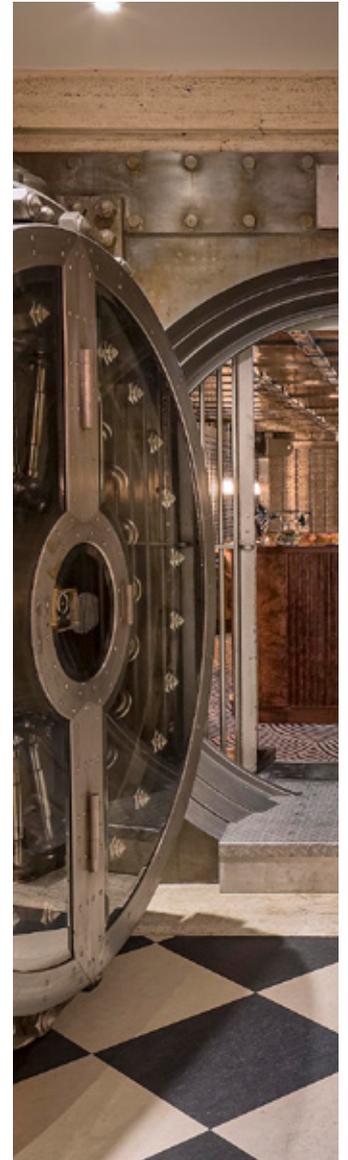




Ardmore

SECTOR CASE STUDY

HOTELS

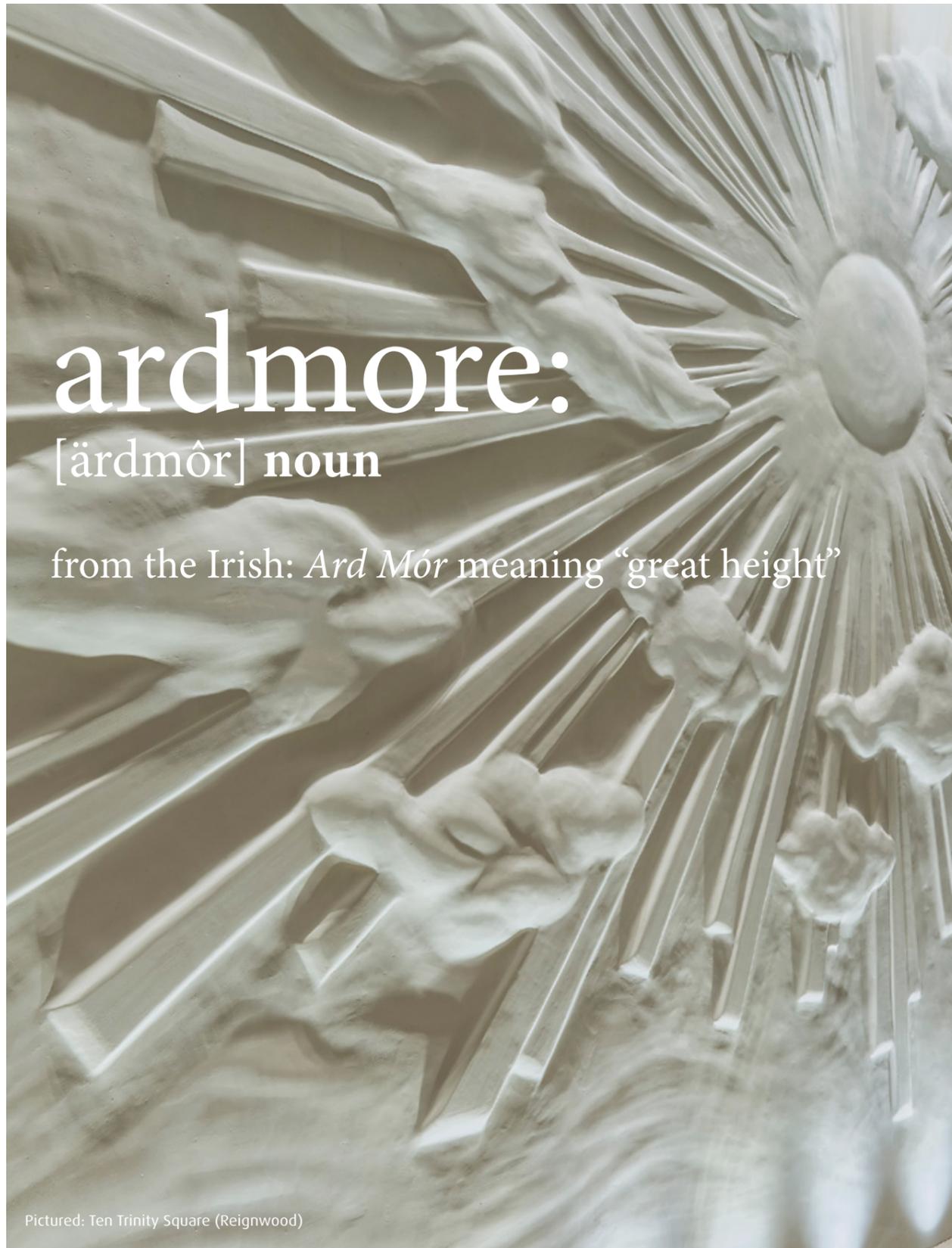




Pictured: Corinthia London (International Hotels)

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ardmore:
[ärdmôr] noun

from the Irish: *Ard Mór* meaning “great height”

Pictured: Ten Trinity Square (Reignwood)

Introduction

The Ardmore Group is one of the largest wholly family owned and run construction companies in the UK. Specialising in delivering large scale refurbishment and new build projects, we've established an unrivalled reputation for delivering some of the World's best new hotels.

Founded by brothers Patrick and Cormac Byrne, the group remains a family-run business.

Since our formation in 1974, we've helped to deliver some of London's highest profile projects. Over the last decade, we have developed an unparalleled track record for delivering some of the best new hotels in the World, including:

- Corinthia London, the star of BBC series 'A Hotel for the Super Rich and Famous' and a benchmark-setting 5-star hotel, which we delivered in just two years
- The Ned at Poultry, a highly complex refurbishment out of the Grade I listed 27 Poultry, which we have transformed into the phenomenally successful Ned hotel and members' club
- Ten Trinity Square, the comprehensive refurbishment of the 96-year-old former Port of London Authority Headquarters into a stunning 100-bed Four Seasons and 41 super-prime serviced apartments. Winner of the AA Hotel of the Year 2018-19, AA 5-Red Stars and Conde Nast's Best New Hotel Opening in the World 2018,

We possess an inherent understanding of the requirements of investors and operators and accordingly have developed a very strong and highly capable team experienced in providing highest quality products and services.

We're well known for our extensive in-house capability and pro-active approach to delivery, which gives us the confidence to provide a cost certainty and a fixed price approach on major projects.

Our direct control over an extensive internal supply chain has helped us to de-risk the delivery of some of the country's most complex projects.

The Considerate Constructors Scheme recently named Ardmore in the top three most considerate constructors in the UK, recognising our efforts to work closely with local residents and communities to help promote the image of the construction industry.



Pictured: Corinthia London (International Hotels)

About Ardmore

Ardmore started life as a small general building firm in Brixton, South London in the early 70's. From the start our roots have been firmly established as a traditional, hands-on builder. Over the following 30 years, founders Patrick and Cormac Byrne steadily grew the business' capabilities, securing a first major design and build main contract in the early 2000's.

As the business grew, a hands-on approach to delivery coupled with a pro-active attitude to problem solving remained at the core of the business. Today, Ardmore is still best known as traditional 'builder' rather than a management contractor.

Our ability to carry out many major packages in-house is unique in the industry. We have direct delivery capability for a range of major packages, including:

- Groundworks
- Reinforced concrete and steel frames
- Plant and scaffolding
- Fit-out and decoration
- MEPh Services
- Façade manufacture and installation
- Joinery, metal and stone work.

By retaining direct control over critical work packages, we build resilience into our supply chain and take total ownership over delivery, cost and quality.

Our approach allows us to bring our hands-on experience, direct delivery resources, supporting production and logistics facilities and direct relationships with suppliers to add commercial and specialist technical expertise to any project.

Our access to directly employ skilled tradespeople offers clients many benefits, including true fixed-price offers and enhanced flexibility and control over quality and programme.

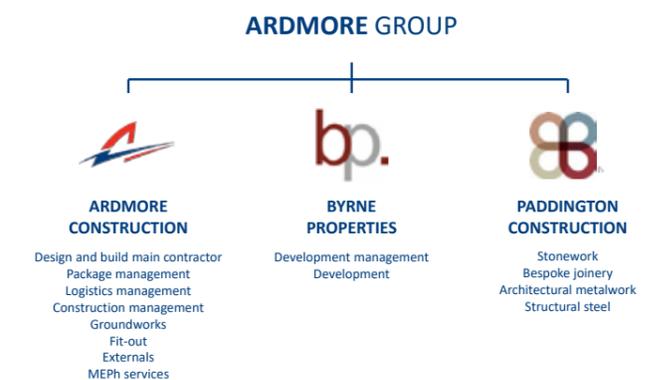
Today, the Ardmore Group is made up of three major companies, all supporting the overall delivery capability and technical expertise of the business.

Ardmore Group Limited (registration number: 10379475) is a privately owned limited company. It is the parent company of:

- Ardmore Construction (main contractor)
- Byrne Properties (property management)
- Paddington Construction (off-site manufacture)

Ardmore Construction Limited (registration number: 01185592) is the delivery arm of the business and acts as the main trading entity in the group of companies.

The registered office of all the companies in the Group is: 6 Wharf Studios, 28 Wharf Road, London, England, N1 7GR.





TEN TRINITY SQUARE REIGNWOOD

The redevelopment of Ten Trinity Square is one of London's most iconic recent projects, having opened its doors to a global fanfare as one of the World's best new hotels in 2018. We were at the forefront of the extraordinary transformation of the former Port of London Authority headquarters into a remarkable Four Seasons hotel and stunning residences.

Situated in the heart of The City of London, the building at Ten Trinity Square is one of London's most treasured buildings, having once been the seat of power for both the Port of London Authority and the United Nations .

The Sir Edwin Cooper designed building was originally built in 1922 and occupied by the Port of London Authority until 1970.

In 1946, the building hosted the inaugural assembly of the United Nations in 1946 and was later used for the famous signing of the first UN Charter in 1948, hosted by Winston Churchill.

As the latest chapter in its extraordinary life, the Grade II* listed building has undergone a meticulous restoration, with Ardmore overseeing the sensitive refurbishment and transformation into a spectacular Four Seasons Hotel

Completed in early 2018, the hotel provides 100 guest rooms and suites alongside 41 serviced apartments. The hotel is also host to a number of amenity spaces, including a private members club, Michelin starred restaurants and bars, meeting salons and an exquisite pool and spa.

Ardmore was the main contractor for the majority of the project, from excavating a new basement under the existing building to delivering the complete mechanical and electrical services installation. We also delivered the fit-out of the luxurious rooms and apartments alongside the members club and front and back-of -house areas.

The complex builders work posed a number of structural and archaeological challenges. Our in-house capability for designing and undertaking the works whilst co-ordinating services through the new elements and existing historic fabric was essential to the success of the scheme.

Ardmore also undertook the restoration of the Grade II listed building's original classical meeting rooms, which now provide meeting rooms and facilities for the private members' club.

The Four Seasons at Ten Trinity Square was named 'Hotel of the Year' 2018-19 by the AA as well being awarded 5 AA Red Stars and Conde Nast's 'Best New Hotel Opening in the World' 2018.



KEY FACTS 'AT A GLANCE'

TEN TRINITY SQUARE

Facts and Figures

Rooms & Suites

89 Rooms
11 Suites
41 Residences

Food, Beverage & Amenity

Rotunda Bar
Private Club
2 Restaurants
18,000 sqft spa & fitness centre
Gym & Pool
Fitness Centre
2 ballrooms

Contract Details

Contract Value: £165m | Prov Sums: £75m

Form of Contract:
JCT Traditional w/CDP

Procurement:
Single stage competitive tender

Programme

Start Date:
Mar 2015

Opening:
Jan 2018

Duration
144 weeks

Selected Awards

AA Hospitality Awards 2018-19:
Hotel of the Year, London

5 Red Stars



World Travel Awards 2017-18
(Nominated):

England's Leading Luxury Hotel 2018

Europe's Leading New Hotel 2017

Professional Team

GT GARDINER & THEOBALD
Project Manager /
Quantity Surveyor /
Contract Administrator

FOUR SEASONS
HOTELS AND RESORTS
Operator

Banyards
Consultant

Client Design Team

aukett swanke
Architects

Waterman
Structural & Services
Engineer

RANDLE SIDDELEY
Landscape Architect
(Roof Garden)

MK
Interior Designer

4M ASSOCIÉS
Interior Designer

Delivery Team

Ardmore
Main Contractor

K.O. & ASSOCIATES LTD
Architect
(CDP Elements)

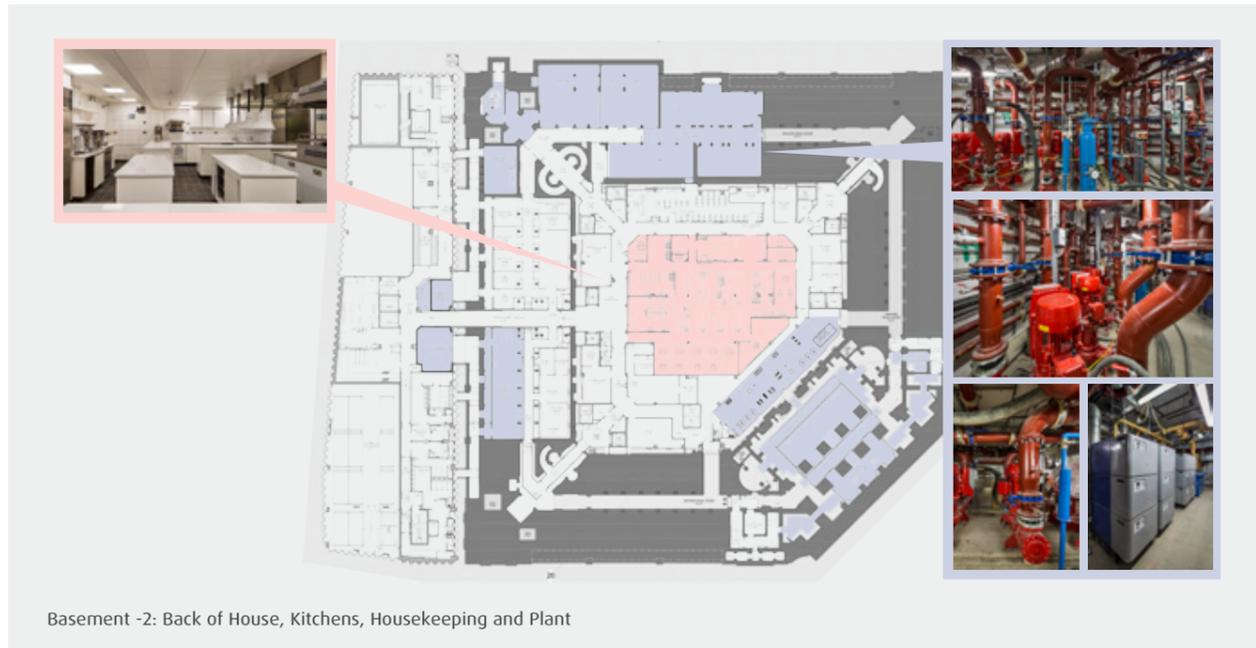
PADDINGTON
Joinery, Stone, Metalwork

BM JARRETT MARDON
Structural Engineer
(CDP)

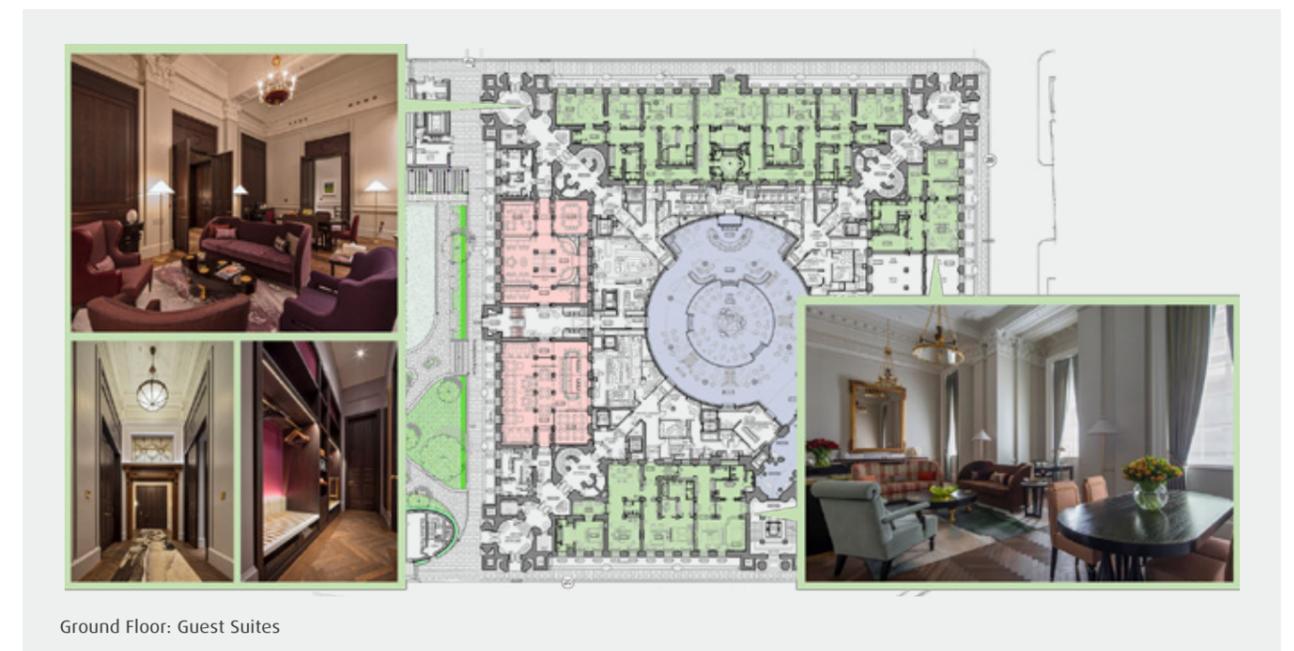
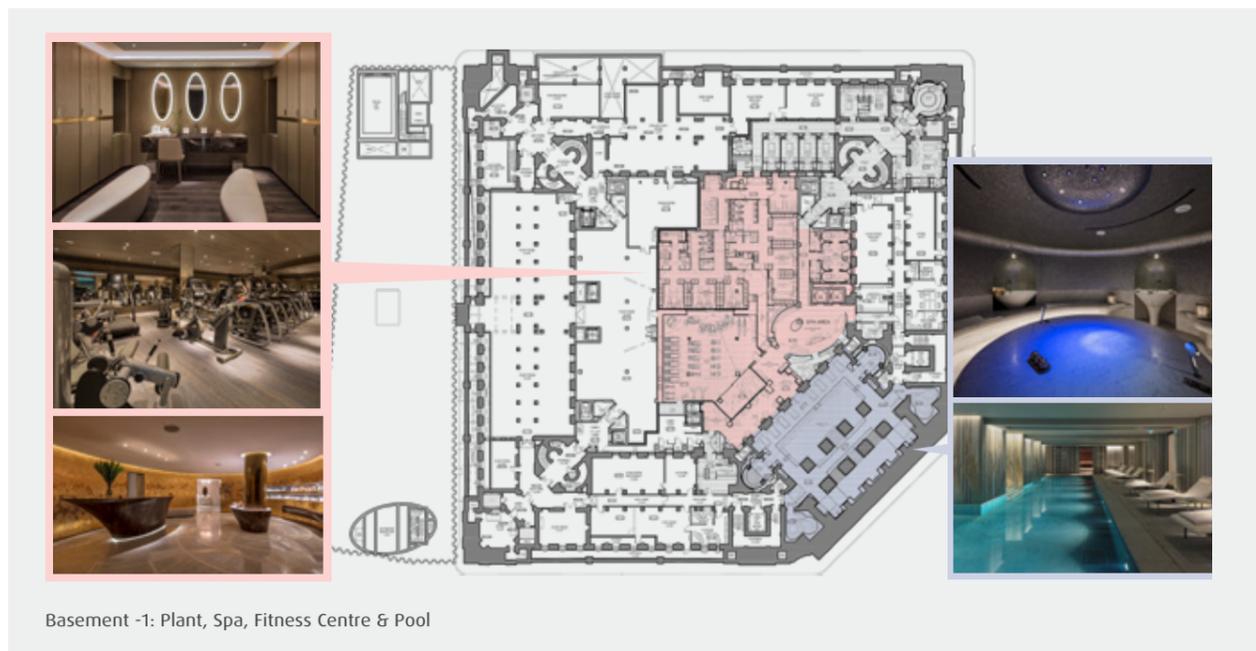
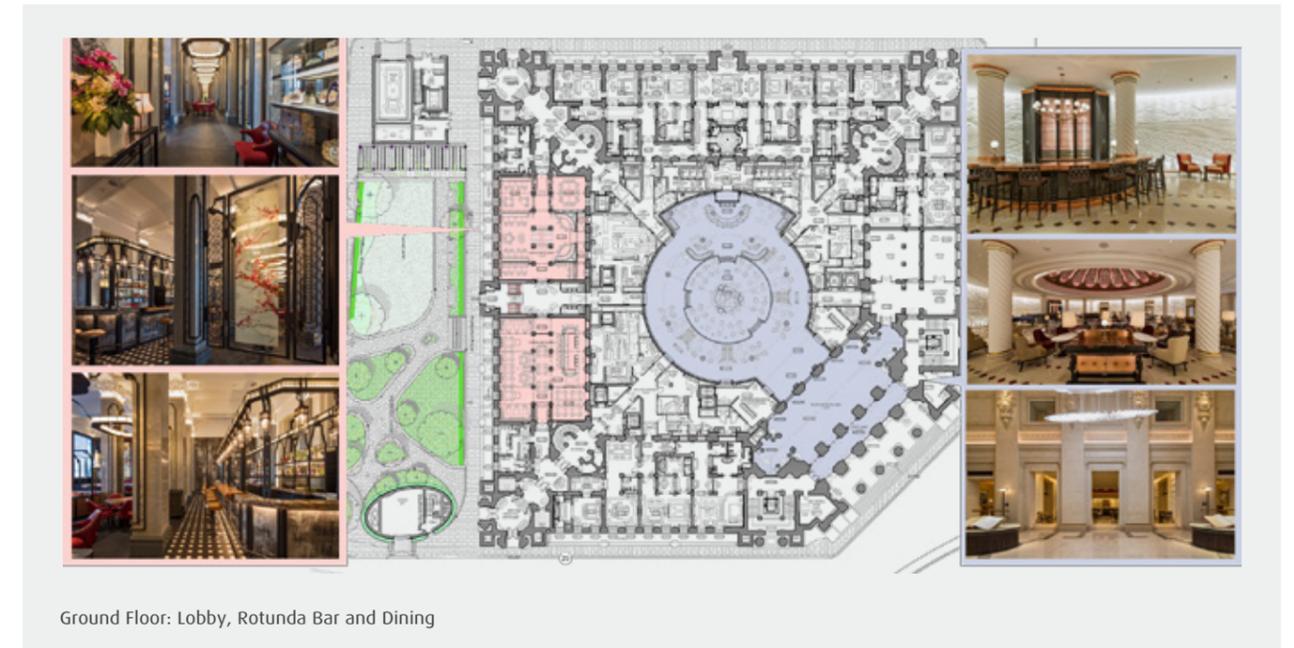
OODA
Services Engineer
(CDP)




VIRTUAL TOUR
TEN TRINITY SQUARE



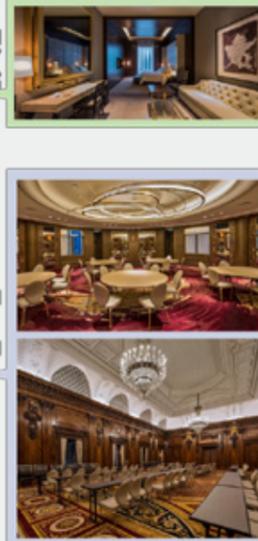
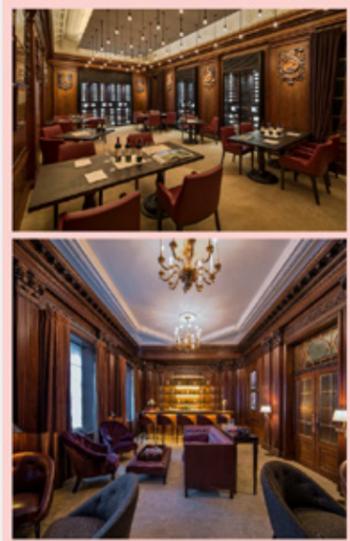

VIRTUAL TOUR
TEN TRINITY SQUARE



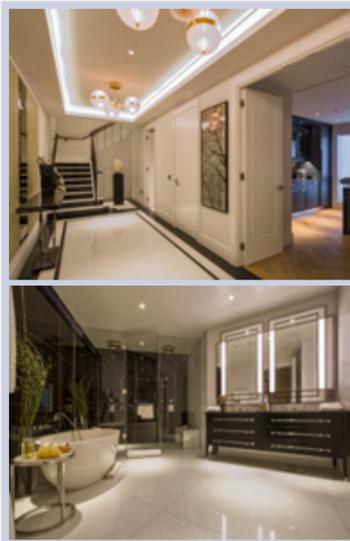


VIRTUAL TOUR

TEN TRINITY SQUARE



First Floor: Members Club, UN Room and Junior Ballroom, Guest Rooms & Junior Suites

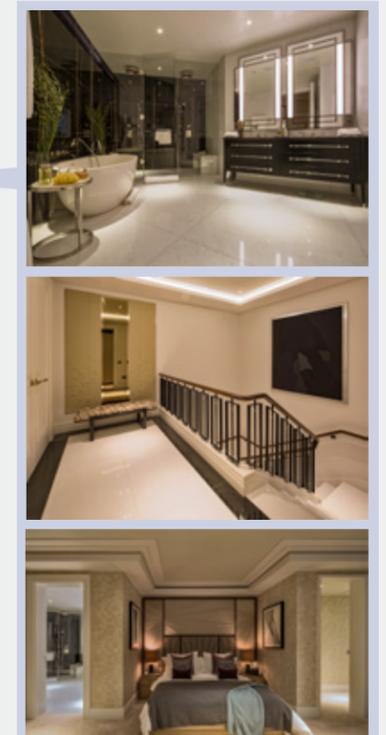
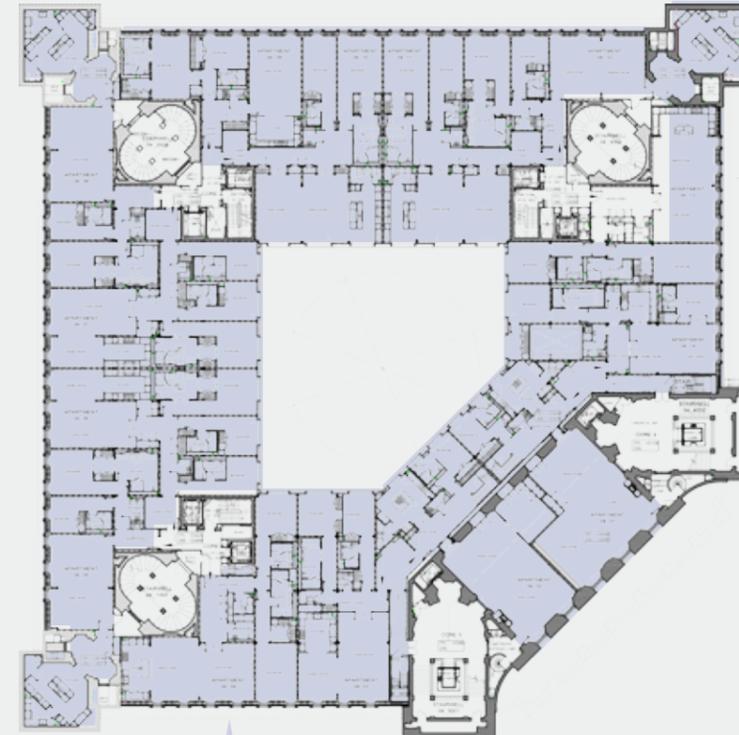


Second Floor: Residences, Guest Rooms & Junior Suites



VIRTUAL TOUR

TEN TRINITY SQUARE

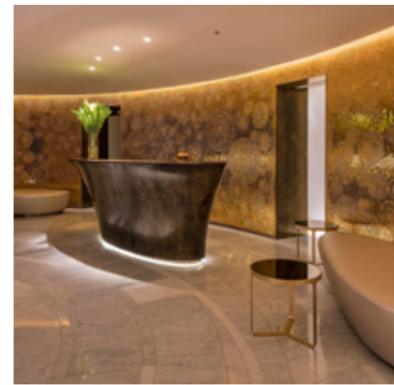


Third Floor - Roof: Residences

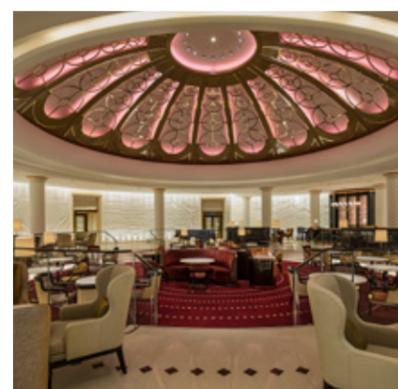
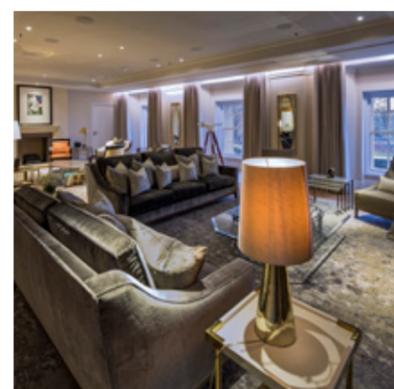
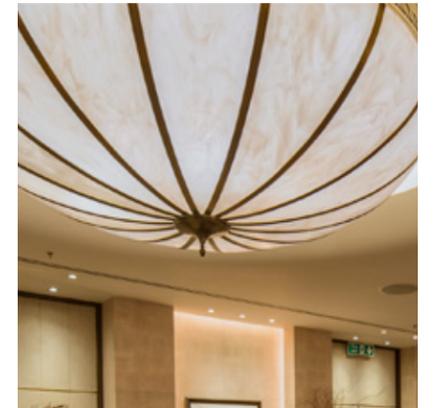
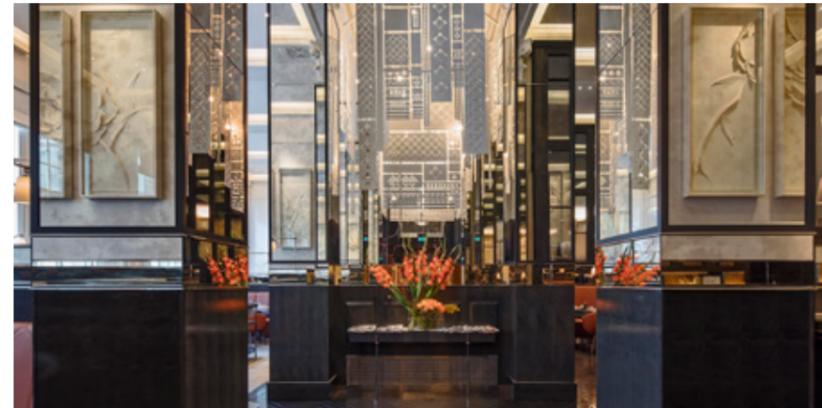
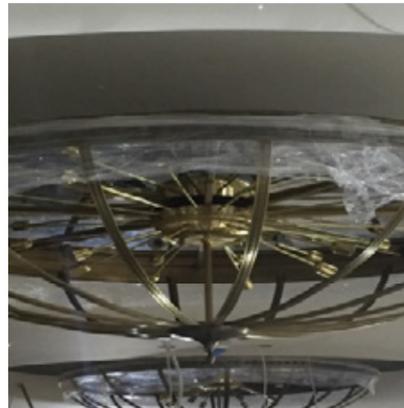




TEN TRINITY SQ
2015



TEN TRINITY SQ
2018





THE NED

SYDELL GROUP / SOHO HOUSE

Ardmore oversaw the major refurbishment of the Grade I listed former Midland Bank Headquarters into the magnificent Ned. Now operating as one of London's trendiest spots, the Ned is an incredibly successful 250 bed 5-star hotel providing an extensive food, beverage and amenity offer with 10 restaurants and bars, landscaped terraces, health spa, event spaces and a private members' club.

Originally designed by Sir Edwin Lutyens, the Grade I listed former Midland Bank Headquarters in the City of London is one of the Capital's most iconic buildings.

With an entrance way opening into a grand banking hall on the ground floor, underneath listed offices on the upper floors, all designed by Lutyens in what is widely regarded as his finest commercial building.

We worked with Sydell Group and Soho House to deliver a new flagship 5-star hotel at the site. As part of the development we have carried out major internal structural alterations, sensitive restoration of listed features, and high-quality fit-out throughout the building.

The works included the original safety deposit vault, which has been converted into one of 14 total food and beverage offerings in the hotel.

We carried out extensive repairs and alterations within the heart of the buildings including significant underpinning work before demolishing an existing link between the original building and a 1970's extension to provide a new lift core which runs from a newly excavated sub-basement to the new rooftop terrace.

The refurbishment included the installation of 8 new lifts within a new lift core, 14 fully fitted bars and restaurants - created in our own joinery workshops - and associated kitchens.

We undertook a comprehensive services overhaul, threading significant new services through the existing building fabric. The MEPh design was included within a large Contractor Designed Portion (CDP) element of the contract works.

We have breathed new life into richly decorated banking hall and basement safety deposit vault. We have also sympathetically restored many of the original building elements, including the impressive Portland stone facades and tapestry and panelling in the original directors' smoking room, all originally designed by Lutyens in what is accepted as his best commercial building.

The Ned was named European Hotel of the Year at the 2017 AHEAD awards, as well as picking up additional awards for Best Event Spaces, Best Restaurant for Millie's Lounge and Best Spa and Wellness at the same event.



KEY FACTS 'AT A GLANCE'

THE NED

Facts and Figures

Rooms & Suites

252 Rooms

Food, Beverage & Amenity

10 Restaurants
Grand Banking Hall with eight restaurants
Private Club
Private Hire Rooms and terraces
Spa & Pool
Boxing Gym & Fitness Centre

Contract Details

Contract Value:

£82m

Form of Contract:

JCT Traditional w/CDP

Procurement:

Single stage competitive tender

Programme

Start Date:

Mar 2015

Opening:

May 2017

Duration

109 weeks

Selected Awards

AHEAD Awards 2017:

European Hotel of the Year

Best Event Space

Best Restaurant

Best Spa

Professional Team

GT GARDINER & THEOBALD
Project Manager /
Quantity Surveyor

SOHO HOUSE & CO
Operator

Client Design Team

EPR architects
Architects

SOHO HOUSE & CO
Interior Designer

Norman Disney & Young
Services Engineer

elliottwood
Structural Engineer

NULTY+
Lighting Consultant

Delivery Team

Ardmore
Main Contractor

PADDINGTON
Joinery, Stone, Metalwork

K. O. SAWHNEY & PARTNERS LLP
Architect
(CDP Elements)

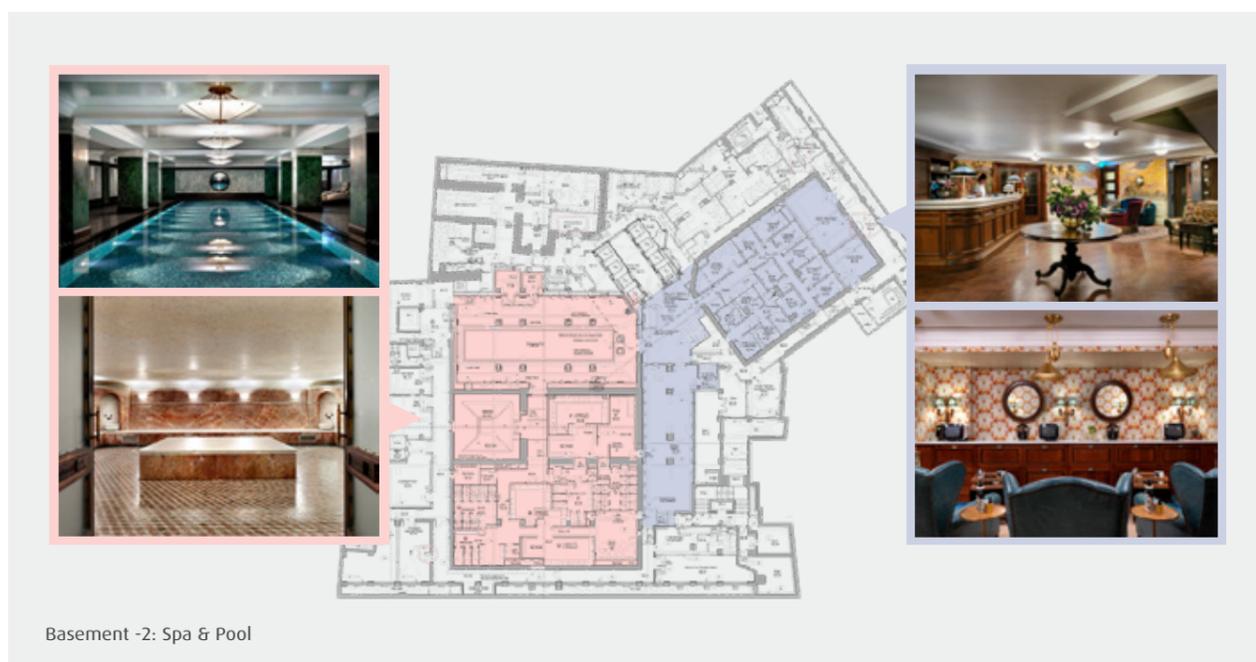
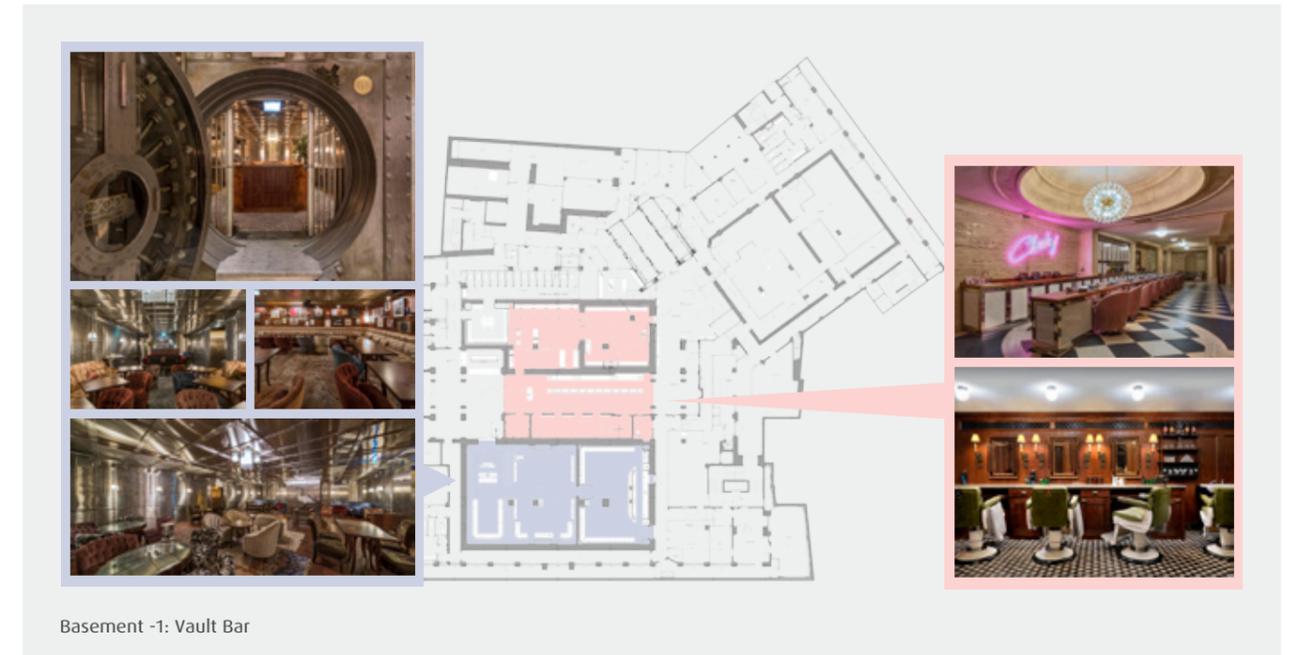
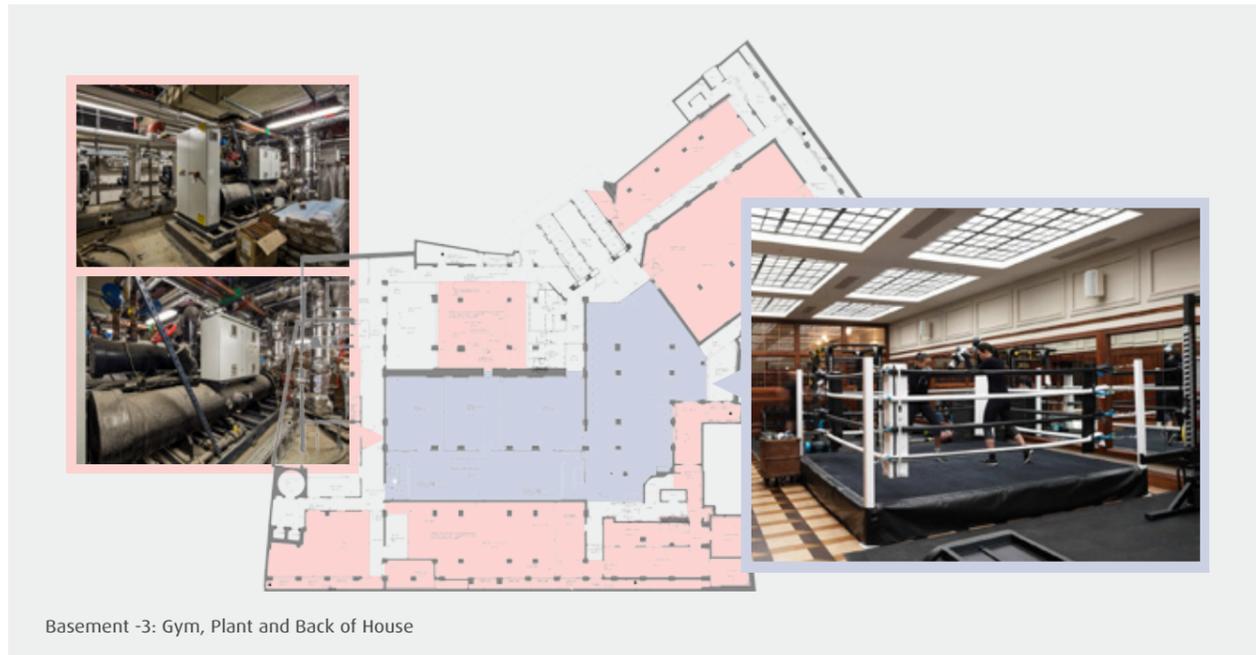
QODA
Services Design
(CDP Elements)

edge structures
Structural Engineer (CDP)




VIRTUAL TOUR
 THE NED

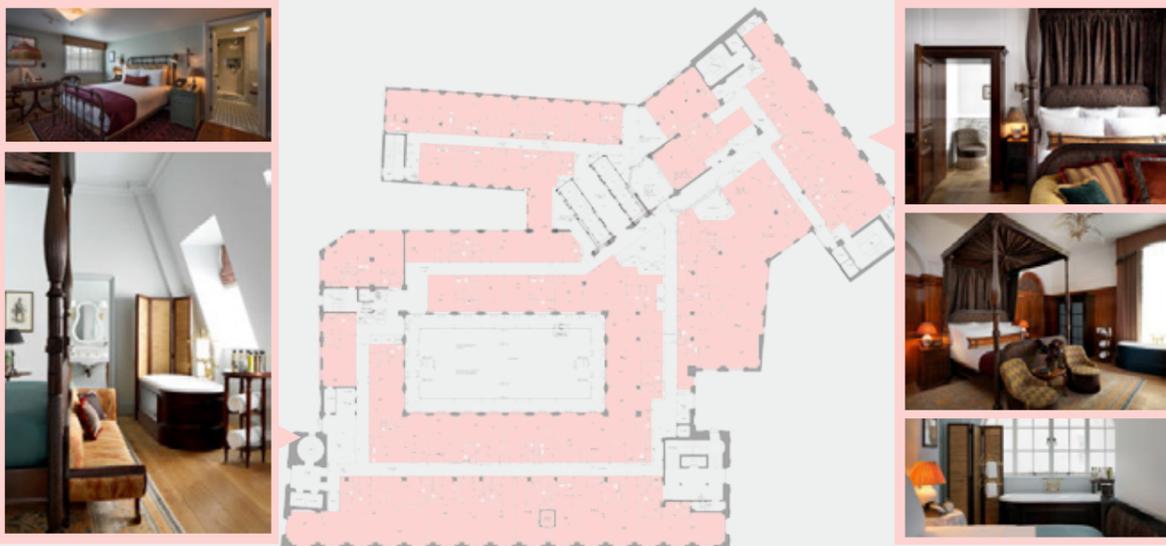

VIRTUAL TOUR
 THE NED



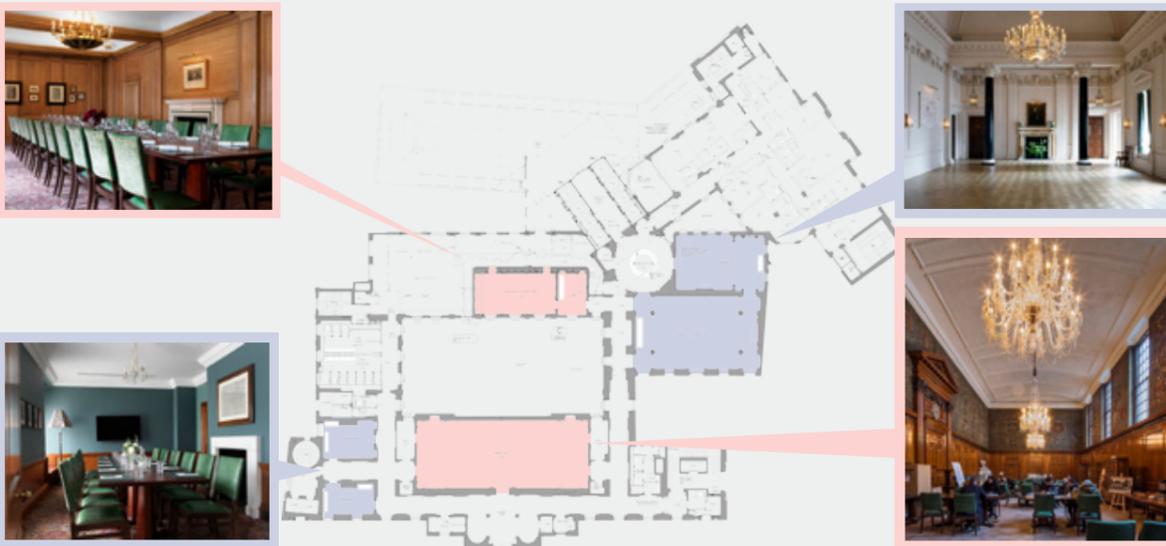



VIRTUAL TOUR
 THE NED


VIRTUAL TOUR
 THE NED



First – Fourth Floors: Guest Rooms



Fifth Floor: Meeting Rooms

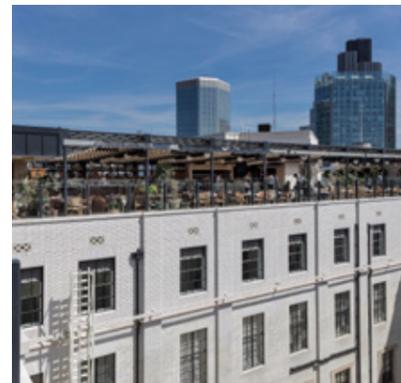


Roof: Club & Bars

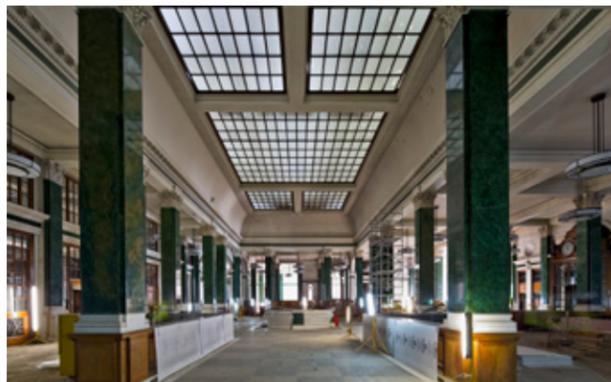
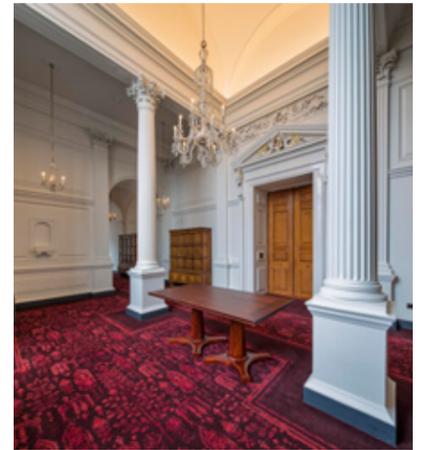




THE NED
2014



THE NED
2017





CORINTHIA, LONDON

INTERNATIONAL HOTELS

The star of BBC series 'A Hotel for the Super Rich and Famous', Ardmore oversaw the comprehensive conversion of the historic Metropole Building in Embankment into the benchmark-setting 5-star Corinthia in just two years. Located in the heart of Whitehall, the Corinthia has been Crowned 'Hotel of the Year' by the AA, Conde Nast, Ultratavel and the International Hotel & Property Awards.

The Corinthia opened its doors as one of London's most luxurious new hotels following an extensive renovation that comprehensively transformed this historic site.

The property, which had been empty since 2004, now sits proudly as a grand 306 room hotel, which includes the largest hotel room in London, a four storey spa, grand marble entrance way and glass domed reception area.

As the main contractor on this project, we were responsible for everything from excavation and ground stabilisation to providing a full fit out service including fixtures and fittings.

This remarkable hotel was delivered in just two years, a feat achieved through the operation of our direct labour force. We had up to 1,000 staff on site 24-hours a day for two years in order to reduce the completion time for the project.

At times during construction the Corinthia was the UK's second largest single building site after the Olympic Stadium.

Heritage

Originally built for the Gordon Hotels Company in 1883, the Metropole Hotel spent a number of decades as one of London's most glamorous hotels, playing host to a glittering array of European royalty, visiting dignitaries and the celebrities of the day.

The close proximity to the Houses of Parliament and the political hub in Whitehall, saw the hotel being commandeered for use as emergency Government offices during both world wars.

In the late 1940's it was then acquired by the Crown Estate and leased to the Government on a permanent basis, providing overflow offices for the Ministry of Defence until 2004.

As part of the conversion process back to a luxury hotel, secret tunnels built during World War II to facilitate below ground access for defence ministers to Whitehall had to be securely filled in



CORINTHIA, LONDON

INTERNATIONAL HOTELS

Due to the age and location of the existing buildings, conversion of this dated property involved considerable structural re-configuration and adaptation. The desire to create vibrant spaces and large guestrooms also led to the need for significant changes to the arrangement of internal supports.

Major construction elements included the excavation of two stories to create spa facilities; the creation of new lobby, lounge and reception areas; the addition of a seven storey hotel wing; the construction of an 8th floor extension overlooking the Thames to form a two bedroom Royal Suite; extensive facade restoration and retention; installation of new steelwork that was designed and fabricated in Ardmore's factories; and implementing the sustainable measures required to achieve a BREEAM Very Good rating.

Logistics

The nature of the existing structure of this property created considerable logistical challenges.

Prior to demolition or construction work all machinery had to be crane lifted above the building and placed in the central atrium. Large access points were then formed at street level to allow for the removal of material from the site during construction.

Following the decision by the Corinthia London to redesign the upper floors, the final stages of the renovation were carried out after the opening of the hotel in a fully operational property with the need to avoid disruption to guests.

Excavation

With the added challenge of having to carry out all excavation within the restrictive confines of the existing site and structure, levels were reduced six metres below the original basement in order to house the primary plant room, spa and car park.

Bulk excavation was essential to allow for the remodelling of the front of house areas and substantial reinforced concrete floors and podium slabs were installed to establish a lowered level for the lobby, lounge and reception areas. The excavation also made space for two lower floors to house part of the hotel's four storey spa - the largest city day spa in London.

Extensions

As well as instigating changes to the internal layout within the original building, considerable extension was needed in order to meet the exacting needs of a modern luxury hotel. Having reinforced the newly excavated basement area, a seven storey extension was constructed in the central atrium. This reinforced concrete structure formed additional bedrooms and a rooftop plant area.

The project saw the creation of an entirely new eighth floor added to the original roof. Overlooking the Thames the entire floor is given over to the two-storey Royal Suite, a 470 square meter space with a wraparound terrace, dedicated lift, two bedrooms, spa, gym and wine cellar.



"Corinthia London has been crafted by an expert team of contractors and designers, from demolition to building site to today's polished gem of grandiose excellence."

Sleeper Magazine, 2011



“As five-star hotels go, the Corinthia is a formidable achievement - indisputably a contender that the likes of the Connaught, the Dorchester and, indeed, the Savoy will find themselves reckoning with.”

Financial Times, 2011



CORINTHIA, LONDON

INTERNATIONAL HOTELS

Structural alterations

As much of the existing structure was formed by masonry careful consideration was required to address the extensive changes being made to the internal configuration of the building.

The introduction of 3,000 tonnes of structural steel enabled many of the previous masonry dividing walls to be removed, opening up the ground floor spaces to allow a continuous flow between areas.

All the steel installed in the building was custom made by in-house specialists at our workshops in North London, with lengths cut and re-bolted on site due to the size of the frames and the limited access to the hotel.

Stonework

Restoring the external stonework to its original splendour was a key element in reviving the hotel to its former glory. Every inch of the stone façade of the building was cleaned, with defects meticulously repaired and window surrounds remodelled in keeping with the original designs.

Internally, a vast amount of marble has been used, from the flooring in the lobby, to the unit tops in the guest bathrooms.

We underwent a thorough procurement process to source the best material, acquiring the stone directly from quarries in Portugal and Italy. Led by Ardmore, the design team made weekly visits to quarries in Europe to ensure that the finest stone was selected for the project. The stone slabs were then shipped to London to be cut, shaped and crafted by Ardmore’s skilled workmen, before being laid and joined in the hotel.

Joinery

Every element of joinery in the hotel has been hand crafted by our own expert joiners: from every door and window to the bookshelves and the bedroom cupboards to the extensive decorative timber panelling that runs throughout the property.

In all over 10,000 individual pieces were required and in order to meet this demand we fully dedicated one of our joinery workshops for the duration of the project

Mechanical & Electrical Services

As would be expected for a hotel of this scale the building services have formed a major portion of the works. All of which were carried out by our own mechanical and electrical installers.

We constructed two plant rooms at basement and roof level. The main basement plant room houses eight air handling units, three boilers, twenty three water tanks with booster and sprinkler pumps and the central electrical distribution panels.

The age of the building meant that all above and below ground drainage systems needed replacing. A completely new electrical system was also designed to allow for state of the art lighting controls and audio visual technology to be fitted in all guestrooms



CORINTHIA, LONDON

INTERNATIONAL HOTELS

Furniture, Fixtures & Equipment

Working closely with the interior designers, Ardmore's team was instrumental in fitting out and finishing the front of house areas, Harrods Flower Store, Northall restaurant, ballroom, standard guest rooms and junior suites.

We placed over one thousand individual orders from across the globe for items of FF&E including fabrics, leathers, light fittings, case goods and silks.

The Lobby

Creating a striking first impression, the intricate detailing afforded to the lobby, reception and lounge area sets the scene for the entire hotel, with antique bronze panelling, marble cladding, antique brass and glazed screens featuring heavily throughout.

The centrepiece of the open public space is a large seven metre diameter glass dome below which hangs a Baccarat Crystal chandelier, all of which helps to light up the highly patterned polished marble floor, cut and laid by our in-house craftsmen to create a series of circular stone features.

The two-tonne Chafik designed chandelier is made up of 1,001 baccarat crystals which hang down in individually lit baubles creating a full moon effect with the Baccarat signature of a single red bauble.

Food & Beverage

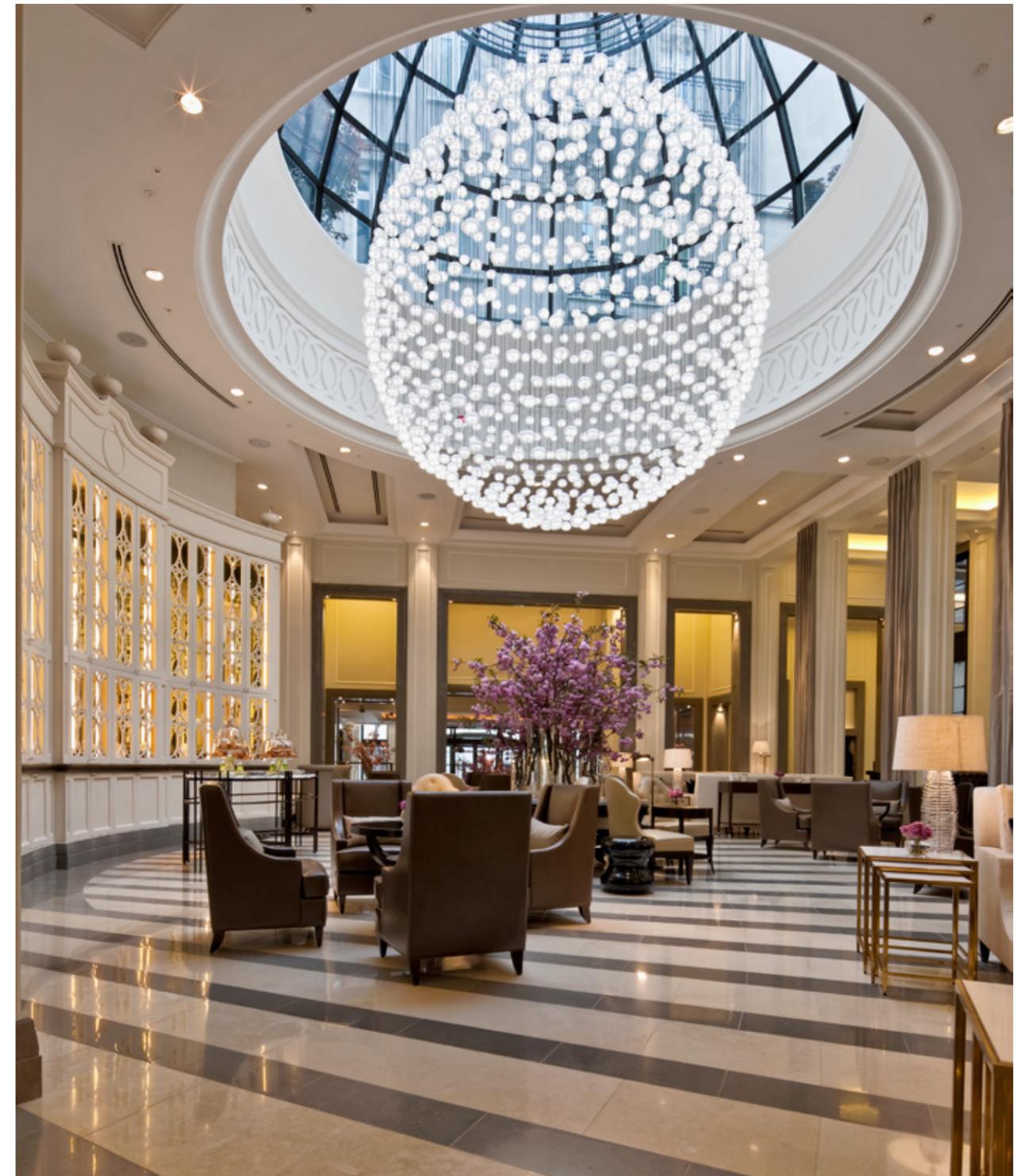
Substantial reworking of the internal layout of the ground floor has created a network of entertaining spaces for leisure and business with two distinctive bars, the grand Northall restaurant and the exclusive Massimo restaurant.

Exquisite marble, perfectly formed woodwork and rich cowhide leather flows throughout the open areas. Reconstructing the historic Ballroom from the Metropole Hotel has enabled the recreation of many of the original features lost when the property was converted in to office space. This has been achieved by creating complex coffered ceilings in fibrous plaster and decorated in extensive gold leaf sheets.

Guestrooms

Great importance was placed on designing and constructing guestrooms that were both spacious and opulent.

An additional challenge to overcome was the variance in floor to ceiling heights inherited from the original structure. To address this we designed and installed bespoke joinery specific to each room.



"If your trip to London doesn't involve staying at Buckingham Palace, then the Corinthia might just be the next best place."

Huffington Post



KEY FACTS 'AT A GLANCE'

CORINTHIA, LONDON

Facts and Figures

Rooms & Suites

271 Rooms
28 Suites
7 Penthouses

Food, Beverage & Amenity

2 Restaurants
4 Bars
33,000 sqft spa Hair Salon
Business Centre & Meeting Rooms
Grand Ballrooms

Contract Details

Contract Value:

£110m

Form of Contract:

JCT Traditional w/CDP

Procurement:

Single stage competitive tender

Programme

Start Date:

May 2009

Opening:

May 2011

Duration

106 weeks

Selected Awards

AA Hospitality Awards 2015-16:

Hotel of the Year
Inspectors Choice & Red Star Award

Ultratravel Collection 2016:

Hotel of the Year

Conde Nast Traveller 2016:

The Chinese Gold List

Travellers World Award 2016:

Best Spa

Global Traveller US 2015:

7th Best Individual Hotel in the World

Professional Team

GT GARDINER & THEOBALD
Project Manager

EC HARRIS BUILT ASSET CONSULTANCY
Monitoring Surveyor

QP Management
Consultant

GERALDEVE
Planning Consultant

Client Design Team

SIGMA
Architects

GA
GA Design
Interior Design

bsc
Building Services Group
Services Design

PRICE & MYERS
Structural Engineer

EDCO Design
Landscape Architect

Delivery Team

Ardmore
Main Contractor

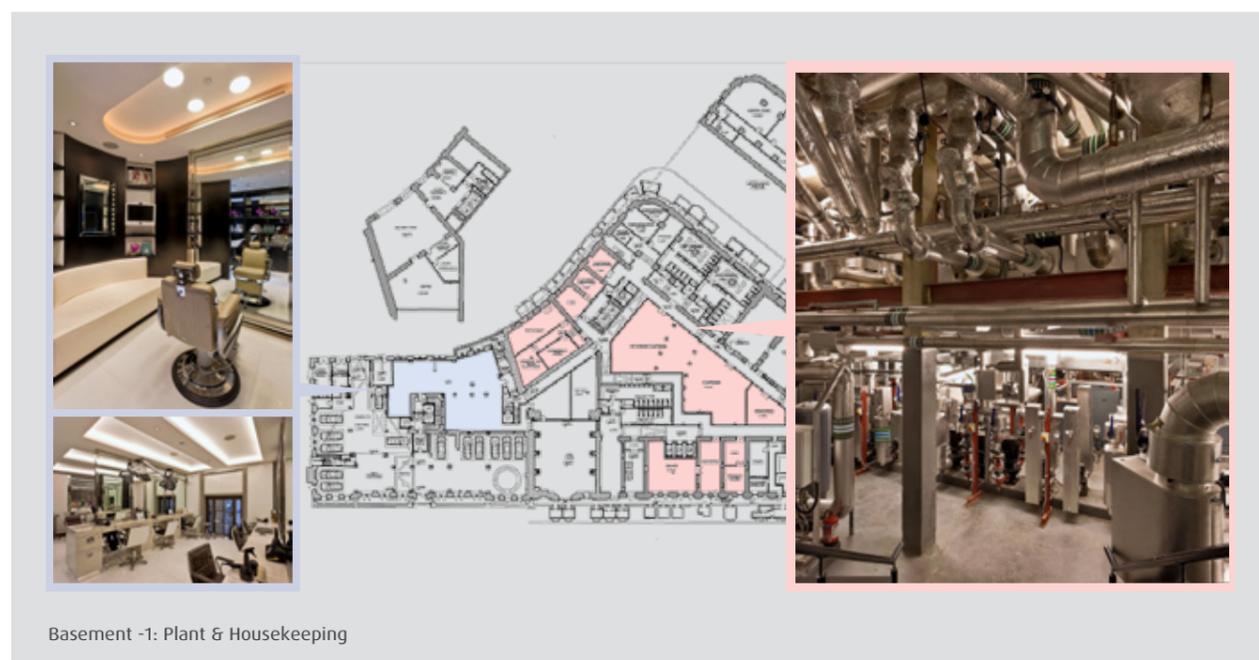
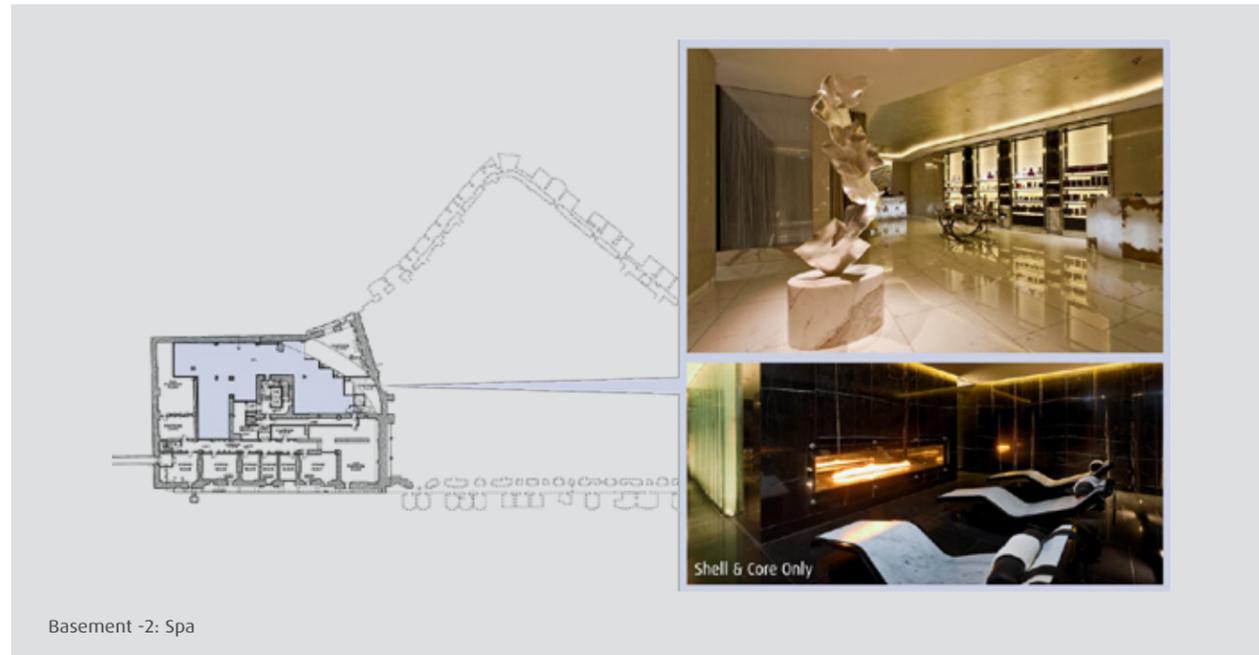
K.O.S. ASSOCIATES LTD
Architect (CDP Elements)

PADDINGTON
Joinery, Stone, FFE

CPC
Services Design (CDP Elements)

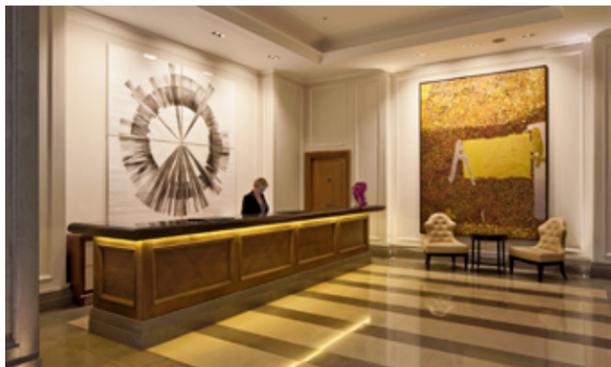


VIRTUAL TOUR CORINTHIA, LONDON



VIRTUAL TOUR CORINTHIA, LONDON



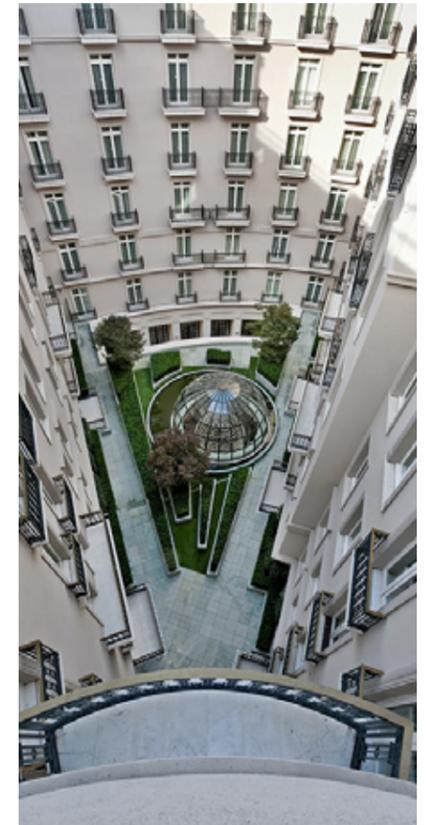
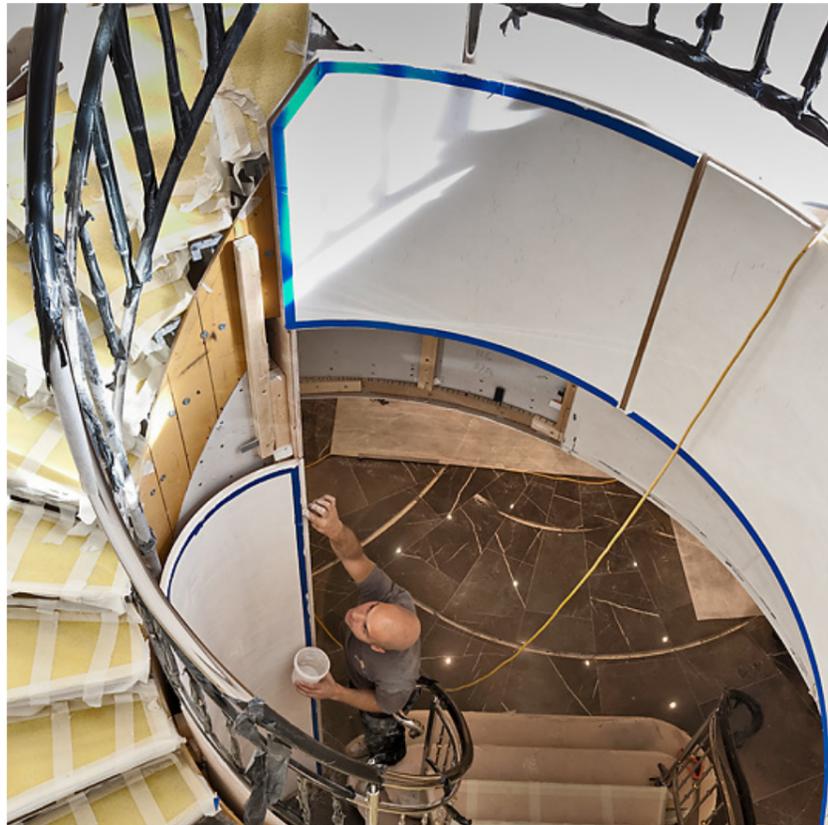


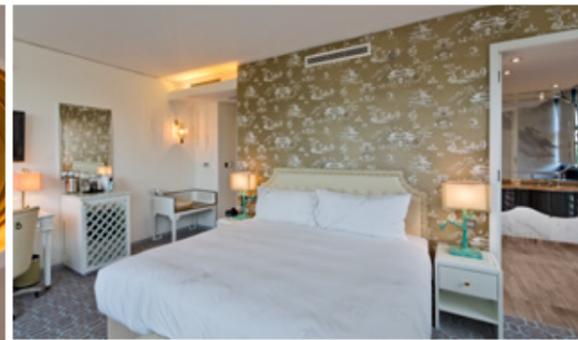
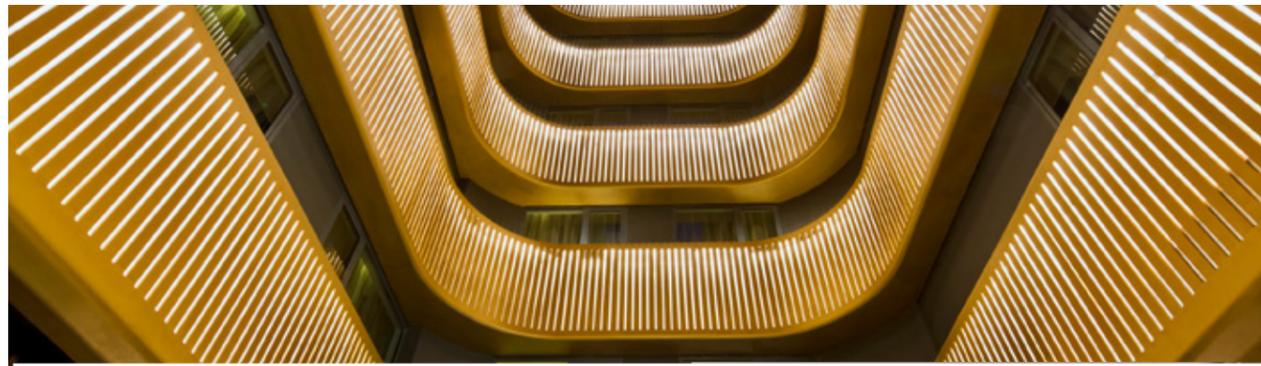


CORINTHIA, LONDON
2009



CORINTHIA, LONDON
2011





Dorsett Shepherd's Bush Dorsett

The Dorsett Shepherd's Bush is a complex and sensitive restoration of the iconic Shepherd's Bush Pavilion, which included partial demolition of the existing cinema building, to provide a contemporary 317 bed 4-star hotel.

The hotel, which held its soft opening in 2014, is set within the Grade II listed Pavilion building, formerly a cinema built in 1923.

The original cinema won the RIBA London Street Architecture Award for the best London façade in 1923 when Sir Edwin Lutyens was on the panel of judges.

The cinema was designed by Frank T. Verity for Israel Davis. Its distinctive brick and stone frontage onto Shepherd's Bush Green was one of the prominent features.

We retained the original award-winning brick façade with minor alterations to ensure natural light within the hotel rooms behind, including a new glazed roof which follows the curved profile of the original.

Delivered in just two years, the new hotel offers 317 luxurious Chinese-inspired bedrooms, an executive lounge and two restaurants, as well as a spa and meeting rooms.

Project Details

Rooms:	317	Amenity:	2 restaurants & bars
Value:	£24million		Spa & Meeting Rooms
Completion:	2014		



Gantry EBAM

A major piece of the Stratford City Masterplan, the Gantry development comprises a 285 bedroom hotel over 18-storeys by Hilton Curio and a 136 room longstay hotel over 17-storeys by Adagio.

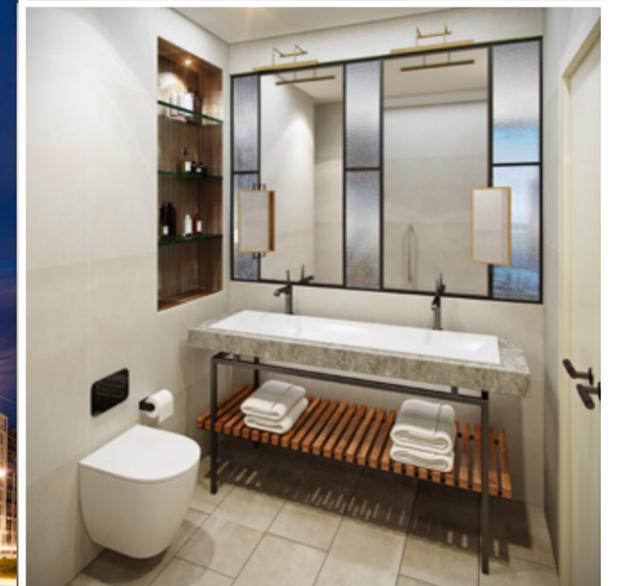
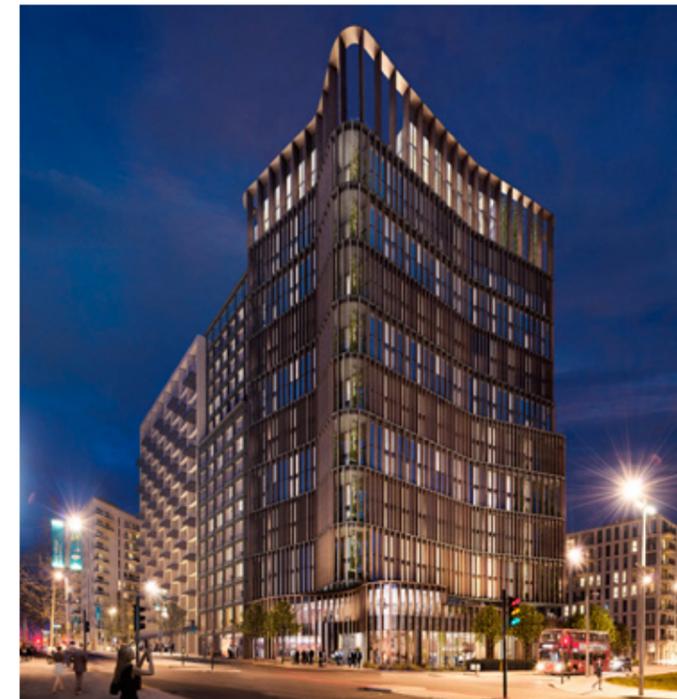
Externally the building is enclosed with a feature curtain wall system with striking two-storey 'fins' rising up the cladding.

The lower levels will be occupied by new bars and restaurants with a new sky-bar on the 18th floor.

The Gantry builds on our significant history at Stratford City. We were the first tier-one contractor appointed to the Athletes Village for London 2012, where we delivered almost 1800 beds for the Olympic Games, before converting them into 300 residential units as part of the legacy project.

Project Details

Rooms:	421	Operator:	285 Hilton Curio (Hotel)
Value:	£76million		136 Adagio (Apart-hotel)
Completion:	2020		





Commercial Road Reef Estates

Commercial Road is a 21-storey apart hotel in Aldgate, East London, consisting of 178 serviced apartments, operated by Portland Brown.

Located on a red-route and major arterial road into London, the site has a two-storey basement that covers the entire site footprint. To successfully deliver the 21-storey building, our project team had to devise an ingenious solution that allowed the traditional masonry facade to be built without an external scaffold.

An innovative climbing shroud is being used for just the second time in the UK to provide external facade access to install windows and brickwork up to the 21st storey. As the shroud is lifted it reveals a completed envelope, with fit-out ready to start in the apartments behind.

The shroud leaves little room for error, as each envelope trade must be completed before the shroud is lifted. To mitigate against supply chain failure we pre-purchased the facade materials, storing them in their own off-site facilities ready for just-in-time delivery to the site.

Ardmore's problem-solving approach has yielded significant programme benefits by removing the requirement to strike scaffolding once the envelope has finished, a process that can take up to 21 weeks.

Project Details			
Rooms:	178	Operator:	Portland Brown
Value:	£34million		(Serviced Apartments)
Completion:	2020		



Pictured: Novotel Paddington

Novotel Hotels

Novotel is an upscale hotel brand within the AccorHotels group, with hotels in 60 countries, typically found in the centre of key cities and usually aimed at the business market.

Novotel Paddington
We delivered the brand's first four-star hotel in London, at Paddington, in a brand new 206-bed hotel.

Constructed over 14 floors the building includes upper levels cantilevered towards the Paddington main railway line as well as a swimming pool suspended over a service road to the rear of the hotel.

Novotel Greenwich
The Novotel Greenwich is located on a similarly challenging site, next to the Docklands Light Railway and mainline train station, the hotel includes 151 beds set over five-storeys with conference suites, bars, restaurants, leisure facilities and below ground car parking.

Novotel Edinburgh
The Novotel Edinburgh comprised a 181 bedroom Novotel hotel in a single building with 7 upper storeys and one basement level, at Lauriston Place in Edinburgh.

Details			
Rooms:	538	Locations:	Paddington; Greenwich;
Value:	£50million		Edinburgh
Completion:	2012		



Pictured: Novotel Greenwich



Pictured: Novotel Edinburgh



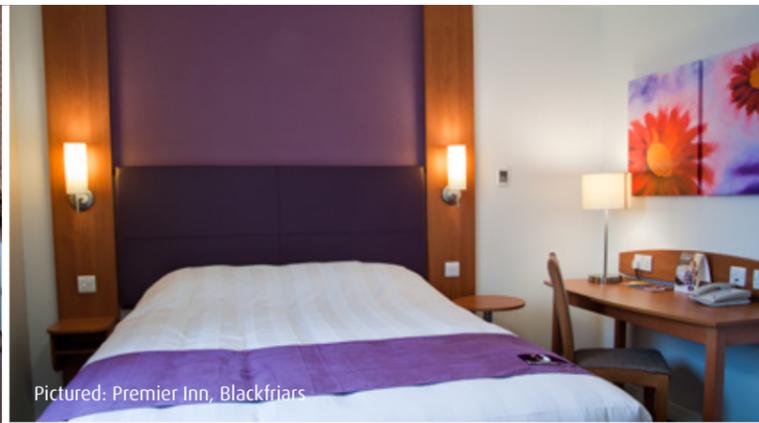
Pictured: Novotel Greenwich



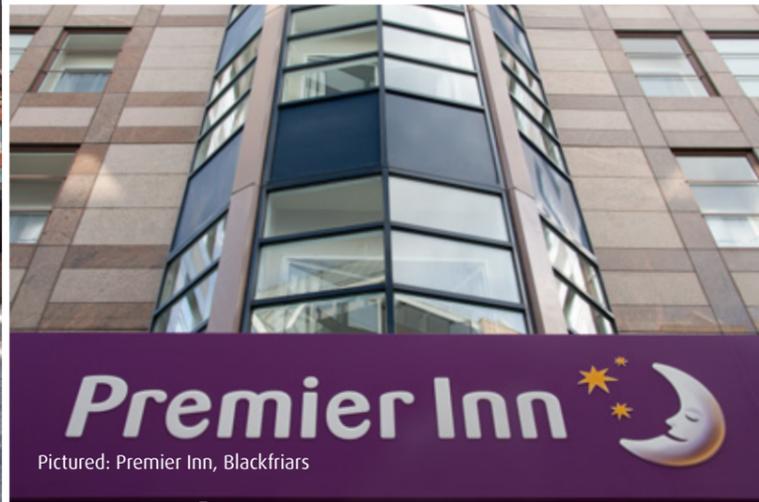
Pictured: Novotel Paddington



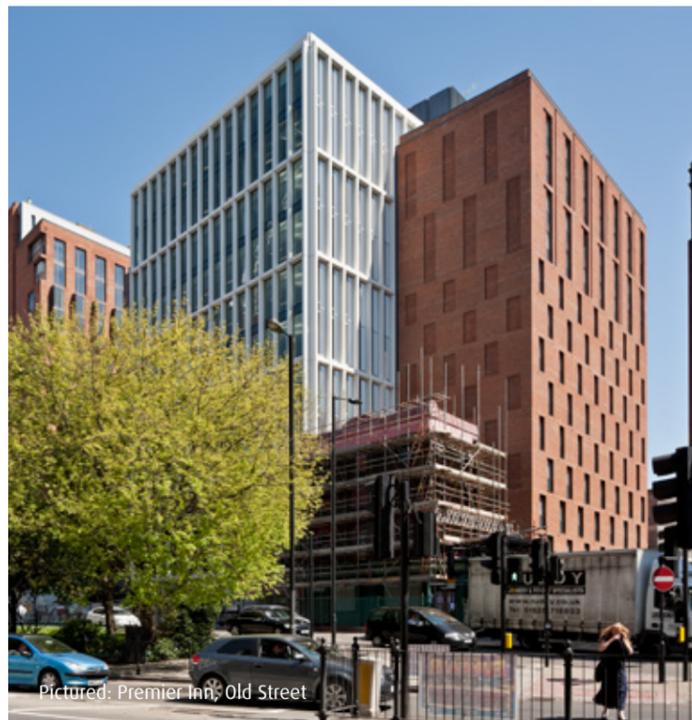
Pictured: Premier Inn, Old Street



Pictured: Premier Inn, Blackfriars



Pictured: Premier Inn, Blackfriars



Pictured: Premier Inn, Old Street



Pictured: Premier Inn, Blackfriars



Premier Inn Hotels

Part of the Whitbread group, Premier Inn is the UK's biggest hotel brand with a reputation as one of the UK's best value hotel chains based on its focus on comfort and quality.

Premier Inn Blackfriars

Premier Inn Blackfriars involved the conversion of an existing 1930s office building into a 258-bed Premier Inn, including new receptions and restaurant at ground floor level with the formation of a new front entrance.

The development was delivered in an extremely tight timescale with the hotel taking just 10 months from start on site to opening.

The finished building provided Premier Inn with a flagship hotel, their first in the City of London. The creation of new entrances and remodelling of the courtyard served to create a new public space whilst improving accessibility.

Premier Inn Old Street

We also delivered Premier Inn's Old Street venue, as part of our larger East Road project. The Old Street Premier Inn includes 238 rooms within an 11 storey block.

Project Details

Rooms:	496	Locations:	Blackfriars
Value:	£30million		Old Street
Completion:	2014		



Pictured: Travelodge Euston

Travelodge Hotels

Established in the UK in the 1980s as part of the Little Chef brand, Travelodge has become the third largest hotel chain in the UK.

Travelodge Euston

Located on the prominent corner of Eversholt Street & Grafton Place, the striking bronze cladding of Travelodge Euston has become an iconic feature of Euston Station. Winner of the Sustainable Hotel of the Year award at the European Hotel Design Awards, the new build hotel includes 140 rooms as well as food and beverage offerings in the basement.

Travelodge Barking

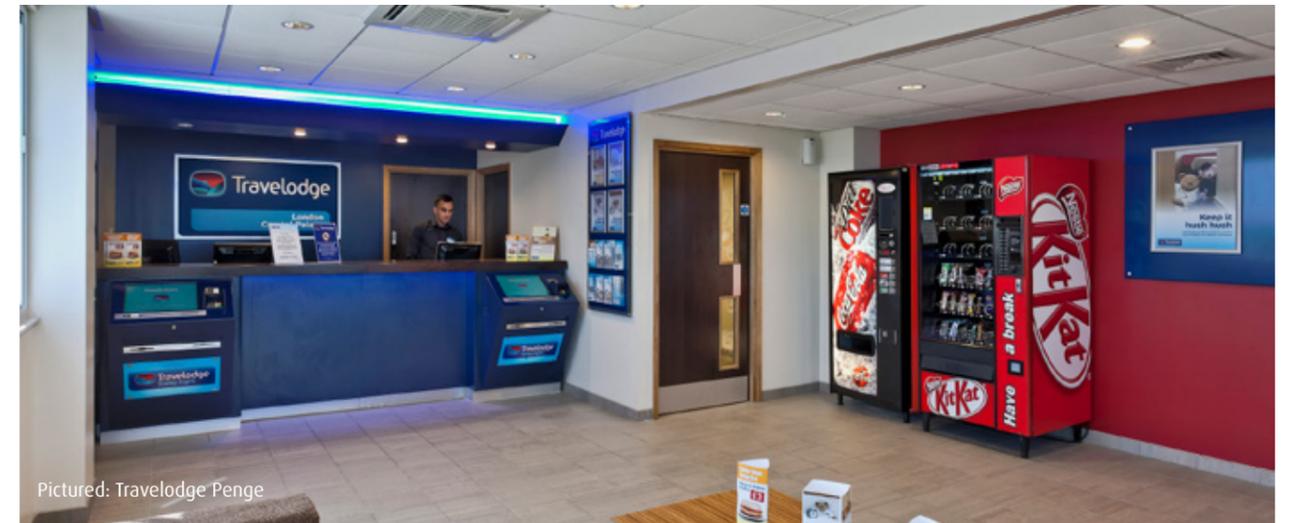
Carried out as part of our larger Barking Town Square regeneration, Barking Travelodge is a new 66-bed hotel within a 4-storey building

Ardmore carried out all the works, including front and back of house, laundry facilities, and conference and meeting rooms.

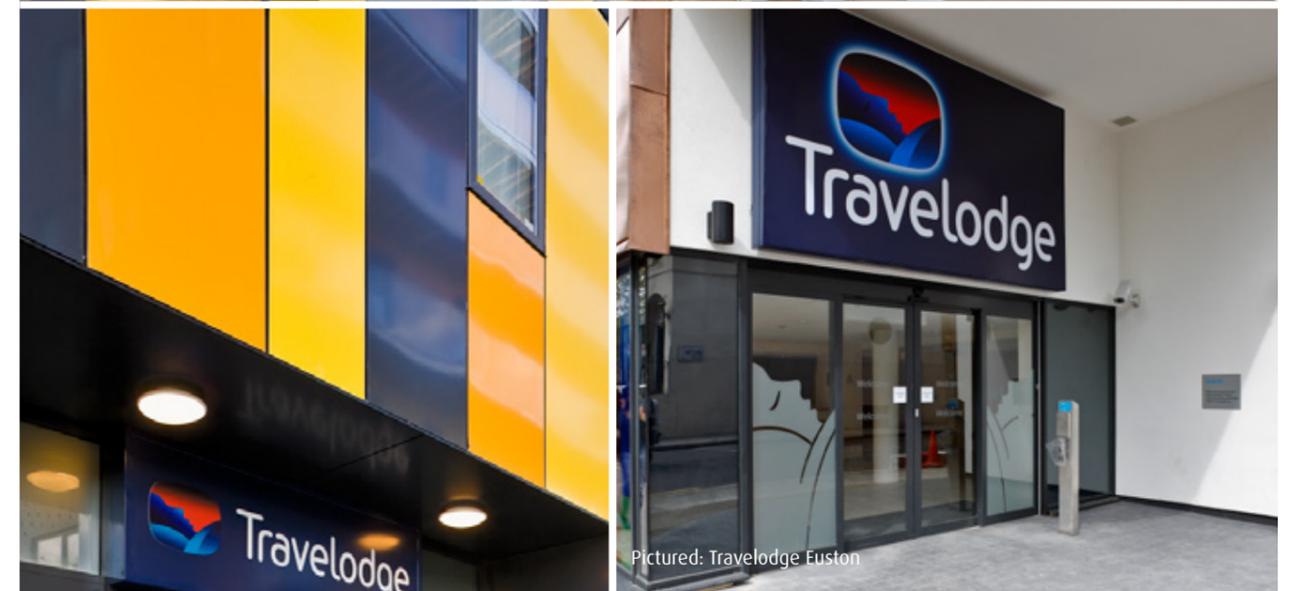
Travelodge Penge

Sitting within the existing Yeoman House office block in Penge, we converted the top four floors of the building into an 89-bed Travelodge hotel, alongside constructing an external ground floor lobby and external lift shaft that will transport guests from the ground floor entrance to the hotel on the top floors of the building, bypassing the offices below.

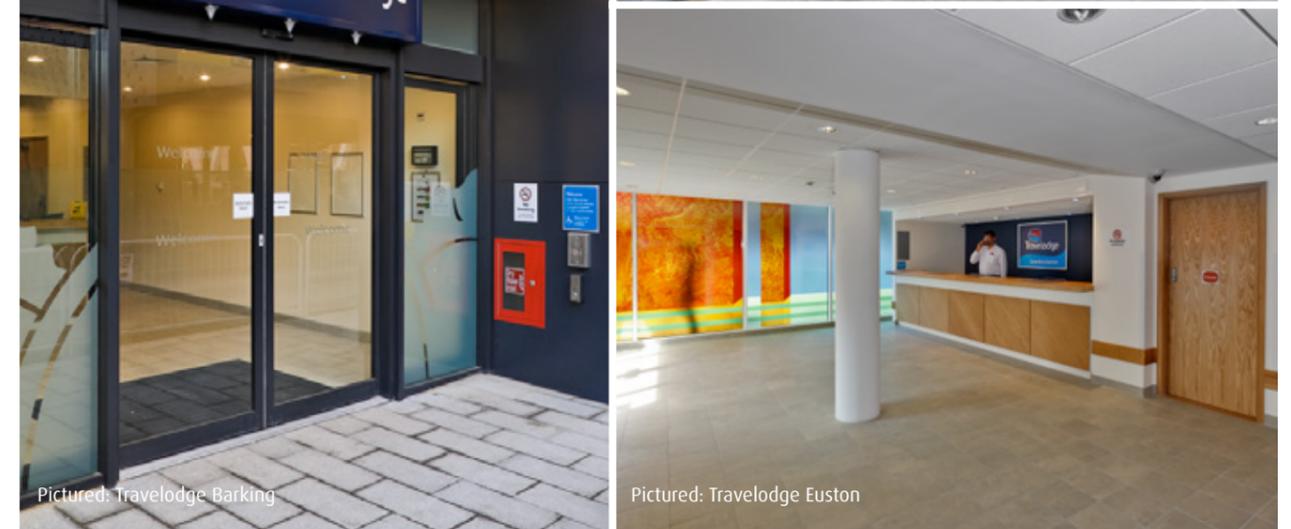
Details			
Rooms:	295	Locations:	Euston
Value:	£30million		Barking
Completion:	2013		Penge



Pictured: Travelodge Penge



Pictured: Travelodge Euston



Pictured: Travelodge Euston