

NORTHERN builder

Celebrating Over 25 Years The leading magazine for Northern Ireland's building professionals

Vol 29 No 5 2018

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THIS ISSUE:

-  Quinn Building Supplies
-  Coralmount
-  Great Patrick Street
-  BUILDEX Belfast

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Inside this issue...



8



29



10



84

News & Views

- 4 **Apprenticeship support**
CITB-NI support for the industry.
- 10-11 **BUILDEX success**
Belfast trade event is a hit!
- 35 **Lowry Building's expansion**
New offices open in Belfast.
- 37 **Opening the new Doorways**
New name for Moffett Thallon and MB Architectural

Products

- 14 **Going Solo**
Ecophon strengthens range.
- 16 **New Polar options**
Kelylite raises the bar.
- 77 **Isover launches InLiner Board**
Innovative new plasterboard range.
- 25 **In control with BEAM**
New high spec MVHR control panel.

In Focus

- 17 **Great Patrick Street**
New student accommodation from Gilbert-Ash
- 28 **Quinn Building Supplies**
40 years of innovation.
- 39 **McAlear & Rushe**
A look at two major Belfast projects
- 67 **Coralmount**
A luxury development from Taggart Homes.

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CITB NI HELPS THE INDUSTRY'S NEXT GENERATION

Additional grant funding, information and guidance from CITB NI resulted in 103 new apprentices joining the construction industry last year and now the organisation had enhanced grant funding by 30% to build on this success.

The enhanced grants available to CITB NI registered employers mean they can gain £5,200 during the three-year cycle of training an apprentice plus an additional £1,500 from the Department for the Economy for employers who take on apprentices from the very start right through to completion of NVQ Level 2 and 3.

Barry Neilson, Chief Executive CITB NI said, "Construction employers in Northern Ireland are not taking on enough apprentices to help sustain the future of the industry. CITB NI wants to help employers realise the importance of apprenticeships, their



Barry Neilson, Chief Executive CITB NI, and John McLean, Chief Executive Radius Housing, launching the Apprenticeship Endeavour Award 2018.

value and make sure they know how to go about taking on a young person in an apprenticeship role."

CITB NI has also announced a partnership with Radius Housing to award £500 to a construction craft apprentice who has overcome a significant adversity to allow them to successfully complete their training

programme and achieve a construction qualification at NVQ Level 2 or Level 3. The Apprenticeship Endeavour Award applies to those who undertook their training between September 2016 and August 2018. The competition will close on Wednesday, 19th December 2018.

For more information visit www.citbni.org.uk

HERON JOINERY APPOINTED TO LHC FRAMEWORK

Heron Joinery, has been appointed onto the renowned LHC framework for timber window and doorsets. The major framework, which will run until 2022, involves



the provision of refurbishment, extensions, new build projects and associated works throughout England, Scotland and Wales. Martin Blaney, General Manager at Heron Joinery, said, "We are delighted to be appointed to the 8 lots on this major LHC framework. These lots cover the whole of the UK. The contract award reaffirms Heron Joinery's position as a leading national supplier of bespoke timber windows and doors. We look forward to playing our part in delivering this major scheme which will undoubtedly enhance residential, education and community infrastructure throughout the UK."

For more information visit, www.heronbros.com

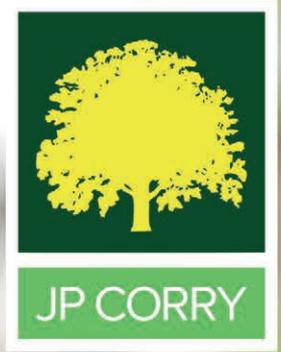
TOP LINE-UP FOR CPC NI CONFERENCE

'Everything was going so well, until the contract crashed' is the title of the forthcoming annual conference of The Construction Professionals Council for Northern Ireland (CPC NI) on November 29.

The impressive line-up includes UK barrister, Lindy Patterson QC; John Riches, Henry Cooper Consultants and Denis Baldwin, Soma Contract Services.

"This event should be of interest to anyone engaged in the construction sector at a senior level as well as commercial lawyers and those responsible for procuring or project managing construction tenders," said Martin Hare, Chairman of CPC NI. "We are delighted to have secured such an expert panel of speakers who have experience and can share their knowledge and insights of construction contracts within the Northern Ireland context."

The conference runs from 1.30pm-4.45pm. To register e-mail CIPC NI Secretary Colin McCarthy at honsec@cpni.com



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LATEST FINDINGS OF THE CEF/BDO STATE OF THE TRADE SURVEY HIGHLIGHT RECURRING CONCERNS...

Labour shortages remain a concern

Labour shortages and the lack of a Northern Ireland Executive remain principal concerns for the construction industry in Northern Ireland, according to the latest findings from the CEF/BDO State of the Trade survey for the first six months of 2018.

The survey gauged the opinions and confidence of 88 of Northern Ireland's best-known construction firms, which represent 50% of Northern Ireland's construction output, weighted across its constituent parts – general contracting, civil engineering and housebuilding.

With over 60 % of business working at full or almost full capacity in the last six months, labour shortages have been quoted as a concern over the next year – not helped by competition for higher wages in Dublin, England and Scotland, as well as a limited number of apprentices coming through.

This is matched by concerns over the lack of a Northern Ireland Executive, with 65% identifying the restoration of devolved Government as the number one critical issue facing the industry and 82% stating that the continued failure to form a Stormont Executive has resulted in a loss of capital projects/tenders.

Sean Lavery, Partner at BDO Northern Ireland, said, "The performance of our construction industry has largely hinged on hands-on management, mitigation of risk and making smart decisions. The half-year survey demonstrates that many of our construction firms are continuing to take this approach in the face of many challenges.

"The availability of funding is a major issue for many, with lending

institutions sighting the construction industry as a higher risk. This lack of funding, combined with the absence of an NI Executive, is a critical area of concern for the industry.

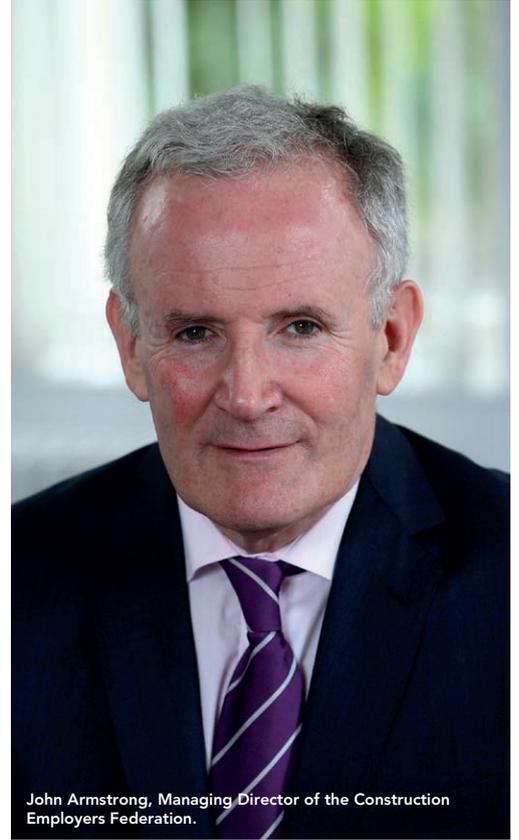
"From the respondents there is, however, a sense of cautious optimism, with many of our businesses confident of growth in their own organisation, specifically around expected increases in recruitment. It is imperative that we are able to attract workers who will not only work but also live in NI, contributing to the local economy."

John Armstrong, Managing Director of the CEF, added, "With only 59 schemes in-procurement at the mid-point in the financial year, there is a crisis point coming within the industry. When we also consider that the public sector capital budget is at its highest point since 2007 and several high-profile Executive Flagship schemes are not running to their initial financial plan, there should be an abundance of opportunities for contractors to tender for public works.

"This is far from the reality, however, and when added to the uncertainties of Brexit and rising costs across the board, many of the companies we surveyed now have legitimate concerns as to their forward work pipeline. This is incredibly frustrating given the cautious optimism that many firms had detailed in the survey, so focused as they are on growth and increasing employment.

"From our industry's perspective it is now very clear, that to prevent this looming crisis point, the Secretary of State must take action and we await the legislation that has been promised being published."

W: www.cefni.co.uk



John Armstrong, Managing Director of the Construction Employers Federation.



Sean Lavery, Partner at BDO Northern Ireland.

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Students from Ulster University's BSc (Hons) Construction Engineering and Management course along with their lecturers Mark Hamill and Bryan Magee.

Successful Meet the CIOB event

A Meet the CIOB event on Wednesday, September 19 at the Crowne Plaza Hotel in Belfast proved very successful with the drop-in format event attracting members, potential members and students.

Presenters included Gerard Graham, Chair of the CIOB Belfast Hub, who gave an overview of the CIOB's services, as well as Rachel Corbally, CIOB Development Manager, who provided an update on growth plans and upcoming events. Following that, Margaret Conway from McAleer & Rushe, gave an inspiring presentation on the £22m new-build office complex she project-managed and which won the coveted overall CIOB UK Construction Manager of the Year Award for 2017.

Julie Fitzsimmons, CIOB Member Services & Events Coordinator, said, "This event was a great opportunity for people to call in and learn more about the CIOB. Enquiries were received from people wanting to progress to chartered membership. Quite

a few enquiries were also received about the recently relaunched CIOB Chartered Building Company/Consultancy Scheme.

"We were particularly delighted to welcome over 20 students from the BSc (Hons) Construction Engineering and Management course at Ulster University, along with their lectures Mark Hamill and Bryan Magee. Going forward, we plan to make this an annual event."

Exhibitors included Constructionline, Hays, Creagh, Tughans, JP Corry, Ridgeway, Mullan IT Training, QTAS, Training LMS, Farrans, Quigg Golden, Chasse de Vere, Northern Builder, Cleaver Fulton Rankin, McLaughlin & Harvey, Keystone Group and the NI Hospice.



For more information on the CIOB, contact Julie Fitzsimmons on 01344 630729, e-mail jfittsimmons@ciob.org.uk or visit www.ciob.org



Guest speaker, Margaret Conway, Project Manager at McAleer & Rushe.



Rachel Corbally, Development Manager at CIOB in Ireland.



Margaret Conway, Project Manager at McAleer & Rushe, Amy Gough, Director of Operations at CIOB, Gerard Graham, Chair of CIOB Belfast Hub, and Rachel Corbally, Development Manager at CIOB in Ireland.





BUILDEX
TRADE EVENT BELFAST 2020

at...



BUILDEX Belfast proves a positive success!

BUILDEX Belfast, held at the Titanic Exhibition Centre in September, proved to be a huge success.

The new exhibition was part of BEPEX – the Building Electrical and Plumbing Expo – and saw over 1,000 people in attendance at this unique, trade only event, once again providing that nothing beats doing business face-to-face. With a vast array of products and services from the construction industry on show, BUILDDEX Belfast included a diverse mix of exhibitors who provided visitors with information and an opportunity to learn about the latest innovations in the marketplace.

Karen McAvoy, Managing Director

of Northern Builder magazine, which hosted the event, said, “We are delighted with the success of this new trade event. It proves that we are still in a people-orientated business and that we still prefer to get the chance to ask questions and learn from manufacturers and service providers.

“We have received a lot of positive feedback and, as a result, we are already planning the next event in 2020!”

“We have received a lot of positive feedback and, as a result, we are already planning the next event in 2020!”



Fairways fun for Saint-Gobain Ecophon

Manufacturers, distributors, contractors and sub-contractors took part in Saint-Gobain Ecophon's golf day recently. Hosted at the Slieve Russell, the popular annual event brought together various companies and individuals who work closely with Saint-Gobain Ecophon and gave them a chance to enjoy some hospitality from the acoustic products and systems specialists.



Brian Steele, James McGowan, Nial Cushe and Darren Cushe.



Alan Crampton, Michael Bradley, Ross McGonigle and David Peadar.



Phelim Convery, Aaron Hollywood and Scot McNeilly.



Declan McElhinney, David Rossiter, Shane O'Doherty and Peter Keenan.



Colm McCann, David Orr, Andrew Montgomery and Shaw Montgomery.



Pearse Woods and Alan Shiels.



Neil Millen, John Kirker, Niall Evans and Andrew Duffy.



Mark Hall, Rob O'Byrne and Tony Lettis.



Ross McGouran, Ray McInerney and Terry Jones.



Donnacha Tracy, Stephen Murphy, Darragh O'Leary and Tom Galligan.

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Photographer: Left: Bartosz Makowski, Right: Studio-e

Ecophon Solo™ is the original acoustic cloud. Launched over a decade ago, it changed the way we improve acoustics. Flatteringly, Solo is often copied, but its creative freedom and product quality has never been bettered. Until now.

To learn more visit www.ecophon.com/uk/thenewsolo

To discuss how Ecophon Solo and Baffle can be used in your project, contact our specification team on 01256 855 280.

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Ecophon strengthens its Solo offer

THE MARKET-LEADING RANGE OF FREE HANGING ACOUSTIC PANELS HAS BEEN EXPANDED TO INCLUDE LARGER SIZES, INTEGRATED LUMINARIES AND NEW BAFFLE DESIGNS...

Ecophon has launched the latest extensions to Ecophon Solo™, its market leading family of free hanging acoustic panels.

The new additions to the already extensive product portfolio of versatile acoustic absorbers provide architects and designers with even greater choice and creative freedom.

Launched as the first acoustic cloud to the market almost ten years ago, Ecophon Solo™ is a design-friendly, free-hanging sound absorber that, due to its versatility, can be installed in virtually any space. The Solo range features panels in a variety of standard shapes, including square, rectangular and circles, while Solo Freedom allows designers to express themselves creatively with custom shapes and colours. The latest expansion of the range introduces larger sizes, integrated luminaries and new baffle designs.

The innovative glass wool core used in Ecophon panels provides a lightweight, stable solution that is strong and rigid regardless of the size or shape. This makes it possible for Ecophon to produce uniquely large panels. This is seen in the newly launched 3000x1200mm rectangle



- the largest on the market - and the 2400 x 600mm thin rectangle. Ecophon's Connect Profile and accessories makes installation simple and means that even the largest size panels are quick to fit on site. The expanded Solo offering now also provides a combined lighting and sound absorption option. The Ecophon Line™ luminaire, one of three normally only available in the Ecophon Focus™ range, has now been integrated in the 2400x1200mm Solo panel. Solo Rectangle Line is delivered with the opal integrated in the panel so installation is as simple as hanging the panel, adding the included luminaire and connecting into the lighting system. Following the recent growth in the architectural popularity of baffles, Ecophon has taken the company's offer to the next level with Ecophon Solo™ Baffle Wave and Ecophon Solo™ Baffle ZigZag - innovative shapes designed to complement the traditional straight edge baffle. Furthermore, due to the growing recognition of the importance of adding sound absorbers to walls, Ecophon has also added Solo™ Baffle on Wall to the product family. This

simple change allows an architect to continue the baffle design onto the walls, making an aesthetic statement while creating an even better sound environment.

Ecophon recognises that often, either as part of the design or due to a lack of ceiling height, Solo may need to be installed close to the soffit. To make this simple, Ecophon has developed a new, simple, direct fixing solution which makes it possible to easily install the Solo panels as close as 50 mm from the soffit.

Will Jones, Marketing Manager at Ecophon, said, "The design of interior spaces has a huge effect on people's experience, so architects need the freedom to design with solutions that not only deliver the required acoustic performance but also complement and even enhance the design of a space.

"The new products and updates to the Solo range strengthen our offer and mean we have the widest range of free-hanging absorbers on the market. Since we launched the original system it has become a favourite among architects and we are proud to still be building on what we started almost a decade ago."

Ecophon[®]
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A SOUND EFFECT ON PEOPLE

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For more information about the Ecophon Solo™ range visit www.ecophon.com/thenewsolo

WITH ITS FOCUS ON INNOVATION AND PERFORMANCE, THE POLAR RANGE OFFERS A RANGE OF NEW OPTIONS...

AWARD-WINNING KEYLITE POLAR raises the bar on performance

Launched into the Northern Ireland market in 2017, Keylite Polar's award-winning innovative range of bright white roof windows has brought a wide range of benefits to the market, both for the installers who fit the windows and the end users who reap the rewards of a bright white interior. Winner of the Construction Product of the Year at the Irish Construction Industry Awards 2017 and Construction News Innovation of the Year 2018, Keylite Polar has made an instant impact, demonstrating the industry's interest in easily installed and efficient new solutions.

Polar's PVC construction raises the bar on the performance already set by Keylite's award-winning timber windows. It establishes a new standard in maintenance-free, energy efficient roof windows, with options available for every project.

The new range shares the same easy installation and thermal benefits as other Keylite roof windows, with its unique flick-fit brackets, easy sash feature and expanding thermal collar included as standard. In addition, this new range offers up to 11% more daylight transmission and a restyled exterior with less visible fixings, setting new standards in design from Keylite. Polar's PVC frame provides benefits not previously experienced with



timber, making it inherently moisture resistant and maintenance free, even when used in the most moisture prone locations such as kitchens and bathrooms.

INSTALLER

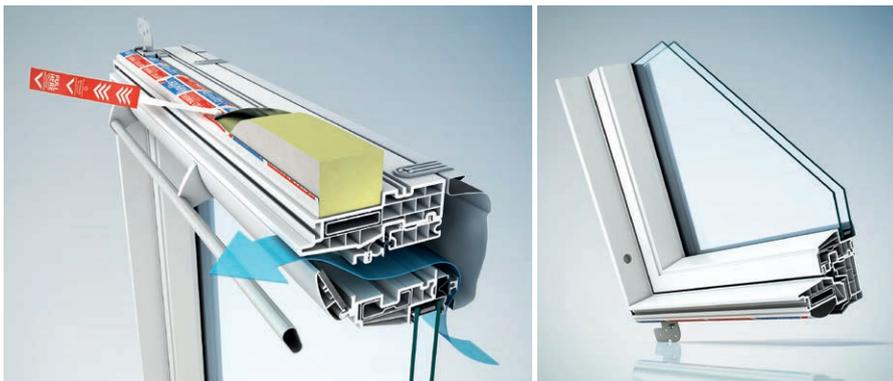
For the installer, these benefits extend to a wipe clean surface, ideal for removing grubby hand marks, plaster and general grime associated with building site conditions. The PVC frame is also a more sturdy option than its timber equivalent, making it more immune to the odd knock during installation.

In terms of thermal performance,

the benefits of Polar are obvious here too. By combating thermal bridging with its built-in thermal collar, Polar is inherently more resistant to condensation forming on its frame, reducing risk of staining on the surrounding surfaces. The innovative design combines with the latest in material technology and precision manufacturing, giving U values as low as 1.0 W/m².k.

Kris Willis, Keylite's National Sales Manager, commented, "The majority of developers across Northern Ireland have long since converted to the benefits of vertical PVC windows and doors. However, until now, they have not been offered a PVC based roof window with these outstanding features. With its focus on innovation and performance, our Polar range is bringing new options to builders and installers who want to respond to demand for brighter, whiter interiors with long term performance in a way which is hassle free for them."

For more information, telephone 028 8675 8921, e-mail info@keylite.co.uk or visit www.keylitteroofwindows.com





A LOOK AT THE IMPRESSIVE DESIGN AND BUILD CONTRACT THAT HAS ADDED ANOTHER IMPRESSIVE STUDENT ACCOMMODATION PROJECT TO THE BELFAST SKYLINE... »

Great Patrick Street Student Accommodation



MAIN CONTRACTOR

TIME IS OF THE ESSENCE FOR GILBERT-ASH'S RETURN TO MAJOR CONTRACTS IN BELFAST...

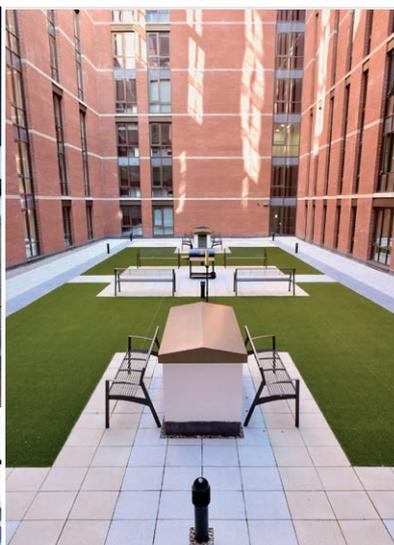
The time pressures facing contractors on today's projects was clearly illustrated by Gilbert-Ash on the Great Patrick Street Student Accommodation project. The impressive 474-bedroom student accommodation scheme at 28-30 Great Patrick Street in Belfast is part of an overall investment of £37million in the city. The design and build contract is worth £22million to Gilbert-Ash and the project has been developed by Olympian Homes and operated by Student Roost. For Gilbert-Ash, the company's professionalism in terms of planning ahead for a project was

put to the test by a strict schedule and immovable completion date. In a perfect synergy, the two week period before and after the project was awarded and then handed over proved critical. "Two weeks after signing the contracts we started driving the first piles on site," John Davis, Project Director, explained. "We had a challenging programme of works, with little or no room for slippage, so we had to move as quickly as possible. "Throughout the project we always had August 20 as our final competition date. That couldn't change so every decision we made was centred around meeting that. We met the completion date

exactly, and just two weeks after we handed over the project the first students moved in." With these time constraints in place, every detail was important and Gilbert-Ash utilised the company's extensive, award-winning experience on major contracts to good effect. Like many Northern Ireland companies, Gilbert-Ash reacted to the downturn in Northern Ireland construction by focusing on projects in Great Britain. As a result, this project, along with the new AC Marriott Hotel at City Quays in Belfast, represented the company's first significant work in Northern Ireland for a number of years.



"Gilbert-Ash utilised the company's extensive, award-winning experience on major contracts to good effect."



Project team...

- Client:** Olympian Homes
- Main contractor:** Gilbert-Ash
- Architect:** Like Architects
- M&E contractor:** Irwin M&E

Having already successfully completed a number of student accommodation projects in Great Britain, Gilbert-Ash was able to put this experience to good use in Belfast, with off-site construction techniques and co-ordinated planning key aspects of a detailed approach. The use of service templates during the concrete pour as well as the decision to install pre-fabricated bathroom pods are perfect examples of this. "The bathroom pods were manufactured in Hull and shipped over in bulk," added John. "Everything was agreed by the client, so we had to simply co-ordinate the services. For this aspect of the project, we created templates for the service ducts during the concrete pour, which proved a safer method and more time-effective. "This was part of our planning

around the bathroom pods arriving on site alongside the pod manufacturer and the M&E contractor, Irwin M&E. It was a more straightforward process that meant we had to connect the water pipes and then build the walls around them. It eradicated the first and second fix stages and with over 470 en suite bathrooms to install it proved critical to keeping the project on track." The new student accommodation has been finished to a high standard and as well as the 474 bedrooms across 11 floors the facility includes common areas, study rooms, a laundry and a gym. The rooms are in clusters of four to six bedrooms, with each cluster having shared kitchen and living space. The building is a concrete frame with flat slab concrete construction and includes

aluminium windows and curtain walling. The brickwork has been installed in 9 inch reveals instead of usual four inch around the windows, which added an additional challenge. The site fronts onto Great Patrick Street and is designed around a central courtyard which was utilised during the construction process, housing the tower crane and concrete pump as well as the goods hoist to despatch products to the required floor. "Belfast has been changing significantly in recent years and, with our work at Great Patrick Street and at the AC Marriott we are delighted to have been able to play our part in this transformation," added John. "We are set to commence work with Olympian Homes on another student accommodation soon, so we're looking forward to continuing working in Belfast."

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www.gilbert-ash.co.uk





CONTEMPORARY BEDROOMS AND KITCHENS

AS HOLMES INTERIORS COMPLETES ITS LARGEST COMMERCIAL PROJECT, THE COMPANY ALSO UNVEILS EXPANSION PLANS FOR A NEW SHOWROOM...

Holmes Interiors showcased the company's ability to deliver bespoke designs on a large scale with the company's largest ever commercial project. For the Great Patrick Street Student Accommodation project, the company manufactured a bespoke range of kitchens, bedrooms, reception desks and additional items such as floating shelves.

Seamus Holmes, Managing Director, explained, "We worked very closely with the design team to fit in with what they wanted to achieve on this project. Working from the original designs, we provided the client with a range of samples, giving them an opportunity to see, first hand, what we had created and, more

importantly, allowing them to make changes at that early stage."

This proved crucial as the three-month turnaround on site offered a massive challenge for the team. "From the outset, we knew we had a strict deadline to meet and our team excelled in rising to this significant challenge and finishing on time," added Seamus. "This was our largest commercial project to date and it wasn't without its challenges but we proved we are more than a match for this sector.

"We are proud to be involved in such a landmark project in Belfast and we look forward to building on this success."

Holmes Interiors has already forged a strong reputation for quality within the residential

sector and this expertise is matched on commercial projects. "I have worked in the industry for over 13 years and since we set up Holmes Interiors four years ago it has continued to steadily grow," he added "We work closely with clients to meet their expectations and create well designed, practical and stylish solutions. Our ability to mock-up solutions is popular with architects and their clients and this is complemented by our design and manufacturing expertise."

The company's expansion has continued with the opening of a new showroom at Derrigahy Industrial Park which will allow the company to showcase its wide range of residential and commercial solutions.



Holmes Interiors, Unit 32 Derrigahy Industrial Park, Dunmurry

E: info@holmes-interiors.com

www.holmes-interiors.com



M&E CONTRACTOR

IRWIN M&E BRINGS THE COMPANY'S EXPERIENCE HOME TO COMPLETE ANOTHER LARGE M&E PROJECT IN NORTHERN IRELAND...

Irwin M&E enjoyed the opportunity to utilise the company's experience in student accommodation on a project in Northern Ireland with this work at Great Patrick Street.

The mechanical, electrical and integrated FM specialist has worked on student accommodation projects in Great Britain but Great Patrick Street provided the first opportunity to demonstrate this a little closer to home.

Chris Adams, Contracts Director, commented, "We enjoyed working closely on this challenging design and build project with the team at main contractor, Gilbert-Ash. After completing similar projects like this in Great Britain, it was great to be able to showcase that experience in Northern Ireland and I think it perfectly reflects the high standards that we bring to all our work."

The focus of the M&E installation at Great Patrick Street Student Accommodation was energy efficiency. Irwin M&E installed gas-fired boilers for the LTHW and gas-fired hot water heaters for the hot water. The company also installed fan coil units in the communal spaces offering heating and cooling as well as specialist systems such as a car park smoke extract system, BMS and dry riser.

From an electrical perspective, a complete power and distribution solution was provided and service space was kept to a minimum by utilising a rising busbar system through the building to distribute power to each floor. LED lighting was installed throughout, with all public and circulation spaces controlled by automatic PIR detection. Full Category L1 fire alarm, disabled refuge, CCTV and door intercom systems were

installed and commissioned for the safety and security of the students and staff.

TV and data distribution was provided to every en suite bedroom, studio and cluster kitchen, with HDMI provision also included within the studio rooms.

A full structured cabling system was provided throughout all core and circulation areas to allow the client's I.T. provider to install a WIFI system, providing full coverage to the entire building. Irwin M&E appointed Caldwell Consulting to work with the company on the design aspect.

Chris added. "The co-operation on this venture was superb and meant that it ran smoothly. Everyone pulled in the same direction and it made all the difference, on what was a tight schedule, to get the project completed."

Irwin M&E, Unit 4 Diviny Drive, Carn, Portadown, BT63 5WE

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ROOFING CONTRACTOR

SPECIALIST ROOFING CONTRACTOR, GBS ROOFING LTD, UTILISED VAST EXPERIENCE TO COMPLETE THE ROOFING AND CLADDING ON THIS PROJECT...

The biggest challenge was the installation of the façade panels on one elevation, due to an adjoining building. Barry Mairs, Managing Director, explained, "Installation of the Trimoterm façade panels was relatively easy as the system is designed for ease of use. Getting them to the wall was the challenging part. Working closely with Gilbert-Ash, a cantilevered scaffolding system was created that allowed GBS Roofing to carefully lower each quarter tonne façade panel from the top of the building."

As an authorised installer, GBS Roofing also worked closely with Sika on the design and technical requirements of the Sika-Trocal 'S' mechanically fastened system used on the roof. The final element of the company's work was the waterproofing to the courtyard area. The Alumasc Hydrotech hot melt system was used to provide a waterproofed base for this area to be landscaped.



GBS Roofing Limited, 12 Plasketts Close, Kilbegs Business Park, Antrim, BT41 4LY
 T: 028 9042 2555
 E: info@gsbroofing.co.uk
www.gsbroofing.co.uk

ROOFING SYSTEM

SIKA WORKED CLOSELY WITH GBS ROOFING TO APPRAISE THE VARIOUS ROOF DETAILS AND THE TIME CONSTRAINTS ASSOCIATED WITH THIS PROJECT....

Sika worked closely with GBS Roofing to appraise the various roof details and the time constraints associated with this project. The Sika-Trocal 'S' mechanically fastened system was selected as the best solution due to its versatility, speed of installation, cost effectiveness and, most importantly, its proven performance. Sika-Trocal has been extensively installed in the UK and Ireland for over 45 years. A global market leader producing quality materials for the construction industry, Sika founded in 1910, has operations in 101 countries and employs

18,000 people. It is Sika's belief, through its longstanding presence in the market place, that quality materials, competent technical advice, quality installation by contractors trained in Sika's systems, and expert site assistance are the keys to a successful project. With over 12 different single ply membrane types and over 6 different liquid membrane formulations available for specifiers, as far as zero flame roofing material manufacturers go, Sika boasts the most comprehensive list of offerings within this sector of the marketplace.



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www.sika.ie



FLOORING, PAINTING AND HYGIENIC CLADDING

SPIRIT OF CO-OPERATION WORKS WONDERS FOR CB CONTRACTS (NI) LTD...

The combined solution from CB Contracts (NI) Ltd was utilised to the full at the Great Patrick Street Student Accommodation. It marks yet another student accommodation that the company has successfully completed in Belfast in 2018, and the success of the Great Patrick Street project has contributed to the excellent working relationship with Gilbert-Ash.

Colin Bunting, Commercial Director, CB Contracts, said, "We carried out the flooring, painting and hygienic cladding on this project and we wish to congratulate the whole Gilbert-Ash and CB Contracts

site teams on their work to get this project handed over on time during a very busy summer period."

As a leading painting, flooring and hygienic finishes contractor, CB Contracts can tender for all contracts either as a combined package or as separate services. Regardless, clients receive the same high standards and attention to detail.



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T: 028 9073 2926
E: info@cbcontracts.com
www.cbcontracts.com

PLASTERING

MKM CONTRACTS CONTINUES THE COMPANY'S STRONG WORKING RELATIONSHIP WITH GILBERT-ASH...

The extensive plastering throughout the Great Patrick Street Student Accommodation was carried out by the experienced team from MKM Contracts.

Completing the plastering across all 11 floors of the impressive new facility, MKM Plastering worked closely with Gilbert-Ash to co-ordinate the job and ensure it ran smoothly. Ailish McAtamney, MKM Plastering, explained, "The sheer volume of the work that had to be completed was the biggest challenge of this project but we have a lot of experience

in ensuring that everything ran to the specific project targets to ensure the smooth progress of mutual development goals."

As plastering and floor screed specialists with over 30 years' experience, MKM offers wide variations of plastering services, including lath and lime renders; Krend; EWI insulated systems, all coloured renders, acrylic renders, traditional renders; floor screeds, dry lining, metal partitions and plaster boarding.



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028 3853 0351
www.mkmcontracts.co.uk

GREAT PATRICK STREET STUDENT ACCOMMODATION

TOWER CRANE AND CONCRETE

M.R. CONCRETE GETS THE GREAT PATRICK STREET STUDENT ACCOMMODATION OFF TO THE BEST POSSIBLE START...

Detailed planning ensured a smooth construction process for the expert team from M.R. Concrete on the Great Patrick Street Student Accommodation project. The leading formwork contractor specialises in reinforced concrete substructure and superstructure work and, at Great Patrick Street, M.R. Concrete provided and operated the tower crane as well as being involved in the formwork, fixing reinforcement, concrete pumping and finishing. Bernard Farren, Quantity Surveyor, M.R. Concrete, said, "Programme was key and the site was restricted space wise for

deliveries and storage. We developed a detailed programme alongside the management team of Gilbert-Ash and that worked perfectly, as we completed the frame earlier than originally programmed by the main contractor." This project reflects the complex nature of work regularly carried out by M.R. Concrete. The company is currently working on another 11-storey student accommodation in Belfast as well as an 7-storey office development, also in the city. Current work in Dublin includes an apartment scheme,



a hotel while M.R. Concrete is also involved in basement and superstructure works on a new hotel development in London.



M.R. Concrete Ltd, 154 Ardanlee, Culmore Road, Derry, BT 48 8RT
T: 00353 74 9320790
www.mrconcreteltd.com

SPECIALIST JOINERY

J AND N JOINERY LTD PROVIDED A COMPLETE JOINERY SERVICE ACROSS ALL 10 FLOORS OF THE NEW GREAT PATRICK STREET STUDENT ACCOMMODATION...

This included the fitting of door sets incorporating the frame, stop, door, ironmongery, signage/ numbering and seals. The team also installed the skirting, architraves, mirrors, notice boards, coat hooks, and student letter boxes throughout the facility. Overall, J and N Joinery was responsible for over 1,500 door sets – which was approximately 150 doors and sets per floor - with various dimensions and ironmongery combinations. Norman Coffey, Director at J&N Joinery Ltd, said, "The biggest

challenge for us was the distribution of the doors and their sundries throughout the building across all the floors. However, there was great co-ordination and communication between the main contractor, Gilert-Ash, and ourselves that pretty much ensured this all ran smoothly."

"There was great co-ordination and communication between the main contractor, Gilert-Ash, and ourselves that pretty much ensured this all ran smoothly."



J and N Joinery Ltd, 9 Hazelbank Drive, Kilkeel, Newry, BT34 4WG
T: 07845 048275
E: jnjoinery@live.co.uk

BEAM INTRODUCES NEW HIGH SPEC MVHR CONTROL PANEL...

In control with BEAM

Industry-leading mechanical ventilation company, BEAM Vacuum & Ventilation has introduced a new user-friendly, high specification digital control panel for the company's popular Axco C130 Counterflow MVHR system. The aura-t™ wall-mounted panel offers an advanced yet simple to use touchscreen controller for programming, commissioning and occupancy control.

Operations Director, Pat Og Keenan, commented, "BEAM are committed to offering our customers the latest technology in an effort to make the operation and control of their MVHR system as simple and convenient as possible, delivering clean fresh indoor air at the touch of a button."

The compact sleek design with automatic dimming, backlit display

allows for easy reading of the digital interface, and packs in an impressive suite of features, including; 4-speed level manual control, a 7-day programmable timer which allows up to 4 events per day, a filter replacement indicator, boost override control for kitchen and wet rooms, system status display and an internal MVHR humidity setpoint adjustment function.

Pat Og continued, "This controller is a winner for anyone wanting an MVHR system that can be easily managed and controlled through one device."

For more information contact BEAM on 028 7963 2424 or visit www.beamcentralsystems.com



The aura-t™ control panel from BEAM.

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OSCRETE ACQUIRES IRISH DISTRIBUTION PARTNER

» Bradford-based concrete admixtures specialist Oscrete has completed the acquisition of Adcrete Ltd.

Adcrete Ltd is the sole distributor of Oscrete products in Ireland and Northern Ireland and, since it was set up in 2016, has established a reputation for providing innovation, experience and first-class partnering to the precast concrete, ready-mix and ready-to-use mortar industries. The purchase, which sees Oscrete secure the majority share of the company, will allow the additives specialist to further develop its activities in Ireland where it is building a strong presence.

“The addition of Adcrete to Oscrete’s enterprise offering demonstrates the commitment we have to grow our business in Ireland, ” comments



Gus Vaughan, Adcrete, Scott Wilson, Oscrete, and Johnny Mooney, Adcrete.

Oscrete Operations Director Scott Wilson. “It is an excellent strategic fit for us and a natural progression that will build on the already strong relationship we have with the Adcrete team.”

Adcrete distributes an extensive range of high performance admixtures that consistently deliver high value technical solutions to clients across the concrete industry all over Ireland.
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Aubrey Crawford, Ricky Darragh and David McVeigh.



Daniel Mooney, Alan Hillis and Shane Deery.



Chris Selwood, Martin McNair and Chris Jones.



Matthew McNair, Carl Toman, Joe Adams and Stephen Rooney.

Haldane Fisher Ballymena is to the fore!

Haldane Fisher and Plumbmaster Ballymena raised £800 for Action Mental Health and Macmillan with a golf day at Galgorm Castle Golf Club. Building on the success of the Ballymena branch's first-ever golf day, the company returned to the fairways once more for another superb day on an immaculate course.



Billy Erwin, Trevor Wisener, Darren Cruise and Ian McBride.



Sammy McBride, Eamon Dunlop and Adam McCart.



David Best, David Simpson and Ian McBride.



Ian McFetridge, David Parker and Steven McNeilly.



Ian McBride



Brian Hazlett.

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Fearghus Quinn, Sean Quinn, Conall Quinn get set to mark 40 years in business.

QUINN BUILDING SUPPLIES AND QUINN TRUSS MARK A SIGNIFICANT MILESTONE BY PLANNING FOR A BRIGHT FUTURE...

40 years of innovation at QBS

Given the heights that the companies have reached, it is quite fitting that Quinn Building Supplies (QBS) Ltd and Quinn Truss are based on the site of a former airfield. This year marks the 40th anniversary of Quinn Building Supplies and the company, which also includes Quinn Truss, is able to look ahead with confidence after, like many in the construction industry, having had to face the challenges of the recession. However, the resilience will not come as a surprise to anyone who looks closely at a history that includes four decades of innovation. Established in 1978 by Sean

Quinn and his wife, Nuala, Quinn Building Supplies Ltd has its roots on the Quinn family farm in Ardboe. From a 'one-man band' operation based in disused farm outbuildings, Sean made the move to the Clontoe Airfield in Ardboe several years later, when it became obvious that there was the need for a local builders' merchant in the area. That signalled the start of a steady rise for the company, with a major expansion in 1993 creating Quinn Truss. In more recent years, both QBS and Quinn Truss have seen testing times where cost efficiency and clinical management ensured the

company survived a sustained downturn in the industry. However, shrewd acquisitions and product diversification, alongside recent investment in upgraded production facilities, delivery vehicles and staff training, have opened new avenues for the company to once again increase its foothold in the existing Northern Ireland and the Republic of Ireland markets. That optimism continues and as Sean and Nuala's sons, Conall and Fearghus, seek to develop and expand the company further, customers can be assured that the core family values which brought success from the early days on the farm will remain in place.



Quinn Building Supplies and Quinn Truss
78 Kilmascally Road, Ardboe, Dungannon, Co Tyrone, BT71 5BJ
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Having recently celebrated our own 40th Anniversary, the team at Hub Packaging are delighted to congratulate everyone at Quinn Building Supplies on achieving their own 40 year milestone!

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OVER 40 YEARS' EXPERIENCE IN SUPPLYING AND MANUFACTURING FOR THE BUILDING INDUSTRY...

Customer service to the fore at QBS

A lot has changed since Sean and Nuala Quinn established Quinn Building Supplies (QBS) Ltd on the family farm in 1978. Yet, despite the passage of time, one constant remains – dedicated customer service. Originally operating from disused outbuildings on the farm, a move to Clontoe Airfield in Ardboe marked the beginning of an expansion process that continues to this day. The following years have seen expansion in both product range, stock offering and staff alongside a growing customer base to become one of the foremost, independently-owned, builders'

merchants in Northern Ireland. With a 25,000 square foot warehouse facility and triple that in open yard space - and still growing - QBS now stocks a vast array of construction products, catering to all spectrums of the building industry whether it be DIY, self-build, trade, contractors or developers. With 40 years' knowledge and experience in the industry and the support of a dedicated and loyal workforce, Quinn Building Supplies Ltd and Quinn Truss now have a distinguished reputation in Mid-Ulster as a family-run business which has a relentless drive for excellence and a guaranteed professional service.

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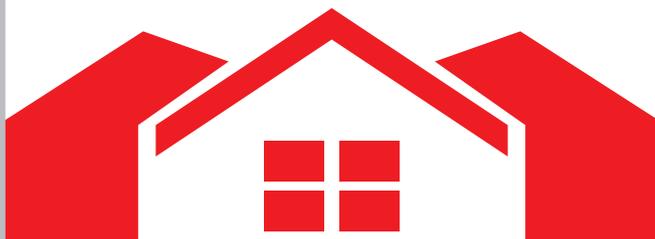
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INVESTMENT IN LEADING TECHNOLOGY KEEPS QUINN TRUSS AT THE FOREFRONT OF THE INDUSTRY...

QUINN TRUSS - Leading the way in engineered timber innovations

Established in 1978, Quinn Building Supplies Ltd expanded into the design and manufacture of timber roof trusses in 1993 - and Quinn Truss was born. Over 20 years later, with substantial investment in equipment, technology and personnel, Quinn Truss now operates one of the most advanced CAD/CAM-enabled truss production processes in the UK and Ireland. As market leaders in timber engineered solutions, Quinn Truss' recent innovative product offerings include:

- **Posi Joist/Space Joist**– The increasingly popular open steel webbed flooring/roofing alternative.
- **Barrel/Bowstring Trusses** – Providing a rounded roof

aesthetic solutions, which is designed to fit and structurally sound.

- **Slab Trusses** – A conventional problem of recent years has been that slabs and trusses don't work together. Quinn Truss, however, has the solution. The company's expert design team has re-engineered the standard roof truss to accommodate concrete slabs, passing all structural guidelines and complying with industry standards.

The company's Mitek Mark 1 Truss press allows for unique truss set ups, with several set ups on the jig simultaneously, increasing production output, whilst also providing potential to manufacture truss spans of over 25m in length. This gives Quinn Truss the

flexibility to cater for all types of projects, from domestic dwellings to large commercial buildings, manufacturing to current EU industry standards, specifically BS EN 14250:2010, as well as complying with current Building Control regulations.

Engineered timber innovations...

- Roof trusses
- Attic trusses
- Slab trusses
- Barrel/bowstring trusses
- Eco-Joist, Space-Joist and Posi-Joist
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THE LEADING CONTRACTOR CONTINUES TO EXPAND, WITH NEW STAFF, ADDITIONS TO THE COMPANY'S FLEET AND A GROWING PROJECT PORTFOLIO...

Lowry Building opens new Belfast offices

Lowry Building & Civil Engineering has opened new offices in Belfast as part of an ongoing expansion plan, with the company hosting an open day to mark its official opening. With almost 60 years' experience in the industry, the Castlederg-based company has grown steadily to become one of the leading medium-sized contractors in Northern Ireland. The opening of the new offices at Boucher Road reflects the company's growing levels of work in and around the Belfast area, providing Lowry Building & Civil Engineering with a permanent base in the city. Jemma Lowry, Business Development, Lowry Building & Civil Engineering, said, "We are currently putting the finishing touches to the Northern Ireland Fire & Rescue Service's new

Logistics Support Centre at Boucher Road and that project really highlighted our need to have a more permanent base in Belfast.

"We have enjoyed a marked increase in building and civils project in Belfast and, as a result, we have increased our staffing numbers at every level – from management and site staff through to growing our sub-contractor list. We have also expanded our fleet, with new plant and vans.

"Our turnover has almost doubled in the last two years and we are determined to continue this growth. The new Belfast office is part of that expansion plan."

Head office: The Old Bank, 7 John Street, Castlederg, BT81 7AW
Belfast office: The Old Bank, 54 Boucher Road, Belfast, BT12 6QL
W: www.lowrybuilding.co.uk



Projects...

Recent projects completed by Lowry Building & Civil Engineering include:

BUILDING

- The Doyen (previously Kings Head), Lisburn Road
- NIFRS Logistics Support Centre, Boucher Crescent
- Maxol, Tannaghmore A26
- Elms Village Rolling Upgrade, QUB, Malone Road

CIVIL

- City Life Centre, Play Area
- Lagan Bridge, Public Realm Works
- Stewartstown Road, landscape Upgrade Works
- Ormeau Embankment, Retention Works
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The Macnaughton Blair-owned businesses, Moffett Thallon Doorways and MB Architectural, have joined forces under the Doorways brand to offer a one stop for architects and building contractors requiring doors, doorsets, ironmongery, access control and door automation solutions. Doorways also offers a complete service to both trade and retail customers.

Doorways' primary focus is on the customer. The company operates to the stringent ISO9001 standard. It is also able to offer a full joinery service and is certified by BWF to cut and glaze fire doors.

Doorways has experience of working with architects and contractors on a wide range of high-profile projects such as the five-star Culloden Hotel in Holywood, Seamus Heaney HomePlace in Bellaghy, and Methodist College in Belfast. It is working with these highly prestigious contracts that sets Doorways out as experts in this sector. The complete service that Doorways offers includes:



- **Doors and doorsets:** A wide range of both internal and external doors are available, as well as certified fire doors and matching doorsets.
- **Ironmongery:** A specification and scheduling service is available on all ironmongery products from a wide range of reputable suppliers.
- **Access control:** Doorways can offer

both an installation and a maintenance service for all access control and door automation requirements.

- **Joinery service:** This is available for bespoke projects as well as for the glazing of doors and fire doors.

"Doorways has been established as the complete one stop shop for the doors and ironmongery market," said Sales Manager, Robert McNeill. "In addition to that, we can also install and maintain access control systems and door automation.

"With a focus on healthcare, leisure, education and domestic projects, we hope to give our customers choice, quality, design and service." Both Moffett Thallon and MB Architectural have a long and distinguished history of serving the Northern Ireland construction industry, with this year being Moffett Thallon's 50th anniversary. So what better time to launch an industry-leading service through Doorways and Doorways Architectural Solutions.

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STEP INSIDE THE IMPRESSIVE NEW STUDENT ACCOMMODATION
THAT HAS RAISED THE BAR IN BELFAST... »

Elms BT1 at College Avenue

DEVELOPER AND MAIN CONTRACTOR

DEGREES OF SUCCESS FOR McALEER & RUSHE, AS THE COMPANY TRANSFORMS A CAR PARK INTO STUDENT ACCOMMODATION...



McAleer & Rushe has transformed a former surface level car park at College Avenue, Belfast, into an impressive new 747-bed student accommodation building for Queen's University. Known as Elms BT1, the new building is one part of two new

student accommodation projects that the company completed concurrently for the University in Belfast. The other – Elms BT2 – is located at McClintock Street in the city. “Internally, the two projects are identical in many ways and we used that to our advantage,”

explained Ciaran Tiffney, Project Manager, who headed up both the Elms BT1 and Elms BT2 projects for McAleer & Rushe. “We doubled up on the vast majority of sub-contractors and suppliers and that made the overall process a lot easier. “The McClintock Street project



“The 11-storey building sets a new standard for managed student accommodation in the city.”



Project team...

Client: Queen's University

Project value: £40million

Developer and Main contractor:

McAleen & Rushe

Architect:

Consarc Design Group

M&E consultant:

Caldwell Consulting

M&E contractor:

Vaughan Engineering

started first so the College Avenue job benefitted a lot from this. Any snags or issues found at McClintock Street were removed by the time we commenced work on each level of College Avenue, so overall it ran a lot smoother as a result."

The 11-storey building sets a

new standard for managed student accommodation in the city. While it incorporates a gym and café as well as a main communal area and reception, the main focus is clearly on the residential levels.

Each floor contains a cluster of 3-6 single bedrooms, with

an en-suite bathroom in each. These clusters also include a communal kitchen/living area for the students to enjoy. Elms BT1 also offers a number of studio apartments that include their own dedicated bedroom, kitchen, living room and bathroom.

The development is finished off with landscaped courtyards and an enclosed car park.

"Logistically, the main focus was on keeping all our work on schedule," added Ciaran. "It is a city centre location, so we had a traffic management plan in place for all our major deliveries. We also had to ensure that any knock-on effects of the McClintock Street programme were factored into the work at College Avenue.

"We had a great team of sub-contractors and suppliers on both projects. We have worked with many of them over the last 5-10 years, so they know the high standards that we expect from them, and some of the new companies that we worked with for the first time also impressed us.

"There was a great attitude from everyone and a collaborative approach to solving any issues. That makes all the difference." Student accommodation and hotel projects have become bread and butter for McAleen & Rushe but this was Ciaran's first project in Northern Ireland for a decade.

"I have been with McAleen & Rushe for five years but all my work has been in Great Britain," he said. "It is the nature of the industry at the moment but we enjoyed the chance to showcase what we can do to a local audience."

HEAD OFFICE: 17-19 Dungannon Road, Cookstown, BT80 8TL

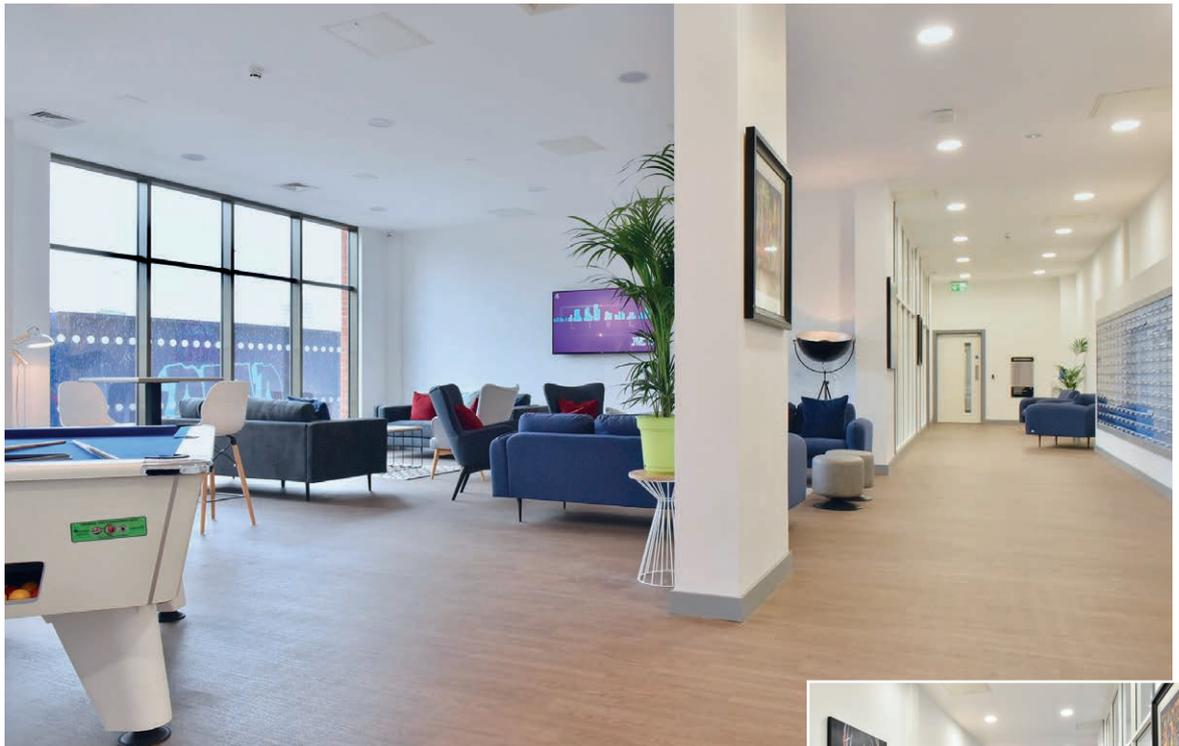
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www.mcaleer-rushe.co.uk



ELMS BT1 AT COLLEGE AVENUE





PARTITIONS AND CEILINGS

ANOTHER SUCCESSFUL STUDENT ACCOMMODATION PROJECT FOR THE SPECIALISTS AT ERRIGAL CONTRACTS...

Given the company's experience on large and complex projects, the challenge of working on two major new student accommodation facilities in Belfast almost simultaneously didn't cause Errigal Contracts Ltd too many problems. Having worked on projects across the UK and Ireland as well as further afield, Errigal Contracts Ltd supplied and installed the partitions and ceilings at Elms BT1 at College Avenue as well as Elms BT2 at McClintock Street. Both projects were by main contractor, McAleer & Rushe. Mark Landers, Pre-Construction Manager, said, "We always encourage

early engagement with our clients, and McAleer & Rushe embrace this. This gives all parties confidence on delivery, programme, quality and value for money. "We have built up a lot of experience on projects like this and have become something of a specialist on student accommodation. Working on both the College Avenue and McClintock Street projects put that to the test but everything went smoothly." Established in 1996, Errigal Contracts Ltd has offices in the UK and Ireland. The company has become a market leader in the interior fitout sector, specialising in partition systems, ceilings and bespoke

solutions. Reacting to client demands, the company has also developed its external façade services alongside a full fitout service. In addition to quality products, Errigal Contracts matches this with a quality service that ensures every project the company is involved in has the 'Errigal Quality' stamp on it. This service is based around the concept of the client and supplier working together, with Errigal Contracts matching the need to operate within a budget with good environmental practice. This approach has been proven across a number of high profile projects across the UK and Ireland.



Irish Office: Ardgenny, Killybrone, Emyvale, Co. Monaghan +353 (0) 47 70709
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ELMS BT1 AT COLLEGE AVENUE

ARCHITECT

CONSARC DESIGN GROUP CONTINUES LONG-STANDING RELATIONSHIPS WITH QUEEN'S UNIVERSITY AND MCALEER & RUSHE...

From feasibility stage right through to construction and completion, Consarc Design Group was the architect on this project - continuing the company's long-standing relationship with Queen's University.

The site's prominent location along with the fact that the building is one of the largest single student blocks in Belfast presented a significant challenge to successfully marry a repetitive internal program with a balanced overall form and composition to the façade.

Extensive consultations with the local planning authority helped to shape the scale and mass of the building. Many design hours were dedicated to the main façade along College Avenue,

which is broken up by a mixture of different materials articulating the main building line. Projecting bays of blue/grey brickwork with aluminium panels create a stepped form to contrast with the surrounding buff brickwork. The corner section of the building is finished with limestone rainscreen cladding, with another projecting bay of blue/grey brickwork over College Street to the south of the site. Lighter curtain walling units form the façade of the setback sections on the top of the building.

Internally, 3 circulation cores serve 3-6 bedroom 'clusters' complete with dedicated shared kitchen/lounge common room. Separate studio spaces are positioned to help to positively

break the standard bedroom rhythm on the main façades and are articulated by large vertical runs of curtain walling on the main façade.

The rooms are arranged around two internal courtyards to allow natural light to enter every room.

"It is hoped that this development, and others like it on the many vacant sites within the city, will help to reintroduce 'city centre living' to Belfast," explained Robert Clarke, Consarc Design Group, who worked on this project alongside Paul McCann. "Housing of all types will diversify the types of building within the urban core and increase urban density, reinvigorating the sense of place for the wider city."

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CONSARC DESIGN GROUP

JOINERY

HAUGHIAN BROS LTD BRINGS THE COMPANY'S EXPERTISE BACK HOME...

Haughian Bros Ltd completed the company's biggest job in Northern Ireland at Elms BT1 at College Avenue.

The impressive new student accommodation includes over 700 bedrooms, and the expert team from Haughian Bros Ltd provided a complete joinery service to fit all the doors, ironmongery, architraves, skirting and stair strings.

Haughian Bros has earned a reputation for excellence in the commercial and residential sectors across the UK and Ireland. "We had, on average, 10 men

working on this project which is easily our largest in Northern Ireland," explained Noel Haughian, Director. "We carry out a lot of work in Great Britain and have worked on a number of student accommodation projects there. We were delighted to be able to showcase our expertise here in Northern Ireland and while this was a demanding project, we made sure everything remained on schedule."



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FIRE DOOR SETS

WOODMARQUE PASSES THE TEST WITH THE SUPPLY OF SPECIALIST DOOR SETS TO MEET A TIGHT DEADLINE...

Woodmarque acted at the double for McAleer & Rushe by completing two student accommodations in Belfast almost simultaneously.

In addition to the College Avenue Student Accommodation project, the team was also involved in the McClintock Street Student Accommodation.

For both, the leader in the supply of door sets and specialist joinery supplied all the bedroom, communal, riser and front of house fire door sets in a mixture of veneered and laminate finishes. "We faced two fast paced, sequenced programmes with both these jobs running side by side,"

explained Ronan Quinn, Director. "Our ability to mass manufacture these products alongside a sequenced delivery programme aided a successful completion of the project.

"It was a pleasure working alongside the main contractor, McAleer & Rushe, and the client, Queen's University, on both of these ventures."

He added, "We have over 40 years' experience in the industry, and this type of work reflects the high standards we can deliver on sizeable projects."

That is also reflected in the fact that Woodmarque is currently completing a number of other



student accommodation projects along with apartments, hotels and office fit-outs across the UK and Ireland.

WOODMARQUE

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ELMS BT1 AT COLLEGE AVENUE

FAÇADE

THE COMPLETE SOLUTION FROM CLARKE FACADES INCLUDES THE MANAGEMENT, DESIGN, FABRICATION AND INSTALLATION OF INNOVATIVE SYSTEMS...

The ability of Clarke Facades to provide a complete solution from concept - design through to installation was a key factor in the success of the College Avenue Student Accommodation building. The company designed, supplied and installed a Metsec System Framing System (SFS) as well as rainscreen cladding to complete the impressive façade of this eye-catching new student accommodation facility. Made from galvanised, lightweight steel sections, the SFS load-bearing walling system was fixed together onsite and provided the perfect foundation for the insulation,

interior boards and exterior cladding to be installed onto. This was complemented by the rainscreen cladding which was, again, designed, supplied and installed by Clarke Facades and included insulation, ventilated cavity fire barriers, and full support frame structure. This value engineering approach to both the design and installation is underpinned by full testing of all the systems backed by a full warranty from Clarke Facades. The company continues to have very strong growth with turnover and secured project numbers increasing. Clarke Facades' success has resulted in the company's recent office move

to a more collaborative office space. This has resulted in a large boost in employee numbers and the opening of Clarke Offsite - a fabrication facility which enables bespoke glazing to be fabricated offsite.

Clarke Facades has a strong portfolio of completed and secured projects. The company looks forward to building client relationships with the completion of full building envelopes on upcoming projects.

“The company continues to have very strong growth with turnover and secured project numbers increasing.”

Clarke Facades, Ecos Centre, Kernohans Lane, Ballymena, Co. Antrim, BT43 7QA. T: 028 2582 2500 – E: office@mclarke.co.uk
www.mclarke.co.uk

 Clarke Facades
The name on the envelope

FIRESTOPPING

FIRE PROTECTION AT COLLEGE AVENUE WAS PROVIDED BY AFS LTD...

Specialists in fire, smoke and acoustic sealing systems, Belfast-based AFS Ltd provided its expert services to the College Avenue student accommodation project. The company boasts years of experience working on commercial projects across Northern Ireland and was the specialist of choice when it came to ensuring the College Avenue project was fire-proofed. AFS specialises in passive fire protection, structural fire protection, fire stopping, intumescent coatings, sprayed coatings and protective coatings. All products supplied by the

firm are fully compliant and meet the most stringent safety requirements. The company's knowledgeable team were on hand throughout the build to answer questions and to ensure the correct sealing systems were used for each element of the project. A range of products of the highest quality were supplied and installed by the experienced and skilled team at AFS, who guarantee customer satisfaction and a job well done every time.



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BUILDING MATERIALS

MURDOCK BUILDERS MERCHANTS DOUBLE UP FOR MCALEER & RUSHE...

Murdock Builders Merchants worked closely with McAleer & Rushe on two extensive student accommodation projects in Belfast. The company's Kennedy Way branch in Belfast supplied all the general building materials required for both Elms BT1 at College Avenue and Elms BT2 at McClintock Street, with the two projects being built almost simultaneously. "These were major projects in their own right but working on them almost side-by-side offered a range of challenges," explained Ronan McGrath, Murdock Builders

Merchants. "However, given our experience on major projects, we were able to put a comprehensive plan in place and implement it completely to keep both running on schedule. "We pride ourselves on building strong relationships with customers and that was vital on these projects." "We pride ourselves on building strong relationships with customers."



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murdockbuildersmerchants.com
www.murdockbuildersmerchants.com

PAINTING AND FLOORING

THE COMBINED SERVICE FROM CB CONTRACTS (NI) LTD IS TO THE FORE...

CB Contracts (NI) Ltd has completed two student accommodation projects in Belfast for McAleer & Rushe. Elms BT1 at College Avenue and Elms BT2 at McClintock Street round off a very busy year for CB Contracts in this sector. The company has successfully handed over 2,000-plus student bedrooms in 2018, which equates to over 185,000m² of walls and ceilings painted and nearly 40,000m² of vinyl and carpet laid in Belfast alone!

As far as can be determined, CB Contracts is the only company that offers the combined

service of painting and flooring for large commercial projects in the UK and Ireland, and these projects are the perfect reflection of the benefits that this offers.

As a leading painting, flooring and hygienic finishes contractor, CB

Contracts can tender for all contracts either as a combined package or as separate services. Regardless, clients receive the same high standards and attention to detail.



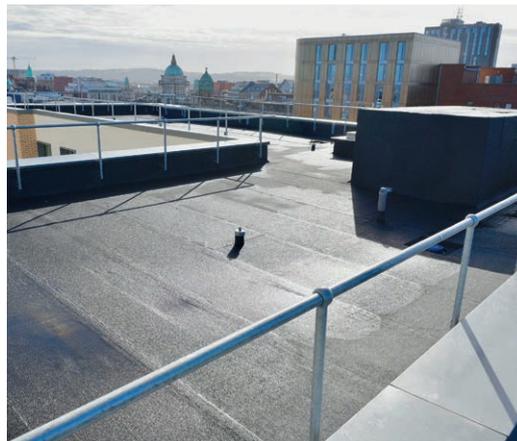
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www.cbcontracts.com

ROOFING CONTRACTOR

GBS ROOFING'S EXTENSIVE EXPERIENCE ENSURED DELIVERY OF A COMPLEX ROOFING PROJECT...

GBS Roofing Ltd already has extensive experience of installing the IKO bitumen felt system and this experience was essential in successfully delivering the complex roofing requirements at the College Avenue student accommodation project. "We had to work on 10 different roof areas across five different levels, so logistically it was a challenging project," explained Barry Mairs, Managing Director. "This required close co-ordination with the main contractor, McAleer & Rushe, as well as the other sub-contractors to ensure that everything remained on

schedule." IKO is one of a number of manufacturers with whom GBS Roofing Ltd holds approved contractor status. Barry added, "Being approved by these respected manufacturers reflects the high standards that we consistently deliver for our customers." Operating in both the public and private sectors, GBS Roofing Ltd offers a wide range of specialist flat roofing solutions for bespoke domestic requirements and major commercial projects.



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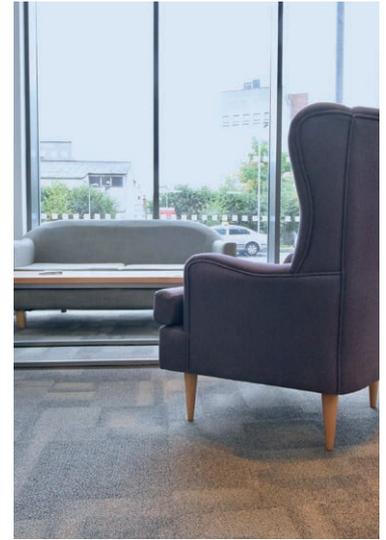
ELMS BT1 AT COLLEGE AVENUE

FURNITURE

FMS SUPPLIED ALL FURNITURE FOR THE COLLEGE AVENUE PROJECT...

By adopting a hands-on approach and endeavouring to not only meet but exceed the client brief, FMS completed a stellar job at Elms BT1 at College Avenue. The company provided a diverse range of loose furniture, along with furniture for the common room and management suite for a student population of 800. For the bedrooms and kitchens, FMS supplied dining and desk chairs, sofa seats, modular sofas, chairs, stools, coffee tables and dining tables. Fabric for the sofas was sourced in Ireland before being sent to the

manufacturer with an extremely high spec. FMS also supplied a significant amount of ancillary products. "On College Avenue, this included brooms, ironing boards, strip mops and buckets, fire blankets and bins," said David Beddy at FMS. Getting the spec right for the end client and making sure that everything worked together logistically were the main challenges. "We have worked with McAleer & Rushe before and they like the way we operate. This was a great project to be involved in, it was a pleasure to work with McAleer & Rushe again."



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BUILDING MATERIALS SUPPLIER

JP CORRY IS AT THE DOUBLE TO MEET THE NEEDS OF TWO STUDENT ACCOMMODATION PROJECTS...

JP Corry doubled up for McAleer & Rushe to supply building materials to the two student accommodation projects which the leading contractor completed almost simultaneously in Belfast. For both Elms BT1 at College Avenue and Elms BT2 at McClintock Street, JP Corry supplied Ibstock bricks, Kingspan Kooltherm insulation and Rockwool insulation – all integral products for the building of these impressive new facilities. These two sizeable projects running together put pressure on JP Corry's Springfield Road branch to meet the demands set



by McAleer & Rushe. Neil McGeown, Manager at JP Corry Springfield Road, commented, "We understand the importance of delivering on time for projects of this size so we worked closely with the contractor to fit in with their schedule."



JP Corry, 648 Springfield Road, Belfast, BT12 7EH
T: 028 9024 3661
Visit www.jpccorry.com to find your nearest branch

CONCRETE CUTTING AND DRILLING

CO-ORDINATION WAS THE KEY TO SUCCESS FOR CONSTRUCTION INSTALLATION SERVICES...

The extensive experience of Concrete Installation Services (C.I.S. Ltd), proved to be an essential element for the smooth running of the Elms BT1 at College Avenue project. The company has almost 30 years' experience in the industry and carried out the specialist concrete cutting works throughout the impressive new student accommodation. "We have a lot of experience on projects such as this and we didn't face any real problems," explained Niall O'Hanlon,

"C.I.S. Ltd has developed a reputation for reliability."

Director at Concrete Installation Services. "We worked closely with McAleer & Rushe and Irwin M&E to co-ordinate our work with their schedule and ensure everything moved ahead at a steady rate." With experience of working on projects all over the UK and Ireland, C.I.S. Ltd has developed a reputation for reliability. The company is currently working on a number of major projects in London and Dublin as well as in Belfast.



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ELMS BT1 AT COLLEGE AVENUE

GATES AND RAILINGS

BESPOKE GATES AND RAILINGS' SOLUTIONS FROM K SCROLL LTD...

K Scroll Ltd manufactured, supplied and fitted the impressive gates and railings located at the rear of the new College Avenue Student Accommodation in Belfast. Providing gates and railings that met both the practical and aesthetic requirements of this project, K Scroll utilised the company's extensive experience on commercial projects to deliver a bespoke solution. The family-run business specialises in the manufacture, supply and installation of a wide range of high quality wrought iron components. The company has completed interior and

exterior work on both new build and refurbishment/restoration projects, including for some well-known pubs, clubs and hotels. The company also offers a range of both exterior and interior wrought iron products for your home. K Scroll's exterior range includes gates, balconies, railings, post boxes, garden benches, weathervanes and cast iron lamps while interior products include staircases, curtain poles and candle sticks, to name but a few.



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www.kscroll.com

RTU[®]

MORTAR / CONCRETE / PLASTER / SCREED

HELPING TO BUILD THE FUTURE...

At RTU our combined product and construction knowledge makes us Northern Ireland's leading construction & building materials supplier to the domestic and commercial markets.

OUR SIGNATURE PRODUCTS:



DECORATIVE CONCRETE

- Available in a range of colours
- Aesthetically pleasing
- Slip resistance and durable
- Durable and low maintenance
- Ideal for high traffic pedestrian areas



HEMIHYDRATE LIQUID SCREED

- Enhanced thermal control with underfloor heating
- 5000+ happy customers in 10 years
- Virtually no drying shrinkage or curling
- No surface laitance so no buffing or grinding
- An eco-friendly, recycled product

Image: RTU supplied all concrete, standard mortar and coloured mortar for College Avenue, a 740-bedroom student accommodation complex in Belfast City Centre.

CONTACT OUR SALES TEAM:

+44 28 9085 1441

sales@rtu.co.uk



RTU'S INVOLVEMENT IN THE RECENT LANDMARK CONSTRUCTION PROJECTS WITHIN THE EDUCATION SECTOR IS TESTAMENT TO THE COMPANY'S EXPERIENCE AS A MARKET LEADING SUPPLIER OF READY MIXED CONCRETE, MORTAR, PLASTER AND SCREED, AS WELL AS THE UNIQUE ULTRAFLO® AND EXPOSA® PRODUCTS...

RTU is here to make a difference

It sets a positive scene that Belfast's changing landscape is defined by streetscapes dedicated to education and world-class facilities for our students.

The recent completion of Elms BT1 at College Avenue, a 740-bedroom student accommodation complex, embodies a city investing in its people and looking towards the future. The McAleer & Rushe development occupies a prime site in the heart of Belfast city centre where the scheme has replaced the old Met College. RTU supplied all the concrete used in the construction process as well as the impactful coloured building mortar that helps deliver such a striking aesthetic to one of the city's newest buildings. Every aspect of the project reflects RTU's commitment to providing the highest-quality products and excellent customer service, as well as the company's continuous innovation of materials that positively impact both the physical construction and the architectural design.

RTU's Managing Director, David McIlroy, explains, "As a trusted supplier, we ensure to deliver on all aspects of the service cycle, from inception to completion. As an innovative organisation, we are continuously developing our product range to exceed the demands of a forward-thinking industry and a growing sector."

The expertise of RTU is reflected throughout an impressive portfolio of clients and projects including the new Titanic Walkway, Ulster University, Portstewart Promenade and the Botanic Gardens. The value proposition of the core range is complemented by the signature Ultraflo® and Exposa® products



delivering a whole new level of performance, finish and visual appeal across the self-build, residential and commercial markets.

ULTRAFLO®

Ultraflo® is Ireland's only ready mixed hemihydrate liquid floor screed with unique properties that make it an ideal solution for all domestic and commercial projects. It offers improved energy efficiency and lower running costs with underfloor heating, and being a hemihydrate screed means it requires no buffing/grinding to the floor surface. Ultraflo® is produced in RTU's state-of-the-art manufacturing facilities (accredited to ISO 9001), and with a ten-year proven track record, it ensures a perfect screed every time.

EXPOSA®

Exposa® is a beautiful decorative concrete, which is the first choice for any hard landscaping project and the ultimate alternative to traditional paving, asphalt, tarmac and loose gravel. Exposa® is highly durable, low maintenance, practical, safe and flexible, with a slip-resistant finish that makes it the ideal choice for residential driveways, patios and footpaths as well as commercial applications in large pedestrianised zones. What makes Exposa® stand out from the crowd is the variety of colours on offer that allows designers and architects to be as bold or subtle in their design work.

For more information, telephone 028 9085 1441 or visit www.rtu.co.uk



WESTERN APPOINTED TO £400 MILLION FRAMEWORK

» Leading offsite construction specialist, Western Building Systems, has gained a place on Fusion21's Modular Building Framework following an £175million expansion of the framework. Those eligible for the framework will now be able to avail of Western's significant experience in the delivery of both temporary or permanent buildings within the health, leisure and education sectors which spans 35 years. All buildings within the framework are designed to be compliant with building regulations

and present lower carbon emissions than traditional builds. Western's MD, Declan McCloskey, commented, "We are delighted to have secured a place on Fusion21's Modular Building framework. Fusion21 has established a sterling reputation within the industry due to the consistently high standards maintained by its members project after project and we are very much looking forward to being part of it." **To find out more about Western Building Systems visit www.westernbuild.com**



BEST INTERNATIONAL PAPER WINNERS

» Tara Burke, Lloyd Scott and Duga Ewuga won the CIOB-sponsored 'Best International Paper' at the recent Association of Researchers in Construction Management international conference in Belfast, which attracted 200 delegates.

They are photographed receiving their award from Gerard Graham, Chair of CIOB Belfast Hub. Their award-winning paper was titled 'The impact of BREXIT on cross-border trade by the construction sector in Ireland: An exploratory study'.

THORNTON ROOFING JOINS TEAMKAL

» Kalzip, the leading aluminium standing seam roofing manufacturer, has announced that Thornton Roofing has joined the company's network of Teamkal Approved Contractors. Managing Director, Stephen Thornton, said, "Thornton Roofing is delighted to join Kalzip's Teamkal network - this is an exciting new development for us and reinforces the company's ambitious business strategy to expand and extend our activities so that we have a much wider impact throughout the UK and the Republic of Ireland.

"Whether involved with new build or refurbishment projects, we pride ourselves in delivering the highest quality of service to all our customers, from initial design stage to finished building solution. We're able to achieve this by ensuring that our fully trained operatives are always working with the very best materials and building envelope systems."

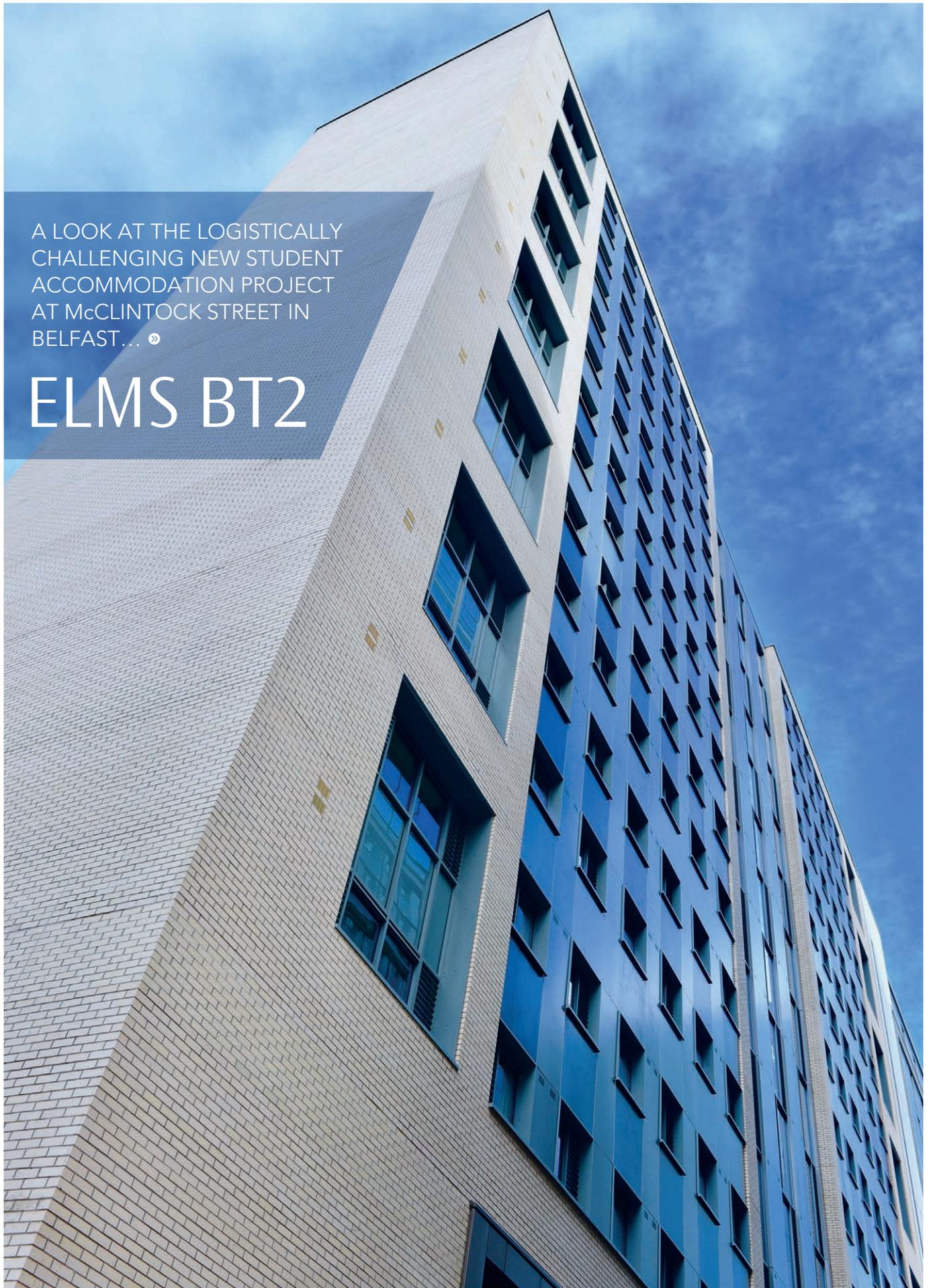
Trevor Smyth, Kalzip's Regional Sales Manager for the whole of Ireland, added, "We are very pleased to welcome Thornton Roofing to our network of Teamkal Approved Contractors. They are not only a well-proven organisation with a wealth of experience working across all sectors of the construction market but the company also shares Kalzip's core philosophy of endeavouring to provide customers with top quality, cost-effective building envelope solutions." **For more information, telephone 01942 295500, e-mail enquiries.uk@kalzip.com or visit www.kalzip.com**



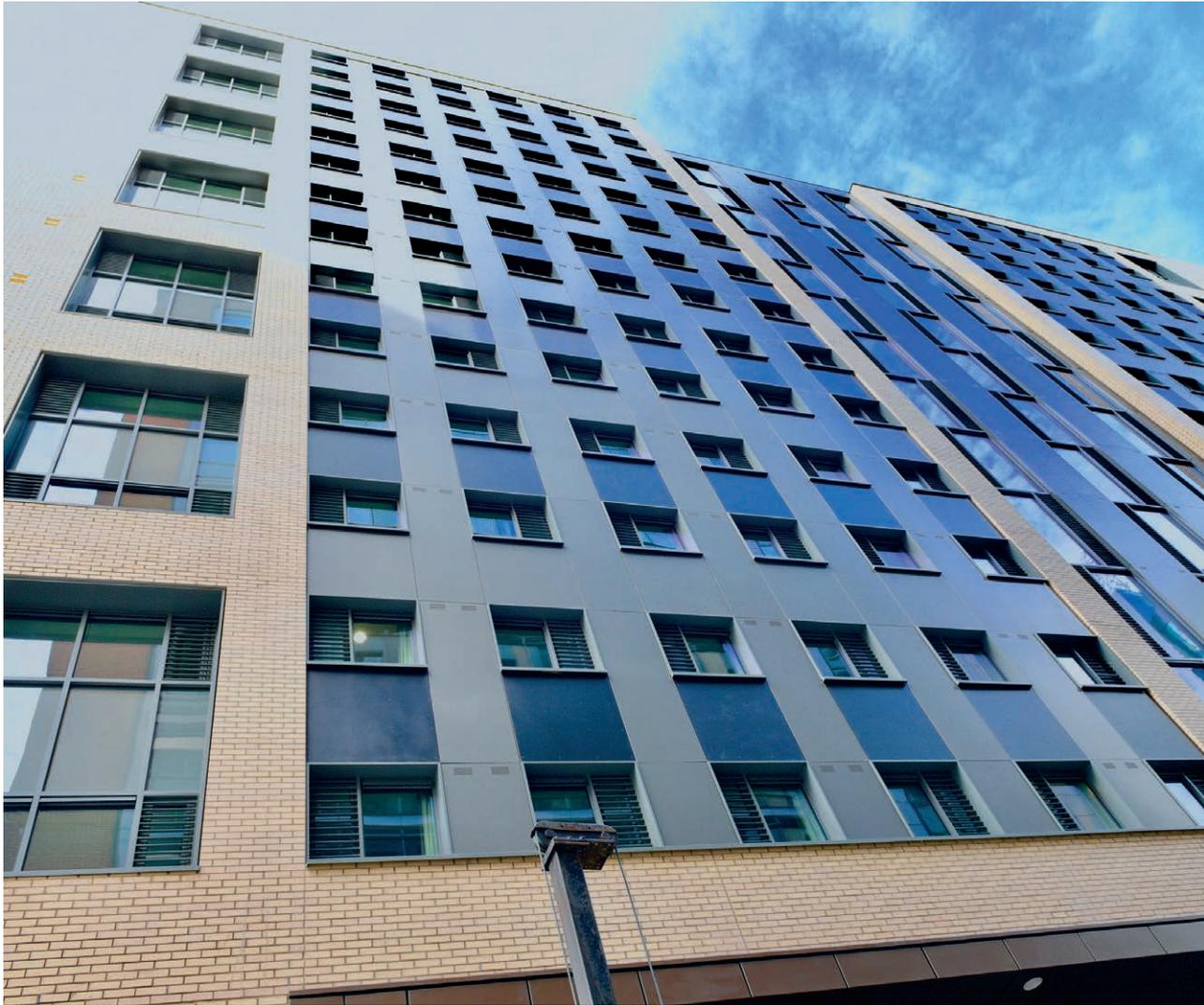
Managing Director, Stephen Thornton, Managing Director of Thornton Roofing and Trevor Smyth, Kalzip's Regional Sales Manager.

A LOOK AT THE LOGISTICALLY
CHALLENGING NEW STUDENT
ACCOMMODATION PROJECT
AT McCLINTOCK STREET IN
BELFAST... »

ELMS BT2



ELMS BT2 AT MCCLINTOCK STREET



MAIN CONTRACTOR

DEVELOPER AND MAIN CONTRACTOR, McALEER & RUSHE, UTILISES THE COMPANY’S EXTENSIVE EXPERIENCE ON HOTELS AND STUDENT ACCOMMODATION PROJECTS A BIT CLOSER TO HOME...

New build hotels and student accommodation projects have been commonplace in Belfast recently but McAleer & Rushe has successfully combined both on the one site. The project involved the demolition of the Belfast Metropolitan College Building to create a mixed-use development

comprising the 237-bedroom Belfast City Maldron Hotel and a 490-bed student accommodation block for Queen’s University, Belfast.

As one of the UK’s largest design and build construction companies, McAleer & Rushe has extensive experience of projects of this size and, notably, has completed a wide range

of student accommodation facilities in Great Britain. This experience was put to the test with these prestigious projects. Located at McClintock Street and officially known as Elms BT2, the new building is one of two new student accommodation projects the company has completed concurrently for Queen’s



“We had a great team in place, with everyone focused on providing solutions, rather than problems.”



University. The other – Elms BT1 – is located at College Avenue in Belfast and both will help to cater for the demand in managed student accommodation for students at Queen’s University. “While it was based on the same site, we treated the Belfast City Maldron as a completely separate project,” explained Ciaran Tiffney, Project Manager, who headed up both the Elms BT1 and Elms BT2 projects for McAleer & Rushe. “However, in terms of a traffic management strategy and cranes, as well as the demolition

process, it made sense to co-ordinate as much as possible between the two sites.” That co-ordination was also extended to the Elms BT1 project at College Avenue – adding to the logistical burden on the team. “Internally, the two student accommodation projects are virtually the same and we also had the vast majority of sub-contractors and suppliers working on both. It meant a lot of planning and preparation, with input from many different sources, but we’re well used to that sort of thing and, overall,

the project went smoothly. We utilised a lot of off-site construction techniques as well, which helped ensure we kept on schedule.”

The fact that Elms BT2 was completed two weeks early reflects how well that logistical planning went. “We had a great team in place, with everyone focused on providing solutions, rather than problems,” added Ciaran. The student accommodation at Elms BT2 is finished to a high specification. It includes a coffee bar as well as 490 en-suite bedrooms. Each floor contains a cluster of 3-6 single bedrooms. These clusters also include a communal kitchen/living area for the students to enjoy. Elms BT1 also comprises a number of studio apartments that include their own dedicated bedroom, kitchen, living room and bathroom. The development is finished off with landscaped courtyards and an enclosed car park.

“Everything went according to plan and we were delighted to have been able to hand over the project early,” concluded Ciaran.

Project team...

Client: Queen’s University
Project value: £26million
Developer and Main contractor: McAleer & Rushe
Architect: Consarc Design Group
M&E consultant: Caldwell Consulting
Electrical contractor: PMcK Electrical
Mechanical contractor: McAleer & McGarrity

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MECHANICAL CONTRACTOR

THE MECHANICAL CONTRACT AT MCCLINTOCK ST WAS IN SAFE HANDS WITH MCALEER & RUSHE...

All mechanical services at the McClintock Street student accommodation were undertaken by the experienced team at McAleer & McGarrity Ltd.

A mammoth project like this required a varied range of services including plumbing, heating, ventilation, air conditioning and combined heat and power units. Previous experience on similar large jobs meant the project didn't throw up any surprises for the team. "The work we carried out was relatively straightforward and didn't present any real challenges for us. We pride ourselves on our skilled and experienced team that are well able to deal with any difficulty that presents itself," said Kevin McGarrity, Managing Director.

Various items of plant were installed at the McClintock Street

project including CHP units, booster pumps, BMS systems, air conditioning equipment, copper crimped systems, copper brazed systems.

"As the plant room was to be located on the 15th floor, it was manufactured off-site at our in-house manufacturing workshop," added Kevin. "This allowed for a very quick install on site."

This process involved a six-week commissioning period which required a close working relationship with McAleer & Rushe, CCM and engineers at Queen's University to ensure the project was handed over smoothly and on time.

Previous experience stood McAleer & Rushe in good stead on this project.

"We have worked on numerous similar city centre sites with 250-1,100 bedrooms. They all present various logistical

challenges so we have had to adopt new habits to enable a high level of service. We pride ourselves on being a well-organised streamlined company, which in turn wins us repeat business with various main contractors across Ireland and the UK."

Coordination with the other teams on site meant the project could be delivered to the client on time and also on budget.

"Due to its size, on-site collaboration was essential on this particular project. We look forward to continuing our relationship with McAleer & Rushe into the future."

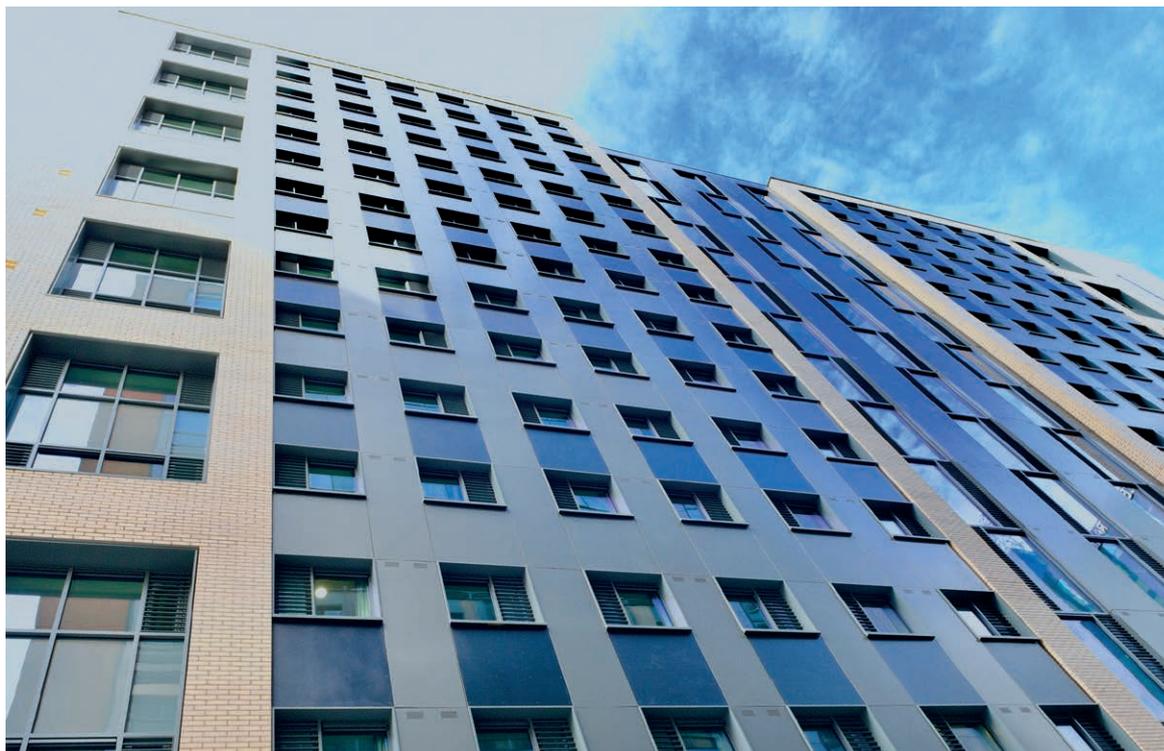
McClintock Street joins an already impressive portfolio of projects including installations in England, Scotland, Wales as well as the company's main client base in Northern Ireland and the Republic of Ireland.



McAleer & McGarrity, 79 Tulnacross Rd, Cookstown, BT80 9NP

T: 028 8675 1905 - E: info@mcaleermcgarrity.com

www.mcaleermcgarrity.com



ARCHITECT

CONSARC DESIGN GROUP HAD TO CREATE TWO DISTINCTIVE YET COMPLEMENTARY DESIGNS ON THIS UNIQUE BELFAST PROJECT...

In addition to the Elms BT2 student accommodation, the site of this project at McClintock Street also included a new 237-bedroom Maldron Hotel that was constructed by McAleer & Rushe concurrently as a separate building.

Consarc Design Group was the architect for both buildings from feasibility stage right through to construction and completion, with the student accommodation team headed up by Robert Clarke and Paul McCann.

"Although large scale managed student accommodation buildings are commonplace in England, Scotland and Wales, they are a relatively new typology to Northern Ireland and Belfast which presented its own design

challenges," explained Robert. The site, which lies on the western edge of the Linen Conservation Area in Belfast City Centre, is enclosed on three sides by neighbouring properties. This dictated the linear form along the front street, while the specific and repetitive nature of housing so many students had a significant impact on the building form. Internally, bedrooms are arranged in 4-6 bedroom 'clusters' complete with dedicated shared kitchen/lounge common room. Separate studio spaces are positioned to help to positively break the standard bedroom rhythm on the main façades. The rooms are accessed from a central circulation space that runs up the full height of the building.

A restrained palette of materials of brickwork, aluminium panels and sections of curtain walling on the front façade is arranged to portray three clear elements balanced within an overall composition that steps up slightly towards the end of the street. This simple yet considered design helps to lift what could otherwise have been a banal and monotonous form in this prominent city Centre location. Paul added, "This was the first student accommodation building Consarc Design Group has worked on. We drew upon our wealth of experience in designing hotels across the UK and Ireland to apply our skills to a very similar building typology in terms of design and layout."

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CONSARC DESIGN GROUP



ELECTRICAL CONTRACTOR

THE ELECTRICAL PACKAGE AT THE MCCLINTOCK STREET STUDENT ACCOMMODATION PROJECT WAS IN SAFE HANDS WITH PMCK ELECTRICAL...

With responsibility for the entire electrical package at this 15 floor, city centre location, PMcK Electrical Contractors and Engineers had to draw on 40 years' experience to take on the challenge of delivering the electrical engineering package for Queen's University Belfast. A technically complex project, the PMcK team installed electrical containment throughout the

building at multiple distribution point to exacting QUB standards. "From each distribution point we had zoned electrical containment to all the individual bedrooms. We also supplied general lighting throughout the bedrooms along with emergency lighting, fire alarms, general power and access controls throughout each level as well," said James Devlin, Contracts Manager. On this design and build project,

PMcK Electrical also carried out the comms installation. James commented, "All bedrooms have their own double data point, WiFi and computer access. On the 15th floor there's a main mechanical plantroom which we carried out all the mechanical wiring for. On the ground floor we also carried out the main generator. Essentially, we carried out all of the essential services throughout



"It was two years in the making and we're delighted with the end result."



the building.”

The company also installed external lighting at the project. “Although this project was logistically difficult, there were quite a lot of challenges overcome by micro planning and close working with the main contractor. It was two years in the making and we’re delighted with the end result.”

A host of local suppliers were called upon for this project. From lighting to containment, PMcK Electrical ensured that only products from the most experienced, well-regarded suppliers were specified for the project.

“It was very much a local job. Unitrunk supplied all the electrical containment and Saturn LED provided all the lighting. Click Scolmore provided the general accessories throughout the building and sister company, Precision Switchgear and Controls manufactured all the switchgear.”

PMcK Electrical has worked with the main contractor, McAleer & Rushe, on several other prestigious projects. That finely honed working relationship helped to deliver the McClintock Street student accommodation project to a very high standard. “With this job, we renewed and

strengthened our relationship with McAleer & Rushe. We’ve worked with them on other projects and I think that relationship helped ensure an excellent result with the McClintock St project.”

Although it was a complex job, the project didn’t present James and the team at PMcK Electrical with any major challenges.

“I’d say the biggest challenge was the sheer size of the building. Coordinating all the different elements and ensuring everything was completed on time was tricky. It’s nothing we haven’t encountered on large jobs we’ve worked on previously but it still required us to be organised and efficient at all times. We also had to be mindful that the client was Queen’s University and they are quite stringent when it comes to adhering to their specifications. They were also pushing to get students into the new accommodation before term started so meeting that deadline was quite a challenge.”

Established in 1984, PMcK Ltd delivers electrical contracting and engineering services across Ireland and the UK. The firm specialises in industrial electrical installations, control and automation, commercial contracts, inspection and testing and maintenance contracts. Large projects like the McClintock St student accommodation block present no challenges to the experienced team, who pride themselves on providing customers with a quality service, on time and on budget. “We’re proud of the job we completed on this project and we’re delighted to have been able to work with the main contractor again. We’re looking forward to continuing that relationship into the future,” said James.

ELMS BT2 AT MCCLINTOCK STREET

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JOINERY

CRAFTSMANSHIP AND ATTENTION TO DETAIL FROM SOS JOINERY...

Thanks to a diverse portfolio of projects across Northern Ireland, SOS Joinery has become known for its quality, detailed joinery work and its commitment to ensuring clients receive only the best customer service. The family run business completed all the second fix joinery on the McClintock Street project, fitting all the bedroom, communal, riser and front of house fire door sets, helping to make it the stand-out project it is today. Quality is engrained in all work undertaken by SOS Joinery. The McClintock Street project



demanded all of the company's expertise and know-how to not just meet the deadline but to ensure a top-class finish was achieved.

"We're delighted to have been involved in this prestigious project and we're especially proud of the part we played in delivering such a top class facility. We worked closely with McAleer & Rushe and Woodmarque and showcased

our ability to be an integral part of a successful team," said Oliver Scullion at SOS Joinery.



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FIRE DOOR SETS

WOODMARQUE SHOWCASES THE COMPANY'S QUALITY PRODUCT RANGE AND ABILITY TO MEET TIGHT DEADLINES...

With over 40 years' experience in the industry, Woodmarque was perfectly positioned to meet the challenges of the McClintock Street Student Accommodation project.

The leader in the supply of door sets and specialist joinery worked on this almost simultaneously with another student accommodation construction project at College Avenue in Belfast.

"We supplied all the bedroom, communal, riser and front of house fire door sets in a mixture of veneered and laminate finishes," explained Ronan Quinn, Director "We faced two fast

paced, sequenced programmes with both these jobs running side by side. Our ability to mass manufacture these products alongside a sequenced delivery programme aided the successful completion of the project.

"It was a pleasure working alongside the main contractor, McAleer & Rushe, and the client, Queen's University, on both of these projects."

Combining craftsmanship with the latest manufacturing techniques, Woodmarque is the supply partner of choice to some of the UK and Ireland's premier contractors. The company's product range



includes panelled door sets, high performance and fire rated door sets, acoustic panels, screens and bespoke joinery and case goods.

WOODMARQUE

Woodmarque, 16 Mullaghbane Road, Dungannon, Co Tyrone, BT70 1SR
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PARTITIONS AND CEILINGS

EXTENSIVE EXPERTISE HONED ACROSS THE UK AND IRELAND MEANS ERRIGAL CONTRACTS IS MORE THAN UP THE CHALLENGE...

Having worked on projects across the UK and Ireland as well as further afield, Errigal Contracts Ltd supplied and installed the partitions and ceilings at Elms BT1 at College Avenue.

The project for McAleer & Rushe was completed almost simultaneously alongside another student accommodation facility – Elms BT2 at McClintock Street. Both were for Queen’s University and had to be completed within a strict timescale.

However, Errigal Contracts is well versed on meeting complex challenges and the company was able to provide the same high standards it has become renowned for.

Peter McCloskey, Senior

Contracts Manager, said, “We have a lot of experience of working on projects of this size and nature so that came into play on both these projects. As much as possible, we treated them as two separate projects but there was a high level of crossover.

“Any changes on one of the student accommodation jobs then had to be followed through on the other, so that required a lot of communication and planning. The two jobs ran smoothly and we’re delighted to have been working with McAleer & Rushe.”

Established in 1996, Errigal Contracts Ltd has offices in the UK and Ireland. The company has become a market leader in the interior fitout sector, specialising

in partition systems, ceilings and bespoke solutions. Reacting to client demands, the company has also developed its external façade services alongside a full fitout service.

In addition to quality products, Errigal Contracts matches this with a quality service that ensures every project the company is involved in has the ‘Errigal Quality’ stamp on it.

This service is based around the concept of the client and supplier working together, with Errigal Contracts matching the need to operate within a budget with good environmental practice. This approach has been proven across a number of high profile projects across the UK and Ireland.

Irish Office: Ardgenny, Killybrone, Emyvale, Co. Monaghan +353 (0) 47 70709

UK Office: 9 Devonshire Square, London, EC2M 4YF +44 (0) 203 4275608

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Errigal
contracts
interior fitout specialists

ELMS BT2 AT MCCLINTOCK STREET

FIRESTOPPING

EXPERTISE FROM AFS LTD AT MCCLINTOCK STREET...

AFS Ltd has been providing its expert services to projects across Northern Ireland for several years. The company specialises in passive fire protection, structural fire protection, fire stopping, intumescent coatings, sprayed coatings and protective coatings and was the first port of call when it came to fire protection at the McClintock Street student accommodation project. All products supplied by the company were of the highest standard and met the most stringent safety requirements. Although the McClintock Street project had very specific

requirements, the team at AFS were more than up to the job, thanks to years of experience working across a diverse range of projects, right across Northern Ireland. A range of products of the highest quality were supplied and installed by the experienced and skilled team at AFS, who guarantee customer satisfaction on every project.

“All products supplied by the company were of the highest standard and met the most stringent safety requirements.”



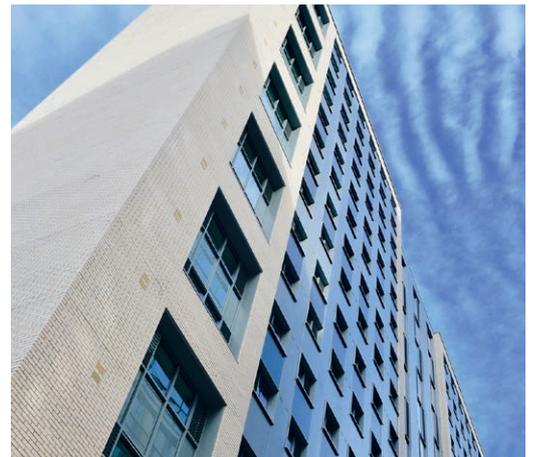
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BUILDING MATERIALS SUPPLIER

JP CORRY PASSES THE TEST TO MEET THE NEEDS OF TWO STUDENT ACCOMMODATION PROJECTS...

JP Corry’s ability to meet the tight schedules of major projects was tested to the limit by two student accommodation projects running side-by-side for McAleer & Rushe. The leading builders’ merchant supplied Istock bricks, Kingspan Kooltherm insulation and Rockwool insulation to both Elms BT1 at College Avenue and Elms BT2 at McCormick Street projects. The two projects ran almost simultaneously, meaning double the pressure for everyone involved.

Neil McGeown, Manager at JP Corry Springfield Road, commented, “We worked very closely with McAleer & Rushe to adapt to their needs on both sites and react to any changes in their plans. We’re well versed in projects of this size and our experienced team coupled with the strong relationships with our suppliers mean that we are in the perfect position to meet the challenging demands set by contractors.”



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Visit www.jpccorry.com
to find your nearest branch

ROOFING CONTRACTOR

A HAT-TRICK OF STUDENT ACCOMMODATION PROJECTS FOR GBS ROOFING LTD...

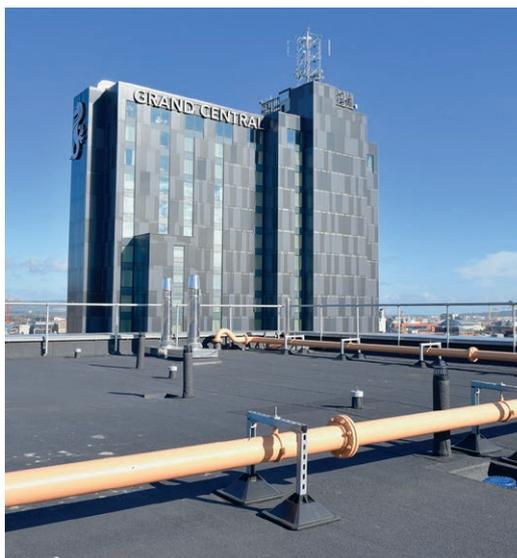
Specialist roofing contractor, GBS Roofing Ltd, has completed a hat-trick of student accommodation projects in recent months, including the new McClintock Street facility.

This project was one of two projects for McAleer & Rushe being carried out almost simultaneously that involved the installation of an IKO bitumen felt system.

"We only work with quality manufacturers and we are approved contractors for all the systems we install," explained Barry Mairs, Managing Director. "The manufacturers provide

us with technical advice and design assistance and, for our customers, this ensures peace of mind from the initial concept through to installation."

GBS Roofing Ltd operates in both the public and private sectors within the Northern Ireland market, offering a wide array of roofing solutions ranging from a flat roof for a house through to entire roofing and waterproofing requirements for large commercial projects.



GBS Roofing Limited, 12 Plasketts Close, Kilbegs Business Park, Antrim, BT41 4LY
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FURNITURE

STUDENTS AT MCCLINTOCK STREET ARE SITTING PRETTY THANKS TO FMS...

FMS supplied a varied range of furniture at Elms BT2.

Kitchens, bedrooms, management suites and common rooms all required furniture ranging from modular sofas, desk and dining chairs, sofa seats, coffee tables and dining tables. FMS was able to utilise its years of experience to ensure the client received the highest possible service and benefitted from the company's hands-on approach.

Ancillary products such as bins, ironing boards, brooms and mops were also supplied by FMS. As the last company

onto the site, FMS had to deliver and place the furniture as quickly and efficiently as possible.

"As well as supplying products, we also like to place them. We're well used to project managing every last element of a job so we have that side of our service down to a fine art," said Pam Guest at FMS.

As with most projects, timing was an issue on the McClintock Street job. "That's par for the course but we always strive to ensure we meet every deadline on every job that we undertake, which we did with McClintock Street."



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www.furniturems.com

ELMS BT2 AT MCCLINTOCK STREET

GROUNDWORKS

EXPERIENCE AND QUALITY WORKMANSHIP FROM DMAC CONTRACTS...

With 23 years' experience behind it, D Mac Contracts was the perfect choice when it came to ensuring groundworks at the McClintock Street project were carried out efficiently. The team at D Mac Contracts completed the substructure excavation and disposal, piling preparation, underground drainage, subfloor preparation and siteworks on the project. David McConnell, Managing Director, commented, "This was a fairly large package for us, intensified further given the concurrent groundworks we carried out on the adjoining hotel development. However, our extensive experience

working on large scale groundworks packages throughout the UK and Ireland, along with efficient pre-planning and close liaison with the McAleer & Rushe team, meant that both projects were completed successfully to a high standard and within programme." "This was our first project with McAleer & Rushe, however, since completion, we have been engaged on several more including the nearby College Avenue student accommodation which is a statement to how well we worked together."



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CONCRETE CUTTING AND DRILLING

CONCRETE INSTALLATION SERVICES DELIVERS A SPECIALIST SERVICE TO KEEP THE PROJECT ON TRACK...

Time was of the essence at Elms BT2 at McClintock Street and Concrete Installation Services (C.I.S. Ltd) played an integral role in this process. Carrying out specialist concrete cutting works throughout the new student accommodation, the company worked closely with McAleer & Rushe and Irwin M&E to co-ordinate the work. This was particularly important in scheduling in the installation of the bathroom pods. "This type of work is bread and butter to us and it all went really smoothly," explained

Niall O'Hanlon, Director at Concrete Installation Services. "We take pride in our ability to co-ordinate our work alongside the contractor to ensure that everyone keeps on schedule. The pressure was on with this job, but we delivered on time."

With experience of working on projects all over the UK and Ireland, C.I.S. Ltd has developed a reputation for reliability. The company is currently working on a number of major projects in London and Dublin as well as in Belfast.



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PAINTING AND FLOORING

WITH OVER 2,000 STUDENT BEDROOMS COMPLETED IN 2018, CB CONTRACTS (NI) LTD KNOWS HOW TO ACCOMMODATE THE RIGHT SOLUTIONS...

The completion of two student accommodation projects in Belfast for McAleer & Rushe marks the end of a busy year for CB Contracts (NI) Ltd. Elms BT1 at College Avenue and Elms BT2 at McClintock Street were run almost simultaneously. The company has now successfully handed over 2,000-plus student bedrooms in 2018, which equates to over 185,000m² of walls and ceilings painted and nearly 40,000m² of vinyl and carpet laid in Belfast alone!

As far as can be determined, CB Contracts is the only company that offers the combined service of painting and flooring for large commercial projects in the UK and Ireland and these projects are the perfect reflection of the benefits that this offers.

As a leading painting, flooring and hygienic finishes contractor, CB Contracts can tender for all contracts either as a combined package or as separate services. Regardless, clients receive the same high standards and attention to detail.



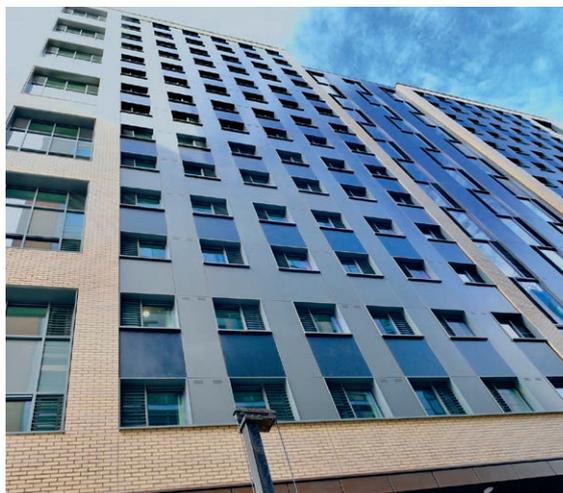
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BUILDING MATERIALS

MURDOCK BUILDERS MERCHANTS KEEP TWO PROJECTS ON TRACK FOR McALEER & RUSHE...

The responsibility of ensuring McAleer & Rushe had all the building materials required to complete the Elms BT2 at McClintock Street project fell to Murdock Builders Merchants. The new student accommodation was part of two similar projects by McAleer & Rushe being carried out almost simultaneously in Belfast – with Murdock Builders Merchants being involved in both. “We have an impressive product range and our own delivery fleet, so the biggest challenge on this project was co-ordination,”

explained Ronan McGrath, Murdock Builders Merchants. “We worked closely with McAleer & Rushe in the build up to the project and then were in regular contact with the team to organise orders and deliveries.” He added, “We have substantial experience on projects like this right across Northern Ireland and offer a cost-effective and reliable service to main contractors.”



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ELMS BT2 AT MCCLINTOCK STREET



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2019 Categories

2019 MASTER BUILDER AWARD

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Residential/domestic restoration, refurbishment or extension costing up to £50,000.

MEDIUM RENOVATION PROJECT

Residential/domestic restoration, refurbishment or extension costing over £50,000 but under £150,000.

LARGE RENOVATION PROJECT

Residential/domestic restoration, refurbishment or extension over £150,000.

LOW CARBON PROJECT

Projects with a measurable reduction in carbon emissions and a low-carbon footprint.

NEW HOME

For builders demonstrating a strong commitment to building quality new homes.

KITCHEN PROJECT

A kitchen from a new build/renovation project.

BATHROOM PROJECT

A bathroom from a new build/renovation project.

HERITAGE PROJECT

A pre-1919 building which has been renovated, sympathetic to the original style.

COMMERCIAL PROJECT

New build or refurbishment of a commercial building.

PUBLIC SECTOR/LOCAL AUTHORITY

A public sector or local authority project.

HEAVENLY BUILDER

Builders who deliver exceptional customer service.

APPRENTICE AWARD

An individual who has demonstrated exceptional practical skills and commitment in their chosen trade.

LIFETIME ACHIEVEMENT AWARD

An individual who has contributed to the building industry, the FMB, and their community.



Some of the 2017 Master Builder winners from Northern Ireland along with some of the prize-winning projects from across the UK.

THE FEDERATION OF MASTER BUILDERS' (FMB) MASTER BUILDER AWARDS ARE THE PRINCIPAL INDUSTRY AWARDS FOR SMALL AND MEDIUM-SIZED CONSTRUCTION FIRMS...

The Master Builder Awards are now open!



Entries to the 2019 Master Builder Awards are now open, and applying is simple – just visit www.fmb.org.uk/mbawards

WHY APPLY TO THE MASTER BUILDER AWARDS?

- The Awards are open to FMB members (with the exception of the Apprentice Award category) and it is free to enter;
- Winning enhances the credibility of a building firm and winners will be able to use the winner logo;
- The Awards give the UK's best building firms the recognition they deserve;
- Winners enjoy increased business exposure through media coverage;
- The overall winner will drive away with a new Isuzu D-Max Utah Pick Up, worth more than £30,000.

If you're not a member yet, join the FMB to enjoy a range of benefits and enter the Awards for free. Entries close at 11.59pm on Monday, January 7, 2019.

BUT DON'T JUST TAKE THE FMB'S WORD FOR IT. HERE'S WHAT SOME PREVIOUS WINNERS SAID:

- **Joe Mew MCIQB**, Mew Developments Ltd, regional winner, said, "We were surprised by the effect of our regional win in the Master Builder Awards. Many prospective clients had seen the announcement in various places and knew we had won. We felt it lifted our integrity and shows a high level of commitment to our projects, and clients felt that too."
- **Merry Albright, Border Oak Design and Construction**, regional winner, said, "We were honoured to have been awarded a regional prize last year and feel that the award has given us highly valuable exposure and validation from a prestigious and nationally recognised foundation such as the FMB."
- **Alan Staley, Alan Staley Building Contractors Ltd**, national winner, said, "There is no doubt that awards like this enhance a company's profile and give sound reassurance to clients. We have two years' worth of work scheduled in ahead of us."



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Project details...

Project: Farm Lodge, Magherafelt, N. Ireland
Client: McAllister Builders
Location: Magherafelt
Product: Spantherm Flooring

The Spantherm precast concrete flooring system installed at Farm Lodge.

SPANATHERM INSTALLED ON EXCLUSIVE NEW HOUSING DEVELOPMENT IN MAGHERAFELT...

Perfect precast concrete flooring by Spantherm

An exclusive new housing development in Magherafelt is benefitting from the energy efficient by design credentials of Spantherm. The Farm Lodge development will encompass 70 new homes and will be completed in 2019 by main contractor, McAllister Builders.

Spantherm is an insulated, precast concrete flooring system designed specifically for residential and commercial ground floors. The composite slab combines structural concrete and high performance expanded polystyrene insulation to provide a structural floor that minimises cold bridging and maximises thermal performance. Spantherm Plus and Graphite are also available for improved thermal

performance. The composite slab combines structural concrete and high performance Expanded Polystyrene (EPS) insulation to provide a superior thermal floor. This structural flooring system is mechanically placed, using lorry mounted cranes to improve health and safety on-site, reducing labour, waste, risks and cost. The floor is installed quickly and is thermally efficient and affordable. With a general skills shortage on-site and the increasing burden of health and safety legislation, house builders are increasingly receptive to a system like Spantherm which radically reduces the amount of on-site labour required to fit flooring and the associated reduction in

handling and vehicle movements. Director of McAlister Builders, Trevor McAlister, commented, "This was a no brainer for us. Spantherm reduces on-site construction time, labour and waste allowing us to speed up our build times which is exactly what every builder wants." **For more information on Spantherm, contact Creagh Concrete on 028 7965 0500, e-mail spantherm@creaghconcrete.com or visit www.creaghconcrete.co.uk/spantherm.html**

"Spantherm reduces on-site construction time, labour and waste allowing us to speed up our build times which is exactly what every builder wants."



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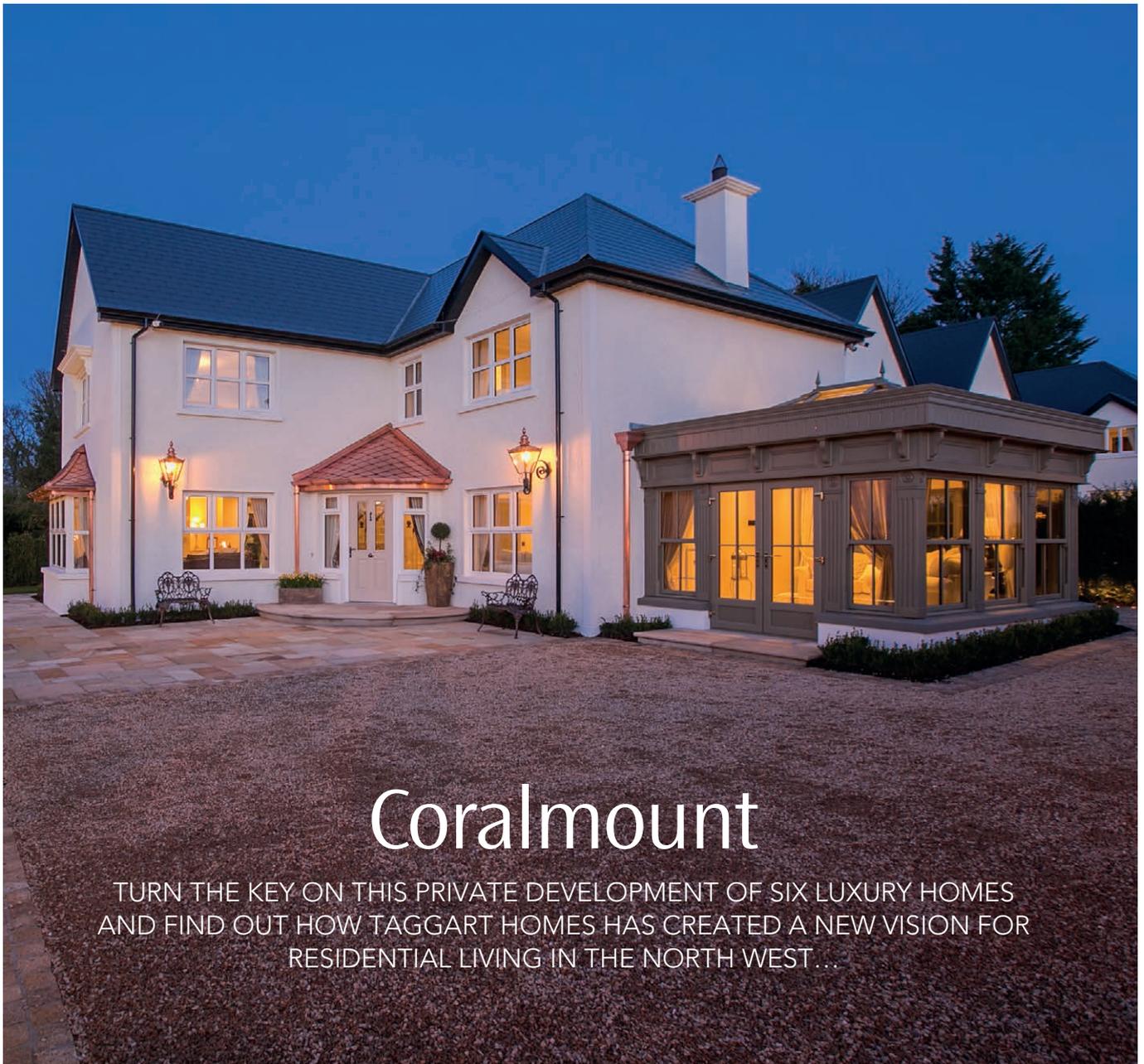
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Coralmount

TURN THE KEY ON THIS PRIVATE DEVELOPMENT OF SIX LUXURY HOMES AND FIND OUT HOW TAGGART HOMES HAS CREATED A NEW VISION FOR RESIDENTIAL LIVING IN THE NORTH WEST...





Michael and Nicolas Taggart.

MAIN CONTRACTOR

THE FIRST OF ITS KIND IN NORTHERN IRELAND, TAGGART HOMES HAS COMPLETED A FIRST-CLASS JOB ON CORALMOUNT...

Coralmount was a project that came to fruition after an 18-month long process of a vision coming to life. The brief to Taggart Homes, who designed and built the six houses, was to create a development that offered something completely unique to what was currently on the market.

Pre-launch, the private gated development was cited as “Northern Ireland’s most luxurious development” by the Managing Director of propertypal.com, the leading property marketing web platform in Northern Ireland. Coralmount presents a truly unique location in one of the most sought after post codes

in the North West of Ireland, the Limavady Road, but it is the specification and finish that stand out and make these homes so desirable.

Indoor-outdoor entertainment and living were two aspects that Designer, Michael Taggart, wanted to showcase. The flow from interior to exterior was one of the most important aspects in the design and finish of this luxurious development and was a hugely important factor when making decisions to create six homes that catered for a lifestyle choice of luxury, not just six houses of bricks and mortar. This was achieved through the construction of orangeries,

enclosed pergolas, a courtyard and a car port. Getting this aspect of the design right allowed Taggart Homes to take the project to the next level of extraordinary.

Security and privacy were also huge factors in the finish and were very attractive elements when it came to the marketing of the project. The development is only accessible via electric gates that are operated by a smart phone. Stone walls border the development offering boundary protection and large trees surround different parts of the development, ensuring privacy. CCTV security is in place external to each of the properties and is



“The attention to detail and the innovative design are like nothing I have ever seen”.



operated by the management company who also supply night time security, ensuring that it is as safe as possible. Innovation at Coralmount is concentrated mostly on the indoor-outdoor areas and areas where Taggart Homes was able to implement new methods of technology and be truly innovative in its approach to the finish. Enclosed pergolas or 'party rooms' are integral to the finish of two of the homes at Coralmount. They combine indoor living with outdoor living in a way that offered a flow and a comfort of feeling like you were indoors when you were in fact outdoors. The climate control system, the underfloor heating, the wood burning fire and the layered effect panelled lighting create the atmosphere of a fun, relaxing space perfect for entertaining or gaming. The lighting has the

biggest effect on the room with the ability for colour change at the touch of a button. The range of colours is endless; with LED working on RGB, it allows you to choose a colour to compliment the desired mood you wish to create on any given occasion. The installation of NEST thermostats in all six houses has introduced an innovative way of heating homes and saving the resident money on bills, all while helping the environment. The thermostat programs itself to save energy and the heating systems are zoned, allowing control over certain areas of the house, separately. Under floor heating in the enclosed pergolas, the orangeries and in the garages have brought innovation in terms of the heating of certain areas of the homes. Every single light used across the Coralmount development is an

LED, making the whole scheme extremely energy efficient from the minute you drive in the gate. From the street lighting and wardrobes, to the chandeliers and everything in between, every bulb saves between 85% and 90% energy compared to traditional bulbs.

Each home within the development is also fitted with an air circulation system that is energy efficient. These whole house ventilation systems are designed to deliver homes with fresh, filtered air, reducing humidity levels in the home whilst diminishing damp, condensation and mould problems. Triple glazed windows are also present in two of the homes which are closest to the road, allowing for less noise pollution but also as a means of energy saving and climate control.

Coralmount has already seen enquiries from all over Ireland, the UK, the USA and the Middle East. Commenting on the development, Designer, Michael Taggart, said, "There is a real sense that Derry is on a new trajectory and it's a very positive one. There's a real 'can do' spirit about the place and this new gated community of six stunning residences represents years of experience in the building industry and draws from ideas gathered around the globe. Our craftsmen bought into my concept from the beginning, to turn design ideas into stunning homes you just have to love. Materials from here in Ireland and from Spain, China, Italy, England and beyond have been sculpted and honed into what can be seen today. I am very happy and proud of what we've done here at Coralmount."

CORALMOUNT



Taggart Homes, Taggart Residential Sales, Crescent Link, Londonderry BT47 5AB
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www.taggarthomes.com


TAGGARTHOMES
DESIGNER BUILDER

FURNITURE

QUALITY, LUXURY FURNITURE FROM MOY ANTIQUES INTERIORS AND EXTERIORS WAS SPECIFIED FOR CORALMOUNT...

Boasting a reputation as a collector's paradise, Moy Antiques supplied a range of high end street lighting and furniture to the Coralmount development in Derry. Only the highest quality furniture from the most respected suppliers was selected for Coralmount and Moy Antiques certainly fit the bill. The company supplies a diverse range of furniture, from 19th and 20th Century pieces to a selection of objets d'art along with an exclusive range of furniture from Moy Antique Oak and Pine.

Moy Antiques also specialises in reclaimed oak and pine furniture, Chesterfield furniture

and a range of architectural and garden antiques, including many unusual items of garden statuary in bronze, marble, cast iron, terracotta and stone. The company's showrooms also include a comprehensive range of quality Georgian, Victorian, Edwardian and decorative furniture as well as fireplaces, chandeliers, mirrors, clocks and paintings etc.



Moy Antiques, 12, The Square,
Moy, Co Tyrone/Armagh BT71 7SL
T: 028 8778 4895
E: moyantiques@btconnect.com
www.moyantiques.com

CLEANING & RESTORATION

EXPERT, SPECIALIST SERVICES PROVIDED BY NDA REVIVE...

NDA Revive specialises in professional interior restoration. The family-run company takes pride in restoring all types of stone floor and wall surfacing and provided its cleaning and restoration expert services to the Coralmount project. "We have the expertise and tools necessary to grind, hone, polish and seal natural stone. We use only the top of line cleaning equipment and the highest quality of diamond-tipped abrasive tools. Granite, marble or other stone floor doesn't just look better – it looks new again," said Noel Hagan, owner at NDA Revive. Technicians at NDA Revive are

experienced in all aspects of restoration work. "Many have actually trained with the Italian company who supply our cleaning equipment. We are a committed team of people who can carry out all the work needed to restore floor and/or wall surfaces back to its best possible finish. It was a pleasure to work on the Coralmount project and we're delighted with the job we did."



NDA REVIVE

NDA Revive Ltd, 207 Derryfubble Road, Dungannon, BT71 7PS
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www.ndarevive.com

ELECTRICAL CONTRACTOR

WITH YEARS OF EXPERIENCE BEHIND IT, STRABANE ELECTRICS WAS THE IDEAL CHOICE FOR THIS LUXURY DEVELOPMENT...

Michael Houston and the team at Strabane Electrics Ltd were responsible for all elements of the electrical work at Coralmount – design, fit-out, lighting and installation.

Although Strabane Electrics is well used to dealing with any challenges on either commercial or residential projects, Coralmount wasn't without its own tricky elements.

"Lighting was somewhat of a challenge, particularly the external lighting. We managed it very well and met the brief; we're well used to working together and ensuring we meet the brief and the deadline.

"Michael Taggart was responsible for the design of the project and he excelled himself." Strabane Electrics is extremely busy at the moment, working across a range of projects in Northern Ireland.

"There are only 12 of us here and we're flat out. We're operating now for about 22 years and have worked on a range of projects across the country. We were delighted to work with Taggart Homes and we hope to work with them again in the future."



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28 Melmount Rd, Strabane
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CORALMOUNT

WASTE MANAGEMENT

RIVERRIDGE WORKED WITH TAGGART HOMES TO PROVIDE A FULL CIRCLE WASTE MANAGEMENT SOLUTION...

During the construction of the Coralmount Development, RiverRidge provided a comprehensive and cost-effective waste management service which involved the delivery, collection and disposal of waste and construction materials.

With waste management solutions based on the most innovative treatment processes in Europe, this collaboration with Taggart Homes redirected waste from landfill.

Brett Ross, CEO of RiverRidge commented, "We were delighted to work in partnership with Taggart Homes on this development. Construction

projects of this size needs a site waste management plan which details the segregation of the waste streams which ensures maximum recycling. As a company, RiverRidge welcomes the opportunity to work directly in partnership with leading companies across the province in order to increase Northern Ireland's level of waste which is diverted from landfill, driving a sustainable future for all."



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Belfast, Co. Antrim, BT3 9AR
T: 028 95 313 313
E: info@riverridge.co.uk
www.riverridge.co.uk

SCAFFOLDING

ROE SCAFFOLDING ENSURE THAT CORALMOUNT REACH NEW HEIGHTS...

Scaffolding services at the prestigious Coralmount development were supplied by Limavady-based firm Roe Scaffolding. With over 11 years of experience, Sean Kane and the rest of the team were well prepared for any challenge that presented itself during the build. Safety was a priority for the firm throughout the build, with health & safety protocols adhered to by Roe Scaffolding at all times. "This project was a pleasure to work on. We didn't encounter any specific challenges; we've been operating for a long time and we're good at what we do. All teams on site worked very

well together and ensure the project met its tight deadline," said Sean. Currently, Roe Scaffolding is working on another residential development in Northern Ireland.

"We work across a range of projects, both commercial and residential. There's plenty of work going on at the moment and thanks to the superior service we offer, we're flat out!"



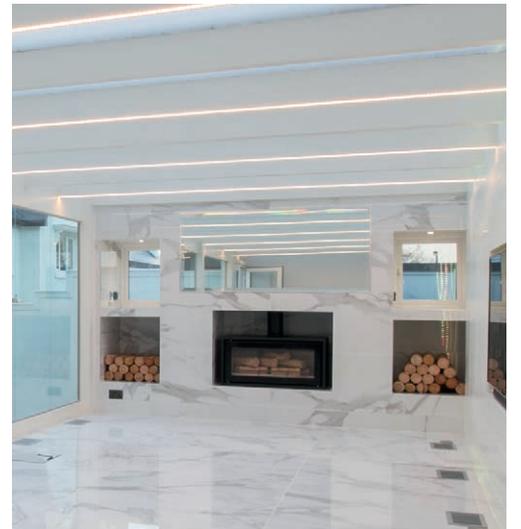
Roe Scaffolding, 12 Drumaduff Road, Limavady BT49 0PE
T: 079 2891 8115
E: roescaffolding@yahoo.com

FIREPLACES

UNIQUE FIREPLACES THAT ADD WARMTH TO THESE NEW HOMES...

Fireplaces at Coralmount were supplied and fitted by Granaghan Fireplaces. The company designs and creates a host of unique fireplaces in marble, granite, sandstone and limestone, as well as selling and fitting stoves providing clients with beautiful designs and excellent service. Limestone fireplaces were specified for Coralmount. "We supplied Italian limestone fireplaces to the Coralmount development. We actually manufactured the fireplaces ourselves, such was the high end finish and quality that was required for the job," says Michael Bradley.

Thanks to a stellar job at Coralmount, Granaghan Fireplaces is currently working on another job with Taggart Homes. Years of experience and a commitment to fulfilling the client's brief meant the fireplaces supplied by Michael and the team were of the highest quality. "We encountered no challenges on this project. Everything went to plan and we met the deadline. It was a great project to be involved in; every element of the house was finished to an extremely high spec and all teams on site worked very well together."



Granaghan Fire Places,
20 Kilrea Rd, Swatragh,
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www.fireplacesni.com

SMART CONTROLS

CORALMOUNT'S NEXT-LEVEL TECHNOLOGY IS COURTESY OF SMARTER HOMES SERVICES...

With over 14 years' experience in the design and installation of cooling and heating systems in both commercial and domestic properties across Ireland, Smarter Homes Services was the obvious choice when it came to the installation of smart controls at Coralmount.

Kevin Fleming and his team added smartphone-controlled Nest learning thermostats to the heating system to work in tandem with the air-source heat pump system in the 'California Sun' houses. These allow the users to control and monitor their heating and energy usage from

anywhere in the world.

Designing the system for the California Sun house posed a slight challenge for the company. "Michael Taggart wanted something that was discreet and wouldn't be highly visible so we put our heads together and designed an underfloor ducted system for that particular house. All you can see is a minimal grill on the floor space of the house. Although we have come up with similar solutions in the past, it's not something you would see



done in a residential home every day. It worked very well with minimal energy consumption."



SMARTER HOMES

Smarter Home Services, Unit 67 Foxhill, Waterside, Derry-Londonderry, BT47 2TN
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LIGHTING DESIGN & SUPPLY

T&E HOWIE BROUGHT ITS EXPERIENCE AND EXPERT KNOWLEDGE TO THE CORALMOUNT PROJECT...

Lighting design company, T&E Howie, which has worked with Taggart Homes for over 20 years, designed and supplied all the lighting for the prestigious Coralmount development. Only the highest quality lighting products were specified and every item had to fit in with the overall high end aesthetic that Michael Taggart envisioned for the project. "Lighting products from a company called Interiors 1900 were specified and the products that they opted for were from the Oksana range," said Paul Howie, Manager. Ensuring the right product at the right price was chosen was probably the biggest challenge for

T&E Howie.

"Although the products were high end, they still needed to meet the budget we were set. We also needed to select products that suited the rest of the interior design."

Paul worked very closely with Jackie Taggart.

"Jackie looks after all the interior design work at Taggart Homes. We work extremely well with her; we've done Taggart's showhouses for years and we're delighted to team up again."



T&E Howie
Lighting Specialists

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www.howie-lighting.com

CORALMOUNT

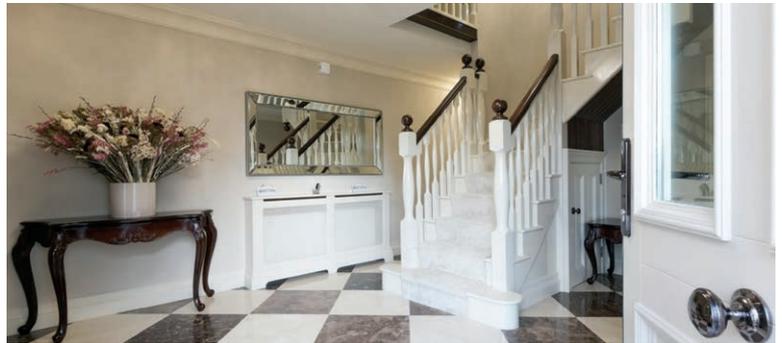


CORALMOUNT

STAIRS

BEAUTIFUL, BESPOKE STAIRS WERE MANUFACTURED AND INSTALLED AT CORALMOUNT BY AC STAIRS...

All the stairs in the houses at Coralmount were manufactured, supplied and installed by Limavady-based company AC Stairs. The company has extensive experience when it comes to providing bespoke stairs and staircases to projects across Northern Ireland. A full design service means that if a client is after something specific, Andy Christie and the rest of the team can rise to the challenge. For the Coralmount project, high end walnut stairs were specified. "We were working to a very high spec and as with every project we work on, we delivered a very high quality job," says Andy, Managing Director at AC Stairs. Compared



to other projects, stairs for the Coralmount houses took that bit longer to complete. "To add to the overall 'wow' factor, the stairs were larger than what's normally specified. However, this was nothing we haven't encountered before and we were well up to the job."



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www.acstairs.co.uk

ROOFING CONTRACTOR

CORALMOUNT REACHES NEW HEIGHTS THANKS TO EDGELINE...

A high-end, prestigious development such as Coralmount required the expertise of a roofing firm committed to delivering only the highest levels of workmanship. Edgeline Roofing has completed a range of projects across Northern Ireland. The company's impressive job of works made it the perfect choice when it came to the roofing element at Coralmount. Edgeline Roofing was responsible for the copper shingles, copper rainwater goods including downpipes and gutters and some of the flat roofing. "We do very little copper as it's expensive so

this was a nice job to have been involved in. It's very close to home as well so it was an extra special job for us," said David Hylands, Senior Quantity Surveyor at the firm. Meeting the tight timescale was probably the biggest challenge for David and his team. "We're very experienced and well used to meeting tight schedules, which we did on this project. It was a lovely project to work on and we're proud of our contribution to it."



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T: 028 8674 8455
E: david@edglinerroofing.com

JOINERY

INTRICATE AND DETAILED WORKMANSHIP FROM LOVEWOOD JOINERY...

Lovewood Joinery manufactured the timber elements for each orangery at the prestigious Coralmount development. The job entailed dozens of intricate components including fluted pillars, rosettes and panelled moulded sections with corbels. Thanks to an impressive portfolio of completed projects across Northern Ireland and London, Lovewood was more than up to the job and delivered components of the highest specification to the project. It took just over two and a half weeks to produce all the components needed for each

orangery. The biggest challenge for the Lovewood team was taking the time to ensure each component was correctly measured and crafted so that on delivery to site, the jigsaw would fit seamlessly together. The end result is impressive and has added to the development's overall 'wow' factor. "It was a pleasure to use our skills on a local project and work with a client who has excellent design vision," said Cheryl Coyle, Office Manager at Lovewood.



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CORALMOUNT

CLEANING

FINISHING TOUCHES AT CORALMOUNT FROM JW WINDOW CLEANING SERVICE...

JW Window Cleaning Service was tasked with looking after all external cleaning of the Coralmount development once construction was completed. The company's brief was to ensure each property was thoroughly cleaned to a very high standard; this included cleaning all windows, PVC, gutters and fascia boards. The job also included power washing all cobble stone gardens, driveways and cleaning all the copper roofs. "Basically if it was dirty, we cleaned it. We also now maintain the development on a weekly



basis, ensuring each house is kept to a high standard," said John White, Managing Director. JW Window Cleaning Service has worked with Taggart Homes on previous projects, including Plantation View in Limavady. The company has been operating for nearly five years and employs a highly experienced team of five. Current projects include Taggart Homes projects in Crescent Link and Culmore Derry. "With these

projects, we are again tasked with ensuring all properties are cleaned to a high standard, ready for customers to move in."



JW Window Cleaning Service,
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T: 0742 7633 545
E: johnwhite133@hotmail.com

HIGH QUALITY, COST EFFECTIVE, BESPOKE TIMBER FRAME HOMES...

A complete package from Kilbroney Timber Frame

With over 30 years' experience in the Construction sector, Kilbroney Timber Frame can provide a complete service from design through to installation. The major advantages of timber frame construction are its speed of erection, excellent thermal efficiency, sound performance and, of course, its considerable advantages over traditional building methods where environmental issues are concerned.

Either choose from Kilbroney's own comprehensive range of house styles from the company's portfolio, or alternatively, the Kilbroney Timber Frame team is

happy to manufacture and supply a kit to your own architectural design. For example, with the bungalow pictured (top right) you can have the timber frame kit supplied and erected, with all the insulation and the plasterboard, and the windows and external doors supplied and fitted for under £35,000!

Whether you are an architect, contractor or are embarking on a self-build project, Kilbroney Timber Frame can offer the right solution for your needs.

For more information on Kilbroney Timber Frame, telephone 028 4173 9077 or e-mail info@kilbroneytimberframe.com



“Kilbroney Timber Frame can provide a complete service from design through to installation.”



**Kilbroney
Timber Frame**
DESIGN, PLAN, BUILD



design, plan, build

Kilbroney Timberframe Ltd, Valley Business Park, 48 Newtown Road, Rostrevor, Co. Down, BT34 3BZ.
T: 028 4173 9077 - E: info@kilbroneytimberframe.com

INTRODUCING A HIGH PERFORMANCE LAMINATED MINERAL WOOL PLASTERBOARD THAT HAS BEEN DESIGNED FOR THE IRISH MARKET...

ISOVER launches New ISOVER InLiner Board

ISOVER Ireland has launched ISOVER InLiner Board - an innovative new laminated mineral wool plasterboard.

This product, which has been developed in Ireland specifically for the Irish market, represents a great improvement in the options available to the Irish construction industry in terms of suitable materials for the pitched roof applications.

Since its launch in August, ISOVER InLiner Board has already been successfully installed on a number of projects in both Northern Ireland and the Republic of Ireland.

The mineral wool component of the board is super dense, rigid and both thermally and acoustically high performance, meaning that it is perfect for pitched roof application on rafters, where rigidity and strength is needed the most.

ISOVER InLiner Board is 62.5mm thick and comes in a standard 2.4m x 1.2m size and has been Independently tested for acoustic and thermal performance, as well as a robust and solid plaster finish, so the product can be relied upon for residential pitched roof applications where a perfect plaster finish is needed. ISOVER InLiner Board.

ISOVER InLiner Board has been tested



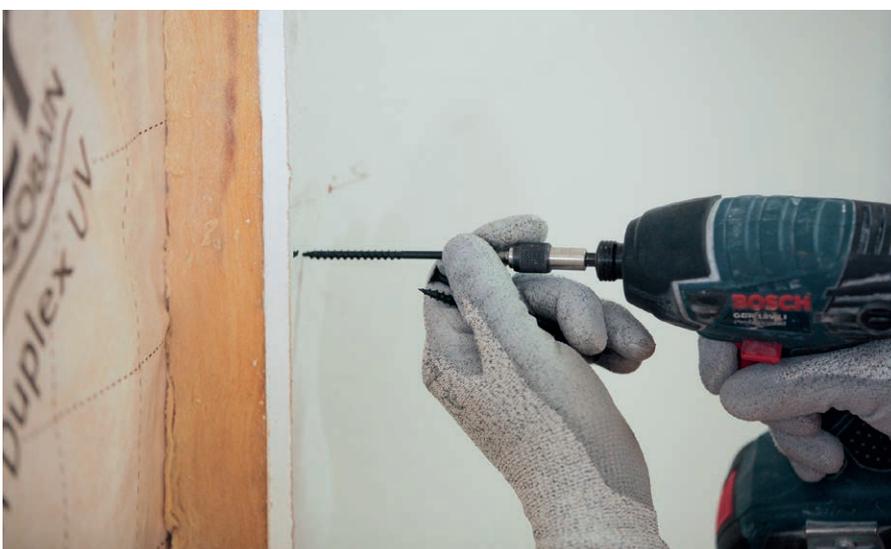
in conjunction with the Vario® complete solution of membranes, tapes and sealant, and when installed according to the provided installation details, is covered as part of SpecSure for Saint Gobain systems.

ISOVER Marketing Manager, Valerie Dent, said, "We at ISOVER Ireland are delighted to celebrate the launch of ISOVER InLiner Board to the Irish market. This product has been developed by taking into account the needs of Irish building designers

and contractors, who provided us with feedback that they needed a robust, acoustic and thermally high performance finishing laminated board to meet the challenges of the modern construction market."



For more information on ISOVER InLiner Board, visit www.isover.ie/inliner



TECHNICAL ADVICE

For thermal calculations for pitched roof applications using ISOVER InLiner Board as the on rafter mineral wool and plasterboard component, the ISOVER Technical Team are available for advice and support. Visit www.isover.ie for more details on ISOVER Support services.

INSTALLATION GUIDES

To watch installation movies or download ISOVER guides pertaining to this or other products, log onto www.isover.ie/inliner

Gyproc and Isover hit for six

For nearly 40 years, the golf day organised by Saint-Gobain Gyproc and Saint-Gobain Isover has proved a major success and this year's event continued that theme. Representatives of builders' merchants and specialist distributors from across Northern Ireland took part in the golf day at Malone Golf Club.



Brian Steele, Tennants, Colm McCann, Tennants, James O Hagan, BJ Mullen, and Scot McNeilly, Tennants.



Robert Kennedy, Dowlers, Sean Glackin, P.McDermotts, Leslie McConkey, Dowlers, AND Bob Glackin, P.McDermotts.



David Orr, Tennants, Alan Crampton, Saint-Gobain Ecophon, John Kirker, SCS, and Niall Evans, Gyproc and Isover.



Ollie McBreen, Gyproc and Isover, Andrew Acheson, Saint-Gobain Ecophon, Martin Coyle, JJ Coyle, and Colm Neeson, JJ Coyle.



Donnacha Tracey, SIG, Bobby Graham, McCaig Collim, David Rossiter, Gyproc and Isover, and Paul Carlin, SIG.



Mark Hall, Encon, Alan Davidson, Haldane Fisher, and Richard Evans, Murdock Builders Merchants.



Malachy Wylie, Homefit, Billy Hogg, Killeen, John Kelly, Homefit, and Kieran Morrow, Keys McMahon.



ISOVER - Sean Walls, Area Sales Manager
 T: 07702904317 – E: sean.walls@saint-gobain.com
www.isover.ie



Martin McKenna, Gyproc and Isover, Martin Farrell, Murdock Builders Mechants, Martin Landers, JP Corry, and Ian McClelland, MacBlair.



Brian Dolan, Gyproc and Isover, Robert Pedan, Tennants, Brian McAuley, MacBlair and Pat McGeown JP Corry.



Jim Fay, English Building Supplies, Niall Taggart, Gyproc and Isover, and Sean McMorro, English Building Supplies.



Wayne Murphy, Gyproc and Isover, Aidy McAteer, Murdock Builders Merchants, Tom Alderdyce, Kirks, and Kirk Alderdyce, Kirks.



Ian Doran, Paul Carroll, Bernie O Hare and Mark Kelly, all from Kelly's Building Supplies.



Paul McDonnell, JP Corry, Dermot McDaid, Gyproc and Isover, and Ciaran Sweeney, Murdock Builders Merchants.



Laurence Murdock, MacBlair, Paul Wilson, MacBlair, and Joel McCrory, Haldane Fisher.



Max Wilson, Murdock Builders Merchants, Sean Walls, Gyproc and Isover, and Mark McCormick, Gyproc and Isover.

GYPROC - Martin McKenna, Regional Sales Manager
 T: 0797 1596401 – E: martin.mckenna@saint-gobain.com
www.gyproc.ie





LONG SERVICE AWARDS

» Staff of Murdock Builders Merchants who celebrated 20 and 30 years' service during 2018 were joined by their Managers and Company Directors at a lunch and presentation in the Whistledown Hotel, Warrenpoint on October 5. 30 years' service presentations were made to Gerry Doran, Cranwood Industries (absent from photo) and Fergal McKeown, Murdock Builders Merchants Head Office. 20 years' service presentation were made to Marty Barry, Murdock Balbriggan; Stanley Bogle, Murdock Dungannon; Donal Daly, Murdock Derry; Stephen Sweeney, Murdock Derry; Peter O'Malley, Murdock/Newry Building Supplies; Conan Murdock, Cranwood Carcassing; and John McStay, Murdock Balbriggan.

PLANS APPROVED FOR CRUMLIN ROAD COURTHOUSE

» Signature Living, the Liverpool-based hotel developer and operator, has secured planning approval for the £15M development of one of Northern Ireland's most historical and controversial buildings, the former Crumlin Road Courthouse in Belfast. The company aims to launch the 77-bedroom, boutique hotel in the late summer of 2019 and will

create 150 jobs in the city. The courthouse - originally designed by architect Charles Lanyon - was completed in 1850 and became home to some of the most notorious and high-profile terrorist trials throughout the troubles. It will be the second of four hotel projects in Belfast for the Liverpool based company which is investing £80m into the city.



COOKSTOWN CEMENT PLANT CELEBRATES 50 YEARS OF PRODUCTION

» Lafarge Cement Ireland is celebrating 50 years of clinker and cement manufacturing at its Cookstown Plant. Launched in 1968, the plant is now responsible for producing a substantial volume of cement each year, employing almost 100 staff both in Cookstown and at the business' cement terminal in Belfast.

The Lafarge Cement business was acquired by Aggregate Industries in 2015 as part of the global merger between Lafarge and Holcim. The transition meant that, for the first time, Aggregate Industries' portfolio of operations included the capacity for cement production and supply.

Russell Larmour, Plant Manager at Lafarge Cement, part of the Aggregate Industries business, commented, "The success at Cookstown is testament to the many generations of people here



in County Tyrone who have helped shape the business today. As we now look to the future, and many more years of production, we are committed to maintaining our position as a leading, sustainable business partner at the heart of the UK's construction industry."

For further information, call 028 8676 7200 and visit www.lafargecement.co.uk

FK LOWRY UNDERGOES A REBRAND

» FK Lowry has completed a significant brand transformation by launching a new logo to illustrate the company's rich history as well as its dynamic future.

The new logo has intentionally been designed with similarities to the original FK Lowry logo prior to the company being acquired by Lagan Specialist Contracting Group in 1994.

Niall McGill, FK Lowry Director, commented: "FK Lowry's profile has grown and evolved, and we felt that it was time for a change. Our new brand identity is fresh and distinguishes us as a leading team who are committed to providing a superior service for our Client's."

FK LOWRY

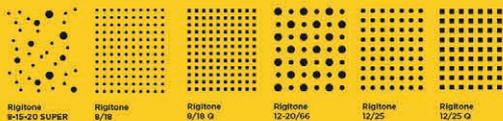
ABOVE ALL, WE'VE GOT YOU COVERED.

A FULL RANGE OF BEAUTIFUL CEILINGS
WITH HIGH PERFORMANCE ACOUSTICS.

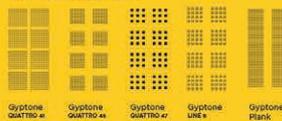
Our Ceilings range now offers you sound absorption solutions from Class D through to A.

Our Rigitone and Gyptone ceiling range offers an exciting mix of aesthetic design and excellent acoustic performance, whilst improving indoor air quality.

RIGITONE BOARDS



GYPTONE BOARDS



SpecSure®

Talk to us about our extensive range of ceilings.
View our full range at www.gyproc.ie





PROFESSIONAL construction

KEVIN SHERIDAN, SECRETARY GENERAL AEEBC, LOOKS AT HOW THE CONSTRUCTION SECTOR IN IRELAND MOVED FROM HAVING ITS HEAD IN THE SAND TO RISING FROM THE ASHES AND OFFERS AN INSIGHT INTO THE LESSONS THAT CAN BE LEARNED...

Tackling the built environment challenges in Ireland

The painful lessons arising from the boom period in Ireland, and the subsequent crash, created a bleak landscape for construction that, many years later, is still having an impact.

In Ireland, a number of initiatives are underway to help the industry learn lessons from the past and to grow. These include:

- **Building quality improvements**

– Arising from the lessons learned from many catastrophic failures in the system, the Government, in partnership with the construction industry, has developed and implemented the Building Control Amendment Regulations (BCAR). This has introduced a more transparent mandatory, notification, lodgement and quality control system for inspection and certifying buildings and works.

- **Ancillary certification** - The industry, through the Construction Industry Council (CIC) including Chartered bodies and employer registration bodies, introduced ancillary certification to support mandatory certification. This is underpinned by comprehensive, rigorous ancillary certification by involving the key chain of contributors to the construction process in certifying their respective components and works.



- **Strengthening building control** – The Construction Industry Register Ireland (CIRI) Builder Registration scheme was established in 2014 as a voluntary scheme to strengthen the building control system and assist users of construction services to select competent and compliant builders, building services contractors or specialist contractors. This is expected to be mandatory in 2019

- **Rebuilding residential Ireland** – The Government's 'Rebuilding Ireland' housing strategy plans to double housing construction to 25,000 per year, deliver 47,000 social housing units by the end of 2021 and tackle homelessness.

- **Raising standards** – The National Construction Standards Consultative Committee (CSCC) is a high level

overarching committee that is tasked with advising the NSAI on the development of construction standards, resources and priorities. The CSCC also looks at other challenges and threats in the marketplace including the possible effects of Brexit and its potential impact on trade and standards. This will support a number of Government infrastructural strategic objectives.

A long, overdue vibrant construction industry throughout Ireland can only be sustainable and mutually beneficial to all, providing we are resilient and open to change by learning from our mistakes.

About the Author...

Kevin Sheridan
EurBE, MSc,
CEnv, FCIQB,
FRICS, MICE,
FCABE, FSCSI,
FIBCI, CBuild
E, is Secretary
General and
Past President



of the Association of European Building and Construction Experts. He is a member of the Architects Registration Board, CIRI Board and a former member of the Building Surveyors Registration Board. He is Immediate Past Chairman of the Republic of Ireland Branch of ICE and Past President of IBCI. He is Chairman of the NSAI Construction Standards Consultative Committee overseeing the Construction Sector Standards Program 2018 – 2022.

Each issue of Northern Builder will focus on a member of the CIOB Belfast Hub Novus Group, which aims to prepare young people to be the next generation of construction leaders.

NOVUS profile

LORRAINE McMORROW

BIM MANAGER, THE MCAVOY GROUP AND NOVUS PR AND MARKETING CHAMPION



As the newest member of the CIOB Novus NI committee, I am excited and eager to take on the role of promoting the CIOB and supporting the next generation of young construction professionals.

Students often do not realise the potential career opportunities that can be available to them in this fantastic industry. This is a point I am keen to highlight and I can use my own, less conventional route into construction as an example.

I studied Architecture at Ulster University and after graduating and progressing to project architect specialising in healthcare and education projects, I decided I wanted to focus on project delivery, and more specifically, BIM and digital construction. I was appointed BIM Manager for The McAvoy Group – one of the leading offsite construction specialists in the UK and Ireland. In recent years, the construction industry has seen a lot of 'positive disruption' and transformational change with increasing emphasis on innovation and digital technology. This is a fascinating time for young professionals to join the industry. Since joining the CIOB Novus committee, I have visited schools and colleges to talk about careers in the construction industry and

to emphasise the valuable role and opportunities for women in construction. I have organised a Digital Construction CPD event hosted by The McAvoy Group. This looked at the offsite manufacturing process and how McAvoy has successfully applied our award-winning approach to digital technology to benefit our construction clients in areas such as enhanced engagement in the design process. Delegates at the event were also given the opportunity to experience the new technology for themselves, including virtual and augmented reality, and laser scanning. We then held a tour our offsite manufacturing facility in Lisburn. This was a really successful event which demonstrated innovation in construction in Northern Ireland.

I am passionate about encouraging and educating students about the tremendous opportunities in construction – whether site-based building or offsite manufacturing. With the ever-increasing influence of digital technology, construction can only benefit from talented young people who are digitally minded. CIOB Novus is dedicated to achieving this.

If you would like to join Novus or co-host an event, contact Lorraine McMorrow at lorrainemcmorrow@mcavoygroup.com www.mcavoygroup.com

Julie Fizsimmons, CIOB Member Services and Events Coordinator
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TECHNICAL KNOW-HOW AND A VAST RANGE OF SPECIALISED PRODUCTS ENSURE REPEAT BUSINESS AT MACBLAIR CIVILS...

THE FULL PACKAGE

Business is booming at MacBlair Civils. With an extensive range of products specifically for the civils sector, branch manager Tom Dunn and the rest of the civils team are proving just why this branch of MacBlair is considered one of the leading civils specialist in the country. The branch stocks a vast array of products for civils, including environmental protection, line and building drainage, waterproofing, all types of castings and manholes, water treatment tanks, separators and street furniture. Alumasc rainwater systems and rainwater harvesting are also currently proving popular with clients. Both large schemes and smaller works are ensuring that the team at MacBlair



Civils is kept busy. "Our civils side of the business is very project-driven. Customers are coming in for very specific products, requiring technical expertise. That's where we come in," said Tom Dunn, branch manager. All members of staff are well trained on the products available from MacBlair Civils. "I've been here two years and in that time, I feel like we've made great strides. We put a new team in place and we've ensured customer service is the top priority. It's all going extremely well." The branch is synonymous with high quality products and sound advice but is also known for its relationship with Aco. "We would be considered country-wide specialists in Aco line

drainage products. We certainly have the biggest range and we have the in-house technical expertise to back that up. Civils contractors tend to gravitate towards us for that reason." As with all MacBlair branches, customer service is number one. "A happy customer comes back; we have a huge amount of repeat business. We strive to ensure our customers are dealt with quickly and efficiently. More often than not, if a customer is coming in for a product, it's just a case of how quickly we can get the products to them or help them with a specific query. We're known as the go to civils specialist in the country so customers come in to us for our expertise." Three lorries on the road and one van ensure customers get their deliveries on time. "We have non-stop deliveries throughout the province from both our civils hub in Boucher and our wider branch network. It's all about ensuring the customer receives the highest quality customer service and benefits from our wide range of products at all times." Download a copy of our extensive civils catalogue from Macblair.com, where you will also find a comprehensive range of technical datasheets and additional supplier literature. Or simply pick up a copy at your local branch.



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THE STRENGTH AND QUALITY OF TEC7 IS ALSO AVAILABLE IN AN INSTANT GRAB...

X-Tack - a superior instant grab adhesive

X-Tack, an instant grab adhesive from the Tec7 MS Polymer range, has become an established, go-to product among construction professionals since its launch. Capable of holding 20kg instantly, X-Tack is the perfect choice for vertical applications such as mirrors and other bathroom accessories. It's also ideal for installing plasterboard without having to use screws. Thanks to its instant grab adhesion, X-Tack can also be used on building facades and blocks etc.

Available from Contech Building Products, the instant grab adhesive is safe to use with most building materials. It's completely solvent free and practically odourless so can be

used in most environments including closed spaces. X-Tack is completely waterproof and can be painted over with most lacquers and paints. It can also be applied in wet conditions, making it ideal for use in ponds etc. X-Tack's current market-leading position has also been cemented thanks to the product's super strong, structural adhesive power and the fact that it's the quickest assembly adhesive of all the MS polymers. Supplied with a special v-grooved shaped nozzle, customers are always guaranteed to dispense the correct amount needed without wastage which in turn means better value for money.

For the past 23 years, Contech has introduced Irish specifiers and



contractors to new ways of tackling old problems that have ultimately improved the quality of construction in Ireland. The company's extensive product range includes solutions for even the trickiest of jobs.

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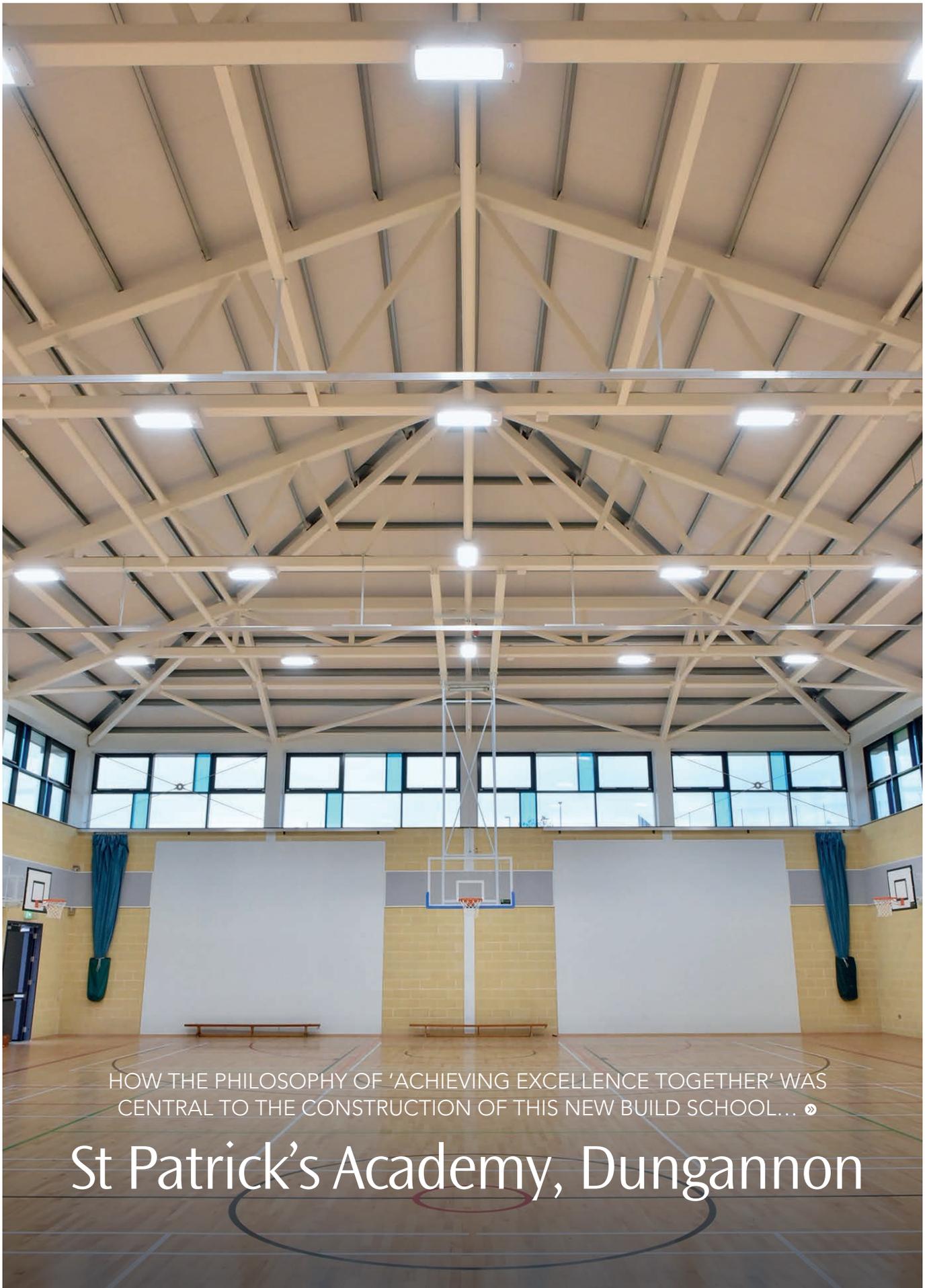
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HOW THE PHILOSOPHY OF 'ACHIEVING EXCELLENCE TOGETHER' WAS CENTRAL TO THE CONSTRUCTION OF THIS NEW BUILD SCHOOL... »

St Patrick's Academy, Dungannon

ST PATRICK'S ACADEMY, DUNGANNON



MAIN CONTRACTOR

TRACEY BROTHERS LTD DELIVERS GRADE A EXCELLENCE AT THE IMPRESSIVE NEW ST PATRICK'S ACADEMY...

Achieving Excellence Together is at the heart of the philosophy of St Patrick's Academy in Dungannon and it is the perfect reflection of the success of Tracey Brothers Ltd on this contract.

The award-winning building, fit-out and civil engineering contractor has been operating in the construction industry for over 60 years and has extensive experience in the

education sector. The long-awaited £27million project for St Patrick's Academy has delivered a state-of-the-art school that sets new standards in the education sector.

The circa 15,000m2 school incorporates a dedicated assembly hall, as well as a sports hall, and specialist rooms for art, music, technology, drama and media studies. Highlights of the new building also include an impressive internal

courtyard overlooked by an enhanced library, a new oratory, innovatively wide and spacious corridors, an extended dining area with a cathedral roof and a mezzanine floor, and bright, airy classrooms. Extensive public roadworks were also carried out to create a new turning lane into the new school campus.

The new school is constructed on a campus shared with St Patrick's College on the Killymeal Road, where St



'Meeting and exceeding increasing standards in construction'



ST PATRICK'S ACADEMY, DUNGANNON

Patrick's Academy has been based for a number of years. Now that the new school has been completed, the former school building has been demolished, with the team from Tracey Brothers Ltd well underway on extensive civil engineering works for the new sports pitches along with a changing pavilion.

John Tracey, Managing Director, Tracey Brothers Ltd, said, "We are delighted to have been involved in the St Patrick's Academy project. We have a proven track record in the education sector and this project reflects how we can continue to meet and exceed the increasing

standards now expected within this sector.

"We have a dedicated and experienced management team and they ensured our local supply chain specialists were coordinated and managed to ensure we met the high quality standards whilst meeting the strict deadline." Working on a live school environment with not just one but two adjacent operational schools also offered a few additional challenges. "Health and safety is important on every project but on projects like this, it takes on an added significance. We had to carefully pre-plan in conjunction with the school's works and site traffic

and deliveries with the ongoing operations of the two adjacent schools to minimise any risks or potential disruption to pupils and staff."

Challenging ground conditions required the use of a number of piling techniques which changed across the site to allow piling through numerous boulders encountered in the ground. This collaborative approach and commitment to quality is central to the ethos of Tracey Brothers Ltd and has proved the basis to the company's long-standing success which is recognised by its industry peers through the company's Chartered Building Company status.

Tracey Brothers Ltd, Drumlyon House, Drumlyon, Enniskillen,
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tracey
BROTHERS

ST PATRICK'S ACADEMY, DUNGANNON



ELECTRICAL CONTRACTOR

PMCK ELECTRICAL'S EXPERTISE HAS HELPED CREATE A STATE-OF-THE-ART SCHOOL IN DUNGANNON...

Built by Tracey Brothers Ltd, the £27million project for St Patrick's Academy has set a new standard when it comes to school building in Northern Ireland. PMcK Electrical was appointed electrical contractor on the project and thanks to the company's dedication to always providing clients with the highest quality

service, the electrical package on St Patrick's Academy is first class. PMcK has been operating for 40 years and called on all its experience to deliver this landmark project, delivering the turnkey electrical package on one of the largest post primary educational facilities in Northern Ireland. The new 15,000m2 school

includes a dedicated assembly hall, sports hall and specialist rooms for art, music, technology, drama and media studies. Highlights of the new building include an internal courtyard overlooked by an enhanced library, a new oratory, wide and spacious corridors, an extended dining area and bright, airy classrooms.



"PMcK Electrical prides itself on being one of the foremost specialist flood lighting contractors in the country."



Working closely with the M&E consultants, JCP Consulting, PMcK took a proactive approach to deliver the project to exacting specifications and standards. This multi-faceted project took diligent planning and effective modern installation methods to deliver and electrical engineering installation package.

Comprising main switchboards, sub mains cabling, containment systems, small power and lighting alongside life safety systems and security systems, the electrical services on this

building were delivered on a tight timescale. PMcK called on a reliable and trustworthy supply chain to ensure that the project was a success.

PMcK is an experienced and trusted provider of electrical installations in educational facilities, regularly working closely with local authorities, schools, academies, colleges and universities to provide educational environments that positively impact and influence the learning future. PMcK was responsible for the data and ICT installation, critical power

and UPS installation that were all carried out to current C2K standards.

PMcK Electrical prides itself on being one of the foremost specialist sports flood lighting contractors in the country. The company has significant experience in this area, having worked on a host of projects over the past few years. PMcK Electrical also carried out the AV installation at the school, an element that made up part of the overall electrical package. "You don't see the old chalk boards in schools anymore! We installed 80 x 72Inch interactive touchscreens at this school," said James Devlin, Contracts Manager. "Our focus at PMcK Electrical is implementing ways to work smarter, not harder. Our relationships with suppliers and manufacturers help with that process as we are always keen to embrace new technology that makes the installation process simpler. By putting that ethos into practice, we met the deadline at St Patrick's Academy and successfully delivered the project on budget."

Maintaining a smooth working relationship with the other teams on site also helped to ensure the project was completed on time.

"We worked very well with the main contractor and the other specialist contractors on site. We're proud to have been involved in such a prestigious and important project for the local area. PMcK Electrical has worked with the main contractor before so it was nice to continue that relationship and we look forward to working with them on more projects going into the future."

ST PATRICK'S ACADEMY, DUNGANNON



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SPECIALIST GLAZING

ATTENTION TO DETAIL AT THE DESIGN STAGE PROVES CRITICAL TO THE SUCCESS OF FIRE GLASS DIRECT...

Fire Glass Direct showcased the company's reputation for technical excellence at St Patrick's Academy, Dungannon. As a supplier of pioneering specialist glazing, Fire Glass Direct processed all the internal glazing within the timber and aluminium screens throughout the new state-of-the-art school. The company also supplied the decorative glass used in the oratory along with a number of aluminium double-glazed screens. "The key to this project was at the design stage," explained Chris McGlone, Estimator at Fire Glass Direct. "We worked closely with the architect and the main contractor to ensure we were able to meet the specifications in terms of fire and acoustic ratings as well as being able to achieve this within the design requirements.

"We put a lot of work into this aspect of the planning and, as a result, everything ran smoothly once the project started on site." Established in 2004, Fire Glass Direct is ISO accredited and has extensive experience across a range of projects, including in the healthcare, education, commercial, leisure, retail and residential sectors. As highlighted at St Patrick's Academy, the company's success is built around a collaborative approach. This begins with the expert team at the design stage and includes the highly skilled operatives who cut all the glass in-house.

Continual investment in new



technology and equipment and also in staff has been coupled with high quality solutions that have helped the Castledawson-based company to become a market leader in fire and safety glass distribution as well as in office partitions. As a result, Fire Glass Direct has also become known as a specialist in the supply and installation of glazing

to meet exacting architects and clients' specifications. This is particularly relevant in the healthcare sector where, in partnership with the University of Ulster and Invest NI, Fire Glass Direct developed and now manufacture and install a patented isolation and contamination control suite in glass.



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www.fireglassdirect.co.uk or NBS Plus www.fireglassnbs.com



ACOUSTIC PANELS

BESPOKE DESIGN BY THE ACOUSTIC EXPERTS AT SDG CONSTRUCTION TECHNOLOGY...

Strong acoustics are particularly important in education environments and, at St Patrick's Academy, SDG Construction Technology ensured high quality solutions.

The Acoustic & Vibration Control division at SDG Construction Technology has vast experience in the Republic of Ireland and, as this project demonstrates, the company is able to deliver this same level of expertise in Northern Ireland.

At St Patrick's Academy, the company manufactured bespoke acoustic panels used in the large open areas throughout the state-of-the-art school. These included circular and square designs. Aaron McBrien, SDG Construction Technology, explained, "We

already have a strong relationship with HSU Construction and Tracey Bros Ltd and it was great to be able to build on that at St Patrick's Academy.

"This project required a bespoke design and our ability to meet these requirements is very important to our customers."

With offices in Armagh and Dublin, SDG supplies a range of products that cover the spectrum of acoustic insulation and absorption, including sound insulators and impact noise insulators.

"We have worked on a diverse range of commercial projects across the UK and Ireland and that is continuing to grow," added Aaron. "For example, we have completed work for Google, Amazon, PayPal and LinkedIn,

so we have proven experience on complex and demanding projects.

"That is something that we want to build on in Northern Ireland and we would be delighted to speak to anyone interested in finding out more about our high quality solutions."

Since it was founded in 1990, SDG has become one of the main suppliers of a wide range of essential products to the building and construction industry in Ireland. In addition to the main company, Acoustic & Vibration Control is just one of five specialist divisions at SDG – these include Construction Accessories, Liquid Waterproofing, Precast Accessories and Technology & Innovation.

SDG Construction Technology, 21 Tullygoonigan Industrial Estate, Moy Road, Armagh, BT61 8DR. T: 028 3752 8999 – E: info@sdg.ie
www.sdgconstructiontechnology.com



KITCHEN EQUIPMENT

THE LATEST ENERGY AND LABOUR SAVING KITCHEN SOLUTIONS FROM STEPHENS CATERING EQUIPMENT CO...

School dinners never tasted better at St Patrick's Academy thanks to the complete kitchen solution supplied by Stephens Catering Equipment Co. The company has worked on a wide range of education projects and, at this innovative new school, Stephens Catering Equipment Co supplied all the kitchen equipment needed to prepare, cook and serve the school dinners as well as the cleaning equipment. As one of Ireland's largest and longest established catering and food service equipment

companies, Stephens Catering Equipment Co provides expert advice on the design and installation of complete kitchen solutions. The company focuses on ensuring that cooking and dining facilities are designed with the latest energy and labour saving equipment in mind and the work at St Patrick's Academy perfectly reflects this. In addition to education, the company works across the UK and Ireland on hotels,



restaurants, cafes, retail, healthcare, fast food, staff canteen and Government projects.



Stephens Catering Equipment Co Ltd, 205 Carnalbanagh Road, Broughshane, Ballymena, BT42 4NY.
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DEMOLITION AND WASTE MANAGEMENT

SKIP SERVICES ENNISKILLEN ENSURE NO WASTE GOES TO LANDFILL THANKS TO A STRATEGIC WASTE MANAGEMENT PLAN...

Skip Services Enniskillen Ltd ensured that main contractor, Tracey Bros Ltd, was able to meet its obligations on waste processing and recycling by providing an all-encompassing service for every stage of the construction process. The company supplied roll-on-roll-off containers as well as skips and bins which were strategically located around the construction site. This was part of a site waste management plan that Skip Services Enniskillen developed alongside Tracey Bros Ltd.

"All the waste collected on the St Patrick's Academy site was transported back to our processing facility where it was separated into individual waste streams of timber, scrap metal, plasterboard, plastics and rubble," explained Terry Devine, Sales Manager at Skip Services Enniskillen Ltd. "As a result, no waste was sent to landfill. We were also able to provide full waste management reports to detail the waste collected and how it was recycled." In addition to construction and



demolition waste, Skip Services Enniskillen also provides skip hire, commercial waste bin collections and recycling services throughout Northern Ireland.



Skip Services Enniskillen Ltd, 27 Largy Road, Enniskillen, Co. Fermanagh, BT94 3BH
T: 028 8954 1999
E: info@skip-services.co.uk
www.skip-services.co.uk

AGGREGATES

HIGH QUALITY AGGREGATES AND STONE FROM BARRACK HILL QUARRIES...

Barrack Hill is committed to high quality, cost-effective solutions that meet our clients' budgets and needs and that was evident at St Patrick's Academy. Through its own quarries, the company supplies a wide range of aggregates to the construction, civil, agricultural and renewable energy industry throughout Northern Ireland. With the quality of its aggregates, Barrack Hill is capable of delivering in excess of 8,000 tonnes per day. Offering cost-effective solutions that meet your design



requirements and site conditions, Barrack Hill is able to combine quality products with a superb all-round service that incorporates efficient and reliable delivery. In addition to aggregates, Barrack Hill also a key player in the heavy haulage industry, moving upwards of 1,000 pieces of heavy equipment each year, with a capacity of up to 150 tonnes. This includes the most up-to-date equipment, with the company able

to deliver to clients across the UK and Ireland.



Barrack Hill Quarries, 96 Largylea Road, Dungannon, Co. Tyrone, BT70 2NY
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www.barrackhillquarries.com

ALUMINIUM SYSTEMS

BESPOKE SOLUTIONS FROM MCMULLAN O'DONNELL SHOWCASE THE COMPANY'S COMMERCIAL EXPERTISE...

McMullan O'Donnell showcased the company's abilities in the commercial sector by manufacturing the aluminium windows and curtain walling at St Patrick's Academy, Dungannon. The company is well known in the domestic sector but has also a strong reputation in the commercial arena – as highlighted by this project. "We created a bespoke solution to meet the exact requirements of St Patrick's Academy," explained Paul McKillion, Commercial Manager

at McMullan O'Donnell. "We do a lot of work in the commercial sector and, specifically, on education projects and we take pride in our ability to deliver tailored, cost-effective solutions." Working in the domestic and commercial sectors, McMullan O'Donnell offers a range of windows and doors in both PVC-u and aluminium all manufactured to provide excellence in performance, security, long life, reliability and low maintenance.



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ST PATRICK'S ACADEMY, DUNGANNON

BUILDING MATERIALS

CO-ORDINATION WAS THE KEY TO SUCCESS FOR THE TEAM AT THE DUNGANNON BRANCH OF MURDOCK BUILDERS MERCHANTS...

Working closely with the main contractor, Tracey Brothers Ltd, Murdock Builders Merchants supplied all the general building materials required for St Patrick's Academy – and given the scale of this state-of-the-art circa 15,000m² school, that put the company to the test. "We are delighted to be working with Tracey Brothers on such a big project," explained Max Wilson, Internal Sales at Murdock's Dungannon. "We worked closely with them ahead of work starting on site to plan

ahead. Once work started, we were then in daily contact to organise orders and deliveries for the following day. We have a great working relationship and that was reflected in how well the project ran." While the new school building has been completed, the two companies are continuing to work together on St Patrick's Academy on the creation of extensive sports facilities.



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murdockbuildersmerchants.com
www.murdockbuildersmerchants.com

CASHLESS EPOS SYSTEMS

THE LATEST ELECTRONIC POINT OF SALES SOLUTIONS FROM GM EPOS SYSTEMS...

GM EPOS Systems supplied the cashless Electronic Point of Sale (EPOS) systems used in the new canteen at St Patrick's Academy, Dungannon. The company is recognised for its high quality service and has successfully worked on projects across Ireland, including bars, restaurants, schools and the retail sector. The system at St Patrick's Academy includes the latest cashless software that provides online payment functionality and enhanced reporting capabilities. While GM EPOS has been in

the sector for over 37 years, the company offers the latest innovations and technology backed by an unrivalled service from experienced and highly trained staff. The GM EPOS product range includes the sales and rental of all EPOS and POS equipment; cashless catering systems and touchscreen technology for bars, restaurants, schools and the retail industry. The County Fermanagh-based company also has an aftersales office in Belfast and



works across Northern Ireland and the Republic of Ireland.



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www.eposireland.co.uk

INSULATION

BALLYTHERM OFFERS ENERGY SAVING FOR THE FUTURE WITH A RANGE OF INSULATION SOLUTIONS...

Ballytherm ensured that the new St Patrick's Academy in Dungannon remains as energy efficient as possible by supplying insulation products for the building.

The company manufactures and supplies a variety of floor, wall and roof insulation solutions as well as timber and steel frame building insulation. In addition, the experienced team are able to provide design and installation guidance as well as advice on sitework.

Ballytherm Polyisocyanurate insulation is suitable for a variety

of floor, wall and roof insulations.

This includes floor construction types, such as precast concrete, suspended timber and ground bearing concrete; wall constructions, including internally lined solid walls and masonry cavity walls; and is the ideal material to use for insulating in-between roof rafters.

Also available is Ballytherm Timber and Steel Frame Board, which is effective in reducing the thermal transmittance (U value)



of external walls of conventional timber or steel frame dwellings up to 18m in height.



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T: 0800 644 6900

E: info@ballytherm.co.uk

www.ballytherm.co.uk

CONCRETE AND AGGREGATES

EXPERIENCE OF COMPLEX PROJECTS MAKES LOUGHRAN QUARRIES THE PERFECT PARTNER...

Loughran Quarries utilised the company's extensive experience to supply all the ready mix concrete for St Patrick's Academy as well as all the aggregates.

The ready mix concrete was used for the foundations, subfloors, retaining walls, entrance steps, kerbing, fencing and a water recycling tank for the main school while the company is also involved in the new changing rooms which are currently under construction. The company, which supplies ready mix concrete, screed including insulated screed, blocks and all types of

aggregates, has extensive experience on projects of this size and that ensured it ran according to plan. Loughran Quarries is currently working on a number of projects including the new Donnelly Bros Showroom in Dungannon with O'Neill of Clonoe and the Riverside Walk project with Fox Building and Engineering. This will add to an already impressive portfolio that includes Omagh Oasis Project with FP McCann and various wind turbines for Enercom and Energia – the latter involved a high level of technical design for a low heat, fast setting, high strength concrete.



LOUGHRAN
ROCK QUARRIES LIMITED

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ST PATRICK'S ACADEMY, DUNGANNON



ROOF TRUSSES

QBS DEMONSTRATES HOW LARGE, COMPLEX PROJECTS CAN BENEFIT FROM COST-EFFECTIVE AND SUSTAINABLE ROOF TRUSS SOLUTIONS...

Quinn Building Supplies (QBS) provided approximately 2,500 roof trusses for this school. QBS is celebrating its 40th anniversary this year and has been manufacturing and supplying gang-nail designed and plated trusses for over 25 years. The trusses for this build were created using the Gang-Nail punched metal connectors and the Gang-Nail Roof and Truss software suite. Working closely with ITW CP Gang-Nail design teams, QBS supplied trusses ranging from fink, mono,

kingpost and attic. Fearghus Quinn, Structural Engineer, said, "We feel this project showcases our ability to work effectively to supply large and complex projects. It is relatively rare for large projects of this scale or value to feature a timber truss roof and we hope it demonstrates how trusses are a cost effective and sustainable solution for roofing large buildings. Increased use of trusses on large projects benefits the truss rafter and timber engineering industry and offers significant cost savings to clients and contractors alike."



Quinn Building Supplies and Quinn Truss
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www.quinnbuildingsupplies.com
or www.roof-truss.ie

STREET FURNITURE

ASF ENGINEERING IS TOP OF THE CLASS FOR STREET FURNITURE AT ST PATRICK'S ACADEMY...

ASF Engineering supplied a range of street furniture to match the requirements of St Patrick's Academy, Dungannon, including seating, litter bins and cycle shelters. The company is well versed in meeting the needs of sizeable educational projects. Established in 1996, ASF Engineering has manufactured a wide range of street furniture for many prestigious public realm schemes, park and retail developments throughout the UK and Ireland. In addition, ASF Engineering can count a range

of local councils, Department of Infrastructure, Department of Communities, the Education Authority and some of the province's largest civil engineering and building contractors amongst its clients. With its own dedicated workshop near Kells, County Antrim, ASF Engineering can design and manufacture products to meet exacting specifications, including unique items. The company's product range includes shelters, bollards, car-park barriers, cycle stands, gates and railings,



lighting, litter bins, picnic tables, planters, posts and rails, seating and tree furniture.



ASF Engineering,
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DOOR SETS

IT WAS A CASE OF GOING BACK TO SCHOOL FOR MANY OF THE WOODMARQUE TEAM ON THE ST PATRICK'S ACADEMY PROJECT IN DUNGANNON...

With many of the staff having attended the school, there was an added emphasis to deliver the best possible service.

The company supplied all the communal, riser and front of house fire door sets in a mixture of paint grade and oak veneer finishes.

"The majority of the work at St Patrick's was straightforward but the various large, cross-corridor screens and mass glazed screens which overlook the canteen and gym areas offered us a bit more of a challenge than normal," explained Ronan Quinn, Director.

With over 40 years' experience, Woodmarque has established a reputation as a leader in the supply of door sets and specialist joinery. The company's product range includes panelled door sets, high performance and fire-rated door sets, acoustic panels, screens, and bespoke joinery and case goods.

Operating across the UK and Ireland, Woodmarque is currently working on a range of projects, including various student accommodations, apartments, hotels and office fit-outs.



WOODMARQUE

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STONE

COMPLEX PROJECT MADE SIMPLE BY THE EXPERTS AT CARNMORESTONE...

Carnmorestone supplied all the reconstituted Portland stone cladding for the St Patrick's Academy project.

In a complex job, the company supplied 245 different units to meet the varying requirements of this state-of-the-art facility. Carnmorestone sources its supplies from a range of Irish quarries and then moulds them into many different products and shapes, achieving such fine detail, that will meet the standards of the most exacting property owner and architect. The company has worked extensively in the residential

and commercial sectors across the UK and Ireland, so is well-versed in meeting the requirements of sizeable projects. In fact, at the same time as the St Patrick's Academy work, Carnmorestone was also fulfilling an extensive project in Fulham.

Adrian McAviney, Managing Director, said, "Our focus, at all times, is on quality products and we offer a wide range of stone covering varying colours, sizes, shapes and textures to meet all types of project needs."



carnmorestone

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ST PATRICK'S ACADEMY, DUNGANNON

SURFACING

COMPLETE SURFACING SOLUTIONS FROM MP COLEMAN FOR CAR PARKS, FOOTPATHS, ROADS AND PLAYGROUNDS...

MP Coleman Ltd completed an extensive surfacing package at the new St Patrick's Academy. The family-owned-and-run civil engineering and surfacing experts completed works to the new access roads, carparks, playgrounds and footways using a variety of materials such as HRA and different grades of Bitmac. The team worked closely with main contractor, Tracey Bros Ltd, to co-ordinate all the work and, despite facing some challenging weather conditions, MP Coleman still completed the job on time. MP Coleman has a fully dedicated asphalt production plant, which

was the perfect partner for large commercial projects such as this. Surfacing has been the core of the business for generations, and due to this the company has a wealth of experience and a highly skilled team from management to site operatives, ensuring the best quality is always maintained. The company has carried out a wide range of work, including contracts for councils, health authorities, education authorities, and commercial businesses. At present, MP Coleman is completing extensive jobs at both ends of Northern Ireland - one in Keady for Armagh City, Banbridge and Craigavon



Borough Council and another is in Glenarm for Mid and East Antrim Borough Council.



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BUILDING MATERIALS SUPPLIER

JP CORRY SUPPLIES PRODUCTS FROM LEADING SUPPLIERS TO KEEP EVERYTHING ON SCHEDULE...

As the 'Complete Building Supplier', JP Corry is perfectly positioned to meet the requirements of projects such as St Patrick's College, Dungannon. Working closely with main contractor, Tracey Bros Ltd, JP Corry supplied Kingscourt brick, Sundeala noticeboards and Saint-Gobain Ensign rainwater products for this new build school. With a strong network of 17 branches across Northern Ireland, JP Corry prides itself on supplying everything from core building essentials right through to the latest product innovations from leading suppliers.



The company supplies everything from the foundations to the finishing touches of a construction project, including timber, building materials, drylining and insulation, doors, flooring, roofing, drainage systems, hardware, painting and decorating and civils products.



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Kingspan. Styrozone®

Kingspan Styrozone Insulation is a high performance rigid extruded polystyrene insulant designed to meet the needs of specialist projects which require a heavy duty robust insulation. Kingspan Styrozone Insulation is available in a number of high compressive strength grades to suit a range of service loads.



Kingspan. TEK™

The Kingspan TEK Building System comprises of structural insulated panels (SIPs) with a high performance fibre-free rigid urethane insulation core, sandwiched between two layers of Oriented Strand Board type 3 (OSB/3). It is used to construct walls and roofs, and intermediate floors using I-beams or open web joists.



Kingspan. Aerobord™

Kingspan Aerobord Insulation offers a wide range of high performance expanded polystyrene insulation boards for floors, walls and pitched roofs. Also available in the Kingspan Aerobord Insulation are high performance platinum expanded polystyrene beads suitable for pumping into cavity wall constructions and an Insulated Foundation System.



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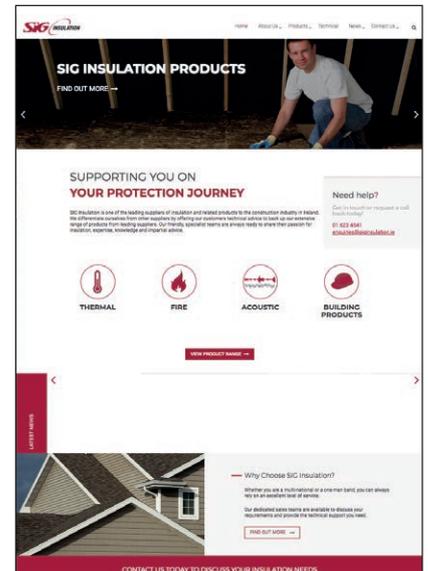
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THE LAUNCH OF A NEW AIR HANDLING DIVISION AND A NEW INSULATION WEBSITE SHOWCASES JUST SOME OF THE EXPERTISE ON OFFER AT SIG IRELAND...

Forward-thinking ethos at SIG Ireland

SIG Ireland, better known for its building product solutions, has announced that the company is expanding with the development of the new SIG Air Handling division in Ireland. SIG Air Handling makes and markets its own heating, ventilation and air conditioning (HVAC) systems, with its air handling products sold under its Cairox brand. The company says it is focusing on three main areas in the industry, namely 'air improvement, air movement and air diffusion' - using its own brands. Product lines include a wide range of grills, diffusers, slot grids, swirl diffusers, air valves, constant volume valves, ducts, fans, heat pumps and air conditioning. SIG Ireland is a subsidiary of SIG plc, a leading European distributor of insulation, interiors, exteriors and specialist construction products. SIG Ireland is well positioned to provide customers with technical expertise. The company's range of construction products include, but are not limited to, concrete components and building membranes, sealants and preparations, insulation both building and technical, fire protection and fire stopping, external render, external cladding systems, roofing products, building

ventilation products, interior fit outs, drywall, ceilings, office furniture and office layout systems, specialists painting and corrosion control and all associated products. Delivering customer value is core to the SIG Ireland philosophy, by ensuring that quality products and services, which meet the rigorous demands of today's commercial environments, are readily available from market leading manufacturers. As a result of this, SIG can provide a range of independent solutions to suit performance requirements wither to meet regulatory standards or to achieve enhanced client demands. This is further backed up with relevant calculations for built building elements including thermal, acoustic, and condensation risk and heat loss analysis proofs. SIG Ireland's commitment to its markets is borne out by the continual re-investment in the company's infrastructure through the establishment of new locations and improved logistical support. Furthermore, employee development through ongoing training ensures that customers have access to



“Product lines include a wide range of grills, diffusers, slot grids, swirl diffusers, air valves, constant volume valves, ducts, fans, heat pumps and air conditioning.”

premier levels of service from all group businesses. By understanding the company's markets and adopting best practices, SIG Ireland's aim is to form long term relationships with its customers, instilling confidence in the company's ability to successfully perform to the highest levels.



To find out more about SIG Ireland, products and services or to arrange a site visit contact:
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