

Maldron Hotel, Phase I & II

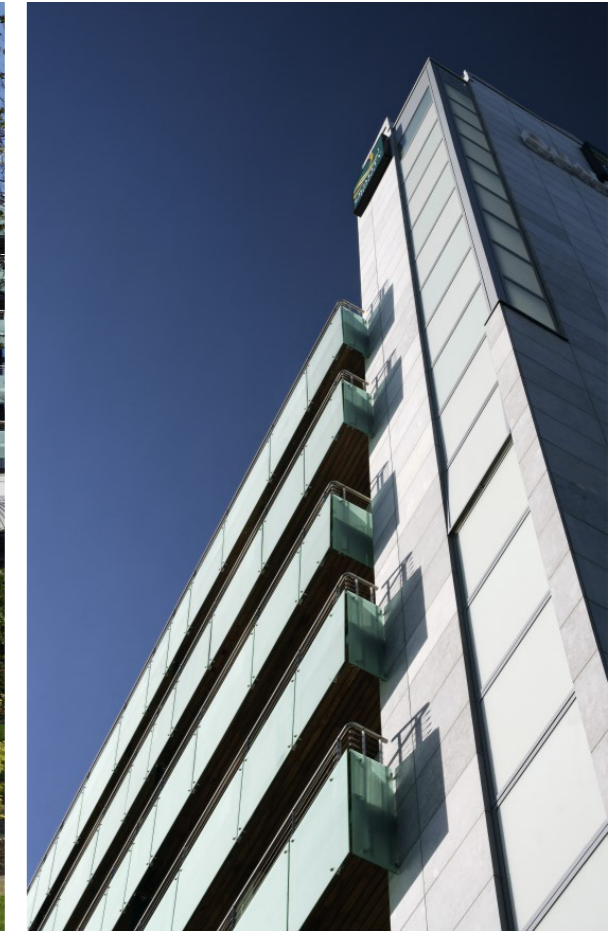
Cardiff Lane, Dublin

Maldron Hotel comprises a 10,700 square metre Hotel & Leisure facility, operated by the Clarion Hotel Group and is located on Cardiff Lane by the River Liffey. The Hotel has 211 bed-rooms on 7 floors, over ground floor and lower ground floor public areas. The facilities include a leisure centre with a 20 metre swimming pool, treatment rooms and conference rooms.

The reception area is a double height space with Jura Limestone flooring and a stone clad reception desk. Black Limestone cladding and steel clad columns emphasise the hotel entrance. The external facades are a combination of glass and granite giving the hotel a superb front elevation facing the river and the Irish Financial Services Centre.

It is interesting to note that this site required a substantial amount of enabling works prior to the main construction works i.e. ground retention and improvement, decontamination in line with EPA guidelines and licence. Construction was carried out under a modified form of R.I.A.I. contract without quantities. The project ran to a fast-track construction programme utilising pre-fabricated concrete wall and floor slabs and bathroom pods for the bedrooms. The project is a fine example of the Elliott Group's core management teams and staffs ability to deliver high-quality city centre projects on time and within budget.

Phase 2 consists of the construction of 90 new bedrooms attached to the existing front block of the hotel with commercial/retail units on the ground and lower ground levels. Our staff at the Elliott Group were involved from the inception stage to the commissioning and handover stage.



Client:	Gillece Investments
Value:	Ph1: €38 million / Ph2: €10 million
Size:	5,800 m ²
Duration:	Phase 1: April 2004 / Phase 2: April 2007
Architect:	Grainne Mallon & Associates
QS	AV Cooney & Company

