

Portland 88

'Smart' living at Portland 88

£12m

/ Project value

March 2017

/ The project commenced

March 2019

/ The project was completed

Our Portland 88 development has helped to create the “smartest” homes in Northern Ireland. Featuring the very latest smart home intelligence systems, the high-specification apartments recognise the patterns and schedule of residents, allowing them to synchronise their lives and control heating, lighting and other appliances using a smartphone, anywhere in the world. To make it a reality, we converted a former car park into a seven-storey luxury apartment building of 88 turnkey units consisting of ten one-bedroom apartments, 74 two-bedroom apartments and four three-bedroom apartments. City living at the landmark building has been made even easier through the installation of one of the “first” car lifts in Ireland.

The brief

Barnett Developments was committed to “creating a truly unique living experience” for inner city Belfast. We were awarded the contract to transform a multi-storey car park into an iconic residential block with state-of-the-art features designed to simplify and streamline the lives of the occupants.



“It’s been a pleasure dealing with both Barnett Developments and GRAHAM throughout the development of this landmark project.”

Ryan Dougan
Associate Director – Residential Development
of Managing Agents, Colliers New Homes

“Portland 88 has brought a much-needed supply of city centre apartments to Belfast. Its stunning lobby and high-specification throughout have set a new bar for city living. The development is unlike anything else. I’m in developments every day, and from an attention to detail and specification point of view it has really went the extra mile.”

Ryan Dougan
Associate Director – Residential Development of Managing Agents,
Colliers New Homes

The challenges

The constrained location of Portland 88 presented logistical challenges throughout the two-year construction process. On three out of the four sides of the building, particularly the front facing position on the bustling Ormeau Road, we had to programme our construction activities, and supply chain deliveries, in consideration of commuter traffic, neighbouring residential properties and retail operations.

The solution

Described as being “unlike anything else”, 88 luxury apartments, with high-specification fittings, have been fashioned for city life within this iconic landmark building. Designed by Gregory Architects, Portland 88 scooped the “Smartest Homes Award” at the annual Belfast Telegraph Property Awards thanks to unique characteristics such as an automated digital post box facility and the inclusion of Amazon Echo smart speakers. Situated on one of Belfast’s busiest thoroughfares, the development also includes 51 on-site car parking spaces and a large secure bicycle store for cyclists. Work began in March 2017 with the site tower crane erected soon after in July, before completion in March 2019. In another first for Ireland, we tested and certified the high performance dry-fit envelope solution under controlled conditions at Ulster University. This involved the construction of a three-storey section, before it was set on fire by the Northern Ireland Fire and Rescue Service, who subsequently monitored the temperatures reached at various points during the test. The height of luxury, the innovative design, combined with our meticulous attention to detail, has set a new standard of opulence for contemporary Belfast living.

Outputs & Benefits

- / **Award-winning:** The development won the “Smartest Homes Award” at the annual Belfast Telegraph Property Awards
- / **Smart technology:** The smart apartments include remote features for the light switches, the electrical sensors, blinds, alarm, heating, windows and door locks, as well as motion, temperature and ambient light – all of which can be controlled by a smartphone
- / **Car lift:** The building includes one of the first car lifts in Ireland
- / **Ulster University testing:** We commissioned a fire test and certification programme of the high performance dry-fit envelope solution under controlled conditions at Ulster University
- / **External Wall Installation (EWI) panels:** EWI panels have delivered a high-performance, insulated cladding solution



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