

Justice Mill Lane Park Inn Hotel and Office Development, Aberdeen

RICHARD
MURPHY
ARCHITECTS

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The Company

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ريشارد ميرفي آركتيكتس

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The Breakfast
Mission

Our design team was selected following a limited design competition held by Hazledene Estates Ltd. Our overall strategy for the site was designed around the creation of semi public courtyards in the centre of the site and was concerned always to try and establish a new piece of the city rather than just a closed commercial development.

The scheme is split between high quality office space and a Park Inn Hotel for The Rezidor Hotel Group.

The project has taken on the form of two buildings sitting next to each other with the hotel taking the more prominent corner site. The large amount of accommodation to be fitted on the site (the product of a previous planning consent) led to a set back on the elevations to both Justice Mill Lane and Hardgate. A prominent projecting eaves unites both office and hotel even though there are different number of floors below it. The hotel elevation clearly expresses the cellular nature of the building with a series of overlapping rendered panels. The office elevation is fully glazed.

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The hotel contains 185 bedrooms plus all associated public and service facilities. A courtyard garden organises the ground floor plan with the bedrooms placed in an L-shape above. The top two floors are reserved for more expensive rooms and have extensive views.

The total office floor area (gross) is about 13,700m² and is organised around an atrium. The floor plate gradually diminishes from both the north and south elevations and there are extensive roof terraces. The gross to net ratio of the office is 83%. And the office floor plate is capable of subdivision into 16 different tenancies over the six floors. Within the atrium a spiral staircase connects the first three floors.

The design set out to be a low energy solution from the outset and the environmental strategy is holistic, using exposed concrete soffits, under floor displacement ventilation systems and an environmental control strategy, which has delivered a building 30% more energy efficient than building regulations required.

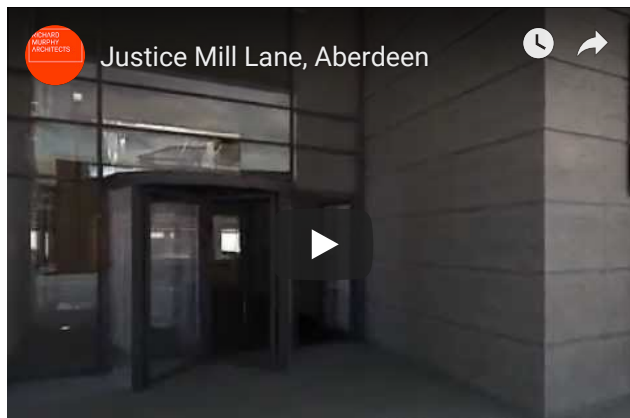
The hotel opened its doors to the public on the 23rd August 2010. The office building received its first tenant in early 2011. Park Inn announced after their first year of trading that it was their most successful European hotel.

Other Details

Architects	Richard Murphy, Bill Black, Jamie McCutcheon and Core Team
Engineers	Buro Happold Ltd
M&E Engineers	Fulcrum Consulting
Quantity Surveyor	Thomson Gray Ltd
Acoustic Engineers	Fulcrum Consulting
Planning Supervisor	Summers Inman
Traffic Consultants	WSP Development and Transportation
Access Consultants	Buro Happold Ltd
Main Contractor	Miller Construction (UK) Ltd
Construction Cost	£43m
Client	Hazledene Estates Ltd

Awards

- 2011 The Aberdeen Society of Architects - Commendation for Hotel Leisure Building
- 2011 The Aberdeen Society of Architects - Best Commercial Building (IQ Office Building)
- 2012 British Council for Offices - Scottish Awards - Best Commercial Office Award



Press

10 May 2012	Honours for Industry	The Glasgow Herald
5 October 2010	Richard Murphy Completes Hotel And Office Scheme In Aberdeen	The Architects' Journal
1 October 2010	Aberdeen Ensemble	BD Magazine
24 August 2010	£75m Offices and Hotel	www.news.scotsman.com
06 April 2010	Murphy's Mixed Use Aberdeen Project Unwrapped	www.urbanrealm.co.uk
31 Aug 2009	Good Time For Funded Businesses	The Herald
15 August 2006	Leading Architect Wins Contract For 'eyesore' City Site	This Is North Scotland
23 June 2006	Hotel And Flats To Breathe New Life Into City Centre	Evening Express

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