

20 January 2015

Ms. Carla Parkes  
City of Edinburgh Council  
Planning & Building Standards  
Waverley Court  
4 East Market Street  
Edinburgh EH8 8BG

Dear Ms. Parkes

**DUDDINGSTON HOUSE PROPERTIES LTD/URBANIST HOTELS LTD  
FORMER ROYAL HIGH SCHOOL, 5-7 REGENT ROAD, EDINBURGH EH7 5BL  
PROPOSED HOTEL DEVELOPMENT  
PROPOSAL OF APPLICATION NOTICE**

Please find enclosed a proposal of application notice in respect of the following proposed development:

*“Change of use, alterations to and restoration of principal former school building and pavilions (original Thomas Hamilton-designed school buildings), demolition of ancillary buildings including the former gymnasium and gatehouse, new build development, new/improved pedestrian access, landscaping, parking & public realm works to create a world class hotel of international standing.”*

The development would take place at the former Royal High School, 5-7 Regent Road, Edinburgh EH7 5BL. A proposal of application notice site location plan is also attached.

The proposed development would involve a high quality conversion and restoration of the original Thomas Hamilton designed school building and pavilions. This would accommodate the principal hotel entrances, reception, dining and bar areas. The former gymnasium, gatehouse and other existing buildings would be demolished. The land to the east and west of the principal building, formerly used mainly as playgrounds, and that occupied by the buildings proposed for demolition, would

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accommodate the new build elements. These would contain the hotel bedrooms and leisure facilities (including spa and ballroom). The immediate public realm around the site, including the entrance to Calton Hill, would be upgraded.

This notice complies with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, and formally commences the statutory minimum 12 week pre-application consultation process for the proposed development.

A public consultation event will take place on Friday 6 and Saturday 7 February 2015 from 10.00am to 7.00pm at the former Royal High School. A second consultation event would then take place on Thursday 5 and Friday 6 March 2015 again from 10.00am to 7.00pm in the former Royal High School. The timing of the events is provisional and may be subject to alteration. This will be confirmed in the statutory public notice that will appear in the Edinburgh Evening News at least 7 days before the events take place.

A copy of this notice has been issued to the local ward members, local community council, the Regent Road Residents Association, Historic Scotland and the Edinburgh World Heritage Trust.

Other ongoing consultation activity includes engagement with Architecture + Design Scotland's Design Forum process, commencing 2 February 2015. Direct engagement with other consultees and interest groups is ongoing and further details will follow.

Please do not hesitate to contact me if you have any queries or further information requirements.

Yours sincerely



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

Encl.

1. Proposal of application notice
2. Site location plan