

Charlemont Regeneration Project

Client: Charlemont Regeneration Designated Activity
Main Contractor: J.J. Rhatigan & Co
Value: € 1.8 million



Block 3, Ffrench-Mullen House is a residential development of 79 high-quality social housing units and a range of community amenities in Dublin City Centre. The building is in a prominent location on Charlemont Street, Dublin 2 and was completed in October 2017 for Dublin City Council.

Dublin City Council set out a vision for Charlemont of a new, vibrant neighbourhood creating a high quality sustainable residential environment. This project delivers fully on this vision creating an exceptional mixed use and mixed tenure neighbourhood integrated into the social, economic and physical fabric of the city.



The complex also features a private courtyard and play area for residents. All remaining residents of Tom Kelly Road flats, some of whom have lived there since they opened in 1969, will move to new and upgraded homes.

Installation of all mechanical works including Underfloor heating, installation of a Centralised Boiler House, Heat Interface Units, 2no Gas Fired CHP Units, Heat Recovery Ventilation, LPHW Heating System, with PrePago Payment System, Cooling System, Water, Waste, Ventilation & BMS Controls.



All 79 new homes achieved an overall BER rating of "A2". Overall these standards exceed the current building regulation requirements. 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, with occupation for tenant's pre-Christmas.