

East Neighbourhood Centre and Craigmillar Library

Flagship community hub cements Craigmillar's future

£7.9m

/ Project value

August 2011

/ The build commenced

September 2012

/ The duration

Part of Edinburgh Council's 'Fit for Future' strategy, the East Neighbourhood Centre and Craigmillar Library (ENLOC) development is a £7.9 million state-of-the-art community hub, which includes a modern library, a ground floor engagement space and two floors of DDA compliant open-plan office accommodation. Delivered in a fast-track construction period of 59 weeks, the 4510m², BREEAM 'Excellent' rated building, which features low-carbon technologies, co-locates four local government departments and accommodates over 350 staff.

The Brief

The Council's objective for the ENLOC project was the construction of a multi-purpose facility capable of rationalising its accommodation and improving joint service working and integration - resulting in "better outcomes" for people at the point of service delivery.



"This has been another excellent partnership to deliver a new library and community hub for the people living in the east of Edinburgh."

Councillor Andrew Burns, Leader of the City of Edinburgh Council

“We’re very excited to open the doors to the public and I’ve no doubt this will be a valuable resource for the local community – bringing many of the services provided by both the Council and our partners under one roof.”

Councillor Andrew Burns, Leader of the City of Edinburgh Council

The Challenges

Early in the process we identified that the architectural design was unable to allow for the deflection and tolerances (up to 28mm) in the structure’s concrete frame, which impacted upon both the floor voids, and the installation of the Techcrete panels, to achieve an air-tight building. Demonstrating creativity, our solution was to install wood frames to box-in the Techcrete panels in order to deliver the required airtightness (approximately 6.3m³/m²/hr) and to provide a high quality aesthetic finish.

GRAHAM’s added value solution

A key feature of Craigmillar Town Centre’s Masterplan, the new ENLOC development, which received a ‘Performance Beyond Compliance’ award from the Considerate Constructors Scheme, consists of a concrete frame building with precast Techcrete concrete panels and a rubber membrane covered roof. Replacing unfit council premises with vibrant community engagement spaces, open plan office accommodation and a library, the 4510m² development was commended for the speed of our construction. Highlighting how our people make us unique, during the in-situ concrete frame works our colleagues worked 12-hour shifts, seven days a week in order to maintain the tight programme. Collaborating closely with the Council, our Design Managers reduced costs by circa £328k, through innovative proposals, such as a suspended slab solution, without compromising on design quality. A close relationship with the Librarian was also established and resulted in the incorporation of modern technologies and powered seating.

Outputs & Benefits

- / **Project Efficiency:** Completed within 59 weeks
- / **Added Value Design:** The cost was reduced by circa £328k through cost saving measures in agreement with the client
- / **Innovative Construction:** Precast Techcrete concrete panels were used on the project
- / **Sustainability Features:** Natural ventilation, rainwater harvesting, a zonal heating system and Brise Soleil were all included
- / **Inclusive For All:** DDA Compliant and barrier free
- / **Considerate Constructors:** The project received a ‘Performance Beyond Compliance’ award from the Considerate Constructors Scheme
- / **Local Engagement:** Utilised 85% of local suppliers and subcontractors



For more information on how we’re delivering lasting impact:

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