



**KRA**  
VISIONARY PROJECT PARTNERS

# DESIGN & ARCHITECTURE

HANDBOOK

“We believe that great design is more than just aesthetics. It’s about creating spaces that inspire, engage, and enhance the lives of the people who use them. Our team of experts are passionate about delivering fit-out and design solutions that exceed expectations, and we are committed to creating spaces that are as functional as they are beautiful. Whether you are looking to create a workspace that fosters collaboration and productivity, or a commercial space that delights customers and employees alike, we have the expertise and experience to bring your vision to life”

**Krystyna Rawicz | Managing Director**  
**| KRA Visionary Project Partners**

## Building a Brighter Future Through Visionary Partnerships

Established in 2000, KRA offers forward-thinking professional advice in the areas of retrofit, sustainable design, fitout, and sustainability planning. With our in-house LEED Accredited Professionals and Green Associates, we can help guide your project through the LEED process, from pre-design through to final certification.



# Our Services

From commercial fit outs and refurbishments to heritage property development, planning and DAC applications.



## Architectural Design

**Extensions, Conversions, New Builds, Conservation, Measurement Surveys, 3D Visualization**

From concept to completion, our team is committed to delivering exceptional service and quality craftsmanship, ensuring that your project is delivered on time and within budget.



## Retrofit

**Building Energy Efficiency, Building Energy Ratings (BER)**

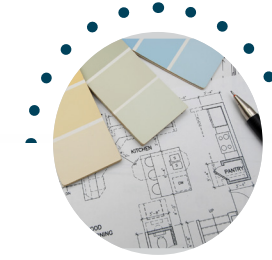
Breathe new life into existing spaces, whether you're looking to update your commercial property, renovate a heritage building, or revitalize a community space, we will help you achieve your goals with minimal disruption.



## Project Management & LEED

**Specifications, Design Concepts, Tender Packages, Project Site Management & LEED**

Our expert project management team and LEED Associates are dedicated to ensuring that your project runs smoothly from start to finish.



## Interior Design

**Spatial Planning, Refurbishment, Commercial Fit-Out**

Our team of talented interior designers and spatial planners work with you to create a space that not only looks beautiful but also functions perfectly for your business.



## Statutory Applications

**Planning Applications, DAC, Fire Safety and Compliance**

From initial planning applications, Fire Safety Certificates to DAC compliance, we are dedicated to ensuring that your project meets all necessary regulations while also achieving your desired outcome.



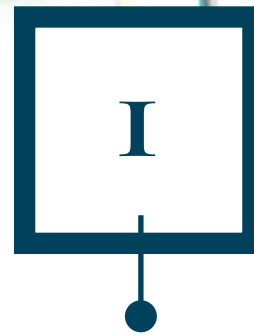
# Designing Your Vision

We understand that every client is unique, and we are dedicated to providing personalized design and architecture services that meet your individual needs.

Our team of experts takes the time to listen to your ideas and work collaboratively with you to create a space that not only looks great but also functions perfectly for your business.

We pride ourselves on delivering exceptional quality services that exceed our clients' expectations, and our commitment to sustainability ensures that we offer forward-thinking professional advice that delivers environmentally responsible solutions while also being cost-effective.

At KRA, we believe that great design should inspire and engage those who use the space, and we are committed to creating spaces that enhance the lives of your customers and employees. Whatever your vision may be, we have the expertise and experience to bring it to life and help you achieve your goals.



## Tailor-Made Solutions

From concept to completion, we work closely with you to ensure that every aspect of your fit-out project is customized to your preferences, helping you to achieve your vision in the most effective and efficient way possible.



## Full Scope Services

We pride ourselves on delivering end-to-end services for your refurbishment project needs, from design and planning to project management, construction, and post-completion support.



## Innovative & Flexible Design

Our focus on innovation and flexibility means that we are able to offer you cutting-edge design solutions that are both functional and visually appealing..



## Commitment to Health & Safety

With a strong track record of delivering fit-out projects that meet and exceed industry standards for health and safety, and we take a proactive approach to risk management and crisis response.



**INTEGRITY, RELATIONSHIPS, VALUE**



I have worked with KRA on numerous projects over the last ten years and they have consistently provided a service to the highest professional standards backed up with a very solid foundation of technical knowledge and strong passion for their clients.

**Michael Donohoe | Director of Corporate Services  
| Colliers International**





## SUSTAINABILITY

### Designing Green, Building Responsibly

At KRA Visionary Project Partners, sustainability is at the heart of everything we do. We are dedicated to providing personalized, high-quality services that meet your unique needs, no matter the size of your project.

Our innovative and sustainable solutions not only look great but also function perfectly for your business while reducing your environmental impact.

At KRA, we take pride in our ability to create spaces that inspire and engage those who use them, and we are committed to helping you achieve your sustainability goals in the most effective and efficient way possible.

# OUR PROJECTS

# Nissan Headquarters

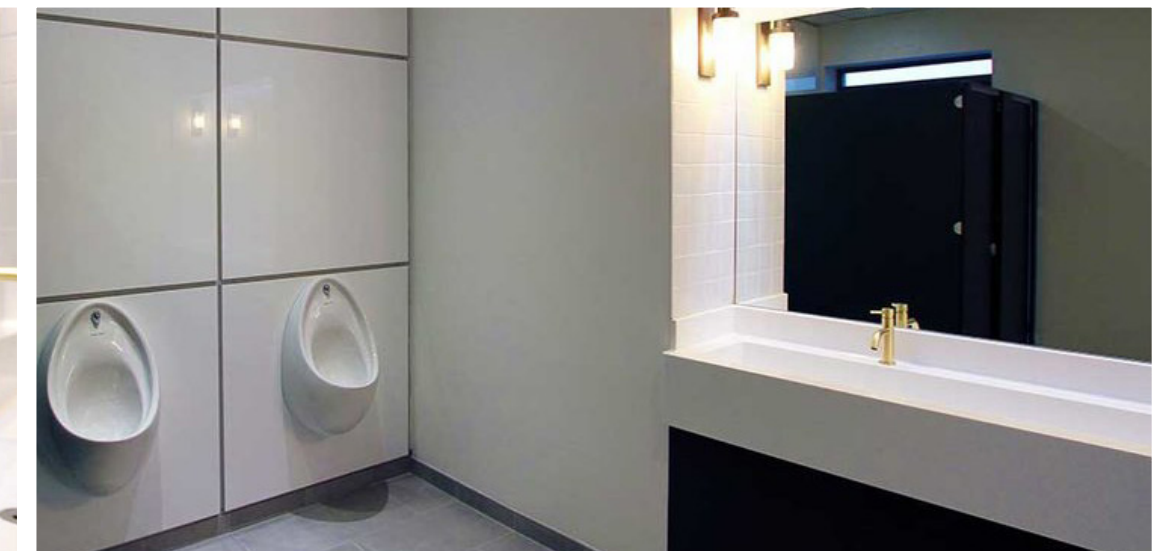
Parkwest Business Park, Co. Dublin

KRA Visionary Project Partners were engaged by Nissan Ireland to provide design, costing, project management, and contract administration services for the relocation of their corporate headquarters to Block 13 in Parkwest Business Park, Dublin.



## FRONT OF BUILDING

The front of this building shows the Solar Window Film that was installed as part of the project.



.KRA managed the project from start to finish, including overseeing the design and construction process, managing contractors, and issuing reports on the projects process and mitigating any potential risks at each turn.

The new headquarters features a range of modern amenities, including a cutting-edge IT system, state-of-the-art lighting and ventilation systems, and open-plan workspaces designed to encourage collaboration and productivity.

Since the relocation, Nissan Ireland has reported improved employee satisfaction and productivity, thanks to the new, modern workspace.

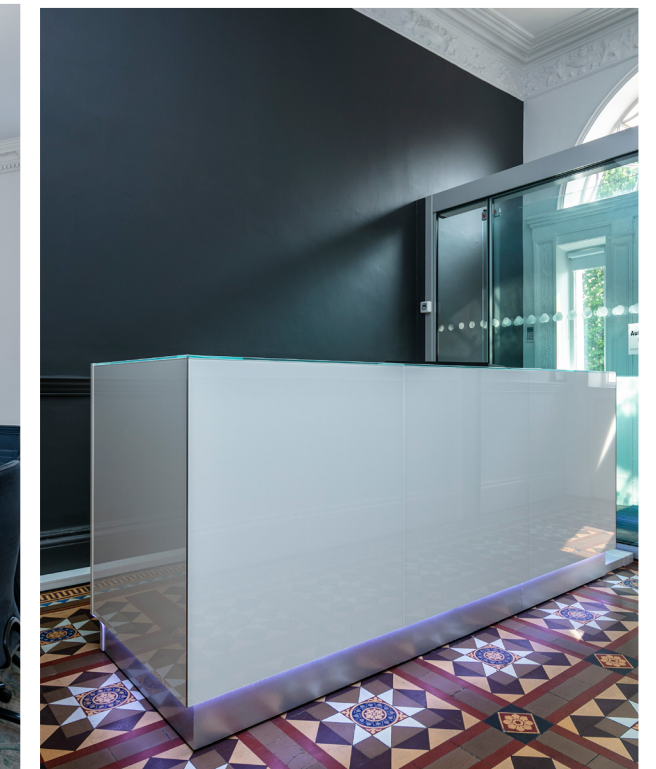
# Cantor Fitzgerald HQ

22 St. Stephen's Green

Following Cantor Fitzgerald's move to their offices, KRA Visionary Project Partners were commissioned to refurbish and retrofit the office, which extends to 8,447 sq. ft. over three floors. The Georgian building features generous floor to ceiling heights which were preserved throughout all fit-out and design works. This project was part of a portfolio of works for Cantor Fitzgerald's office scoping nationwide assets.

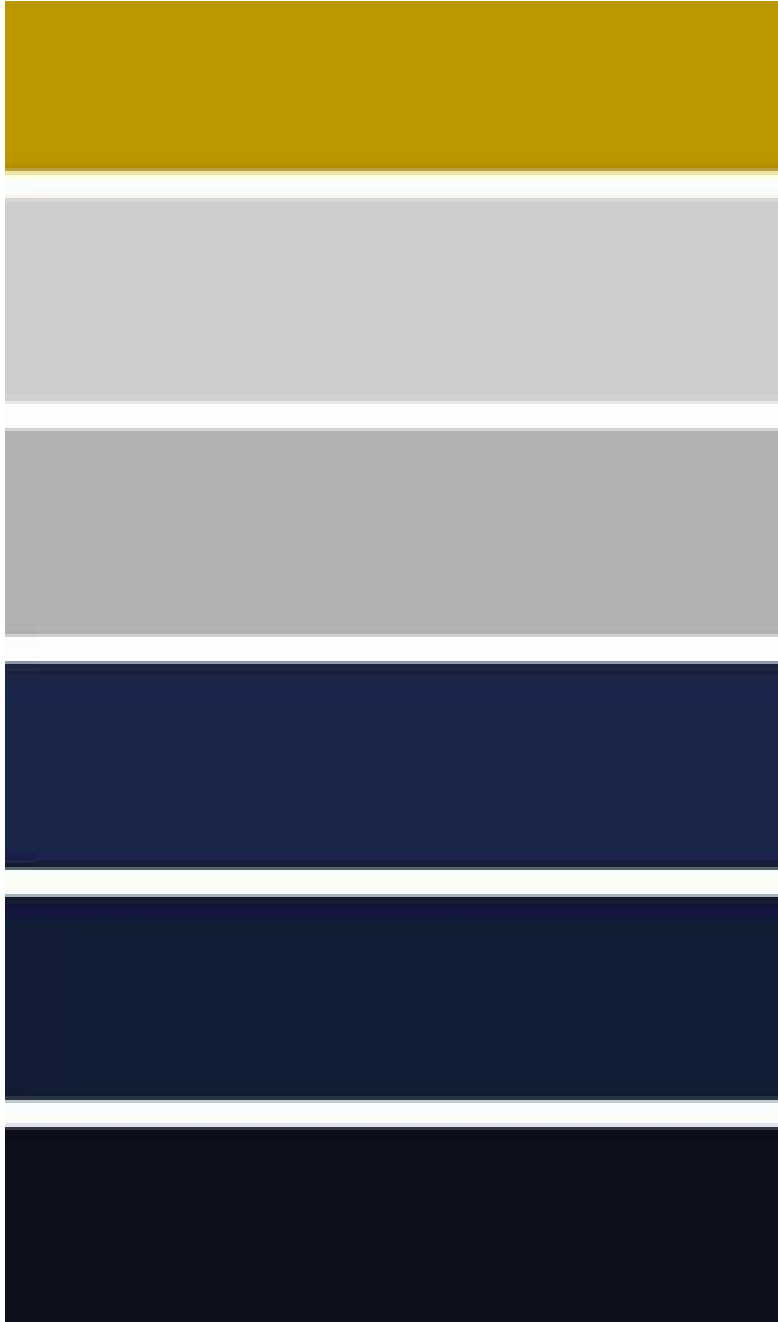


KRA Visionary Project Partners incorporated sustainability features to increase energy efficiency and reduce the building's carbon emissions. The retrofit included LED lighting installations with a payback period of approximately 2-2.5 years. The original heating system was dated with a lack of localised heating controls, and the upgrades set centralised controls. Additionally, the company's furniture was reutilised in the fit outs of the new offices.



The interior design of the Front Desk & Meeting Rooms.





The complete project considered a post-Covid approach to space planning and design requirements, including air conditioning, heating, lighting, and fire safety requirements. In addition, fit-out works allowed for the redecoration of the building with colour schemes and branding throughout the installation and upgrades to the mechanical and electrical services.



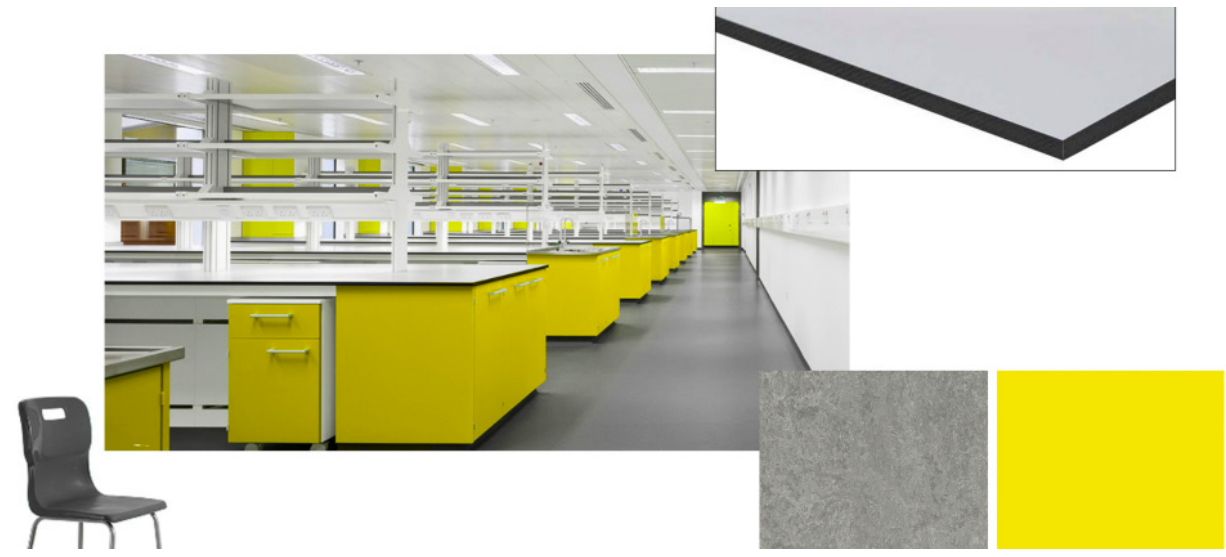
# Sandford Park School

Parkwest Business Park, Co. Dublin

KRA Visionary Project Partner's carried out refurbishment works at the Sandford Park School with upgrades to the property's lab rooms and art room with the units upgraded to maximise storage and useable space whilst maintaining the required number of desks. All the works undertaken were carried out with circularity and sustainability in mind



Front Of Building



This is the mood board designed by our in-house team for Scirnce Laboratory.



Looking at the buildings' sustainability, the external doors of the building were part of the external envelope and the upgrade to the energy efficiency of the building that included wall insulation and improvement of the U Value as well replacement of existing lighting with LED Fittings,



The scope of the project consisted of replacement/installation of a new suspended ceiling; new floor finishes; general redecoration; installation of new laboratory equipment, furniture, and storage units; replacement of electrical services to include replacement of existing lighting with LED fittings, replacement of AOV and upgrade of electrical sockets.



This is a second iteration of the proposed design for the Science Laboratoty



# Swords Business Campus

Balheary Road, Co. Dublin



The shows of the sustainability measures implemented as part of the works.



KRA Visionary Project Partners acted as project managers for the sustainability upgrades at Swords Business Campus, located in north Co. Dublin.

As part of our ongoing work with campus management, KRA developed a 10-year sustainability plan which sets out the campus' pathway to sustainability.



The plan identifies key sustainability measures and sets out a clear timeframe for their implementation. As a first step, Swords Business Campus has already implemented sustainability upgrades to reduce the campus' carbon footprint and taken steps to improve on-site biodiversity.



In addition to the development of the sustainability plan, KRA conducted a feasibility study to investigate the potential for installing a rooftop-mounted Solar PV system at Swords Business Campus, in conjunction with other sustainability upgrades. In addition, KRA recently managed a campus-wide LED lighting upgrade, replacing all existing external lighting with energy-efficient LEDs to reduce energy usage and installing four EV charging stations.

As part of the sustainability plan's focus on biodiversity, KRA Visionary Project Partners managed the installation of beehives, insect habitats and swift nesting boxes on site, and the restoration and maintenance of the pond and wetlands on the premises.



# The Hive

Carmanhall Road, Co. Dublin

KRA were appointed as Project Managers for the redevelopment of The Hive office building in Sandyford, Dublin, which was completed in Autumn 2019.



The interior of the building.



The renovation involved extensive work on the building's structural and mechanical systems, the iconic new look extends from a striking new glazed façade and double height reception to an enclosed central Atrium providing a 'Third Space' setting and volumes of natural light onto each floor. The new atrium and winter garden spaces provide a welcoming and modern environment for tenants and visitors. Since completion, The Hive has become a highly sought-after office location, attracting a range of corporations.



These images showcase the elements of the building's renovation.





# GET IN TOUCH

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