



Key Data:

Value: €19,800,000

Building Type:
Commercial

Programme Duration:
24 months

Following the relocation of the Irish Times to a new building on Tara Street, P. Elliott purchased the former offices on D'Olier and Fleet Street, Dublin 2. The project comprises the demolition and redevelopment of buildings along Fleet Street and the construction of a large atrium connecting the original listed buildings with a new structure facing Fleet Street. The project also allows for the retention of listed buildings and shopfronts along D'Olier Street. Works to the listed building included repointing of brick and stone works and specialist cleaning of same.

The gross floor area of the development is 8,427 m² (90,707 ft²) of which 2,309 m² (24,854 ft²) is retained floor space and 6,118 m² (65,854 ft²) is new floor space.

The development houses a mix of commercial, retail, restaurant and high-end residential units. Given its history and location, this scheme is a flagship project. It also demonstrates the Elliott Groups staff members company's ability to deliver a complex city-centre construction project on a restricted site, while working on and adjacent to protected structures.

This project received a BREAAAM Excellent rating

Site Location: D'Olier St & Fleet St, Dublin 2	Proportion of Project Undertaken: All	Scale: 8,427 m ²
Procurement:	Status: Completed	Tender entity: Elliott Group
Start Date: April 2008	End Date: April 2010	Handover Date: April 2010
Date of issue of Defects Certs: April 2011	Date of Substantial: April 2010	
Role of Company in delivery of Project: Main Building Contractor	Architect: HKR Architects Quantity Surveyor: Gardiner & Theobald M&E Engineer: RN Murphy Consulting Engineers Civil Engineer: Barret Mahony Consulting Engineers	Contracting Authority: Veba Ltd