



TRAVELODGE HOTEL

Townsend Street
Georges Quay Dublin 2



Professional Team

Architect:
MCA Architects

Building Services Engineer:
Axiseng

Civil & Structural Engineer:
Barrett Mahony

Cost Consultant:
Mitchell McDermottMCA

Fire Engineering :
Knapton

Acoustic Consultant:
AWN

Façade consultant:
Billings Design Associates

PSDP:
Ashview

Assigned .Certifier:
ORS

Main Contractor:
John Paul Construction



Project Description Short

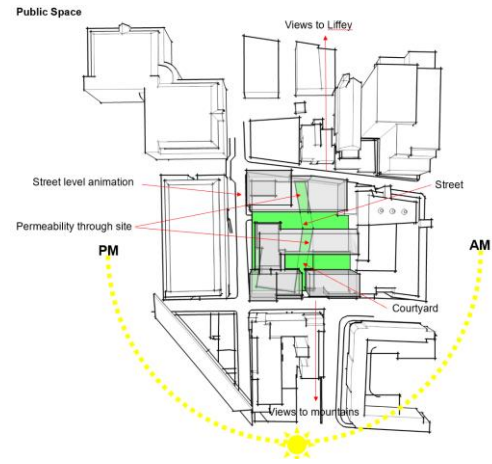
Anchoring the corner of Townsend street and Moss Street , this elegant 8 Storey Travelodge hotel is a key component in the rejuvenation and reimagination of the Georges Quay area. One of four buildings on the site, it creates an open and engaging street level interface with openings for cross-site permeability and links to the new public spaces.

PROJECT SUMMARY

The recently completed Travelodge hotel represents the anchor building and phase 1 delivery in a larger development nearing completion. Together this scheme is looking to make a mark on this central location linking George's Dock and O'Connell Street with the Grand Canal Dock area. The project comprises a mixed-use development and is bounded by Townsend Street, Moss Street and Gloucester Street South in the George's Dock area of Dublin 2. The scheme is composed of 4 blocks with 3 primary street edge elevations. The urban block has been carved to create several secondary elevations facing on to the proposed landscaped courtyard and existing Bracken's Lane. The buildings are 8 storeys with setbacks at the 7th floor level and house a vibrant mix of uses - aparthotel, residential, restaurant and retail, and this 393 Bedroom Travelodge Hotel.

Client Two Walk Ltd
Location Townsend St Moss St, Dublin 2
Value €38m approx.
Size 11,100m ²
Date February 2019 - December 2021



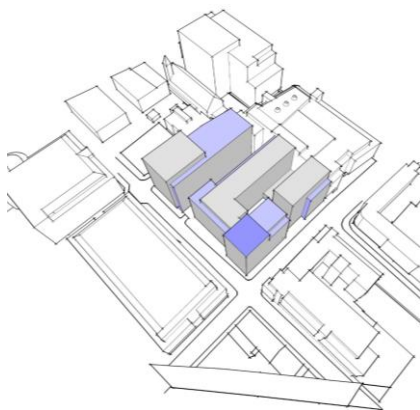


Company Background

MCA Architects are based in Dublin and work nationally and internationally providing a comprehensive architectural service in the realization of building projects from inception to completion. Services include architectural, interior design and project management. We also have considerable experience of collaborating with leading international architectural firms on several projects in Ireland. Our architectural philosophy is a direct response to the aims and ambitions of our clients and users in the context of a sustainable future. Sensitive to context, our designs can also be a catalyst for change, helping clients to achieve their organizational goals and adding significant value to their operations.

We have extensive experience of preparing masterplans involving hospitality, residential housing and apartment developments, office, healthcare, industrial and leisure. We are a commercially aware practice committed to delivering outstanding design solutions that exceed our Clients' needs and expectations which provide significant added value, are socially and environmentally responsible.





At either side of the Townsend/Moss Street focal point 'tower' that is the Travelodge, we have created 2 elegant light weight glazed facades, sharply framed in stone and elevated above the street level to allow for a shifting glass and metal façade that creates dynamic interactions with the public realm, strong entrance points and areas for landscaped softening of the building edge.

Impact

The 393 bedrooms spread over seven floors were carefully designed to meet the operator's brief and brand requirement. All bedrooms are naturally ventilated and have full height openable windows that provide a natural light. Every guestroom is provided with trickle vents, integrated within glazing frame, for back ground ventilation and an opening window section for purge ventilation. Heating and cooling to the rooms is provided by a VRF system. Bathroom extract from each en-suite is provided by local extract in each room ducted to discharge via facade louvres.



Excellence, Architectural form and Language

The Hotel building is cognisant of its Dublin City centre location. The design is grounded in the scale and architectural language of its context, including materiality - stone, glass. The vertical emphasis of the fenestration references Georgian Dublin. While a collection of façade treatments is evident, a consistent architectural language ties them together to create a shifting yet cohesive whole. The roof level pushes and pulls to break down scale, provide massing relief and create visual interest. The seventh floor level glazing steps back along Townsend and Moss Street to create terraces and balconies to the hotel, breaking down the overall massing of the development. The main junction of Townsend/Moss Street is emphasised by an increase in height at the corner and the facades have a strong vertical columnar to reinforce their focal point status.



At night, main entrance is beautifully illuminated with linear lighting to create a warm welcoming to hotel guests



White in day light, corten steel planters and matching handrails subtly emphasize the main entrance

The complex façade is designed to out perform the requirements of part L, meeting all the exacting needs of natural ventilation provision and fresh air opening vents while cleverly concealing all these necessary moving parts within the windows heads and linear grills. This avoided the peppering of the façade with mechanical componentry and unsightly trickle ventilation.

Delivered on site under the auspice of the Covid Pandemic the importance of natural mechanical ventilation became ever more important, as well as the needs for users to have overriding control of purge ventilation. Structural glass balconies at every room at opening sashes provide this.



Challenges

One of the biggest challenges faced by the team was the impact of the COVID-19 pandemic on the construction industry, in a global and local scale, which affected the work schedules.

With a number of staff retuning from Italy in early 2020 MCA Architects were quick to react to the on-set of the pandemic an implementing early a Work from Home strategy. While the technical issues had to be resolved the monitoring and actively maintain the positive mental health of all our employees was a key driver. As the sites closed the focus turned to the off site technical teams working to ensure timely delivery of information, expediting on site supply when the sites opened back up.

MCA endeavoured to engage all the team members at various stages of the project and form a collaborative effort in the delivery of key milestones for the project duration. Our solution was underpinned by regular communications and monitoring, even while the online contact was only permitted.

As with many organisations, the Covid pandemic posed a serious logistical challenge to John Paul Construction from a variety of perspectives. Having to deal with the uncertainty of whether sites were allowed to remain open (deemed essential in order to fight against Covid-19)



or would John Paul Construction have to close a site such as this with 100+ staff on it. A worry for staff, clients and design team members. But John Paul Construction knew the survival of the overall company depended on the safety of the site.

John Paul knew that one of the biggest issues was the supply chain, business not deemed essential closed for long periods of time leading to a shortage of materials and delays in deliveries. Where materials had to be exported from overseas, there was an even bigger potential delay.

Time and again their biggest concern during this period was the morale and mental health implications of the lockdown on their workforce, who were seeing some of their colleagues continuing to work while they could not. Obviously, they were not unique in this regard, as the great equaliser of the pandemic was that everyone was under the same pressures.

Following an early contraction of covid by multiple of site operative in the first few weeks of the pandemic John Paul Construction implemented one of the first zero covid strategies on-site in the country by testing all operatives a number of times a week on a continual basis. This ensured the continual operation of the site to the very end of the project.

Local resident engagement

he project team was also working within the very centre of Dublin and key challenge was ensuring there was zero or minimum disruption to the residents who lived and worked in the neighbourhood. Therefore, the project scheduling was carefully managed to ensure the works were completed in a timely manner, delivery were planned to limit any inconvenience.



Clients Vision

Encompassing two thirds of a city block with an intermediate lane the clients vision was to release the maximum potential of the site with a collection of buildings looking both inward and outward with independent yet interdependent visual relationships. Developed as a collective whole while retaining their own identity.

Unique Challenges

As a city centre site this scheme needed to deliver on its density while actively engaging with the public realm and promote pedestrian permeability , create public spaces, and a mix of uses at ground floor that actively engaged with the public realm and a dynamic street level facade.

Design Solutions

The four blocks possess a combination of floating and street grounded elevations. The stone piers rise out of the pavement at the two external corners providing a strong stoic statement of intent, while the remainder of the scheme somewhat floats above the ground level uses creating an open and engaging street level interface with openings for cross-site permeability and links to the new public spaces.

Challenges to innovations

With one client and three end users in Travelodge, Staycity Apart hotels and Dublin City Council apartments, delivery of the project required a complex stakeholder engagement and management process. We successfully divided our team ensuring the shell core & envelope development and construction continued in a linear manner with the complex predominantly interior heavy stakeholder interface sitting nicely into the shell provided.

