



**Architecture  
Awards  
2026**



**Celebrating  
Architecture**

## **JURY CITATIONS**

### **1. Adaptation and Re-Use**

#### **Kilsaran Headquarters**

*Through a deep understanding of the site, brief and close client collaboration, the architects have very subtly and skilfully resolved to work with the existing context, established landscaping, and to retain the existing Kilsaran headquarters building. It is indiscernible to tell new from old in the final resolution.*

*The careful consideration of levels and landscaping (both new and existing) masks the visitor from the very busy depot yard beyond until the connection is revealed on the upper-floor levels.*

*The use of warm-toned oak in the form of bespoke joinery and linings – together with carefully selected lighting, furniture and finishes – acts as a counterpoint to areas of exposed concrete. The building is a showcase for the client's products and, at the same time, a wonderfully calm and atmospheric workspace.*

#### **Student Residence at Fenian Street**

*Although the historic fabric and party wall boundaries of this building at Fenian Street in Dublin have been altered over the centuries, the architects have retained much of its original character and integrity.*

*Two bedrooms are neatly slotted into each of the original upper floors to make a characterful city-centre student residence. A common room is added in a rooftop extension, and the basement houses kitchen and dining facilities.*

*Designed and crafted to a very high level, both client and architect have together created a unique place for students to live during their studies, while preserving a piece of the city.*

#### **Squaring the Circle**

*The visitor centre for Inis Cealtra in Lough Derg, Co. Clare has transformed a former rectory building into a hub for both visitors and the local community.*

*The architects had been appointed to design a new-build centre before the old rectory building had been identified for adaptive re-use. Adapting the brief, they led a design process to transform the existing un-promising internal spaces with a simple but extremely clever extension.*

*The new addition connects the existing spaces to enable full accessibility. This unlocked the potential of the first floor as a café and gathering space and created a double-height exhibition space that is an architectural experience in itself.*

*This thoughtful and well-executed conversion has saved and elevated an unpromising building. It has created a new and welcoming place in which to appreciate and understand this historic landscape.*

## **2. Conservation**

### **Blackrock Park Teahouse**

*The teahouse in Blackrock Park, Co. Dublin is a well-known landmark set on an elevated piece of ground. Its restoration has made a significant contribution to the enjoyment of those using the park that is far greater than the building's physical scale.*

*Sensitive repair and material choice act as a model for the conservation of such structures. Every detail is considered from the paths and pavement approaching the building, to the repair of walls, roof, windows, and timberwork. The addition of contemporary details at column bases, ground finishes, and joinery helps to delineate this period of conservation work in the building's lifespan.*

*This project is the result of a clear vision from a public authority and the dedication of its architect to give new life to a unique, publicly accessible building.*

### **Magazine Fort, Phoenix Park**

*The Magazine Fort in the Phoenix Park is one of Dublin's most significant historic military sites. The restoration included works to the rampart walls, three cavalier buildings, the Magazine Building and the reconstruction of the Duke of Dorset Gate.*

*These specialist works were highly complex, requiring, in some cases, the dismantling and reassembly of stone elements. The reconstruction of the Duke of Dorset Gate is a particular success. Old photos provided here much-needed evidence of stone details.*

*What is equally impressive is how this project provided a training platform for specialist heritage skills and crafts which will ensure their survival into future.*

## **3. International**

### **Ireland House Tokyo**

*Ireland House Tokyo is the outcome of an RIAI architectural design competition for the Department of Foreign Affairs and Trade.*

*A sharply sculpted board-marked concrete building, from which a central courtyard is carved, is complemented with finely-detailed timber louvres and internal joinery. This produces a building that marries the built traditions of the Irish tower house and the Japanese machiya.*

*Both the architect and the client have worked to skilfully resolve the project's complex brief to house Ireland's diplomatic, cultural, and business needs, giving the State a*

*confident presence in the Japanese capital, while, importantly, maintaining a powerful sense of transparency.*

*It is an exemplar for how Ireland, as a modern forward-looking democracy, can build to represent itself throughout the world.*

#### **4. Living: House – Adaptation**

##### **Greenville Terrace**

*The judges were impressed by this carefully considered and well-executed design, which transformed a derelict late-19th-century terraced one-bedroomed cottage into a three-bedroomed family home.*

*It was evident that the architect and clients worked closely and very successfully together to tune the design to the lifestyle and priorities for modern living in a highly constrained context.*

*Attention to detail throughout the design, combined with clever innovation in relation to daylighting, was a notable feature of the project.*

##### **Pembroke Cottages**

*This home is an excellent example of an architect providing a carefully considered approach to extending a protected structure with care and respect.*

*The layout of the design is worked to within an inch of efficiency and provides an array of different intimate spaces for a young family. The double-height dining area to the garden provides a moment of magic, where one's eye is drawn to the garden, sky, and beyond in a single view. The geometric intricacies are handled very sensitively in relation to the site's constraints, providing a modest yet respectful extended living space.*

*Projects such as this should be encouraged in society where affordable yet innovative architecture demonstrates clever solutions to working with compact and compromised existing buildings, allowing young families the opportunity to integrate into existing communities.*

#### **5. Living: House – New Build**

##### **O-House**

*This new residence is unique in many ways and creates a dynamic design for family life. The architects have created a colourful and generous circular central courtyard garden that benefits all the living spaces of this house.*

*The geometric layout provides a wide range of spaces across both floor levels, and this is further amplified by the hyperbolic slanted timber roof, which creates moments of intimacy as well as generous volumetric spaces.*

*The carefully detailed exposed materials employed for the project provide a carefully considered palette which the clients can enjoy without too much decoration. The exposed timber frame adds to the sense of calm felt with this residence.*

## **6. Living: Housing**

### **Bóithrín na Saoirse**

*Bóithrín na Saoirse is a remarkable project in County Galway that has created innovative homes for its community while working with a challenging site and brief.*

*Throughout the project development, the architects demonstrated the best that architectural skills and the design process have to offer: listening well and thinking creatively with a client who was open to new ideas. This co-created design for culturally appropriate homes has exceeded the expectations of all involved and, while innovative, feels natural in its setting.*

*The design subtly references the barrel-top wagons of Traveller culture to provide homes that feel spacious by making the most of the views and light the site affords, connecting the indoors with the Galway landscape beyond.*

*While they are uniquely designed to suit the residents' needs, incorporating outdoor living areas and spaces for visiting caravans, they blend seamlessly into the local landscape and housing, transforming and enhancing the existing site.*

### **Glin Court**

*Glin Court in Dublin is an exemplary age-friendly redevelopment that successfully creates a vibrant, supportive community. The jury praised the simple but timeless design, which replaces two fire-damaged blocks with 32 modern one-bed apartments.*

*Central to this success is the elevated deck access. Functioning as a raised pedestrian street, it masterfully facilitates dual-aspect units while providing a welcoming space for casual social interactions.*

*Integrating age-friendly design principles from the outset, the scheme pairs private balconies and level-access interiors with an essential community kitchen. It is a thoughtful, dignified addition to the neighbourhood.*

### **Shanganagh Castle Estate**

*The Shanganagh Castle Estate in Shankill, South Dublin, is a landmark project and one of Europe's largest residential developments designed to Passive House standards. Carefully considered from inception, with placemaking at its core, it delivers on both a macro and micro scale.*

*The scale and ambition go beyond those of a standard housing project. A sophisticated civic space has been formed from beautifully detailed housing blocks, with residents surrounded by preserved parkland.*

*The palette of materials – where subtle brick colourations help navigate and understand the layout of their surroundings – strengthens the sense of a common space. The scheme promotes social inclusion, ecological features and connectivity with surrounding neighbourhoods through a permeable layout and multiple access routes that connect to the new public transport link at nearby Woodbrook Station.*

*The architects, together with their design team and clients, have created a sustainable urban fabric, in which a new community can flourish and benefit from good design.*

## **7. Public Buildings**

### **Barretstown Medical Centre**

*Barretstown in County Kildare offers free, specially designed camps and programmes for children and their families affected by cancer and other serious illnesses – supported behind the scenes by 24-hour on-site medical and nursing care.*

*The former stable yard and walled garden of Barretstown are intelligently incorporated into this sensitively designed child-focused new healthcare building. A suite of bedrooms, with well-resolved aesthetic, functional, and medical requirements, has broad views out through generous windows to the walled garden. Carefully selected materials are assembled to create a feeling of coherence and calm.*

*The project's client and architects have worked closely together to make a building that supports the camp's young residents and further improves the site's facilities while respecting the historic character of the place. It is highly encouraging to see a continued level of investment in the architectural quality of this holistic healthcare campus.*

### **East Meath Civic Centre**

*East Meath Civic Centre in Bettystown, Co. Meath is a triumph of coordination, restraint and rigour. The building hosts a mix of civic functions – from public library and meeting rooms to beach facilities. A measure of its success is the variety of other activities now taking place in its spaces.*

*The confident stance, elevation, and step-up in scale address the beach and respond to the vastness of the coastline and the ocean beyond. In contrast, through a clear understanding of site and context and the use of carefully crafted geometric stepping forms, the building successfully turns and mediates at the town scale. The restrained and muted off-white palette of wet cast concrete and glass sets this building apart and makes it a marker and destination in the town and coastline.*

*The project is a superb example of a confident new public facility that creates an identity and meeting point and breathes new life into the seaside town.*

### **Project Connect, RCSI**

*Commanding a strong presence on Dublin's St. Stephen's Green, this confident design for the Royal College of Surgeons in Ireland is enriched by an intricate internal circulation route through its complex programme of atria, lecture rooms, laboratories, and workspaces.*

*Ground floor permeability contributes positively to the streetscape and allows the public a unique appreciation of the RCSI's atmosphere. The historic context is respected and the boldly splayed façade frames a focused view of the adjacent spire of the Unitarian Church.*

*The project is an example of a successful collaboration between client and architects to resolve a challenging brief and produce an iconic piece of architecture worthy of its location on one of Dublin's finest squares.*

## **University of Limerick Student Centre**

*The University of Limerick Student Centre is an exceptional building and a transformative addition to the campus. The jury was impressed by how it enriches the student experience, serving as the vibrant heart of university life.*

*Internally, the course of the River Shannon is elegantly debossed into the exposed concrete, anchoring the building in its local context. The design skilfully balances generous public volumes with intimate workspaces, creating a setting where students can collaborate, rehearse, perform and unwind.*

*Realised through a student-led vision and funded by a referendum levy, the building pairs expansive, light-filled social spaces to the west with more cellular workspaces to the east. The circulation spaces are carefully composed to foster spontaneous interaction, while the exposed concrete structure, warm oak linings, and finely articulated brick skin create a timeless and adaptable environment.*

*This is a remarkable civic asset that enriches and celebrates the everyday life of the university.*

## **8. Workplace and Fit-Out**

### **Leeson Lane Office Building**

*This project has many positive and unique qualities. Situated in the heart of Dublin's south city centre, an ideal location for a place of work, it is somehow almost completely concealed from view – tucked away behind the Georgian terraces of St. Stephen's Green and Leeson Street.*

*The building complex includes the sensitive restoration of the former St. Vincent's Hospital dispensary, a protected structure, which is an exemplar in its own right. It provides a delightful means of entry to the new office building, which is connected at upper ground level via a generous entrance hall. A bespoke exoskeletal grid frames floor-to-ceiling windows and conceals slim ventilation panels, avoiding the requirement for air conditioning.*

*This is a clever, efficient and innovative workplace project.*

### **Offices at Earlsfort Terrace**

*Three unique stucco-fronted townhouses on Earlsfort Terrace in Dublin have been carefully conserved and skilfully connected to produce a modern office building centred around a light-filled atrium.*

*External plasterwork and fenestration have been restored, brightening the southern end of Earlsfort Terrace. Exceptional attention to detail characterises the interior design of wall panelling, furniture, and floor coverings, reminiscent of the level of detail in Kildare Street's original Department of Industry and Commerce building.*

*The atmosphere in this working environment is bright, calm, and ordered, while the atrium space maintains a visual connection across the rooms where people work.*

## **9. Sustainability**

### **Vantage Business Park**

*The architects took a fresh approach to designing a business park premises, providing daylighted workspaces and integrating sustainability throughout the design solution, including circularity, lifetime adaptability, and operational and embodied carbon. By creating a secure yard, delivery trucks move separately, safely away from cyclists and pedestrians. While a new building was necessary, it was constructed on peripheral land, degraded by intensive agriculture.*

*Developing digital twin models in parallel allowed comparisons between steel and timber structural frames, when rising steel costs brought timber forward as a ready alternative.*

*The building's success has now influenced other developers to consider this innovative construction method for other projects in the area.*

## **10. Universal Design**

### **Google Bolands Mills Public Realm**

*The public spaces that surround the Bolands Mills buildings in Dublin are a delightful example of inclusive urban design. The diverse needs of residents, workers and visitors, young and old, with and without disabilities, have been fully considered.*

*There are numerous attractive spaces, each with its own character, where one can linger, play, interact and socialise, or just pass through. One can sit in the sun or the shade, alone or with a group, surrounded by carefully considered soft landscaping.*

*The design has seamlessly overcome significant level changes with carefully graded, gently ramped, and stepped routes, enhanced at night by high-quality lighting. Excellent engagement with the local community has resulted in a public realm to be truly proud of.*

### **New Special Educational Needs School, Letterkenny**

*This new Special Educational Needs School in Letterkenny, Co. Donegal provides a new home for an established community of staff and students, from pre-school to 18 years of age. Pupils can have moderate, severe or profound learning disabilities and also include students with autism. The building is a carefully crafted with a colourful architectural landscape that drapes over the existing topography. The response subtly and masterfully incorporates, from first principles, all the operational complexities, adjacencies and hidden considerations that need to be worked through to create a building and campus to cater for diverse mobility and sensory needs.*

*Externally, the robust and familiar materiality of blockwork and wet-dash render is re-characterised and softened through colour and pattern. The large folding roof is punctuated by courtyards and rooflights that provide a generosity of space and light in internal rooms and circulation.*

*The innovative design was informed by extensive research and consultation, testing, challenging and incorporating the principles of universal design. The outcome is a*

welcoming, calm and humane teaching environment that is much loved by staff and students alike.

## **11. Urban Design**

### **Google Bolands Mills Public Realm**

*The public realm of Google Bolands Mills is the outcome of a successful collaboration between the client, architects, and landscape architects, with involvement from artists and the community. The realised design improves permeability and connectivity and is universally accessible. Community outreach in relation to ground-floor usages is commendable.*

*The theme of water in all its guises is celebrated through a rich variety of accessible spaces for all ages. New pedestrian routes connect the dockside to Barron Street. The paving delineates the original grain silos and features a historical map that reflects the area's industrial past. Community facilities on the ground floor include studios, gyms, and a planned sauna and bakery – a reference to the site's historic character.*

*This project contributes enormously to the quality of the public realm in the Docklands today and is enjoyed equally by people who work at Google Bolands Mills, and the general public who are encouraged to pass through.*

## **12. Research**

### **Computational Conservation: Bridging the Domain Gap in Historic Building Data**

*This research proves the potential impact of a dedicated conservation-led energy retrofit strategy.*

*Big data analysis seems removed from the pressures of day-to-day architectural practice. However, the architects' skill set is essential for meaningful applications of datasets about the built environment. Data scientists from other fields of expertise may not discern which questions to ask. The open-source tools used enable architects to interrogate large data sets.*

*The intelligence needed to avail of these new tools is not artificial but architectural. Participation of Architects with dual perspectives will help bridge the gap between policy and practice and allow practitioners to apply knowledge with understanding.*

### **Vacant to Viable (Part 1)**

#### **Barriers of the Building Regulations to Existing Building Reuse**

*This research project – Vacant to Viable – is the first part of a two-part project investigating the perceived and actual barriers posed by the Building Regulations to the reuse of existing buildings for residential accommodation. The second part will propose recommendations for mitigating these barriers.*

*Key findings of part one include a lack of guidance tailored to existing buildings, the complexity of technical guidance, and discrepancies in its interpretation, with Parts B (fire), L (energy) and M (access) posing the most difficulties. These were found to result in excessive expense and even the abandonment of projects. The research*

*points to the need to decouple housing delivery through adaptive reuse from new-build construction.*

### **13. Client Award**

#### **Dwyer Nolan and Iveagh Trust for Stonemount Park**

*The judges were impressed with the collaborative approach taken by the developer and end-user clients – Dwyer Nolan and the Iveagh Trust – in the realisation of this ambitious, large-scale Strategic Housing Development located in Ballyfermot, Dublin 10.*

*Together with their architects, and in conjunction with Dublin City Council, the team worked proactively to overcome challenges, including late-stage design changes necessitated by the discovery of significant archaeological remains on site.*

*Dwyer Nolan and the Iveagh Trust prioritised their tenants' needs throughout the process and had a significant influence on the scheme's design and implementation. The Iveagh Trust provides an on-site caretaker, and it was evident that the client team is highly invested in Stonemount's success from a social and community perspective.*

*A wonderful example of unity of purpose resulting in the provision of security of tenure for residents and the creation of an entirely new community.*

#### **Royal College of Surgeons in Ireland (RCSI) for Project Connect**

*The Royal College of Surgeons in Ireland is a worthy recipient of the RIAI Client Award, demonstrating a deep commitment to architectural excellence in the urban core and an enduring dedication to its student and staff community. The seamless delivery of this project stands as a testament to a strong working partnership with the architects, Henry J Lyons. Ultimately, RCSI's foundational values of Respect, Collaboration, Scholarship, and Innovation are beautifully manifested not only through its healthcare education and research but also in the built form of this new landmark in the heart of the capital.*