

A large, dark gray, stylized lowercase letter 'b' is positioned in the background, partially overlapping the text. It has a thick vertical stem and a circular bowl with a gap on the right side.

**blackhall**



create. manage. renovate.

# blackhall developments

create. manage. renovate.

**At Blackhall we have a simple mantra: to meet our client's needs and ensure they are fully satisfied in all areas of their project.**

The Blackhall brand was created in the late 1970's and has operated in the public and private sector fulfilling a wide range of briefs valuing from £1,000 to £100m. As this brochure will demonstrate, we are not just able to handle straightforward projects. In fact, we love to tackle challenging buildings and have proven experience in Grade A and B listed properties.

We are a multi-skilled building contractor with a talented and experienced management team at the helm. Our hands-on approach means that we can add value to each project, whilst also ensuring that the work meets expectations on all levels.

Blackhall engages with a team of trusted and valued tradesmen, many of who are skilled labourers across all trades. Time, cost and quality for the client are three key components at the forefront of their minds. And whatever the value of the project you can be assured of 100% commitment and dedication.

I hope the following pages will give you a good feel for what Blackhall Developments has achieved in the past. But, it's the future we're interested in and what my team can do for you.

Please feel free to call me to discuss your requirements and I will tell you how we can make your vision become a reality:

**TEL:** 0131 552 8972 or **EMAIL:** ross@blackhalldevelopments.co.uk



**ROSS YOUNG**  
Director

## our heritage

Blackhall's history



Blackhall Developments may still be in its early years of growth, but it is steeped in rich history. Its origins can be traced back nearly four decades involving three generations of the 'Young' family.

Ross's late grandfather, Hugh Guthrie, was a highly-skilled and admired engineer. He started Blackhall Engineering in 1978 and quickly carved out a niche for his business by creating steel frames and structures for the fish farm and construction industry. It's a line of work which still continues to this day.

A more visual example of Blackhall's work would be the steel staircase at Edinburgh's Western General Hospital. Anyone who has climbed it is leaving their footsteps on one of Hugh's carefully crafted masterpieces.



After hanging up his boots as a professional footballer, John Young joined Hugh in 1982. He brought a fresh energy to the business and, as a young boy, Ross would often visit the workshop to see first-hand the skills, traditions and values which have given the Blackhall name its strength and identity. The early seeds for Blackhall's next chapter were sown in that workshop.



2010 would see Blackhall Developments emerge and develop into the latest success story in the dynasty. As these pages show it has grown from humble beginnings: converting people's kitchens and shower rooms into taking on projects of significant scale. An annual turnover of £1m does not happen without earning a trusted and valued reputation in the process.

Blackhall takes pride in treating every project in the same manner no matter its size or value. It is a hands on approach where care, precision and attention to detail are central. Just as Hugh did, all those years before.

## north bridge lofts edinburgh

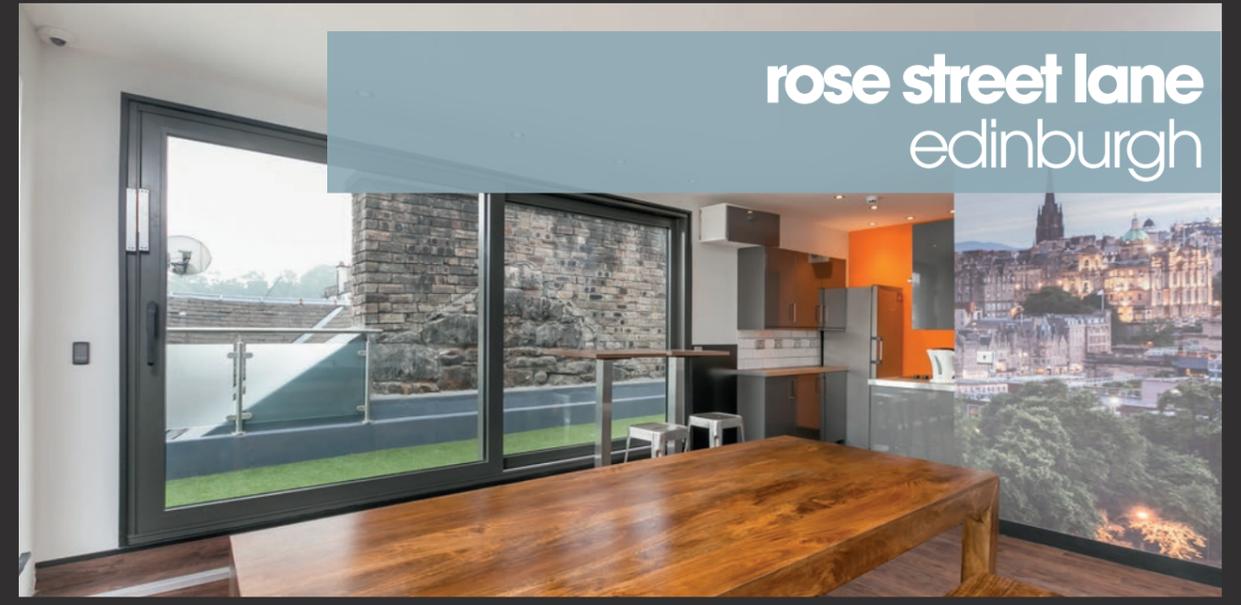


**project value** £400,000  
**client** Edinburgh MI /  
North Bridge Lofts  
Developments Co  
**completed** February 2014

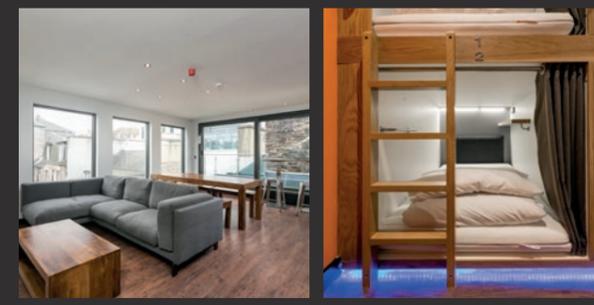


Blackhall's biggest and most challenging project to-date. It involved the creation of ten stylish apartments within the historic grade-A listed Scotsman buildings on Edinburgh's North Bridge. The extensive redevelopment combines the grandeur of Victorian architecture with boutique contemporary design.

## rose street lane edinburgh



**project value** £500,000  
**client** DS Landsburgh  
**completed** August 2014



This property was lying redundant until the developer's vision to create a 30-bed youth hostel close to Edinburgh's fashionable George Street was realised by Blackhall. An extra piece of land was acquired by the developer and was crucial in allowing a new entrance foyer and staircase to be formed leading to a brand new top floor with views over the city.



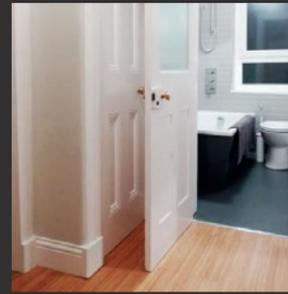
**birch house**  
edinburgh



**project value** £50,000  
**client** Almondale Group  
**completed** July 2013

An office refurbishment project in West Edinburgh on behalf of an Edinburgh-based investment and development company. Blackhall worked with existing glass partitioning systems to carefully re-shape an existing 3,500 sq ft office. The fit-out was to meet the bespoke requirements of in-going tenant, Hollander International. Blackhall's remit was to complete the project within 4 weeks which they did successfully.

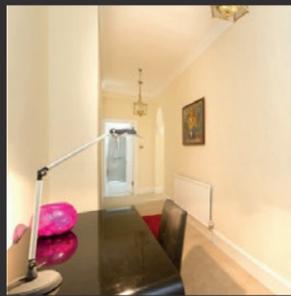
**wardlaw street**  
edinburgh



**project value** Undisclosed  
**client** Private Client  
**completed** August 2014

One bedroom apartment requiring a full refurbishment following completion of the purchase. Works included newly fitted kitchen and bathroom suite and refurbishing and retaining period features to suit the clients requirements. This project was completed in tight timescales with a keen attention to detailing and high level of finish. The project was carried out by Blackhall and overseen from start to finish by the management team.

**great king street (various)**  
new town, edinburgh



**project value** up to £60,000  
**client** GROUSS (part of the Grosvenor Group)  
**completed** Various

Working on behalf of the Duke of Westminster's Grosvenor Group, Blackhall has carried out a number of refurbishments to upper and lower residences in one of Edinburgh's most prestigious New Town addresses.

**barge renovation**  
edinburgh



**project value** £50,000  
**client** The Leith Agency  
**completed** June 2010

Our management team was involved in one of Edinburgh's first barge conversions on the Water of Leith designed to meet a specific business requirement. Their brief was to create a flexible working environment for a highly regarded design and PR agency. The space also included a central bar area and a rooftop seating area for entertaining and socialising.

# all trades building services

| **GRADE A AND GRADE B LISTED BUILDING EXPERIENCE**

| **ALL TRADES SUPPLIED**

| **RESIDENTIAL REFURBISHMENTS**

| **COMMERCIAL REFURBISHMENTS**

| **TURN-KEY PROJECT MANAGEMENT**

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