

**Plans for the restoration and redevelopment  
of the old Royal High School into a world-class  
hotel for Edinburgh and Scotland**



**Public Consultation**

6 February 2015 12pm-7pm  
7 February 2015 11am-5pm

**Public Exhibition**

5 & 6 March 2015 10am-7pm

Old Royal High School, 5-7 Regent Road, Edinburgh EH7 5BL

[www.oldroyalhighschool.com](http://www.oldroyalhighschool.com)

## PAST

The old Royal High School, a fine example of Greek revival architecture designed by Thomas Hamilton, is one of Edinburgh's most recognisable landmarks. Opened in 1829 as an exclusive boys' school, the buildings have been largely empty since 1968 when the Royal High School moved to Barnton.

In 2014, the City of Edinburgh Council as owners of the buildings, granted Duddingston House Properties a conditional ground lease for 125 years after the company won an open competition to bring the buildings back into use as a hotel of international standing.

## PRESENT

The buildings that make up the old Royal High School are in a state of perilous disrepair both internally and externally. Water ingress in several areas has caused damage to the fabric of the buildings. Detailed inspections have been carried out to ascertain what is required to restore the building and safeguard its future.



## FUTURE

This is an exemplar restoration-led project which will provide the public with access to Hamilton's building for the first time.

The designs for the new hotel, by award-winning architect Gareth Hoskins OBE, will restore Hamilton's buildings to their former glory alongside new additions which are sympathetic to their surroundings and include much-needed public space improvements.

The investors are passionate about their vision to create a luxury hotel in order to attract the world's highest spending visitors. This will create the greatest economic and social benefit as well as be a compatible use for the restored centrepiece. When operational the hotel will create 640 local jobs and contribute on average £27m annually to Edinburgh's GDP.

As a fully restored jewel in Edinburgh's architecture crown, the hotel offers a long-term sustainable future to Hamilton's masterpiece.

- Exemplar conservation project
- £55m investment secured
- Three of the world's top hotel operators in the frame
- Potential for up to 640 local jobs
- Significant wider economic and social impact for Edinburgh and Scotland



## WHO WE ARE

The project to restore and redevelop the old Royal High School is being undertaken by Duddingston House Properties in partnership with the Urbanist Group who head a team of international investors. They have secured the necessary private funding, in excess of £55m, required to deliver a world-class hotel and operator to Edinburgh. The design team is led by Gareth Hoskins Architects.

Duddingston House Properties (DHP) was formed by Bruce Hare in 2000 following over 20 years as Principal of PJM Architects. Bruce has over 30 years' experience in how best a vision for a project can be established and delivered.

[www.duddingstonhouse.co.uk](http://www.duddingstonhouse.co.uk)

Urbanist Group is the new creative hotel development, investment and asset-enhancement platform co-founded by David JM Orr and Taco van Heusden. The company's award-winning developments reflect their thoughtful approach to hotel design, modernity and conservation.

[www.urbanistgroup.com](http://www.urbanistgroup.com)

Gareth Hoskins Architects was set up by Gareth Hoskins OBE in 1998 and since then, through a series of major competition wins, he has grown the company into one of the UK's most creative and innovative design practices.

[www.garethhoskinsarchitects.co.uk](http://www.garethhoskinsarchitects.co.uk)

Please let us know what you think about the project designs by filling in our feedback form included in this leaflet, or complete the online form at [www.oldroyalhighschool.com/feedback](http://www.oldroyalhighschool.com/feedback)

