

Name of Project

Chester Racecourse Leisure Development
Phase One

Client

Chester Race Company Ltd

Architect

Lovelock Mitchell & Partners

Engineer

Gifford & Partners Ltd

M&E

Foremans Ltd

Quantity Surveyor

Todd & Ledson

Contract Value

£4.5m

Contract Period

Jan 2003 - Oct 2003

Main Contractor

Carillion Building

Contract Form

JCT 98 Two Stage Design & Build



This contract forms the first of a number of phases of a major development at the famous Chester Racecourse. The project comprises the design and construction of a 97-bedroom "Express By Holiday Inn" hotel, including two meeting rooms, a grand hall which incorporates a reception area, bar and lounge area, servery and dining room. The scheme includes a feature staircase, a fully fitted kitchen, house keeping and laundry rooms, external patio area, external works and car parking. Carillion also carried out the fit-out of the hotel inclusive of all decorations, fixed furniture and soft finishings.

Construction used a combination of an insitu concrete frame to the first floor, with flat pack precast sections above. Ancillary facilities, including all mechanical and electrical installations, drainage, external works and infrastructure are included in the scheme.

Continuous communication with the client was fundamental to the successful delivery of this project. Racing at Chester is seasonal, running from May to September, and consequently the construction programme was developed to minimise the impact of the works on the racing season, to the benefit of the client and the public.

Carillion has successfully delivered the hotel which is a valuable addition to the facilities at Britain's oldest racecourse. The project has subsequently been nominated for Chester City Council's Built in Quality award.