

# HOTELS



# DAKOTA HOTEL



## DAKOTA LUXURY HOTEL: PROJECT SUMMARY

### CLIENT

Vinci  
Construction UK

### LOCATION

Leeds

### PROJECT VALUE

£8M

### STOREYS

Nine

### TIMELINE

16 weeks



Catching the eye and the attention of the hospitality and travel industry, the new Dakota Deluxe Hotel in the Bond Court area of Leeds is playing a major part in helping regenerate a previously neglected part of the city.

The high profile 89 bedroom, 10-storey hotel, located on Greek Street on the site of a former restaurant and car park, includes the Bar & Grill Restaurant, Salon Prive and a cocktail bar with first floor terrace.



Opened in 2017, it is already winning wide acclaim for its boutique styling, uncompromising room standards and fine food.

Sigmat light gauge steel framing was chosen for the building to enable the project to enjoy a rapid start to the build programme.

The Dakota Deluxe also saw Sigmat work again with Vinci Construction UK and Evans Property Group.

“Working on more than one project with our customers is valuable in building good partnerships and a close understanding of their needs. It is cost and time efficient and has created trust in our ability to our promises.” said David Ellison, Business Development Manager, Sigmat.

“

Offsite construction ensures precision components, higher quality systems and accurate timescales to work to. We planned the design stage for the date when the light gauge steel would arrive on site, with our team taking care of the logistics and on-site installation as well as the manufacturing of the sections.

David Ellison  
Business Development Manager, Sigmat

”



Village Hotel, Portsmouth

# An evolutionary hotel concept for urban footprints

VILLAGE  
HOTELS



## Village Hotel, Portsmouth: Project summary

Main Contractor	Developer	Sector	Services provided	Quantity Surveyors	Architects	Services
Willmott Dixon	VUR Village Hotels Limited	Hotel	Design consultancy and installation	Amicus	3D Reid	Rybka

6

storeys

153

bedrooms

20

metre swimming pool

21 million

project value

Developer Village Hotels researched Portsmouth's business community who recognised that quality hotel facilities play a key role in providing an economic stimulus for the city. This in turn led to the developer Village Hotels turning to main contractor Willmott Dixon to create an evolution of their Village Resort hotel concept to offer an Urban Resort Hotel, one which can be built on a more compact footprint; providing potential for the company to expand into more central urban areas, where sites are, generally, smaller in size.

Sigmat's structural expertise, manufacturing, assembly and installation teams provided the light gauge steel frame (LGSF) superstructure for the build which includes 153 rooms, conference facilities and a leisure club with a 20m swimming pool, gym and fitness studios.



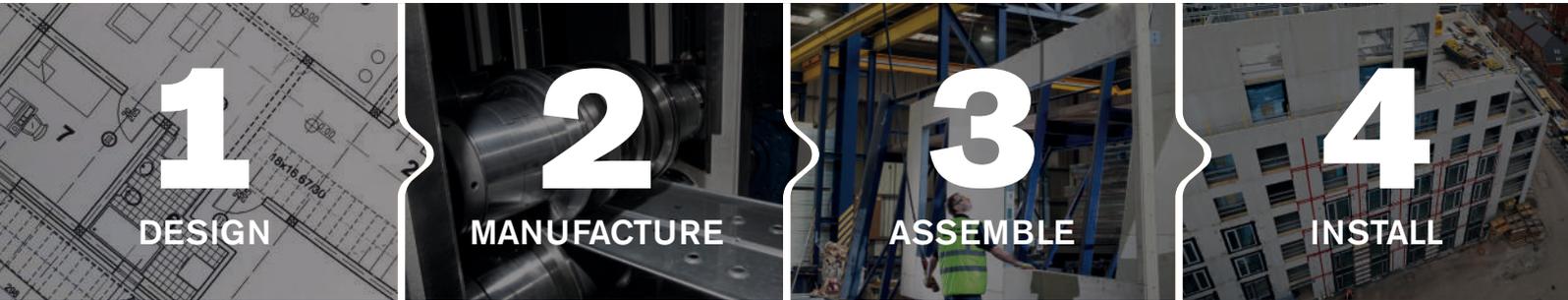
Load bearing light gauge steel frame is well suited and tested for hotel developments and Sigmat were able to utilise their extensive experience in this sector to assure an efficient, rapidly built and cost effective weathered envelope. With the ability to build up to 15 storeys the Sigmat LGSF system is a proven solution for hotel development according to Sigmat Managing Director, Roger French: "We can rapidly construct using LGSF and accommodate the variety of spaces needed to accommodate so many different facilities on one site. Our desire and flexibility to work within the supply chain is essential to any successful project and is also part of our success."



Following the successful completion of the Village Hotel project I would like to take this opportunity to thank each and every one of you in the supply chain for your contribution to its success. The Customer is truly delighted with their new building, both in terms of the finish and the 'way' in which it was handed over. They were also extremely impressed with how we were able to absorb multiple changes and challenges throughout the project and still achieve our original completion date with no contractual fuss. Our 'can do', collaborative attitude has clearly set us apart in this regard.

Matthew Kemp  
 Construction Manager BA (hons) MCIQB  
 Willmott Dixon Construction Limited

### Sigmat 4 step solution



### Sectors

-   
 RESIDENTIAL
-   
 STUDENT ACCOMMODATION
-   
 HOTEL
-   
 RETIREMENT LIVING / CARE
-   
 EDUCATION
-   
 MIXED USE

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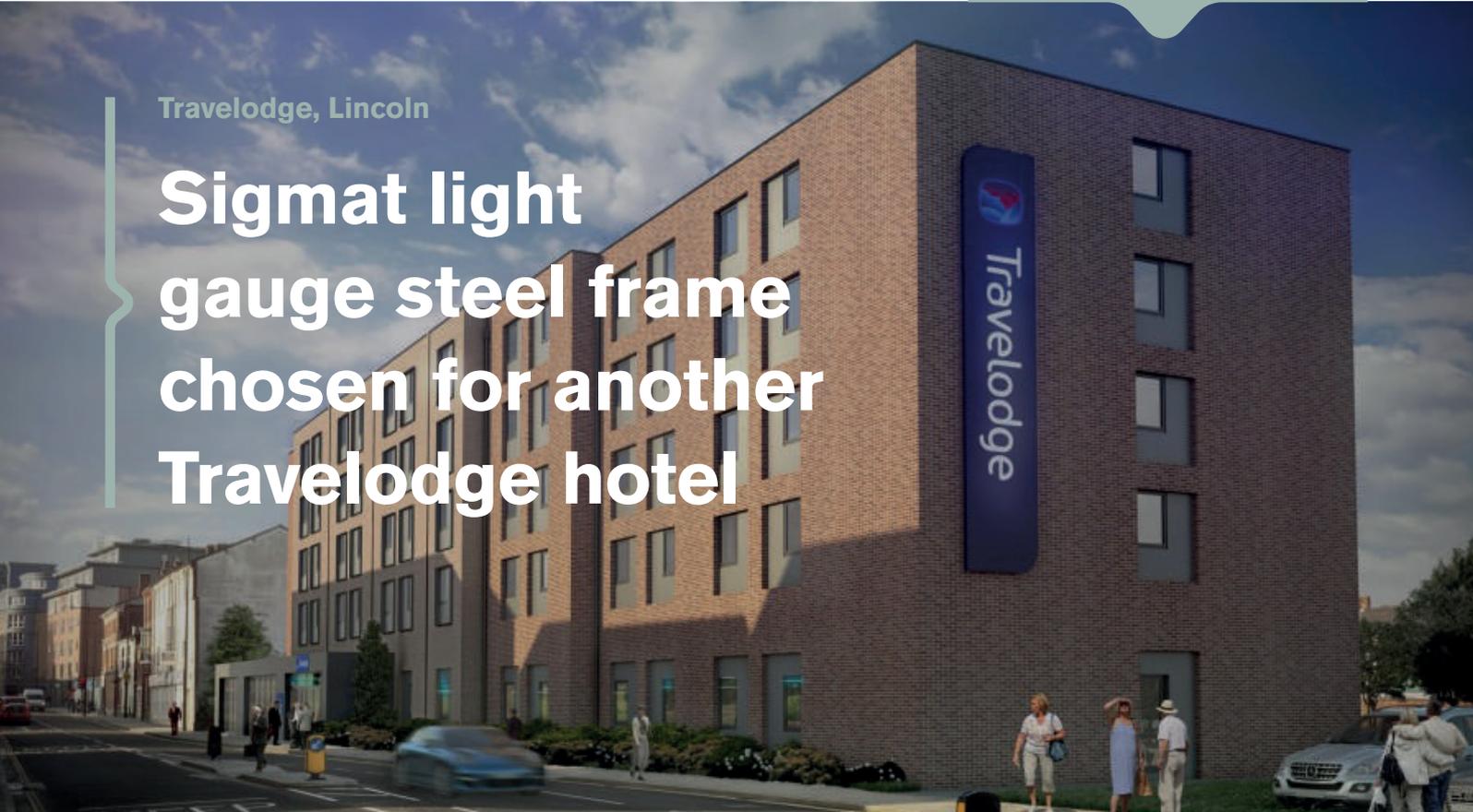
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Travelodge, Lincoln

# Sigmat light gauge steel frame chosen for another Travelodge hotel



## Travelodge, Lincoln: Project summary

<b>Client</b> Travelodge	<b>Location</b> Lincoln	<b>Sector</b> Hotel	<b>Main Contractor</b> RG Carter	<b>Developer</b> S Harrison
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127  
rooms

5  
storeys

70  
jobs created

A new five storey, 127 bedroom Travelodge hotel using Sigmat's load bearing light gauge steel frame is helping to give an economic boost to the business and leisure offerings to the city of Lincoln.

York-based developers S Harrison purchased land from the City of Lincoln Council on the East-West link road, close to the High Street, the railway station and the new transport hub currently under construction.

The hotel will help create 15-20 internal jobs as well as 50 construction jobs.

**“One of the UK’s leading hotel brands will expand into this bustling part of Lincoln city centre creating jobs and boosting the local economy.”**

David Clancy, Development Director, S Harrison

“It will create new jobs for the city, drive economic growth and help deliver Lincoln’s ambitious future.”

Mark Wheeler , Strategic Property Services Manager,  
City of Lincoln Council

“The centre of Lincoln is short of good quality, great value hotel accommodation and the new Travelodge will provide this in a great location for both business and leisure visitors to the city.”

Tony O'Brien, UK Development Director  
for Travelodge Hotels.

### Sigmat 4 step solution



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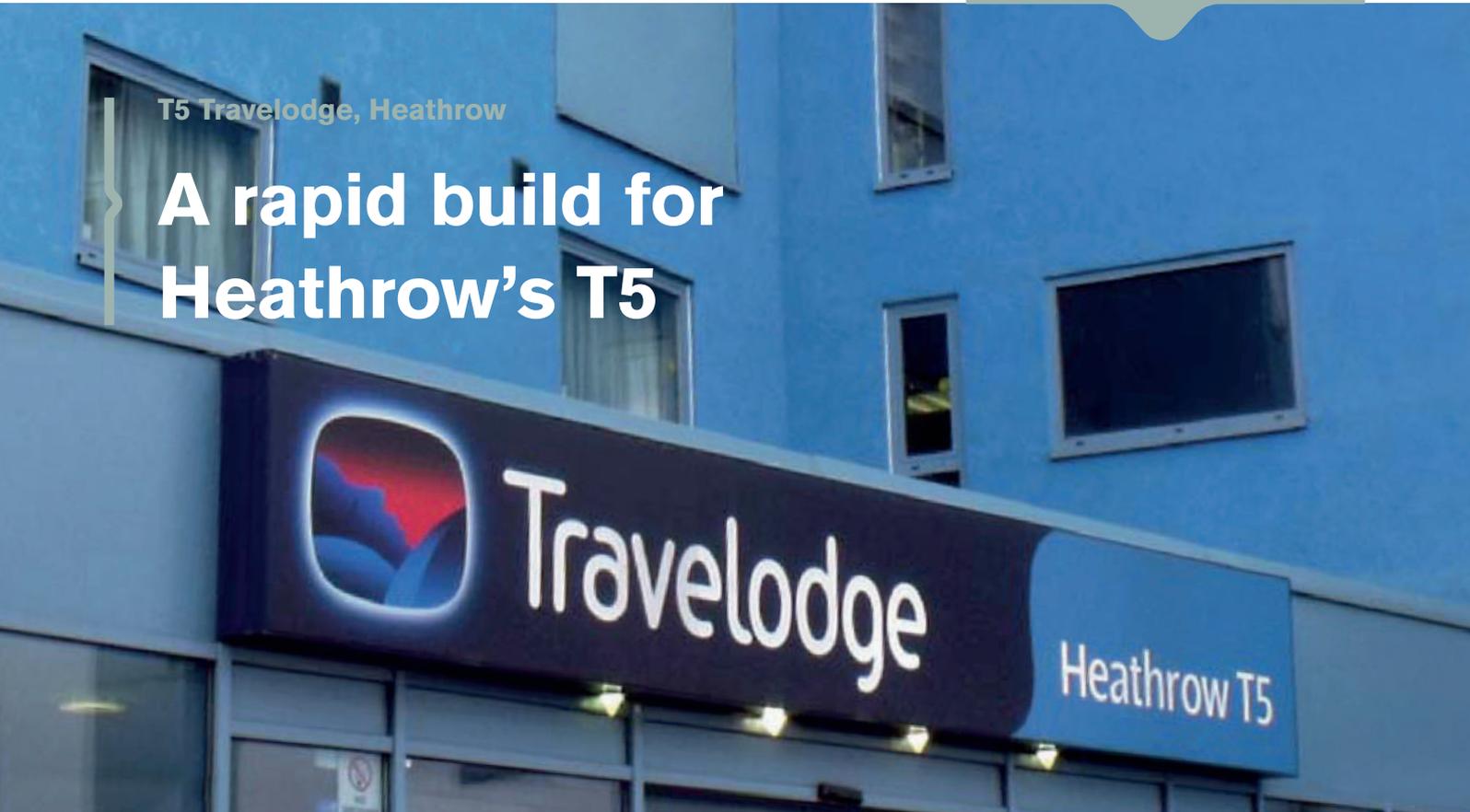
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building the future offsite



T5 Travelodge, Heathrow

# A rapid build for Heathrow's T5



## T5 Travelodge: Project summary

<b>Client</b> T5 Travelodge	<b>Location</b> Heathrow	<b>Sector</b> Hotel	<b>Main Contractor</b> John Sisk Group <b>Architect</b> RHWL	<b>Engineer</b> Halcrow	<b>Project Value</b> Circa £13 million
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6  
storeys

15  
week on-site program

150  
seat cafe

297  
bedrooms

The T5 Travelodge was the first hotel built to meet the additional demand for hotel rooms following the completion of Heathrow Airport's Terminal 5. The new 6-floor hotel comprises 297 bedrooms with a 150-seat café/bar on the ground floor.

The hotel met the demanding Travelodge '2010 specification' for a high quality finish. It features a light and welcoming ground floor interior that is achieved by an extensively glazed façade.



The installation of the frame was completed 2 weeks ahead of schedule by Sigmat and this ensured that the time-critical project was on track for opening.

The development enjoys regular use by business travellers and tourists alike and benefits from strong transportation links to Heathrow's Terminal 5 – including access to the London underground.

**“The efficiency and speed of Sigmat was an important factor in delivering our high profile hotel close to Terminal 5. We were impressed at the design, manufacturing and installation stages and by the Sigmat team’s attention to detail.”**

Les Nicholls, Regional Director,  
John Sisk Group

### Sigmat 4 step solution



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Drayton Manor Park Hotel, Staffordshire

# Successfully integrating light gauge and hot rolled structural steel



## Drayton Manor Park Hotel: Project summary

<b>Client</b> Drayton Manor <b>Location</b> Staffordshire	<b>Sector</b> Hotel	<b>Programme Duration</b> 15 week on-site programme including all works	<b>Main Contractor</b> A&H Construction <b>Architect</b> CA Design	<b>Engineer</b> Stewart & Harris	<b>Project Value</b> Circa £1.2 million
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150

bedrooms

15

week on-site program

3 & 4

floor accommodation

£1.2m

project value

Drayton Manor Park Hotel consists of two bedroom wings and a central atrium. Our light gauge steel frame system was used for the bedroom wings and a hot rolled structural steel frame was used to form the atrium and central hub of the hotel.

Both the structural steel and the light gauge steel frame were designed by Sigmat in-house design team to give a seamless link between the two forms of construction.



The new 4-star hotel comprises 150 guest rooms, a brasserie, café/bar, conference and banqueting suite and three meeting rooms. The West Wing light gauge frame and the structural steel atrium are founded on a first floor concrete podium and the East Wing light gauge frame is founded on concrete ground beams.

The 15 week on-site programme showcased the very best of Sigmat experience in integrating light gauge and structural steel and it has given the hotel a unique contemporary feel. An impressive 30 second fast-motion construction video can be viewed at [www.draytonmanorhotel.com/video.php](http://www.draytonmanorhotel.com/video.php)

**“Both the design and the on-site professionalism of Sigmat came to the fore in this project. We are delighted with the innovative design and the unique combination of light gauge and structural steel which makes the building work as a unified whole.”**



Noel Cryer, Director, CA Design

**Sigmat 4 step solution**



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**Holiday Inn Hotel, Stockport Exchange**

# Hotel superstructure adds to £20m Stockport Exchange project



**Holiday Inn Hotel, Stockport Exchange:** Project summary

<b>Client</b> Stockport Council	<b>Developer</b> Muse Developments	<b>Sector</b> Hotel	<b>Joint Agent</b> Cushman & Wakefield and CBRE	<b>Main Contractor</b> Eric Wright Construction
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115

bedrooms

6

storey light gauge steel frame

6

weeks to create podium transfer structure

18

week frame installation

Sigmat has delivered the superstructure for a 7-storey hotel in the second phase of Stockport Exchange – the town centre’s new gateway development.

The 115-bed hotel incorporated a bespoke Sigmat light gauge steel superstructure, manufactured offsite. The hotel is part of a huge mixed-use regeneration project led by the town council and specialist consultant, Muse.

Aside from the light gauge steel frame superstructure Sigmat installed hot rolled steel podium transfer structure and hot rolled steel staircases again all designed, manufactured and installed by Sigmat.





“The development of Stockport Exchange will bring with it new jobs and opportunities for local residents and businesses which is why it plays such an important part in our Investing in Stockport programme.”

Councillor Patrick McAuley,  
Executive Member for Thriving Economy  
at Stockport Council



Stockport Exchange is a flagship development for Stockport that will see a new commercial district and commuter hub created in the heart of the town centre. It is part of the Council's ambitious Investing in Stockport programme that will see the town build on its strengths to make it an even better place to live, work and visit.

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