



Client Name :
Athlone Town Centre

Architect:
Murray O'Laoire Architects

Quantity Surveyor:
Eamonn Traynor & Company

Duration:
Sept 2005 - March 2008

Contract Value:
180m

Athlone Town Centre

Description

This project, with a gross floor space of 140,000m², consisted of the demolition of the Hoey Hotel, adjacent pharmacy and optician buildings and eight residential units in the centre of Athlone Town.

The construction comprised of a 160 bedroom Hotel, a Shopping Mall and a covered Square, 70 Retail Units, Restaurants, Café, Creche, Office Accommodation, 150 Residential Units and underground car park. This 3 storey underground carpark with a gross floor space of approximately 50,000m² of treble basement was constructed up to 6m below water table level. A dewatering system was installed around the site in order to reduce the level of the water table sufficiently to allow the basement to be constructed.

The development also includes the provision of public and private open space in the form of a playground, park, residential squares and courtyards, private gardens, balconies to all residential units and roof gardens.

The site was surrounded by existing buildings, schools, businesses, private residences and numerous public roads. All roads and accesses had to be kept operational, despite the fact that we were building a 3 level basement and buildings varying in height up to 14 storeys.



JJ Rhatigan & Company Project Overview



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The challenge to insert a large mixed use development in to an historic setting was assisted by the shape, topography and particular features of the site. The project was about stitching and mending existing streetscapes, and making connections and spaces as much as it is about giving appropriately authentic contemporary expression to its core function, the retail centre.

Traffic Management was planned so that both the public and the project could be accommodated. This site had 8 tower cranes to facilitate the works. All of this work, together with method statements had to be agreed with Athlone Town Council.



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