

# Constitution Hill Regeneration Project Summary

(For Information Only)

Proposed redevelopment of Constitution Hill flats and associated external works situated  
at Constitution Hill, Dublin 7

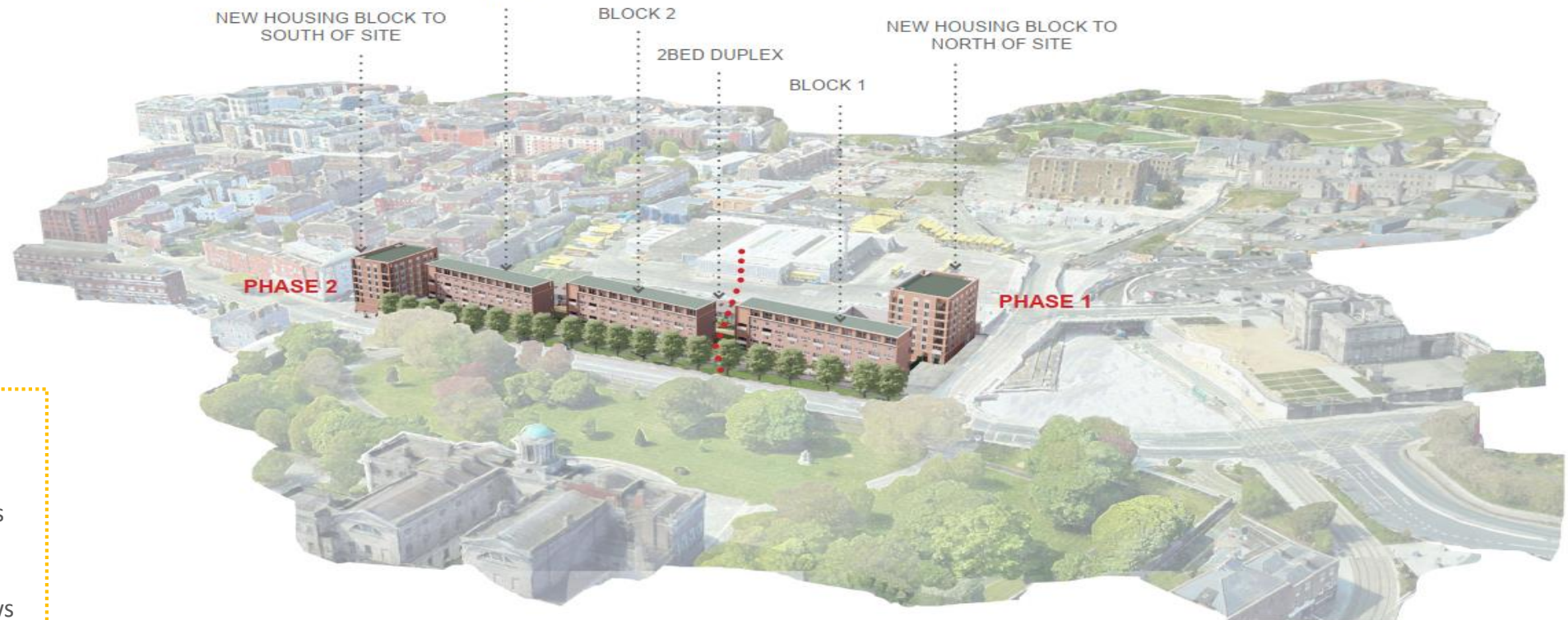
Notification of initiation under Part 8 Planning and Development Regulations 2001  
Central Area Committee 8<sup>th</sup> November 2022

# Constitution Hill Today





# Constitution Hill: Project Timeline



## New Constitution Hill

### 124 Homes

- 42 - 1 bed apartments
- 54 - 2 bed apartments
- 18 - 3 bed apartments
- 10 - 2 bed duplex mews

# Proposed Amenity & Outdoor Spaces



PROPOSED VIEW OF GARDEN WITH PLAY SPACE



PROPOSED VIEW OF OPEN SPACE



PROPOSED VIEW OF KICK ABOUT SPACE



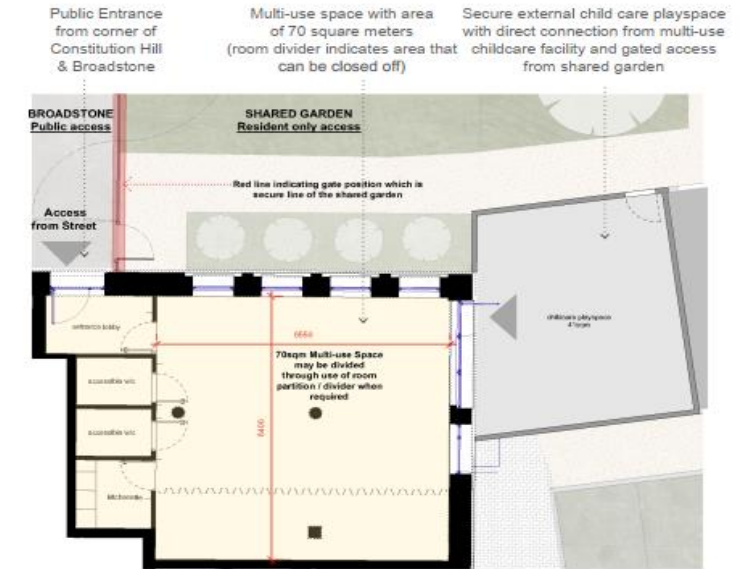
PROPOSED CONCEPT FOR GARDEN DESIGN



# Multi-Use Childcare Space



PROPOSED INTERNAL VIEW OF MULTI-USE CHILDCARE SPACE



PROPOSED PLAN LAYOUT OF MULTI-USE CHILDCARE SPACE



PROPOSED VIEW OF ENTRANCE FROM BROADSTONE



# Proposed New Housing Blocks



PROPOSED VIEW OF SOUTH BLOCK



CONCEPT VIEW OF NORTH BLOCK



CONCEPT VIEW OF GARDEN TO REAR





# Proposed 2 Bedroom Duplex Mews



PROPOSED VIEW OF PATHWAY TO DUPLEX DWELLINGS

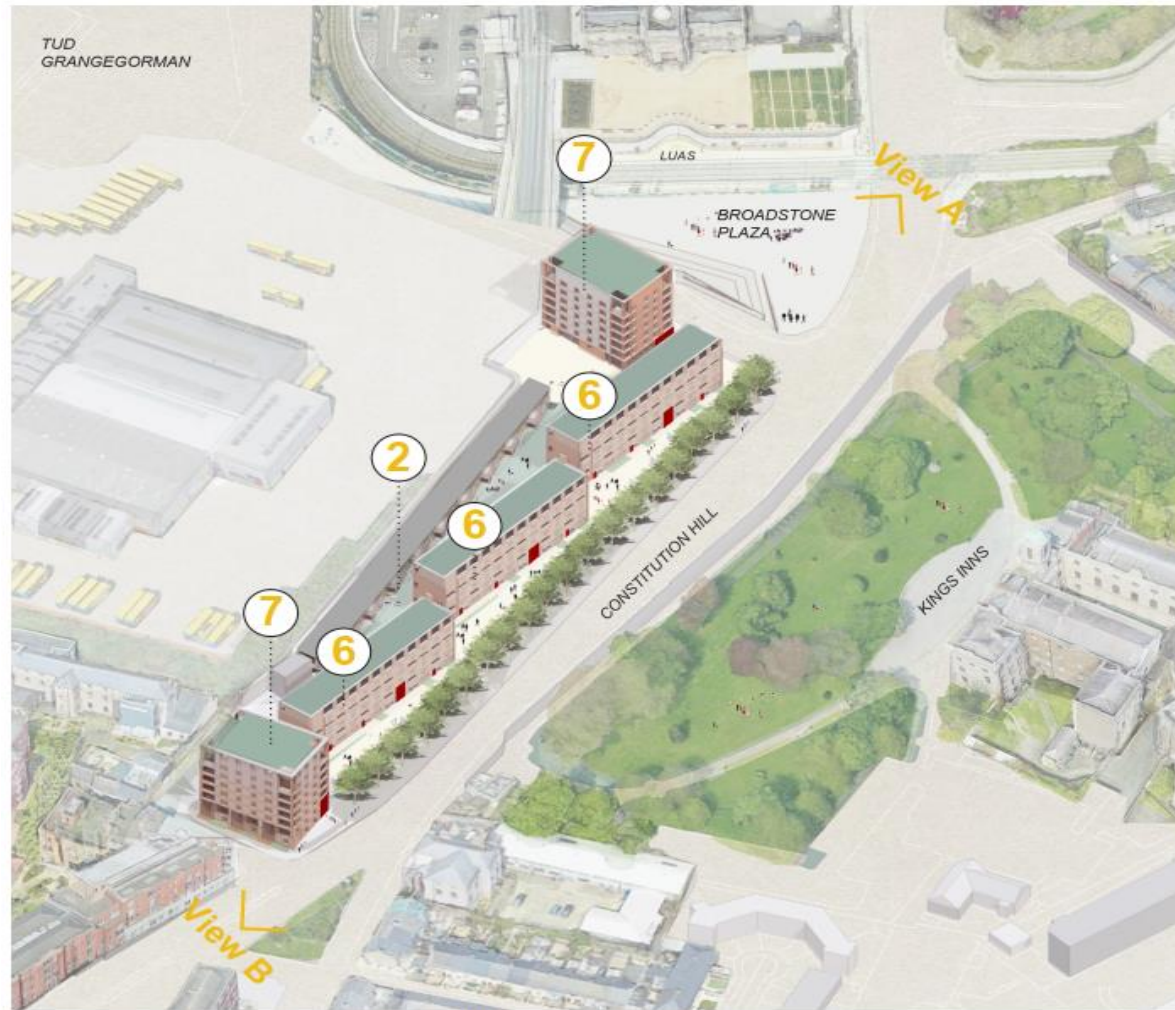


PROPOSED VIEW OF DUPLEX HOMES





# Proposed Scheme Heights



PROPOSED AERIAL VIEW SHOWING BUILDING HEIGHTS



View A: PROPOSED VIEW FROM NORTH



View B: PROPOSED VIEW FROM SOUTH





# Design Strategies

## Sustainability Strategy:

- All homes to achieve Home Performance Index (HPI) certification, meeting high sustainability credentials
- The proposed housing scheme is being evaluated by a full Life Cycle Analysis that informs a low environmental impact design

## Energy Strategy:

- The proposed development is fossil fuel free
- All heating will be by renewable energy using air to water heat pumps to provide heating and hot water
- All homes will meet a minimum B2 BER rating

## Sustainable Urban Drainage (SuDS):

- The proposal implements SuDS to reduce the need for an attenuation tank leaving more area for amenity space
- SuDS features include green and blue roofs, as well as rain gardens and planter boxes
- For open areas, a mix of swales and dry detention basins will be provided, along with reinforced grass and porous paving

## Daylight & Sunlight:

- 97% of all homes will have dual aspect to maximise daylight and sunlight
- All homes will have a private balcony amenity space
- All windows will be triple glazed

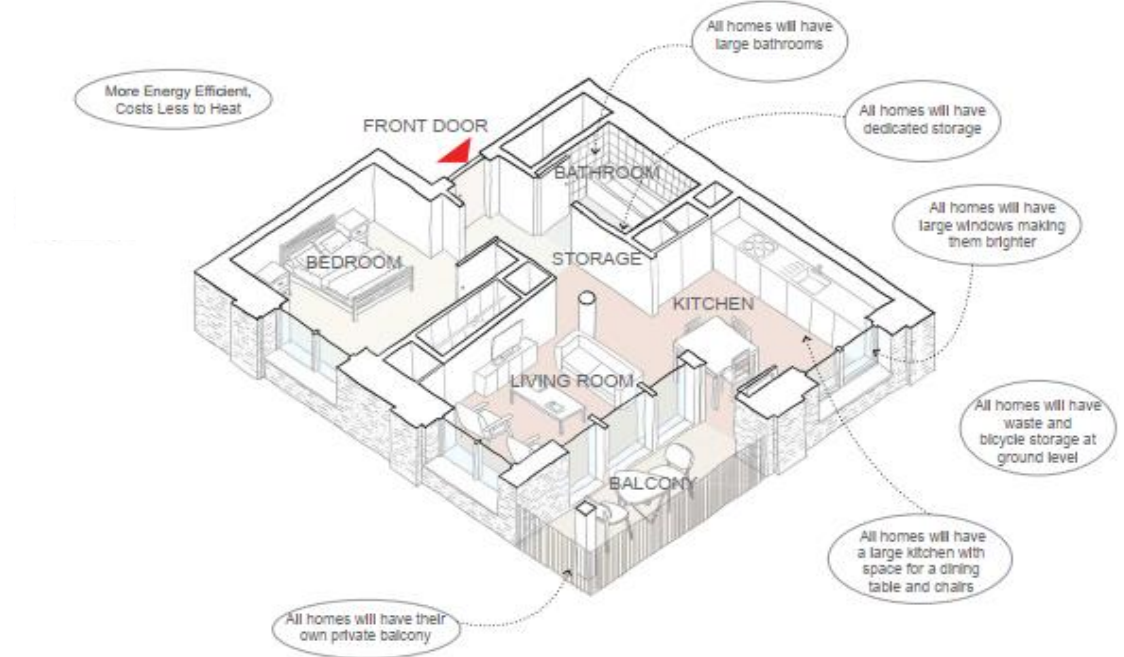


# Indicative 1 Bedroom Home Layout



PROPOSED VIEW OF KITCHEN

New 1Bed apartment area: 50sqm





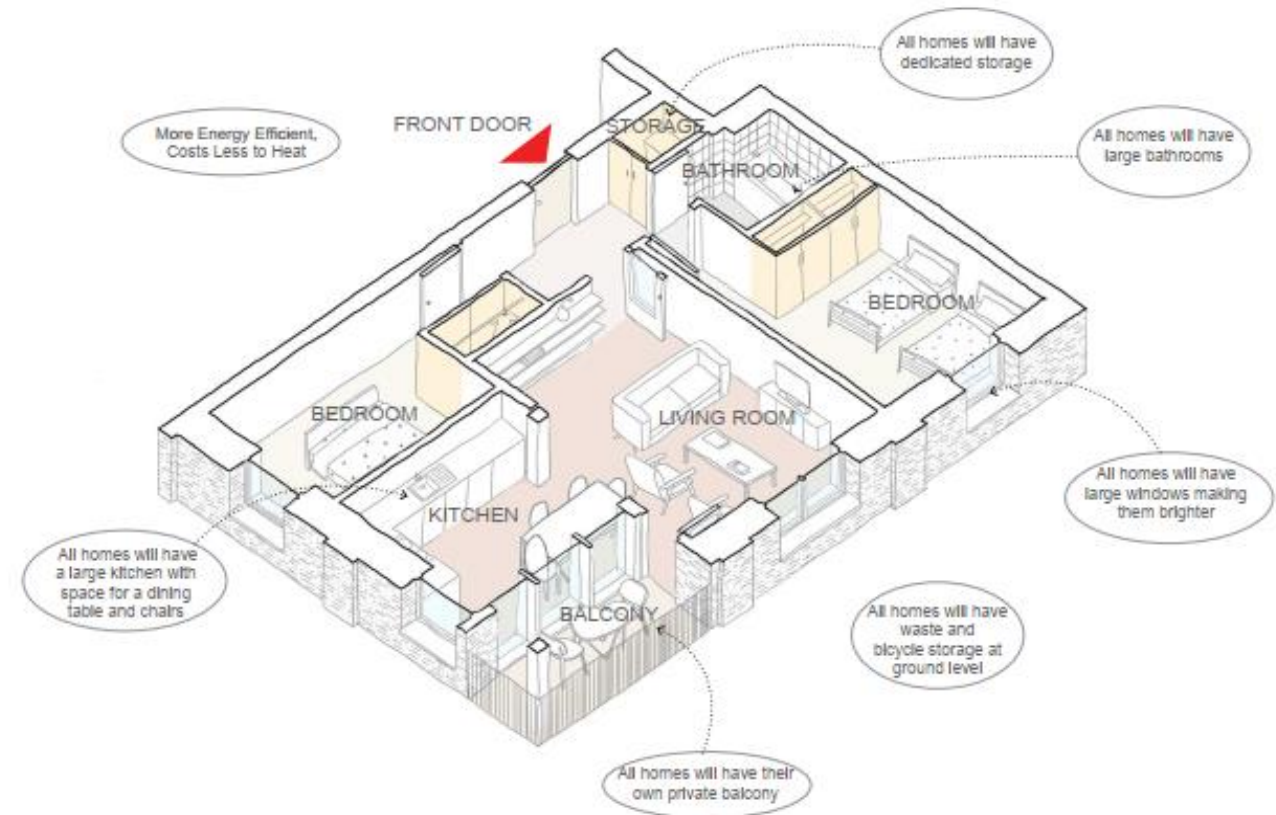
# Indicative 2 Bedroom Home Layout



PROPOSED VIEW OF LIVING AREA

Existing 2Bed flat area = 50sqm

New 2Bed apartment area = 73sqm



# Indicative 3 Bedroom Home Layout



PROPOSED VIEW OF WIDENED DECK ACCESS

Existing 3Bed flat area = 73sqm

New 3Bed apartment area = 90sqm

