

The logo consists of the characters '3b' in a blue, sans-serif font, enclosed within a white square.

WATERSEdge

Role: Principal Contractor

Client: Private

This luxury new house build sits on the west coast of Scotland in Ayrshire with views of Arran and the Clyde Coast.

Traditionally built with blockwork and ashlar sandstone facades, beam and block floors and large basement on the foreshore

Our works included:

Full fit out package incorporating cinema room, library, dressing rooms, garden room, and handmade bespoke kitchen

Smart controls – AV, Lighting, Blinds, CCTV, Security, Heating

Hardwood and marble finishes throughout

Extensive hard and soft landscaping package

“3b construction provide a really good service.”

Nancy Brown / Private Client



PROJECTS – SKILLS & EXPERIENCE

Watersedge is a high-end private residence in Turnberry completed some years ago, located in a prominent foreshore setting overlooking the sea. The project is particularly relevant to this PQQ due to its scale and overall composition, being a three-storey residence incorporating a basement, extensive garaging, traditional construction, stonework, traditional roofing, landscaping and a full high-quality internal fit-out.

The residence was constructed using traditional blockwork with inner and outer skins, together with beam and block floor construction. The basement accommodates substantial car garaging along with the mechanical and electrical plant room and a personnel lift.

Externally, the building combines traditional slate and lead roofing with sandstone detailing, including a prominent feature entranceway. The coastal location and exposure required appropriate consideration of the building envelope and detailing to ensure the finished construction was both robust and sympathetic to its setting.

A significant feature of the property is the large glazed façade overlooking the sea, incorporating a full-length balcony. This provides extensive views while creating a strong connection between the internal accommodation and the surrounding landscape. The project also included hard and soft landscaping as part of the overall external works.

Internally, Watersedge was completed to a high-end residential standard, incorporating a cinema room, garden room, library, dressing rooms and luxury shower and bathroom facilities. The project included a full fit-out and required close coordination of the architectural finishes, mechanical and electrical installations, specialist areas and bespoke residential requirements.

While the construction methodology was relatively straightforward compared with some of 3b's more technically complex projects, Watersedge is particularly relevant to the proposed residence because of its comparable scale, arrangement and scope. It demonstrates our experience of delivering a substantial private residence incorporating three floors, basement accommodation, large-scale garaging, stonework, traditional slate and lead roofs, extensive glazing, landscaping, specialist rooms and a complete high-end fit-out.

The project also demonstrates 3b's ability to coordinate the various elements of a large residential build from structure and envelope through to mechanical and electrical services, specialist installations, internal finishes and external works. This integrated approach provides the control required to maintain quality, programme and coordination across all stages of a high-end residential project.

Watersedge therefore provides a strong and directly relevant example of 3b's experience in delivering large-scale private residences of a similar nature to the proposed project.

3b were then contracted several years later by the same Private Client to build a slightly smaller residence for them to downsize into. This can be seen on our website, called Port Murray. It was a more contemporary design utilising a full steel frame, stonework and eternity cladding facades. Adjacent site right on the foreshore.

Contract: SBCC with quantities

Duration: 52 weeks