

Kinnear Road Residential Development

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The Breakfast
Mission



Render -South Elevation

Our proposed development at Kinnear Road comprises 16 apartments, organised around two cores each of which are accessed directly from the street. The accommodation is a mix of 2, 3 and 4 bedroom apartments,

The 2160m² site is in North Edinburgh and is part of the Inverleith conservation area. On the southern boundary, a low, stone wall separates the garden from the adjoining Edinburgh Academy playing fields, where our award winning Hockey

Pavilion and Rugby Pavilion projects are located.

To the north, the building presents a three storey elevation to Kinnear Road, is faced in stone and is a deliberately controlled and understated response to the architectural approach which has been adopted to either side. An attic storey is set back and articulated with bay windows. On the side elevations, the stone gives way to a buff coloured brick which also forms the otherwise substantially glazed south elevation.

The proposed development respects the building line along the south side of Kinnear Road and at the same time, extends the southern building line of number 31. The south elevation is clearly different from all others as it adopts a "step-back" section with extensive south facing terraces.

The fall on the site allows the garage to be located below the existing garden level, where parking is provided for 19 cars and 32 bicycles.

At a slightly lower level two garden apartments are located south of this. These have their main access via the internal lift but also are served by the pedestrian paths adjacent to east and west boundaries. Each of these apartments have a south facing garden. The two penthouse flats each have an upper level of study "look-out".

The proposal provides every apartment with private external open space either in the form of a south facing terrace or garden.

Planning consent was achieved in March 2017 and the project is proceeding towards a site start in early 2018.

Other Details

Architects	Richard Murphy, James Mason
Client	AMA (New Town) Ltd

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