



**Client Name :**  
Alan Maloney

**Architect:**  
David O'Malley Architects

**Quantity Surveyor:**  
AKC

**Duration:**  
April 2005 - June 2006

**Contract Value:**  
£16.2m



## Mount Falcon, Mayo

### Description

This project consisted of the refurbishment of an existing protected manor house, dating from 1876, into a small exclusive hotel of luxurious suites and a 2,000m<sup>2</sup> hotel extension to the rear, which included function and leisure facilities. Included in the works were restoration to all cornices, capitals & dado rails, removal, fireproofing and reinstatement of all timber floors to their original state. All plumbing & electrics were upgraded in sympathy with the original building. Works to an internal stone structure, to repair and reinstate. The external stonework of the building was repaired, cleaned and capped.

The existing slates were removed, where required the roof timbers were treated and repaired, and it was re-roofed with felt, battens and natural slate, complete with lead valleys, counterflashings and rainwater installation. The attic space was then converted from storage to living quarters and offices for the newly refurbished hotel.

New stone copings, cills, windows, lintols and door surrounds were applied to the old building and the extension to match the old building.

The project also included the construction of 45 no. houses at three different locations within the estate's grounds. There are 12 stone clad "Woodland Cabins" nestled into a clearance in the woods, 17 "Lakeside Lodges" on the banks of the estate's private lake and 16 no. "Courtyard Cottages" built in the traditional courtyard style with a mix of single and two storey houses.



JJ Rhatigan & Company Project Overview





**Client Name :**  
Alan Maloney

**Architect:**  
David O'Malley Architects

**Quantity Surveyor:**  
AKC

**Duration:**  
April 2005 - June 2006

**Contract Value:**  
£16.2m



JJ Rhatigan & Company Project Overview