

Case Study: Dakota Deluxe Hotel, Glasgow

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Curtain walling, windows and doors by Kawneer feature on the first Dakota Deluxe hotel

Kawneer's AA®100 SSG (Structurally Silicone Glazed) curtain walling, AA®720 side-hung casement windows and AA®3720 folding/sliding and series 350 severe-duty commercial entrance doors were specified by frequent Kawneer users 3DReid architects for the new Dakota Deluxe Hotel in Glasgow.

Building: Dakota Deluxe Hotel

Location: Glasgow

Architect: 3DReid

Main Contractor: GMI Construction Group

Installer: Architectural Glazing Systems

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Kawneer helps a hotel chain pioneer a new brand

Architectural aluminium glazing systems by Kawneer were specified for a host of reasons for the first in a new portfolio of hotels from an equally leading global chain.

The £8.5 million Dakota Deluxe Hotel project involved the conversion of a 1960s seven-storey former office building, close to Glasgow city centre's Conservation Area, into a New York warehouse-style 83-bed luxury boutique hotel complete with bar, restaurant and external terrace for the Evans Dakota Hotels group which also has sites in Edinburgh and Leeds. The two principal elevations to the street were removed back to the primary in-situ concrete structure and a new dark grey facing brick façade with large glazed openings (Kawneer's) installed to every bedroom.

The remaining walls were refurbished and upgraded with new windows (again Kawneer's, all with "halo" light fittings to the cills). These were complemented on the two lower floors by Kawneer's curtain walling with 50mm sightlines and special structural brackets for awning elements.

"The windows play an important part in the project as the client wanted guests to be greeted with a view through a large window upon entering their rooms," said 3DReid architectural designer Ross Taylor. "This makes up a large percentage of the overall façade and external aesthetic.

"Whilst not a conservation project, the windows were designed to meet the client's aspirations for large, warehouse-style glazed openings. However, we also needed a product which could meet modern thermal, ventilation and acoustic requirements, and Kawneer ticked all the boxes. The project is a long-term investment for the client and the longevity of all materials, including the windows, was an important factor. It was also important that the appearance was easily maintained throughout their lifespan."

The 1,344m² building was converted over a year by main contractor GMI Construction Group, with the Kawneer elements installed by approved specialist sub-contractor Architectural Glazing Systems.

Ross said: "The design detailing was critical as we wanted to achieve deep window reveals in the brick facades and we worked closely with the window supplier to achieve this. Within the rear refurbished facades a great deal of coordination was required to maximise the thermal performance of the retained façade. The curtain walling also required to be coordinated with the existing structure and provide support for bespoke metal awnings."

A user of Kawneer on past retail projects, he added: "During our initial design development stages we researched buildings which had similar aesthetics to our concept design and discovered that Kawneer windows were used on these buildings – the Todd building at Strathclyde University and a residential development at Templeton, Glasgow Green."

Please contact our Architectural Services Team if you have a project you would like to discuss: Tel: 01928 502604 / Email: kawneerAST@arconic.com

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