

GALGORM COTTAGE SUITES



PRINCIPAL CONTRACTOR

THE HIGH-SPEC FINISHES THROUGHOUT ALL 11 COTTAGES ARE FAULTLESS AND OF A STANDARD WHICH BEFITS THE GALGORM SPA & GOLF RESORT...

Hugh J O'Boyle was the principal contractor on the Galgorm Spa & Golf Resort project which saw the building of 11 country cottages and refurbishment of six existing cottages within the estate. The cottages were built using traditional construction methods to achieve a rustic country cottage effect. The exterior also saw sympathetic landscaping and planting to help integrate the new cottages into the natural surroundings. The interiors of these one, two and three-bedroom cottages were fully serviced and fitted

out to a very high spec. These turnkey cottages were finished throughout to a very exacting standard including the use of new technologies such as the Heatboss system which allows the properties to be heated remotely and in selected rooms from the hotel reception or, when in guest use, from the controls in the cottages. Each cottage has been designed to be contemporary yet comfortable, boasting spacious open plan living areas, which include a fully equipped kitchen, lounge and dining space, perfect for modern day R&R.

The bathrooms are luxe and stocked with spa products, each with bath/shower combined. The bedrooms have been finished to a luxurious standard.

"The high-spec finishes throughout all 11 cottages are faultless and of a standard which befits the Galgorm Spa & Golf Resort," said Hugh J. O'Boyle Managing Director, Declan McCormick.

"This was a job which had a tight turnaround as you would expect in a hotel environment. The construction and design team worked in unison to ensure this project was delivered to an

Hugh J. O'Boyle Ltd.

BUILDING & CIVIL ENGINEERING CONTRACTORS

"We are very proud of how the cottages look now they are finished."



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extremely high standard on time and to budget – it really was a great team effort.

"We are very proud of how the cottages look now they are finished and one of the main things I would say is that they have blended so well together that you would think they have always been there.

"As an established principal contractor, founded in 1948, Hugh J O'Boyle Ltd has an excellent reputation in completing high quality construction projects for a wide range of public and private clients. The Galgorm project is another example of the kind of prestige job we deliver on – it showcases to the market what we are about as a company."

As an add-on to the contract to build the 11 cottages, Hugh J. O'Boyle Ltd was also tasked with

carrying out the refurbishments of the existing six cottages on the Galgorm estate.

"Again, this was a tight turnaround but we used the same approach by working closely together with the consultant teams and we finished this job on time in just four weeks. Guests were booked in from the day after we completed our work," said Declan.

Hugh J. O'Boyle Ltd has a strong working relationship with the Galgorm Spa & Golf Resort, having previously installed the Halo Dome.

One of only five in the world, the Halo Dome nestles unobtrusively

"Our teams deliver to a very high standard whether it's on a prestige job, a conservation project, a one-off house or social housing projects."

in the Thermal Spa Village. It is constructed over two floors, and for those seeking to eat al fresco, its terrace can accommodate up to 20 people.

"We have an excellent relationship with the Galgorm owners and management," said Declan.

"We have the experience required for a tight-knit group of clients who return to Hugh J. O'Boyle for repeat business on prominent jobs.

"Our teams deliver to a very high standard, whether it's on a prestige job, a conservation project, a one-off house or social housing projects."

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BUILDING & CIVIL ENGINEERING CONTRACTORS



The heatboss system which has been installed in the Galgorm Golf Cottages.

WIRELESS HEATING MANAGEMENT SYSTEM

HEATBOSS SYSTEM DELIVERS SAVINGS WHILST ENSURING COMFORT...

The innovative smart heating management system at the Galgorm Golf Cottages will save around 30% on heating bills whilst optimising guest comfort. Installed by family-run business, Okotech Ltd from Antrim, the heatboss system gives both the hotel staff and guests the ability to set the temperatures and heating times in the individual cottages remotely. When the cottages are not occupied the hotel staff have the ability to switch the heat off remotely using the heatboss web application avoiding the cottages being heated when not in use.

When the cottages are occupied, guests can personalise the heating levels, from the heatboss thermostat.

The smart system uses algorithms which can recognise the thermal characteristics of a room/zone and turn the boiler off when it knows there is enough inertia to take the room/zone to the optimum temperature. It can also fully integrate with any building management system.

Heatboss enables intelligent control of radiators, underfloor, electric heaters and hot water – giving control over the on and off times and target temperatures for each room or zone within

your building, to that heat is only applied when and where required.

Gary O'Hagan, Technical Director advises "We carry out an initial site analysis and then set-up the system before going on-site, to minimise any disruption. As heatboss is a wireless solution it can be installed very quickly for example a 30-bed hotel can be installed and commissioned in just one day.

"The Galgorm Golf Cottage project went very smoothly and the staff have fully embraced heatboss, especially as they can now monitor and control the heating within the cottages from the comfort of reception. " Okotech will provide ongoing support to help the client identify and resolve any heating issues and optimise comfort and savings.

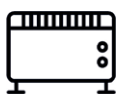
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WINDOWS & DOORS

JIM WRIGHT WINDOWS INSTALLED 60 WINDOWS AND 12 DOORS AT THE RECENTLY COMPLETED GALGORM GOLF COTTAGES....

Jim Wright Windows installed 60 windows and 12 doors at the recently completed Galgorm Golf Cottages.

The windows were all black Spectus 70mm PVC windows with raised astrical bars. Nine of the doors were Apeer Diamond composite doors with the remaining three being Apeer Isolate fire-proof doors.

"This was a very good job to be involved with," said Jim Wright, from Rathfriland, County Down. "The cottages were all finished to a very high spec and the completed properties all look very well.

"Our two-man team was onsite,

off and on, for six days in total but it was a tight turnaround with a completion date that we couldn't miss as guests would soon be arriving to stay in the cottages.

The cottages have been completed ahead of the 148th Open in August at Royal Portrush, with golf fans from all around the world set to descend on Northern Ireland.

"We were working for the contractor, Hugh J. O'Boyle Ltd who we have a very good working relationship with," said



Jim. "From start to finish the job was very straightforward but we were well supported by O'Boyle's foreman who helped us with everything we needed."

**JIM WRIGHT
WINDOWS**

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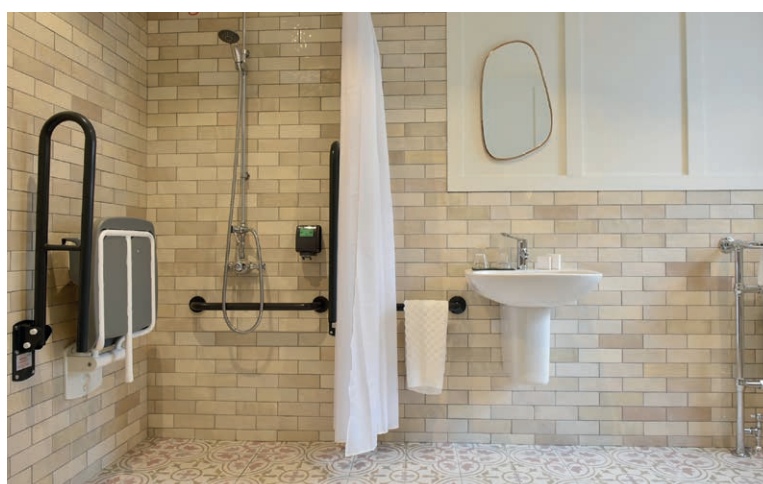
GALGORM COTTAGE SUITES

PLUMBING & HEATING CONTRACTOR

A PRESTIGIOUS PROJECT FINISHED TO A HIGH STANDARD AND ON TIME...

Hinds Plumbing & Heating provided all the heating, plumbing and sanitaryware at the Galgorm Golf Cottages. The Portaferry company installed natural gas boilers in all eleven cottages along with Myson décor radiators and sanitaryware supplied by Stevenson & Reid. "This was a prestigious project for us to be involved it," said Contracts Manager Trevor Boyle. "These cottages will be full this summer with the Open taking place in Royal Portrush so it was nice for us to be involved in their successful completion.

"We went on-site last September/October and our four-man team worked through until St Patrick's Day to get the job completed on



time. The job went well and we are very pleased with how the finished article looks, the cottages were finished to a very high standard throughout.

"We have an excellent working

relationship with the contractor Hugh J. O'Boyle which has been built up over many years and we look forward to working with them again in the future."

T: 028 4272 8295

ELECTRICAL CONTRACTOR

This project of eleven new-build golf cottages, within the prestigious Galgorm Resort & Spa, was completed within a tight timeframe, but



to an exacting standard. The cottages were finished in time for the 148th Open at Royal Portrush this July. It included bespoke lighting, heating controls linked via wi-fi to the main hotel concierge and electrics integrated unobtrusively into wooden wall panelling. James Haughey & Co has over 50 years' experience in all aspects of Electrical Installations. The Glenariffe-based company prides itself on delivering installations to a high standard.

HAUGHEY
ELECTRICAL

T: 028 2177 1295 - E: eddie@jhaughey.co.uk

TILING

The project entailed the preparation and installation of over 20,000 tiles, finished to the high standards you would expect at a prestige location such as the Galgorm Manor.

"The job was time consuming due to the extremely high spec but a very rewarding job," said SM Elite Tiling Proprietor, Stuart Magill.

"We are a committed team with over 21 years' experience. We are very proud of the job we did and this type of high-end contract is the sort of project we excel at."

T: 07706 001288 - [f](#) SM Elite Tiling



BESPOKE JOINERY

EXTENSIVE WORK THROUGHOUT NEW AND EXISTING COTTAGES...

Unit Design carried out extensive work at the 11 new golf cottages as well as the existing six cottages at the Galgorm Resort & Spa.

The Newtownards-based company established in 1977 installed bedroom and living room furniture in the existing cottages and in the new properties they put in new kitchens along with panelling in the bathrooms, built-in wardrobes in the bedroom as well as shelving and leather headboards. They also built bench seating and in the living room installed shelving and TV units.

Unit DESIGN
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