

Culloden Hotel and Spa Resort, Belfast

# Culloden receives VIP make-over

**£10.1m**

/ Project value

**March 2004**

/ The build commenced

**April 2005**

/ The duration

Strengthening our trusted 30-year relationship with the Hastings Hotel Group, we completed a number of projects throughout a 12-month term, including the construction of a world-class spa facility, at the Culloden Hotel and Spa Resort. Renowned as one of the most prestigious, five-star hotels in Northern Ireland, we modernised the former palatial residence through the construction of an exclusive spa, the refurbishment and extension of the gym plus the refurbishment of the captivating 'gate lodge' – the Cultra Inn.

**The Brief**

Constantly evolving to stay ahead of its competitors, the Culloden's owners commissioned us to upgrade the Hotel's aging leisure accommodation with modern, jaw dropping facilities befitting of the tranquil opulence expected from Northern Ireland's premier hotel.



“The refurbishment is part of the ongoing investment programme that we at Hastings Hotels pride ourselves on to ensure we make the most of our properties and our people as we continue to offer our guests a first class service every time”

Hastings Hotel Group Spokesperson



“We have been very happy with the standard of workmanship from GRAHAM; with their organisation and supervision of their own team and their subcontractors and their ability to communicate with the hotels in which they have been working to minimise guest disruption. I am more than happy to recommend GRAHAM to other developers”

Howard Hastings  
Hastings Hotel Group

### The Challenges

Having hosted political heavyweights such as Bill Clinton and rock stars like U2, the magnificent Culloden Hotel and Spa Resort is the venue of choice for some of the world's most famous VIPs when they visit Northern Ireland. As such discretion was a prerequisite throughout our works programme. Indeed, all elements of our construction were completed while the Hotel remained fully operational. Mitigating disruption to staff and residents was therefore a key feature of the value-added service, which we provided.

### GRAHAM's added value solution

With demand for spa treatments consistently increasing, Hastings Hotel felt it was a priority to construct a class leading spa and leisure facility. We assumed responsibility for the design and construction of the new spa, which encompassed five health and beauty treatment rooms and a 'quiet room', with fully automatic adjustable beds, soft lighting and full air conditioning. Concurrent with the spa extension, we transformed the gymnasium and constructed two new exercise studios, all finished to the highest standards with improved sound insulation to reduce the possibility of disturbance for residents in other parts of the Hotel. The spacious fitness studio maximises natural daylight and provides magnificent views over the Estate grounds. Finally, the Cultra Inn was refurbished in order to create a high quality "interface between the kitchen and its customers". The refurbishment redesigned, and enlarged, the existing kitchen over a compressed five-week programme.

### Outputs & Benefits

- / **On Time:** All projects were completed on programme and within budget
- / **Intensive Programme:** The Cultra Inn refurbishment was completed within five weeks
- / **Trusted Partnership:** Strengthens our 30-year relationship with the Hastings Hotel Group
- / **Five-star Treatment:** Creating spa and leisure facilities befitting of this prestigious five-star Hotel



For more information on how we're delivering lasting impact:

+44 (0) 28 9268 9500

info@graham.co.uk

graham.co.uk

**GRAHAM**