



LIVING

DESIGN & DELIVERY EXPERIENCE



CONTENTS

01 INTRODUCTION
About us

02 RELEVANT EXPERTISE
Designing for Living
What can we do for you?

03 DELIVERING ACROSS THE UK
Selected Living experience across the UK

04 SUSTAINABLE DESIGN
Designing sustainable buildings and places

05 BUILD TO RENT

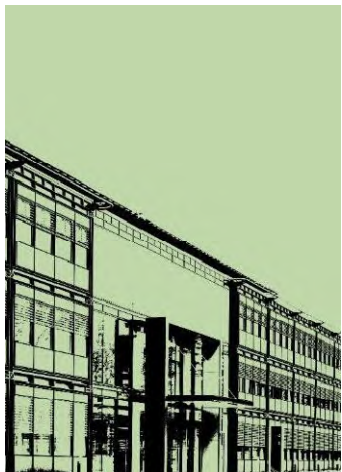
06 PRIVATE RESIDENTIAL

07 PBSA

08 EXTRA-CARE

09 CDA EXPERIENCE
Selected experience from other sectors

10 CONTACT US
Our details



CDA is an award-winning architecture and interior design practice creating carefully considered design solutions and providing reliable project delivery for major new-build and retrofit developments across the UK.

Founded in Edinburgh in 1980, CDA has grown into one of the UK's top-performing architecture practices working across a wide range of sectors including hospitality and leisure, workplace, living, retail, education, industrial and transport. Over the last four decades we have built a strong reputation for delivering complex projects and masterplans.

We work across every stage of the development process, from early concept design and planning – supported by our in-house 3D visualisation team – through to implementation, construction and handover. Collaboration is central to our approach, and we enjoy working closely with other designers, consultants and contractors as part of multidisciplinary teams.

We design buildings and places that deliver lasting value and meet our clients' aspirations.

Designing for Living

The Living sector is a core part of CDA's work. We collaborate with developers, investors and operators to deliver housing-led schemes which are commercially sound, planning-aware and designed to create lasting value.

Our experience spans Build to Rent, Purpose-Built Student Accommodation, Extra Care, private residential and mixed-use neighbourhoods. Each development brings its own requirements, from operational efficiency and management models to resident experience and placemaking. Our approach balances these practical considerations with thoughtful design to create places where people want to live.

Successful living environments must do more than maximise density. They need to respond to context, create a strong sense of place, and deliver homes that meet the needs of residents and communities.

From early feasibility and masterplanning, through planning, technical design and delivery, we bring commercial insight, design rigour and technical expertise to every stage of the process.

What can we do for you?

We understand the residential sector, and the pressures and priorities of developers, housebuilders and investors.

Site appraisals

Assessing opportunities, constraints and development potential to support early decision-making.

Masterplanning

Creating residential layouts and place-led strategies that balance density, quality and deliverability.

Design optimisation

Refining layouts, unit mix and building form to improve efficiency, viability and the quality of homes and places.

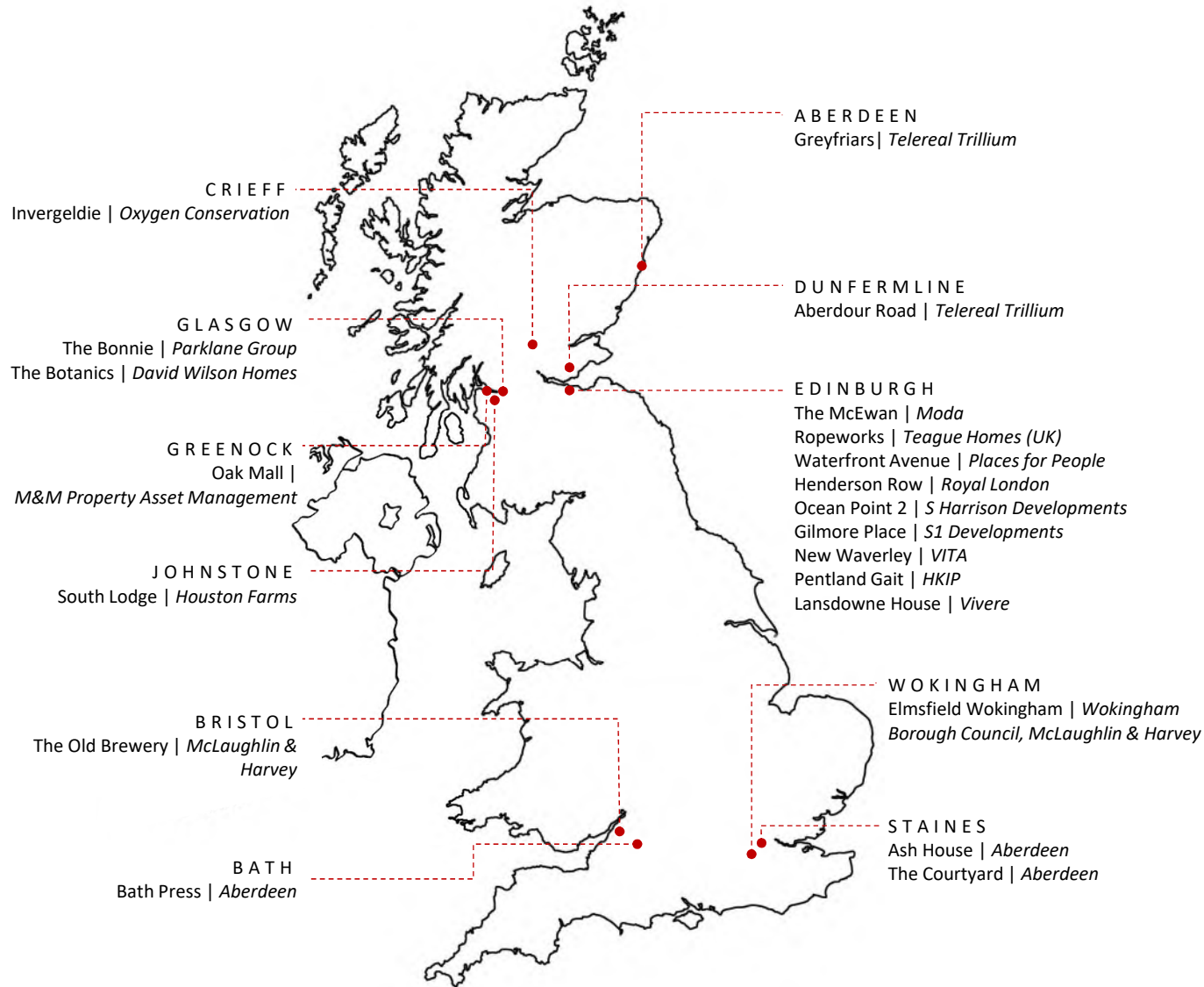
Regeneration and repositioning

Transforming existing sites and assets into successful residential or mixed-use developments.

Sustainability

Embedding sustainable design principles within the architectural design to improve performance, meet regulatory requirements and future-proof developments.

Delivering across the UK



CDA is a Scottish-based architectural practice operating across the UK, with a project portfolio spanning the length of the country.

National reach with consistent quality

Projects are resourced from our Edinburgh and Glasgow studios, ensuring the same level of quality, rigour, and attention regardless of location.

Our dual office structure enables us to deploy senior expertise and fully integrated design teams across the UK, maintaining our reliable project delivery from inception to handover.

A proven track record across the UK

Whether creating a new Built to Rent neighbourhood in Bath, delivering high-quality student accommodation in Glasgow, transforming an extra care community in Edinburgh or redeveloping private residential in Wokingham, CDA brings the same level of commercial insight and design quality to every project, wherever it is in the UK.

Designing sustainable buildings and places



Early design

The most effective sustainability strategies are established at the earliest stages of a project.

We consider site, orientation, massing and façade from the outset, applying passive design principles to reduce energy demand before technical systems are introduced. This approach creates buildings that are inherently efficient, comfortable and perform well over time.



Retrofit and reuse

A significant part of our work involves the transformation of existing buildings.

By retaining and repurposing structures, we extend building life and reduce embodied carbon while unlocking value in constrained or complex sites. Our experience in retrofit and repositioning allows us to deliver meaningful improvements in performance while working within existing fabric.



Delivery and performance

Our approach to sustainability is pragmatic and delivery-focussed.

We work closely with clients, consultants and contractors to ensure environmental ambitions are aligned with programme, budget and buildability. This maintains the balance between design quality and reliable project delivery that underpins our work.

Sustainability is embedded in our approach to design and delivery.

Across new build and retrofit projects we create buildings that are efficient, durable and adaptable — balancing environmental responsibility with commercial viability and long-term value.

BUILD TO RENT

Selected Living experience

We design Build to Rent developments with a clear understanding of operational efficiency, resident experience and long-term asset performance. Our approach balances density, amenity and placemaking to create attractive, high-quality rental communities.



THE MCEWAN | EDINBURGH

ACCOMMODATION

Phase 1 – 337 apartments

Phase 2 – 139 apartments

CLIENT

Moda

AWARDS

2026 Winner Scottish Property Awards *Build to Rent Development of the Year* for Phase 2

2023 Commendation Saltire Housing Design Award (*Multiple Private Dwelling*)

2022 Winner Scottish Property Awards *Build to Rent Development of the Year* for Phase 1

The McEwan is one of the first and the largest purpose-built Build to Rent developments in Scotland, forming part of the wider regeneration of the former Scottish & Newcastle Brewery site in the Fountainbridge area. We were originally commissioned by Grosvenor, and later retained by Moda, to deliver this 2.15 hectare site which plays a key role in the transformation of the wider Fountainbridge neighbourhood.

Planning Permission in Principle was granted in 2016 for the new site-wide masterplan. Phase 1 delivered 337 homes across two buildings, ranging from studios to three-bedroom apartments, and Phase 2 provided a further 139 apartments within the third building.

The development has achieved the highest possible Fitwel rating, becoming the first residential development in Europe to be awarded 3 stars, recognising its commitment to health and wellbeing.





BATH PRESS | BATH

ACCOMMODATION

270 new homes, a mix of apartments and traditional townhouses

30 three-storey townhouses

240 BTR apartments ranging from 1-bed to 3-bed

CLIENT

Aberdeen

Bath Press redeveloped a former printing works in Bath for Aberdeen, reworked from the original planning consent to maximise Build to Rent provision while responding sensitively to its context.

The scheme provided a mix of 240 apartments, 30 three-storey townhouses and 16,000sqft of commercial space. The retained façade along Lower Bristol Road was carefully integrated into the new design, preserving the site's historic character.

Landscaped spaces were distributed throughout the development providing a variety of shared amenity areas including a roof terrace for residents. Each townhouse was designed with its own private garden, contributing to a balanced residential environment.



SKYLINER | EDINBURGH

ACCOMMODATION
4 buildings up to 14 storeys in height
338 BTR apartments
2 commercial units

CLIENT
S1 Developments

Skyliner is a Built to Rent residential development for S1 Developments, located on brownfield land adjacent to the historic Leith Docks in Edinburgh. The design comprises 338 apartments across four buildings, ranging in height from 7 to 14 storeys.

A strong emphasis is placed on waterfront living, with a new landscaped cycle and pedestrian boardwalk forming a key edge to the site. Carefully designed public realm, including pocket parks, enhances connections to the surrounding area.

Residents benefit from a range of internal and external amenity spaces at ground and first floor level, alongside a dedicated rooftop amenity space located on the 14th storey of one of the central buildings.



OCEAN POINT 2 | EDINBURGH

ACCOMMODATION

2 buildings up to 15 storeys
112 build to rent apartments
404 student beds

CLIENT

S Harrison Ltd

Ocean Point 2 forms part of the wider regeneration of Edinburgh's waterfront at Leith Docks and occupies a prominent brownfield site fronting both Ocean Drive and the waterside edge.

The mixed-use development comprises two landmark buildings: a 15-storey western block providing 112 Build to Rent apartments and an eastern building of 12–13 storeys delivering 404 student beds. The architecture has been designed to create a strong urban frontage to both the street and waterfront, contributing to the evolving identity of the area.

Both buildings incorporate generous internal private amenity spaces at ground floor level, together with extensive external landscaped areas for residents and the public. A continuous boardwalk along the northern edge of the site extends existing pedestrian and cycle routes, improving connectivity to adjacent developments and the wider waterfront regeneration area.

PRIVATE RESIDENTIAL

Selected Living experience

We design private residential developments that respond to context, market demand and planning requirements. Our focus is on creating high-quality homes and well-considered layouts that maximise value while enhancing their surroundings.



THE BOTANICS | GLASGOW

ACCOMMODATION

75 apartments and 19 townhouses

CLIENT

David Wilson Homes

AWARDS

2023 Commendation Saltire

Housing Design Award (*Multiple Private Dwelling*)

2018 Winner Scottish Home Awards
Large Housing Development of the Year

2018 Winner Homes for Scotland
Private Development of the Year (Medium)

The redevelopment of the former BBC headquarters site in Glasgow's West End was masterplanned to create a high-quality residential neighbourhood within a constrained urban setting.

The completed development comprises 19 townhouses and 75 apartments across four buildings. The design responds to the site's topography, bounded by the River Kelvin to the north and Hamilton Drive to the south.

Townhouses along Hamilton Drive complete the existing terrace, drawing on the proportions and character of the surrounding Alexander Thomson buildings. A robust material palette of stone and buff brick reinforces this relationship, while apartment buildings are orientated to maximise open views across the city.

Undercroft car parking allows for generous landscaped open space, ensuring a strong balance between built form and amenity.



WESTERLEA GARDENS | EDINBURGH

ACCOMMODATION

30 new build apartments
3 new-build mews
9 conversion apartments

CLIENT

S1 Developments

AWARDS

2023 Shortlisted Saltire Housing
Design Award *Multiple Private
Dwelling*
2018 Shortlisted Scottish Home
Awards for *Apartment Development
of the Year*

Westerlea is the redevelopment of the former Capability Scotland site in the Murrayfield area of Edinburgh.

CDA secured detailed planning permission for the conversion of the Category B listed principal house and associated outbuildings into nine residential units, alongside three new apartment buildings providing a further 33 homes.

The new buildings are carefully positioned to benefit from views over the historic gardens while preserving the setting of the listed structures.



ROPEWORKS | EDINBURGH

ACCOMMODATION

640 new homes – traditional apartments, townhouses and colony apartments.

CLIENT

Teague Homes (UK)

AWARDS

2023 Winner Scottish Home Awards
House of the Year

2020 Winner Scottish Home Awards for
Apartment Development of the Year

2020 Shortlisted Scottish Home Awards
for *Housing Regeneration Project of the Year*

2020 Shortlisted Scottish Home Awards
for *Starter Home of the Year*

CDA was appointed by Teague Homes (UK) Ltd to re-masterplan this 16 acre brownfield site in the north of Edinburgh.

The site had a historic consented masterplan in place from 2008 but only the affordable housing element had been constructed. CDA proposed a new design approach delivering 640 new homes across a mix of apartments, townhouses and colony-style homes, organised around a network of green spaces and strong connections to Leith Links.

Detailed planning permission was obtained within the hybrid PPP application for the first two buildings delivering approximately 160 apartments including studios, one bed, two bed and family duplex apartments.



WATERFRONT AVENUE | EDINBURGH

ACCOMMODATION

1- and 2-bed apartments, 3- and 4-bed townhouses

This residential development forms part of the wider regeneration of the Granton waterfront, delivering a high-density scheme that balances efficiency with quality of living.

CLIENT

Places for People

The layout comprises two apartment buildings and two streets of townhouses arranged around a central landscaped courtyard, providing a mix of 1- and 2-bedroom apartments alongside 3- and 4-bedroom family homes.

AWARDS

2023 Shortlisted Saltire Housing Design Awards (*Multiple Private Dwelling*)
2020 Winner (Bronze) WhatHouse? Awards Best House
2020 Shortlisted Scottish Home Awards Housing Development of the Year (*Large, Private Sale*)
2019 Winner Scottish Home Awards House of the Year

The townhouses are designed as compact yet generous homes, with narrow frontages of 3.6 meters accommodating up to four bedrooms and double-height living spaces. Each property includes a private first-floor garden deck, positioned above integrated parking.

A robust material palette of varied brick tones, complemented by timber and zinc, responds to the coastal environment while creating a cohesive architectural identity.



HORNE TERRACE | EDINBURGH

ACCOMMODATION

4no. 3-bed townhouses and
14 waterside apartments – mix of
studio, 1 bed and 2 bed

CLIENT

S1 Developments

AWARDS

2017 Scottish Home Awards Winner
Apartment Development of the Year
Small Housing Development of the Year

Horne Terrace is the redevelopment of a prominent canal-side site in the Fountainbridge area of Edinburgh for S1 Developments.

The narrow linear site, adjacent to the Union Canal, required a design that carefully considered both the scheduled ancient monument and the ongoing use of the canal. The resulting scheme comprises a mix of four- and five-storey apartment buildings together with three-storey townhouses, delivering 17 homes ranging from studios to four-bedroom family units.

A high-quality palette of ashlar stone, brick and metal cladding reinforces the architectural quality of the development.



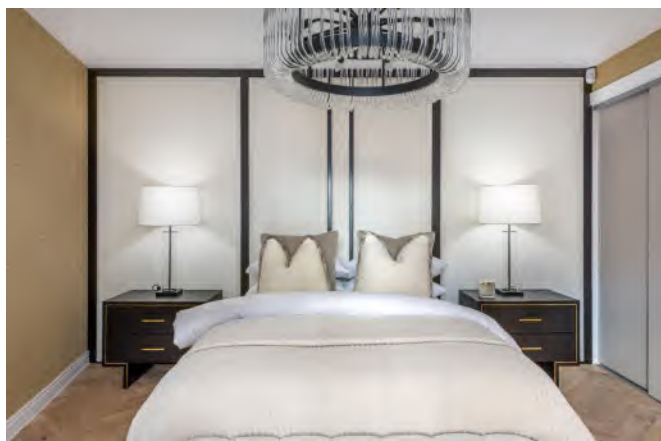
3 ST ANDREW SQUARE | EDINBURGH

ACCOMMODATION
Category A listed
5 luxury apartments

CLIENT
Aberdeen

CDA transformed this Category A listed building in the heart of Edinburgh's New Town into a mixed use development comprising a three-storey restaurant with five luxury apartments above, including a rooftop penthouse extension.

Working with interior designers Graven, the apartments were fitted-out to a high specification, making the most of the unique location with views over St Andrew Square and beyond to Fife.



67 ST BERNARDS | EDINBURGH

ACCOMMODATION

48 Residential units
Mix of studio, 1 bed, 2 bed and 3 bed,
Ground floor duplex apartments

CLIENT

Kelvin Properties

67 St Bernards is a six-storey residential development delivering 48 high-quality one, two and three-bedroom apartments, including four penthouses with panoramic views across Edinburgh.

A landscaped first-floor courtyard sits at the heart of the scheme, screening private parking below and providing valuable amenity space for residents.

The development includes 25% affordable housing for a local affordable housing provider and is designed to be tenure blind. These homes are designed to the standard of Housing for Varying Needs and have access to a private terrace at roof level.

Sustainability is central to the design, with solar panels, rain gardens, secure cycle storage, EV charging and tenure-blind affordable housing fully integrated into the development.

PBSA

Selected Living experience

We design student accommodation that prioritises wellbeing, community and operational efficiency. From cluster flats to studio-led schemes, we create environments that support modern student lifestyles and deliver strong, sustainable assets.



PA4N NEW WAVERLEY | EDINBURGH

ACCOMMODATION

267 beds

3no. 3-bed affordable townhouses

PA4N forms part of the wider New Waverley masterplan in Edinburgh's Old Town, a major mixed-use regeneration scheme comprising residential, office, hotel and commercial uses.

CLIENT

VITA

CDA has been involved in the development since the original masterplan consent in 2007 and was responsible for redesigning PA4N to secure planning permission for a mixed-use scheme incorporating student accommodation, affordable housing and commercial/community uses.

The project provides 267 student beds across a mix of studios and cluster flats, supported by extensive communal amenity including a private landscaped courtyard. Given the sensitivity of the site within Edinburgh's historic Old Town, particular attention was paid to the building's integration with the surrounding roofscape, streetscape and the significant 9-metre level change across the site. The design carefully balances density, active frontages and contextual response within this complex urban setting





GILMORE PLACE | EDINBURGH

ACCOMMODATION

29 cluster flats

230 beds

Associated amenity including lounge, music rooms and study spaces.

CLIENT

S1 Developments

AWARDS

2023 Winner Scottish Property Awards for *Student Development of the Year*

CDA secured planning permission on behalf of S1 Developments for the redevelopment of a former care home and nunnery operated by the Little Sisters of the Poor.

The existing C-listed building presented a complex design challenge due to its intricate arrangement of linked spaces and the presence of a substantial chapel at the centre of the site. The design approach sensitively transforms the existing structure into high-quality student accommodation, carefully retaining and repurposing key elements of the historic fabric.

The large grounds provided opportunity for new buildings which provide additional student accommodation, set around the perimeter to maintain the formal courtyard arrangement around the chapel.



EAST NEWINGTON PLACE | EDINBURGH

ACCOMMODATION
65 studios

This project involves the redevelopment of an existing garage site in the Newington area of Edinburgh.

CLIENT
S Harrison Developments Ltd

The site is particularly constrained, being landlocked on three sides and bounded by existing walls, including a Category B listed boundary wall to Newington Old Burial Ground. Within this tight footprint, CDA developed a four-storey building that carefully responds to the surrounding context.

The completed design provides 65 studio apartments for student accommodation together with associated amenity spaces, making efficient use of a highly constrained urban site.



PENTLAND GAIT | EDINBURGH

ACCOMMODATION

382 beds

1,500sqft commercial space

CLIENT

HKIP

Pentland Gait is located on the western edge of Edinburgh adjacent to the City of Edinburgh Bypass and the Union Canal.

CDA was appointed by HKIP to redevelop the existing office campus and surface car park as a mixed-use scheme combining purpose-built student accommodation with commercial space.

The proposals deliver 382 student bedrooms across a mix of studios and cluster flats, supported by a range of shared amenity spaces. A two-storey commercial building of approximately 15,000sqft is also included, with potential uses including life sciences, benefiting from the site's proximity to Heriot-Watt University and Edinburgh's wider research and innovation cluster.

The scheme provides an opportunity to revitalise an underperforming business site while supporting growth in both the student and commercial sectors.



PENTLAND HOUSE | EDINBURGH

ACCOMMODATION
337 beds
Associated amenity including lounge, gym and cinema.

CLIENT
S1 Developments

CDA was appointed by S1 Developments to redevelop Pentland House, a 1970s six-storey office building in the Chesser area of Edinburgh, into purpose-built student accommodation.

The scheme delivers 337 student bedrooms in a mix of cluster apartments and studios, supported by a range of resident amenities including a gym, lounge and cinema space. To improve operational efficiency and maximise lettable area, four existing circulation cores were removed and replaced with two new compact cores.

The building envelope was comprehensively upgraded with new double-glazed windows and aluminium cladding, significantly improving both performance and appearance.

EXTRA-CARE

Selected Living experience

We design extra-care developments that support independent living while providing flexibility for evolving care needs. Our approach focusses on accessibility, comfort and community, creating safe, inclusive environments for residents and operators alike.



LANDSDOWNE HOUSE | EDINBURGH

ACCOMMODATION

- 45 apartments
- 2no. 3-bed townhouses
- 1no. 3-bed detached house

Set within an expansive landscaped site, the former school campus is redeveloped as a high-quality extra care community, carefully balancing heritage and contemporary design. The proposals restore the site's original residential character, centred around the retained Victorian villa and gate lodge, which are both sensitively refurbished.

CLIENT

Vivere

New-build elements are carefully placed to complement the scale, materiality and rhythm of the surrounding historic fabric, creating a cohesive setting for the C-listed Lansdowne House. Within the villa, key heritage interiors are retained and repurposed as communal spaces, while upper floors are adapted into apartments which celebrate original features.

The wider masterplan is shaped by a landscape-led approach, reinstating historic garden structures and enhancing biodiversity through varied planting and increased usable green space.





HOSPITALITY | BROWN'S HOTEL



WORKPLACE | 3-8 ST ANDREW'S SQUARE



RETAIL | MULTREES WALK



INDUSTRIAL | BILLINGHAM



LIVING | THE MCEWAN



MIXED USE | PRINTWORKS

CDA EXPERIENCE

Selected experience from other sectors

For details of the other sectors in which we work in please visit
www.CDA-Group.co.uk

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