



London Trocadero



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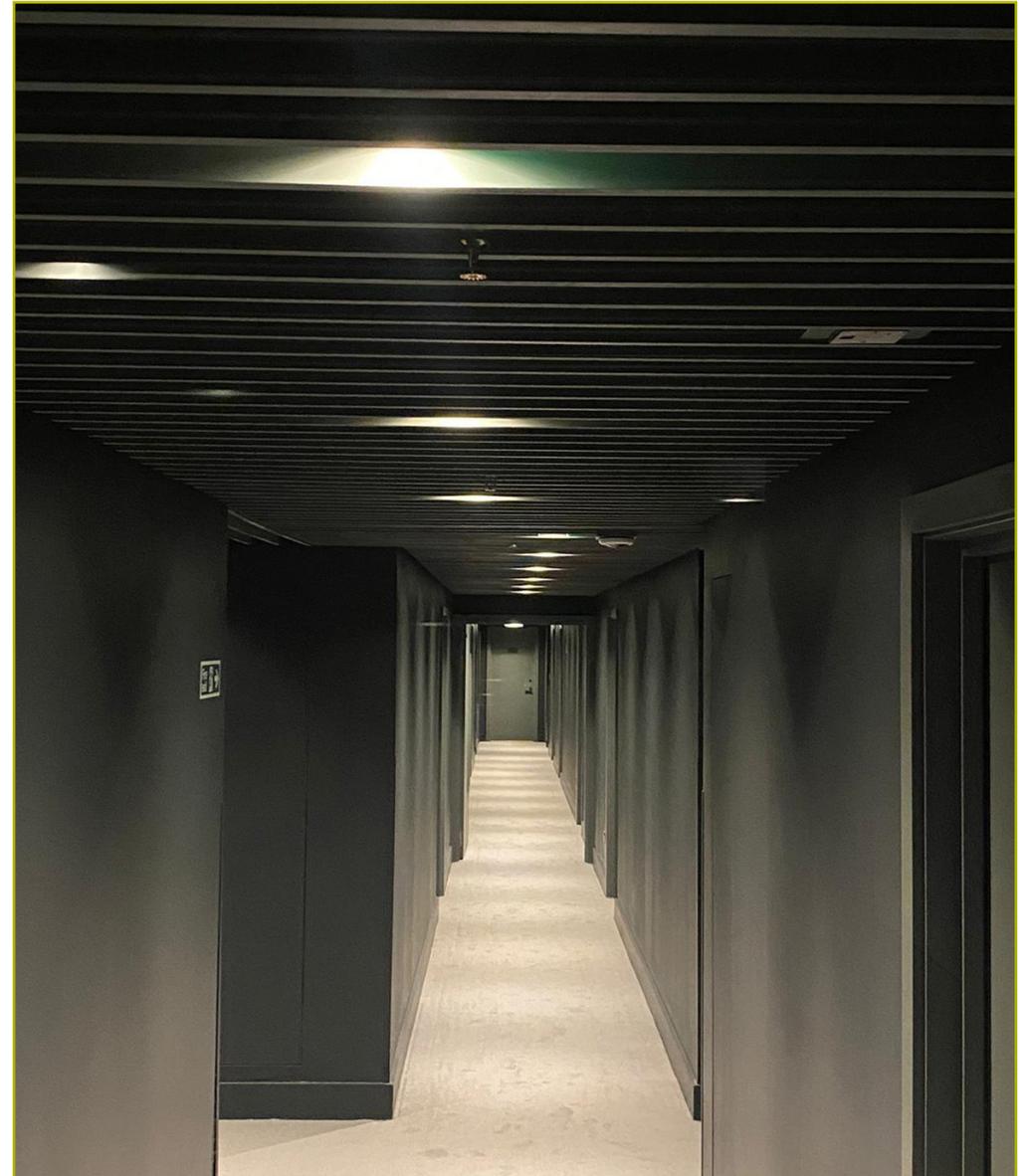
Criterion Hospitality's Trocadero hotel in London's Piccadilly is finally set to open, under the new Zedwell brand. Following a lengthy planning process plagued by delays (the hotel was originally due to open ahead of the 2012 London Olympics), the 750-bedroom hotel will now open as soon in 2020 as is possible.

The Zedwell brand of hotels has the single aim: "to create the perfect environment for the perfect night's sleep", involving soundproofed doors, noise-reducing walls and ceilings, natural oak beds, cosy furnishings and "calm-inducing colours". The name suggests to 'zzz' and therefore sleep well.

M&P Fire Protection, part of PTSG, was engaged by MY Construction to provide commercial retro sprinklers and dry risers to the hotel. The two organisations formed a close partnership on this project in order to align their goals and achieve success.

Challenges were present right from the start, with the project described by Paul Atkins, Managing Director of M&P (of PTSG Fire Solutions Ltd), as a 'constantly moving target'. The project continued to transform on a weekly basis, which meant that the team had to be constantly on its toes to adapt to changes; there also had to be a strong stream of communication between MY Construction and PTSG to ensure planning and delivery were exactly aligned.

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At the start of the project, the client hadn't made the decision on the full design of the sprinkler system and dry risers, so PTSG and MY Construction began collaborating and soon came up with a finished design.

This was always going to be a difficult project due to the location of this property in the heart of the busy West End, but working with My Construction was a major factor on site deliveries. The only loading bay entrance was situated on a one-way system, which proved rather challenging at times. Another challenge was working within the building's unique structure.

The London Trocadero was constructed in 1896 and has been added to over time. As a result, it is one of the hardest building to navigate around, many of the staircases miss floors altogether and it seems as if the aim of the architects was to create a maze.

During the course of this project, PTSG installed over 4,000 sprinkler heads and numerous dry risers to the building. The new Zedwell hotel will have just under 900 hundred rooms, with a Sky Lounge Bar, and surrounding shops. These shops were occupied throughout this project, which added a further challenging.

PTSG operates from 29 locations in the UK and M&P Fire Protection is located in Maidstone, forming a strategic southern arm of PTSG Fire Solutions Ltd. It is an LPCB Level 3 certificated company, and was able to provide MY Construction and the client with the necessary technical information to provide fire solutions which will be effective in protecting the new hotel and the surrounding shops in the event of a fire.

PTSG's engineers had to make many site visits during this project – more than is usual on projects of this kind – because the building was still being designed as we were working. This presented a considerable challenge to PTSG's design team. Ordinarily, the design of the building and the structure is completed before any installation, but on this project there just wasn't time for this to happen. There were numerous occasions when the PTSG design team completed floor designs only to find the floor had changed! We overcame this with the help of MY Construction and the drive of our design and projects team.

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PTSG gave the client the preferred option of having a concealed sprinkler inside the hotel rooms – the client accepted this but subsequently installed an open-slatted ceiling in the corridors. While our design team has been pushed every step of the way with this ever-changing project, we feel we have delivered a sprinkler system fit for this remarkable building. PTSG's project team worked with MY Construction on many of different areas, some of the most important of which were still occupied – including the cinema, restaurants and the casino.

The mains feeding these units needed to be replaced and there was limited information and accessibility for testing. We were only given one month to complete these works, which we did to the great relief and satisfaction of the client. The basement area has now been designed and will include a gym, spa restaurant.

When it is finally open for business, this hotel will be an amazing property, one which was redundant for many years. The client has transformed this beautiful building back to an incredible tourist attraction, situated in the perfect location of the vibrant atmosphere of the bustling West End of London. We feel with the times ahead of us that having a sprinkler system installed to this hotel was the correct fire strategy and will help protect the hotel.

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