. Green space is conceived not as a boundary, but as a continuous system extending towards façades, balconies, and shared areas, strengthening the connection between public and private realms.

With approximately 46,800 sq.m of gross construction area on an 11,450 sq.m site, the development introduces around 380 residential units, ranging from one- to four-bedroom apartments. Dwellings are designed to maximise natural light, cross-ventilation, and outdoor living areas, reducing operational energy demand through passive environmental performance. At ground level, 4,800 sq.m of retail spaces activate the streetscape, forming a continuous pedestrian promenade that enhances walkability and neighbourhood identity.

Carefully responding to the site’s topography, the project ensures visual permeability towards the park while preserving spatial openness. Architecturally, it adopts a contemporary language grounded in horizontal articulation and green continuity, reinforcing the district’s garden-city character.

Aligned with European decarbonisation targets and the ambitions of climate-neutral urban development, 1965 | Cidade Jardim integrates energy-efficient systems, low-carbon design principles, and sustainable mobility strategies. By combining residential density with green infrastructure and public space regeneration, the project positions itself as a forward-looking urban centre designed for long-term resilience, reduced carbon footprint, and improved quality of life.

NEW BELRON CARGLASS HQ'S IN MILAN SMART DESIGN FOR SMART WORKING

Milan, Italy

Location: Milan via Caldera Campus
Collaboration: M&E Tiemes
Client name: Belron Carglass

Total surface: 1.800 m²
Function: Smart offices
Status: Completed

A very challenging space in via Caldera Campus in Milan has been selected for the new Italian HQ of BELRON CARGLASS, an automotive multinational French company, 1.800 sqm and 145 workstations (against 220 total population) organized in smart working areas and a large call center.

The architectural project carried out by PSP Milan representative D2U has been conceived in order to set up at the 6th floor of the building two "wings" the "red" and the "yellow" separated and connected by a central lockers and table football area with lifts and stairs accessible by two entrances.

From this perspective and adding a new reception area for clients and a pleasant internal coffee/break area, it has been possible to build a balanced set of individual open spaces, teamworking spaces and enclosed spaces for meetings and concentration. Materials, colors and furniture have been selected and planned for ergonomics, material aspect and sound absorption, in order to create a vibrant and comfortable environment despite the predominance of open spaces. Desks are assembled by areas of activity, but their configuration allows for a good flexibility anticipating future needs and changes. Each area is separated by enclosed meeting rooms, open informal areas and individual booths for confidential call and activities. Some projects' aspects related to sustainability and decarbonization are:

- Optimised column and space planning grid
- Optimised rectangular office layout
- Exposed acoustic baffles ceiling in lieu of suspended ceiling in the office areas
- Promotion of low carbon interior materials with low environmental impact DNSH that are partially or totally recoverable at the end of their useful life.

CONDOHOTEL BY THE BALTIC SEA

Łeba, Poland

At ELD Poland, we believe in a holistic approach to architecture. For our 2025 project in Łeba, we oversaw every stage of the process—from the winning competition entry to delivering multidisciplinary engineering and bespoke interior design.

Designed by: PERSPECTIVE Poland
Client: FSC Baltic
Area: 12,000 m2

Function: 130 Apartments with restaurant, pools, spa & fitness
Status: Design in progress

We focused on a terraced form with dynamic, broken volumes. This geometry creates a rhythmic silhouette that opens up to the sun while providing intimate, semi-private courtyards. Our palette relies on natural tones, blending wood, stone, and concrete with modern accents of steel and aluminum composites. This ensures a timeless design that ages gracefully in the maritime climate.

The building is designed to be intuitive and highly functional. It offers a wide spectrum of living spaces, from studios to luxury penthouses with expansive rooftop terraces. Each unit features a deep loggia or a private garden, acting as a natural climate regulator. Residents enjoy premium amenities, including a spacious lobby, a restaurant, a gym, and a wellness zone with indoor and outdoor pools.

We treated the site as a whole, integrating the structure into the existing trees and supplementing them with native vegetation, such as dune grasses, shrubs, pines, and birches. Technically, we prioritized environmental responsibility through heat pumps and heat recovery systems. With ample underground and surface parking, the project perfectly harmonizes modern technology with the raw beauty of the Baltic coast.

CURIO HILTON IN CACERES

Caceres, Spain

Designed by: PERSPECTIVE Spain
Area: 5,500 m²
Function: Hotel restaurant & spa
Status: Completed

BSV Architects has completed a full refurbishment of an XVIth Century Palace in Caceres Spain, a BIC listed building.

The new Curio Hilton 5 Star Hotel in Caceres was finished last September.

An opening party was held by the developer on the 19th on September 2025, and consisted in a string quartet concert that took place in de Central courtyard of the hotel.

The new hotel Known as Palacio Godoy has a total surface of 5.500 m2 wiith 73 double rooms, including suites, a Restaurant and a SPA.

The work consisted in the refurbishment of the Renaissance building located in the monumental area of the city of Caceres, built in 1548 by Don Francisco Godoy Aldana a Spanish military man who was Virrey of Peru.

The intervention included the rehabilitation of the courtyard ,including its covering with an Skylight, remaining as the central core of the hotel, giving access to the Hotel rooms and common areas.

The existing garden was also ,redesigned and visually opened to the city, being this space a very important feature for the hotel and for the city.

It also includes a roof top area, with views over the city and the country side.

THE CONCERT HOUSE

Stockholm, Sweden

Preserving and amending Stockholm's Architectural Heritage

PERSPECTIVE Sweden representative - Ahlqvist & Almqvist Architects - are currently renovating the Concert Hall built 1926 in Stockholm, It is one of the most significant buildings representing the architectural style "Nordic Grace". Today the Concert Hall play an important role with over 200 concerts together with may formal events yearly. It also hosts the Nobel Prize Ceremony and the Polar Prize Ceremony annually.

Ahlqvist & Almqvist Architects assignment is a complete renovation of the façade, down to every detail. It includes plaster, stone, wrought iron, sheet metal, signage, glass sections, wooden windows, accessibility, façade lighting, safety classification as well as additional new detailed designs of grilles, handles and storefronts.

The blue plaster is the Concert Hall's standout feature. Since cobalt from the 1997 renovation has proven to be stable and resilient, we have used this as our starting point. Around 20 tests for the facades have been carried out where Ahlqvist & Almqvist Architects have trialled different techniques for cleaning and sandblasting, different plaster and colour types, and different application methods to achieve both the right colour and surface finish.

The facade project will be carried out in two stages. The first stage including half of the building has been completed. The next stage is now in progress and will be completed in early autumn 2026 when the Concert Hall celebrates its 100th anniversary.

A third stage will start this spring with interior work.

BELGIUM
ELD NV
Ilka Broeckaert
belgium@perspective-architecturalgroup.com
T: (32) 3 242 94 00

FINLAND
KIVINEN RUSANEN ARCHITECTS
Nina Rusanen
finland@perspective-architecturalgroup.com
T: (358) 9 5860 770

IRELAND
COADY ARCHITECTS
Mark McCann
ireland@perspective-architecturalgroup.com
T: (353) 1 407 1700

ITALY
D2U | DESIGN TO USERS
Corrado Caruso
italy@perspective-architecturalgroup.com
T: (39) 02 4398 1021

POLAND
ELD POLAND
Waldemar Wisniewski
poland@perspective-architecturalgroup.com
T: (48) 61 852 4633

PORTUGAL
NLA | NUNO LEÓNIDAS ARQUITECTOS LDA
Nuno Leónidas
portugal@perspective-architecturalgroup.com
T: (351) 21 454 44 30

SPAIN
B/SV | BERNAR SAINZ DE VICUÑA
Ignacio Sainz de Vicuña
spain@perspective-architecturalgroup.com
T: (34) 91 435 34 33

SWEDEN
AHLQVIST & ALMQVIST ARKITEKTER
Britt Almqvist
sweden@perspective-architecturalgroup.com
T: (46) 8 55 696 880

UNITED KINGDOM
HLM ARCHITECTS
Philip Watson
uk@perspective-architecturalgroup.com
T: (440) 20 7921 4800

STRATEGIC ALLIANCES:

CAPE VERDE
CROATIA
CZECH REPUBLIC
EAST TIMOR
HONGKONG
MEXICO
OMAN
PHILIPPINES
SAN FRANCISCO
SINGAPORE

PERSPECTIVE