



**Northland Road, Derry**

This is a 226 unit apartment scheme on a 3 acre site bounded on two sides by industrial with an office development and the busy northland road on the other sides.

The open space within this scheme is seen as potentially the greatest asset of the development, because the open spaces of the streets and gardens not only offer safety for play, exercise and relaxation but also provide a sense of identity and community.

This has involved planning the open space to the heart of the project as a street to create an important structural element within the overall urban design statement.



**LOCATION**  
Derry

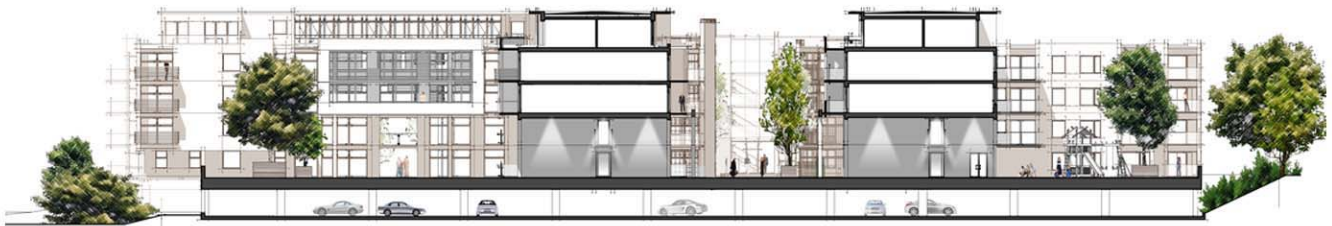
**COUNTRY**  
Northern Ireland

**AREA**  
1.18 ha

**TYPOLGY**  
High Density  
Residential

**CLIENT**  
Private

**ARCHITECTS**  
Coogan & Co.  
Architects Ltd.  
Architects Ltd.



**Northland Road, Derry**

Obviously where this space is communal care has been taken to provide privacy and amenity to the ground floor dwellings. For this reason generally the ground floor opens onto a small patio area which provides a buffer to the attractive communal garden or water is used to provide separation.

Streets which are well developed and which have activity in them throughout the day and evening benefit from the presence and surveillance of residents & visitors.



**LOCATION**  
Derry

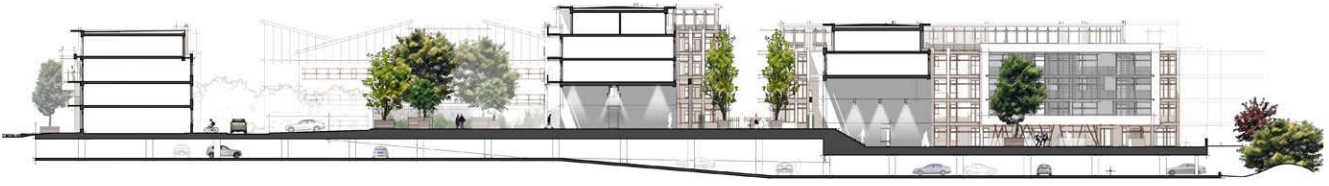
**COUNTRY**  
Northern Ireland

**AREA**  
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**TYPOLGY**  
High Density Residential

**CLIENT**  
Private

**ARCHITECTS**  
Coogan & Co. Architects Ltd.



**Northland Road, Derry**

The Architectural style is also generated by the garden. It is as if the concept for the scheme taking a life of its own makes suggestions that inform other areas of the design.

More traditional architecture separates inside and out, a modern style provides a much stronger relationship with the garden. Just as the buildings define the garden space then the views of the garden define the living spaces.



**LOCATION**  
Derry

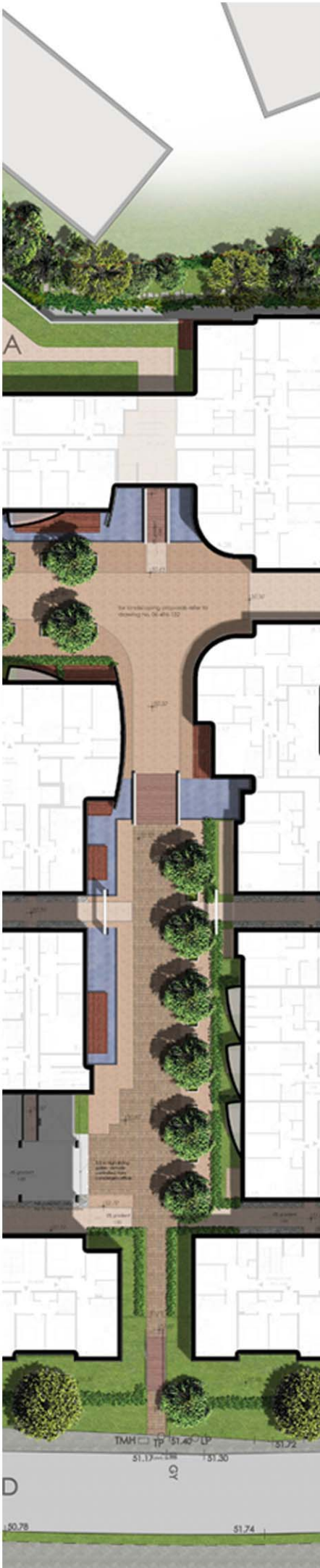
**COUNTRY**  
Northern Ireland

**AREA**  
1.18 ha

**TYPOLOGY**  
High Density Residential

**CLIENT**  
Private

**ARCHITECTS**  
Coogan & Co. Architects Ltd.

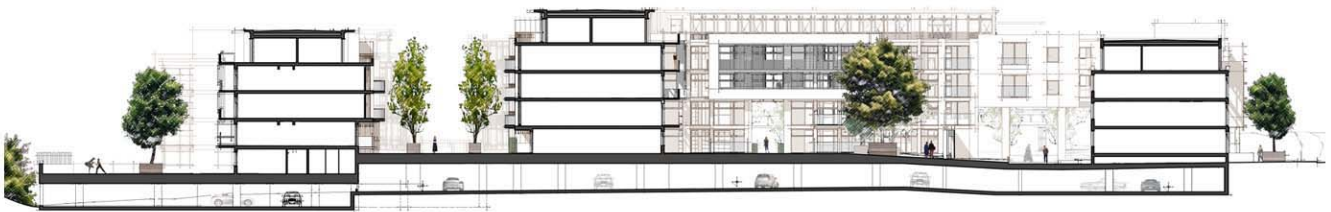


**Northland Road, Derry**

Within each space elements of the elevation becomes almost theatre, balconies and screens part of the stage set to be personalised by the residents with planting, tables and chairs etc.

People on the balcony become part of the theatre to those in the garden, just as the occupants of the garden are to those in the apartments.





### Northland Road, Derry

There is a variety of elevational treatment. Some of the larger elevations are rectilinear while some transverse elevations have facades which curve to meet you as you come into the space.

The Architecture of the existing adjacent buildings fail to address the northland road and as a result this part of the road has become disjointed and fragmented.

It seems appropriate that the external elevations of this project should be designed to provide a taste of what happens around the gardens. So the architecture of the inside comes outside without losing the enclosure of the wall around the garden. So the inside of the scheme while concealed and protected by the perimeter architecture, is also revealed by the same architecture.



**LOCATION**  
Derry

**COUNTRY**  
Northern Ireland

**AREA**  
1.18 ha

**TYPOLOGY**  
High Density  
Residential

**CLIENT**  
Private

**ARCHITECTS**  
Coogan & Co.  
Architects Ltd.



01

**Stockman's Way**

A mixed use development of apartments & offices. A landmark apartment building marks the roundabout with carparking on the ground floor.

Four blocks of Apartments, 16 in each, with car parking in between each and an office park of pavilion style buildings arranged with their own car parking at ground floor level.

These small 200 SqM office suites comply with the 'out of town centre' office policy.

- 01 Woodlands Manor Apartments
- 02 Site Photograph - Woodlands Manor & Musgrave Manor
- 03 Site Photograph - Hawthorn Office Park
- 04 Aerial View - illustrating developments



02



03



04

**LOCATION**  
Stockman's Way  
Belfast

**COUNTRY**  
Northern Ireland

**AREA**  
NA

**TYPOLGY**  
High Density  
Residential

**CLIENT**  
PBN

**ARCHITECTS**  
Coogan & Co.  
Architects Ltd.

LOCATION  
Belfast

COUNTRY  
Northern Ireland

AREA  
0.054 ha

TYPOLGY  
High Density Residential

CLIENT  
Ken McMurray

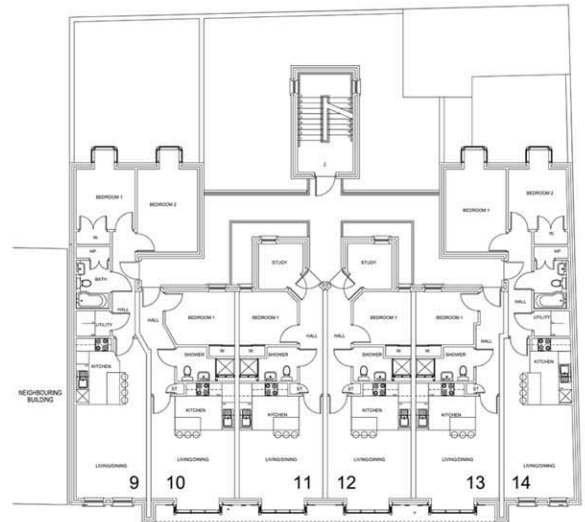
ARCHITECTS  
Coogan & Co. Architects Ltd.



**BEERSBRIDGE ROAD, BELFAST**

01

Re-Development of a Brown Field site with small Apartments over Ground Floor Car Parking. Amenity space provided on a slab over the Car parking.



02

- 01 Perspective View
- 02 Floor Plan
- 03 Perspective View along Street



03



01

**Ashley Court, Tates Avenue**

Your first sight of Ashley Court will take your breath away. Magnificent architecture set in graceful landscaping will tell you that you are somewhere very special.

Classic style, a very select environment and minute attention to detail now enables you to live in grand style. A scheme of 44 duplex studio townhouses or duplex penthouse apartments with basement car parking, has the potential to be an architectural landmark - all with every modern luxury.

Tucked away, this example to the quality initiative in new residential developments provides substantial character homes as individual and unique as their setting.

01 Aerial Perspective View 02,03,04,05 Courtyard-As Built  
06 Courtyard Elevation



02



03



04



05



06

LOCATION  
Fane Street Belfast

COUNTRY  
Northern Ireland

AREA  
NA

TYPOLGY  
High Density  
Residential

CLIENT  
PBN

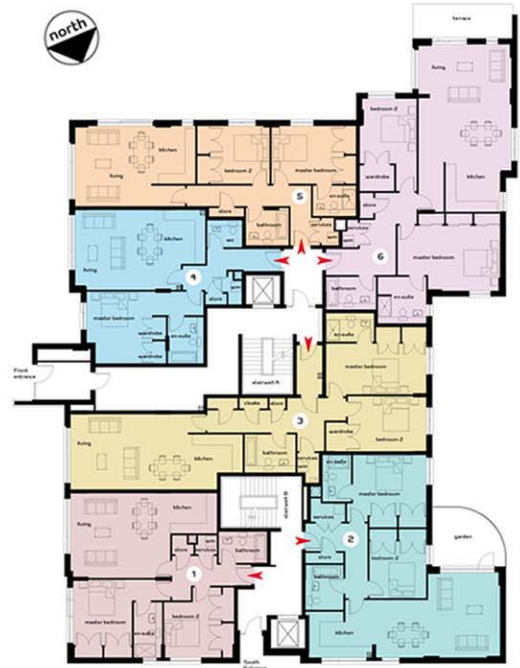
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Architects Ltd.





01

01 Entrance Photo  
02 Ground Floor Plan  
03 Front Elevation



02

### Stratfield House, Wellington Park, Belfast

Cool, austere and confident, Stratfield House sits amid the Victorian red brick and leafy foliage of Belfast's Wellington Park Terrace, a conservation area in South Belfast.

This bold statement of modern minimalism, comprising 24 distinctive apartments, is a testament to the vision of its architects and developer.

By espousing the best in contemporary design and resisting the temptation for aesthetic compromise, Stratfield House achieves a perfect balance between form and function, simplicity and delight.

And it works, the old and the new sitting comfortably side by side, each complementing the other to best advantage within the conservation area.



03



01

LOCATION  
Knockburn Park Belfast

COUNTRY  
Northern Ireland

AREA  
NA

TYPOLGY  
High Density Residential

**Knockburn Mews**

Duplex Units on a tight sub-urban site.



02



03



04

CLIENT  
KMC

ARCHITECTS  
Coogan & Co. Architects Ltd.



01 Photograph -Completion 02 Perspective View - Planning Stage 03 Side Elevation 04 Rear Perspective 05 Site Plan

## 18 Adelaide Park

An exclusive development of 10 individually designed homes in one of Malone's most sought after Parks. 10 Duplex Apartments, retaining part of the existing and extending. Roof terraces were concealed within the roof.

- 01 Front Elevation
- 02 Photo from Adelaide Park-As Built
- 03 Aerial Perspective



01



02



03

LOCATION  
Belfast

COUNTRY  
Northern Ireland

AREA  
NA

TYPOLGY  
High Density  
Residential

CLIENT  
PBN

ARCHITECTS  
Coogan & Co.  
Architects Ltd.