

douglaswallace.com

DOUGLAS

WALLACE



Residential

Who We Are

Douglas Wallace is a dynamic, intuitive, results-driven architectural and interior design practice with over 40 years' of experience. Our mission is to continually find contemporary, innovative, and sustainable design solutions that seamlessly integrate with their environment. We have a thorough understanding of the residential sector and our experience spans from small to large scale developments in cities and suburban areas.

Our team of highly skilled architects and practitioners work with renowned residential and international developers, including Harcourt Developments, Zirbac DLK, Quantum, Edward Holdings, Castlethorn, Kennedy Wilson, ClopenCapital, Torca Homes, Novot Holdings, Hines, Cosgrave, Richmond Homes, Oaklee Housing and Approved Housing Bodies. With a strong commercial awareness, we understand what developers need, ensuring our designs are both aesthetically and economically practical.

We get results – we secure planning permissions, manage every stage of a development, including final certification to ensure success. We are a valued partner and travel on the development journey with our clients, helping them at every step and every bump on the road. With a diverse portfolio spanning major developments, hotels, residential and retail projects, our track record speaks for itself.

“Award winning design, place-making, project viability and sustainability are at the heart of every project we do”.

HUGH WALLACE, DIRECTOR.

The Tannery



Designing Places to Grow

Douglas Wallace has extensive experience in residential design across both the private and public sectors, working in rural, urban, and suburban contexts. Our expertise spans a range of housing typologies, from single houses to urban apartment blocks. We focus on creating schemes where people not only live but thrive in a rich, sustainable community.

“Density is a critical factor in sustainable development, and we develop site strategies tailored to statutory and physical contexts while meeting client briefs. Our analytical methodology fosters innovation, leading to industry benchmark housing models. Sustainability and ‘build-ability’ is embedded in our approach”

DAMIAN MEEHAN, DIRECTOR.



HOTEL

ALEXANDRA
PLACE

Our Approach

Our expertise is honed through decades of experience, keeping us at the forefront of evolving residential developments. People aspire to live in well-designed, functional spaces, and our ability to stay ahead of planning and building innovations ensures we meet these needs.

We maintain strong working relationships with local planning authorities and employ a blend of hand drawing, CAD, and 3D modelling technologies, including BIM, to present clear and comprehensible designs. Our extensive experience in public consultations ensures well-communicated and community-focused design processes are in place - this is vital as it can help navigate the client through a tricky planning process and deals with any objections in an efficient, timely and clear manner.

“Our focus on ‘build-ability’ ensures practical, viable design solutions. Essentially, we know if something will work or not and we will help you find the right solution that works for your market and your project”.

GERRY HAND, DIRECTOR.

We Listen

At the core of our approach is a deep understanding of client requirements. Each development needs to tell a unique story with specific USPs that drive marketability. A strong project starts with a well-defined brief, and we dedicate a lot of time to understanding our clients’ needs, acting as both a guide and a sounding board while also meeting other valued partners along the way for their insights, such as the developers’ sales agents or marketing teams. We don’t have a ‘house style’ – our role is not to impose a signature style but to provide tailored, high-quality professional advice and to bring the developer’s vision to life.



An Architect's Eye For a Commercial Market

Services

Douglas Wallace combines creativity with a strong commercial understanding, balancing value and cost to transform capital expenditure into innovative designs. Our market-led focus is informed by long-term partnerships with leading developers and creators of mixed developments.

Whether designing public or private buildings influenced by modern technologies or contemporary urban residential developments, we deliver scalable, commercially viable solutions.

Our analytical approach challenges every aspect of a project, fostering innovation and adding value to create sustainable schemes. In an evolving statutory and regulatory landscape, we lead rather than follow, absorbing new design standards to deliver early advantages to our clients. Our developments consistently command premium selling and resale prices.

A Douglas Wallace designed development is a valuable asset.

Our services span from identifying key sites and land banks to pre-planning negotiations, planning applications and full compliance certification. We understand the complexity of the housing market, tailoring designs to both site-specific and market-driven needs.

Our research-driven approach considers demographic insights and sales price points, ensuring developments are commercially viable and contextually appropriate. We have years of experience in Large Residential Developments and design without a predetermined style, instead crafting solutions based on location, criteria, and client objectives.

“In today’s market, sustainability is a fundamental priority”,

JOE GALLAGHER, DIRECTOR.

Meet The Team

“We are team players and are happy to be part of a team, or to lead one. That is dependent on the requirements of the developer and the brief. Our vision is for you to win... success for us is when your project goes from a green field, gets through planning, onto site and your buyers taking ownership of their new homes”.

ADRIAN LAMBE, DIRECTOR.



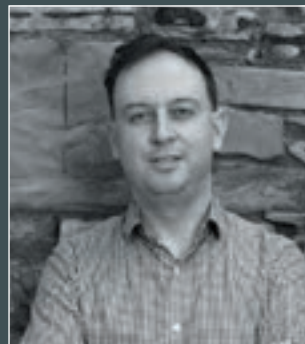
Adrian Lambe
Managing Director



Gerry Hand
Director



Joe Gallagher
Director



Damian Meehan
Director



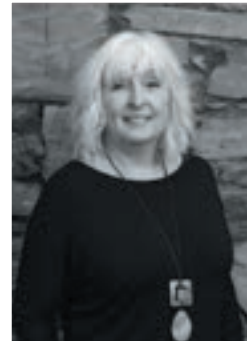
Hugh Wallace
Director



Brian



Conall



Erica



Kate



Kitty



Laura



Patrick



Layane



Luke



Mairead



Nadia



Neil



Stephen



Robert

Devil is in the Detail

“The devil is in the detail – if your development is even 8 square meters larger than necessary, then costs rise... and the developer loses out. We want you to succeed, and that’s why we create viable and sustainable schemes that will sell quicker than your competitors and allow you to move on to your next site”.

DAMIAN MEEHAN, DIRECTOR.



Waterford North Quays. Client: Harcourt Developments.



Coleville Woods



Coleville Woods

Clonmel, Co. Tipperary.

Project & Client

Torca Homes.

Project Value

€35 million.

The Proposition

Coleville Woods is a new exciting residential development currently under construction located close to the town centre of Clonmel. It features 3 and 4-bedroom semi detached homes, 2-bedroom terraces and 1 and 2-bedroom apartments. The development consists of 122 units.

Our Role

Architect and Assigned Certifier.



Coleville Woods

The Development

Mixed residential development with open spaces, public and communal areas and a crèche/childcare facility.

The Challenge

To design a new residential quarter on a greenfield site on the southern edge of Clonmel, a major regional town. Making the application through the SHD/LRD process and taking into account the adjoining Special Area of Conservation (SAC).

The Result

We leveraged our experience of large-scale residential developments and national housing policies and collaborated with multiple teams and disciplines.

This development is onsite and is proving popular with families and couples. Clonmel is situated on the N24 providing easy access to the M8/M7. It is well serviced with primary and secondary schools, and third level education is provided by TUS.

The development also complies with the governments Help-To-Buy Scheme for eligible first-time buyers. The initiative offers a tax rebate of up to €30,000 for new homes at Coleville Woods.

Douglas Wallace understood the needs of the local market and designed the development accordingly.



Coleville Woods



The Tannery



The Tannery

Cairns Hill, Sligo.

Project & Client

Novot Holdings.

Project Value

€30 million.

The Proposition

New Residential Development
of 74 housing units.

Our Role

Architect and Assigned Certifier.

We designed a new residential development on a greenfield infill site on the southern edge of Sligo town, making the planning application through a Material Contravention Process.

Douglas Wallace Consultants assisted in the delivery of this scheme on site and provided an end to end seamless service.



The Tannery

The Development

The Tannery on Cairns Hill in Sligo is a thoughtfully designed residential development that combines modern architecture with the natural beauty of its surroundings. It features 3 & 4-bedroom houses and stylish 1 & 2-bedroom apartments with energy-efficient features.

Set on an elevated site overlooking Sligo town, the layout has been carefully planned to ensure that the majority of homes benefit from 360-degree panoramic views, stretching across Knocknarea, Benbulbin and the town below. Most of the homes also overlook a central landscaped green area, creating a strong sense of openness and community.

Every aspect of the design at The Tannery has been considered to enhance the living experience. Homes feature ceilings that are higher than the standard, adding to the sense of space and volume throughout. Large windows and doors flood the interiors with natural light, while opening onto private patios and rear gardens, seamlessly connecting indoor and outdoor living.

Internally, the architecture prioritises well-proportioned spaces in line with local market demands - from spacious bedrooms and living areas to large bathrooms.

On the upper floors, modern Velux roof windows frame stunning views out to Sligo Bay and beyond, offering residents a connection to the wider landscape from the comfort of their homes.

The Tannery is more than a place to live - it's a setting that brings together striking design, exceptional comfort, and a truly unique location, making it one of Sligo's most desirable new communities.

The Challenge

To create a design that is scaled to suit the infill context and sensitive landscape setting while achieving viable residential densities and deliver house types suited to the local market. We negotiated the planning permission application through a complex multi-stage Material Contravention Process with Sligo County Council Planners and Elected Members and An Bord Pleanála.

The Result

We leveraged our experience of large residential design developments and national housing policies to deliver a very comprehensive and robust planning application that received approval (without an RFI) from the Council Planners and the Elected Members of Sligo County Council. This highly regarded development was sold out extremely quickly at premier pricing. Such was the design success, it will now act as a new benchmark for future schemes in Sligo.

The Tannery



The Tannery

What They Said

“From the beginning, our goal with The Tannery was to create something that truly respected the sensitive archaeological heritage and natural beauty of the area while delivering real value to the local market. We took a careful and sensitive approach to the landscape, ensuring the architecture complemented rather than competed with the surroundings. Through clever design – particularly in the layout, light-filled interiors, and the framing of those incredible views – we were able to create homes that feel both contemporary and homely. The response from buyers has confirmed that designing thoughtfully for how people want to live makes all the difference. It’s been a hugely successful project for Novot Holdings”.

PAUL MAGUIRE, NOVOT HOLDINGS



The Tannery



Oakfield Road



Oakfield Road

Sligo Town.

Project & Client

Novot Holdings.

Project Value

€60 million.

The Proposition

New Residential Development of 207 residential units.

Our Role

Architect and Assigned Certifier.

The Development

207 residential units comprising of 1 and 2 bedroom apartments, 2 and 3 bedroom terrace houses, 3-bedroom semi-detached houses and 4-bedroom semi-detached houses on a 5.5 hectare site in Sligo town.

The development also includes a crèche facility including a secure external play area, green-way cycle paths and spacious open spaces and large open communal spaces.



Oakfield Road

The Challenge

The multi-stage LRD process was happening in parallel with the finalisation and adoption of the new Sligo County Development Plan. We had to guide the project through the LRD process whilst also adhering to evolving changes in the development plan standards.

The Result

Planning permission granted for the largest residential development in Sligo decades.

Such was the success of The Tannery that our client Novot Holdings once again commissioned us to bring Oakfield Road to site. Construction is due to commence in early 2026.

What They Said

“We are looking forward to bringing a high-quality residential scheme to Sligo and to providing much-needed accommodation for people in the area. Douglas Wallace delivered a solution that satisfied the needs of local and national development guidelines. They expertly guided the project from inception right through the multi-stage LRD process. We are looking forward to beginning construction of these much-needed homes in Sligo”.

PAUL MAGUIRE, NOVOT HOLDINGS



Oakfield Road



Waterford North Quays



Waterford North Quays

Strategic Development Zone.

Project & Client

Harcourt Developments.

Project Value

€600 million - Phase 1.

Our Role

Architect and Master Planner.

The Development

Waterford North Quays is Ireland's most ambitious regeneration initiative—a transformative city-scale development within a designated Strategic Development Zone (SDZ). This landmark scheme will deliver over 120,000 sqm of mixed-use city centre development, over three phases, creating a new urban quarter north of the River Suir. The development includes 360 apartments, two hotels and an office building.



Waterford North Quays

This whole project centres around sustainability and ensuring Waterford is 'future proofed' for generations to come whilst embracing the civic spirit of the city through the creation of open spaces.

A Sustainable Transport Bridge, currently under construction, will connect the North and South Quays and will make the city more accessible and dynamic. The development also integrates a new train station, bus interchange, and a green cycleway, positioning Waterford as a national exemplar for sustainable transport and urban renewal.

Once the development is complete, Waterford will be 'rebalanced', there will be greater connectivity through all modes of sustainable transport – including walking and cycling and via bus and rail. Our design features two public plazas and a riverside promenade which integrates and seamlessly connects with the 'Greenway Cycle Path'.

This bold regeneration will redefine the city's future—made possible only through a shared vision for Waterford's growth.



Waterford North Quays



Waterford North Quays





Waterford North Quays





The Challenge

The scale and complexity of this SDZ required strategic phasing and rigorous compliance. We broke the master-plan into three distinct phases, in accordance with SDZ guidelines, to ensure a coherent and manageable planning submission.

Phase 1 alone includes two hotels, 360 residential units, retail space, public boardwalks, and extensive cycle infrastructure. Given the sheer scale – one of the largest applications ever made to Waterford County Council – we structured the planning documentation in digestible, clearly articulated packages, enabling informed decision-making at every level.

The project demanded deep collaboration across multiple disciplines, agencies, and stakeholders. Working closely with our client, Harcourt Developments, whose vision and commitment were exemplary, and supported by a dynamic, forward-thinking local authority, the application process resulted in full planning permission being granted.



The Result

This is a pivotal moment in Waterford's evolution. The approved development creates an entirely new city centre district north of the Suir, radically enhancing urban permeability and embedding sustainable transport at the heart of the city. It directly supports national policy on compact growth and climate-resilient living, setting a new standard for regeneration projects across Europe.

More than a development, Waterford North Quays is a statement of intent – future-proofing the city and elevating the quality of life for generations to come.

A low-angle photograph of a modern, multi-story residential building with a white facade and dark grey accents. The building features large windows and cantilevered balconies with glass railings. The sun is shining brightly from behind the building, creating a lens flare effect. The sky is a clear, pale blue. In the bottom left corner, there are some green trees.

Waterford North Quays

Waterford North Quays

What They Said

"Harcourt Developments has been at the heart of transformative urban projects across Ireland and the UK, including the Titanic Quarter in Belfast – now one of Europe's most exciting visitor destinations. With Waterford North Quays, we see an equally ambitious opportunity to completely re-imagine the city. Douglas Wallace Consultants and Architects have delivered a visionary design that captures the scale and ambition of the project while remaining grounded in the city's heritage and future needs.

Their master-plan not only creates a vibrant, mixed-use district north of the River Suir for the first time in Waterford's history, but also enhances connectivity, city permeability, and sustainable mobility – fully aligning with national goals for urban renewal. This development will be transformative for residents, tourism, and hospitality, offering a dynamic city experience and a lasting impression for visitors. The design is not just a response to place – it's a future-focused blueprint that will enrich the lives of generations to come. The design and the successful planning permission achieved by Douglas Wallace marks a pivotal moment in Waterford's regeneration".

PATRICK POWER, MANAGING DIRECTOR – HARCOURT DEVELOPMENTS



Walkinstown Road



Walkinstown Road

Dublin.

Project & Client

Oaklee Housing/Approved Housing Body.

Project Value

€25 million.

The Proposition

Delivery of 61 new homes at Balfe Court, Walkinstown Road, Dublin 12, for an Approved Housing Body end user. Construction is currently underway.

Our Role

Architect.



Walkinstown Road



The Development

The scheme comprises a balanced mix of 29 one-bedroom, 27 two-bedroom, and 5 three-bedroom apartments. Completion is scheduled for mid-2026.

The Challenge

The site presented significant challenges due to its complex planning history. Our task was to secure planning permission while maximising site potential and ensuring scheme viability. A key objective was to achieve approval with minimal car parking provision and without underground parking – constraints that demanded a highly efficient and carefully considered design solution. The outcome is a sustainable, deliverable scheme that balances practicality with long-term value.



Clonsilla Road



Clonsilla Road Apartments

Dublin.

Project & Client

Torca Developments/Respond AHB.

Project Value

€25 million.

The Proposition

The project is being completed over two distinct phases.

Phase 1, consisting of an initial 12 units, is now completed and occupied by Respond AHB.

Phase 2 consisting of a further 57 units is currently under construction.

Our Role

Architect and Assigned Certifier.

The Development

Residential apartments.



Clonsilla Road

The Challenge

Our first challenge involved us amending the original planning permission. Based on our understanding of the changes to planning guidelines regarding height and density, we were able to amend the original phase 1 planning permission from just 4 to 12 units making a substantial impact and making the scheme viable. Following the successful delivery of phase 1 we are now working on the larger part of the scheme which is phase 2.

The Result

Phase 1 of the development has been successfully sold to an Approved Housing Body (AHB). Our vision and understanding of both the planning environment and the specific compliance needs of AHBs – which differ significantly from the private residential market – allowed us to maximise the value of the site. From inception to completion, Douglas Wallace ensured the project was not only viable but also optimised for success.

Such was the success of this project that our client, Torca Developments appointed us to deliver a further 57 units on adjoining lands.







Brownfield Sites

Introduction

We have the expertise and proven ability to secure planning permission, even on the most challenging and constrained sites. Despite these difficulties, our unrivalled experience in this area has consistently delivered positive results. We have successfully obtained planning permission for highly economically viable developments across the city, transforming complex sites into valuable assets.

Through valuable relationships with planning authorities and a deep understanding of urban schemes, we know how to overcome challenges and deliver successful schemes.

Buildability, sustainability, and maximising site value are always at the forefront of our approach.

For example, a private client retained us to maximise the value of three small sites they owned in Dublin. We secured planning permission across all three locations—Connaught Street, Perrystown, and Killeen Road—unlocking the potential of each site and achieving significant added sale value.

Two of the schemes are now completed and the other is currently on site following successful sale to developers.

Brownfield Sites



Connaught Street

Connaught Street, Perrystown & Killeen Road

Dublin.

Project & Client

Property Promotions Ltd.

Projects Value

€10 million.

Our Role

Architects for Planning Permission and onsite delivery.

The Development

3 Infill Residential Developments for a single Client – 46 Units in total.

The Challenge

To secure planning for a series of small brownfield infill sites in Dublin City and suburbs.

Killeen Road



Brownfield Sites



Killeen Road

The Result

Planning permission was granted for all locations, which allowed our client to sell all three sites with full planning permission, thus maximising the value of the assets and ensuring that our client realised a premier sale price.

Two of the schemes are now completed and the other is currently on site following successful sale to developers.

Brownfield Sites



Perrystown

Brickfield Lane, Student Housing



Brickfield Lane Student Housing

Dublin.

Project & Client

Development 8.

Project Value

€40 million.

The Proposition

Our assignment was to take an existing brown field site which was a former pork and paint factory located in the heart of the Combe in Dublin. The client's brief was to maximise the development potential of the site on the basis that he could sell it on with planning permission for maximum return.

The Challenge

To maximise the height and density in a residential area of two storey chimney pots and substantially increase the residual values.





Our Role

Architect for planning permission.

The Result

Successful planning permission was achieved following skilful negotiation with Dublin City Council. We obtained planning permission for a 6-storey student accommodation facility comprising of a 263-bedroom facility and 37 kitchen areas, with common facilities on the ground floor including a gym, laundry, office and reception area. Engagement with local residents ensured there was no third-party objections to this scheme.

Brickfield Lane, Student Housing



Alexandra Place



Alexandra Place

East Road, Dublin.

Project & Client

Development 8.

Project Value

€50 million.

Our role

Architect.

The Proposition

The existing residential scheme was built in the heyday of the Celtic Tiger in 2004. It has 73 apartment units and ground floor commercial units. The existing building is dated and of its time. Fast forward to today - the client acquired the property and carried out a review to see how Douglas Wallace could add value. We applied for planning permission for an additional 58 units in two additional floor levels above the existing structure.

Our analysis showed us that part of this site was over and above the open space requirements and therefore we were able to utilise the additional space for a 106-bedroom hotel.

Existing Apartments



Alexandra Place



The Challenge

This development presented a complex architectural and structural puzzle. The core challenge lay in constructing two new floors atop an existing building – a task that demanded ingenuity, precision, and a deep understanding of lightweight structural design. We approached it like solving a Rubik's Cube: every component had to align perfectly within the constraints of the original structure, current building regulations, and the need for minimal disruption to the residents who continued living in the building throughout the process.

Equally challenging was navigating the planning landscape. The surrounding area was characterised by low-density, low-rise development. Gaining approval for a scheme that introduced both height and density required a carefully considered strategy. Through rigorous sun path and shadow studies, and a design that demonstrated minimal impact on neighbouring residential amenities, we successfully brought the planners on board. The strength of the proposal lay in its detail and clarity – a design that was bold, yet sensitive to its context.



Alexandra Place



The Result

Drawing on our extensive experience in both residential and hospitality design, we delivered a contemporary, high-quality scheme that responds intelligently to its urban environment. Our close collaboration with council planners and contextual sensitivity ensured planning permission was secured in 2022 for both the new residential units and a 106-bedroom hotel.

We produced a comprehensive, highly detailed 3D tender package, ensuring build-ability and cost control were front and centre from the outset. The outcome is a striking building that enhances the visual identity of the area while maximising commercial value for the client: 58 new apartments and a full-scale hotel – an exceptional return on investment in terms of design potential.

What They Said

“Douglas Wallace’s architectural vision for Alexandra Place has exceeded our expectations – its design not only complements the character of the area but has also set a new benchmark for quality and innovation in urban living. Impressively, the design allowed us to deliver 58 new apartments alongside a full-scale hotel on a tight urban site, providing exceptional value and a strong return on investment. The success of the development is a true testament to their creativity, efficiency, and attention to detail”.

PÁDRAIG KEHOE, MANAGING DIRECTOR.

Prussia Street, Student Housing



Prussia Street Student Housing

Dublin.

Project & Client

Viridis. Headquartered in London with offices in Berlin and Vienna Student Residences under LUMIS brand in Leipzig, Berlin, Graz, Vienna, Cardiff and Leicester.

Project Value

€27 million.

The Proposition

A 240-room student residence delivered across three thoughtfully arranged blocks, straddling a new pedestrian street that connects Prussia Street with the TU Dublin Grangegorman campus. The design carefully addresses the site's tight, linear constraints-avoiding overlooking and overshadowing of adjacent artisan dwellings-while stitching back together the street-scape and respecting a neighbouring protected structure.



Prussia Street, Student Housing

Before Pictures



The Challenges

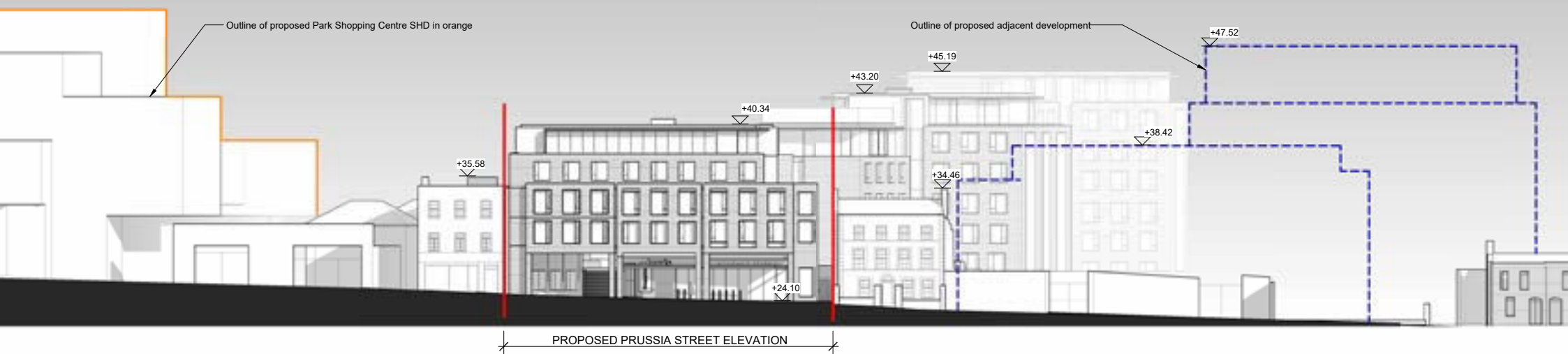
- **How** to maximise numbers on a long narrow site with low rise neighbours in such a way as not to overshadow or affect their day/sunlight.
- **How** to infill the gap (broken tooth) in the street-scape, whilst respecting the neighbouring Protected Structure (No. 29) and the scale of the existing street-scape.
- **How** to link Prussia Street with the master-plan of TU Dublin in a meaningful and secure way that would encourage active use.

Prussia Street, Student Housing



Our Vision





Prussia Street



The Result

This application was advanced through the Strategic Housing Development (SHD) process and received a Grant of Permission via An Bord Pleanála. As of Summer 2025, the project is in tender, with fire certificates and Disability Access Certificates (DAC) granted. Construction is scheduled to commence on site in November 2025.

Prussia Street, Student Housing



What They Said

“Working with Douglas Wallace Consultants and Architects on the Prussia Street student accommodation development was a seamless and rewarding experience. Their design not only delivered high-quality, purpose-built student housing, but also cleverly integrated the site with the wider TU Dublin master-plan. Crucially, they achieved this while respecting the character of the neighbouring buildings and ensuring that existing residential light levels were carefully preserved. The result is a thoughtful, future-focused scheme that adds real value to the area without compromising its community”.

TOM JONES, VIRIDIS REAL ESTATE SERVICES

Prussia Street, Student Housing



Edward Square



Edward Square

Dublin.

Project & Client

Edward Holdings
Edward Square, located just off Bloomfield Avenue in the heart of Dublin 4, is one of the most prestigious residential schemes we have delivered. Our client, Edward Holdings, led by Gerry Barrett, engaged us to design a landmark development that would respect the heritage of the site while delivering a contemporary, high-quality residential community.

Project Value

€44 million.



The Proposition

The 4.5-acre site, once the headquarters of the Quakers Religious Institution in Ireland, lies within a mature, established neighbourhood just a short walk from Donnybrook village and Dublin's city centre. From the outset, we were determined to resist the high-density approach that had become typical of Dublin's residential developments at the time. Instead, we envisioned a low-density scheme that would balance luxury living with generous open spaces, privacy, and a deep respect for the site's historic character.

Comprising 17 townhouses, 21 apartments, and 17 mews-style houses, Edward Square has been thoughtfully arranged to foster a sense of community while maximising light, space, and seclusion for residents. Every element of its design reflects a commitment to quality and longevity — creating a place that feels both timeless and contemporary.

Living in Edward Square is not just about a home, but about a lifestyle — one defined by style, grandeur, and heritage, seamlessly blended with the modern amenities and conveniences that city living demands.

Our Role

We provided a full architectural service: from outline proposals and scheme design, through detailed building regulations, to the production of drawings and documentation. We also worked closely with planners, heritage consultants, and the client team to ensure that design integrity and deliverability were maintained at every stage.



Edward Square





The Development

At the heart of the scheme is the integration of two protected structures. Bloomfield House, long known as a hospital and retirement home, was retained and sensitively adapted for residential use. Swanbrook House was restored and converted into a family home set within its own grounds.

The centrepiece of the development is a newly created landscaped garden square, inspired by Regency design. This space incorporates existing mature copper, beech, and oak trees, complemented by semi-mature planting throughout the grounds.

At its centre stands a specially commissioned sculpture, providing a focal point and a strong sense of place.

Each home was carefully designed to maximise orientation and natural light. Townhouses, penthouse apartments, and mews houses enjoy private patios, secluded gardens, and generous south- and west-facing rooftop terraces with sweeping views of the city. Parking was discreetly integrated through a mix of basement and off-lane solutions, ensuring that the landscaped environment remains pedestrian-friendly and visually uncluttered.

Edward Square



The Challenge

The greatest challenge lay in balancing heritage conservation with contemporary living. Retaining and re-purposing Bloomfield House and Swanbrook House demanded sensitivity, while ensuring the new-build elements complemented rather than dominated the historic fabric.

At the same time, we wanted to create a development that offered privacy and exclusivity without sacrificing openness or community spirit. Achieving this required careful orientation, clever use of space, and a strong landscape design strategy that placed as much emphasis on outdoor living as on architectural form.





The Result

Edward Square blends past and present seamlessly, providing a prestigious yet welcoming environment that has set a new standard for residential design in Dublin.

Number 10 Edward Square sold for €3,750,000 in the summer of 2025 which proves that our design achieved a substantial sales price.

What they said

Sympathetic to the Georgian heritage of Dublin's city centre, Edward Square is designed to mature gracefully into the next century. It represents a landmark achievement for the capital — one of the first major residential squares to be created in Dublin in almost 100 years.

GERRY BARRETT, EDWARD HOLDINGS

Edward Square





Barna House, Barna, Co. Galway.

“The difference between good design
and great design is intelligence.”

OSCAR DE LA RENTA

Building Control, Compliance, and Statutory Regulations

We provide Assigned Certifier and Design Certifier services in accordance with the requirements of BCAR and offer expert guidance throughout the Building Control process to assist in ensuring compliance with current Building Control and Statutory Regulations. We liaise with ancillary certifier design team members and main contractors to ensure a compliant and smoothly delivered project.

In addition, we provide tender/ construction information stage services as well as managing contract administration and stage certification procedures at the on-site stage.



Bringing Your Vision To Life

If you are planning a residential development, one off house, apart hotel, student accommodation or hospitality project and need to bring your vision to life – we can help.

Get in touch with us to start the conversation.

t. +353 (0)1 4787 500

e. info@douglaswallace.com

 [douglaswallace_consultants](https://www.instagram.com/douglaswallace_consultants)

 [Douglas Wallace Consultants](https://www.linkedin.com/company/douglas-wallace-consultants)

douglaswallace.com



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DOUGLAS

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WE DESIGN. YOU PROFIT.