



## HOTEL ACCOMMODATION

### ENGINEERING A MODERN HOTEL WITH MODULAR COMPONENTS

RIDGEWAY HOUSE for Rutherford and Appleton Laboratories  
BEEHIVE HOTEL for Travel Inn

- **PROJECT**      Ridgeway House, 62 ensuite rooms, 3 storeys  
Beehive Hotel, 60 ensuite bedrooms, 2 storeys
- **VALUE**        Ridgeway House, £1.94M  
Beehive Hotel, £1.4M
- **CONTRACTOR**    Ridgeway House, Mansell Construction Services  
Beehive Hotel, Willmott Dixon

# ROLLALONG ENGINEERED QUALITY BUILDINGS



[www.rollalong.co.uk](http://www.rollalong.co.uk)



## BEEHIVE

The two-storey, modular 'budget hotel' development, provides high quality bedroom accommodation for single or shared occupancy. It has a consistent room design and as such is extremely compatible with a modular construction process.

All site preparation including, groundworks, provision of mains services and foundations was undertaken by Willmott Dixon and carried out in parallel with Rollalong's manufacturing process.

The modules were manufactured in Rollalong's quality controlled factory with interior decoration, bathroom fittings, furnishings and M&E services all part of the factory production process, prior to site delivery.

The building was externally finished with a dash render to the ground floor level and timber cladding applied to the first floor level with traditional timber trusses and concrete tiles used in the roof construction.

## RIDGEWAY HOUSE

Designed for use by scientists and engineers from around the world who attend Rutherford Appleton Laboratory to carry out research into particle physics and space based astronomy on the 'Diamond Light' synchrotron.

Ridgeway House needed to be built to a very high specification, with enhanced sound attenuation between rooms and full blackout facility to enable scientists to rest between shifts at whatever time of day or night.

The three-storey 'five star style' guesthouse was constructed using 45 modules to provide 62 high quality en-suite bedrooms with linen stores, ironing rooms and general store rooms.

The main contractor was Mansell Construction, with whom Rollalong has a successful working relationship, responsible for foundations, groundworks, final wall cladding and the roof structure. Rollalong designed, manufactured, installed and commissioned the modules.

A single module created 2 No.17.5m<sup>2</sup> bedrooms with en-suite shower and wc facilities. There is a mix of bedroom types with 54 singles, 5 doubles and 3 disabled bedrooms.



## KEY POINTS

- 35% reduction in build time against traditional construction methods
- 20% reduction in build time against Travel Inn's fast track timber frame construction
- Minimisation of on-site works and deliveries

## ROLLALONG BUILDING SYSTEM

The Rollalong Building System is designed as a self supporting system up to seven storeys with additional height available by the introduction of enhanced structural elements.

The design of the building system ensures production efficiencies are maximised and close tolerances are maintained. The result is a high quality and durable building that is compliant to Building Regulations and the relevant British Standards.

This has been endorsed by Building Life Plans, who independently certified that the Rollalong Building System delivers a minimum 60 year life. BLP also offer an optional 10 year warranty for residential developments.

The total Rollalong programme was 26 weeks: 10 weeks to manufacture and 16 weeks to install and handover. The installation required minimal on-site labour, storage and equipment, resulting in less noise and disturbance to the local community.

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