

PREMIER INN HOTEL

Georges St, Dublin

The project is located in the Centre of Dublin 2 on a very restricted site bounded by South Great Georges St and Stephen Street. Both streets are on a bus corridor and very close to Grafton Street. The site is also located in an area of conservation so the existing facade on Georges St had to be retained. This was achieved by erecting a 5 storey structural steel retaining structure on to the footpath on the Street and placing concrete blocks to the structure in order to retain the facade. Prior to commencing these works the facade was under pinned to formation and a small amount of basement props were installed. This approach avoided a large amount of temporary works in the permanent works zone. Due to the lack of space on site our site setup was located on the roof of Drury Street Carpark. A tower crane and concrete placing boom were also deployed on the project due to restricted access. Careful coordination and negotiations took place with Dublin City Council in order to ensure the safety and convenience of the general public.

Once the enabling works contract was completed we commenced with the basement attenuation tank and basement box. It was decided on the project to limit the number of 40ft movement so the frame was constructed using reinforced concrete flat slab method. The RC frame also had the added benefit of being a better solution from a fire and acoustics performance point of view. The Flying Shores were removed as the RC frame climbed floor by floor. Once the frame was completed the entire front facade retention system was removed. The envelope was then scaffolded and the conservation works commence on the facade. This included Stone and brick replacement, Repointing, lead flashings and very gentle cleaning. All of the sash windows were replaced as they were deemed beyond repair by the Conservation Architect. A new facade was built on Stephen Street which included Stone, Brick and Curtain Walling. The Courtyard elevations included metsec, aluminium windows and render.

Once the building was substantially weather we commenced with the internal fitout of the building. The entire services coordination was managed by Elliott Group's Head of Technical Services. The frame, envelope, services and finishes were coordinated using a BIM model LOD 400. Weekly workshops were held on the project to ensure that coordination level were of the highest standards. The M&E, Lift and POD manufacturer were brought in at the very start of the project to participate in these workshops. This paid dividend as all services were installed with little or no issues. A very strict void closure procedure was implemented on the project to ensure both quality of workmanship but also to ensure compliance with the drawings, specs and building regulations.

Commissioning commences 6 weeks out from Practical Completion to ensure all systems and O&M files are to the highest standard. All systems and O&M manual are then demonstrated to the end user. The End User is also advised of a full list of The End User is also advised of a full list of maintenance requirements and how often these are to be carried out. This project is a perfect example of how we can deliver a complex project in the middle of a Inner City Environment to the highest possible standards



Client:	Grossam Properties
Value:	€16,500,000
Size:	
Duration:	12 Months
Architect:	McCauley Daye O'Connell
Engineer:	Barrett Mahony



BREEAM[®] Rating: very good

BIM LOD: 400