



OSBORNE HOUSE | EDINBURGH

ACCOMMODATION

157 bedrooms
Existing building alterations

CLIENT

S. Harrison Developments

Osborne House is a 157-bedroom hotel development in Edinburgh's West End, combining the sensitive adaptation of an existing 1970s modernist office building with carefully considered new extensions.

The design retains the majority of the original concrete structure and façade panels, preserving the character of the building while introducing a new glazed top storey that enhances the proportions onto West Coates. At ground floor the long, glazed frontage is activated by public spaces, opening onto a new external restaurant terrace and strengthening the relationship with the street.

Along Devon Place, the façade continues the rhythm and proportions of the existing fenestration through the use of concrete and aluminium cladding to match the quality of the original building. The extensions and courtyard landscaping have been carefully designed to respond to the surrounding residential context.