

3b



MEIKLE AUCHENGREE

Role: Principal Contractor

Client: Private

The new house is located within North Ayrshire. This elevated position gives the building wonderful views over the North Ayrshire landscape. However, it has little natural shelter and is very exposed to the elements. Strong South-Westerly winds can make being outdoors on the site quite uncomfortable.

In response to the site and conditions, the functions of the house are contained within a cluster of building forms, which draw on the traditional groupings of agricultural farm buildings in the area. A two storey element, a one storey linear element and an outbuilding form a cluster around a three sided courtyard. The roofs and walls of the building are clad in zinc.

This material choice provides a contemporary, quality exterior that references the local rural agricultural buildings. This was one of the first single houses in the countryside to gain planning permission under the new North Ayrshire planning guidelines.





PROJECTS – SKILLS & EXPERIENCE

The Auchengree Private Residence is an award-winning high-end residential project that demonstrates 3b construction's ability to deliver complex architectural projects where exceptional quality, specialist materials and meticulous detailing are fundamental to the finished building.

Although modest in overall scale, the project was technically complex and required a high level of coordination between the design team, architects, specialist subcontractors and our own site teams. We consider the project particularly relevant to this PQQ due to our experience in delivering sophisticated hard metal roofing and façade systems, together with the integration of highly detailed architectural features.

A key feature of the residence is its zinc-clad external envelope and roof. The installation required careful consideration of interfaces, junctions and detailing to achieve the clean architectural appearance intended by the design team. The project also incorporated a number of concealed and integrated elements, including rainwater gutters and downpipes, which were carefully incorporated into the building fabric rather than expressed externally.

The façade design included a series of bespoke timber sliding shutters, which were designed to disappear completely into the structure when opened. Delivering this detail required close coordination between the structural elements, timber components, cladding and associated mechanisms to ensure that the shutters operated correctly while maintaining the clean lines of the architectural design.

The residence was designed and constructed around principles of energy efficiency and sustainability, incorporating passive house construction together with renewable energy technologies. The building includes a ground source heat pump, solar photovoltaic panels and solar thermal technology, all of which required careful coordination and integration within the overall building design.

3b also delivered a full bespoke joinery package for the residence, alongside specialist cast concrete furniture. These elements required a high level of workmanship and attention to detail and demonstrate our ability to manage and deliver bespoke architectural components alongside the wider construction works. The project is particularly notable for the recognition it received for both its architectural design and construction quality. The residence was awarded or recognised through a number of leading industry and design awards, including:

The number and calibre of awards received demonstrate the exceptionally high standards achieved by the project and the successful collaboration between the client, architect, design team and contractor. For 3b, the project is an important example of our ability to work collaboratively with architects and designers to understand and deliver demanding architectural requirements rather than simply constructing to a set of drawings.

Auchengree demonstrates many of the capabilities directly relevant to the proposed project, including high-end residential construction, hard metal roofing and cladding, concealed building services and rainwater systems, bespoke joinery, complex interfaces and high-quality architectural finishes. Most importantly, it demonstrates 3b's ability to maintain quality and attention to detail across technically challenging elements while working closely and collaboratively with the wider design team to achieve an exceptional end result.

Contract: SBCC without quantities

Duration 52 weeks