

PERSPECTIVE E.E.I.G.

The First Ten Years

10

Restelo Mixed Development Lisbon

NLAA



In 1992, housing developer "EPUL" launched an open design competition for the development of a large empty site in Lisbon's city centre. The winning scheme, by Nuno Leonidas Arquitectos Associados, utilised the traditional principles upon which Lisbon's old town planning was based. Attention to scale and walking distance, networks of pedestrian ways connected by piazzas and small urban spaces and the exclusion of cars to peripheral cul de sacs and underground car parks, all contributed to a human friendly environment. The accommodation included some 31,000sqm of residential development, 9,420sqm of office space and 5,675sqm of retail space. Underground car parking is provided for

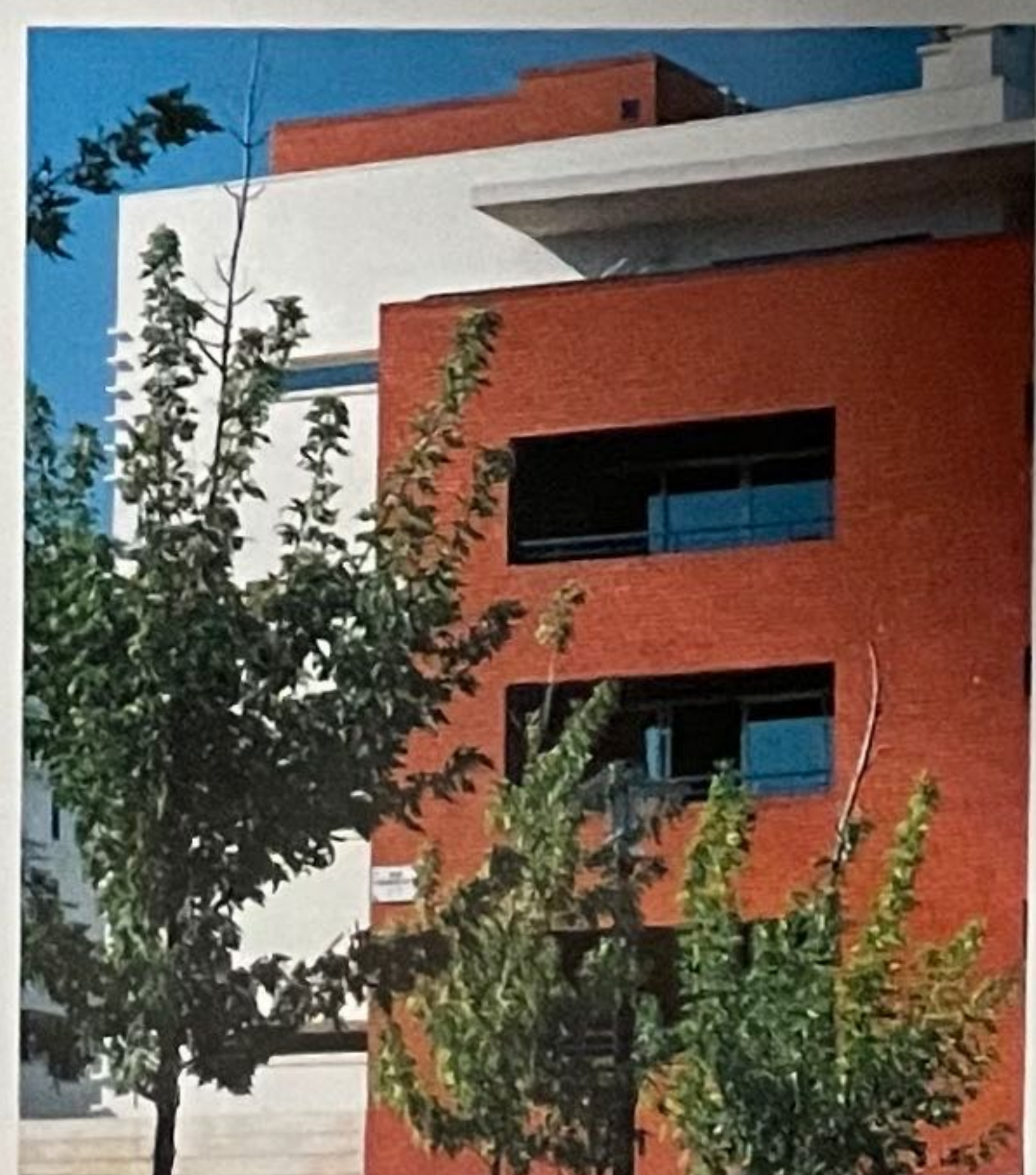
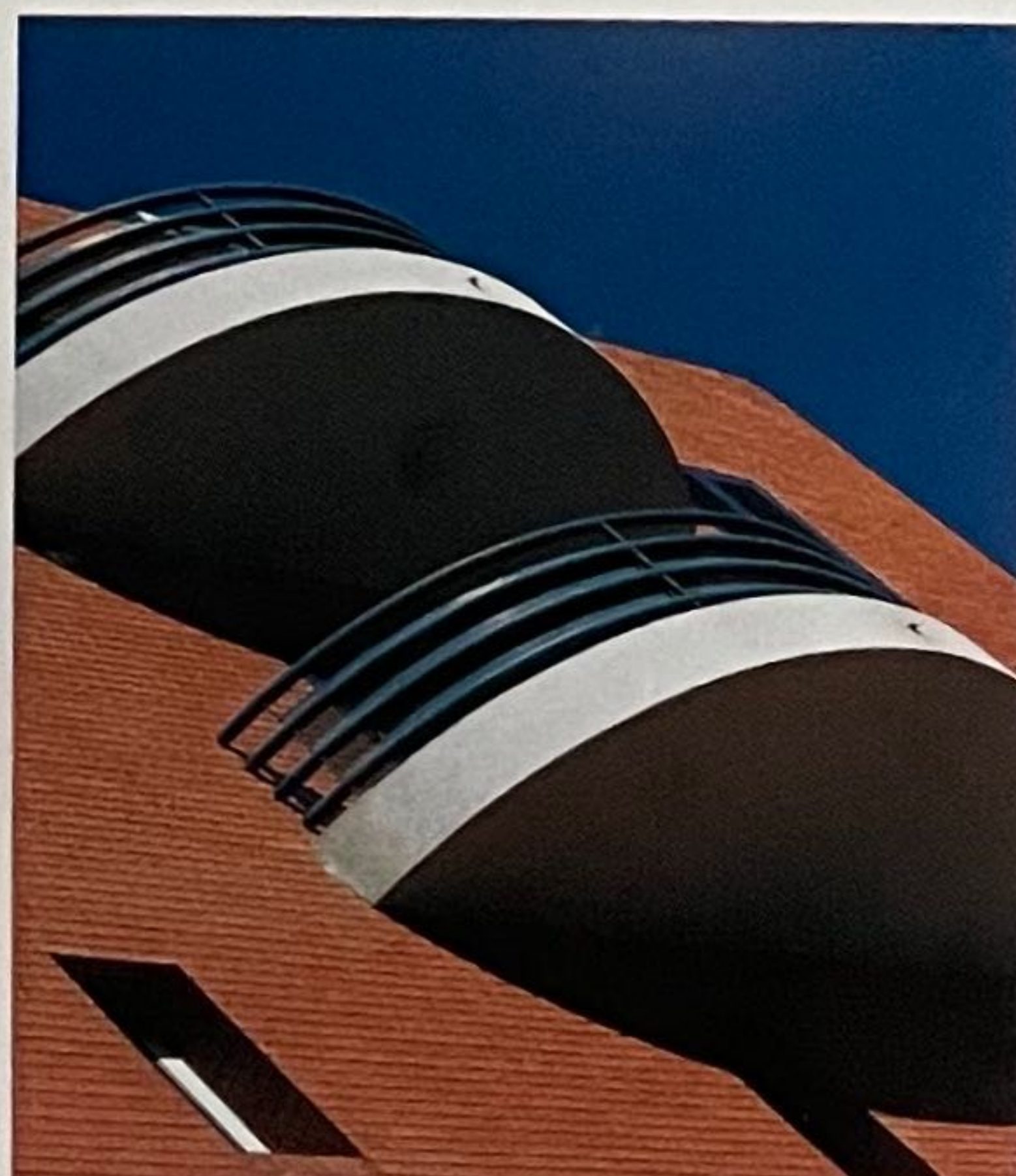
951 cars. Views of the river and towards the historic area of "Jerónimos Monastery" influenced the layout and orientation of the residential units. The street pattern and built form borrows from the ancient Roman concepts of 'cardo' and 'decumanus', with shops and commerce at ground floor level and residential development arranged on the upper floors. At the principal street intersection lies a central piazza with a restaurant and terrace overlooking a large public garden. Towards the east of the area, a commercial centre for shops and offices is planned.

Having successfully completed the strategic master plan, the architect's mission was extended to include the design of all buildings and their interiors. The residential buildings are principally four to five storeys high along the main pedestrian ways and in the piazzas, with commercial uses at ground floor level. The style of the architecture is strongly Mediterranean. Balconies, terraces and loggias adorn the brick-built cubic volumes and the colouring of natural materials like brick and stone is contrasted with the blue of shutters, guard rails and balconies.

The architecture of the commercial area,



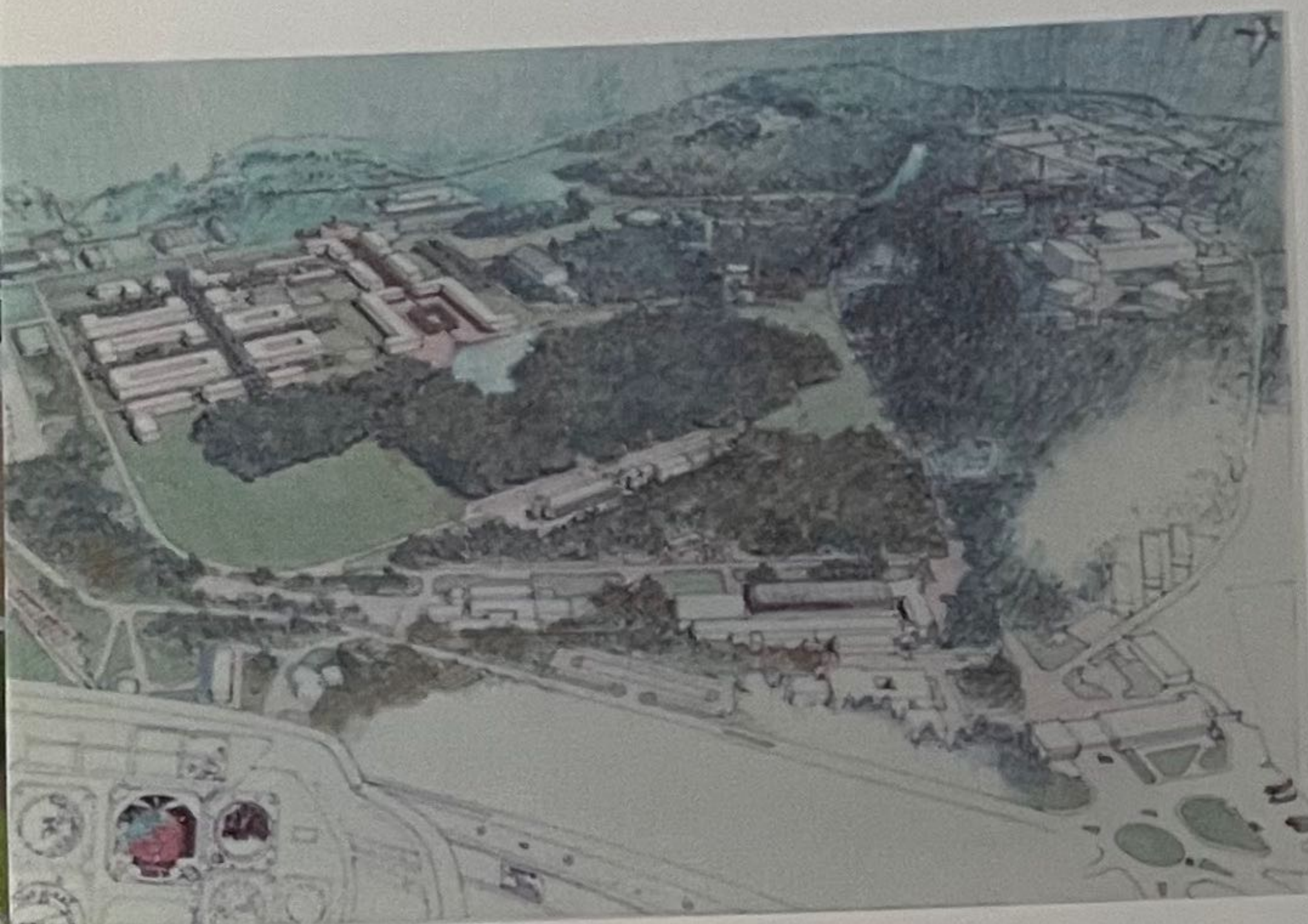
ranged around a rectangular piazza, is of a more contemporary urban design, combining cubic rectangular volumes with a connecting, curved, south facing façade. Materials used include stone, polyester powder coated aluminium panels and glass.





Ispra Project

NLAA+F&P+OD205



In 1993 Nuno Leonidas Associados, F&P Architetti and OD205 submitted a joint proposal to the European authorities for the design of the new Master Plan for the Joint Research Center in Ispra, Italy.

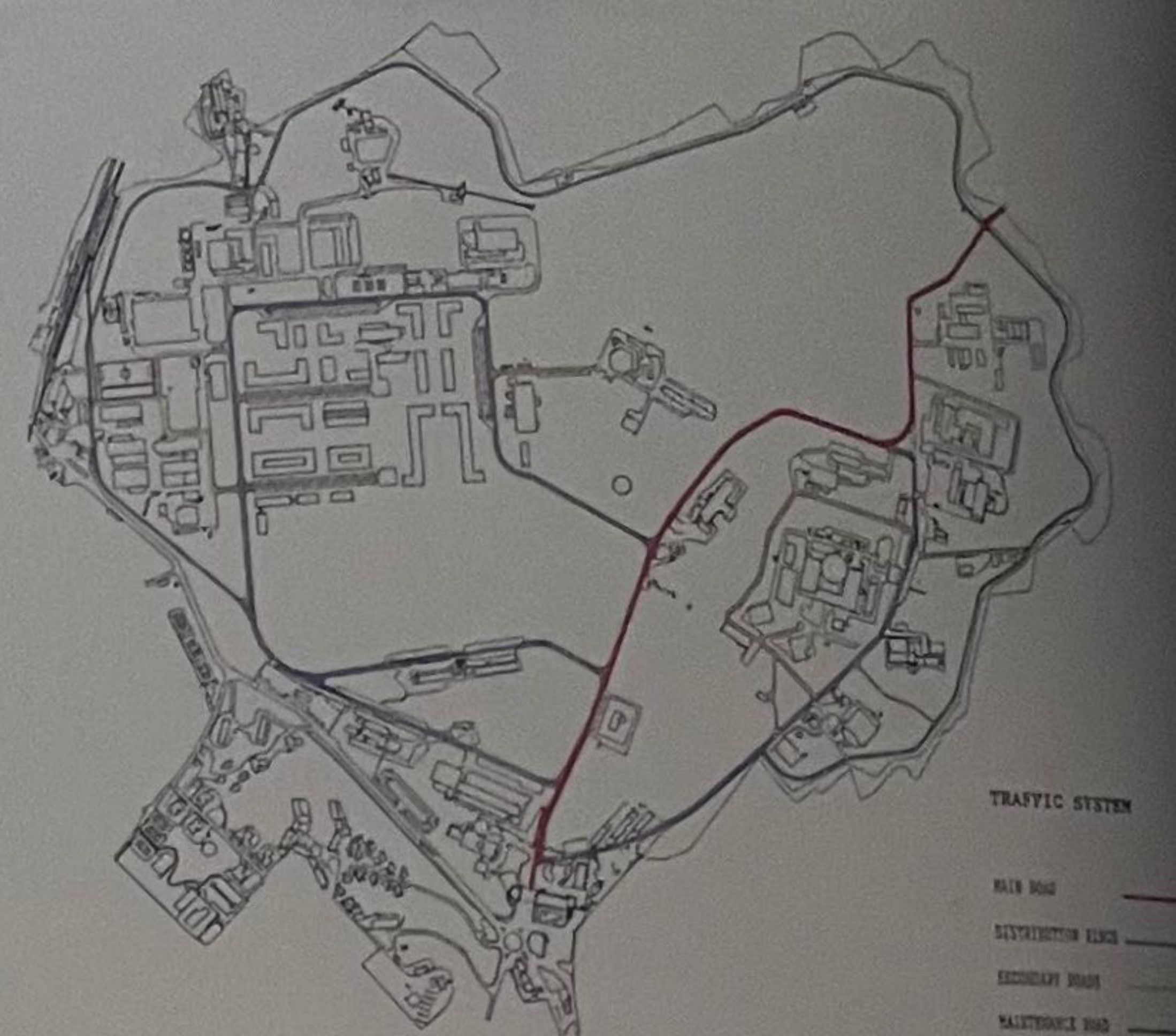
The object of the competition, and therefore of the design project, was the transformation and renewal of the area occupied by the Joint Research Center, so as to make it compatible with its new function as an "ecocenter", devoted to advanced research in environmental studies, energy savings and recycling.

After a jury had evaluated the proposals, the European Commission decided to entrust the task to Nuno Leonidas Associados and F&P Architetti, in collaboration with the studio

of a German architect, Arno Schmidt, professor of Urban Studies. This was the group charged with designing the new Master Plan.

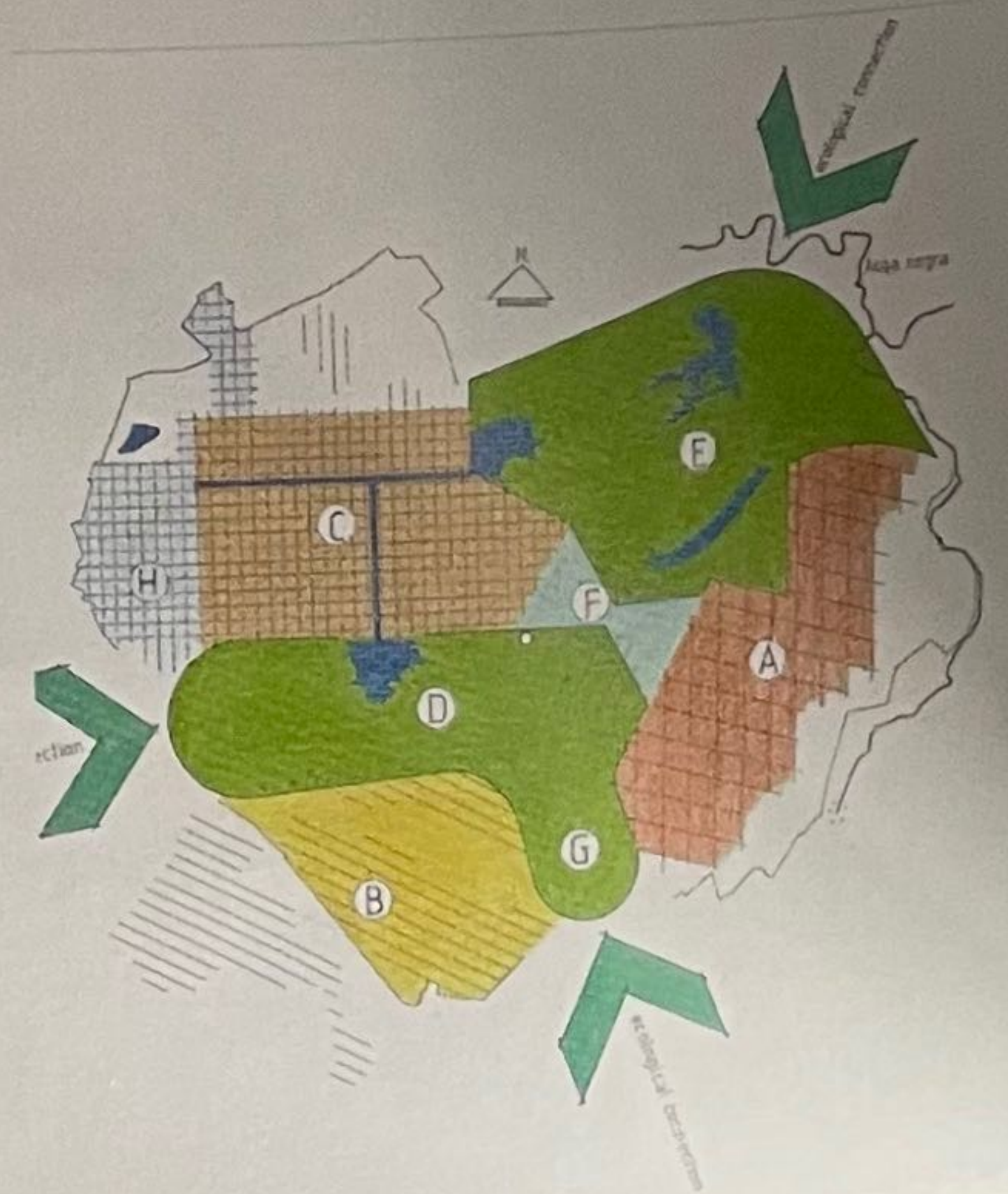
The main objective of the project was the environmental recovery of the area occupied by the Joint Research Center, equal to 1.6 sq. Km and often of botanical and zoological interest, through the interventions listed below:

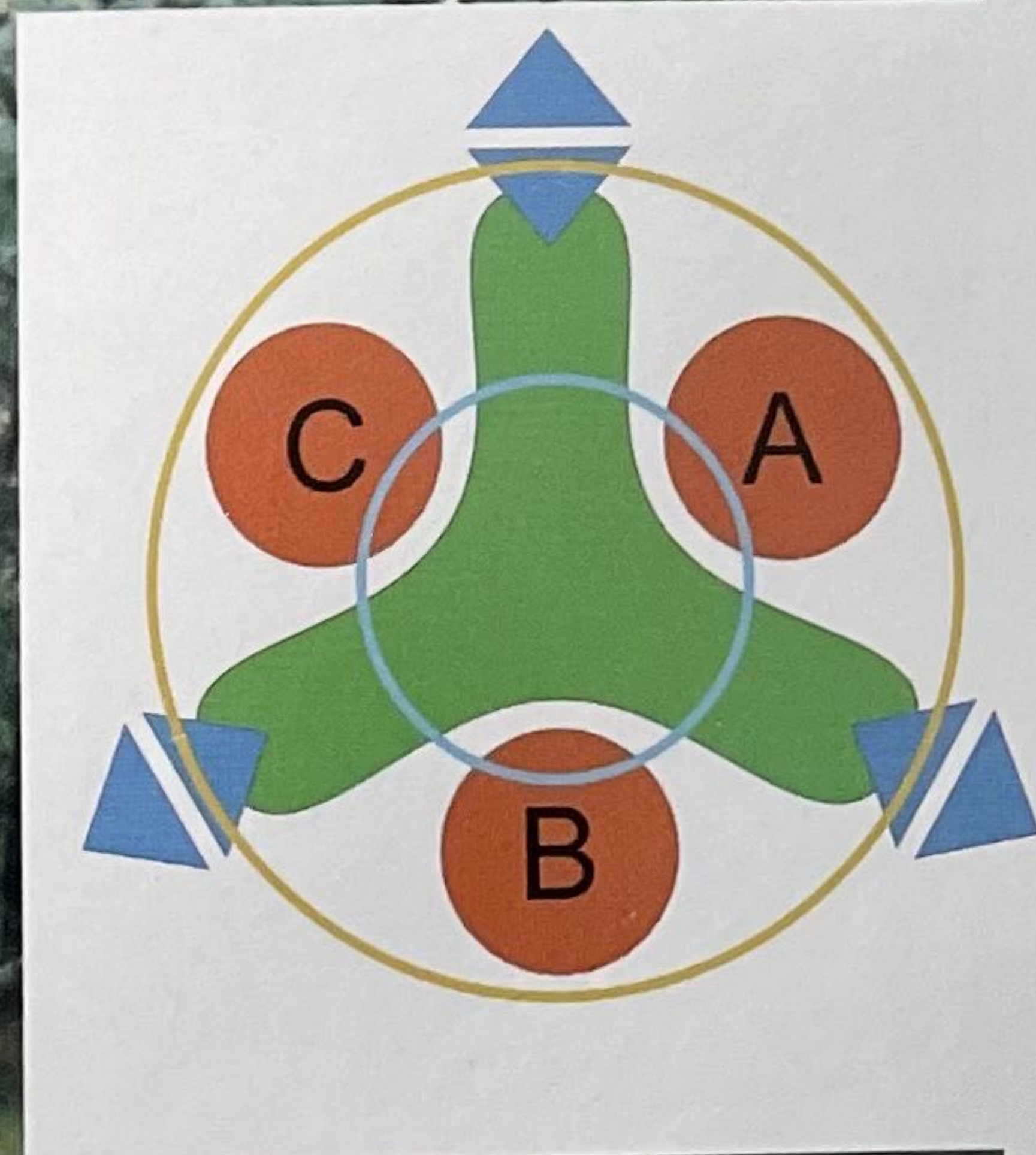
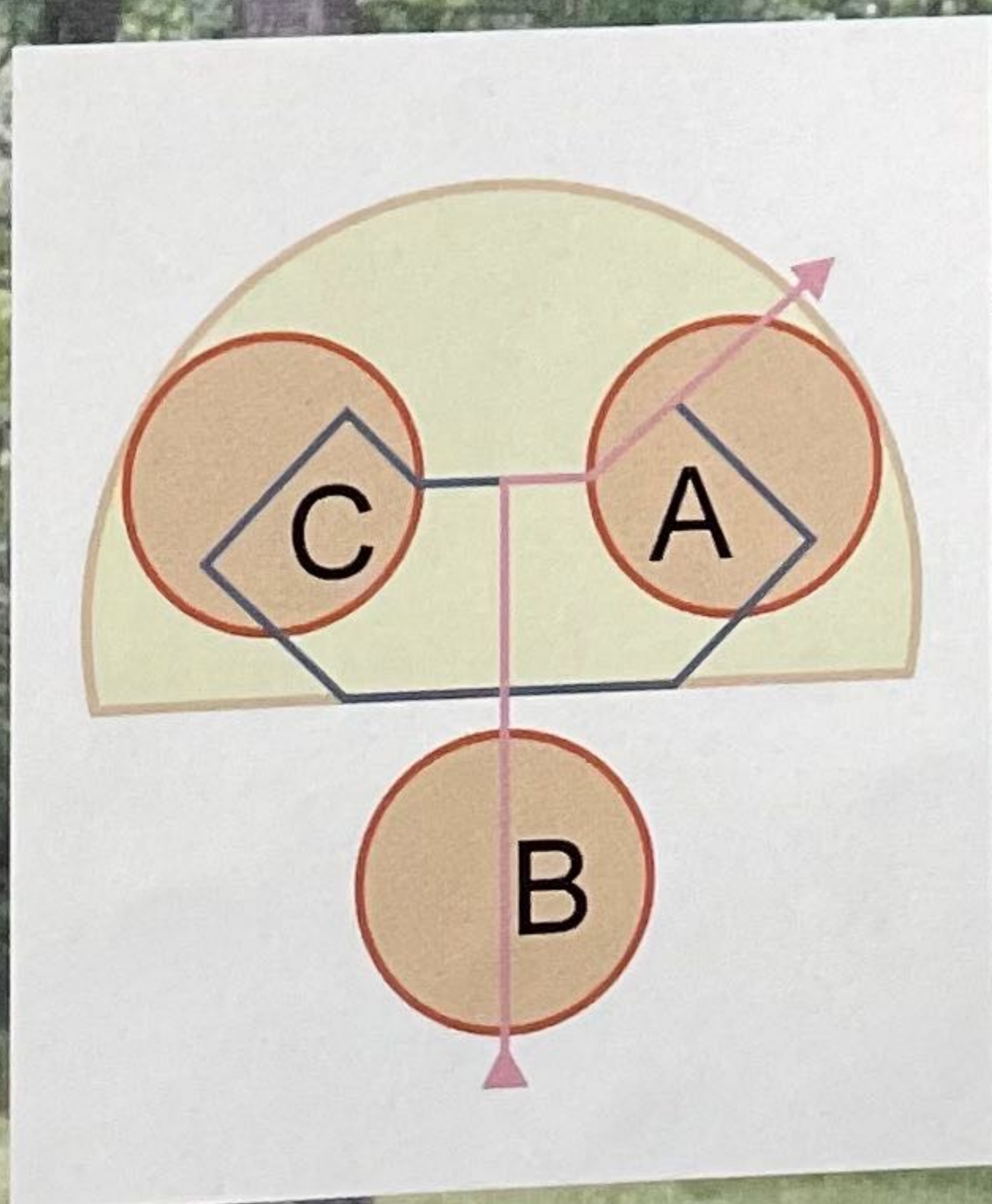
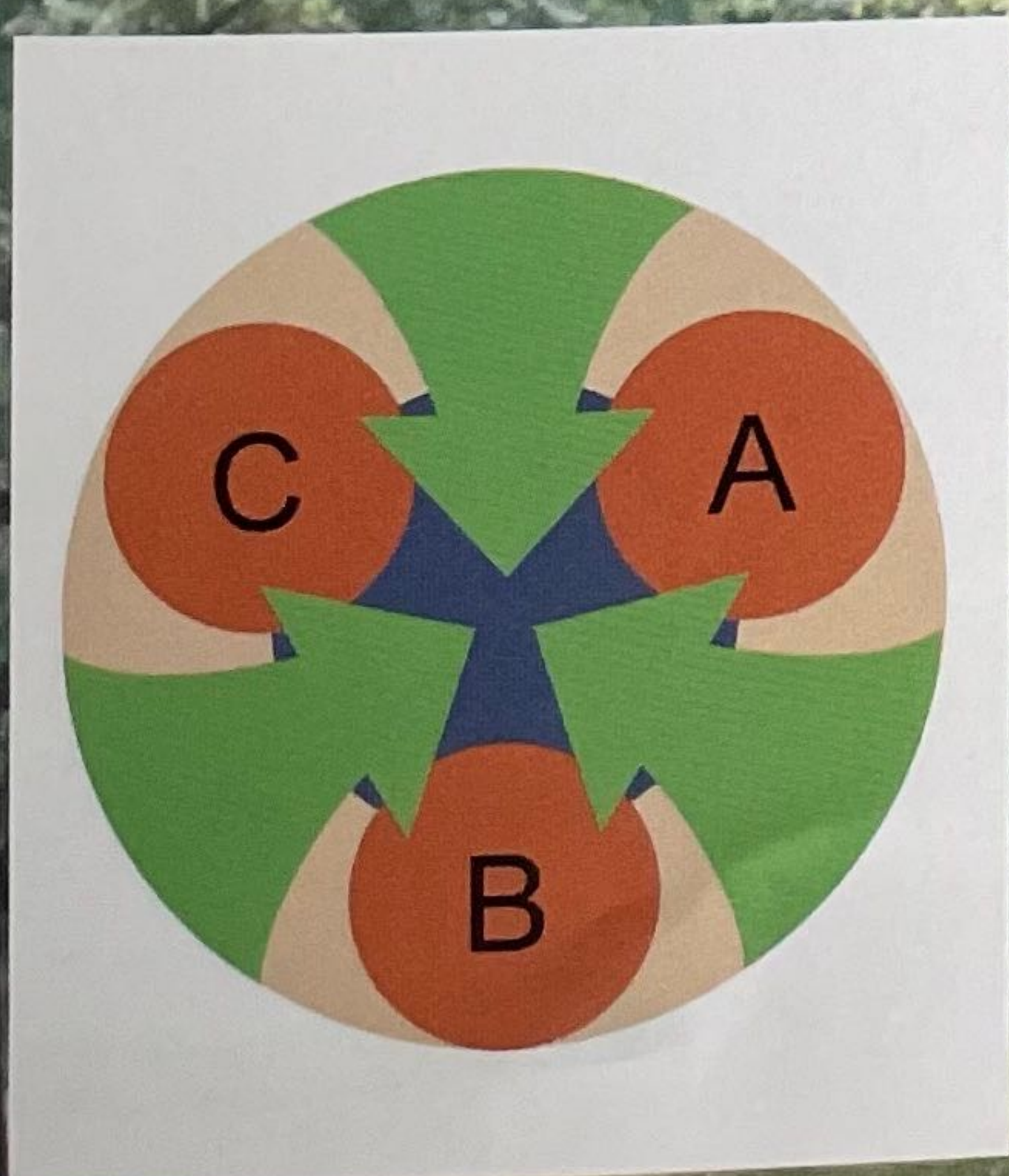
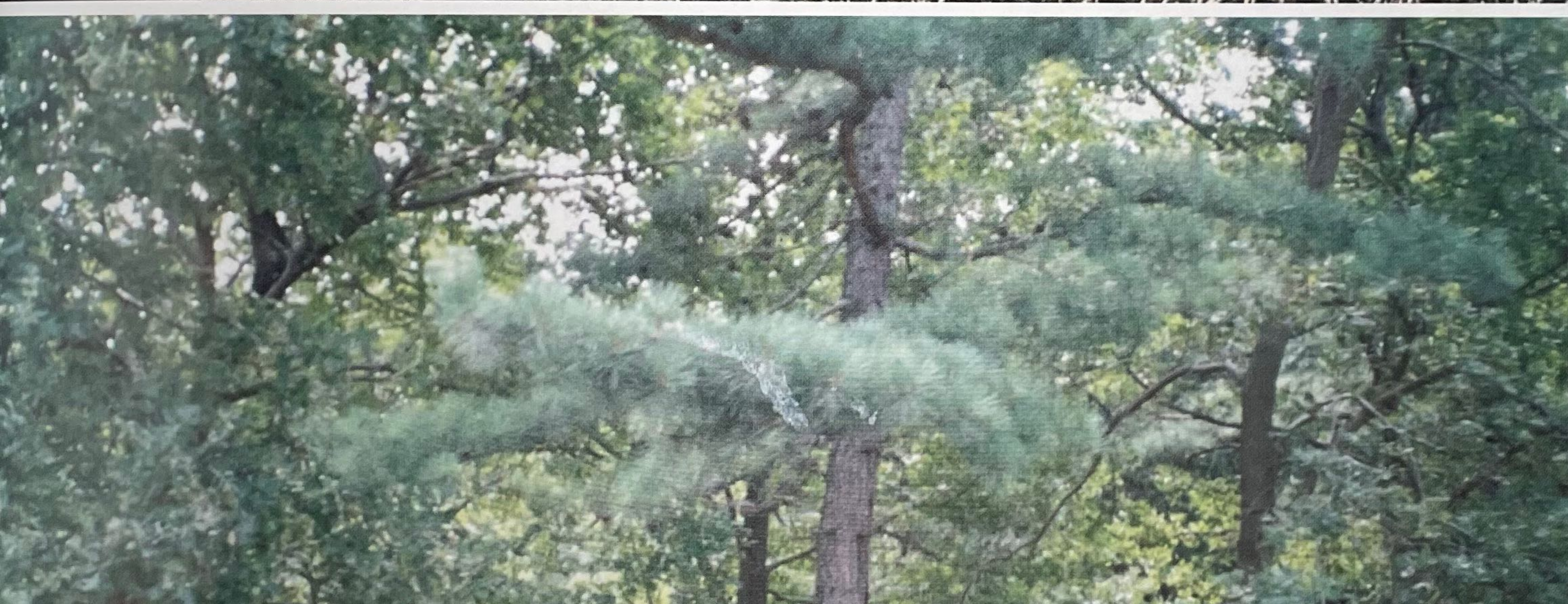
- The demolition of many of the 234 existing buildings, erected over the years without any planning whatsoever, and re-building a "dense area", architecturally distinctive in its shapes, layout and color, which would be suited to house the various functions of the Joint Research Center: offices, laboratories and service areas;
 - The subdivision of the area into environmental zones of varying types, with rules for their use;
 - The design of rational distribution and communications systems that are environment-friendly, as well as a uniform urban plan;
 - The specification of technical norms for construction, specially focused on the issues of environmental impact, energy savings, recycling and maintenance;
- The project, which was approved by the



European Commission, became the driving force behind the transformation of the Joint Research Center.

In fact, subsequent competitions at the European level have resulted in the beginning of construction of the "dense area", which functions as research in progress towards the creation of an eco-compatible architecture.





Hotel Roma Lisbon

NLAA



Built about 40 years ago, the original Hotel Roma is excellently located close to the centre of Lisbon and convenient to the city's airport. Although having traded successfully for many years as a "group hotel", its owners wished to appeal to a wider market by attracting business and individual clients whilst retaining it's existing group custom. The brief to Nuno Leonidas Arquitectos Associados was to create a new image for the Hotel based on contemporary design and excellence of quality. This would involve major renovation of the existing building with trading continuing uninterrupted throughout.

The refurbishment of the Hotel took two

years and facilities now include a conference centre, a health centre with a covered swimming pool, two restaurants, a bar and 263 guest rooms. Everywhere the hotel has been given a new, fresh and contemporary feel from the "Executive" rooms down to the design of furniture, signage and restaurant menus with a warm colour palette used throughout. Individual artworks from several artists were commissioned to complement the design concept.

The original marble slabs of the enormous lobby were retained and now contrast delightfully with the warmth of the new wood panelling and carpeting and upholstery fabrics. Indirect lighting cast onto a curved plaster ceiling forms an attractive feature in the Hotel's welcoming area.

The theme of the Hotel's main restaurant, "Fiesta Café", was based on bull fighting motifs used in art works and in the design of the plates. A second restaurant, designed in a blue colour theme and with internal planting, is located in the basement and provides an alternative eating environment.

There are three different room types. The "Executive" has a work-desk in its com-



fortable living room and a sleeping area divided from it by soft textile screening. The "Family" room is similar but is provided with two convertible sofa-beds in the living room. The "Standard" room provides an equal quality of finish in a more compact area.





Hotel Marquês de Pombal Lisbon

NLAA



For this project Nuno Leonidas Arquitectos Associados Lda were required to fit a modern forward looking building with a fresh, up to date feel into the historical heart of Lisbon. This "designer" hotel would address a new type of clientele, most likely to be working in finance or new technologies, with an interest in culture and the arts, looking for hospitality offering character, comfort and a contemporary image. Originality of design, bespoke furniture, specially commissioned artworks and quality of materials were benchmarks for the scheme.

The hotel has 120 guest rooms and three suites in an 11 floor building on Lisbon Avenue. The rooms are split between "Standard" and "Executive" floors, the

"Executive" providing an upgrade in comfort and facilities. The three suites, on the top floor, are all to individual design and have private terraces with superb views over old Lisbon. The front of house areas take up three floors. Reception and lobby are on the Ground Floor from where an open stair leads to dining and bar areas on the First Floor. The upper Basement has a Breakfast-Banqueting Room and meeting facilities. Further basement areas include a health centre and two floors of car parking.

Nuno Leonidas were responsible for the concept design, general layout, FF&E concept and specification, artwork and signage for the project.

They worked with Artur Lamas who was

responsible for the building envelope design. Interior design was by NL-Decoração Lda, a company in which Nuno Leonidas Associates have the majority shareholding. This project demanded a close commitment to the client's brief, coupled with a willingness to work closely with other designers and strong teamwork skills, over several years of design and implementation. This helped ensure a successful outcome.





Headquarters for Abril/Controljornal Oeiras

NL+TPG



In 2002 Nuno Leónidas-Arquitectos Associados, Lda, completed the design and project management of a new office headquarters building for Abril/Controljornal, a major Portuguese publishing company. The site is close to Lisbon in Oeiras, the "Silicon Valley" of Portugal. The first phase is of 12,000 sqm including offices, meeting rooms, cafeteria and restaurant, a nursery, archives and underground parking. A second phase to the project is planned in which it is proposed to add a further 2,500 sqm to the office accommodation and additional underground car parking bringing the total of spaces to 337.

The specific challenge for this project was

to design a building which to all appearances was complete in its first phase, whilst allowing for the integration of the planned extension and, on its completion, for the building once again to present a whole and unified appearance.

In addition the two phases had to be designed in such a way as to permit the construction of the second phase without interference or disruption to the operation of the first.

The new offices are designed around a central atrium where reception, meeting areas, cafeteria and restaurant are located. Around this atrium, three blocks are arranged with glazed curtain wall façades between, bringing natural light to the interior.

Panoramic lifts and metal bridges provide vertical and horizontal links between the office areas. The atrium is naturally ventilated with beautifully landscaped water gardens at ground level. The restaurant terrace opens onto another garden forming a buffer zone to a neighbouring listed garden and palace.

Great emphasis was placed on the use of energy-saving technology and the maximisation of natural light and passive cooling in the building which also has state of the art communications technology. Budgetary control will be a priority throughout the second stage, as it has been in the first.

On this project Nuno Leónidas Arquitectos worked closely with Perspective member The Phillips Group, who provided specialist expertise in the areas of space planning and commercial interior design.





Marlagos Resort Algarve

NLAA



In 1998 Nuno Leónidas were appointed as architects for the second stage of the Marlagos Resort at Lagos on the Algarve. Surrounding a beautiful marina and facing the old town centre across a canal, the project comprised two holiday apartment buildings of 4,900 sqm.

The idea of two structures, which related well to the existing buildings nearby, was the first concept proposed by the architects for the site. Called "Port" and "Starboard", both buildings were built to the same design. In one however, the apartments were designed to be sold freehold and in the other to be retained by the developer and rented out to holidaymakers for periods of one week or more. The challenge for the

architects was to fit both uses into the same shell.

Each building provides 18 two bedroom apartments with kitchens open to extensive living rooms. Internal circulation space has been reduced to a minimum to provide spacious living areas and the internal layouts have been orientated to the panoramic views over the marina, pool and nearby palm tree garden.

Contemporary internal designs have been used to reflect the character of the building's external elevations whose form and materials reflect typical Mediterranean architecture, accentuating the contrast of sunlight and shadows cast over white walls. Natural stone colours and the use of

hardwoods and coloured venetian shutters complete the Mediterranean effect. Terraces and balconies are provided with every apartment for residents to relax in the sun whilst they survey the boats of the Marina. Future stages of the development will include a 7,300 sqm four star resort hotel, a 9,800 sqm condominium building and a further 12,200sqm of holiday apartments.

