

## SEAGRAVE SQUARE ASHBOURNE, CO. MEATH

Mixed Use Residential Development  
39 No. Residential Units  
6 No. Retail Units  
Client Woodgreen Builders  
Value €11,000,000  
Planning Permission 2005  
Completion 2007



The town of Ashbourne has undergone significant change over the last decade, having evolved as an important urban centre in Co. Meath and the Greater Dublin area. Within this context, the development of a corner site to the north of the town and at the junction between Main Street and Castle Street presented a unique opportunity to develop an identifiable gateway building and establish a strong urban edge at Ashbourne town centre.

The site strategy sought to establish active ground floor frontage at the junction of Main Street and Castle Street and fronting onto a new urban space. An L-shaped block comprising ground floor retail and café uses with residential units on the upper levels were proposed.

In addition, a second block solely comprising residential units was proposed to the south of the site where surrounding uses are predominantly residential. Collectively, these blocks formed a strong urban edge along both Main Street and Castle Street.

The block layout provides for the transition between public, semi-private and private spaces by establishing a public edge to the street and a semi-private podium to the rear of the blocks. The gateway function of the main block is articulated by increasing the building height at the street junction and the corner of the L-shaped block. This point provides a focus for the development and wider area comprising the active uses and urban space.

The residential units are accessed from a deck which provides for dual aspect units benefiting from high levels of natural light and cross ventilation. The internal layout of the residential units is designed to be adaptable over time by allowing for potential extensions of living areas into bedroom accommodation. Private open space is incorporated within the building block and orientated to the west to provide for sheltered balcony space which forms an extension of the living and kitchen / dining room spaces.

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