



Project Fact Sheet

Sneem Hotel and Apartment Development, Sneem, Co. Kerry



PROJECT Sneem Hotel and Apartment Development

Projects Sneem Hotel and Apartment Development
Value €19,950,000
Client Louis Moriarty
Stage Complete
Completion Date July 2007
Description Design & build of 69 Bedroom hotel and 28 no. apartments

FACTFILE

Design and Build including full fit-out of a 69-bedroom Hotel with a Bar, Restaurant, Function Room and Gym and a 28 Self-Catering Holiday apartments. In addition to a design and build role, ABM also undertook the role of Project Managers.

PROJECT DETAILS

On the 12th December 2005, ABM Design & Build began construction of the Sneem Hotel and Apartment development project at Golden Cove, Sneem Co. Kerry. This project included the following elements:

- 69 en-suite bedrooms, half of which offer scenic views of Kenmare Bay.
- One main function room which can accommodate over 300 people. The room is equipped with state of the art event and conferencing facilities and its own server/kitchen facilities and a dedicated server/kitchen.
- The hotel also has a Gym, Sauna and Hot Tub.
- A large Bar and a Restaurant with seating for 70 people.
- Four disabled access bedrooms on the ground floor which are fully equipped for use by people with physical disabilities. Each has an interconnecting door to the next room. A special lift for wheelchair users was also



Project Fact Sheet

installed to provide access to the Leisure area which has a Sauna, Hot Tub and Gym. Special attention was paid to TGD Part M during the hotel design and all facilities have been checked and approved by the Irish Wheelchair Association.

- A three storey apartment block containing 28 no. two and three bedroom self catering holiday apartments which contain a fully equipped kitchen, living room and two bathrooms. The apartments overlook Kenmare Bay and have generous balconies and terraces to optimize the surrounding scenery for occupants.



Location Details:

All of these facilities were constructed to create a turnkey development for the client with particular attention paid to design, functionality and finishes. The development was constructed on 210 acres of land just off the Kenmare road as it rises out of Sneem village. Sneem rests on the dynamic coast of South West Ireland, on the Iveragh Peninsula (and the Ring of Kerry) in County Kerry. Between Kenmare and Waterville, Sneem lies at the head of the estuary of Sneem River with stunning surrounding views of MacGillycuddy's Reeks mountain range and Kenmare Bay.

Image 1 - Showing South West View of Kenmare Bay and Hotel & Apartment Development

Construction on the hotel began in December, 2005. Ground works commenced simultaneously with the fabrication of the building's steel frame system, which was fabricated off-site. The steel frame system was highly efficient in terms of transport utilisation as it was delivered to site from Co. Mayo. The system was craned into position just after installation of the precast concrete stairs and prefabricated pods.



Image 2 – View of Apartments



Project Fact Sheet

The entire Hotel and Apartment development was constructed with a high emphasis on a total building solution using an off-site manufactured Stanta steel framed building system which is BBA certified. This system build solution consists of a unique light gauge steel wall system, which is combined with internal load bearing walls to provide low carbon structures. The typical make up of this wall system is firecheck plasterboard, heat sunken plasterboard with engineered stud and track system finished with styroc and 6mm Sto external render panel. The lower ground floor façade consists of natural stone cladding which compliments the surrounding Kenmare Bay and surrounding MacGillycuddy Reeks. This system build solution was amalgamated with both a precast and poured concrete deck system. All of the bathrooms were created using off-site manufactured pods which consisted of steel cube-like rigid structures with continuous weld joints

These pods were specifically designed to cater for the residents of Sneem hotel and have a high quality finish which consisted of a black marble vanity top, chrome ironmongery, sanitary ware, tiling, light fittings switches, accessories, mechanical (plumbing connections of hot & cold mains water supplies, waste outlets, extraction fans) & electrical services (supply and component installation such as wiring). All installations were integrated during manufacture leaving the simplistic process of simply connecting the service tails to the buildings main services once the pod is installed on site. Each pod left the factory fully fitted, fully tested and built to exact specifications, with every detail considered and checked. They were craned into position on-site and the necessary mechanical & electrical connections were made. The roof consisted of a prefabricated truss system with natural slate finish.

Windows to the hotel consisted of 24mm double glazed thermally broken units and were installed during the same installation period as the prefabricated roof truss system. The roof was finished with a natural slate to compliment the natural surroundings.



Image 3 - Hotel room interior



Image 4 - Apartment interior

Sustainability

The Hotel and Apartment development was constructed to facilitate a passive environment which entailed excellent natural daylight, natural ventilation, air infiltration and water efficiency. The location of the development and the gentle sea breezes that keep the crisp air can be used to naturally ventilate the hotel as it is situated on the edge of the MacGillycuddy Reek Mountain range and Kenmare Bay.

The system build solution and off-site construction methods dramatically increase construction programme therefore decreasing total carbon footprint.



Project Fact Sheet



Image 5 showing balcony viewing Kenmare Bay

ABM Design & Build
Unit 2B Feltrim Business Park,
Drynam Road, Swords, Co. Dublin.

Tel: +353 (0)1 890 0919
Fax: +353 (0)1 890 0932
Email: design&build@abmeurope.com

