

Blanchardstown Centre, Dublin

Supporting Ireland's 'largest retail development'

€9.3m

/ Project value

October 2019

/ The project commenced

Quarter 3 2021

/ Scheduled completion

Part of Ireland's largest retail development, our ambitious Blanchardstown Centre mall refurbishment programme is set to deliver eight new stores and a modern, reimagined space upon completion in 2021. Repositioning the centre as a "premier" mixed-use retail, leisure, office, and residential destination, the €9.3m upgrade will streamline the shopping experience of over 16 million customers per annum at "one of Ireland's leading retail locations". The scheme aims to revitalise the internal appearance and functionality of the existing mall areas, which cover some 1,100,000 sq ft of retail space with a further 200,000 sq ft of leisure space occupied by cinemas, a theatre and arts centre, as well as the country's largest public library.

The brief

Multi Retail Management Ireland Limited appointed us to complete the overhaul and modernisation of the mall as part of an intensive interior fit-out programme.



"The new investment and upgrade offer exciting opportunities for retailers to thrive in one of Ireland's leading retail locations."

Pat Nash
Managing Director of Multi Retail
Management Ireland Limited

"The GRAHAM team is pleased that Multi Ireland has trusted us to be their delivery partner for this project. We are confident that we have the right team to overcome the challenges this type of project brings and successfully deliver a project everyone will be proud of, handing over a modernised shopping and leisure environment that will benefit both the tenants and visitors of Blanchardstown Centre."

Neill Gillespie
Contracts Director for Commercial Fit-Out Scotland

The challenges

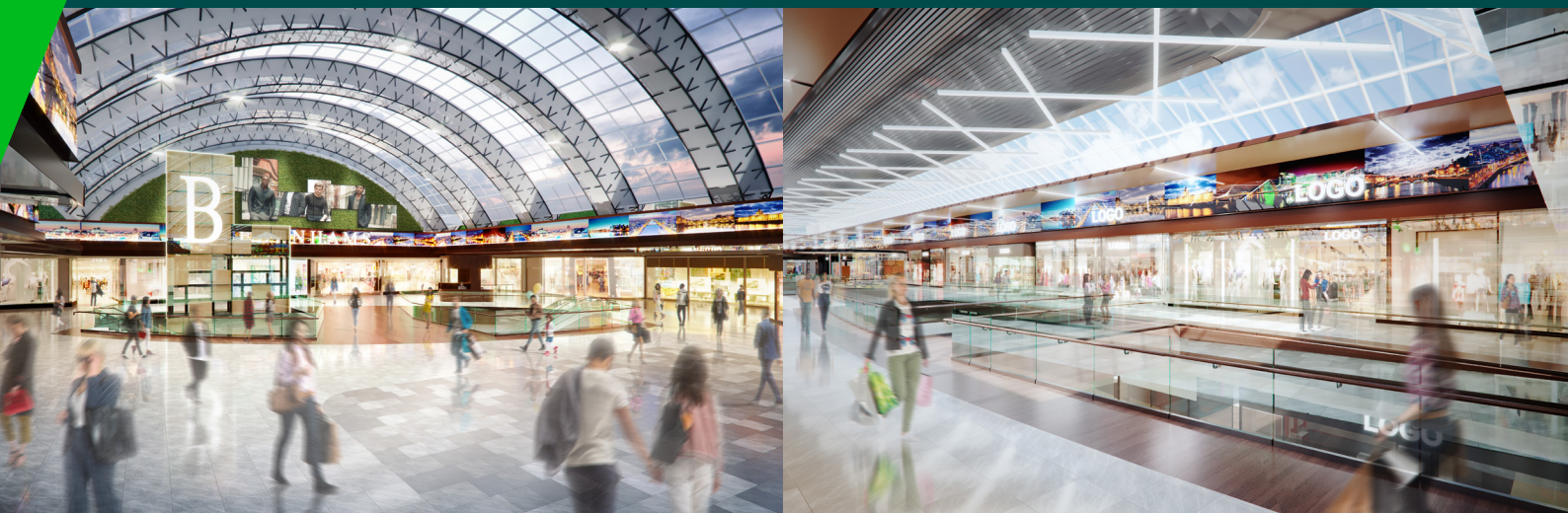
Located approximately 10km north-west of Dublin city centre, the Blanchardstown Centre is "a Mecca for shoppers" and attracts visitors from the "four corners of Ireland". Given this prominence, a significant part of our brief was to ensure trading continued as normal throughout the works programme. A range of measures, including "Just in Time" deliveries and night working, have been adopted to mitigate disruption and to enhance productivity.

The solution

A "key milestone" in cementing the centre's reputation as Ireland's premier shopping destination, this €9.3m revamp will facilitate the introduction of top retailers such as JD Sports and ALDI, alongside anchor tenants Dunnes Stores, M&S, Debenhams and Penny's. Our varied works programme comprises the replacement and upgrade of the existing floor finishes at Level 1 and Level 2 of the internal mall area, and the replacement of bulkheads above the existing shopfronts within the existing mall, including the installation of revised signage. As well as replacing the internal suspended ceilings at Level 1, we are also significantly altering the circulation areas of the centre mall. This features the removal of the existing travellers, and their replacement with both escalators and lifts (x two) at Level 1 and Level 2. To enhance the experience of children, a new play area is being created in place of the ageing water feature at Level 1. The scale of the refurbishment has meant over 65 GRAHAM employees and subcontractors have been working consistently on the project throughout its duration.

Outputs & Benefits

- / **Delivery as planned:** The project is scheduled for completion on time and to budget
- / **Lasting impact:** The scheme is streamlining the shopping experience of over 16 million customers
- / **Collaboration:** We are working alongside Lafferty (Architects & Project Managers), KSN (Surveyors), ARUP (Structural) and Ethos Engineering (M&E)
- / **Mitigating disruption:** Our well thought out works programme has ensured no tenants have been subjected to closure or "downtime"



For more information on how we're delivering lasting impact:

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GRAHAM