

### CASE STUDY



## Introduction

Nestled in the serene Lydiard Park estate on Swindon's western edge, Lydiard Park hotel seamlessly merges historic charm with contemporary luxury.

The Palladian House, Church, Walled Garden, Hotel, and Events Centre grace the 260 acres of parkland, offering a captivating blend of history and natural beauty. With elegantly restored accommodations, guests enjoy a comfortable and sophisticated retreat surrounded by lush landscapes and serene lakes.

The hotel provides an idyllic escape for relaxation and exploration, inviting visitors to immerse in tranquillity while indulging in leisure activities. Lydiard Park hotel embodies refined grandeur in a captivating historic setting.

## Project

Swindon Borough Council appointed Snape Contracting Services Ltd to carry out the refurbishment of the Lydiard House, Hotel and Conference Centre. The wider context of the project was to help address the strategic objectives of refurbishing and conserving a Grade I listed structure, whilst contributing to the regeneration, sustainability and inclusion of the properties Swindon Borough Council manages and ultimately providing a first class hotel and conference facility.

The works required the delivery of work to a number of areas, including the Luxborough Suite, Swimming Pool Area and the Main House.

All works were to be delivered within a 12 week period and governed by a JCT Intermediate Building Contract with Contractors Design 2016.

## Specialist Trades

With a team of 15 managers and trades, supported by a group of specialist sub-contractors, works were delivered to meet a very tight deadline.

Works were managed by one of our most experienced SMSTS qualified Site Managers with over 25 years of successfully completing demand projects in a variety of settings, including hospitality, leisure, residential and commercial environments.

We called upon a wide range of sub-contractors to support with design elements and delivery alike. They were all fully vetted and inducted prior to work.



## High End Interiors

Collaborating seamlessly with interior designers and specifiers, we transform high-end hospitality concepts into vibrant realities. Our collaborative partnership-driven approach ensures a harmonious blend of design visions and construction expertise. From luxurious materials to bespoke furnishings, our projects stand as living testaments to our collaborative prowess. By merging creative flair with technical finesse, we curate environments that indulge the senses and elevate guest experiences. This harmonious fusion exemplifies our commitment to crafting hospitality interiors that resonate and endure.

## Listed Buildings & Heritage

With extensive experience in restoring listed buildings, we possess a deep understanding of the strict protocols governing heritage preservation. Our track record highlights our commitment to upholding architectural legacies. Each restoration project involves a delicate balance between past and present, as we navigate complex regulations. From façades to interiors, our seasoned team approaches every detail with care. We seamlessly blend traditional craftsmanship with modern techniques, revitalizing structures with storied pasts. Our portfolio showcases our dedication to preserving history, safeguarding the beauty of heritage for generations to enjoy.



## Environmental Performance

Works were delivered in accordance with a site specific Waste Management Plan. We worked closely with our waste collection and processing partners to segregate waste and maximise recycling. This resulted in 99.66% of waste being diverted from landfill. Environmental performance is important on all of our projects and our responsibilities in this regard are set out in our well documented ISO14001 Environmental Management System.

Furthermore, we minimised vehicular movements and used local suppliers where practical to reduce unnecessary carbon emissions.



## Social Value

Delivering social value is important to us. We strongly appreciate the knock-on effect in our local communities as a growing company with strong local roots.

- Supported 5 apprentices
- Provided work opportunities to 10 local companies
- Spent 40%+ on materials within local supply chain
- Diverted over 99% of waste from landfill
- Committed donations to local charity
- Used this Case Study to promote the sector

## Lessons Learnt

The delivery of this project was not without its challenges, but they were all overcome and risks mitigated to deliver an exceptional project to the complete satisfaction of the client and guests alike.

Lessons we learnt along the ways include:

- The early and timely ordering of materials was critical as some were sourced from overseas suppliers, such as handmade wallpaper specified from the USA.
- We had to compress delivery timelines and therefore negotiate with aluminium windows manufacturers to work overtime to meet our demanding deadlines.
- With more than 50 people on site at peak periods, we needed the input of more than 1 manager and therefore well organised site meetings and labour control were crucial.
- Collaborative working with the client was essential and we used our experience to deliver value engineering and specification improvements on materials such as carpets and floor coverings.
- Our design team collaborated with suppliers to navigate design changes to reduce delivery and installation times. For example, the design of the upstands to lantern roof were changed to allow application of an alternative roofing system, capable of being fitted in poor weather conditions.
- We were required to switch to a phased reopening where we managed the opening of the accommodation first together with restricted access to the Luxborough Suite for dining. This allowed the hotel to quickly return to generating income. We were required to manage our team in transitioning from working on a closed site to then working in a live environment.
- We were required to flex our labour and call on additional resource from our other divisions as well as to work overtime to complete the works in good time.



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