

# St Stephens Green hotel

Delivering habitable basement spaces requires reliable waterproofing solutions.



Project	St Stephens Green Hotel, Dublin, Ireland
Client	Townlink
Contractor	Townlink
Specialist Contractor	Baridek
GCP Solutions	PREPRUFE® 120S Waterproofing and Gas protection membrane

# Project

## The Project

St Stephens Green Hotel is located in the heart of Dublin 2, a busy urban environment with a mix of historic and modern developments. The project, delivered by Townlink as both customer and main contractor, required specialist basement construction supported by Baridek. The works involved installing an effective below-ground waterproofing solution using PREPRUFE 120S, a high performance membrane system.

## The Challenge

The project faced several significant constraints, beginning with challenging ground conditions caused by a high water table, which demanded a robust below ground protection strategy. In addition to this, the structure required both water and gas protection to ensure long term safety and viability for its intended use as a habitable space. The contractor also needed a solution that could deliver high performance while staying within tight budget parameters, making cost effectiveness a key consideration. Speed and flexibility of installation were equally critical due to the confined city centre location and strict programme pressures. Furthermore, the team had to maintain high performance standards while minimising disruption in a busy city centre district, where operational continuity and public accessibility were essential. Selecting the right waterproofing system was therefore crucial to ensuring long term protection, durability, and overall project viability.

## The Solution

GCP's technical support and relationship with Townlink and Baridek played a central role in the selection process. Both the main contractor and specialist contractor had confidence in GCP due to previous successful collaborations and the consistent technical expertise demonstrated across earlier projects. This trust, combined with GCP's proven track record in delivering reliable below ground protection systems, led to PREPRUFE 120S being chosen as the preferred solution.

To address the project requirements, PREPRUFE 120S was chosen to deliver robust waterproofing and gas protection while staying within the required budget. Its strong performance characteristics, including durability, reliability, and suitability for confined site conditions, aligned closely with the contractor's technical and commercial expectations.

In addition, the membrane's ease and speed of application supported the fast paced programme, allowing the installation to progress efficiently despite the constraints of a city centre site. The implemented solution delivered a high performance yet cost effective system that met the contractor's key criteria. It provided dependable protection against both water ingress and gas penetration in the challenging basement conditions, ensuring the long term integrity of the structure. The installation process ran smoothly, with positive feedback from the project team, who reported satisfaction with both the product's application and overall performance.



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