



3 CIRCUS LANE, EDINBURGH

PROJECT SUMMARY

Project Management of Redevelopment Project in Edinburgh.

TEAM

Edinburgh Building Surveyors

LOCATION

3 Circus Lane, Edinburgh

CLIENT

Private Client

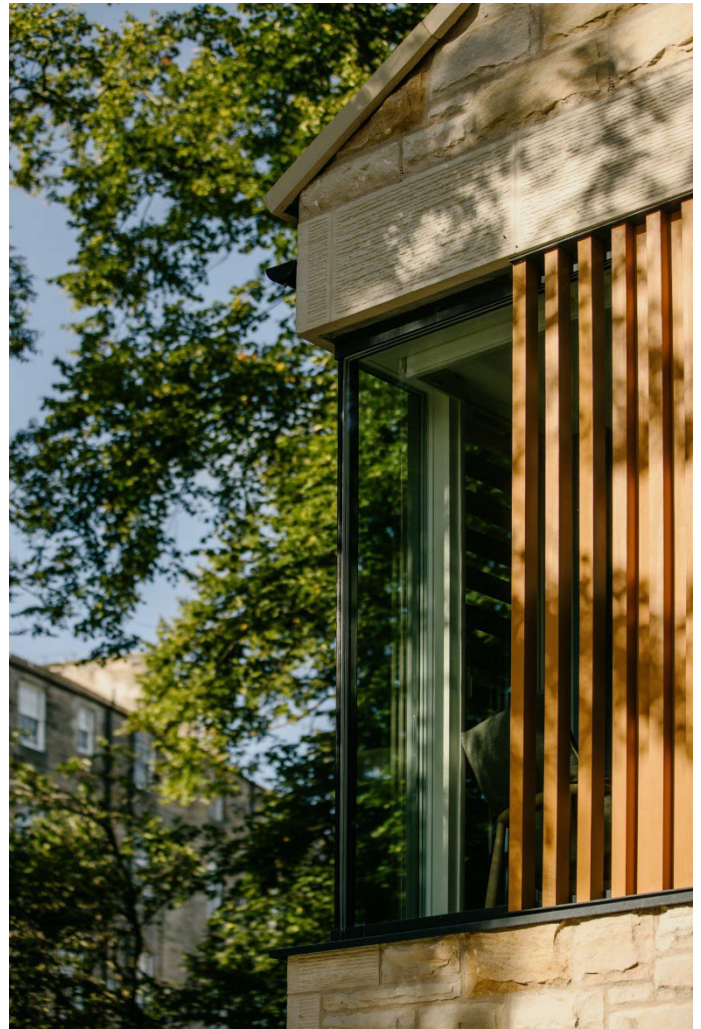
DATES

Summer 2022 – Spring 2023

SUBHEADER

Graham + Sibbald (G+S) were instructed by a private client to provide Project Management services in relation to the conversion and redevelopment of an existing Category B listed mews property, including the construction of a high specification extension to the eastern gable. The original building was constructed in the early 19th century. The project required careful management and co-ordination given the nature of the site.





WHY G+S

Graham + Sibbald is one of the UK's leading property consultancy services. Our success is built upon how we deliver our service; it is a unique combination of being both professional and personable. Our Building Surveying team can help you maximise the value of your property and minimise your costs and liabilities. We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of retained clients including Local Authorities, Inward Investors, Government Departments, and Major Retailers.

Thanks to our expertise, experience, and nationwide network of local offices, we are able to deliver a professional, cost-effective service with a real personal touch. We place a high priority on expertise, good communications, and building long-term client relationships based on trust.

APPROACH

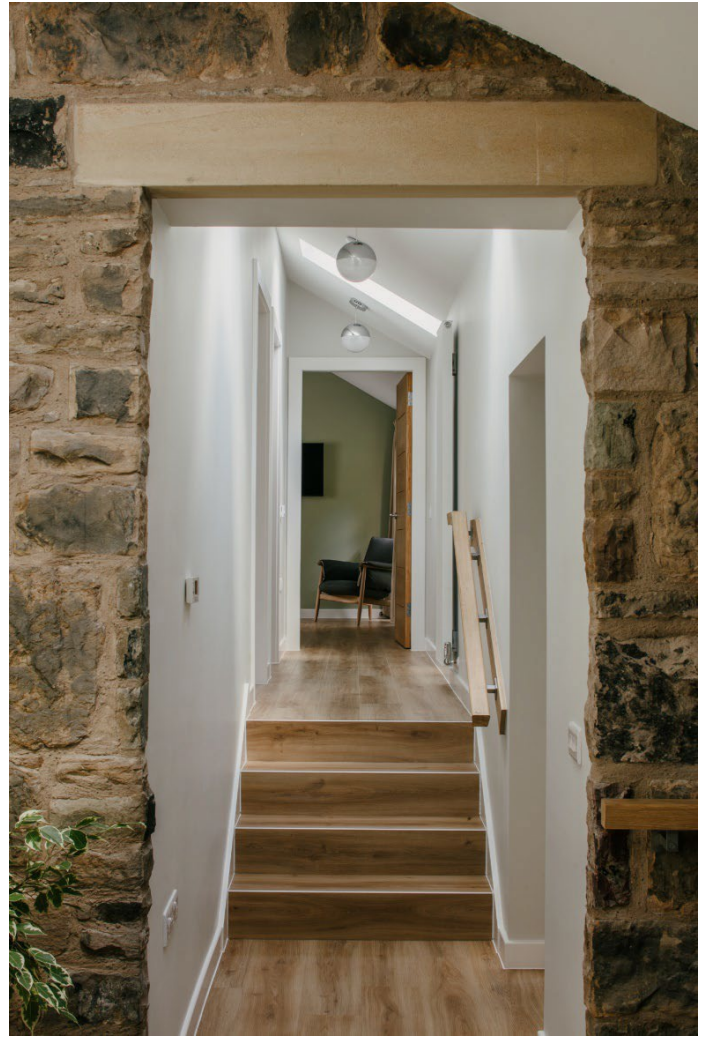
The project was expertly designed by DS Architecture Ltd, and brought to life by Carlsson Properties Ltd. Graham + Sibbald provided Project Management services and fulfilled Principal Designer duties, including the provision of budget costs, co-ordination of the design team, preparation of tender documentation including conditions of contract, tendering the project, advising on the appointment of a Principal Contractor, managing and certifying valuations throughout & managing the process to completion. Once the project commenced on-site, G+S kept in regular contact with the Contractor & Design team via fortnightly site visits, along with regular informal ad-hoc site visits. Our client was regularly updated as matters progressed.

KEY CHALLENGES

The location and nature of the building was the main challenge of this project. Careful consideration and detailing was required given the Category B listed nature of the existing property. Additionally, Circus Lane is one of the most popular streets in Edinburgh given how picturesque it is. An understanding of how to repair a listed building, along with knowledge of modern construction techniques was required for this unique project.

RESULTS

The project was completed to an exceptionally high standard, and the property now presents itself as a stunning example of the conversion and adaptation of an existing mews dwelling.



Key contacts:



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