



Newbattle Terrace, Edinburgh, UK

Contemporary Townhouses:
Reinstating the Street



There's this really modern and funky development near the Dominion – do you know it ...



Overheard on No 23 bus to Morningside

Morningside is a notoriously conservative area of Edinburgh, located in the south-west of the city. A bungalow dating from the 1930s had occupied the sloping, brownfield site, with surrounding streets characterised by Victorian villas and townhouses.

The developer, AB Hamilton, had originally envisaged a somewhat traditional development of flats and the Edinburgh City planners requested a revised approach. A planning condition stipulated the provision of on-site carparking.

To realise the viable development required by the client, JTP's design needed to accommodate greater numbers of units within an envelope restricted by the existing heights and fenestration patterns of neighbouring properties.

Project Delivery

- Proposals for four modern, split-level family townhouses to reinstate the building line of the street.
- Integration of contemporary architecture into one of Edinburgh's most conservative residential neighbourhoods through the use of dark steel panels, white render, timber boarding and large areas of windows.
- A house plan that responds to the topography of the site, with a raised ground floor level creating a habitable basement with direct access to private gardens.
- Two double height living spaces and a generous roof terrace for each home.
- Undercroft car parking, accessed via a ramp, to accommodate two spaces per dwelling.
- A design that generates considerably more saleable floor area and a simpler build with efficient repeated elements than previous proposals.
- Planning consent within three months of initial sketch proposals, following favourable responses from local property agents and the City of Edinburgh planners.

Client

AB Hamilton Ltd (now Kenmore Homes)

Awards

Homes for Scotland Design Awards 2006
Brownfield New Build (Small) Award

