

ASPECT

ARCHITECTURE
PAUL AHERN

FIRMITAS (strength)

UTILITAS (functionality)

VENUSTAS (beauty)

AT ASPECT ARCHITECTURE OUR COMPANY POLICY IS SIMPLE

**‘TO PROVIDE AN OUTSTANDING ARCHITECTURAL SOLUTION TO EACH
PROJECT IN ACKNOWLEDGEMENT THAT EACH PROJECT IS UNIQUE’**

PAUL AHERN

ASPECT ARCHITECTURE COMPANY PORTFOLIO

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COMPANY INTRODUCTION

ASPECT ARCHITECTURE

Aspect Architecture is an architectural office based in Dungarvan , Co. Waterford. A young , enthusiastic office we endeavour to bring a freshness into each project in an effort to make it unique and work for it's occupants in terms of economic , environmental and social function.

Aspect Architecture (under the directorship of Paul Ahern) has been operating for the past 10 years from Dungarvan where we have carried out numerous residential and commercial projects. Throughout the past year or two the business has begun to expand it's catchment area and current projects are being carried out throughout the Munster region. Aspect Architecture works with a number of other professional consultancy firms thereby bringing a thorough and experienced professional group into each and every project.

COMPANY PRINCIPLE - PAUL AHERN

Paul is the principle of Aspect Architecture.

Having attended St. Augustine's College in Dungarvan , Paul qualified as an architectural technician from Waterford Institute of Technology. He quickly gained experience in architectural offices throughout Ireland before setting up his own architectural practice in 2004 which has successfully run to this day.

Paul has founded Aspect Architecture on the basis of the company motto 'to provide an outstanding architectural solution to each project in acknowledgement that each project is unique' which illustrates the importance of each project to the company.

Paul has many other interests outside of architecture with sports playing a major role. He has represented and has been successful playing for his local club , Dungarvan , his school's teams and also playing for the county hurling team at various underage levels.





SERVICES PROVIDED

DESIGN WORKS

- ✚ Full Planning Permissions
- ✚ Outline Planning Permissions
- ✚ Planning Consultancy Services
- ✚ One-Off House Design
- ✚ Residential Conversions , Extensions and Renovations
- ✚ Residential Development Schemes
- ✚ Commercial Developments
- ✚ Industrial Developments
- ✚ Sporting & Recreational Developments
- ✚ 3-D Visualization Services

SITE WORKS

- ✚ Tender Preparation Services
- ✚ Working Drawing Production
- ✚ Site Supervision Services

ANCILLARY SERVICES

At Aspect Architecture we strive to be the best and offer a full service to everyone that walks through our door. In doing so we have established a network of professionals where we can provide a full professional service from under the one roof. The ancillary services that Aspect Architecture can avail of and will include under their package for your project includes :

- Surveying Services (land surveying)
- Planning Consultancy Services
- Health and Safety Consultancy
- Engineering Consultancy Services
- Services Engineering
- Audio-Visual Consultants

OTHER SERVICES

- ✚ Site Assessments (in accordance with EPA guidelines)
- ✚ Building Surveys
- ✚ Land and Boundary Surveys (in consultation with engineering firm)
- ✚ Contour Surveys (in consultation with engineering firm)
- ✚ Residential Inspection Reports



COMPLETED WORKS – RESIDENTIAL

(PHOTOGRAPHIC RECORD)

See a sample of works below carried out by the firm



DESIGN WORKS (3-D IMAGES)

All of our designs are carried out in 3-D photorealistic computer generated mode which illustrates your project in a very consumer friendly manner and shows exactly how the project will look when constructed.



PLANNING PERMISSION.....explained

Planning permission is required for most building projects (certain exemptions are in place for smaller works) whether domestic or commercial in nature. There are various forms of planning permission including :

- Full permission where your project is fully designed in it's entirety
- Outline permission where the basic outline only of your project is presented for the planning application.
- Retention permission where permission is sought to retain an already built structure (where built without permission).

At Aspect Architecture we take great pride in our service in relation to the preparation of planning applications and this shows in our results in the planning process where we have achieved in excess of a 90% success rate (national average is approximately 70%). Each project takes generally the same format and Aspect Architecture provides the lead of each segment of the planning process :

- Pre-Planning -** involves the preliminary investigation of your site and project and examines the restrictions of the local development plan in relation to your project. This stage shows the viability of the project to move it forward.
- Site Assessment -** involves the physical assessment of the site where a topographical boundary and contour survey of the site takes place using a precision robotic total station aswell as the carrying out of a soil examination in accordance with EPA guidelines to determine the suitability of the site for the treatment of wastewater treatment and disposal.
- Brief -** establishes the project concept and allows the design team to get an idea of the wishes of the client. The brief outlines such items as budget , room layouts , sizes , use , general flow and aesthetics of your project.
- Design -** this stage is based on the brief or wishlist of you , the client. Using the brief the design team can provide concept sketch designs to illustrate to the client different shapes and layouts for their project culminating in a final agreed design presentation.
- Planning Application** upon final agreement of the project design the necessary paperwork , documents , notices , reports and drawing packages will be prepared for submission to the local authority. It is noted that for commercial projects a separate fire safety certificate application and disability access certificate application may be required (both are carried out as services by Aspect Architecture) aswell as the general planning permission application.

TENDER PROCESS.....explained

Once planning permission has been achieved successfully your project can then move onto the next stage – the tender and construction stage. The tender stage (while not always required) is a method of achieving the most reasonable quote (financially and economically) from contractors for your project's construction stage and serves to be an invaluable tool to set the rules for the construction stage.

The tender process involves the production of the tender package including tender drawings and tender documents.

Tender drawings are drawings based on the design or planning drawings , however the tender drawings are provided in a lot more detail outlining to the contractor the method of build , materials to be used , finishes and general details necessary to price the project accurately. It should be noted that it is not recommended to price off or build off the design drawings as these drawings lack the greater detail of tender or construction issue drawings and may lead to problems on site during the construction stage.

Tender documents generally include a technical specification document , contractual documents , health and safety documents , project outlines and requirements. These documents will form part of the contract between the client and pending contractor.

At this stage also it will be necessary to provide a preliminary health and safety statement (as part of the tender documents) for all the contractors pricing the project. This statement will be provided by the appointed PSDP (see health and safety page 000).

The tender package will then be given out to agreed contractors (generally four to six contractors) and a submission date and time will be agreed.

Upon return of the quotes it will be necessary to appraise all the quotes to see which quote is the best in both financial and economic terms. The chosen contractor will then enter into a contract with the client and the construction stage can then begin.

It is noted that the above process is carried out by Aspect Architecture where a thorough tender process is ensured.

House in Dungarvan

Design Team : Aspect Architecture

Builder : Private Build



SITE SUPERVISION.....explained

Once the contractor has been appointed your project can then move onto site. Aspect Architecture will continue it's involvement in your project by providing a thorough site supervision service. Aspect Architecture will bring a professional team of supervisors onto your project including :

- Architectural supervision
- Engineering supervision
- PSDP providing health and safety supervision
- Services engineering (providing expert advice on heating , electrics , audio visual , I.T. etc.)

Your project will be supervised through a series of site meetings and inspections. Regular meetings will take place on site and in the offices of Aspect Architecture where issues such as health and safety , project progress , project alterations , construction issues , welfare issues , project timetabling , finishes , financial issues etc. will be discussed , agreed and / or mediated.

Various construction drawing packages will be issued as the project progresses.

The site supervision service of Aspect Architecture will culminate in the completion of the project where a final snag list will be issued and signed off on when completed and final certification will then be provided to the client.

Site supervision is a necessary requirement for all projects for mortgage provision , local authority certification and for health and safety legislation. At Aspect Architecture our quality of supervision is second to none as we take great care to ensure a full service is provided to you , the client , throughout the construction stage.

It is noted that we pride ourselves on the fact that our site supervision is comprehensive and does not constitute one or two visits to your site but rather a more involved , in depth supervision package where all aspects of the project are taken into account and we are part of your project from the foundations right up to handing over the key of a finished build.

BUILDING LEGISLATION.....explained

All building projects are subject to legislation as outlined below :

Planning and Development Legislation

The above legislation came into force in 1963 and outlines planning law. This legislation empowers the local authority to make decisions such as approval of your planning application , setting of conditions etc. All building projects are subject to the Planning and Development Legislation and Acts and this legislation must be adhered to.

At Aspect Architecture we can advise on best practice in this regard.

Building Control Acts

The Building Control Acts were put into law in 1991 and these Acts provide legislation for good building practice. At the core of this Act is the Building Regulations which are a series of guidelines which set out the rules for good building practice. Such guidelines as structure ; fire safety ; site preparation ; workmanship ; sound ; ventilation ; sanitary ; staircases ; provision for disabled access ; energy conservation etc. are all outlined in the building regulations which are regularly updated and revised.

At Aspect Architecture all our designs are carried out in keeping with the guidelines as set down in the Building Regulations thereby ensuring compliance with all legislation in this regard aswell as setting good design standards.

Health and Safety Legislation

From 1st August 2013 the Health and Safety Legislation in Ireland is changing with new laws coming into place which affect all construction projects both domestic and commercial. This legislation outlines that all projects will be subject to the Health and Safety Authority guidelines in full. This results in all projects having to formally appoint a PSDP (Project Supervisor Design Process) and PSCS (Project Supervisor Construction Stage) , both of whom will have different roles in the carrying out of the project and will ultimately be working together for the safe delivery of the project. The change in this legislation will ensure that building sites are safer places to work but will also allow a better management structure on each project.

At Aspect Architecture we are fully established and set up to provide all necessary services in compliance with the Health and Safety Legislation and are happy to discuss and inform of any part of this legislation with clients.

PRIVATE COMMISSIONS

- **HEADBOROUGH HOUSE**
- **LACKENDARRA HOUSE**
- **MONANG HOUSE**
- **MODELIGO HOUSE**
- **TOURNORE GARDENS**
- **ARDMORE HOUSE**
- **RING RESIDENTIAL DEVELOPMENT**



HEADBOROUGH HOUSE

CASE STUDY

PRIVATE DWELLING IN WEST WATERFORD

PROJECT : Family Dwelling
CLIENT : Private
LOCATION : West Waterford
BUILD COST : Private
DURATION : Private
SERVICES : Design and Planning

Project Background

This house was used as a cover page and an internal feature piece in an edition of the Property Section in the Irish Examiner. The house is a large family home nestled in the rural countryside in West Waterford.



LACKENDARRA HOUSE

CASE STUDY

PRIVATE DWELLING IN WEST WATERFORD

PROJECT	:	Family Dwelling
CLIENT	:	Private
LOCATION	:	West Waterford
BUILDER	:	Private Build
DURATION	:	Private
SERVICES	:	Design , Planning & Site Supervision

Project Background

This house was designed as two identical rectangular boxes linked with a zinc roofed central core. Simple in shape and functionality the house lends itself to an architectural imprint with a definite rural and vernacular grounding.



MONANG HOUSE

CASE STUDY

PRIVATE DWELLING IN DUNGARVAN

PROJECT :	Family Dwelling
CLIENT :	Private
LOCATION :	Dungarvan
BUILD COST :	Private
DURATION :	Private
SERVICES :	Design , Planning & Site Supervision

Project Background

This project involved the renovation and extension of an existing two storey dwelling. The entire renovation of the internal layout and the addition of a new contemporary two storey rear extension brought this dwelling right back to life again



MODELIGO HOUSE

CASE STUDY

PRIVATE DWELLING IN WEST WATERFORD

PROJECT : Family Dwelling
CLIENT : Private
LOCATION : Modeligo
BUILDER : Ger Cusack Construction
DURATION : Private
SERVICES : Design and Planning

Project Background

This project was for a conventional four bedroom family home. The simple but elegant finishes of the dwelling and finished landscaping allows this dwelling to define itself as part of the local vernacular but with it's own vibrancy



Dungarvan | Co. Waterford

Contact (087) 6661234

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TOURNORE GARDENS

CASE STUDY

RESIDENTIAL DEVELOPMENT IN DUNGARVAN

PROJECT	:	Residential Development
CLIENT	:	Private
LOCATION	:	The Burgery , Abbeyside , Dungarvan
BUILDER	:	S.& K. Carey Construction
DURATION	:	Private
SERVICES	:	Design and Planning

Project Background

The success of this project was the developer's agreement to provide for low density but magnificent family homes in an established landholding close to the heart of Dungarvan.

The site is located within the confines of a historic existing two storey dwelling and this dwelling lends to the new dwellings it's charm and sense of place. The design is based loosely on Georgian architecture with large windows giving way to box windows on upper floors , rendered plinths , ruled finishes and formal external landscaped areas.

All design features come together to form an Impressive and elegant finished product.



ARDMORE HOUSE

CASE STUDY

PRIVATE DWELLING IN WEST WATERFORD

PROJECT	:	Family Dwelling (Renovation and Extension)
CLIENT	:	Private
LOCATION	:	Ardmore
BUILDER	:	Private Build
DURATION	:	Private
SERVICES	:	Design and Planning

Project Background

This project was a successful renovation and extension of a mid terrace dwelling. The extension took the form of a contemporary two storey 'box' extension linked to the main dwelling with a single storey flat roofed living room area. The extension is located around a private landscaped courtyard which forms part of the external living area of the house. An architectural 'blue box' first floor extension from the existing main dwelling allows for the provision of a study 'den' in an existing bedroom in the main dwelling.



RING RESIDENTIAL DEVELOPMENT

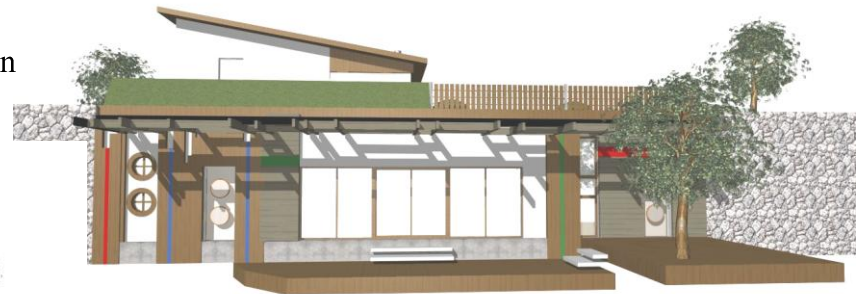
CASE STUDY

RESIDENTIAL DEVELOPMENT IN RING

PROJECT :	3 house Residential Development
CLIENT :	Private
LOCATION :	Ring , Co. Waterford
BUILDER :	to be decided (project has not gone to site as of 2013)
DURATION :	tbd
SERVICES :	Design and Planning

Project Background

A problem always gives way to a solution! The problem on this site in Ring was that the site sloped 10 metres from front to back. The solution for this problem was that split level houses blended into the landscape of the area. With a fisherman's ramshackle hut theme in evidence these designs are a success bred from a problem!



ENVIRONMENTAL ISSUES

AT ASPECT ARCHITECTURE WE TAKE
ENVIRONMENTAL ISSUES VERY SERIOUSLY
AND WE ENDEVOUR TO BRING THE MOST
SUSTAINABLE TYPE OF CONSTRUCTION
INTO YOUR PROJECT LOOKING AT ALL
ASPECTS INCLUDING SITE USE ,
MATERIALS AND RENEWABLE ENERGIES



SUSTAINABILITY & ECO DESIGN

Eco-Design explained

To be environmentally friendly in the construction industry begins at the design stage. Eco design is an oft bandied around statement in today's world , however , true eco-design does not required technical gadgets throughout your house. At Aspect Architecture we find that true environmentally friendly design solutions are the simpler design solutions such as :

Orientation

At the site assessment stage of your project it is vital to ascertain the site's orientation ie. where is north , south , east and west and the relevant sun-path. By understanding the sun-path this will lead to the correct orientation of the house and will allow the rooms to be laid out to make best use of the solar capacity of the sun - our most natural resource. At Aspect Architecture we find that this is the simplest and cheapest environmentally friendly solution on the market - a little bit of thinking to make use of our natural resources.

Insulation

The second most efficient method of being environmentally friendly is the provision of good levels of insulation. The Building Regulations outline the recommended provisions for insulation in buildings. However , at Aspect Architecture we believe in going above and beyond this level. By increasing the width of the cavity in external walls and the provision of internal thermal liners , coupled with increasing ceiling/roof/floor insulation allows your building be thermally efficient thereby reducing your heating costs.

Construction Methods

At Aspect Architecture we are very interested in the concept of single skin architecture using the timber frame method. This building method will allow for a quicker building process and will allow for greater insulation levels to be achieved. The use of timber as the principle building component also adds to the environmentally friendly , sustainable theme of Aspect Architecture.

Renewable Energies

There are many renewable energies on the market from solar panels , photovoltaic panels , wind turbines , pellet burners , ground source heat pumps , air source heat pumps etc. All these renewable energies carry an initial capital investment with the intention to 'pay you back' over their lifetime by reducing your heating bills. These energies all form part of your design options which will be investigated with us at Aspect Architecture before choosing a product which most benefits your project.

COMMERCIAL COMMISSIONS

- **TUDOR HOUSE RENOVATION**
- **SMARTER TRAVEL OFFICES**
- **SPORTING DEVELOPMENT**
- **URBAN REDEVELOPMENT CONCEPT**
- **SCHOOLS COMPETITION ENTRY**



TUDOR HOUSE RENOVATION

CASE STUDY

PUBLIC HOUSE REDEVELOPMENT IN DUNGARVAN

PROJECT :	Town Centre Public House and B&B Redevelopment
CLIENT :	Private
LOCATION :	Dungarvan (town centre) , Co. Waterford
BUILDER :	McCarthy Building Ltd.
DURATION :	9 months
SERVICES :	Design , Planning & Site Supervision

Project Background

The Tudor House is a prominent town centre public house in the heart of Dungarvan. In 2005 Aspect Architecture were commissioned to carry out a design which extended the premises substantially allowing for an extended bar area aswell as the provision of spacious B&B accommodation and all ancillary rooms upstairs.



Dungarvan | Co. Waterford



Contact (087) 6661234

SMARTER TRAVEL OFFICES

CASE STUDY

COMMERCIAL FIT-OUT IN DUNGARVAN

PROJECT :	Fit-Out of Office Display and Meeting Room
CLIENT :	Smarter Travel Dungarvan
LOCATION :	Smarter Travel Offices , Dungarvan Courthouse Building
BUILD COST :	Private
DURATION :	Private
SERVICES :	Design and Supervision

Project Background

The project brief was to design a modern and comfortable public display area with private meeting area incorporated. This public/private space was then provided using the latest I.T. and finishes including graphic designed flooring , smartglass partitions , stretch ceilings etc.



SPORTING DEVELOPMENTS

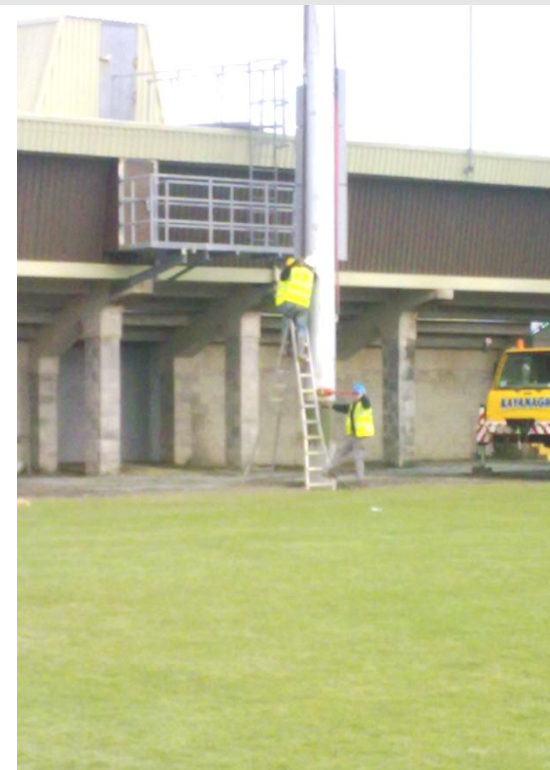
CASE STUDY

FRAHER FIELD FLOODLIGHTS

PROJECT :	Floodlighting System
CLIENT :	Waterford GAA County Board
LOCATION :	Fraher Field , Dungarvan , Co. Waterford
BUILD COST:	500,000 euros
DURATION :	6 months (planning and site)
SERVICES :	Planning , Tender and Construction Supervision

Project Background

In 2010 the Waterford GAA County Board commissioned a design , tender and supervision project for a state of the art sports floodlighting system for the Fraher Field in Dungarvan. The project was brought through the planning and the tender phase and onto site where the installation and commissioning of the system was supervised fully delivering a 750 lux tv standard lighting system through a turn-key project.



URBAN REDEVELOPMENT CONCEPT

CASE STUDY

SPECULATIVE DEVELOPMENT PROJECT

PROJECT :	Mixed Use Speculative Development Project
CLIENT :	not disclosed
LOCATION :	not disclosed
BUILD COST:	N/A
DURATION :	N/A
SERVICES :	Design

Project Background

Aspect Architecture carried out an urban regeneration concept speculative project design in 2011. This project envisaged the regeneration of an underused town centre area with the vision of bringing the area back into public use again. This project hasn't gone past the design stage at this point in time.



SCHOOLS COMPETITION ENTRY

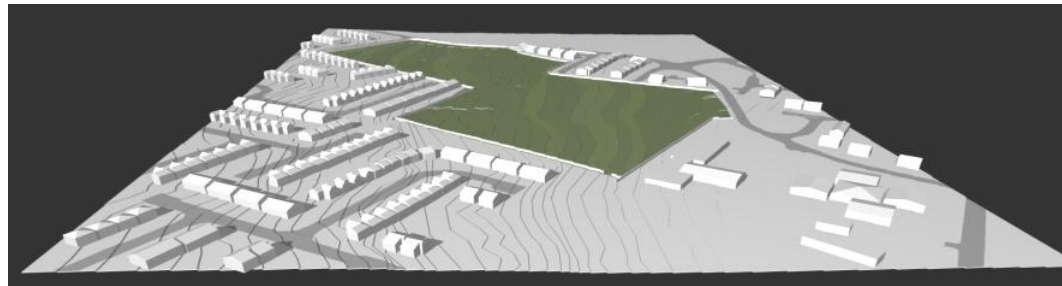
CASE STUDY

KINGSWOOD (TALLAGHT) SCHOOL COMPETITION

PROJECT :	RIAI architectural design competition for new school
CLIENT :	N/A
LOCATION :	Kingswood , Tallaght , Co.Dublin
BUILD COST :	Not disclosed
DURATION :	N/A
SERVICES :	Design and Presentation

Project Background

A submission for the design phase for a new 1000 student post primary school in Kingswood , Tallaght , Co.Dublin was submitted in 2012. This was an international design competition. Unfortunately the design submission didn't make it to the last 5.



ANCILLARY SERVICES

AT ASPECT ARCHITECTURE WE BRING A
PROFESSIONAL APPROACH TO EACH AND
EVERY PROJECT. TO DO THIS WE OFFER
A NETWORK OF ANCILLARY SERVICES WHICH
MAY BE OF USE IN YOUR PROJECT. THESE
ANCILLARY SERVICES ARE PROFESSIONAL
ORGANISATIONS WHO WORK WITH US AT ASPECT
ARCHITECTURE TO ENSURE THAT A FULL AND
PROFESSIONAL PACKAGE IS PROVIDED FOR THE
DURATION OF YOUR PROJECT AND BEYOND.

3-D VISUALISATIONS

ENGINEERING CONSULTANCY

**HEALTH AND SAFETY
CONSULTANCY**

**AUDIO-VISUAL
CONSULTANCY**



3-D VISUALISATIONS



3-D IMAGERY

At Aspect Architecture we use 3-D generated photo-realistic software to showcase our design works.



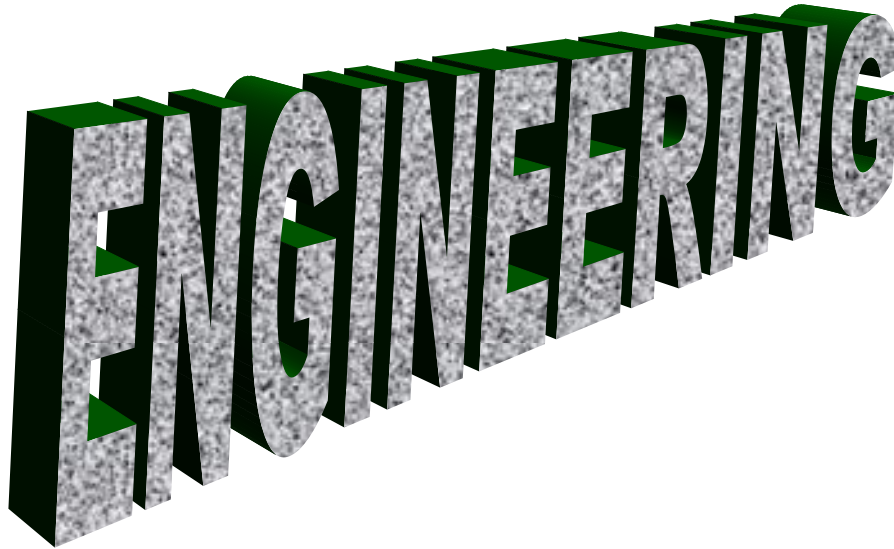
This software allows for realistic 3-D renderings to be carried out both externally and internally where still images , movies and fly-throughs can all be produced to illustrate your design to you , the client.



At Aspect Architecture we understand that sometimes difficulties in understanding 2-D drawings may hinder the design process and not allow the client to fully integrate into the spirit of the design. Thereby , our investment into the use of 3-D modelling software will benefit the clients understanding of all aspects of the design

ENGINEERING CONSULTANCY

Engineering Consultancy is a vital component of almost all building projects. This consultancy covers structural issues , civil issues , surveying disciplines etc.



At Aspect Architecture we collaborate with a consultant engineer who operates their own independent engineering firm making their services available through Aspect Architecture where they work as independent consultants on various projects. This engineering service brings a further dynamic to Aspect Architecture where it allows for quick land surveys to be carried out , a steel beam to be sized up etc.

ENGINEERING SERVICES

- land surveying
- boundary surveying
- contour surveying
- structural reports
- engineering reports
- structural design
- structural detailing
- foundation setting out
- site setting out
- construction management
- map marking

HEALTH AND SAFETY CONSULTANCY

Introduction

At Aspect Architecture we take health and safety during the design and the construction process very seriously. We have recently established links with health and safety consultancy firms who collaborate with us on projects both commercially and residentially in order to ensure health and safety is at the highest possible level.

PSDP (Project Supervisor Design Process)

Our Health and Safety Consultants will be available to act as PSDP (Project Supervisors Design Process) for your project where they will be working beside Aspect Architecture in the design and carrying out of the project with the safety of all people in mind , from builders to occupiers to visitors etc.

Our Health and Safety Consultants will also collaborate with Aspect Architecture in order to prepare preliminary health and safety reports for the design and tender stage aswell as being available for general advice in relation to general health and safety. Together a health and safety file will be established which will be available for the construction stage of the project.

Construction Stage

Through the construction stage the appointed contractor will act as PSCS (Project Supervisor Construction Stage). However , working with Aspect Architecture , our Health and Safety Consultants will continue to review the project's health and safety plans thus ensuring compliance with health and safety regulations.

Our Health and Safety Consultants will also carry out independent periodic site audits to ensure full adherence to all matters health and safety wise on your site.



As a client you have obligations in relation to the progress of your project in terms of Health and Safety legislation as outlined under the Safety , Health and Welfare at Work (Construction) (Amendment) Regulations 2012 which have been signed off on by Minister Richard Bruton on 23rd Nov 2012 and which will come into effect on 1st Aug 2013.

AUDIO-VISUAL CONSULTANCY

Introduction

Audio-Visual Consultancy is a specialist service that enhances your building by providing the latest in multimedia and audio-visual technologies. Home cinemas , surround sound , multimedia connectivity , heat and lighting control etc. all come under the banner audio-visual services. At Aspect Architecture we have links to various audio-visual companies. This service allows you , the client , to discuss your audio-visual requirements with a professional specialist consultant through the design and tender stage and onto site where the latest in technology can be installed in your building.

Audio-Visual Installations

The audio-visual services is an independent specialist audio-visual firm that will form part of the design team for your project. This team is available to discuss your project through the design stage right up to installation.

The audio-visual team will collaborate with Aspect Architecture in order to prepare preliminary audio-visual layouts and specifications for the design and tender stage aswell as providing on-site cost reports , supervision and installation services.

Audio-Visual Installations Services

- ✚ Design Stage Consultations
- ✚ Preparation of Design Layouts
- ✚ Specification for tender process
- ✚ Costing reports
- ✚ Supervision of audio-visual services
- ✚ Installation of audio-visual services



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