



Elliott Group | Fit Out Division

Heritage



Almost one hundred years ago, Patrick Elliott, a gifted stone mason, along with his wife Alice, a capable and strong administrator, established the first Elliott Group construction company in the midlands of Ireland. A formidable team, they established the business while raising 12 children.

In an industry that is ever-evolving, the company remains a traditional, family-run, hands-on business, with five office locations across the UK and Ireland.

Since our company was founded, much has changed, however one thing remains the same: a commitment to quality, reliability, and master craftsmanship.



Patrick Elliott, 1927



One of Ireland's leading construction and fit out companies, delivering a hands-on, first-class service, to ensure the highest standards are achieved on every project.



A turnkey service provider, specialising in turnkey fit out projects for the end user in the residential and hotel sectors.



An intelligent recruitment service, delivering excellence and customer satisfaction for professionals.

Introduction



Darragh is a graduate of the Limerick Institute of Technology holding a Bachelor of Science in Construction Economics.

In the past, Darragh held the role of Director of UK operations with P. Elliott & Co Ltd. He has comprehensive experience in a broad variety of project types, including Residential, Healthcare, Educational, Commercial, Leisure, Retail & Civil Engineering Works.

Darragh's professional and hands-on approach has ensured that all projects have been delivered to the highest standards and on target with an exemplary safety standard and safety record that has been delivered time and time again.

Darragh Elliott | CEO ROI



Noel has over 27 years of experience in the construction industry in Ireland and the UK and has a reputation for delivering for clients and design teams requirements on each and every project he is involved in.

The ethos that Noel has adopted and instilled in his team is reputation driven and the company, its clients and by extension, the project is always put first.

Noel's core role is to lead the company from initial business development to estimating, commercial management and to oversee the execution at the steering level on all projects.

Noel Elliott | CEO UK

Construction is a tradition in the Elliott Family which dates back to 1927. Three generations later our people pride themselves on delivering a first class service to ensure the highest standards are achieved on your Project. Experience, loyalty and commitment are the key ingredients for our success. Whilst never forgetting our roots, we embrace new technologies to drive value, efficiency and quality for our Clients.



Turnover

Financials

Group Figures

2025*
€365M

2024
€310M

2023
€215M

Net Assets

Group Figures

2025*
€36M

2024
€30M

2023
€20M

Insurances

Group Figures

Employers Liability
€13M

Public Liability
€13M

Professional Indemnity
€20M

**CONTRACTORS
ALL RISK**

ANY ONE CLAIM
(AND IN THE AGGREGATE)

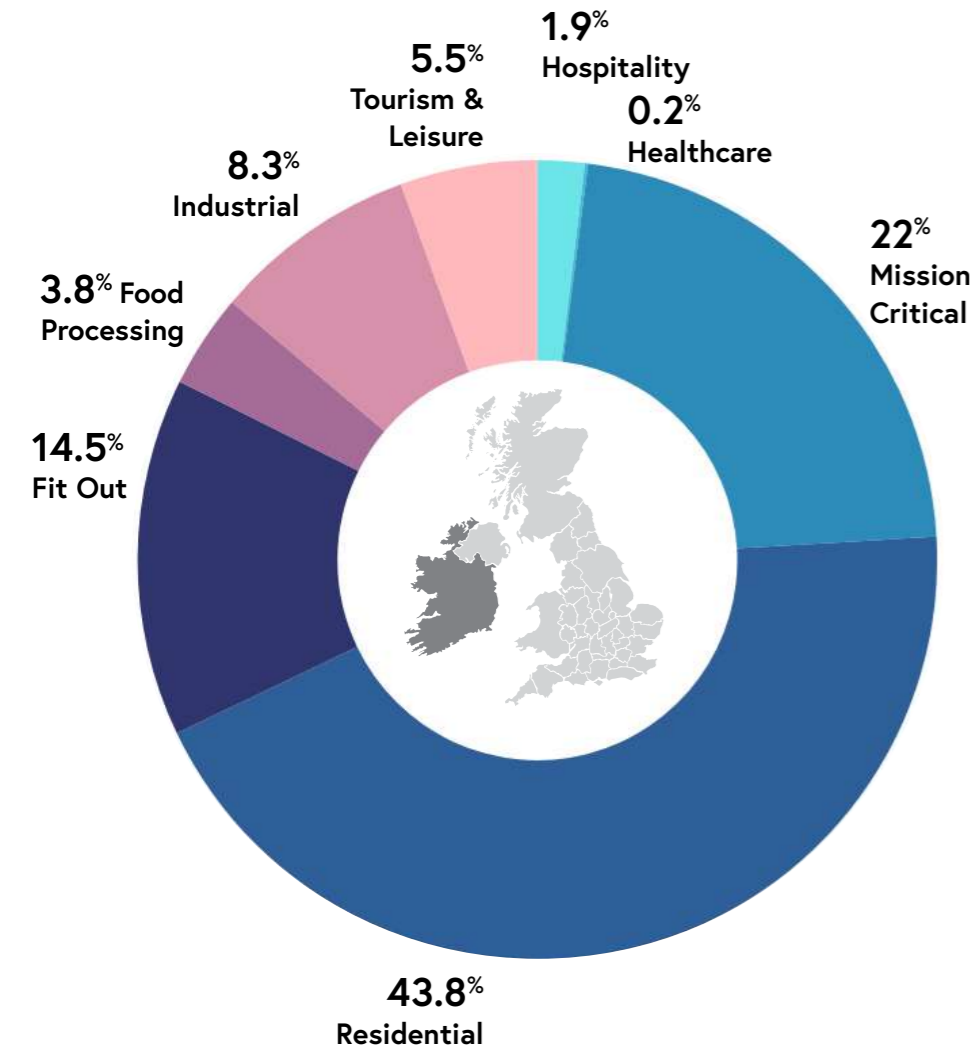
Bonding Capacity

Available Capacity €25m

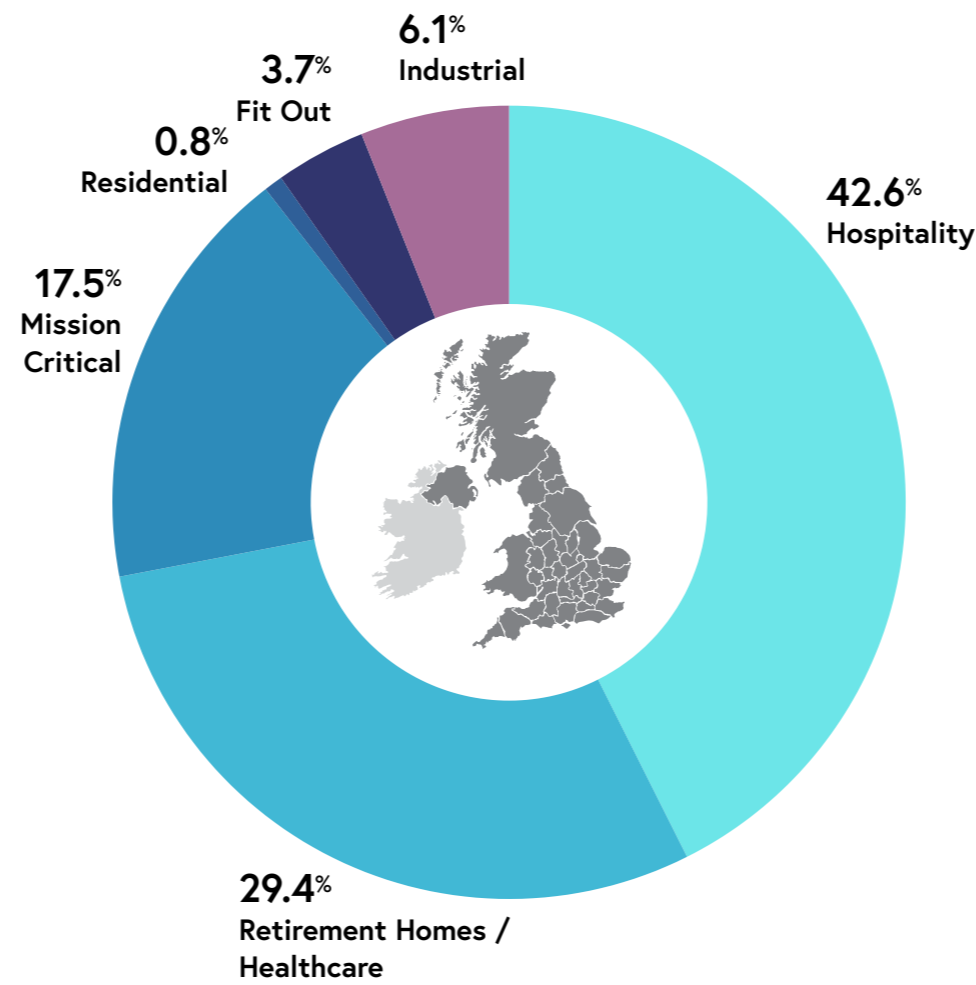


Industry Sectors 2024

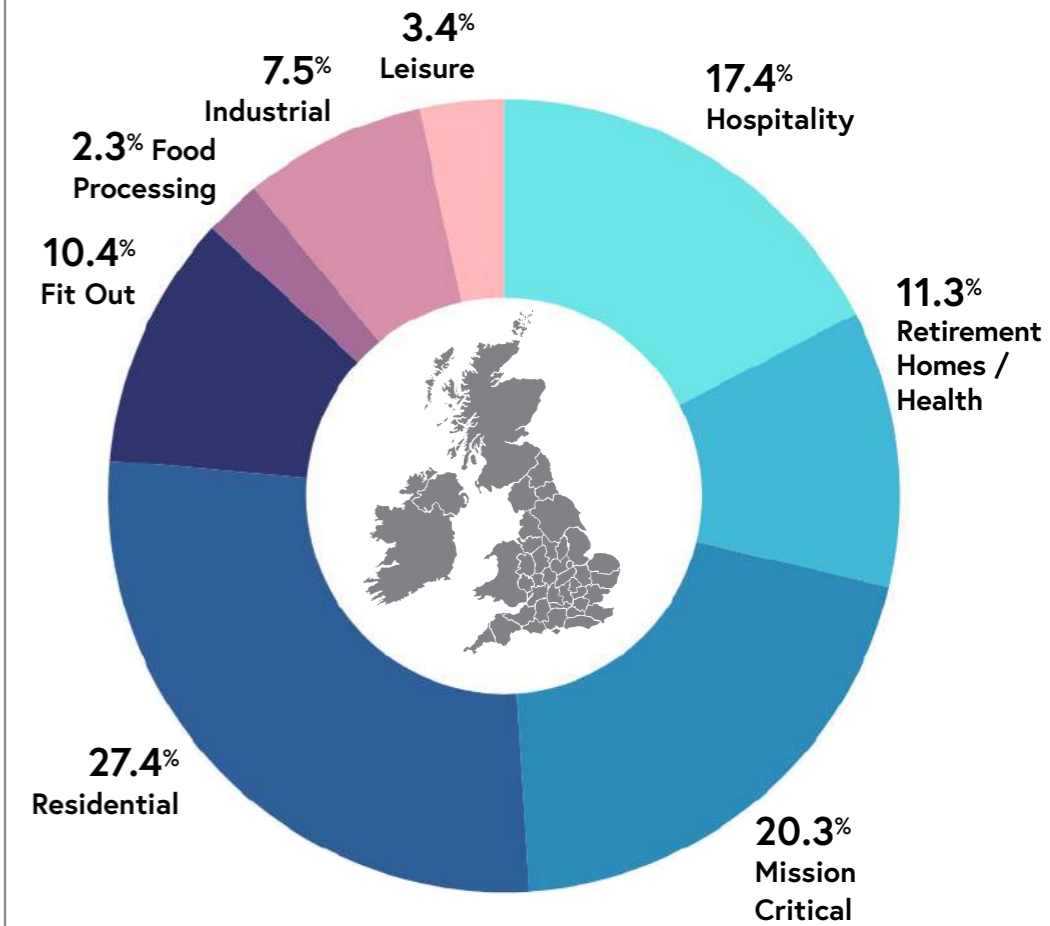
Republic of Ireland Turnover 2024
€191m



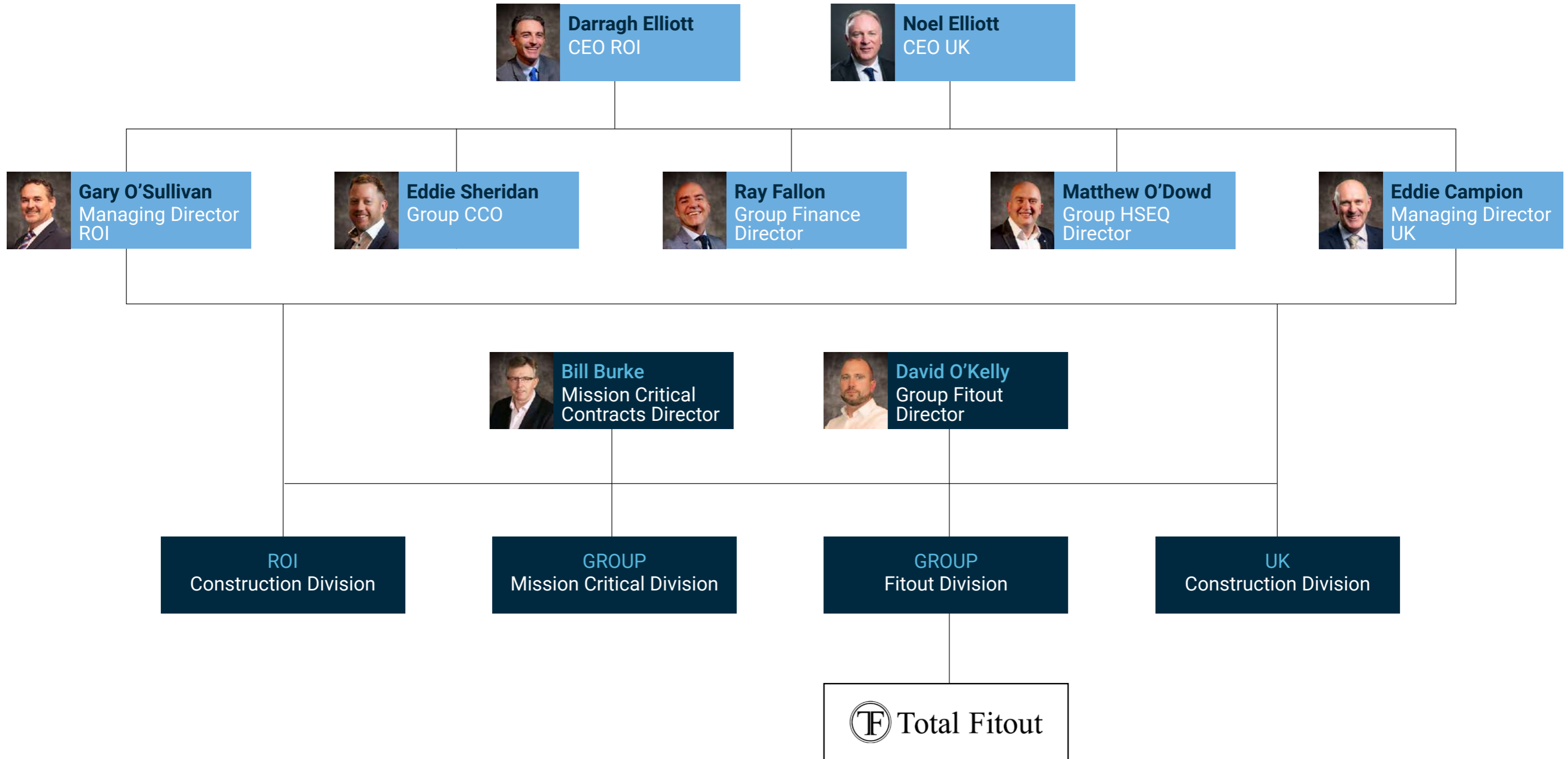
United Kingdom Turnover 2024
£99m (€119m)



Group Turnover 2024
€310m



Elliott Group Company Structure



Leadership Team - ROI & UK



Darragh Elliott
CEO ROI



Noel Elliott
CEO UK



Ray Fallon
Group Finance
Director



Eddie Campion
Managing Director
UK



Eddie Sheridan
Group CCO



Gary O'Sullivan
Managing Director
ROI



Matthew O'Dowd
Group QHSE Director

A Tradition in Construction

The Elliott Group is a hands-on, third generation construction company, dedicated to improving the built environment.

We achieve this through our experienced, dedicated, tried and trusted team; using innovative technologies; adopting strong and supportive bonds; ensuring the sustainability of our business for our people, our partners and our clients.



Bill Burke
Contracts Director
Mission Critical



Padraig Britton
Commercial Director
UK



David Givney
Regional Director
London & South



Scott Blackburn
Regional Director
Midlands



Eamonn Duffy
Contracts Director,
London



Stuart Potter
Contracts Director,
London



David O'Kelly
Group Fit Out Director



Richard Sweeney
Contracts Director
ROI



Aaron Magee
Contracts Director
ROI



Alan Clarke
Contracts Director
ROI



Will Leahy
Contracts Director
ROI



Cathal Smith
Group Technical
Services Director

Fit Out Division



David O'Kelly
Group Fit Out Director



Cathal Smith
Group Technical
Services Director



Daniel Shanley
Technical Services
Manager



Marta Carroll
Interior Architect



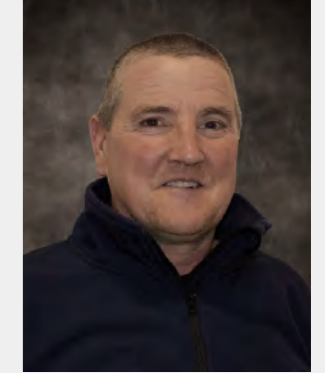
Conor Jordan
Project Manager



Brian Melia
Project Manager



Paul Grant
Site Manager



Des Kavanagh
Site Manager



Mark Burke
Site Manager



Ed O'Keefe
Site Foreman



Kevin Regan
Quantity Surveyor



Pat Masterson
Project Director



Laura McCooley
Environmental &
Quality Manager



Gerry McCaffrey
Group Head of
Procurement



Ronan Coleman
Estimating Manager



Eric Leonard
Group Preconstruction
& Planning Manager



Owen Walsh
Aftercare Manager



Eoghan Harris
BIM & Digital
Operations Manager



Les Browne
Virtual Design and
Construction Engineer



David Odell
Planning Manager



Tracey Mackie
Accounts Manager



Derek McConnon
I.T. & Systems
Manager



Claire Galligan
Marketing Manager

LEED | Elliott Group Personnel Experience



Hubspot, Dublin
16,000 sq.ft.






Oracle Block A, Dublin
110,000 sq.ft.





AerCap, HQ
70,000 sq.ft.





Mastercard, Dublin
107,000 sq.ft.





Autodesk Phase 1&2, 1 Windmill Lane, Dublin
45,000 sq.ft.






Google, Watermarque Office, Dublin
€7,500,000




Hubspot **LEED Platinum**

David O'Kelly, Project Manager

Oracle Block A **LEED Platinum**

David O'Kelly, Project Manager

AerCap HQ **LEED Platinum**

Gary O'Sullivan, Construction Director

Mastercard **LEED Platinum**

Eoghan Harris, BIM Manager

Autodesk **LEED Platinum**

Dan Shanley, M&E Manager

Eoghan Harris, BIM Manager

Google **LEED Platinum**

Dan Shanley, M&E Manager



David O'Kelly Group Fit Out Director

Qualifications

- CIF/CIOB Site Management
- Carpenter/Joiner Certificate, DIT Bolton St.
- Roof and Wall Cladding Certification
- ESA safety education & training - safety rep.

Industry Experience

20 years



In any project, be it Spencer Place, JTI or Hubspot, I've found that exceeding expectations is not just a goal but a testament to the meticulous planning, clear communication, and dedicated teamwork that define our approach.



With over 20 years experience in the Construction and Fit Out industry, David has a diverse range of skills in managing new build, refurbishment, and fast track fit-out projects. Throughout his career, he has gained a broad range of experience in building construction and building fit-outs.

David's excellent communication, leadership, and interpersonal skills enable him to bring any design concept to life and ensure complete client satisfaction. His careful consideration and attention to standards has proven effective in achieving LEED certification. He has been involved in construction, both in contracting and management since 1999. His experience is rooted in pharmaceutical, modular, commercial, and government development.

He has extensive first-hand experience with a variety of fit-outs including Elavon Bank, J.P Morgan, Spencer Place, Oracle Block A, and HubSpot. His commitment to excellence and precise approach to contract management have consistently ensured the seamless execution of this high-profile projects.

KEY SKILLS FOR YOUR PROJECT

- Ultimate responsibility for delivery of project
- Ensure Health & Safety objectives are adhered to
- Ensure project is properly resourced
- Overall Management of Design & Build Team
- Support each project team to achieve the required quality, cost and program
- Overall Management of Design & Build Team
- Relationship management - interface with principal representatives from the client team from appointment and for the duration of contract
- Assist the commercial teams to produce scopes for each contractor package
- Work closely with stakeholders in matters requiring issue resolution



Spencer Place, North Dock, Dublin



Oracle Block A, Dublin

110,000 sq.ft.



Croke Park

63,615 sq.ft.



Hubspot, Dublin

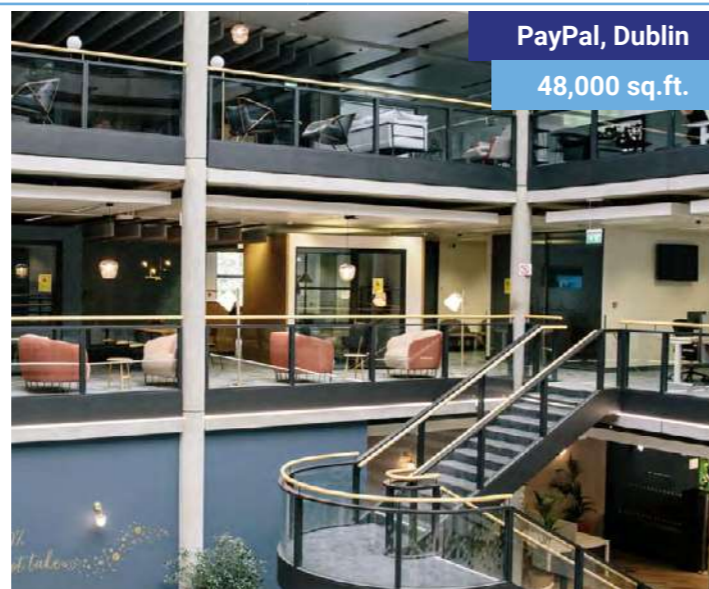
16,000 sq.ft.





David O'Kelly Group Fit Out Director

Oracle Block A , Eastpoint Business Park, Dublin	€24,000,000
Hubspot , 1 Sir John Rogerson's Quay, Dublin Docklands, Dublin	€12,000,000
Croke Park , Cusack Stand Redevelopment, Dublin	€12,000,000
Elavon Bank , Cherrywood, Dublin	€11,000,000
PayPal , Ballycoolin, Dublin	€7,500,000
BNY Mellon , One Dockland Central, Dublin	€3,000,000
J.P Morgan , Hammersmith, London	€5,000,000
Spencer Place , North Dock, Dublin	€5,000,000
Royal College of Surgeons , 123 St Stephen's Green, Dublin	€3,500,000
Wells Fargo , Harbourmaster Place, Dublin	€2,500,000
JTI Offices , Citywest Business Campus, Dublin	€1,200,000



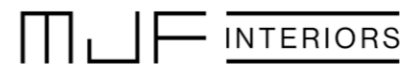
Clients

With a legacy spanning nearly a century in the construction and fitout industry, we've forged enduring partnerships across Ireland and the UK.

Our team thrives on delivering bespoke solutions for diverse projects, ensuring each space reflects excellence in craftsmanship and client satisfaction. From concept to completion, we uphold the highest standards of quality and service, exceeding expectations with every transformation.



Subcontractor Relationships





Preconstruction

Centralised Estimating for Risk Management

The majority of estimating is carried out by the team based at our headquarters in Cavan, Republic of Ireland, led by Ronan Coleman. While Stage 1 cost planning can be managed locally by regional teams, Stage 2 cost planning is conducted at headquarters to ensure comprehensive evaluation of commercial risks at the Board and Shareholder level. A detailed Bill of Quantities, supported by supply chain quotations, forms the cornerstone of any commercially successful project.

Comprehensive Preconstruction

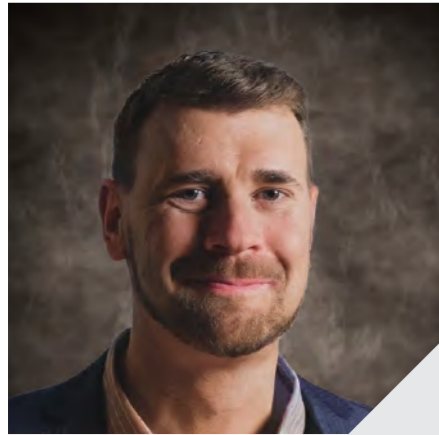
Our Preconstruction Department, under the leadership of Eric Leonard, ensures that all technical aspects of a project are thoroughly assessed. Prelim budgets and risk profiles are integrated into our commercial proposals, supported by in-house development of 4D sequencing and logistics plans to mitigate potential risks effectively.

Tender Sign-Off Process

All tenders undergo rigorous review and are formally approved by the company's Directors and Shareholders during a Tender Sign-Off Meeting. All team members collaborate, enabling the Directors to make informed decisions with a clear understanding of the risks and opportunities associated with the project.



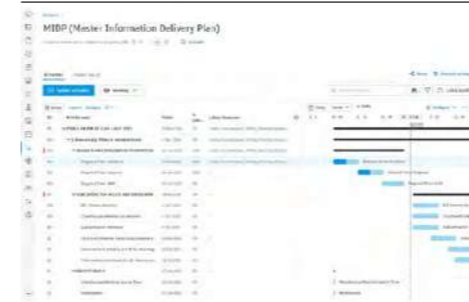
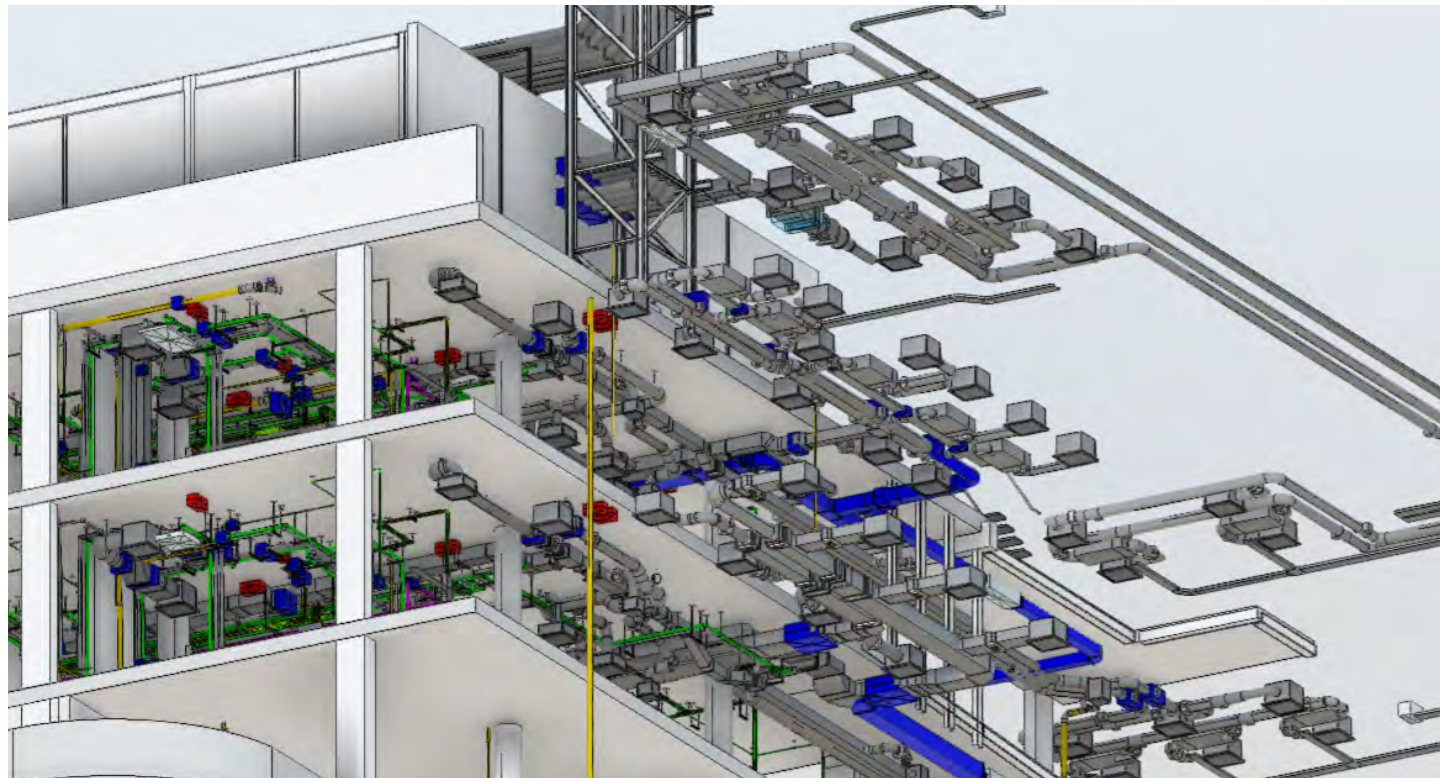
Building Information Management (BIM)



Eoghan Harris BIM & Digital Operations Manager

At Elliott Group, we are at the forefront of innovation in the construction industry, embracing cutting-edge digital technologies to enhance the efficiency, accuracy, and quality of our projects.

Our Digital Construction services, lead by BIM and Digital Operations Manager Eoghan Harris, are designed to streamline processes, reduce costs, and deliver superior results for our clients.



Integrated Programme Management

Our preconstruction team begins by developing a detailed Design, Procurement, Construction & Commissioning programme for your project.

Site teams are enabled with a mobile app to track milestones, better understand obstacles and recommend mitigation measures.



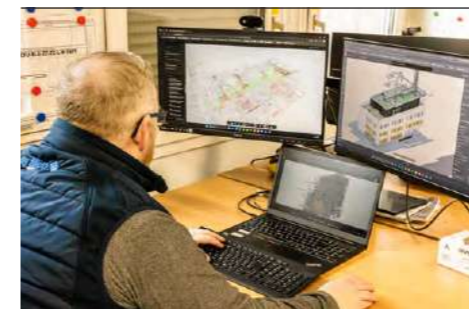
Common Data Environment

Our Common Data Environment powered by Procore drives collaborative project management with efficient capture of project correspondence and data. Stakeholders access real-time updates in a centralised format, ensuring ultimate visibility.



Building Information Management (BIM)

Elliott Group manages fully federated BIM models to identify clash detection, support cost and change management to streamline coordination. With a single source of truth, planning is more accurate and streamlined. The project is fully visualised, delays and errors are reduced or avoided, rework avoided, and changes monitored. This serves to improve productivity, efficiency, accountability, communication and occupational health and safety are all improved to achieve a higher quality output and better project.



Design Development

During preconstruction stage we will develop the design in conjunction with the Design Team. The design will take account of the construction methodology thus avoiding coordination issues on site between frame, envelope, M&E and finishes.



Cost & Risk Management

We develop an initial high level cost plan. Once agreed we will guide and manage the Preconstruction process to ensure that the agreed budget is achieved. Once design has been brought to a stage 3 level, we will develop a detailed cost analysis along with value engineering proposals.



Health, Safety, Environmental and Quality



Matthew O'Dowd
Group HSEQ Director

Elliott Group's Zero Risk policy is a tangible statement to our clients, staff, subcontractors and third parties that we strive to operate on a zero risk in the key areas of Safety, Environmental, Quality and programme delivery.

As a company we measured ourselves by how we perform in these key areas.

Statistics correct as from 01/01/2025	2024	2023	2022
Hours Worked	2,200,000	1,900,000	1,400,000
Fatalities	0	0	0
Lost Time Injuries (LTI)	3	3	5
Lost Time Injury Frequency Rate	0.13	0.15	0.28
HSE/HSA Reportable Events	0	0	0
HSE/HSA Visits	2	4	5
HSE/HSA Prohibitions	0	0	0



NISO AWARDS

AWARDED SEVEN CONSECUTIVE NISO AWARDS. 2018 - 2024.



ISO STANDARDS

ISO CERTIFICATIONS FOR OCCUPATIONAL H&S, QUALITY MANAGEMENT AND ENVIRONMENTAL MANAGEMENT



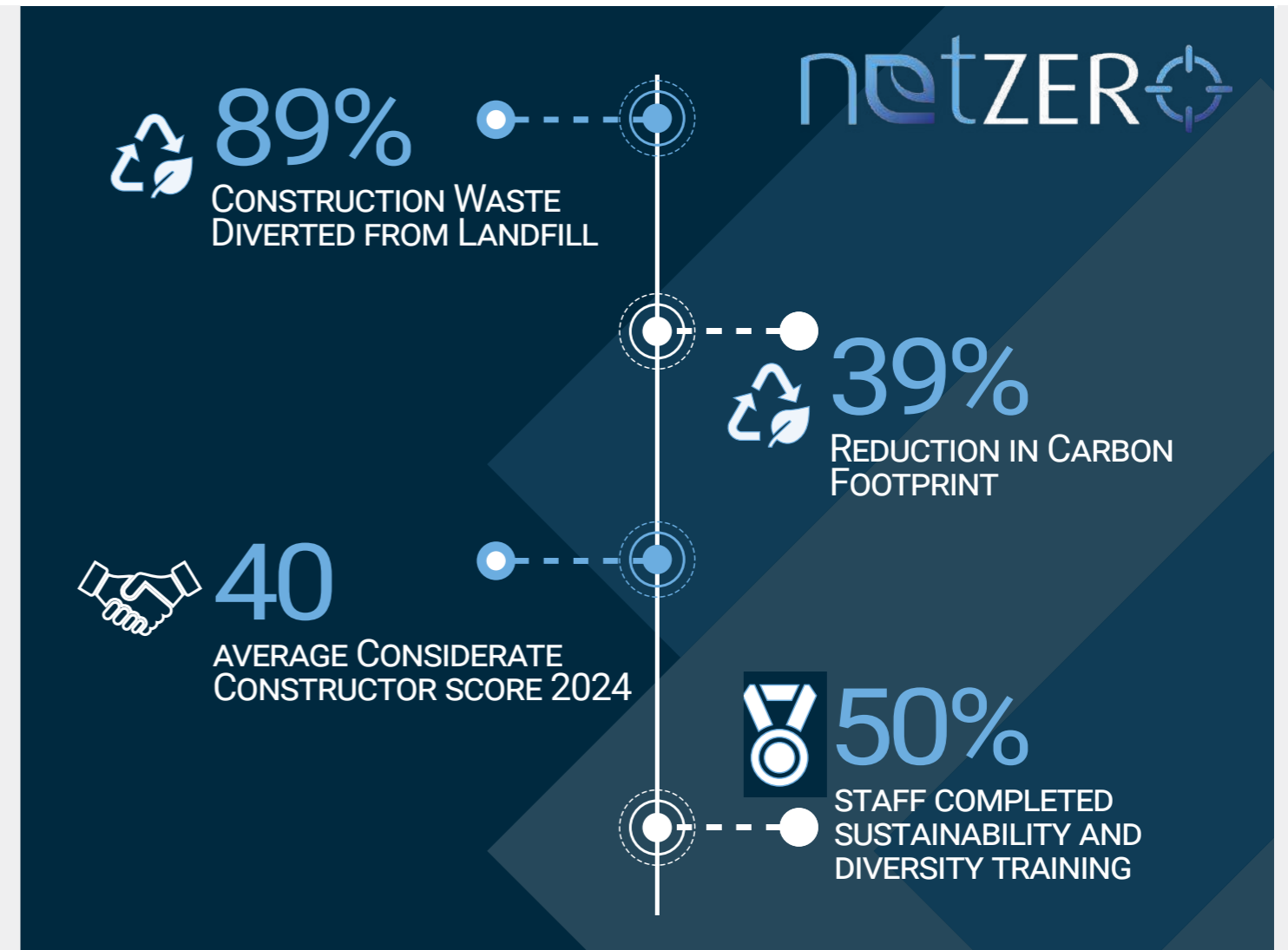
ROSPA AWARDS

GOLD AWARD IN THE ROSPA HEALTH AND SAFETY AWARDS 2024.



H&S MANAGEMENT

AWARDED HEALTH & SAFETY MANAGER OF THE YEAR 2021



Laura McCooley
Group Quality & Environmental Manager

Elliott Group are industry leaders in environmental stewardship and quality management, setting the benchmark for sustainable and innovative construction practices. Our department's mission aligns with Elliott Group's values of Safety, Quality, Innovation, and Responsibility, ensuring that we not only meet but exceed the expectations of our stakeholders.



Blue Planet Consulting

Project Management

Connecting our Teams to make Better Decisions, Faster.



Everything in one place.

Procore provides us with complete project visibility, housing all apps, documents and people in one accessible platform.

This allows us to efficiently access and manage;

Scan or Click QR code to view our Procore example video

-  Project Design
-  Project Programme
-  RFI Tracking
-  Quality & Snagging
-  Submittal Tracking
-  Health & Safety

Programming

Project programming through Asta Power Project to include all stages from preconstruction to handover.

Procore

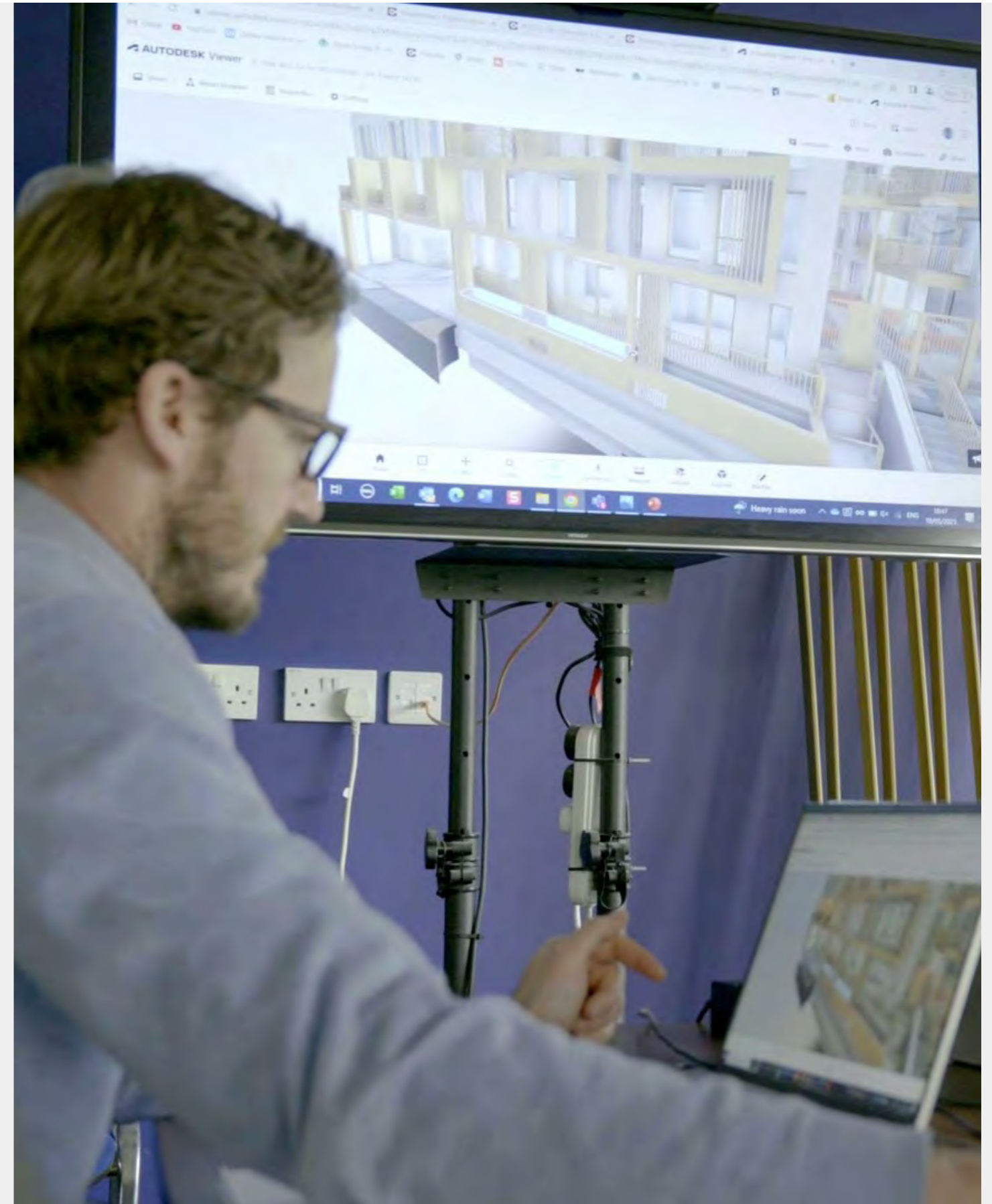
Procore programme application is used for full transparency and efficiency across the project team. Access to live information across sites and offices.

Reporting

Weekly progress reports extracted from live Procore dashboard, presented to site and design teams for discussion.

Plot Grid

Heatmap system developed, Plot Grid, maintained by our Contracts Manager to align to programme dates.



Procurement



Gerry McCaffrey Group Procurement Manager

At Elliott Group, our procurement team revolves around fostering sustainable relationships within our supply chain to ensure consistent high quality and value across every project and location.

Our dedicated procurement team operates with integrity and diligence, continuously striving to optimise procurement processes for maximum efficiency and effectiveness.

Elliott Group | Procurement

Elliott Group's Procurement Department, focus on quality and sustainability to guide our operations.

We carefully select suppliers, prioritising local sourcing. Our dedicated team collaborates closely with partners to ensure each procurement decision adds value. Building lasting relationships with suppliers and subcontractors, we consistently deliver projects to the highest standards.

Our approach sets the benchmark for excellence in procurement, delivering unparalleled quality and value across every project and location.

1 | Supply Chain Management

Our commitment to excellence begins with our supply chain. We've cultivated a sustainable and trusted network that consistently delivers the best value and quality.

2 | Procurement Management

Our procurement team serves as the cornerstone of our operations, collaborating closely with our supply chain partners to drive innovation and excellence in every aspect of our projects.

3 | Supplier Partnerships

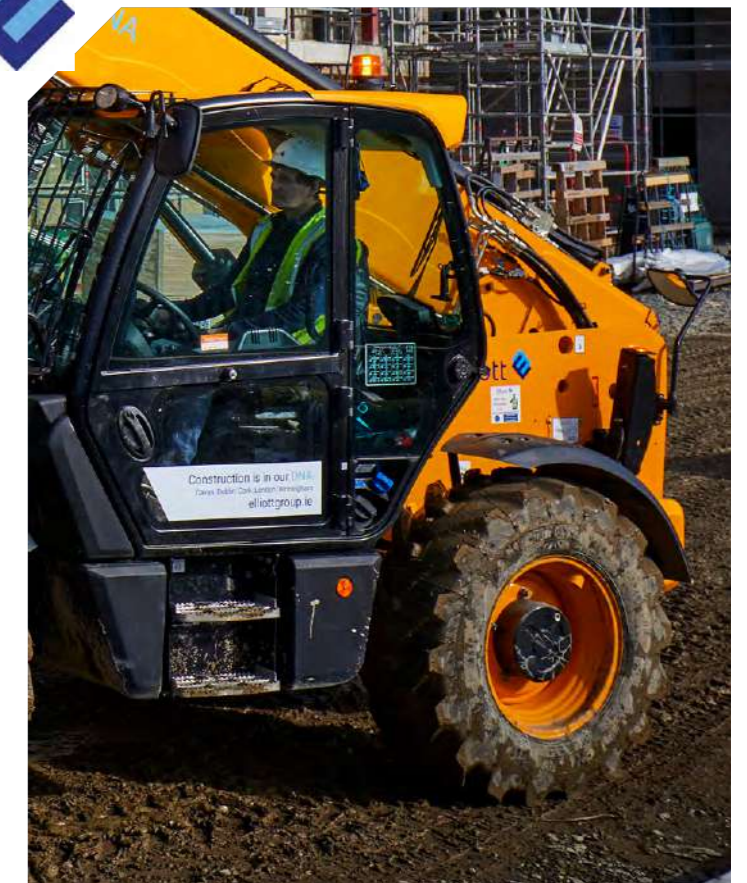
We take pride in our longstanding collaborations with key suppliers. As we continue to grow, we actively seek out new partnerships, enriching our supplier base and unlocking new opportunities for growth and innovation.

4 | Sub Contractor Partnerships

Large portfolio of trusted partners work seamlessly with us, consistently delivering projects to the highest standards across diverse regions.

5 | Local Support

By prioritising local employment and supporting regional suppliers, we create stronger ties within the communities where we operate for sustainable development and social responsibility.



Aftercare



Owen Walsh Aftercare

At Elliott Group, We recognise that one of the most critical stages in a project is when occupants move into a new building and have to settle into their new environment.

That's why we offer a dedicated Aftercare Division to support you during the early weeks of occupation. Our Aftercare Division provides a personal and immediate response service, offering in-person communication and assistance. The team will be on hand in the weeks before handover to ensure a thorough understanding of building operations and to liaise with the client and fit out teams.

Elliott Group | Aftercare Division

At Elliott Group, every project receives comprehensive Aftercare service and a 12-month Defect Liability plan. Weekly, a member of our Aftercare team will reach out to building management to address any snags or defects.

Our Aftercare team receives full support from both our Procurement and Construction/Fit Out teams, leveraging their wealth of experience and knowledge to swiftly and efficiently resolve any issues that arise.

We are dedicated to delivering a personal and professional service with direct communication and thoroughly documented processes and activities.

1 | Investigation

All potential snags or defects undergo a comprehensive investigation to determine their nature, whether they should be categorised as a snag or assigned to maintenance.

2 | Priority Allocation

Each snag is prioritized based on its nature, ensuring that the appropriate response and solution are provided efficiently.

3 | Expert Involvement

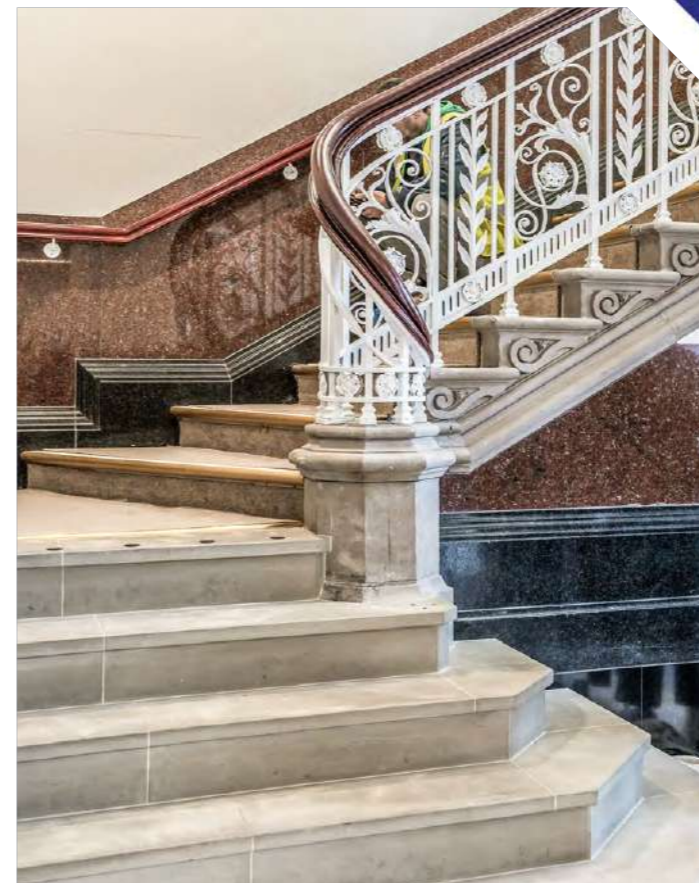
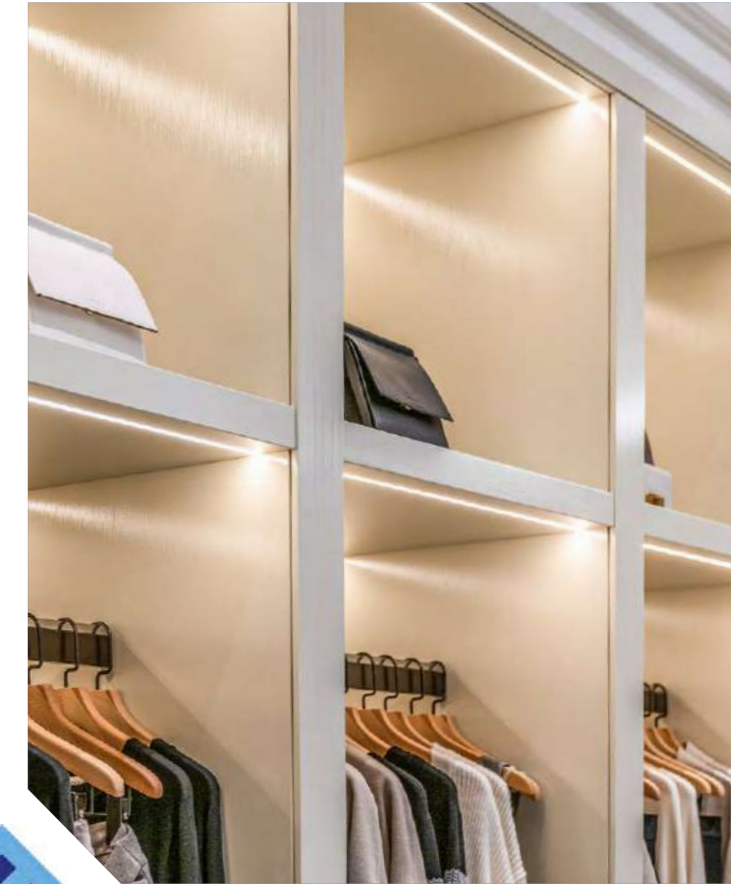
If our Aftercare team cannot resolve the issue personally, we leverage our trusted network to assign the appropriate subcontractor or specialist, guaranteeing expert assistance.

4 | Client Communication

We maintain transparent communication with the client's building management contact, providing regular updates on snag activity until resolution. All correspondence is meticulously documented for transparency.

5 | Proactive Approach

Regular review meetings, in addition to consistent contact, allow us to identify trends or patterns, enabling proactive resolution of snags and preventing future issues.



A structured process of investigation, prioritisation, expert involvement, transparent communication, and proactive review, ensures efficient resolution and client satisfaction

This proactive approach minimises disruptions, enhances project outcomes, and improves user experience.



Cusack Stand Refurbishment, Phase 1 | Croke Park

Jones' Road, Drumcondra, Dublin



The Cusack Stand Refurbishment project is a comprehensive renovation of the Cusack Stand's corporate facilities, aiming to enhance the overall experience for visitors and align the facilities with modern standards. The key aspects of this project include:

Upgrade of Corporate Boxes on Level 6:

This involved refurbishing the interior design and amenities to provide a more luxurious and comfortable experience for guests using these boxes.

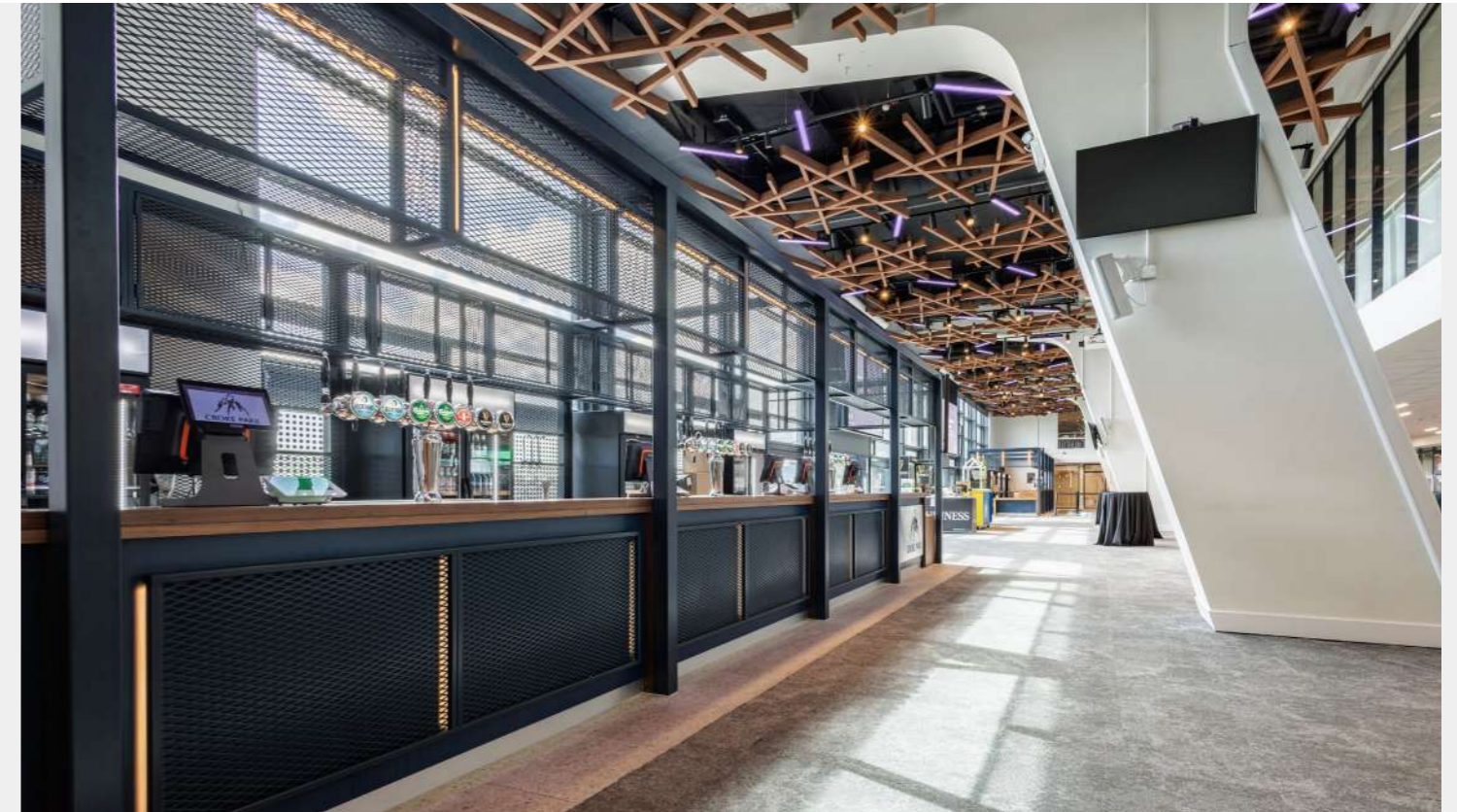
Renovation of Corporate Suites on Level 5: Similar to the corporate boxes, these suites have been modernized, with high-end furnishings and technology to cater to corporate events and meetings.

New Bar Facilities on Level 4:

The addition of new bar areas will cater to the refreshment needs of guests, possibly featuring modern design and a variety of offerings.

KEY FEATURES

- Glazed screens and folding walls
- Feature acoustics
- New Bars and Kitchens
- Corporate Meeting Rooms
- Featured Joinery Wall Paneling & Ceilings
- AV & Communications
- Client Direct Vendor Intergration
- Live Environment in a Public Setting
- New Corporate Toilets

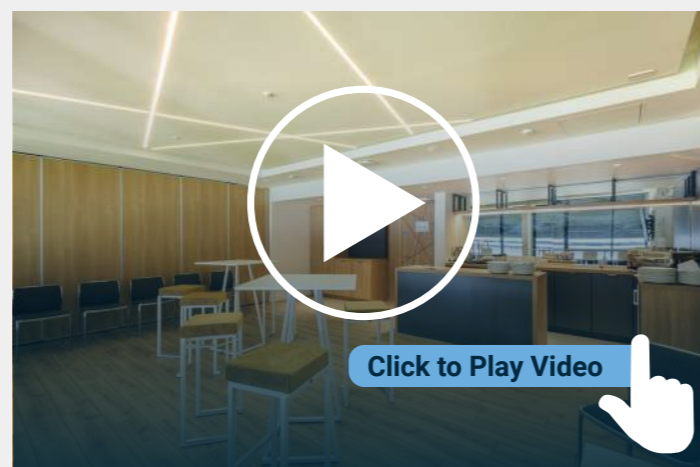


VALUE
€12,000,000

SIZE
63,615 sq.ft.

PROJECT TYPE
Private

DURATION
24 Weeks



Client:	GAA
Start Date:	February 2024
End Date:	July 2024
Structural Engineer:	Horgan Lynch
Architect:	SSA
Cost Consultant:	MG Mahon
Services Consultant:	Lawlers



Vhi 360 Healthcare Carrickmines, Dublin



The project comprises the Fit-Out of The Hamstead Building, Carrickmines, to provide a new VHI Health and Wellbeing Medical Centre. The works included demolitions, alterations and fit-out of an existing five-storey over basement building, including external works. The Hampstead Building of 5,405 sqm needed to be renovated from an office use facility. Works include the internal reconfiguration of all five no. floors to accommodate the pro-posed healthcare facility use.

At ground floor level, the works included an extension to the lobby by 14 sqm by removing the existing draught lobby and providing a glazed double-height entrance lobby. One of the significant challenges on this project was the construction and complicated installation of the MRI scanner at the 1st floor level.

At basement level, the works included reconfiguring the existing car park. The basement works included a new generator area of 27 sqm, an area for clinical waste of 16 sqm, an additional lift core that extends up through all floors.

KEY FEATURES

- MRI scanner at the 1st floor level
- Largest primary care unit in VHI portfolio
- Works executed during national Covid 19 lockdown



VALUE €15,000,000	SIZE 5,405 m ²
PROJECT TYPE PWC 4	DURATION 52 Weeks

Client:	Vhi Healthcare
Start Date:	December 2020
End Date:	October 2021
Cost Consultants:	Brendan Merry & Partners
Architect:	Moloney O'Beirne
Structural Engineer:	AURP
Services Consultant:	JV Tierney & Co



[Click to Play Video](#)



ICICLE

114 Grafton Street, Dublin



Icicle currently operates high-end outlets in Paris, and the new store in Dublin will be their first in Ireland. The Dublin store at 114 Grafton Street, a listed building, will follow the same interior design concept as the Paris stores while respecting the building's historic nature.

The project includes construction, design development, and commissioning of the new retail store. Work involves adapting the interior structure, removing escalators, adjusting floor levels, stripping and reinstalling floor finishes, constructing partitions, new joinery, refurbishing windows and signage, and preserving existing features and moldings.

Built heritage conservation aims to maintain the integrity of old structures while accommodating necessary changes. This involves respecting the original design, materials, and craftsmanship to ensure the buildings retain their authenticity and character.

KEY FEATURES

Listed building the preservation of its historical character was one of the core aspects of this project.

Introduction of the mechanical system without being on show

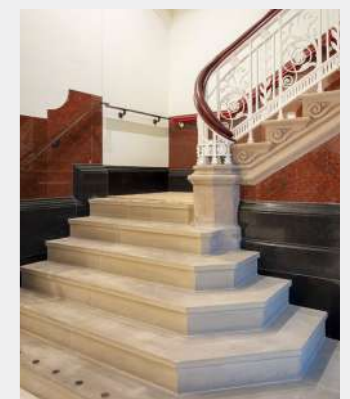
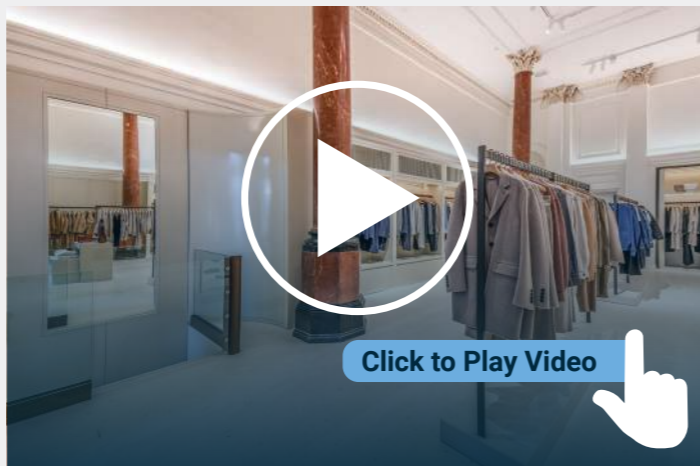
Several fire upgrade works requirements.

The building was subject to numerous floods in the basement which challenge the Design team in mitigating around these issues.



Client:	ICICLE
Start Date:	September 2023
End Date:	January 2024
PM & PQS	FESP
Architect:	Elliott Group
Services Consultant:	Mc Cauls
Fire Engineers & DAC	MSA
Conservation Arch	Jason Bolton

VALUE €2,500,000	SIZE 13,655 sq. ft.
PROJECT TYPE Private	DURATION 20 Weeks



JTI Offices

Citywest Business Campus, Dublin



This project involved the refurbishment to existing HQ offices as they prepared to deliver a dynamic and agile work environment in a highly sustainable manner that would welcome and encourage their team to return to the office. Innovation and sustainability were at the core of project.

As a D&B project, our in-house design team proposed a combination of different workstations, collaborative areas, and diverse meeting spaces designed for multi-functional use.

In-depth research of furniture and materials was carried out in parallel with intelligent mechanical solutions with a Panasonic VRF FCU system due to their energy saving performance along with the introduction of the naneoX Air Purification technology and cloud based software for off-site monitoring and operation.

KEY FEATURES

A full AV design compatible with their global specification of "Microsoft Teams Rooms"

Feature Joinery

Feature Acoustic Wall & Ceiling Paneling

Feature Furniture

M&E Upgrade and Reconfigure

Glazed Partitions

Sustainability



VALUE €1,200,000	SIZE 12,700 sq. ft.
PROJECT TYPE Private	DURATION 16 Weeks

Client:	JTI
Start Date:	August 2022
End Date:	November 2022
Project Manager	Elliott Group D&B
Architect:	Elliott Group D&B
Cost Consultant:	Elliott Group D&B
Services Consultant:	SEHA



Dunnes Stores

Point Village, Dublin



Elliott Group's Fit Out Division successfully completed the remarkable 5500 m2 fit-out project across two floors for the new Dunnes Stores in Point Village. The store, open in time for the festive season, introduces an enhanced retail space featuring a vibrant market deli, bakery, fishmonger, and a spacious new coffee shop, adding to the development's appeal.

This project consisted of a 5500 m2 fit-out across two floors of a new Dunnes Stores in Point Village, Dublin 2 which includes 3000 m2 of grocery space, 1000 m2 of staff BOH areas and 1500 m2 of new storage racking areas and common spaces.

The main features of the build were the installation of six travelators, two goods lifts, full customer facing and non-facing prep kitchens, eight produce coldrooms/freezer rooms, in-house bakery, sushi counter and customer café. The project was completed in over 16 weeks

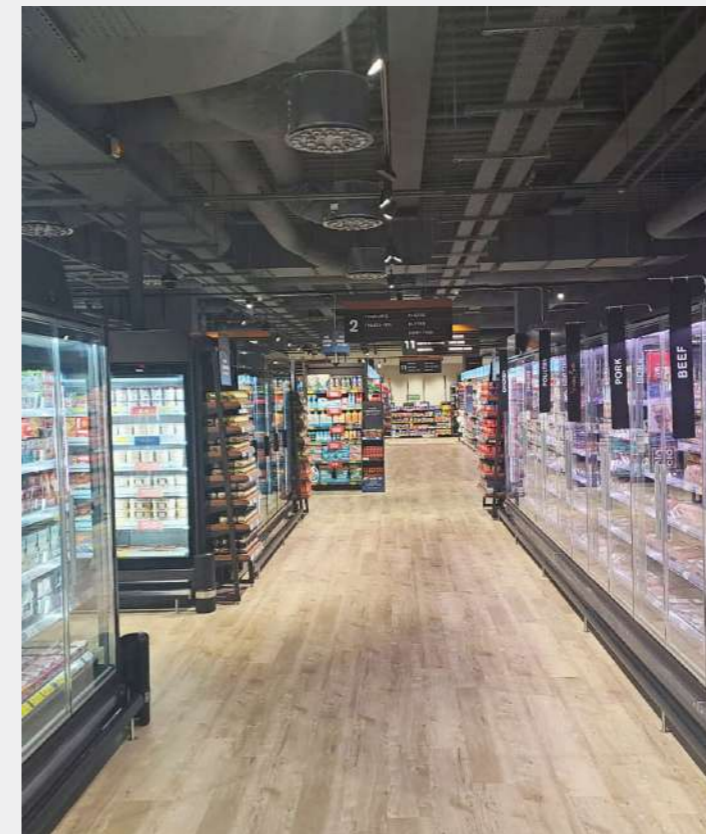
KEY FEATURES

- 45m mechanical services riser to provide ventilation and refrigeration
- Secondary structural steel were added throughout the project
- Completed Joinery
- Exposed M&E Services
- Escorlators and Lifts
- Customer café
- Security & IT



VALUE €7,500,000	SIZE 59,201 sq. ft.
PROJECT TYPE Private	DURATION 16 Weeks

Client:	Dunnes Stores
Start Date:	August 2023
End Date:	November 2023
PM & PQS	Dunnes Direct
Architect:	Kurger Lyons
Structural:	ORS
Services Consultant:	Lawler Consulting
Fire Engineers & DAC	MSA



Spencer Place

North Dock, Dublin

Elliott Group completed the fitout of 8 no. amenity spaces which included concierge reception, tasteful resident's lounge, thoughtfully designed co-working spaces, bookable fully equipped kitchen with pre-drinks room dining area, ultra modern gym and studio, comfortable and stylish luxury cinema room, games room, relaxing chill room.

Residents Lounge at top floor level with mixture seating areas together with spaces for casual working, tea and coffee facilities and regular resident focussed social events. Dedicated Residents Smartphone App capable of all forms of communication, room booking and fault reporting.

KEY FEATURES

Hotel Style Lobby Reception with Concierge Desk and space for meeting and waiting

Personal Post Boxes

BringMe Parcel Storage System

Electric Car Share Club

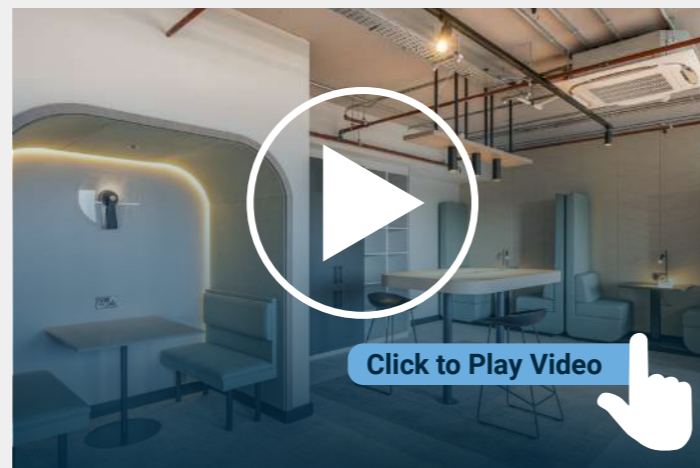
Dedicated Roof Garden Terrace with mixture of informal spaces and seating, trees and planting

Penthouse dedicated Residents Gym with Modern



VALUE €5,000,000	SIZE 44,000 sq. ft.
PROJECT TYPE Private	DURATION 18 Weeks

Client:	SPDC Devco North
Start Date:	September 2023
End Date:	January 2024
Project Manager	Ronan Group
Architect:	Millimetre Design
Cost Consultant:	Linesight
Services Consultant:	Axiseng
BCAR:	HJL



Premier Inn, Cork | Fit Out

11 Morrison's Quay, Cork City

The project consisted of the complete fit-out of a 187 bedroom hotel for Premier Inn on Morrisons Island in Cork City. Site access was restricted owing to its location within the city centre and detailed programming and logistics planning was required to facilitate the projects delivery.

It was a D&B project and the fit-out works had to be completed in line with Premier Inn's Brand Standard. To comply with the Brand Standard requirements a large portion of the fit-out materials were supplied by UK companies e.g. sanitary ware, carpets, ironmongery etc The hotel has a floor area of 6852m2 and is spread over 5 floor levels.

Elliott Group acted as Project Information Manager to prepare the BIM Execution Plan including the Common Data Environment processes, compliance with ISO19650 standards, team training, a BIM model management plan for co-ordination of the model and as built verification prior to handover.

KEY FEATURES

- Complete fit-out of 187 bedrooms including all fitted furniture.
- Installation of a fully serviced production kitchen
- Fit out of a dining area
- Fit out of reception area
- Fit out of staff area and storage rooms
- Installation of 2 lifts and 3 stairwells
- Internal courtyard area



VALUE
€29,000,000

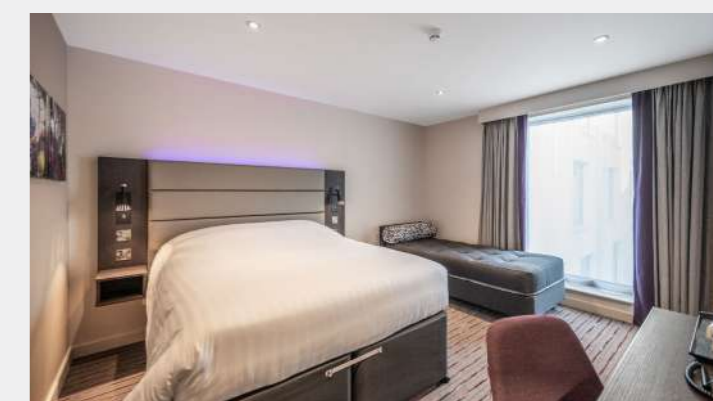
SIZE
187+ Bedrooms

PROJECT TYPE
Private

DURATION
79 Weeks



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Client:	Whitbread
Start Date:	Sept 2021
End Date:	Aug 2022
Structural Engineer:	MMOS
Architect:	MDO
Cost Consultant:	Buildcost
Services Consultant:	Renaissance

The Belfry | Live Project

Sutton Coldfield

The Belfry is an award-winning hotel and resort with 300+ luxury bedrooms, restaurants and bars, event and meeting spaces, a leisure club & spa. Their three golf courses, are recognised as world-class, having previously hosted The Ryder Cup and the British Masters.

Bedrooms

- + Full refurbishment of all 270 bedrooms and associated corridors

Leisure Centre

- + Leisure Pool with 40m slide & 25m Lap Pool
- + Spa Pools, Sports Hall & Gymnasium
- + Fitness Studios
- + Leisure Centre Café

Reception Lobby

- + Additional reception desks
- + New concierge desk
- + New floor and wall finishes

KEY FEATURES

Extension to the existing Ryder Grill restaurant creating a 240m2. new Orangery space.

Additional kitchen and pantry space

Remodelling of the existing restaurant space

Leisure Pool with 40m slide & 25m Lap Pool

Creating new landscape and patio areas

Realigning existing roads



VALUE €29,500,000	SIZE 300+ Bedrooms
PROJECT TYPE Private	DURATION 104 Weeks



Client:	Cedar Capital Partners
Start Date:	January 2023
End Date:	March 2025
Cost Consultant:	Cumming Group
Architect:	EPR
Structural Engineer	EXP
Services Consultant:	Hoare

Runnymede Hotel | Live Project

Runnymede, Egham, London



This project consists of an extension to the existing Runnymede-on-Thames Hotel and Spa for the Bourne Leisure Group.

The works involve the design and build of a new 22 Bedroom block and a new auditorium building both of which are directly connected to the existing building.

Both extensions are formed using a structural steel frame with SFS and rainscreen cladding. As the hotel is located adjacent to the river Thames the ground floor is constructed 1.5m to 2.0m above existing ground on concrete columns as flooding from the river is a regular occurrence.

The works which include a full Cat B fitout to both areas are completed while the existing hotel remains in full operation.

In addition to the extensions a new car park area and landscaping works are completed.

KEY FEATURES

- 22 Bedroom
- Full Cat B
- Construction of new auditorium
- Structural steel frame with SFS and rainscreen cladding
- Ground floor is constructed 1.5m to 2.0m above existing ground on concrete columns
- New car park area
- Landscaping works



VALUE £10,300,000	SIZE 22 Bedrooms
PROJECT TYPE Private	DURATION 52 Weeks

Client:	Warner Hotel Group
Start Date:	October 2023
End Date:	November 2024
Cost Consultant:	Cumming Group
Architect:	PWP
Structural Engineer	Curtins
Services Consultant:	PSH



K West | Live Project Shepherd's Bush, London

ROYAL
LANCASTER
LONDON

This project entails a comprehensive strip-out of a seven-story hotel in Shepherd's Bush, London, reducing it to its shell and core structure. The space will be transformed into a 231-room, high-specification, four-star Indigo-branded hotel.

The renovation includes the addition of a new spa and leisure area on the lower ground floor, complete with a swimming pool and gym. Adjacent to the spa area, new outdoor facilities will be created to enhance the gym and spa experience.

The ground and first floors will feature a new reception area, bar, and restaurant, along with meeting and conference rooms. The project operates on an aggressive 58-week schedule, with a two-phase handover, and has a total budget of £42.5 million.

KEY FEATURES

- 7 storey Hotel
- 231 bedroom
- New spa leisure area
- Lower ground floor complete with swimming pool and gym
- New reception, bar and restaurant



VALUE
£42,500,000

SIZE
231 Bedrooms

PROJECT TYPE
Private

DURATION
58 weeks

Client: Royal Lancaster London

Start Date: Jan 2024

End Date: Feb 2025

Cost Consultant: Cumming Group

Interior Designer: Red Deer

Structural Engineer: Civic Engineers

Services Consultant: Cudd Bentley



Ussher's Library

Trinity College, Dublin

Ussher's Library is a Library that is situated in the iconic Trinity College Dublin.

This project consisted of the material upgrade of the basement floor of the James Ussher's Library at Trinity College Dublin. All services were removed at high level to allow for the installation of a new plasterboard ceiling to create a fire rated compartment between the basement and mezzanine floors.

Along with the fire upgrade works, there were new meeting and private offices added, modifications to ventilation, new lighting installations, new joinery & glazed partitions and upgraded security installations. One of main features of the project was the creation of an environmentally controlled strong room to house precious artefacts.

KEY FEATURES

Fire-rated ceiling installation to create a safe compartment between basement and mezzanine levels.

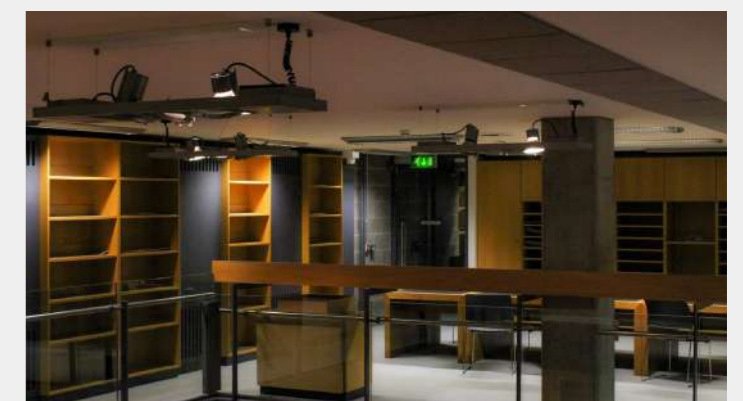
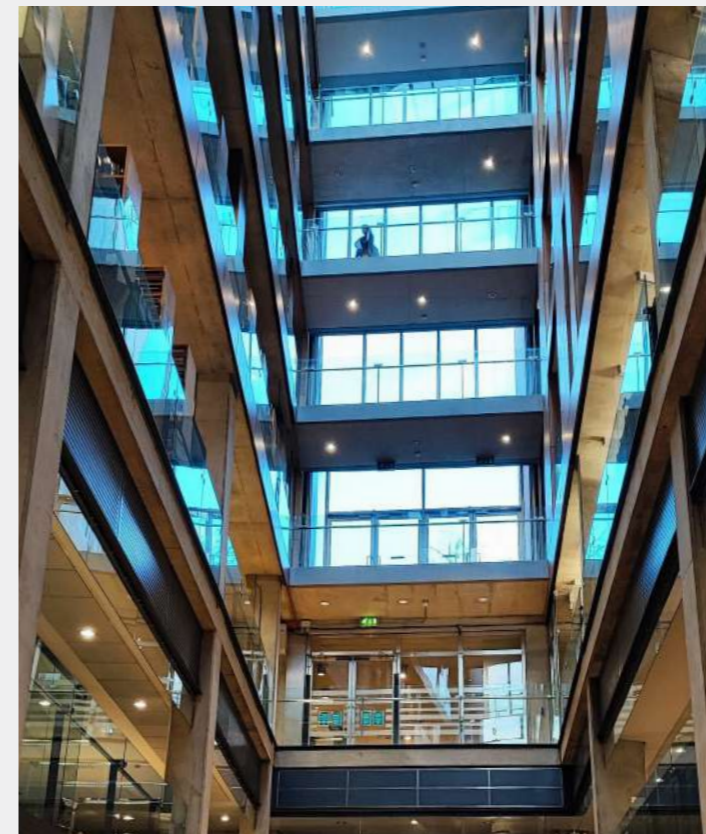
Creation of an environmentally controlled strong room for housing precious artefacts.

Addition of modern meeting rooms, private offices, upgraded lighting, and security installations.



VALUE €1,700,000	SIZE 1,660 sq. ft.
PROJECT TYPE Public	DURATION 20 Weeks

Client:	Trinity College Dublin
Start Date:	May 2023
End Date:	December 2023
Cost Consultant:	Brendan Merry & Partners
Architect:	TAKA Architects
Structural Engineer:	CORA Consulting Engineers
Services Consultant:	Metec
Contract Type	PWC



Irish Chartered Accountants 47/49 Pearse St, Dublin



The 5,574 m² facility is a national training centre with head office attached. The building caters for 1,200 students or members at any one time. It includes a 600 seat lecture hall.

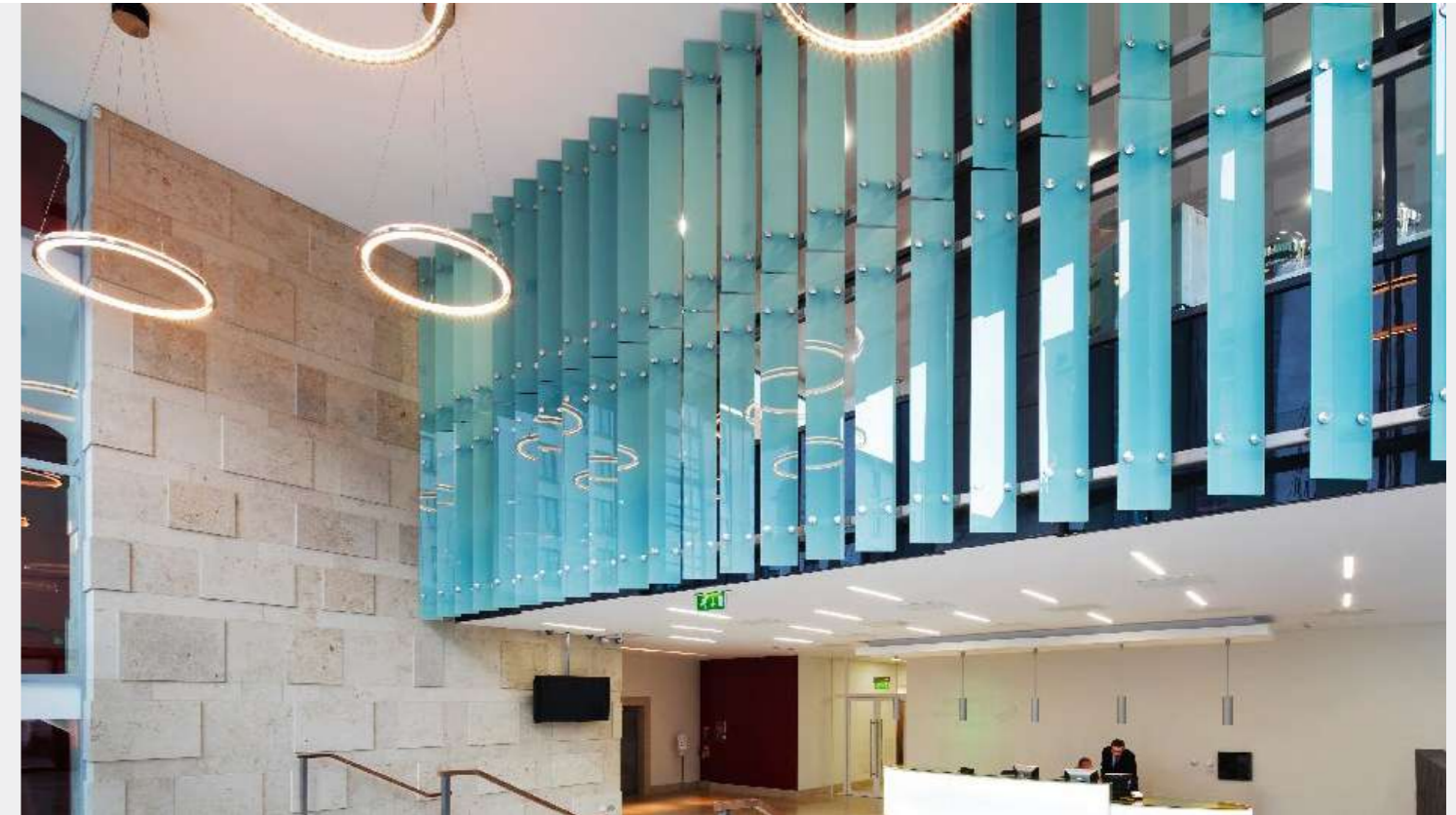
This is a state of the art office development in Dublin City Centre, adjacent to Trinity College on Pearse Street. The building is on the site of a demolished office block and is the National Headquarters of Chartered Accountants Ireland.

It includes a 600 seat lecture hall. The works include demolition, doubleheight basement excavation, piling, foundations, superstructure, engineering services, facades, and the complete fit-out of over 60,000sqft of state of the art grade A offices.

The project is constructed on a restricted site in Dublin's city centre.

KEY FEATURES

- 600 seat lecture hall
- 60,000 sq.ft. of state of the art grade A offices
- Coms room, high fire & sound performing glazed screens



VALUE
€30,000,000

SIZE
60,000 sq. ft.

PROJECT TYPE
Private

DURATION
52 Weeks



Client:

Chartered Accountants
Ireland



RDS Anglesea Stand | Live Project

Dublin



The project involves redeveloping the Anglesea Stand by constructing a new three-level grandstand with a capacity of 6,775 people, alongside a two-story hospitality building (the Pocket Building), a club shop, and a substation. The total area will be 8,892 sq.m., including enclosed spaces, concourse areas with views of the judging rings, and external stands. The structures will feature concrete, painted steel, metal panels, render, and glass finishes.

Key aspects of the project include:

Demolishing the existing Anglesea Stand, Anglesea Terrace, a shed on Simmonscourt Road, and a modern terrace around the clock tower (a protected structure).

Building a new three-level grandstand (7,599 sq.m., 21.3m high) with floodlighting and a public address system, connected by a glazed bridge to the two-story Pocket Building (1,175 sq.m., 10.17m high) with rooftop plant equipment.

KEY FEATURES

- Three-level grandstand
- 6,775 Capacity
- Floodlighting and a public address system
- VIP hospitality areas



VALUE €45,000,000	SIZE
PROJECT TYPE Private	DURATION 92 Weeks

Client:	RDS
Start Date:	August 2024
End Date:	June 2026
Structural Engineer:	Punch Consulting Engineers
Architect:	RKD & Grimshaw
Cost Consultant:	Mitchell McDermott
Services Consultant:	J.V Tierney
Contract Type:	Design & Build



The July Hotel | Live Project Dublin

The July Hotel Project involves the construction of a mixed-use development ranging from five (5) to nine (9) stories above a basement level, with setbacks at the fifth (5th) and seventh (7th) floors along the Capel Street and Strand Street Little frontages. The development will feature a 104-key Aparthotel, a retail unit, a licensed café/bar, a lobby, wellness/sauna facilities, staff amenities, and other ancillary facilities.

The project also includes conservation work and internal reconfiguration of 162 Capel Street. This building will have a retail unit on the ground floor and hotel accommodations on the upper floors, which will be connected to the new building at the first (1st), second (2nd), and third (3rd) floor levels.

The basement will house staff facilities, a meeting room, administrative offices, storage, toilets, plant rooms, a gym, a sauna, a linen store, bicycle parking, and a basement extension to the shop at 162 Capel Street.

KEY FEATURES

- Mixed Use Development
- Aparthotel with 104 keys
- First to eight floors accommodates 142 hotel bedrooms and ancillary facilities



VALUE €32,500,000	SIZE 5,471 m ²
PROJECT TYPE Private	DURATION 104 Weeks

Client:	City ID - The July
Start Date:	August 2024
End Date:	August 2026
Structural Engineer:	CORA
Architect:	C+W O'Brien
Cost Consultant:	Mitchell McDermott
Services Consultant:	EDC
Contract Type:	Design & Build



Cedral St. Conleth's Park | Live Project

Co. Kildare



The Project includes the complete demolition of the existing stand and dressing room block, and the construction of a new entrance plaza, new turnstiles, a new 3,000 seat stand, dressing rooms, officials changing rooms, Club Kildare Lounge and multi-purpose rooms.

The playing pitch will also be extended in size with a new drainage system to Croke Park standards along with the installation of a flood lighting system. Demolition of the existing covered standbuilding, the club house, the scoreboard and section of the front boundary wall and turnstiles.

The construction of a new 2-storey covered stand building, with facilities within the stand, comprising spectator seating, players' and officials' changing areas, spectators' concourses, circulation, toilet areas, first-aid administrative offices, multi-purpose room, VIP/meeting areas, hospitality and bar serving facilities; confectionery/snack-bar facilities, stores, plant room and associated ancillary areas.

KEY FEATURES

Modification to external hard and soft landscaping.

Alterations to the existing main entrance

Provision of a new entrance plaza incorporating a ticket office and turnstiles.

Replacement of some of the existing pitch enclosures/ball netting and an increase of the playing field dimensions

Provision of new scoreboard and flood lighting.



VALUE €14,500,000	SIZE 184 Units
PROJECT TYPE Private	DURATION 93 Weeks

Client:	Kildare GAA
Start Date:	March 2023
End Date:	September 2024
Structural Engineer	Donnachadh O'Brien
Architect:	COADY Architects
Cost Consultant:	Carron & Walsh
Services Consultant:	Galliao





The Crossings at Adamstown, Phase 3 – Blocks ACD | Live Project

Adamstown Station, Dublin



The Crossings at Adamstown is part of the development area within the Adamstown Strategic Development Zone (SDZ). The proposed project includes 436 residential units distributed across three distinct apartment block phases.

The Crossings serves as the central district hub in the Adamstown SDZ Planning Scheme, surrounded by key roads such as Station Road, Adamstown Park, Adamstown Avenue, and Adamstown Boulevard, all of which are completed.

Phase 3 is defined by Adamstown Avenue to the north, Phase 1 (Blocks B, E, and F) and Phase 2 (Block G) to the east, Station Road, the railway line, and train station to the south, and the railway overpass and its approach road, commonly known as “the farmer’s bridge,” to the west.

KEY FEATURES

Block D

1 – 5 storeys, 168 residential apartments with Landscaped areas around the building

Block A

4 – 5 storeys, 144 residential apartments with Landscaped areas around the building

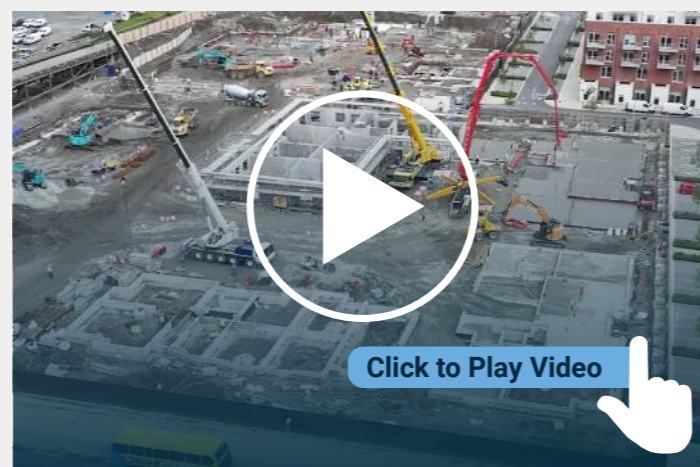
Block C

5 – 9 storeys, 124 residential apartments with Landscaped areas around the building

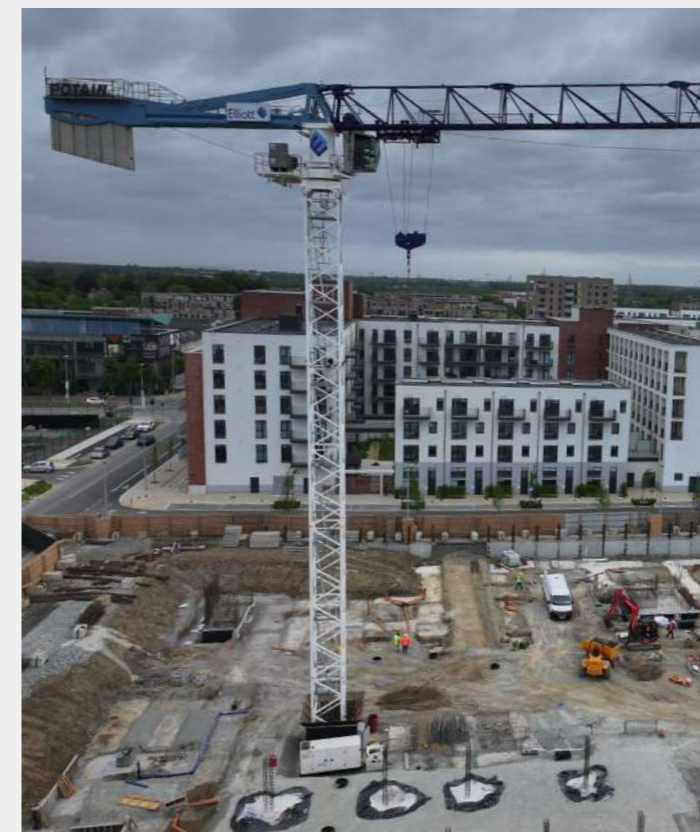


VALUE €105,000,000	SIZE 436 Units
PROJECT TYPE Private	DURATION 96 Weeks

Client:	Quintain
Start Date:	March 2024
End Date:	January 2026
Cost Consultant:	Linesight
Architect:	HJL Architects
Structural Engineer:	CS Consulting
Services Consultant:	OCSC



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Cork Street Shared Living | Live Project

The Liberties, Dublin 8

Co-Living is a multifamily model where residents share the common areas of units such as living rooms and kitchens while retaining their private personal spaces.

The proposed development will principally consist of: the construction of Build-to-Rent Shared Living Residential Development comprising 380 No. bed spaces with circulation cores, providing a Gross Floor Space of 14,047 sq m (plus an ancillary basement of 513 sq m). The Gross Floor Area of the scheme above ground is 13,224 sq m over a basement of 1,336 sq m.

The development also consists of the provision of a café (156 sq m) at ground floor level; communal kitchen/living/dining rooms at each floor level to serve the residents of each floor; communal residential amenity space at ground floor level including the provision of a reception/shared communal area, a communal lounge/social room, a multipurpose room, a private function room, a cinema and yoga space, a gymnasium and a library and workspaces.

KEY FEATURES

- 380 Bed Spaces
- Café (156 sq m) at ground floor level
- Communal kitchen/living/dining rooms at each floor level
- Communal residential amenity space at ground floor
- Reception & shared communal area
- A multipurpose room, a private function room, a cinema and yoga space, a gymnasium
- Landscaped amenity gardens



VALUE €52,000,000	SIZE 380 Units
PROJECT TYPE Private	DURATION 105 Weeks

Client:	Grayling Properties
Start Date:	March 2023
End Date:	October 2024
Cost Consultant:	Mitchel McDermott
Architect:	CW O'Brien
Structural Engineer:	Waterman Moylan
Services Consultant:	Waterman Moylan



Eglinton Road

Donnybrook, Dublin



Appointed as Main Contractor and Project Supervisor for the Construction Stage (PSCS) following a competitive tender process, Elliott Group completed this landmark €50m, 185,000 sq.ft. development. Standing over 45m tall, the building is a striking feature in Dublin's skyline as one of the city's tallest residential structures, offering sweeping views of Dublin Bay, the Dublin Mountains, Donnybrook Stadium.

The development features 139 Build-to-Rent (BTR) A-rated apartments and 9 duplex houses. This includes 72 one-bedroom, 57 two-bedroom, 10 three-bedroom, and 9 two-bedroom duplex units, with 10 apartments allocated to Dublin City Council under the Part V planning condition. The scheme also provides premium amenity spaces, including co-working hubs, a cinema and library room, coffee docks, a bookable dining experience, and lavish landscaped courtyard and rooftop terraces.

A single-level basement houses vital infrastructure, including sprinkler tanks, water storage, electrical switch rooms, and 204 cycling spaces, complete with electric bicycle charging provisions. It also features 75 car parking spaces, and EV chargers.

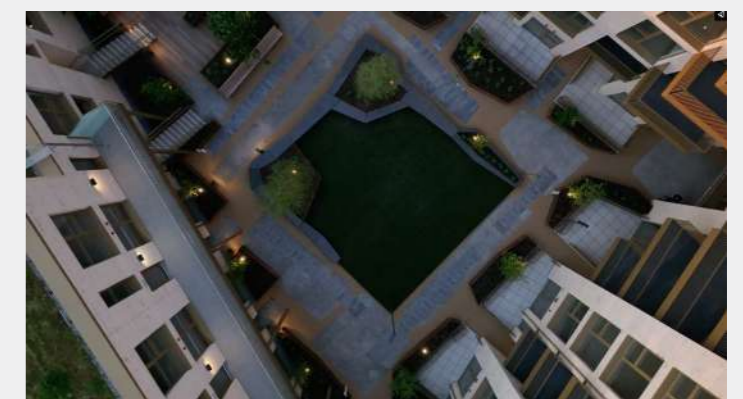
KEY FEATURES

- 139 apartments
- 9 2-bed duplex units
- Resident amenities over 12 floors with a basement carpark
- Apartments have been designed to ensure that maximum light penetrates each room
- Communal facilities, basement car-parking and ancillary accommodation



VALUE €50,000,000	SIZE 148 Apartments
PROJECT TYPE Private	DURATION 86 Weeks

Client:	Richmond Homes
Start Date:	Aug 2022
End Date:	April 2024
Cost Consultants:	KSN
Architect:	ALTU
Structural Engineer:	OCSC
Services Consultant:	OCSC



Hill Street Co-Living | Live Project

Dublin 1



Located in the heart of Dublin City Centre, Hill Street remains the poorer cousin of its neighbours, the fine Georgian streetscapes of North Great George's Street immediately to the west and Mount Joy Square to the East. Despite having the same generous street and pavement widths as North Great George's St.

The development is arranged in a U-shape around a central courtyard garden with a 6-7 storey façade on Hill Street and the return wings stepping down to 1-2 storey at the rear boundary. A variety of internal and external communal amenity spaces, including gym, café, co-working spaces, courtyard garden and rooftop terrace area garden support the 150 bedroom units along with a variety of shared kitchen/dining/living spaces which are evenly distributed across all levels.

KEY FEATURES

City centre living

New semiprivate external courtyard around which various communal amenity spaces are arranged

Open up to the street frontage on Hill Street to create a new vibrant and active street front and improve the visual connectivity between outside and inside

VALUE €22,500,000	SIZE 150 Units
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PROJECT TYPE Private	DURATION 90 Weeks
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Client:	MM Capital
Start Date:	November 2024
End Date:	September 2026
Cost Consultant:	KSN
Architect:	Donnelly Turpin
Structural Engineer:	JJC
Services Consultant:	Axis Engineering





CF Unit Beaumont | Live Project

Beaumont Hospital

Beaumont Hospital have developed a new dedicated three storey, 20 Bed in-patient Cystic Fibrosis Unit which will form part of the National Clinical Care Programme for Cystic Fibrosis (NCCPF), providing specialised care tailored to the needs of cystic fibrosis patients. The Scott Tallon Walker led design team proposal is based on providing single occupancy high dependency PPVL bedroom accommodation. These rooms will be equipped and supported by state-of-the-art treatment facilities that will integrate with the Main Hospital to ensure seamless access to comprehensive medical care.

The floor area consists of 553.05m² on the lower ground floor, 729.32m² on the upper ground floor, 728.85m² on the first floor and 993m² of refurbishment in the existing healthcare facility to which this new CFU connects giving an overall area of total of 3004m².

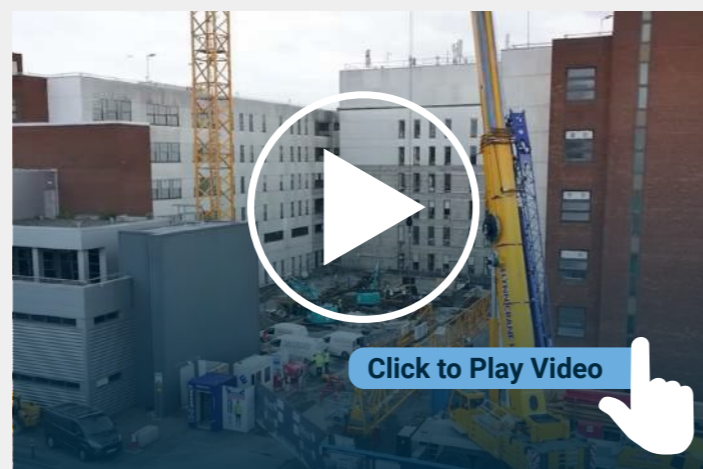
KEY FEATURES

- 20 Bed in-patient Cystic Fibrosis Unit
- Isolation Rooms



VALUE €20,000,000	SIZE 32,335 sq. ft.
PROJECT TYPE PWC 4	DURATION 65 Weeks

Client:	HSE
Start Date:	February 2024
End Date:	September 2025
Cost Consultant:	O'Reilly Hyland Tierney
Architect:	STW Architects
Structural Engineer:	Punch Consulting Eng
Services Consultant:	Homan O'Brien



Adamstown Primary Care Centre | Live Project

Adamstown, Dublin

No. 1 Adamstown Boulevard is a four-story commercial block, constructed around 2007 by Castlehorn Construction. Originally serving as a marketing building for Adamstown, the interior of the structure is at various stages of completion and repair. The building offers approximately 2,962 sq. m (31,883 sq. ft) of usable floor space.

The site is situated just off Adamstown Boulevard and near Adamstown Town Centre (The Crossings), with residential housing to the north and east.

KEY FEATURES



VALUE €8,905,000	SIZE 31,883 sq. ft.
PROJECT TYPE Private	DURATION 45 Weeks

Client:	
Start Date:	August 2024
End Date:	June 2025
Cost Consultant	Edward Cotter Partnership
Architect:	Quinn Architects
Civils Engineer:	CS Consulting Group
Structural Engineer:	CS Consulting Group
Service Consultant:	Conlon Engineering Ltd
Contract Type	RIAI Contract



The Wyldewoods, Boughton Heath Retirement Village | Live Project

Chester, Cheshire

The Boughton Heath project comprises six new residential apartment blocks (Blocks A to F) and associated external works. The development's retirement business model emphasizes community and the natural environment, featuring generous landscape design and amenity areas. It is located adjacent to Boughton Heath, Chester Park and Ride, off Whitchurch Rd A54.

Block A is a mixed-use block spanning four levels. Level 00 includes an amenity area, cycle and buggy store, plant room, and communal areas. There are 15 two-bedroom apartments on levels 01 to 03, with the roof level on Level 04 containing additional communal spaces.

Block B is a mixed-use block covering five levels. Level 00 features an amenity area, nurse care, two guest apartments, marketing area, refuse, garden store, office, housekeeping area, function room, plant room, and communal areas. The 19 two-bedroom apartments are distributed across levels 01 to 03, with Level 05 serving as the roof level with communal areas.

KEY FEATURES

Block A

Mixed-use block covering 4 levels.

15 apartments comprising of 15 No. 2 Beds.

Block B

Mixed-use block covering 5 levels

9 apartments comprising of 19 No. 2 Beds.

Blocks C to F

6 two Bedroom apartments and 6 one Bedroom apartments

18 two Beds spread over levels 01 to level 03.



VALUE €45,700,000	SIZE 155 Units
PROJECT TYPE Private	DURATION 112 Weeks



Click to Play Video



Client:	RVG Ltd.
Start Date:	January 2023
End Date:	March 2025
Architect:	RCKA
Civils Engineer:	QuadConsult
Structural Engineer:	QuadConsult

The Wyldewoods, Boughton Heath Retirement Village | Live Project Chester, Cheshire

Value Added to the Project

At Elliott's we pride ourselves on challenging convention and thinking 'outside the box' for ways to 'take project delivery to the next level'. At our £48m Boughton Heath Retirement Village project we implemented a number of innovations, for example:

- + We proposed and implemented a change in the Employers Requirements from traditional masonry construction to a pre cast frame solution. This innovation reduced the construction period for our client and reduced the over reliance on more 'manual trades' such as scaffolding and brickwork, helping to de-risk the programme of works.
- + We took the decision to stabilise the whole site at the outset to create a safer cleaner work environment for all trades and so make them more effective and efficient in carrying out their operations.
- + We changed the design of large heavy stone lintels to a recon stone clad lintel design that made installation easier and safer without compromising on the visual appearance of the buildings.

Elliott's will bring this track record of de-risking the construction process for our Clients and our delivery teams to the Beacon Barracks project.



St. John's Wood | Live Project London



Nestled in the heart of St Johns Wood, North London, Lodge Road is a 121 bed care home with twelve private apartments including three duplex, which have been designed for Care Concern Group and Amazon Property.

The project at 38 Lodge Rd, is sited on a brown field site having had previous commercial uses. The project includes remediation control of contaminant materials, protection to 3no TPO oak trees to the front of the project, Demolition of existing foundations/structures, CFA Piling, construction of new single level basement, relocation of an existing S00kV A sub-station, additional 800kV A sub-station connection.

For the structure on the project we are using jump form construction with the RC Frame to provide the optimal programme and construction sequence. The facade on the project is designed with distinct precast features which run parallel with the working sequence of the project.

KEY FEATURES

- Enabling Works
- Power S278 Provision
- Single Basement
- 121 Luxury care Beds
- 12 Luxury Apartments



VALUE £43,000,000	SIZE 121 Beds & 12 Apartments
PROJECT TYPE JCT Contract	DURATION 115 Weeks



Client:	Care Concern
Start Date:	November 2024
End Date:	March 2026
Cost Consultants:	AECOM
Architect:	Hunters
Structural Engineer:	CPS
Services Consultant:	Betton Consulting

Avonpark Village | Live Project

Limpley Stoke, Near Bath, Wiltshire

Avonpark is a well-established retirement village consisting of 92 properties, including apartment blocks, bungalows, and houses. Covering a total area of 79,364 square feet, the village was founded in the early 1990s on the historical site of the former Winsley Sanatorium, which originally opened in 1905.

Located just 5 miles from Bath, Avonpark is set within an expansive 30-acre estate that features formal gardens, meadows, and woodlands. Currently, the village is home to 69 residents, with 33 units remaining vacant.

KEY FEATURES

- Existing Care Village**
- Extensive Logistics Challenges**
- Enabling Works**
- Demolition of two existing blocks**
- 92 New Retirement Homes**
- Communal facilities**
- Restaurant and Dining Area**



VALUE
£28,000,000

SIZE
92 Homes

PROJECT TYPE

DURATION
112 Weeks

Client:	Care Concern
Start Date:	PCSA January 2025
End Date:	April 2027
Cost Consultants:	Cumming Group
Architect:	PRP
Structural Engineer:	QuadConsult
Services Consultant:	Hoare Lea



Hornchurch | Live Project

Essex



The Hornchurch development is proposed to replace the existing car park with a much-needed, sustainable development comprising an 90-Bedroom care home, providing residential, nursing, dementia and end-of-life care with extensive communal facilities, and 3 self-build houses, on this brownfield site.

The building is predominantly 3 storeys in height, but it is set back from Nelmes Way, with views from existing homes screened by the retention of many existing trees and new planting.

Architecture

The early approach to the architecture has been informed by both the immediate context along Nelmes Way as well as the more historic charm of Ardleigh House. It is proposed that the new building will use traditional materials and form combined with elegant contemporary detailing.

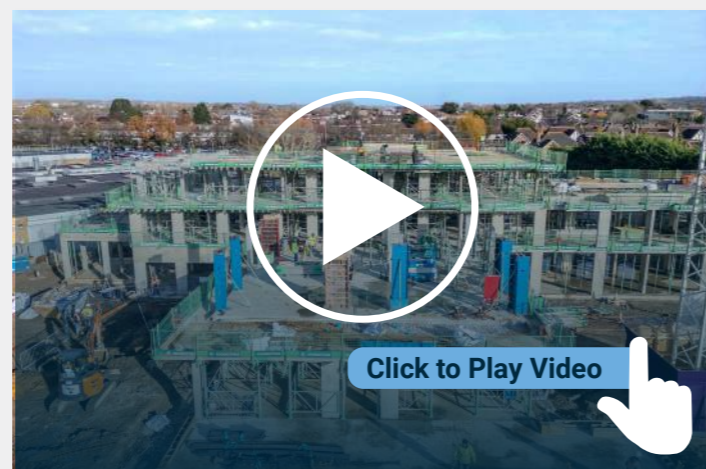
KEY FEATURES

- 90 Bed Care Home
- Piled Foundations
- Traditional RC Frame
- Traditional Brick facade
- Hip Cut Roof with flat roof, plant areas
- High End Finishes



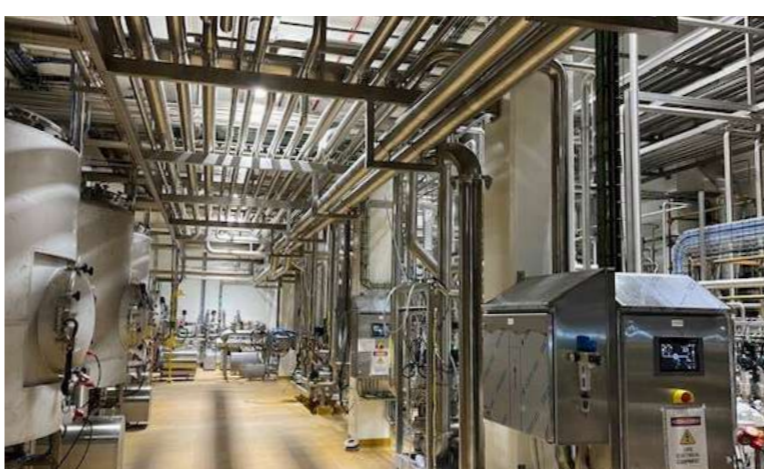
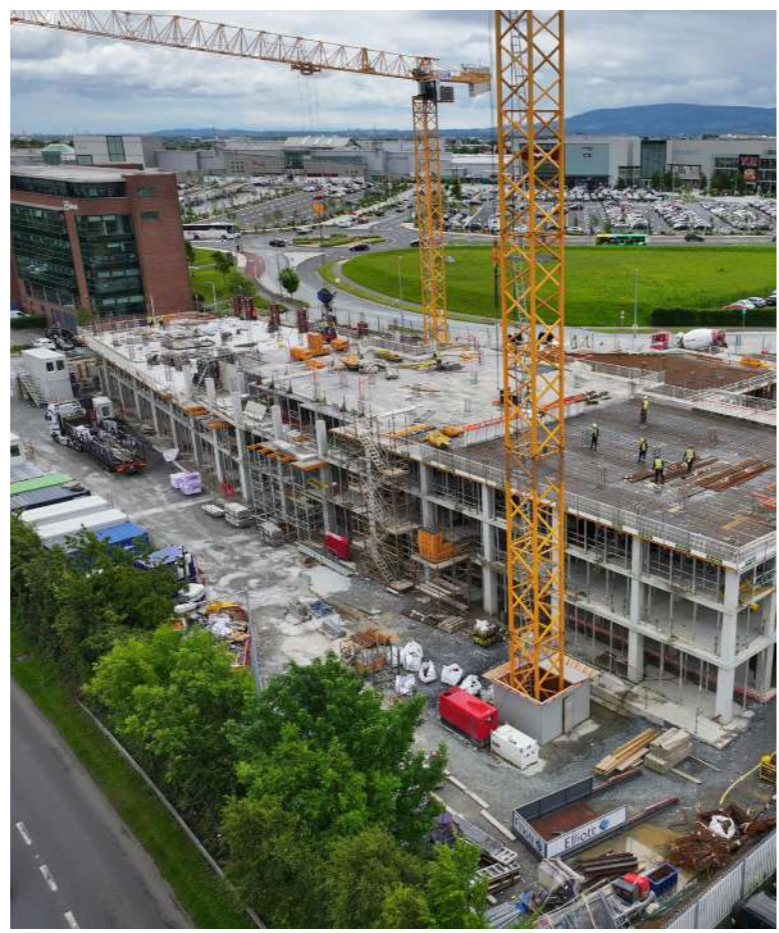
VALUE £19,500,000	SIZE 90 Beds
PROJECT TYPE Private	DURATION 84 Weeks

Client:	Signature Senior Lifestyle
Start Date:	July 2024
End Date:	March 2026
Cost Consultant:	FED 3
Architect:	PRP
Structural Engineer:	CSP
Services Consultant:	Mecserve



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U Store It | Live Project

Liffey Valley, Dublin



U store it is a custom built storage facility. The project comprises several key components. This includes a basement section housing self-storage units, open car parking, and a designated area tailored for classic car storage. On the ground floor, there's a reception/office space, a café spanning 124.50 square meters, and additional self-storage provisions.

The first floor hosts supplementary office space covering 112 square meters along with further self-storage accommodations. Self-storage units continue on the 3rd, 4th, and 5th floors. The proposed building stands at a height of 21.9 meters from ground level and incorporates external parking facilities and landscaping.

KEY FEATURES

Café spanning 124.50 square meters

The first floor hosts supplementary office space covering 112 square meters

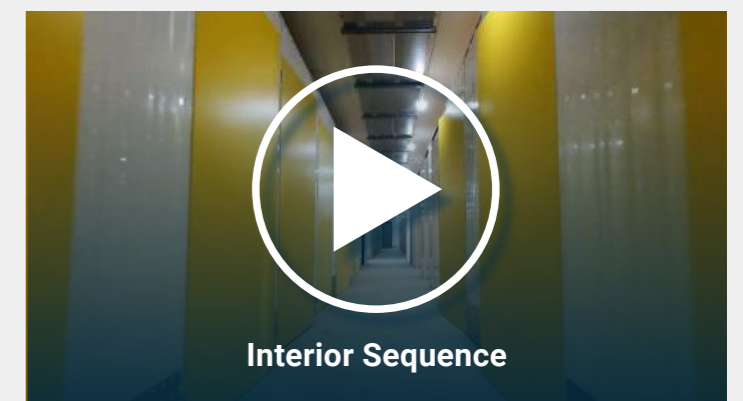
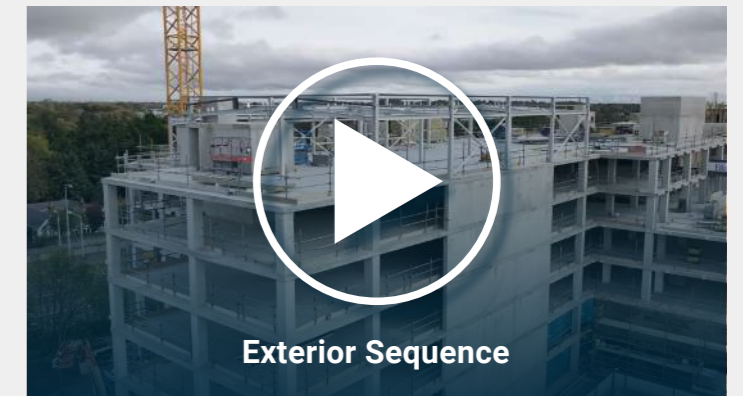
Self-storage units continue on the 3rd, 4th, and 5th floors

The UStore It project is a level 2 BIM project.



VALUE €20,600,000	SIZE 8,620 sq. ft.
PROJECT TYPE Private	DURATION 69 Weeks

Client:	Dublin Self Storage LTD, T/A U Store It
Start Date:	Jan 2024
End Date:	March 2025
Cost Consultant:	CBRE
Architect:	Carew Kelly Architects
Structural Engineer:	GDCL Consulting Engineers
Services Consultant:	Axis Engineering
Contract Type	Design & Build



Domino's Commissary, Phase 1 & 2 | Live Project

Co. Kildare



The works for Domino's Pizza consists of the extension and refurbishment of their existing Pizza dough manufacturing facility. All works must be carried out without any disruption to production at the facility throughout the construction works. Dominos initially occupied the existing Unit 1B where production was carried out. Elliott Group refurbished the adjacent Unit 1C and constructed a link building to connect the two units to create an enlarged production facility.

The works required the construction of a new ESB substation and de-commissioning of the existing substation on site. The existing Office facilities were fully stripped out and re-fitted to a more fit for purpose layout to suit the needs of extended facility.

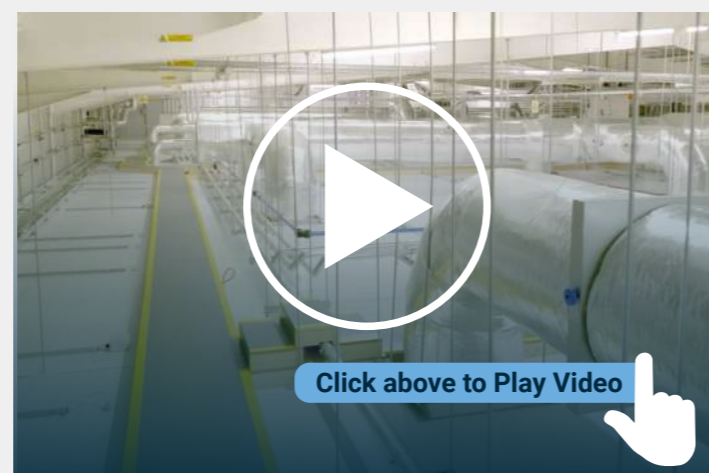
KEY FEATURES

- Live manufacturing facility.
- Refurbishment of Unit 1C.
- Construction of a new ESB substation and de-commissioning of the existing substation on site.
- The existing Office facilities were fully stripped out and re-fitted.
- new steel portal frame.
- The existing steel frames were strengthened.
- The external yards will be merged and re-configured with additional drainage.
- New loading bays.



VALUE €11,000,000	SIZE 50,000 sq.ft.
PROJECT TYPE Private	DURATION 53 Weeks

Client:	Domino's
Start Date:	Jan 23
End Date:	June 24
Cost Consultant:	Gleeds
Architect:	MFA
Structural Engineer:	Alan Trainor Associates
Services Consultant:	King & Moffatt
Contract Type:	JTC D&B Contract 2016



Cadent Gas | Live Project

Uxbridge Road, Slough



The project is situated on Cadent Gas' site. Polygon House and Brunel / Murdoch House were demolished to enable site reconfiguration. Cadent also acquired the former location of a gasholder to the Northwest, now used for the pipe store adjacent to the Above Ground Installation(AGI).

New Office Building

Office space is spread across two floors with WCs and staff welfare facilities. The core features a wheelchair accessible lift and main stairs extending to the roof for plant enclosure and PV panel access, surrounded by a 1.3m parapet wall.

Store & Workshops Building

The store and workshop building consolidates maintenance equipment currently dispersed across the site. Its functional design includes a mezzanine for storage, office spaces, and welfare facilities to support larger areas.

KEY FEATURES

New Office Building

New office Building 2358m² over two storeys

A reception, and adjacent meeting rooms

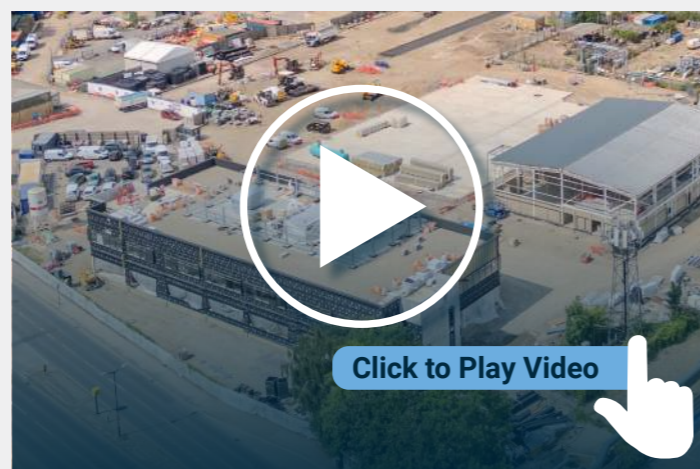
Store & Workshops Building

New stores and workshop building of 1230m² of ground floor and mezzanine floor.



VALUE £18,500,000	SIZE 3,588 m ²
PROJECT TYPE Private	DURATION 70 Weeks

Client:	Cadent Gas Ltd
Start Date:	June 2023
End Date:	November 2024
Cost Consultant:	Macegreen
Architect:	AWW
Structural Engineer	ACIES
Services Consultant:	HDR
Contract Type	JCT Design & Build



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