

Holiday Inn Express, Lincoln



Value:
£900,000

Client:
Atlas Hotel Group

Location:
Lincoln

Programme:
11 weeks
April 20 - July 20

Elliott 
GROUP UK

The Holiday Inn Express Lincoln is a seven-storey, modern hotel built in 2010. The existing façade was not compliant with the latest building regulations due to missing vertical fire barriers and the use of expanded polystyrene insulation (EPS) in the rendered façade. It consisted of an external insulated render, terracotta panels and glazing spandrel panels hiding the reinforced concrete frame. To achieve façade compliance we:

- Insulation backed render removed entirely and fitted with a new fire compliant external wall insulation system—810m²
- Terracotta open-state rain screen cladding, temporarily removed, horizontal and vertical intumescent fire barriers fitted to the RC frame—120 linear metres of fire barrier.

- Copper cladding banded around roof level requiring removal and fire barrier fitted behind it—35 linear metres of fire barriers.

Elliott Group management and staff were evolved from the inception stage to the commissioning and handover. We understand this is not just a construction project but about providing a quality product for the client, their insurers and guests.

All fire barriers fitted were photographed and recorded on Procore which was used as a handover document and O&M file at completion stage. The scaffolding was designed by our scaffolding subcontractor and cross-checked by our independent scaffolding structural engineer before being certified with a temporary works category three check certificate.