



Premier Inn Hotel,
Gloucester Street, Dublin 2
*BREEAM & Considerate
Constructor Scheme*



Customer
Red Rock
Developments Ltd.
Dun Laoghaire,
Co. Dublin.

Construction Period
September 2020 - 2022

**Employer's Quantity
Surveyors**
Duke McCaffrey
Consulting,
24 Baggot St Lower,
Dublin.

Architect
DTA Architects,
14 College Green,
Dublin.

PSDP (Post Contract)
ASM Group,
26/27 Pembroke Street,
Dublin 2.

**Project Civil & Structural
Engineer**
Cora Consulting Engineers,
10 Mount Street Lower,
Dublin 2.

Project M&E Consultant
Murphy Belton Consulting
Engineers,
Ballymount,
Dublin 12.

Description

Vision Contracting Ltd., were appointed Main Contractor and PSCS by Redrock Developments Ltd for the construction of the new Hotel for Premier Inn Whitbread Hotels, under a Design & Build Contract. The Works comprised of the construction of a 10 storey, 113-bedroom hotel, including Basement with plantroom, public toilets and back of house facilities and a ground floor including reception, bar, restaurant, kitchen, office, luggage room and back of house facilities.

Form of construction:

- Single storey basement with secant piling to perimeter to maximise the available space.
- In-situ RC, structure, basement to ground floor levels
- Precast concrete frame from ground to roof level.
- Brickwork Including, exposed Precast concrete band beams at each level.
- Reynaers CW50 curtain wall/window system incorporating anodised perforated aluminium panels.
- Roof system - IKO Permateg on tapered insulation on precast structure.
- Bathroom Pods utilised for speed of construction.
- Extensive fit-out to Premier Inn Whitbread Brand Standards
- Bespoke furniture and finishes to Reception, Bar, Restaurant and Kitchen area to ground floor.

Key Features:

Site constraints, resulting in restrictions on deliveries including extensive traffic management in order to maintain free flow on Prince's St / Gloucester St. Weekly meetings with local business representatives and school management.

Renewables & Energy Efficiency designs were utilised where possible including Solar Photovoltaic panels. LED Lighting, A rated air conditioning system, booster pump etc. BER rate A2.

BREEAM 63.4% - Very Good Rating achieved after hotel went into occupation.