

LOCATION:

Penicuik, near Edinburgh

Restaurant Extension, Link Building and Events Pod for Listed Hotel Building

CLIENT:

The Craigie Hotel

PROJECT SUMMARY:

- Construction of events pod, restaurant extension and link building for Scottish hotel
 - Pod 81m² (includes external verandah); restaurant extension 137m²; link building 14m²
 - Thermowood cladding finish to externals
 - All groundworks, foundations and drainage
 - Aluminium windows and doors including bespoke bi-fold doors opening from pod to decked verandah
 - Completed November 2017
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CHALLENGE:**Adding space and function for elegant listed building**

The impressive Craigie House is situated at the foot of the Pentland Hills near Edinburgh. Built in 1885, it was designed by George Washington Browne for the eminent zoologist James Cossar Ewart. Converted into a hotel in 1933, this elegant building has recently been fully refurbished.

Enviro Building Solutions were tasked with using modular building methods to construct an extension to increase space for the existing restaurant, a link corridor to join two separate hotel buildings and a pod in the gardens for use as an events venue. The team has successfully created a trio of spaces designed to complement the architecture and environment, all finished externally using thermowood heat treated spruce and featuring aluminium windows and doors to give a high specification finish.

The new pod is tucked away in a corner of the hotel's leafy gardens, forming a perfect party pad with its own cocktail bar, used for weddings, private parties, board meetings, presentations and networking events.



PROJECT CASE STUDY



Modular building solutions provide fast, versatile and attractive solutions for the leisure and hospitality market, dovetailing with existing buildings or creating new and innovative spaces to facilitate business growth and diversification."

Jonathan Collins
Enviro Building Solutions

Creating a complementary finish

This was a challenging project. The hotel is a listed building and it was essential that the modular elements reflected the quality and substance of the architectural style, without detracting from the environment and surrounding grounds. A thermowood heat treated spruce cladding was selected to complement the colours and textures of the local stone.

Overcoming access and abutment issues

Because of site and location, both the two storey link building and restaurant extension were formed offsite using a 'flat pack' approach. Siting the restaurant extension and link building where old met new presented a number of technical challenges, with all seals and abutments critical in order to achieve a weathertight finish. The bespoke link building, which replaced a glass corridor, provided a far more cost effective solution than a traditional build and created an excellent and practical end result. Adding the restaurant extension has created an attractive external approach and entrance

to the facility as well as increased dining space.

Bringing the utilities to service the pod

Siting the pod also presented access issues, and the modular sections were craned into place in a secluded corner of the grounds, with all additional elements manually transported around to the location at the rear of the hotel. The team from Enviro were also responsible for bringing all utilities to the selected spot to serve the new pod, as well as fitting out the bar area. The 'party pad' has given the hotel an additional 54m² of event space as well as an attractive external decked verandah measuring 27m², accessed by bi-folding entrance doors to open up the space and bring the outdoors in.

The team from Enviro Building Solutions contended with tricky access and abutment issues as well as some of the coldest weather of the year to complete the entire project on time and to budget.



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