



16 - 26 Forth Street | Explanatory leaflet

Limetree Developments

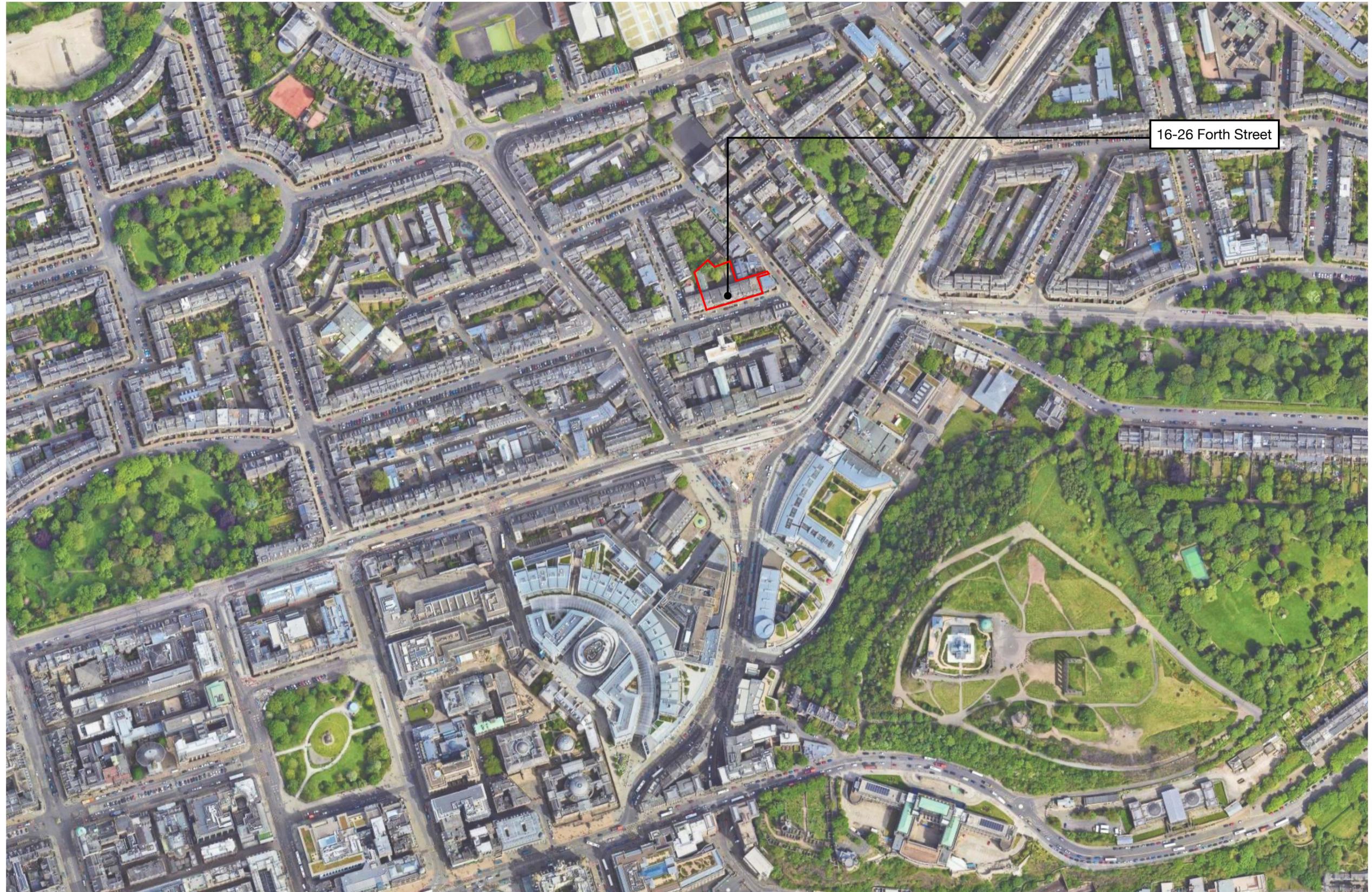
Jan '26

This document provides details about a prospective planning application and listed building application for a proposed change of use for the offices at nos. 16; 18; 20; 22; 24 & 26 Forth Street, to form an apart-hotel. This will involve internal alterations and the construction of a new extension to the annex building at the rear of no.16.

All the properties on the site are Category B Listed, and the site is located within the New Town Conservation Area and is within the designated Edinburgh Old Town/New Town World Heritage Site and within the Edinburgh New Town Gardens designated Garden & Designed Landscape.

The proposed description of development for the planning application encompassing this site, is:

“Change of use from offices to an apart-hotel (Sui Generis) including alteration and extension of existing premises and associated works.”



Concept design | Indicative ground floor plan

The adjacent plan illustrates that the proposed apart hotel rooms will be set out following existing room proportions, retaining period features of the Georgian townhouses where possible.

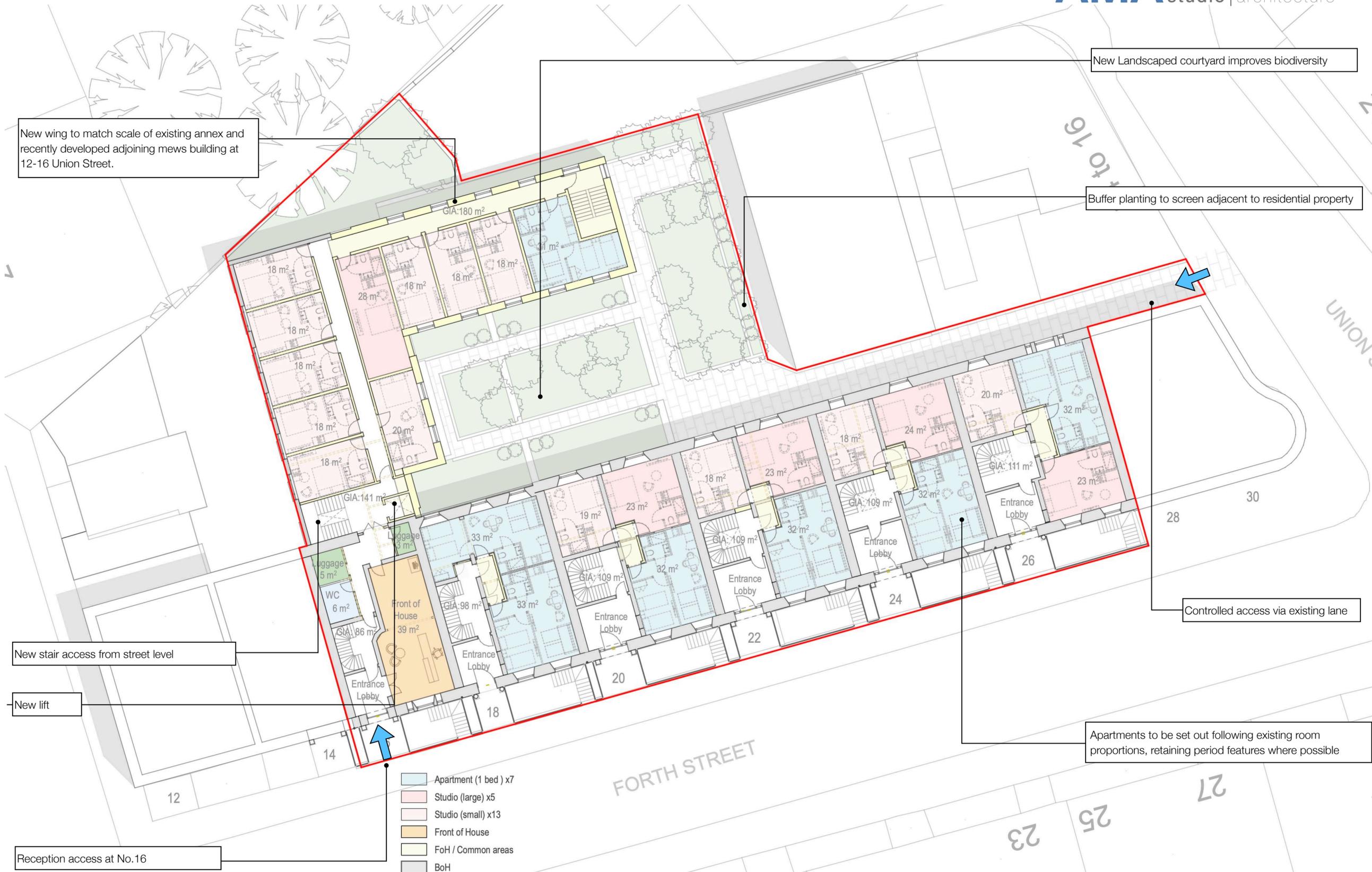
A new wing is proposed to match scale of existing annex and recently developed adjoining mews building at 12-16 Union Street.

Reception will be at No.16, with the formation of a new lift and stair within the existing annex building to provide accessible access to all users of the apart hotel.

The proposal will create a self contained courtyard to the rear, with all new build rooms facing into the courtyard, maintaining the privacy of the neighbouring gardens and windows.

The development will consist of 90no. apart hotel studio rooms and one-bed apartments, and will be managed by a single operator, with strict guidelines on noise etc.. unlike with Short Term Lets.

The Apartments will retain period features such as fireplaces and architraves, whilst the current 'office style' suspended ceilings will be removed, reinstating the historic proportions of the internal spaces.



Scale and massing | Courtyard extension

The adjacent model view illustrates that the Georgian townhouses will remain unaltered externally, whilst the proposed new wing will match the scale and materiality of the existing annex at no. 16 and recently developed mews building at 12-16 Union Street.

All new rooms will face internally into the landscaped courtyard, maintaining the privacy of the neighbouring gardens and windows. The existing windows in the annex facing onto Hart Street will be adapted to improve privacy and ensure no overlooking of the adjacent private gardens.

The proposal aims to create a contemporary design that contrasts with - but augments - the historic setting. The design could incorporate dark metal cladding to the new roof and generous window proportions with a crisp, modern finish that work well with the more traditional natural materials of sandstone and reclaimed brick at the lower levels.

A sun path study concludes that there will be little change to available daylight and sunlight in the communal gardens to the north of the site. A full daylight and sunlight report will be carried out and included as part of the planning application.



Next steps | Planning application

We are anticipating submitting a Planning Application during February 2026. A timeline below sets out some key dates:

Planning Application submission: Feb 2026



Planning Application determination: August 2026



Site start: 2028

