



The Grand Hotel, Birmingham

'Sleeping Beauty' makes a 'Grand' entrance

£45m

/ Project value

February 2018

/ The project commenced

October 2020

/ The project was completed

Providing one of Birmingham's most iconic buildings with a new lease of life, we completed the "stunning transformation" of The Grand Hotel. The iconic Grade II listed building, which was originally built in 1879, overlooks the city's prestigious Colmore Row, and, in the past, it welcomed guests including King George VI, Winston Churchill and Charlie Chaplin. This illustrious heritage has been sensitively retained, including the French Renaissance exterior, while its elaborate internal decoration provides an authentic homage to Birmingham's rich history, but with a modern twist. To get it just right, considerable time and resources were invested in the pre-construction phase as part of a two-stage procurement process. The Grand Hotel opened its doors to guests in May 2021 - a "Sleeping Beauty" had finally awoken.

The brief

GRAHAM were appointed as principal contractor to complete the refurbishment and create a 185-bedroom, four-star conference venue. The renovation project also made provision for two bars, a destination restaurant, a hotel gym, and state-of-the-art meeting and event spaces.



"The Grand Hotel was five years in the making, with the added complication of Covid-19 thrown into the mix. The final product is breath-taking. My congratulations and respect go to the people who made this project happen, including all of the team at GRAHAM."

Darrel Owens
Development Director for The Grand Hotel

"I can only say it has been a great customer experience for us, as a client. I think the GRAHAM team has been, besides being very well organised and well structured, as I would expect from any contractor, passionate and service oriented in order to get the product right. This has been instrumental to the outcome we see today and there is absolutely no question about it, the finish itself is phenomenal."

Peter Kienast
General Manager of The Grand Hotel

The challenges

In the words of the client's Project Manager, Nick Sherring, every aspect of The Grand Hotel is "unique". Extensions and interior renovations have been undertaken throughout its 143-year history, beginning in 1890. The previous building was closed in 2003 due to crumbling stonework, before permission was granted ten years later to return it into an opulent hotel venue. Having laid derelict, we overcame the challenge of converting a dilapidated property that amalgamated seven different original buildings, each created from multiple construction methodologies, into a single connected space, with defined areas, corridors and rooms.

The solution

The Grand Hotel feels like the old The Grand Hotel, but yet it is an entirely new design. We took what was left of old mouldings and panels and, meticulously, created a totally new series of interiors that do not detract from its Listed Heritage status, but celebrate and embrace it. Given the complexity of the scheme, we developed the design, aligned it with the client budget, and progressed it into construction as part of a Two Stage D&B contract. The centrepiece of the renovation is the resplendent grand staircase and ornate Art Deco Grosvenor Ballroom. Natural stones and quartz were fitted to all of the bathrooms, reception desks, bars, cloaks, breakfast counters, waiter stations and washrooms. Significantly, we achieved a £3.5m saving from the initial PCSA. It is worth noting that the original concept was over budget and above the affordability cap. Using our technical expertise, we identified Value Engineering options, pin-pointing savings through the complete redesign of the M&E ventilation strategy, for example.

Outputs & Benefits

- / **Restoration:** Value was realised in relation to the restoration of the heritage plasterwork following our initiation of a mini-tender competition and the subsequent development of a more cost-effective solution in partnership with a specialist supply chain partner
- / **Delivering lasting impact:** Our work has revitalised this Grade II* listed landmark on Colmore Row
- / **Value Engineering:** We identified £3.5m savings through a range of innovative options
- / **Environment:** Strong environmental performance to support Birmingham City Council's green agenda (Waste generation: 8.4T / £100k, Landfill diversion: 100%, Carbon footprint: 336.45Kg CO2e / £100k)
- / **Local SMEs:** 50 specialist subcontractors worked on the project and 93% were SMEs and 70% local SMEs



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

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