

Style and Charm at Exclusive Residential Edward Square, Dublin 4

(January 2005) Douglas Wallace Architects and Designers have completed work on the most prestigious and exclusive residential development to be built in Ireland in recent years. Located in the heart of Dublin 4, Edward Square is developed by Edward Holdings and built by O'Malley's. This 4.5 acre site just off Bloomfield Avenue the site was the former headquarters of the Quakers Religious Institution in Ireland. The scheme is situated in a mature and established residential area within easy walking distance of Donnybrook village and Dublin's city centre.

With units comprising of 17 luxurious townhouses, 21 apartments and 17 mews style houses, the Edward Square development creates an exceptional mix of homes which has attracted both families and professionals.

Work began in January 2004 on the walled scheme which also includes 2,972 sq m (32,000 sq ft) of offices in the listed hospital building, which is going to be extended substantially.

Edward Square is the signature piece in the Edward Holdings development portfolio. Gerry Barrett, Managing Director, Edward Holdings highlights the fact that the scheme has been named to reflect the personal commitment and pride of those involved in the project. "This is an exclusive, personalised development with a limited number of each house type, bringing the term 'exclusive' in residential property parlance to its true level", he says.

In developing this private scheme, Edward Holdings were keen to resist the high-density trends that are common to many developments currently on site in the Dublin area. Edward Square has integrated a low density residential element within a high quality, spacious and structured scheme.

Douglas Wallace approached the design of the development with a view towards integrating a number of protected structures present throughout the

scheme. Bloomfield House, a well known building historically used as a hospital and retirement home is to be retained and incorporated in the overall development for residential use. Swanbrook House is also to be restored and converted into a family residence set within its own grounds.

The clever use of open spaces is set to further enhance the amenity value of the overall development. The focal point of Edward Square will be a newly created contemporary landscaped garden square incorporating elements from the Regency style. The landscaping of this square includes protected copper, beech and oak trees which are complemented by the planting of semi-mature trees both in the square and the surrounding land. A specially commissioned sculpture will form the central focus of the square.

Four storey Regency style townhouses are located around the square all in excess of 4000 sq ft. The largest of the homes on the offer in the Edward Square development, these townhouses have a traditional layout with secure parking, provision of modern conveniences and come with their own private gardens, offering the complete package required for modern living. With four or five bedrooms the townhouses boast double garages and the unique feature of personal lifts from the basement parking area to the main residence, adding a special sense of exclusivity to each property.

Internal features within the Regency houses include the use of French and patio doors. Floor to ceiling glazing and a glazed bay area to the rear of each house ensure maximum light throughout. The houses have a traditional layout making excellent use of space with floor to ceiling heights being maximised throughout. Each house is finished externally with hardwood double glazed windows.

In contrast the mews houses, located off Edward Lane, have an unashamedly contemporary feel with materials taken from a modern palette. These houses are very adaptable spaces depending on the needs of the occupant and are finished externally with slimline aluminium double glazing. Light is the prominent feature in the mews houses with wall-to-wall, floor to ceiling glazing

particularly on the first and second floors where the glazed living area opens onto a generous terrace. Each unit will be finished with top of the range fit outs and design with easy maintenance, ideal for the faster lifestyle of busy executives where secure town residences within easy reach of the city centre are a prerequisite.

A selection of townhouses and apartments are also located both off Edward Place and Edward Lane. Four apartment buildings are located within the development. Numbering only twenty-one in total, these apartments will make for spacious living.

Careful consideration has been given to orientation in the overall planning layout, maximising the advantage of natural daylight. The various houses and mews all enjoy secluded patios and gardens designed for maximum privacy in addition to a mixture of private basement and off-lane parking. The town houses, penthouse apartments and mews have generous south and west facing roof top terraces, allowing magnificent views across the city.

Paul Tyndall, Associate Director, Douglas Wallace and project architect for the Edward Square development says, "Excellence in design, construction and finish will be to such a high standard that Edward Square will surpass the test of time and be a lasting testament to all those involved in the project".

"The scheme's premier location and the excellent design will attract many to the Edward Square scheme which is sure to provide a peaceful and tranquil oasis in the midst of the hustle and bustle of city centre living". – Felicity Fox, Estate Agent.

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