



Block 3 Charlemont Street

Block 3, Charlemont Regeneration consists of 79 social housing units and community amenities on Charlemont Street, Dublin 2 delivered ahead of schedule allowing early occupation for tenants.

The Community Centre occupies a central location in the Block 3 courtyard and provides indoor sports, meeting/exhibition and recreation space. All 79 new homes achieved a BER rating of "A2". Overall these standards exceed the current building regulation requirements. It delivers on the vision to create a high quality mixed use and mixed tenure neighbourhood integrated into the social, economic and physical fabric of the city.

The development included a complex double basement. The community centre at Basement -2 level and secure parking

for both the community centre and the apartments located at -1 level. The demanding build and programme necessitated a very close and collaborative working relationship between JJ Rhatigan, the client and the design team to bring it in ahead of schedule. Excellent handover experience, including a digital safety file, via the use of BIM level 2.

Block 3 Charlemont Street won "Residential Project of the Year" at the Irish Construction Industry Awards in 2019.

CLIENT

Charlemont Regeneration DAC

ARCHITECT

McCrossan O'Rourke Manning

VALUE

£22.2 million

