


James & Hague - Project Portfolio

Client: ROTHAY GARDEN HOTEL


The Rothay Garden Hotel is a privately owned 30 bedroom hotel with bar, restaurant, leisure facilities and extensive gardens located at Grasmere in the Lake District National Park. The hotel was originally built in the 1850's as a private house in typical Lakeland style and materials. All works needed to be in keeping with and complementary to the existing structure and surroundings requiring specialist tradesmen skilled in the use of traditional materials.

PHASE 1

	<p>Main Contractor: THOMAS ARMSTRONG LTD. Value: £2.1m Project Duration: 24 Weeks James & Hague Role: QUANTITY SURVEYORS</p>
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Major re-modeling comprising a six guestroom two storey extension, extensive internal structural alterations to create revised reception, bar, restaurant, kitchen and two additional guestrooms. In addition the existing 18 guestrooms underwent a complete refurbishment of bedrooms and bathrooms.

PHASE 2

	<p>Main Contractor: C. P. LISHMAN LTD. Value: £160K Project Duration: 7 Weeks James & Hague Role: QUANTITY SURVEYORS and CDMc</p>
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Construction of six conservatories and six balconies to Riverside guestrooms together with a refurbishment of bedrooms and bathrooms

PHASE 3

	<p>Main Contractor: THOMAS ARMSTRONG LTD. Value: £950K Project Duration: 17 Weeks James & Hague Role: QUANTITY SURVEYORS and CDMc</p>
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Construction of restaurant extension, detached health spa and changing facilities together with two conservatories and four balconies to Garden guestrooms together with a refurbishment of bedrooms and bathrooms.