

3 September 2015

Ms Carla Parkes
City of Edinburgh Council
Planning and Building Standards
Services for Communities
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

Dear Ms. Parkes

**DUDDINGSTON HOUSE PROPERTIES LTD/URBANIST HOTELS LTD.
FORMER ROYAL HIGH SCHOOL, REGENT ROAD, EDINBURGH
PROPOSED WORLD-CLASS HOTEL
SUBMISSION OF APPLICATIONS FOR PLANNING PERMISSION AND LISTED BUILDING
CONSENT**

I am pleased to confirm that applications for planning permission and listed building consent for a new hotel development at the site and buildings of the former Royal High School have been lodged through The Scottish Government e-planning portal.

We have submitted all the supporting plans and documents separately to you on CD ROM and printed copies have also been provided as requested.

Planning Application

Four copies of the plans have been submitted and a schedule detailing all the submitted plans is attached.

Two copies of all of the documents have been submitted, with an additional (third) copy of i) the Design & Access Statement and ii) the photomontages comprising Volumes 17 and 18 of the Environmental Statement. The full pack of documents comprises the following:

1. Application forms (planning permission)
2. Planning Statement (Mappin Consulting/Sorrell Associates)
3. Developers Statement (Duddingston House Properties/Urbanist Hotels)

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4. Arts and Culture Strategy (Duddingston House Properties/Urbanist Hotels)
5. RHS Position Statement 2015 (City of Edinburgh Council)
6. Edinburgh Luxury Hotel Market Analysis (HVS)
7. Economic Impact Assessment (Oxford Economics)
8. Building Fabric Condition and Restoration Cost Analysis (Bluestage Property/Thomas & Adamson)
9. Hotel Viability Analysis (HVS) **(to be treated as commercially confidential)**
10. Alternative Use Viability Assessment (DTZ)
11. Review of Past Proposals and Current Climate (Lodestar)
12. Alternative Site Analysis (Colliers)
13. Pre-Application Consultation Report (Sorrell Associates)
14. Design and Access Statement (Hoskins Architects), including Landscape & Public Realm proposals and Quality Audit (Rankin Fraser)
15. Heritage Statement (Andrew PK Wright):
 - Part 1 – Understanding the site
 - Part 2 – Evaluation of legislation and policy guidance
 - Part 3 – Heritage Impact Assessment (also appended to Environmental Statement)
16. Transport Assessment, including Road Safety Audit (Arup)
17. Sustainability Statement/Form (Arup/Hoskins Architects)
18. Environmental Statement Non-Technical Summary (Arup)
19. Environmental Statement (Arup)

Further to pre-application discussions the Council has requested two further items to be submitted by 11th September 2015:

- Additional drawings illustrating 3-dimensional, detailed listed building interventions
- An addendum to the Environmental Statement comprising assessment of views from Holyrood Palace

A cheque for £22,055 has been submitted to cover the statutory application fees. I understand that the application will require to be advertised and that the costs of these adverts will be recovered by your department.

Listed Building Consent Application

Two copies of the same full set of drawings submitted for the planning application are also submitted for the listed building consent application.

The documents submitted for the listed building consent application are also drawn from those submitted for the planning application with a further two printed copies provided. The pack of documents comprises the following:

1. Application forms (listed building consent)
2. Planning Statement (Mappin Consulting/Sorrell Associates)
3. Economic Impact Assessment (Oxford Economics)
4. Building Fabric Condition and Restoration Cost Analysis (Bluestage Property/Thomas & Adamson)
5. Hotel Viability Analysis (HVS) **(to be treated as commercially confidential)**
6. Alternative Use Viability Assessment (DTZ)
7. Review of Past Proposals and Current Climate (Lodestar)
8. Alternative Site Analysis (Colliers)
9. Design and Access Statement (Hoskins Architects), including Landscape & Public Realm proposals and Quality Audit (Rankin Fraser)
10. Heritage Statement (Andrew PK Wright):
 - a. Part 1 – Understanding the site
 - b. Part 2 – Evaluation of legislation and policy guidance
 - c. Part 3 – Heritage Impact Assessment

In considering the listed building consent application, all the other documents submitted with the planning application provide background information regarding the project.

The Hotel Viability Analysis (HVS) contains information which should be treated as commercially confidential. It should not be released to members of the public and only made available to Council officials or consultants who are involved in the consideration of the economic/financial matters relevant to the applications.

Further information about the proposal is available on the project website:
www.oldroyalhigshschool.com

MAPPINCONSULTING.

I look forward to receiving a formal confirmation and acknowledgement at your convenience.

Yours sincerely



Gary Mappin BSc (Hons.) MRTPI
Mappin Consulting Ltd.

Encl.

Schedule of submitted plans