



PROJECT PROFILE



Caledonian Exchange, Edinburgh

THE TASK:

Following a limited competition to identify viable commercial and innovative design solutions, Kenmore Investments commissioned TPS for the redevelopment of Caledonian Exchange, a 1960's concrete clad office block in central Edinburgh.

The building had a dated appearance with a poor entrance whilst the existing floor plates could not meet modern servicing standards due to low floor to ceiling heights.

THE DESIGN:

A radical design solution was adopted, removing all but the structural frame and floor slabs of the original building. The building footprint was increased to provide an additional 15% lettable floor area and an additional storey was added to house the services plant required for a modern, highly serviced office development. Externally the walls were re-clad in a high quality curtain walling and glazing system, which resulted in a complete transformation of the building appearance and status.

THE SERVICE:

A co-operative approach and constant liaison between the Client and the Design Team was established from project inception. This ensured that a fully integrated design philosophy produced a commercially viable and visually attractive office development.

THE RESULT:

The building was transformed into a modern fully air-conditioned and highly serviced open plan office with an impressive new entrance.

- The project won the award: British Council of Offices, Scotland Regional Winner, Best Commercial Workplace 2000.

CLIENT

Kenmore Investments Ltd

PROJECT VALUE

£5.5m

SERVICES

- Architecture
- Interior Design
- Landscape Design

COMPLETION DATE

April 1999

PROJECT PARTNERS

- PM: Citex
- SE: WA Fairhurst
- M&E: RSP
- Contractor: Trentham

FURTHER DETAILS

TPS, Commercial Quay
86 Commercial Street
Leith Edinburgh EH6 6LX
T: +44 (0) 131 561 2600
F: +44 (0) 131 561 2601
info@tpsconsult.co.uk
www.tpsconsult.co.uk