

108-116 DUNDAS STREET - Consultation 1

INTRODUCTION

Proposed demolition of existing buildings and erection of hotel development (Class 7) with ancillary restaurant and bar at 108-114 and 116 Dundas Street, Edinburgh.

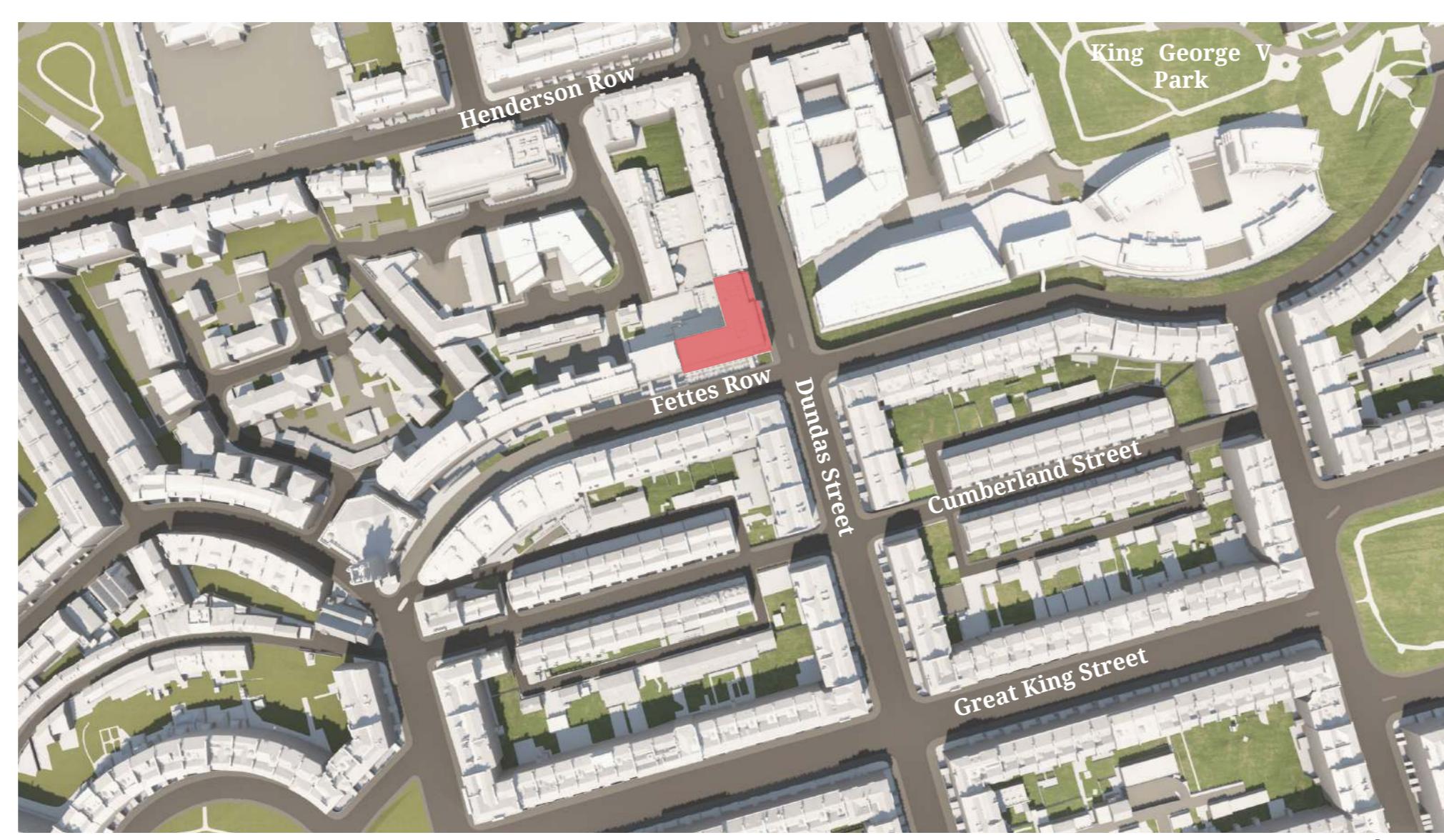
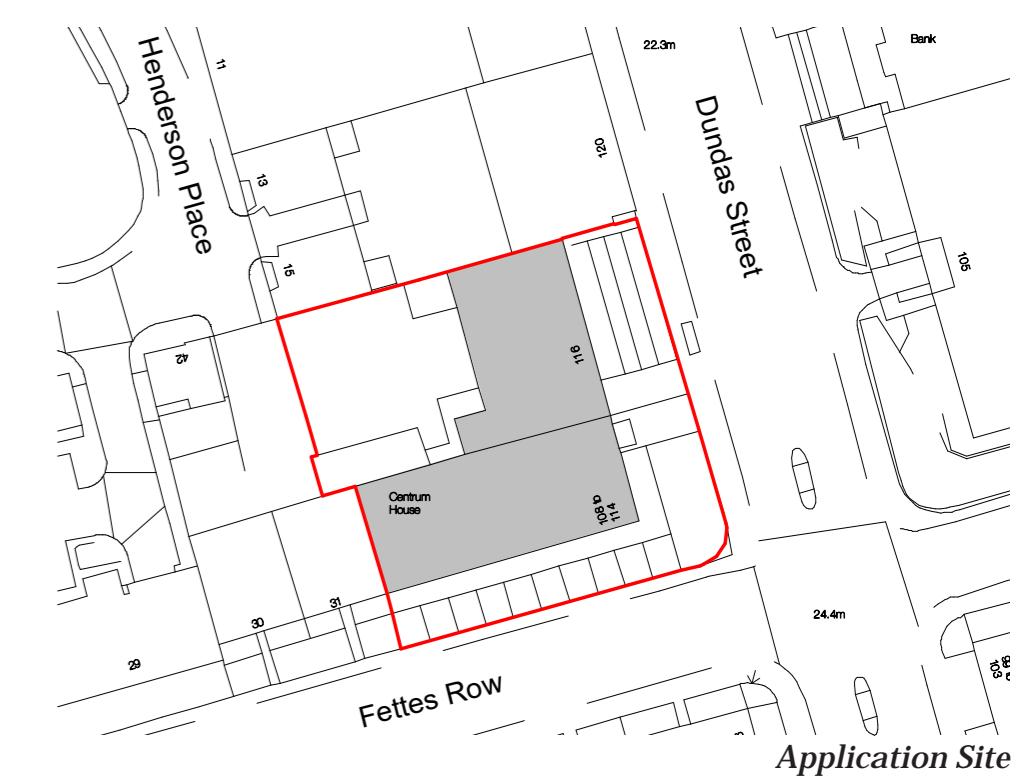
Why are we here today?

This exhibition has been organised to explain proposed changes to the redevelopment of 108–116 Dundas Street, Edinburgh, and to provide an opportunity for local residents and stakeholders to comment on the proposals at an early stage.

The site, currently occupied by Centrum House and Bupa House, already benefits from an extant planning permission for redevelopment (Ref: 22/05886/FUL). That consent allows for the demolition of the existing buildings and the construction of a new building of an agreed height, scale and form. The principle of demolition and redevelopment and the external appearance of the building have therefore already been established through the previous planning permission.

Since the previous planning permission was granted in February 2024, circumstances have changed and the previously approved residential scheme is no longer deliverable. As a result, the site is now being brought forward by a hotel operator, requiring a new planning application for a hotel development with ancillary bar and restaurant uses at ground floor level.

This public exhibition is being held to ensure that neighbours and members of the public are informed about the proposals, understand the context for the erection of a new hotel development, and have an opportunity to provide comments that will be considered as the project progresses.



Site Description

The application site comprises two existing office buildings located at Nos. 108–114 Dundas Street and No. 116 Dundas Street, with frontages onto both Dundas Street and Fettes Row. Together, they occupy a prominent corner site within Edinburgh city centre.

Along Dundas Street to the north, the site directly adjoins a recently completed contemporary residential development incorporating commercial uses at ground-floor level. Along Fettes Row to the west, the site adjoins a further residential development that was constructed at the same time as the existing office buildings.

The site lies within Edinburgh's New Town, which forms part of the Old and New Towns of Edinburgh UNESCO World Heritage Site and the New Town Conservation Area. This area is recognised for its planned urban form, consistent street layout and architectural quality, and any development within this context is required to respond sensitively to the established character and heritage significance of the New Town.



What Is Being Proposed?

The proposed development builds directly upon the planning permission already granted for this site. The external design of the building was previously the subject of detailed assessment and refinement through the planning process, including consideration of its relationship with the surrounding streets, neighbouring buildings and the wider New Town context.

As part of the new application, the approved building envelope is retained, including its extent, massing, height, overall form, building lines and external materiality. The proposal does not introduce any increase in scale or change to the established townscape impact of the consented scheme.

The fundamental basis of the new planning application is therefore the change in building use to hotel, rather than a redesign of the building itself. By retaining the previously approved external form, the proposal ensures continuity with what has already been accepted in planning terms, while enabling the development to be delivered in a viable and sustainable way.

This approach allows the site to come forward without altering the key design principles that were agreed previously and without introducing additional visual or spatial impacts on the surrounding area.

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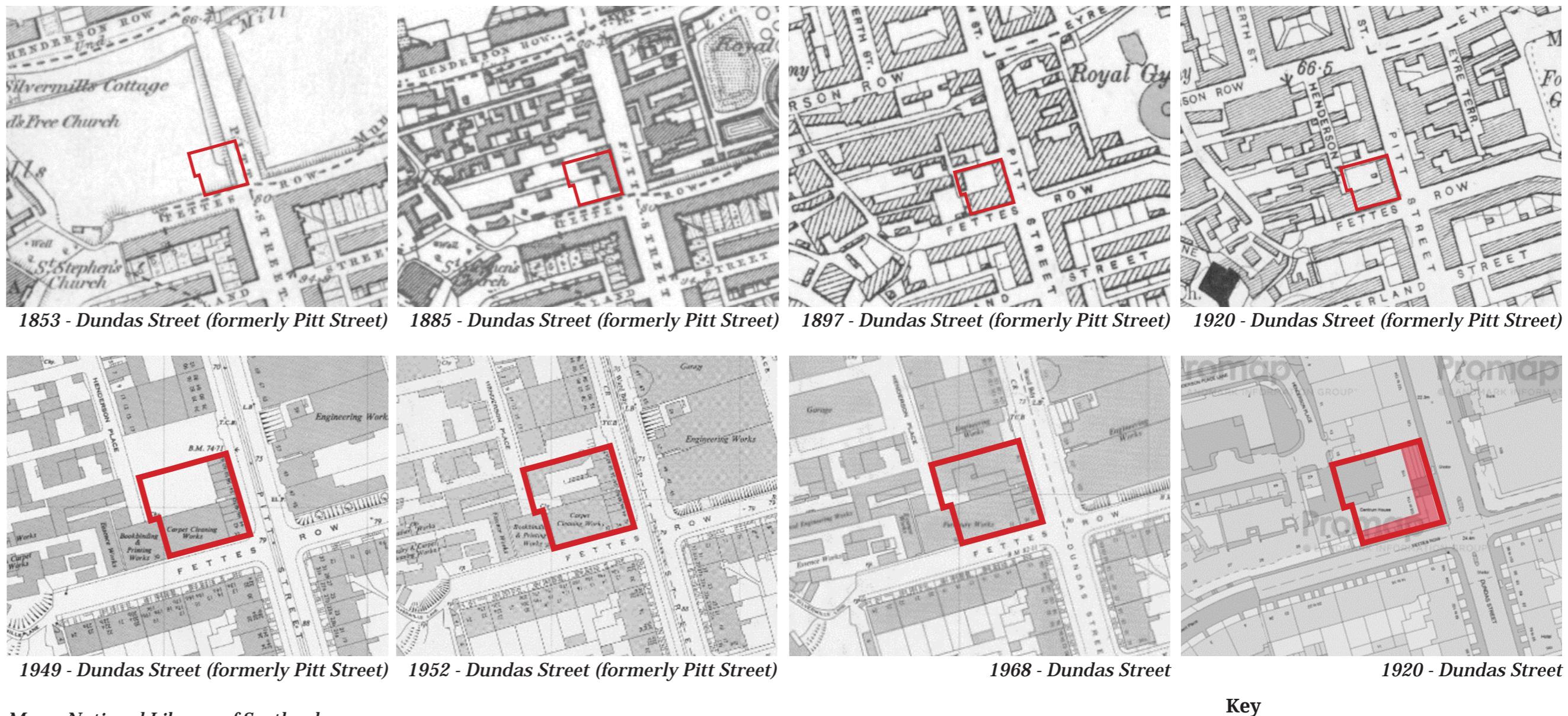
SITE ANALYSIS

Historic Context

The site at 108-116 Dundas Street is located within Edinburgh's New Town, a planned 18th-century extension of the city and part of the UNESCO World Heritage Site and New Town Conservation Area. Over time, the site has evolved from early residential and commercial uses to later office development, reflecting wider changes in the city centre. This historic context helps inform the site's redevelopment today.

The summary below highlights key stages in the site's evolution and changes to building lines, land use and the surrounding streetscape.

- **1853:** The site remains vacant beyond the city boundary, with Pitt Street (now Dundas Street) marking the edge of development.
- **1885:** Early, informal development begins along Pitt Street, contrasting with the formal Second New Town layout and establishing a Victorian building line.
- **1897:** Development extends along both Pitt Street and Fettes Row, with rear areas consolidating around Henderson Place.
- **1920:** Further development occurs along Fettes Row, with Henderson Place clearly established.
- **1949-1968:** Light industrial uses appear along the northern part of Fettes Row, while the Dundas Street frontage continues to follow the Victorian building line.



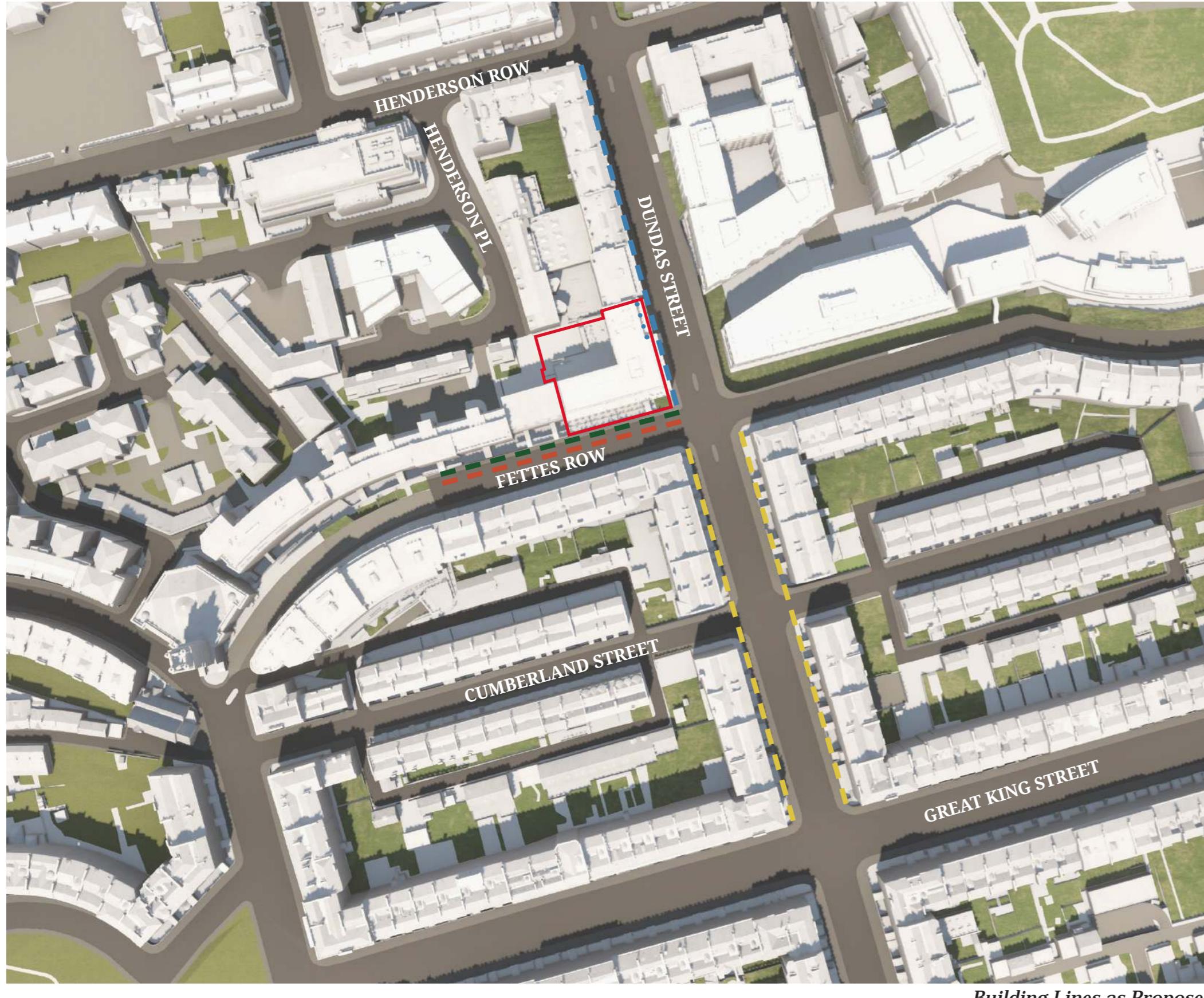
Maps: National Library of Scotland

Current condition:

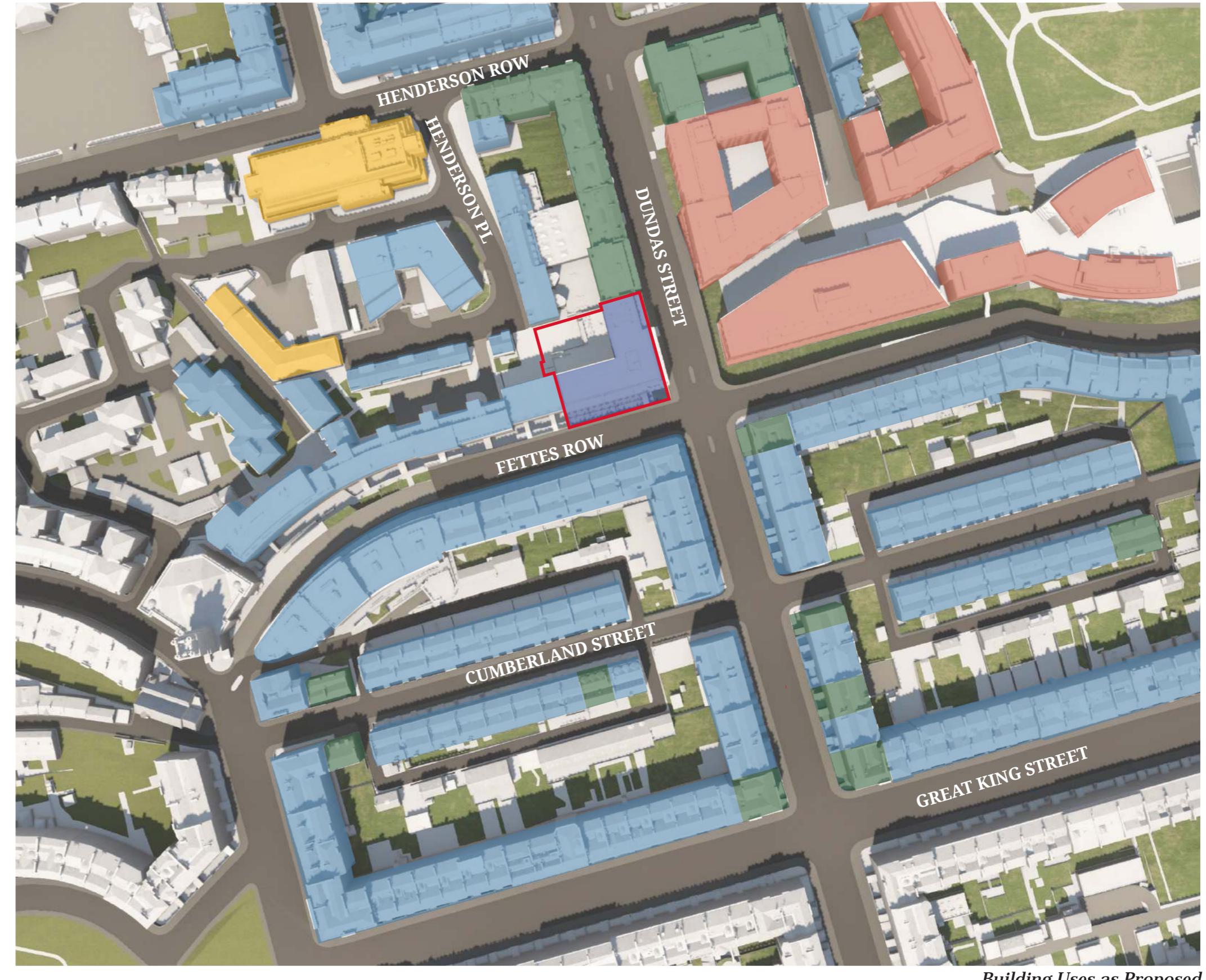
- Buildings to the north follow the established Victorian building line.
- Fettes Row shows a strong contemporary building line reflecting the Georgian pattern opposite.
- In 1981, planning permission was granted for the demolition of the 19th-century buildings and the construction of BUPA House at 116 Dundas Street, followed in 1982 by Centrum House at 108-114 Dundas Street. Both buildings are set back from the historic building line, resulting in a streetscape that disrupts the otherwise consistent urban grain.



Key
— Application Site (approximate)



Building Lines as Proposed



Building Uses as Proposed

Building Lines

The existing office buildings are set back from the surrounding streets and do not align with the established building lines along Dundas Street and Fettes Row, disrupting the historic urban grain of the New Town. The extant planning permission for this site included a design that reinstated the prevailing Victorian building line along Dundas Street and the predominant Fettes Row building line, repairing the streetscape and improving the relationship with neighbouring blocks.

The new proposal respects this previously approved arrangement, including a slight recess at the northern corner to protect outlook from adjacent properties, and a plan depth that follows the pattern of neighbouring buildings, allowing the development to sit harmoniously within the established urban context.

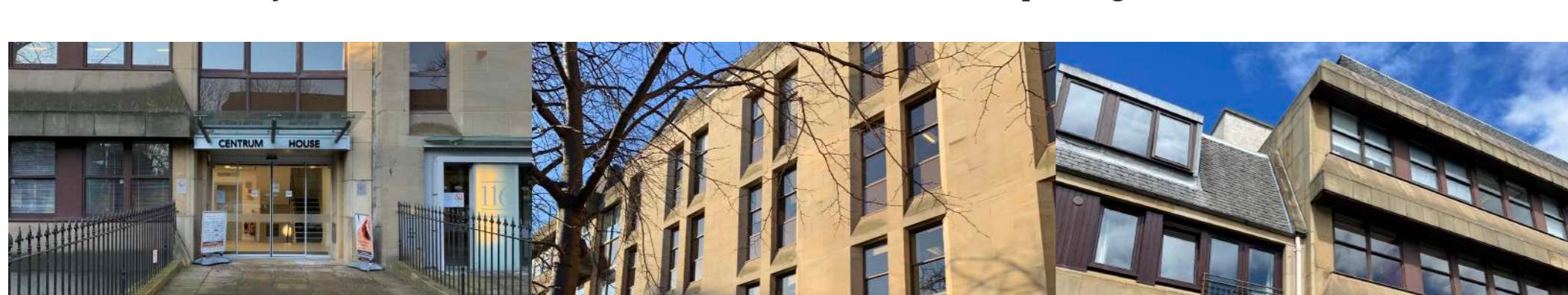
Key

- Application Site
- Dundas Street Georgian Building Line
- Dundas Street Victorian Building Line
- • • Dundas Street Victorian Building Line - Step back
- Fettes Row (& St Vincent Pl) Predominant Building Line
- Fettes Row Pavement Railing Line

Site and Buildings as Existing



The application site comprises two office buildings at Nos. 108-114 Dundas Street and No. 116 Dundas Street, constructed in the 1980s as separate developments, providing a combined floorspace of approximately 4,600 m². Both buildings rise to seven storeys, with the main entrance on Dundas Street and secondary access at the rear from Henderson Place, which sits two storeys below street level. The lower level accommodates car parking, with office floors above.



The site currently comprises obsolete 1980s office buildings set back from the street, which disrupt the otherwise predominantly residential and mixed-use character of the Dundas Street and Fettes Row city block. The existing office use interrupts active street frontages and breaks the historic urban grain, presenting an opportunity to complete the city block and restore the streetscape.

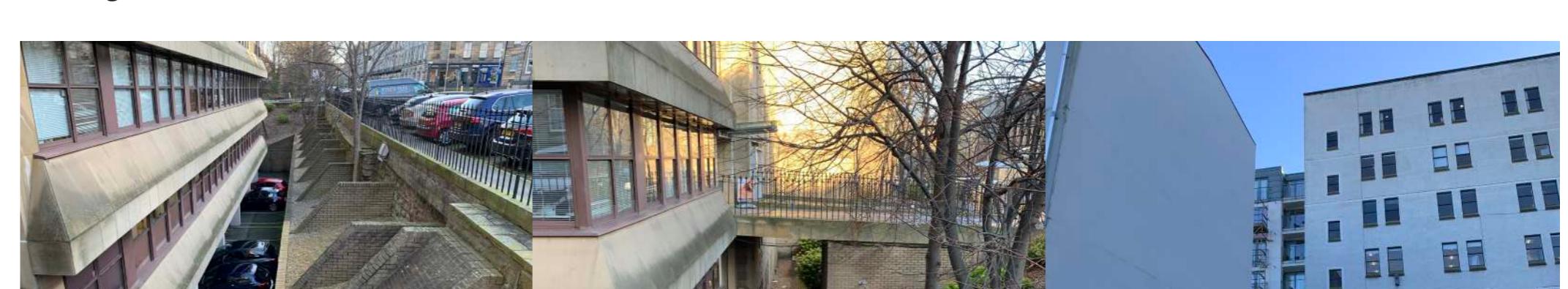
The proposed development involves the demolition of the existing offices and the creation of a hotel-led scheme. A restaurant and bar at ground floor will be open to the public, introducing active frontage along both Dundas Street and Fettes Row. The hotel will also provide local employment opportunities, supporting the local economy while integrating sensitively into the historic urban fabric.

Key

- Application Site
- Residential
- Residential with Commercial Ground
- Office
- Hotel with restaurant/bar at Ground
- Sites under Development



The buildings are finished in stone with aluminium-framed windows and slate mansard roofs. While structurally sound, the existing buildings are not suitable for modern building requirements, such as brown roofs and increased load capacities. Bringing them up to current standards would require extensive refurbishment, which is not considered viable given the location and market conditions.



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CONSENTED SCHEME

Consented Planning Scheme

Key Moves

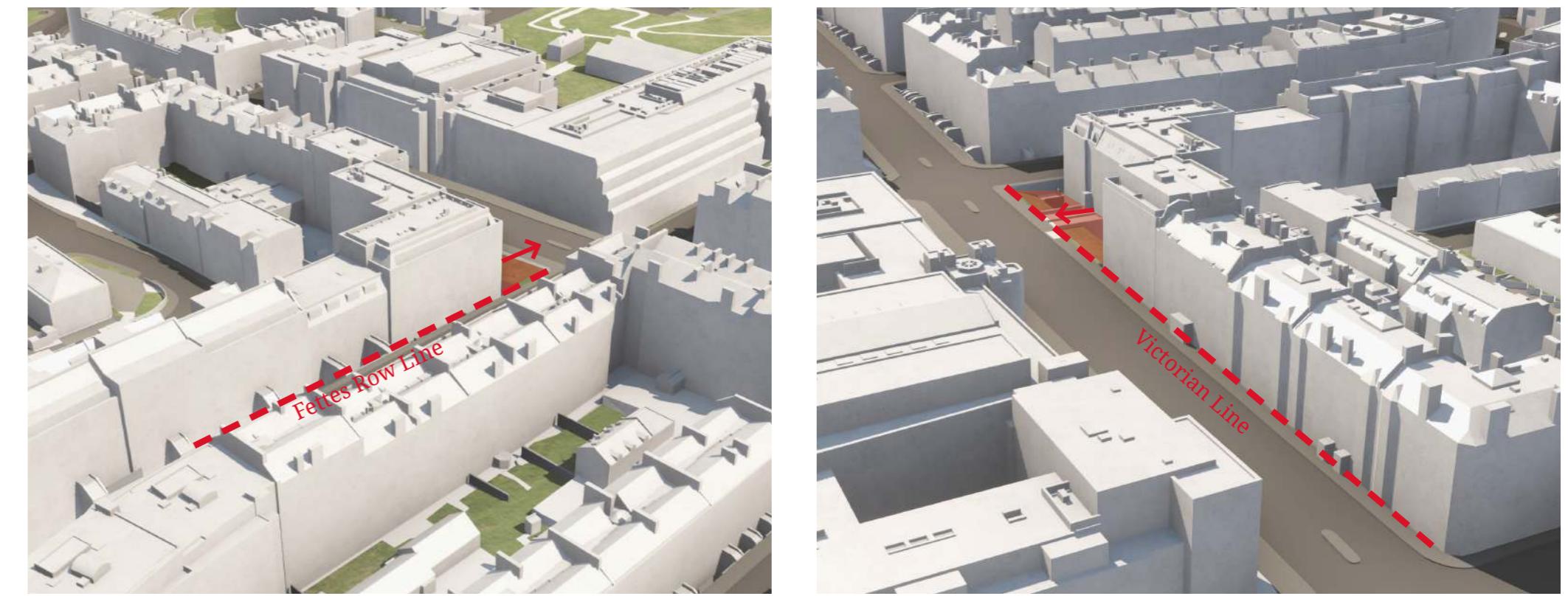
- The proposed building reinstates the historic Victorian building line along Dundas Street, bringing the façade forward to align with neighbouring buildings and repair the streetscape.
- Along Fettes Row, the building is positioned to follow the predominant building line leading towards St Stephen's Church, strengthening the continuity of the street.
- The rear of the building is set further east than the existing offices, increasing sunlight within the courtyard and improving daylight to nearby properties, particularly the living rooms and balconies at 120 Dundas Street.
- The uppermost level is set back to reduce the perceived height and maintain proportions with surrounding buildings. Its articulation reflects the historic plot pattern of the city block, using recesses that echo traditional chimney lines.

Massing and Height

- The proposed building is only marginally taller than the existing offices (approximately 580mm) and remains lower than the Georgian building on the opposite corner of Fettes Row, maintaining the established rhythm of buildings stepping down the hill from the Second New Town.
- The uppermost storey is set back on both Dundas Street and Fettes Row to reduce perceived height and align with neighbouring roof forms and contemporary setbacks.
- Subtle vertical breaks and recesses are introduced along Fettes Row to articulate the façade, distinguish different parts of the building, and reduce the visual scale of the stone frontage.
- A setback adjacent to No. 120 Dundas Street protects outlook from neighbouring corner windows.
- The ground floor along Dundas Street provides active frontage consistent with the character of the street.

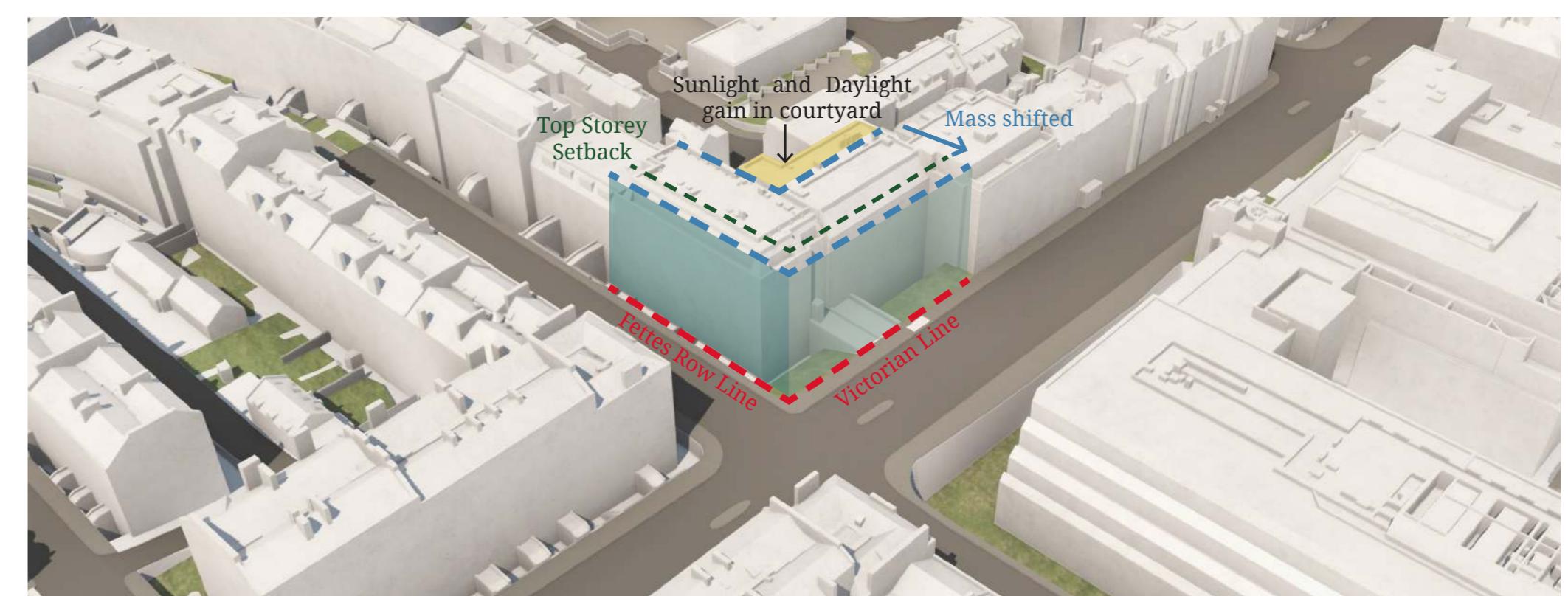
Design and Form

- The design responds to the different architectural character of Dundas Street and Fettes Row, while creating a building that sits comfortably at the edge of Edinburgh's New Town.
- Along Dundas Street, the elevation reflects the vertical rhythm of neighbouring Victorian, Edwardian and contemporary buildings. Recessed openings and balconies strengthen this vertical emphasis and reference the proportions of nearby historic façades, including the Georgian corner building opposite.
- Along Fettes Row, the elevation adopts a more regular and ordered pattern, responding to the Georgian tenement across the street and the contemporary buildings to the north. Regular window spacing, stone detailing and horizontal articulation are used to create a calm and consistent streetscape.



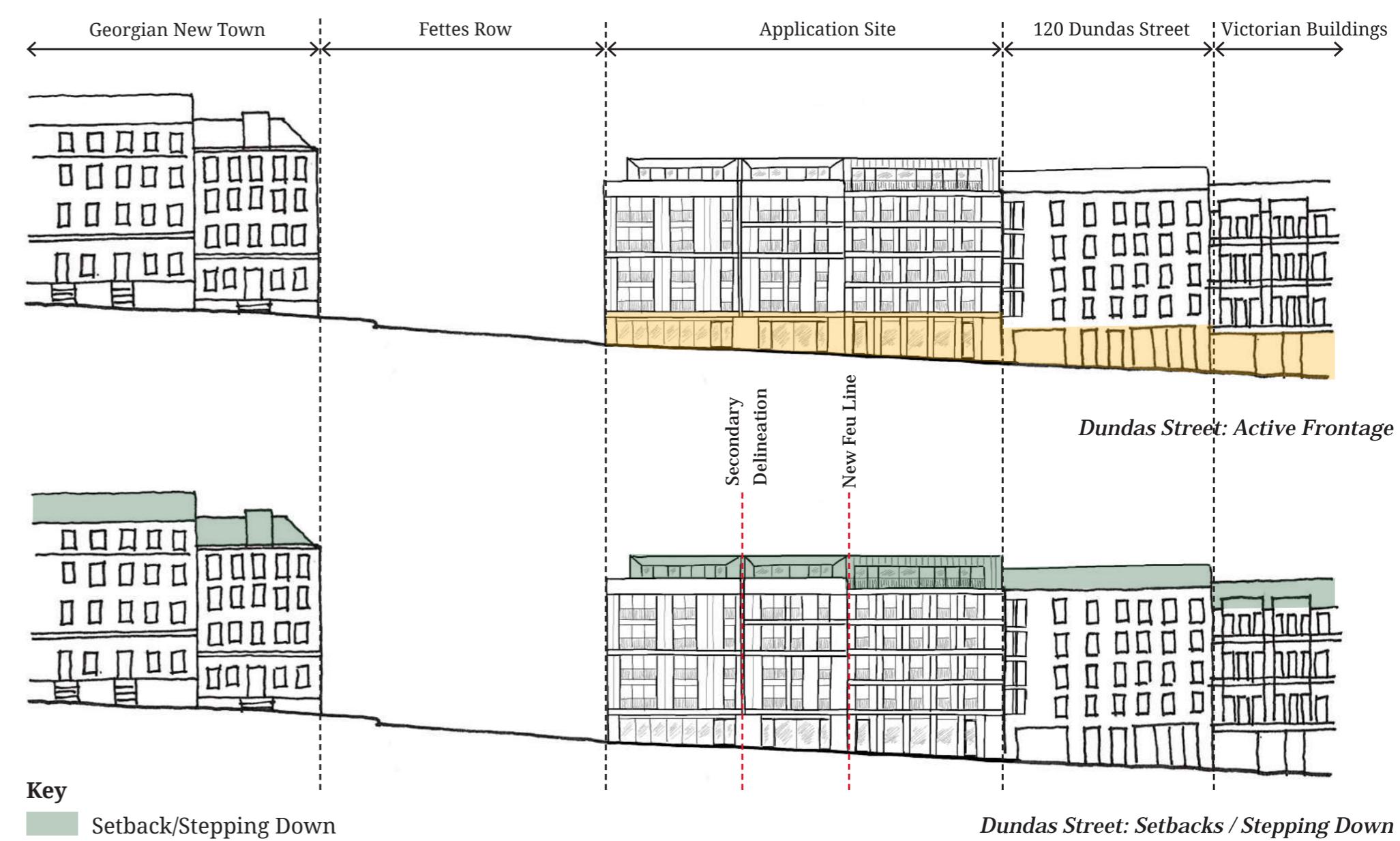
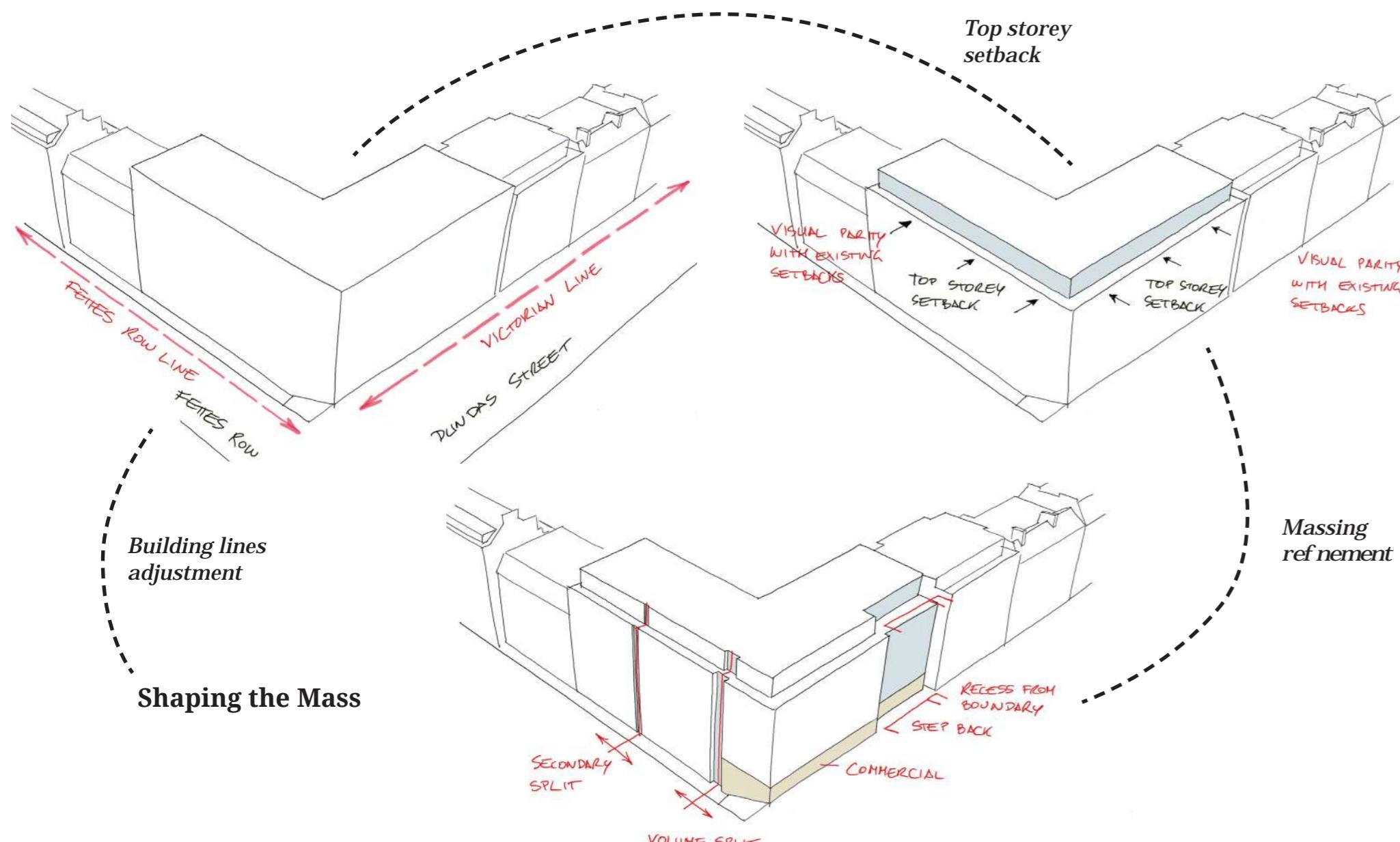
Fettes Row Line Completion

Reinstatement of Victorian Line along Dundas Street



Existing Massing Moves - Fettes Row & Dundas Street Elevations

This new application proposes the same approved building, with no changes to height, massing or form.



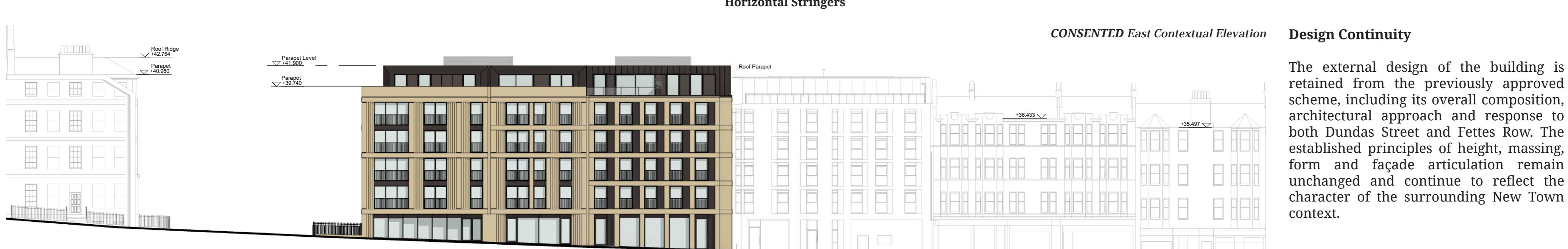
Detailing the Stone



Georgian Architectural Language: Horizontal Hierarchy & Regularised Window Patterning

Victorian Architectural Language/Rhythm: Irregular Vertical Primary Emphasis with Secondary Horizontal Stringers

Georgian Architectural Language: Expressed Pillasters, Windows & Rusticated Base



CONSENTED East Contextual Elevation

Design Continuity



PROPOSED East Contextual Elevation

Internal Layouts Adjustment

Minor adjustments to the fenestration layout have been required to accommodate the internal planning of the hotel. These changes are limited in nature and have been carefully developed to maintain the same proportions, rhythm and overall architectural expression as the consented design. As a result, the appearance of the building and its relationship with the surrounding streetscape remain consistent with what has already been approved in planning terms.

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HOTEL SCHEME

Proposed Hotel Use – Planning Considerations

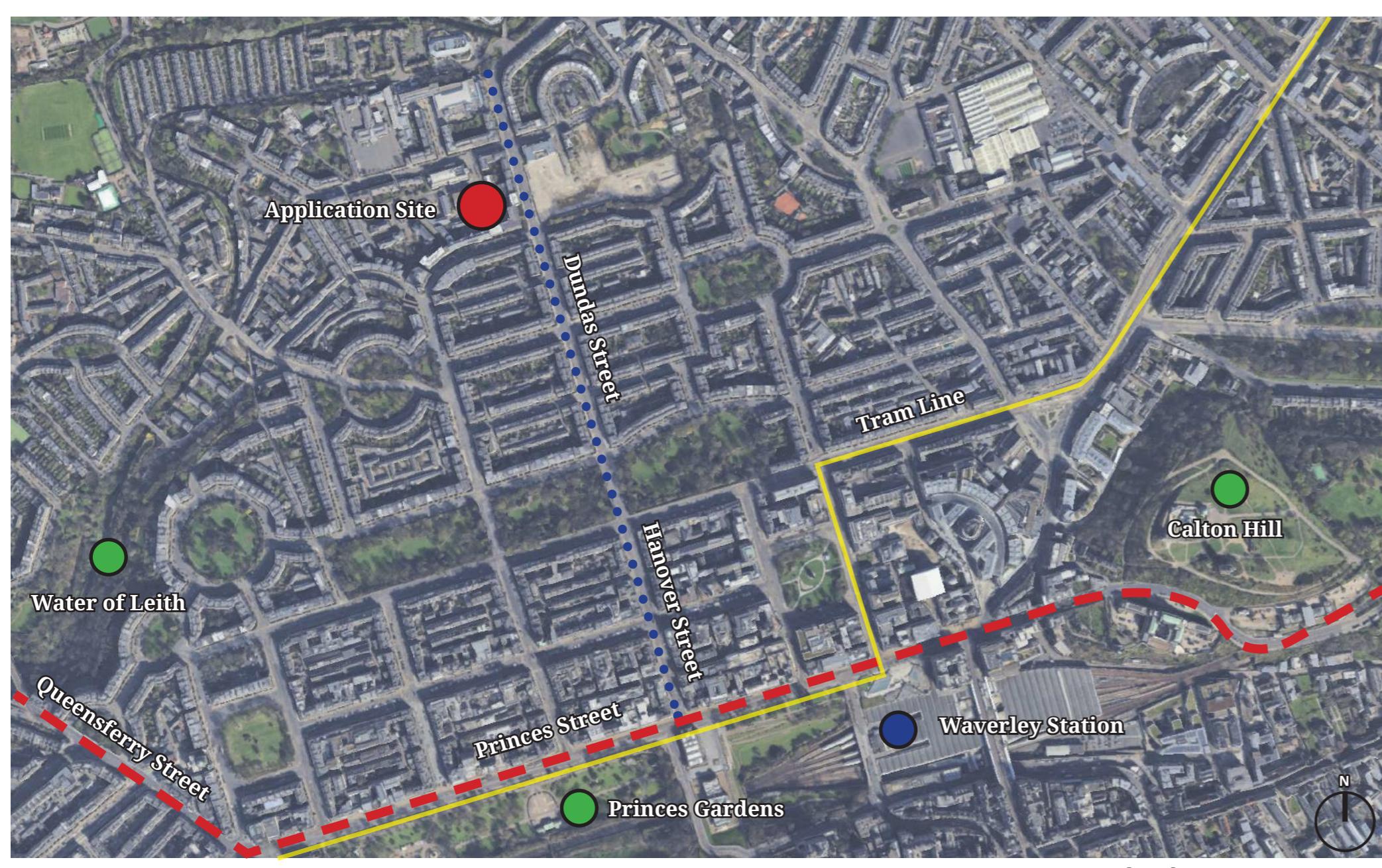
The site is located within the New Town Conservation Area and the New Towns of Edinburgh World Heritage Site boundary runs adjacent to the southern edge of the site. Several category B listed buildings are in proximity to the site, the nearest being the adjacent buildings to the south at 13-24 Fettes Row (inclusive numbers) and 104 and 106 Dundas Street. **The proposed design, scale and massing will be unchanged from the previous planning permission, therefore the proposed design will not have any greater impact on the heritage setting than the previously approved scheme.**

Tourism

- NPF4 Policy 30 Tourism encourages, promotes, and facilitate sustainable tourism development which benefits local people, is consistent with net zero and nature commitments, and inspires people to visit Scotland. The proposed use is supported by this policy as it contributes to the local economy due to the economic benefits from the Hotel use. Due to the mixed-use nature of the surrounding area, the proposed use will be compatible with the surrounding residential and office uses, with good sustainable transport options.
- At a national level, National Planning Framework Policy 4 gives general support for, and seeks to promote, sustainable economic development, including tourism, on brownfield well-connected sites. The climate emergency sits front and centre in this national policy, and the proposed development considers sustainable design.
- City Plan Policy Econ 6 Hotel Development encourages tourist accommodation as it plays a role in enhancing the tourism economy. The narrative accompanying this policy states that: "Tourism is the third biggest source of employment in Edinburgh, providing jobs for over 31,000 people. Maintaining and developing this key sector in the city's economy relies upon sufficient provision of high-quality tourist accommodation".

Transport

- The site is in a central city location within a short distance of local bus stops and within easy walking distance of other modes of public transport, including tram and bus and rail links. The proposed development will include off-street cycle parking facilities as per the policy requirement to encourage active travel.



Environmental impact

- The proposals seek to regenerate a brownfield site; low and zero carbon technologies will form part of the proposals. The brownfield part of the site does not contain any existing biodiversity except perimeter trees. The loss of these trees has been accepted in the previous planning permission and they are in poor condition. Ecology studies will be undertaken as part of a future planning application and biodiversity enhancement will be explored in the proposed development through green roof, swift bricks etc.

Precedent Images



Consented and Proposed Comparison

The proposed hotel respects the site and its surroundings, **maintaining the height, massing and form of the previously consented scheme**. It carefully responds to the streetscape, building lines and urban grain of Dundas Street and Fettes Row, with only internal alterations and minor adjustments to the fenestration to suit the new hotel layouts.



CONSENTED Residential Scheme



PROPOSED Hotel Scheme



CONSENTED Residential Scheme - Key Facts:

- Residential use with 49no apartments.
- Building height, footprint and overall massing as approved.
- Elevations designed to reflect the surrounding urban context.
- Regular window rhythm responding to residential layouts.
- Active frontage with 3no commercial units along Dundas Street.
- 7no storeys from Henderson Place, 5no from Dundas Street.
- Shared raised rear deck providing private and communal amenity space.
- Underground carpark with 31no car spaces & 2no motorbike spaces.
- 118no internal bike spaces as per Edinburgh Design Guidance.
- Full electric building powered by PV panels and Air Source Heat Pumps (ASHP).
- Biodiversity and water management promotion via swift bricks, brown roof and rear landscaped deck.

PROPOSED Hotel Scheme - Key Facts:

- Hotel use with ground floor amenity.
- Luxury bedrooms with high quality standards and management.
- Building height, footprint and overall massing as approved.
- Elevations designed to reflect the surrounding urban context.
- Regular window rhythm responding to hotel layouts.
- Active frontage along Dundas Street, with restaurant and bar areas open to the public.
- 7no storeys from Henderson Place, 5no from Dundas Street.
- Raised rear private room terraces.
- Open landscaped private carpark at the rear of the building.
- Internal bike spaces as per Edinburgh Design Guidance.
- Full electric building powered by PV panels and Air Source Heat Pumps (ASHP).
- Biodiversity and water management promotion via swift bricks, brown roof and rear landscaped carpark

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THE BRAND

Introducing Dakota Hotels — A Luxury Lifestyle Brand

Dakota is a growing UK-based lifestyle hotel brand, recognised for its stylish hotels, high-quality restaurants and vibrant cocktail and wine bars. The brand began with two boutique hotels on the outskirts of Edinburgh at South Queensferry and in Eurocentral near Glasgow, and has since expanded into prime city centre locations including Glasgow, Leeds, Manchester and Newcastle, with further openings planned. Each hotel is carefully designed to respond to its surroundings while delivering a consistent standard of quality, comfort and professional long-term management.

Inspired by the Douglas DC-3 "Dakota" aircraft, the brand reflects a timeless approach to travel, combining elegant design, attention to detail and high standards of service. Dakota hotels are known for refined yet welcoming interiors and a robust operational model that supports well-managed, secure and well-maintained buildings.

Alongside guest accommodation, each Dakota hotel incorporates high-quality restaurant and bar spaces that are open to both guests and the wider public. These uses contribute to active frontages, street vitality and natural surveillance. At Dundas Street, the proposed restaurant and bar will be publicly accessible, reinforcing activity at street level throughout the day and evening.

Guest rooms and suites are designed to provide calm, high-quality environments, using bespoke furnishings, thoughtful lighting and durable, high-quality materials to balance comfort, functionality and long-term performance.

Dakota Hotels is part of the Evans Property Group and places strong emphasis on local employment, staff training and career development. The proposed hotel at 108-116 Dundas Street is expected to create around 100 new local jobs across a range of roles, contributing positively to the local economy.

Overall, the proposed Dakota Hotel represents a sustainable, well-managed and high-quality use that complements the character of the New Town, supports local employment and enhances the vitality of Dundas Street.



A lifestyle brand; not a hotel chain.

Warm, welcoming and unpretentious, Dakota's concept is a comfortable, confident, uncomplicated hotel brand. Dakota hotels are aspirational but not unattainable. Trendy but timeless. Attentive but not overbearing.



Dakota hotels are 'sisters, not twins'. Each property has evolved with the experience gained from the last build, operational changes, and with the needs of the area. The golden thread is always the same in Dakota's design. Dakota thinks like a guest, with the utmost focus on attention to detail.

Benefits of a Dakota Hotel for the Local Area

The introduction of a Dakota hotel at this location offers a range of positive outcomes for Dundas Street and the surrounding area:

Active street frontage and public amenity

- The ground floor restaurant and bar will be open to the general public, creating an active and welcoming street frontage. This use contributes to a lively streetscape, strengthens pedestrian activity, and encourages social interaction. By attracting visitors throughout the day and evening, the hotel helps to animate Dundas Street, support surrounding businesses, and enhance the overall vitality of the city centre.

Well-managed, high quality use

- Hotels like Dakota are professionally managed to high standards, with controlled service patterns, defined operational times and comprehensive on-site management that helps minimise disturbances and supports neighbourhood amenity.

Local employment and economic contribution

- A hotel use generates significant employment opportunities, with an estimated 100+ jobs for local people across hospitality, operations and support services. This supports the local economy and provides career opportunities for residents.

Reduced traffic and parking pressures

- Compared with a large residential development, a hotel generates less private vehicle traffic and lower long-term parking demand. Guests arriving by car will be accommodated in the hotel's own dedicated car park at the rear of the building on Henderson Place, while most visitors are expected to use public transport, taxis or ride-hailing services, reflecting the sustainable city-centre location.

Enhanced safety and activity at all times

- The presence of a high-quality, 24-hour hospitality use increases natural surveillance on the street and contributes to a sense of safety and vitality, with staff and guests activating the area throughout the day and evening.

Next Steps

Subject to this consultation exercise, the public feedback will be taken into consideration during further design evolution and will be presented during a second public consultation.

We welcome your comments on what you have seen and heard today and would be grateful if you could fill in the feedback forms provided. Alternatively, if you wish to think a little more about the development, please return the feedback forms to us by email at consultation@scottobbsplanning.com, or by post to 24A Stafford Street, Edinburgh EH3 7BD.

You can also fill an online feedback form through the consultation website www.dundasstreet.co.uk. Comments should be received by **04th February 2026**. Comments after this date will still be considered. Emails should be titled 'Dundas Street'.

Please note that all comments must be sent to the above address and are not representations to City of Edinburgh Council. An opportunity to make representations to the Council will exist when a formal application is made.

Key anticipated 'milestones' are outlined below:

- PAN Submission – December 2025
- Consultation Event 01 – 21st January 2026
- Consultation Event 02 – 18th February 2026
- Planning Application Preparation and Submission – Spring 2026
- Planning Application Determination Period – Autumn 2026.



People at the Heart of the Brand

Dakota is recognised for delivering consistently high standards of service through a strong focus on staff wellbeing, training and professional development. The brand has been named within The Caterer's Top 15 Best Employers in Hospitality for six consecutive years and has also featured in the Sunday Times Best Places to Work in the UK, reflecting its inclusive workplace culture.

Dakota operates award-winning internal training programmes through the Dakota Academy, supporting continuous learning and career progression. Over 75% of leadership roles are filled through internal promotion, helping to ensure experienced and committed teams across its hotels, alongside ongoing recognition for developing young talent.

This people-focused approach underpins Dakota's long-term management model, delivering consistent standards, clear operational procedures and a strong sense of responsibility to the communities in which it operates.

