



ONEWORKS:

**Infrastructure, real estate, and
the spaces in between**

A global design and consultancy firm offering an integrated approach to architecture, infrastructure and urban engineering.

At One Works, we create intuitive and sustainable places where people and communities can connect with their environment, and with each other. Through intelligent, innovative, and cost-effective architectural, environmental, and transportation designs, we believe in strengthening spaces, cities and regions around the world.

From intermodal hubs and airport infrastructure to mixed-use buildings and public spaces, we complete these projects on time and within budget whilst maintaining strong relationships with our clients and fellow consultants.

We invest in our talented employees and understand the importance of work/life balance. We strive for honesty, integrity, and professional excellence in our efforts to fulfill this mission.

We believe in the importance of Quality Management, Environment Management and Occupational Health and Safety Management within the company and across our projects. One Works is accredited to: EN ISO 9001 for Quality Management; OHSAS 18001 for Occupational H&S Management; and EN ISO 14001 for Environmental Management.



Connected offices

Founded in 2007 by Giulio De Carli and Leonardo Cavalli, One Works has continued to grow into an international multidisciplinary practice bringing design solutions to a wide range of sectors, including residential developments, commercial office developments, sports and hospitality, education, healthcare, industrial and research facilities, infrastructure and transportation hubs, public realm and mixed-use developments.

Whether it be our architectural, engineering, or specialist consultant teams, all our offices work together to achieve extraordinary results for our clients and strive to build a high-performance culture for our people. Our ambitious clients and dedicated employees define who we are and the driving force of our multidisciplinary firm.





Values

One Works is defined by the skills, experience, and personalities of our people. Combined with a strong set of values, they allow us to create a shared identity and clear understanding of how we can help our clients and end-users.

1 COLLABORATION

We employ an open and collaborative approach across our multi-disciplinary teams. It gives us a better perspective on how to deliver cost-effective and beneficial outcomes for all stakeholders on every project, no matter how complex or challenging it is.

2 CREATIVITY

For us, the design process is not just an intellectual exercise - it's an open, engaging conversation. We see design as a space to play and experiment, where stakeholders of every type can learn from one another, find common ground and discover the best solutions.

3 COMMITMENT

We guarantee a hands-on approach by senior management on every project. We constantly strive for better and always go that extra mile, inspiring each other and clients to challenge convention and apply a can-do attitude on every aspect of our work.

4 PASSION

A love for what we do sits at the heart of everything we do as an Italian design practice. Combined with passion-driven innovation, we are proud to have built an international reputation for the quality of our designs and the ability to provide sustainable connectivity.



Key principles

1 TO LISTEN AND LEARN

We take great pride in delivering on a tailored and personal approach to every project. We listen to our clients, seek elegant answers to their questions and add unexpected value through creative design. The success of each project is to learn from previous experience and build on international best practice.

2 CREATING A GREENER FUTURE

We realise and fully understand the benefits of delivering sustainable solutions. From demand forecasting and risk management to climate resilience and carbon management, we know how to make assets fit for the long term whilst minimizing the impact on our planet.

3 TO EXPLORE AND INNOVATE

We work together with partners at the forefront of technological and construction developments, from biometrics and timber construction to sustainable vehicles and prefabrication. We help navigate the opportunities and risks to create positive places and buildings created by technological and behavioural change.

4 AN INTEGRATED APPROACH

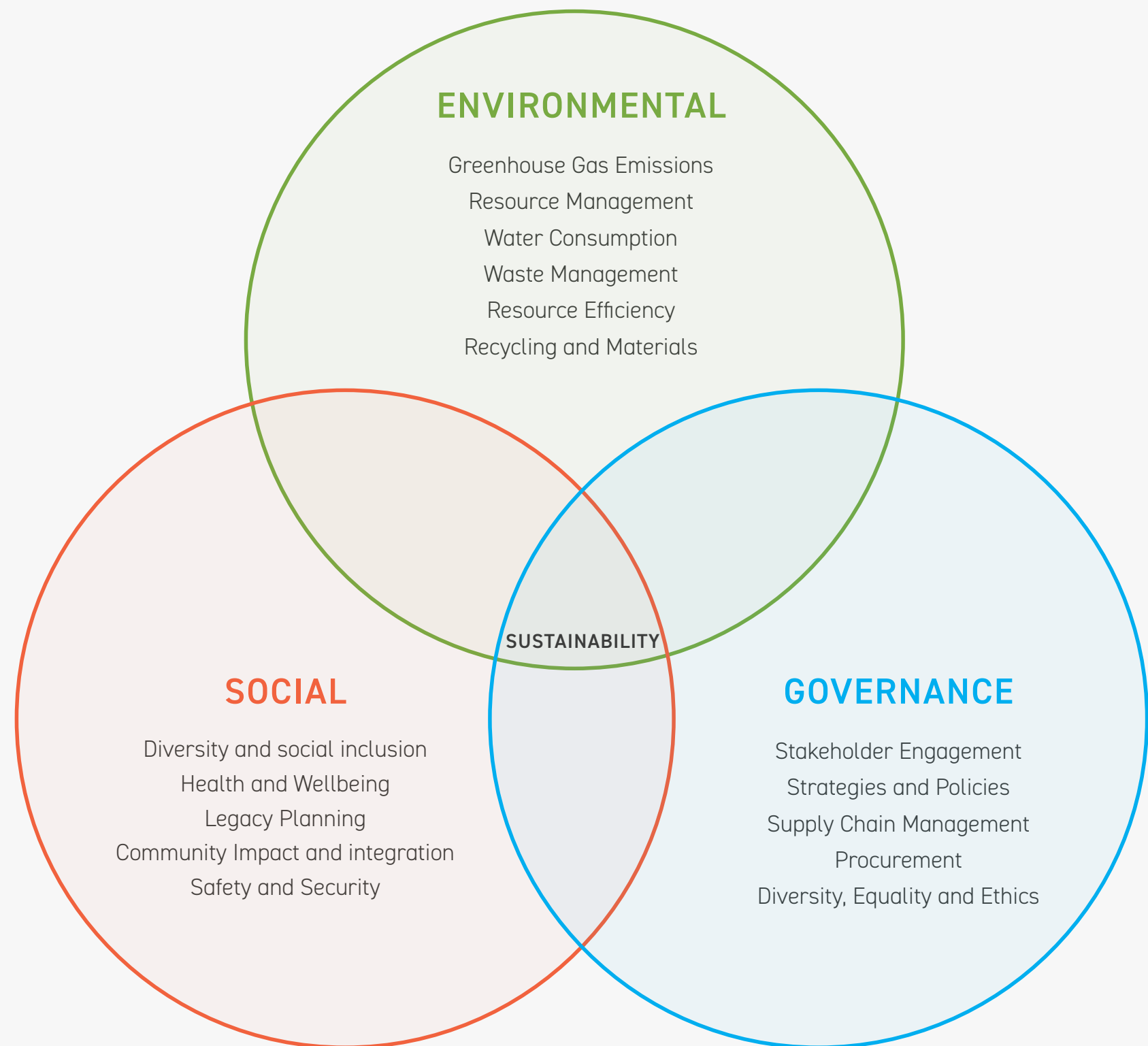
The steps and strategies we employ are directly related to the project's specific design, as such, we pride ourselves on bringing designers and engineers together at the table from the beginning of project design to help streamline the process for better buildings, environments, and infrastructures.

Approaching sustainability

Globally, the built environment generates 30% of total greenhouse gas emissions and 40% of energy use, while construction uses 32% of the world's natural resources. On these grounds, it is clear that the construction industry has a leading role to play in the global initiative to reduce emissions and mitigate climate change.

However, these **Environmental, social, and governance (ESG)** principles are not only relevant from an environmental perspective, there is a drive to minimise the carbon output of buildings, create social good and long-term resilience, as well as standardise the consequent design and specification requirements need to achieve these goals.

As such, the ESG principles we consider as a business and on every projects are helping to shape the development and operations of business and environments around the world.



Key services



ARCHITECTURE AND DESIGN

From residential and office developments to passenger terminals and cargo facilities, our architects take an integrated approach aspirational designs.

ENGINEERING

Our expert structural, civil and environmental engineers thrive on delivering efficient, high-performance; and cost-efficient solutions that offer long-term reliability.

MASTERPLANNING

From full-scale urban masterplans to complex logistics facilities, we work with all stakeholders and authorities to deliver beneficial outcomes for all.

URBANISM AND PLANNING

We provide sustainable urban realm and planning solutions that go beyond a single location and consider the broader connections of cities and communities.

INTERIOR DESIGN

From work and living spaces, to retail and leisure spaces, our in-house designers provide solutions tailored to meet the needs of people.

BIM MANAGEMENT

Our specialists lead and operate in a BIM environment to ensure a predefined BIM strategy is established and maintained to ensure an accurate model is delivered at the end of construction.

Supporting services



TRANSPORT PLANNING

We create well-planned and efficient spaces for people and vehicles by quickly identify the key transport issues, opportunities and constraints and by provide cost-effective solutions.

PEDESTRIAN MODELLING

Our experts assess and resolve congestion issues, maximise operational efficiency, as well as help create places that enhance visitor experience.

ENERGY AND SUSTAINABILITY

We help our clients design strategies that deliver efficiency in their facilities and sustain long-term energy management and sustainability goals.

COST ESTIMATION

Our in-house team of quantity surveyors provide up-to-date and accurate cost estimations based on market trends to get projects off to the right start.

SITE SUPERVISION

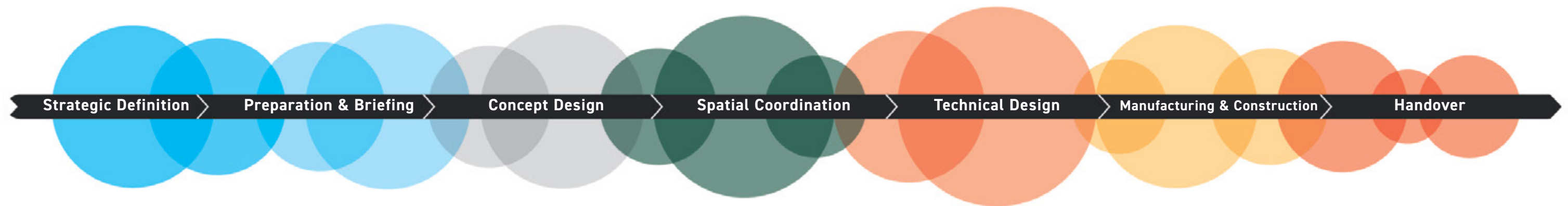
Our highly skilled team works alongside our clients to create the right strategy, manage and mitigate risk, and assure the outcomes to meet our clients' business objectives and create exceptional value.

AVIATION CONSULTANCY

Highly skilled and experience, our specialist aviation consultants work together with airport operators and carriers to deliver safe, efficient, sustainable airport operations, whilst retaining a focus on passenger experience.

Flexible across all projects stages

We are flexible to suit your needs and available to support you throughout the entire project life-cycle or at certain stages.



The best strategy for achieving Client Requirements

- Client Requirements
- Business Case for feasible options including review of Project Risks and Project Budget
- Ratify option that best delivers Client Requirements
- Review Feedback from previous projects
- Site Appraisals

Project Brief approved by Client and confirmed

- Project Brief inc. Project Outcomes and Sustainability Outcomes, Quality Aspirations and Spatial Requirements
- Feasibility Studies
- Project Budget
- Source Site Information including Site Surveys
- Project Programme
- Project Execution Plan

Concept approved by Client and aligned to Project Brief

- Architectural Concept inc. Strategic Engineering requirements and aligned to Cost Plan, Project Strategies and Outline Specification
- Project Brief Derogations
- Design Reviews with client and Project Stakeholders
- Design Programme

Architectural and engineering information Spatially Coordinated

- Undertake Design Studies, Engineering Analysis and Cost Exercises to test Concept resulting in Spatially Coordinated design aligned to updated Cost Plan, Project Strategies and Outline Specification
- Initiate Change Control Procedures
- Design Programme

All design information required to manufacture and construct

- Develop architectural and engineering technical design
- Prepare and coordinate design team Building Systems information
- Prepare and integrate specialist subcontractor Building Systems information
- Design Programme

Manufacturing, construction and Commissioning completed

- Finalise Site Logistics
- Manufacture Building Systems and construct building
- Monitor progress against Construction Programme
- Inspect Quality
- Resolve Site Queries Undertake Commissioning of building
- Building Manual

Building handed over, Aftercare begins, and Contract concludes

- Hand over building in line with Plan for Use Strategy
- Undertake review of Project Performance
- Undertake seasonal Commissioning
- Rectify defects
- Complete initial Aftercare tasks including light touch Post Occupancy Evaluation

Areas of specialism



1

MASTERPLANNING AND URBAN DESIGN

Brownfield and greenfield developments that address the precise needs of a project and have a positive impact on the natural and urban context.

2

REAL ESTATE

New build and extensive retrofit projects that reflect the ever-changing needs for space, sustainability, health, and comfort, as well as market appeal.



3

TRANSPORT AND INFRASTRUCTURE

Resilient solutions that meet the needs of a rapidly changing market and meet community needs for mobility, connectivity, and sustainability.

Transport and Infrastructure

As a truly multi-disciplinary practice, One Works offers a holistic approach to transport and infrastructure planning, engineering and design. With a passion for the urban environment, a culture of innovation, and a deep understanding of the latest technologies, we have a reputation for delivering solutions that meet community needs for mobility, connectivity, and sustainability.

From terminal extensions and intermodal nodes, to complex industrial facilities and state-of-the-art parking facilities, we create well-functioning, safe spaces which minimise disruption, keep people and goods moving and support thriving communities.

AVIATION

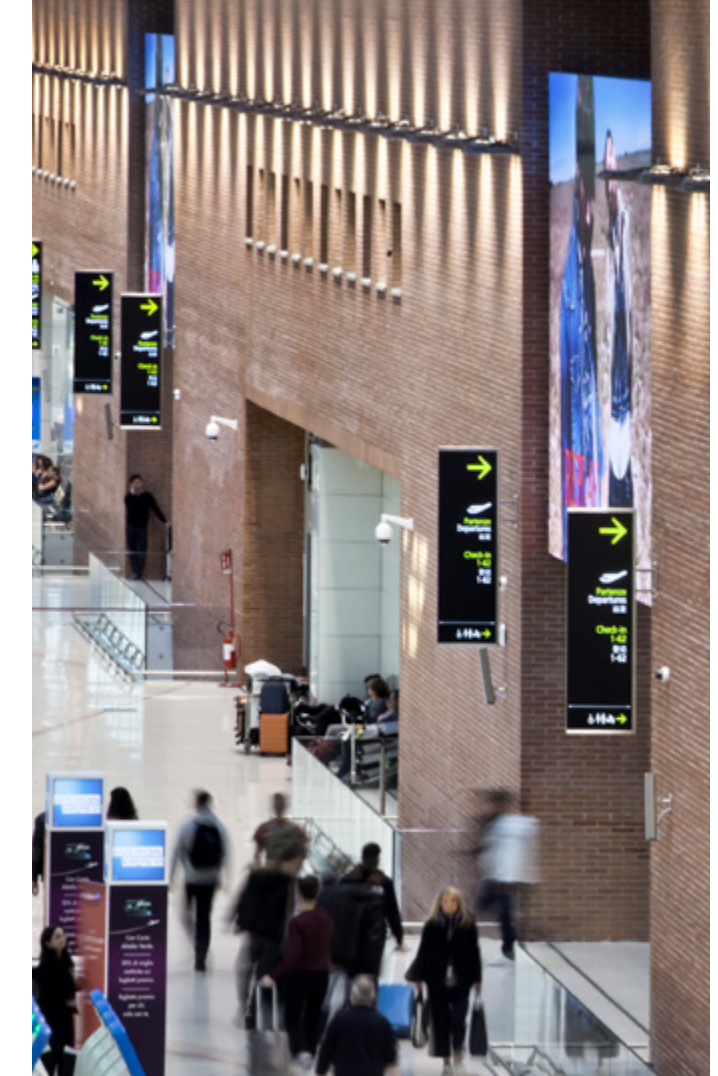
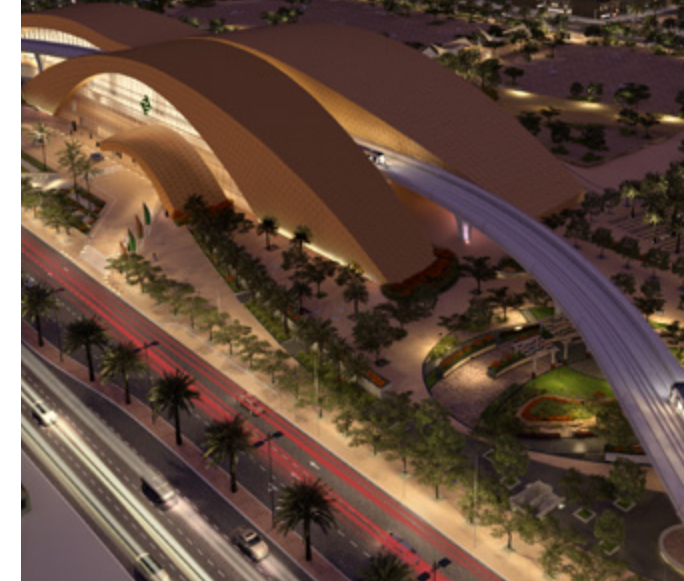
METRO + RAIL

PORTS + MARITIME

ROADS + PARKING

INDUSTRIAL + LOGISTICS

TRANSIT-ORIENTATED DEVELOPMENT



1. Riyadh Metro Western Station, KSA
2. Doha Metro, Qatar

3. Venezia International Airport, Italy
4. Milan Malpensa SEA Prime Terminal, Italy

Key Project: Airport

Venezia International Airport

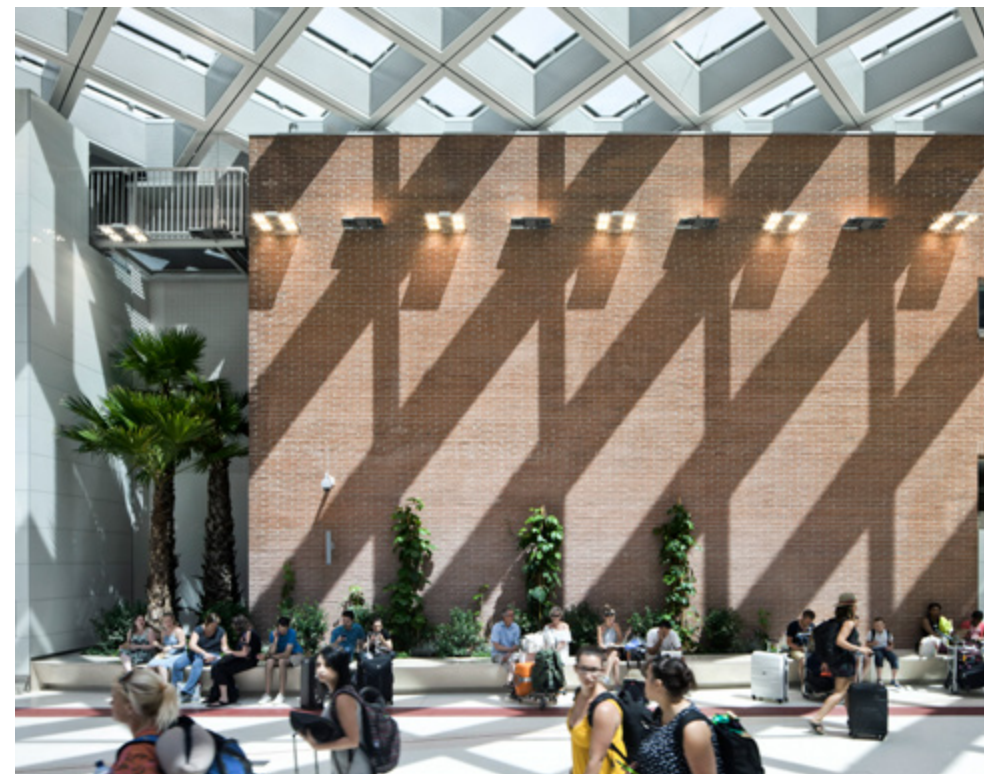
One Works was recently commissioned to design the new passenger terminal refurbishment and extension to facilitate growth in the airport's LoS.

The Venice International Airport new Passenger Terminal represents a prestigious city gateway, with innovative materials and a premium retail offer. The new design will provide the Airport with an extended capacity of 15 million passengers a year while responding to the Lagoon's very fragile ecosystem and Venice's historical center. The project proposal fills the gap, between building implementations on the landside areas and the airside area enlargement, with the construction of two new wings on both sides of the front terminal for a total 100,000sqm.

Location: Venice, Italy

Client: SAVE

Services: Architectural Design, Capacity Assessment, Layout Design, Interior Design, MEP, Structural Engineering



Key Project: Airport

Bergamo International Airport

One Works carried out planning and design activities along with the construction site supervision of the principal airport expansion projects in recent years, interpreting and accompanying airport growth and related needs (up to 11.2 mppa). These core activities, over a ten-year period (2008-2018), follows an innovative modular concept allowing integration of the existing structure.

One Works' activities included design development from concept to tender management, and subsequent construction supervision. Design criteria combine functionality, integration, innovation and visibility, with constant attention to airport operational aspects and product deliverance responding to client's needs.

Location: Orio al Serio, Bergamo, Italy

Client: SACBO

Services: Architectural Design, Structural Engineering, Cost Consultancy, Development Phasing, Functional Layout, Infrastructure Engineering, Seismic Studies, MEP, Landside Capacity Assessment, Signage, Graphics and Wayfinding, Site Supervision, Terminal Sizing.



Key Project: Airport

Riga International Airport

With growing capacity demand for the region and the need for facility upgrades, One Works has been appointed to design the passenger terminal extension to serve up to 12 MAP.

Designed in BIM, the new terminal extension will provide a gross area of circa 15,000sqm and sensitively integrated with the original 1973 soviet building to provide a new landside façade of the airport. New Departures and Arrivals halls, check-in and baggage claim facilities will provide an increase in both operational and public spaces to create a more positive experience for staff, airlines and customers traveling through the airport.

Location: Riga, Latvia

Client: RIX

Services: Architectural Design, Capacity Studies, Civil & Structural Engineering, Functional layout, Interior Design, Parking Design, BIM



Key Project: Airport

Milan Malpensa Business Terminal

In order to manage the large increase in business travellers, One Works has been asked to design a new state-of-the-art Business Terminal with two key objectives: Enhance the travellers experience for high-end business customers and optimize existing operations to support the introduction of the new terminal.

The building is a compact volume and the presence of the new terminal from both the ground and in flight. The building is covered in panels of painted aluminum sheets with a 'mother of pearl' gray to provide a unique glossy and mirroring effect. This also provides a contrast with the dark color of the external covering to give more light to the entrances for welcoming passengers

Location: Malpensa, Italy

Client: SEA Prime

Services: Architectural Design, Interior Design, Civil Engineering



Key Project: Airport

Barcelona Airport - Midfield Terminal Competition

Following an open call for design concepts, One Works was successful in winning the competition for the development project for Barcelona Airport. Adding up to 55 mppa to be accommodated and managed, the project included the design of a new satellite terminal connected to T1 through a people mover.

The project starts from a careful analysis of constraints that have determined the area of intervention, creating a terminal overlooking T1/T2 on one side and the sea on the other. The project is inspired by the iconic elements that make the city of Barcelona unique. Thus was born a harmonic covering with sinuous shapes that recalls the architecture of the Catalan Boveda, giving the new terminal of the city a strong identity character

Location: Barcelona, Spain

Client: Aena

Services: Architectural Design, Interior Design



Key Project: Airport

Azerbaijan Regional Airport

The new airport is a key part of the Government's plan to dramatically increase connectivity and the quality of infrastructure across the country.

One Works' response was for a new impressive terminal building that reflects Azerbaijan's determination and aspiration to become one of the leading emerging countries in the region. Designed to provide a holistic, robust, and vibrant terminal environment, the building can be seen as the shining 'Jewel' for the country with efficient operations, quality shopping, and beautiful public spaces to welcome visitors (0.5 mppa).

In addition to the new 6,000 sqm terminal building, the concept also included designs for the new apron and runway, Air Traffic Control Tower, ancillary buildings, parking facilities, as well as landside access and civil infrastructures.

Location: Confidential, Azerbaijan

Client: Confidential

Services: Architectural Design



Key Project: Airport

Wrocław Airport MRO Hangar

Design and engineering for a new Ryanair aircraft maintenance hangar located at Copernicus Airport Wrocław, an international commercial airport in southwestern Poland.

The new MRO hangar has been designed to accommodate two aircraft for simultaneous maintenance and is located on a greenfield site within the airport boundary. In addition to the design of the overall structure, works also include the design of all associated airside works, parking facilities, accommodation for the relevant subservices, as well as new facilities for external oil and gas storage. As part of the project, our engineering team was also contracted for the extension and reconnection to the main power square in rigid paving between the new hangar and the existing apron.

Location: Wrocław, Poland

Client: Ryanair

Services: Architectural Design, Structural Engineering, Site Supervision



Key Project: Airport

Bergamo Airport - MRO Hangar

One Works was recently appointed for the architectural, civil, and structural design for the airport's expansion of its logistics and warehouse facilities. As part of the airport's logistics and warehouse expansion, three new cargo facilities will be introduced. Each specifically designed to serve a specific purpose, whilst also designed to be flexible enough for an MRO conversion should the requirements of the airport change in the future. One

Using modern method of construction, two of the warehouses will be pushing engineering boundaries with the use of cross laminated timber (CLT) trusses spanning an impressive 64m. With each of the truss weighing a total of 40 tons, prefabricated reinforced concrete pillars will be used to support the large timber roof structure.

Location: Bergamo, Italy

Client: SACBO

Services: Structural Engineering, Site Supervision



Key Project: Metro and Rail

Pisa Airport - Automated People Mover

The project is the result of a mutual agreement between the airport Management Company and local authorities for the introduction of an Automated People Mover connecting Pisa Airport with the Central Rail Station, replacing the current regional train.

This moving system permits a significant intermodality increase providing passengers with new, frequent, rapid and comfortable connections.

Location: Pisa, Italy

Client: SAT - Società Aeroporto Toscano

Services: Architectural Design, Civil and Structural Engineering, Project Management, Cost Consultancy



Key Project: Metro and Rail

Riga International Airport - HSR Station

Rail Baltica Station at Riga International Airport is one of seven international railway passengers' stations foreseen within Rail Baltica Project. The Station will meet the needs of the adjacent International Airport by providing an express link to RIGA city center and a connection to the neighboring Baltic States.

The Station's architecture aims at ensuring the maximum reception of natural light, one of the major challenges in Nordic Environments. The external canopy represents the Station's iconic element.

Location: Riga, Latvia

Client: Sintagma

Services: Architectural Design, Functional Layout, Structural Engineering



Key Project: Metro and Rail

Riyadh Metro - Western Station

Western Station is one of four Iconic Stations of the new Riyadh Metro. The design proposal, for this remarkable 110,000 sqm station, aims to be a catalyst for urban renewal, demonstrating a design reflective of local culture and heritage with a landmark quality.

The new urban "crossroad", will host an above ground Metro Station, Bus Station, underground Park & Ride facility, a Market, Mosque and vast public plaza. This "Western Place" unfolds into a complex hierarchical landscape that alternates a series of open spaces with more intimate ones, through the skilled combination of natural and artificial elements.

Location: Riyadh, KSA

Client: Riyadh Metro Line 3 LLC

Services: Architectural Design, Structural Engineering, Civil Engineering, Cost Consultancy, Layout Design, MEP, Project Management



Key Project: Metro and Rail

Riyadh Metro - Downtown Station

Designed by Snohetta, the Qasr Al Hokm Downtown Metro Station will be one of the main focal points of the new Metro. The design consists of a vast public plaza, mosque, monumental entrance, three-story parking facility and underground connections to an off-site plaza.

The station itself is made up of a public concourse area, retail, offices and ticketing facilities. The building boasts a distinctive stainless steel canopy provides abundant shaded areas, channels daylight into the station and characterizes the internal architecture. The interior's large, airy spaces receive indirect daylight thanks to the concave roof.

Location: Riyadh, KSA

Client: CWG JV (Salini-Impregilo, Larsen & Toubro, and Nesma)

Services: Architectural Design, Structural and Civil Engineering, Cost Consultancy, Layout Design, MEP, Project Management



Key Project: Metro and Rail

Doha Metro - Msheireb and Education City Intermodal Stations

In preparation for the World Cup and beyond, a new Doha Metro network will contribute to the urban development of the city and the lives of both tourists and those who live permanently in the capital of Qatar.

Among the most important on the network are Msheireb Station and Education City Station, originally designed by UNStudio. Following the successful delivery of the Doha Metro Red Lines stations, One Works was appointed to deliver the detailed design and coordinate the BIM Construction Design of these two intermodal stations.

Most recently, Msheireb Station was awarded two prestigious Green Building certifications: LEED Gold and GSAS 5 stars, for implementing strategies in: sustainable site development, water savings, energy efficiency, materials selection, cultural and economic value and innovation in design.

Location: Doha, Qatar

Client: Salini Impregilo, SK E&C and Galfar

Services: Architectural Design, Interior Design, BIM



Key Project: Metro and Rail

Doha Metro - Red Line North Stations

Doha's new underground network lies within a broader infrastructural framework and is one of the key constituting elements of Doha's urban and suburban transformation. One Work's design aims at obtaining a more rational distribution of pedestrian flows, providing more comfort and ensuring public safety.

Our work focuses primarily on the stations' public areas, those places that will have a greater influence on the passengers' travel experience. One Works is developing the architectural finishes design, which concerns the definition of the interior and exterior spatial character, aiming to meet Qatar Rail's goal of offering services that meet the highest international standard.

Location: Doha, Qatar

Client: Salini Impregilo, SK E&C and Galfar

Services: Architectural Design, Landscape Design, Interior Design



Key Project: Metro and Rail

Chennai Metro - Corridor 4, Phase II

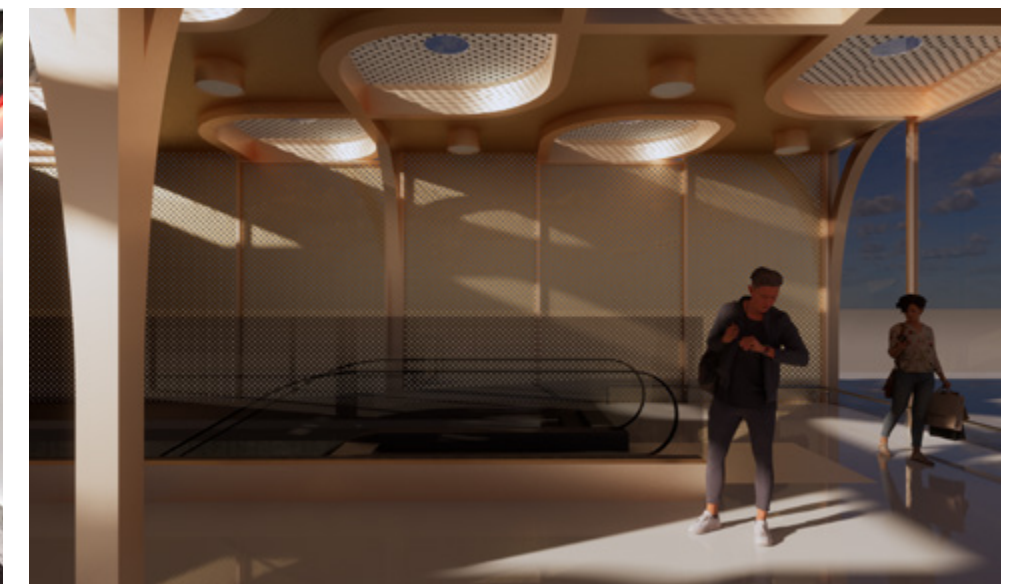
Chennai Metro Phase II has been designed to provide high capacity and efficient east-west connectivity through the center of Chennai by expanding the existing metro system. As part of a JV with Metropolitana Milanese (MM) and Smec, One Works was appointed by Chennai Metro Rail (CMRL) to deliver the detailed architectural and functional layout design for Corridor 4 – Phase II of the expansion programme. This included the design of 12 underground stations, two cross-overs and a pedestrian cross-passage.

In addition, One Works provided consultation services for the design of entry/exit structures at grade and surrounding improvements to public realm and streetscape, improving the legibility and integration of the new metro line in the existing city. Recommendations for station retail and adjacent transit-oriented development were also proposed to strengthen the potential of stations as catalysts for neighbourhood regeneration.

Location: Chennai, India

Client: Chennai Metro Rail Limited

Services: Architectural Design, Function Layout Design, BIM Management



Key Project: Metro and Rail

Forbebu Station - Oslo Metro Competition

The Fornebubanen is the largest subway development in recent time in Oslo and will be about 8.2 km long, extending from Fornebu Centre to Majorstuen. The shortlisted design creates a striking new point of arrival into the heart of the emerging mixed-use community southwest of central Oslo. The design team sought to increase light and view down to the platforms of the underground station, improving orientation and visual connectivity with the public space above. This connectivity was afforded by a simplification of the proposed over-station masterplan, eliminating the need for complex and costly station overbuild.

The resulting station design and masterplan both offer a high degree of urban legibility and flexibility, simplifying the coordination needed between Oslo Metro and future developers of the site – a key step towards achieving Oslo's vision of sustainable integrated development.

Location: Oslo, Norway

Client: City of Oslo/Fornebubanen

Services: Architectural Design



Key Project: Roads and Parking

Baku Road Tunnels

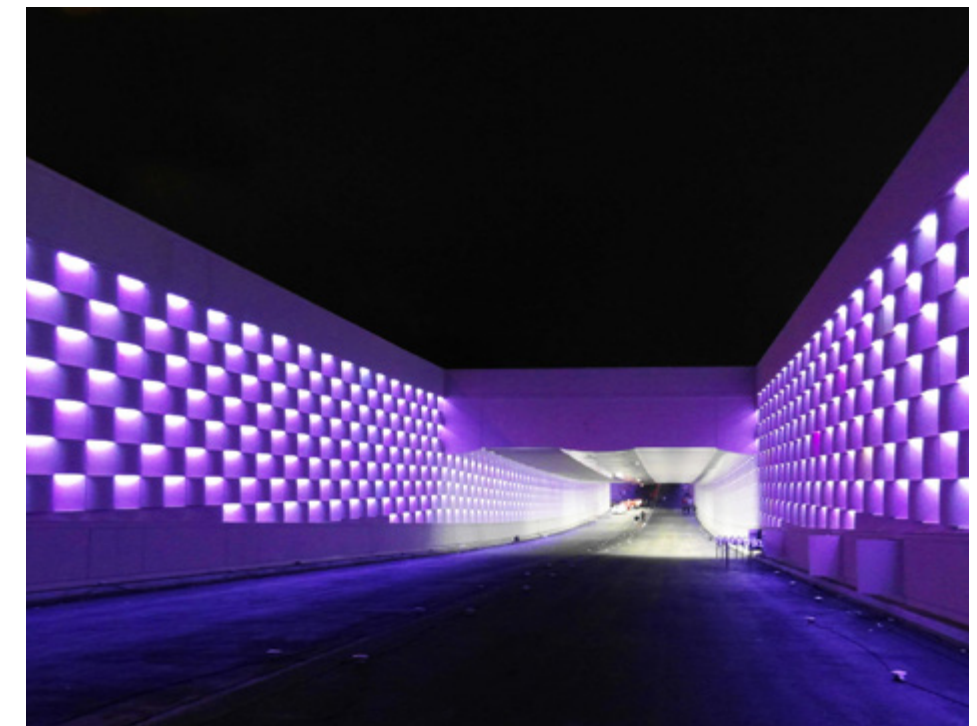
The overall design represents simultaneous flowing waves, in harmony with the general unique spirit of Baku, a city that faces on the Caspian Sea. Inspirations drawn from the local traditional stone cladding guided the four new road tunnels finishings, interpreted to match the conception of a modern day city.

The challenge has been to depict an image using clean smooth lines and high-quality architectural details conducive to road design, making sure that the architectural elements cause no distraction to drivers. The colors employed, not affected by dust or cars exhausts, originate from Baku's natural environment and highlight the design concept.

Location: Baku, Azerbaijan

Client: Akkord

Services: Architectural Design, Civil Engineering, Project Management, Site Supervision



Key Project: Roads and Parking

Riyadh Metro - Park & Ride

One Works has been commissioned for the entire integrated detailed design for the Riyadh Metro's new Park + Ride facilities, comprising of four key car parks (circa. 100,000 sqm) with a capacity of over 2,300 parking spaces.

Designed to improve the entire transport system across the city within a complex context, the need to integrate the metro system with several above-ground multi-story car parks arose.

An important design requirement for each of the car parking facilities is flexibility for easy management in the future. To achieve this, the flat roof structures have been designed in a way that, in the future, they can easily extend or adapt the parking areas in response to the urban development of the city

Location: Riyadh, KSA

Client: 3B2

Services: Architectural Design, Structural Engineering



Key Project: Urban Realm

Masar Metro Stations and Parking

The new Masar Urban Development is a signature urban development project providing connectivity to the Al Haram a long Grand Pedestrian Boulevard, flanked by hotels, commercial and retail facilities, residential buildings, car parking, public spaces and public amenities to support religious, social and commercial activities to Hajj and Umrah pilgrims, other visitors and local residents.

One Works is also leading the functional architectural layout and passenger dynamics simulations for two metro stations, the detailed design for four underground car parks (10,000 parking spaces), as well as the development of the public realm design and retail strategy for the boulevard.

Location: Mekkah, KSA

Client: Nesma

Services: Public Realm Design, Infrastructure Design, Retail Strategy



Key Project: Logistics

Electric Bus and Logistics Depot

Designed as a beacon of sustainability and green mobility, the depot accommodates over 100 electric buses - supporting the client's mission to be fully electric by 2030 - as well as new workshops/office facilities for ATM workers and an exhibition hall.

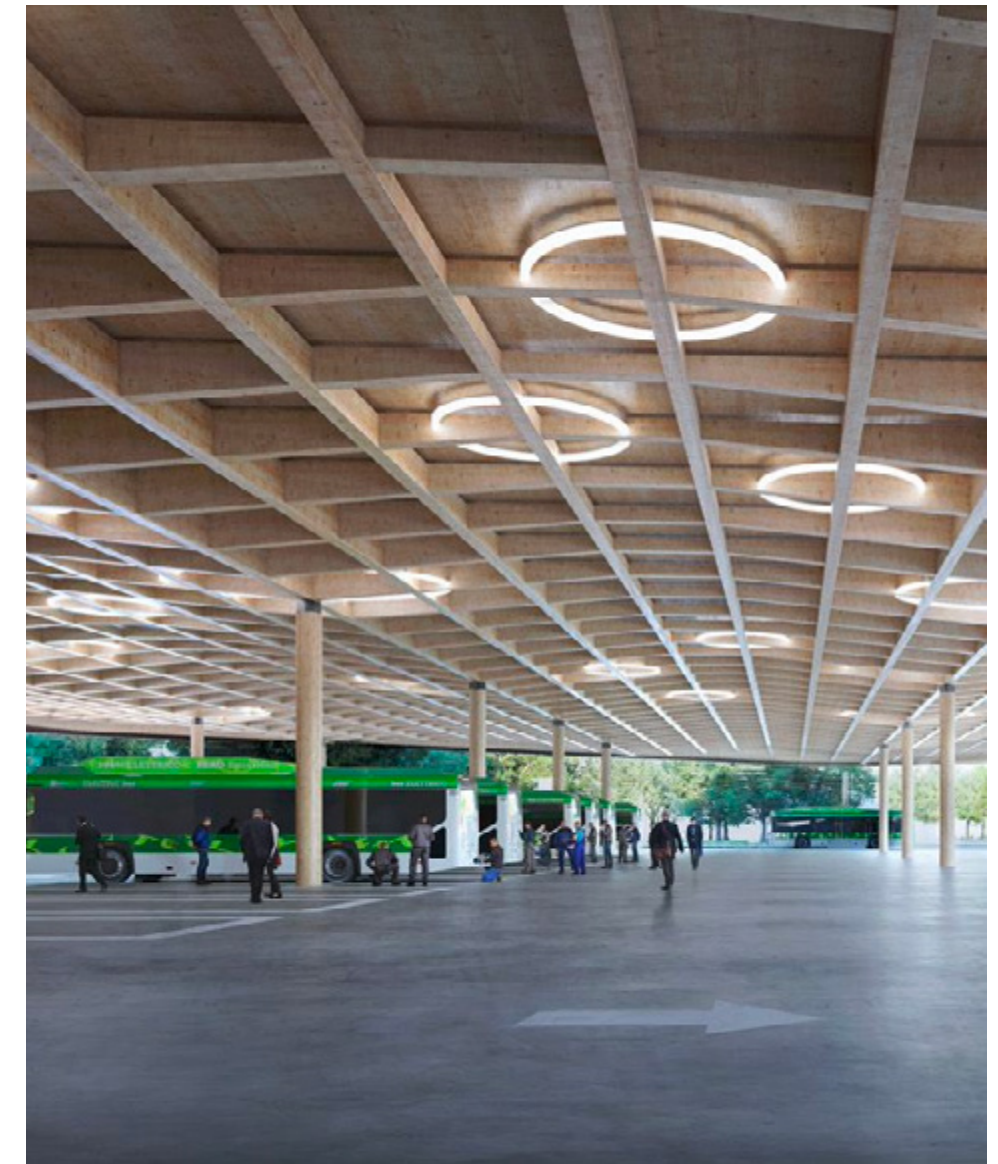
Within the depot, buses are parked using semi-autonomous driving technologies, reducing space requirements and improving operational efficiency. Timber has been used for both structure and cladding to reduce building weight and embodied carbon, as part of a wider sustainability strategy to achieve NZEB performance.

Our design also features a running track that encircles the roof and becomes the defining feature of the depot. New park space surrounding the depot and a pedestrian bridge further improving the green mobility network.

Location: Milan, Italy

Client: Confidential

Services: Architectural Design



Masterplanning and Urban Design

One Works has collaborated with a range of private and public-sector clients to deliver architectural and urban design services that address the precise needs of a project and have a positive impact on the natural and urban context. Our approach combines our creativity, cost consciousness and financial practicality to express a vision through the interpretation of the physical and political context.

Sustainable development requires a comprehensive, integrated and multidisciplinary approach. As such, we have a proven ability to deal with a variety of complex commissions that have drawn our wide range of expertise: from transportation planning, sustainable mobility development and environmental compatibility, to architectural and environmental heritage preservation.

STRATEGIC MASTERPLANNING

PUBLIC REALM DESIGN

LANDSCAPE DESIGN

TRANSPORT PLANNING



1. Masar Urban Development, Saudi Arabia
2. Milan CityLife Metro Plaza, Italy

3. Milan Linate Airport Masterplan, Italy
4. U-Tapoa International Airport Masterplan, Thailand

Key Project: Airport Masterplanning

Malpensa Airport Masterplan

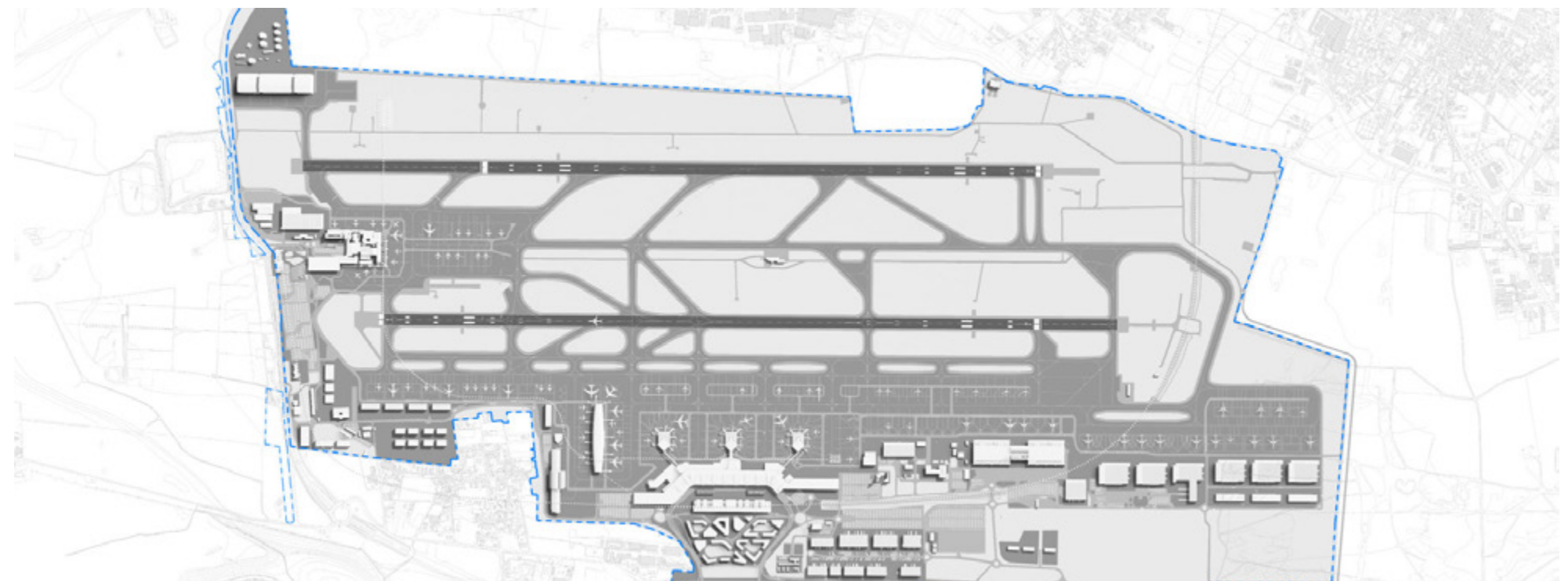
Currently, the airport primarily serves the Lombardy region (more than 20% of Italian GDP) and the entire Northern Italian Area, as well as communities in Swiss region of Canton Ticino and is home to two terminals, two runways and a dedicated cargo terminal.

Following detailed analysis of the wider aviation market and factors including historical data, position of the airport in the Italian network and data available on specific airlines operating at the airport (inc. share of international and domestic passengers, as well the legacy and low cost traffic), One Works developed a forecast for both passengers and freight movements and outlined a planning period of the masterplan is 2018-2035, with two main phases in between 2025-2030.

Location: Milan, Italy

Client: SEA

Services: Demand forecasting, Masterplanning



Key Project: Airport Masterplanning

U-Tapao Airport Masterplan

One Works was appointed to develop an extensive concept masterplan to create one of the most innovative new airports and multi-modal transport hubs in Asia. Designs for the terminal building and airside facilities ensure the expansion of U-Tapao International Airport (UIA) can reach the 60-75 MAP required to meet demand.

As part of a PPP submission, the proposed design would provide the main anchor and pivot by which the Eastern Economic Corridor for Innovation (EECi) can achieve its full potential to bring new competitiveness and prosperity to Thailand. U-Tapao aims to establish itself as the third main international airport in Thailand for business expansions, as well as to better facilitate the establishment of a Special Economic Zone in anticipation of the EEC expansion.

Location: Rayong, Thailand

Client: Confidential

Services: Architectural Design, Masterplanning



Key Project: Airport Masterplanning

Madinah Airport Masterplan

Foreshadowing a new airport in the holy city of Madinah is part of a wider renewal program for the overall regional and international Saudi Arabia Airport Network. The most important event in the territory is the Hajj pilgrimage; for which Madinah airport needs to be able to handle around eight million passengers a year. The current outdated terminal is unable to meet the increasing traffic demand; therefore, the construction of a new terminal at the opposite end of the current runway became necessary.

The final masterplan optimizes the airport's supporting infrastructure airport activity. It also offers the potential to duplicate the airport's capacity system, by developing a mirror image to the main access axis, a second terminal and a second runway.

Location: Madinah, Saudi Arabia

Client: Impregilo, Almabani General Contractor

Services: Masterplanning



Key Project: Urban Realm

CityLife Metro Plaza and Retail

Design of the new public plaza and outdoor retail offer at the centre of CityLife. CityLife is one of the largest urban regeneration projects in the recent history of Milan, based on an international competition won by a consortium that includes architects Zaha Hadid, Arata Isozaki and Daniel Libeskind as designers. After having participated with the team headed by Gustafson Porter for the site's urban park, One Works was later asked to design the Piazza Tre Torri.

The commission included addressing the strategic design of a new retail plaza to serve as the entrance to the new metro line, whilst effectively integrating the project's strong urban character with the local metropolitan area. The complex project also included the strategic retail planning of 40,000sqm of GLA and a new plaza design for high street shopping facing the public spaces.

Location: Milan, Italy

Client: CityLife Milano

Services: Architectural Design, Urban Design



Key Project: Masterplanning

Porta a Mare, Livorno

The new masterplan entails a new comprehensive vision for this mixed-use development, focusing on three main areas of hospitality, residential and civic/cultural functions. The aim of the proposal is to provide a concrete representation of expectations, wishes and perspectives of the local community and stakeholders by providing a vibrant new development which includes a series of amenities, services, experiences and environmental qualities that can be appreciated by a wider catchment area.

The public realm, structured around two evocative marinas, is defined by generous green areas and qualitative public spaces, as well as key features such as water features, harbor bath activities, open air concert areas, sport and sailing facilities, dedicated cycling paths, jogging circuits, a maritime education center and state-of-the-art retail experiences.

Location: Livorno, Italy

Client: IGD SiiQ

Services: Masterplanning



Key Project: Urban Design

Marina di Ventimiglia

An exciting new urban regeneration project will allow Ventimiglia to improve the tourist-accommodation offer of the city, whilst enhancing the environmental heritage and historical-cultural riches of the area.

Marina di Ventimiglia envisages a total investment of 200 million euros for a total developed area of 57,000sqm. The project includes several interventions: the main one, Borgo del Forte, will involve the new Marina San Giuseppe area, where a top-of-the-range hotel will be built - a 5-star hotel with 20 suite rooms, gym, spa and restaurant, 60 apartments managed by the same hotel - and 70 branded apartments. The masterplan design pays a great deal of attention to the quality of public spaces, as well as providing spatial and functional connections between the Waterfront, the new marina and the old city built on top of the hill behind.

Location: Ventimiglia, Italy

Client: Ventimiglia MDC

Services: Masterplanning, Urban Design



Key Project: Masterplanning

Helsinki Central Pasila Masterplan

Helsinki is the endpoint of a vast network across transportation lines uniting settlements of an extensive urban region. In this framework, a high accessibility node, such as Pasila Station, is an ideal opportunity to create a sustainable urban environment to meet future needs.

The detailed masterplan was designed to have public space at the heart of the scheme with a new public square connecting Pasilankatu to the existing station; a series of loft-like spaces for artists, cafes and shops; as well as a new Shopping Centre extending through to the metro. The introduction of polygonal towers provide much needed office space and residential units on the upper ones to provide a mixed-use development model based on pedestrian movement. The base of the towers stretches out to embrace the public space and a series of terraced gardens step down gradually connecting different levels.

Location: Helsinki, Finland

Client: Helsinki Municipality

Services: Strategic Masterplanning



Key Project: Masterplanning

Monfalcone Port Masterplan

The Monfalcone Port Masterplan, developed by One Works and part of a National Program, considers the city as the region's economic engine and central relay point.

The masterplan was designed to achieve two objectives. The first was to analyse the actual impact on the region due to the future development of the Monfalcone-Trieste-Porto Nogaro port system within the "Alto Adriatico". The second was to verify the construction feasibility of a port system that can compete with the principle ports of Northern Europe, confirming investment interests in the Monfalcone port expressed by APM Terminals (Maersk) and Unicredit Logistics.

Location: Monfalcone, Italy

Client: Gorizia Provincial Authorities

Services: Accessibility and Capacity Studies, Cost Consultancy, Strategic Masterplanning



Real Estate Development

The most successful developments reflect the ever-changing needs for space, sustainability, health, comfort and the integration with key amenities to enhance market appeal.

Our integrated design process for large-scale developments includes strategic planning, programmatic efficiency, sustainability and effective cost drivers to suit the needs of investors, developers and the residents. We use our expertise and experience to design unique spaces that enhance the meaning of a single building, one that engages the local community and represents local culture.

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OFFICE DEVELOPMENT

RETAIL DEVELOPMENT

HOSPITALITY

CULTURE + EDUCATION

INDUSTRIAL + MANUFACTURING



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2. Hotel dei Cavalieri, Italy

3. San Marino Outlet Experience
4. Milan CityLife, Italy

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