



Residential Development Coltbridge Avenue, Edinburgh

For John Birnie Ltd

12 flats for the private market, alongside the Water of Leith in this residential Conservation Area in Edinburgh, conceived as a set of “riverside warehouses” built on the north bank of the river.

Approached from the north via an entrance court, ground floor flats have their own entrance porches. Upper floor flats are served by a straight flight of stairs set into a ‘slot’ with a glazed roof that makes a visual connection between entrance court and river and lets sunlight through to the court from the south.

Each flat is on split levels over 1 1/2 storeys to provide generous volumes to the living spaces. Those on the lower floors face south to the river, with balconies and terraces. On the top floor, a ‘loft’ under the top lit pitched roof has its taller living volume on the north overlooking the court, providing passive surveillance.



Structural Engineer: Jim McColl Associates

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