1.0 PROJECT OVERVIEW

Welcome!

On behalf of the project team, thank you for taking the time to attend this public consultation event.

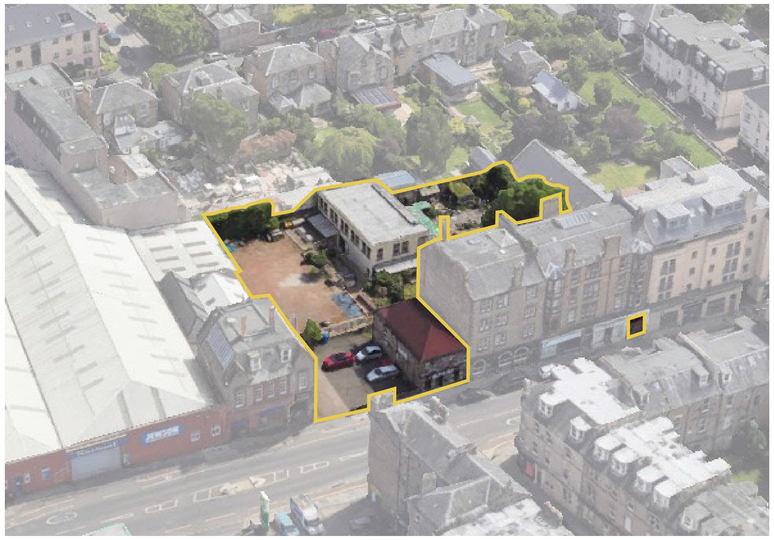
This consultation relates to the revised proposals for development at Ratcliffe Terrace, Edinburgh. The proposals have been developed following the previous planning application and subsequent appeal process, and respond to the matters raised through that process.

The consultation provides an opportunity to present the revised proposals and explain how the design has evolved, including changes to the scale, massing, height and arrangement of the development. We are also seeking feedback from the local community ahead of the submission of a revised planning application.

The exhibition boards provide further information on the site and surrounding context, the planning history, the evolution of the proposals and the key changes incorporated into the revised scheme.

Members of the project team are available throughout the event to discuss the proposals, answer questions and listen to your views. If you would like to receive further information or updates on the proposals, please complete the sign-in sheet with your contact details. Further information on how to provide feedback is included on the final board.





The Site

The site is located along Ratcliffe Terrace on what is currently an industrial brownfield site. It sits adjacent to an existing commercial business and opposite private residential flats and a garage.

The site currently presents a void within the established Ratcliffe Terrace street elevation and has limited street presence, offering a gap in the urban grain.

The site area is approximately 1,697m^2 or 0.2 hectares.

Please ensure any comments are made by the **13th October 2026** to allow the team to progress with the planning application.

The Proposal

The revised proposals seek to deliver purpose-built student accommodation (PBSA) at Ratcliffe Terrace, providing much-needed student accommodation in a highly connected location between existing university buildings.

The site is well placed to support the University community, with good connections to surrounding university facilities, local services and public transport.

The design has been developed in response to the previous planning and appeal process, with particular consideration given to the scale, massing and height of the development and its relationship with the surrounding area.

The Project Team

56three ARCHITECTS
David Davies / Abigail Duncan
Chris Pirrie / Jonathan Buitendag

shp Scott Hobbs Planning
Varshini Gorjala

Design Development

Comments and feedback from Consultation received

Design Refinement

PRE-APPLICATION
Spring 2026

COMMUNITY CONSULTATION
October 2026

SUBMISSION OF PLANNING APPLICATION
Autumn 2026

PLANNING DETERMINATION
Spring 2027

2.0 PLANNING CONTEXT

Previous Planning Application

A previous planning application for purpose-built student accommodation (PBSA) at 33–41 Ratcliffe Terrace was considered through the planning and appeal process. The reporter identified a number of matters requiring further consideration. The revised proposals have been developed in response to these comments, with particular focus on the scale, massing and height of the rear elements and their relationship with the surrounding properties.

Since the previous application, the former Lads' Institute at **27–29 Ratcliffe Terrace** has been designated a **Category C listed building** (LB52684). The listing, confirmed in April 2026, recognises the building's Arts and Crafts design and historic association with the Lads' Institute movement. This change in the immediate context has been considered as part of the revised proposals, alongside the established scale, building lines and character of Ratcliffe Terrace.

1. Principle of development - the principle of PBSA development is accepted in terms of accessibility to universities and student concentration in the locality. CEC accepted the poor state of existing buildings and are not suitable for conversion. The partial retention of existing stone building fronting Ratcliffe Terrace is supported.

2. Design and layout - the height of the block fronting Ratcliffe Terrace is supported. The materials including a mixture of brick, stonework and metal cladding is accepted.



A / Section A-A_Previous Design

3. Open space - The quantity, location and quality of the proposed open space was considered to be sufficient and meeting the 20% requirement.

4. Privacy and outlook - CEC considered there to be no adverse impacts on privacy and outlook from the 5-storey block fronting Ratcliffe Terrace. Similarly, CEC accepted that the link block and rear block do not have any impact on adjacent properties due to the proposed set back and angled windows.



B / Section D-D_Previous Design

5. Historic environment - there were no concerns raised with the setting of listed public house to the south along Ratcliffe Terrace and the setting of the listed residential villas along South Gray Street.

6. Development strategies - along with the principle of development, there was a general support on other matters relating to impact on historic environment, proposed materiality, sustainability principles, flooding and drainage, ecology, trees and biodiversity etc.

Design Evolution



C / Section A-A_Proposed Design

The revised scheme retains the established principle of a new building addressing the gap in the Ratcliffe Terrace street frontage, while refining the overall massing to respond more sensitively to its surroundings. The comparative sections shown on this board illustrate how the revised proposals have reduced and refined the overall massing while maintaining the development's relationship with the existing Ratcliffe Terrace frontage.

- **Reduced and refined rear massing**, with the height and scale of the rear sections carefully considered in relation to neighbouring properties.
- **Increased separation and setback** at the eastern boundary, with the upper storeys set back from the boundary wall.
- **A reduced number of angled windows**.



D / Section D-D_Proposed Design

- **Stepped building form** responding to the sloping site and the scale of the surrounding development.
- **A lower rear block and linking element**, creating a more graduated transition between the main Ratcliffe Terrace frontage and the neighbouring sites.

3.0 PROPOSAL

Proposed Site Layout

Ground Floor & Amenity

The broad principle of the previous building footprint has been retained, while the rear block has been reduced in width to provide improved outlook for future residents and reduce overlooking and overshadowing of neighbouring properties. This responds directly to comments raised through the previous planning and appeal process regarding the proximity of the development to the site boundaries.

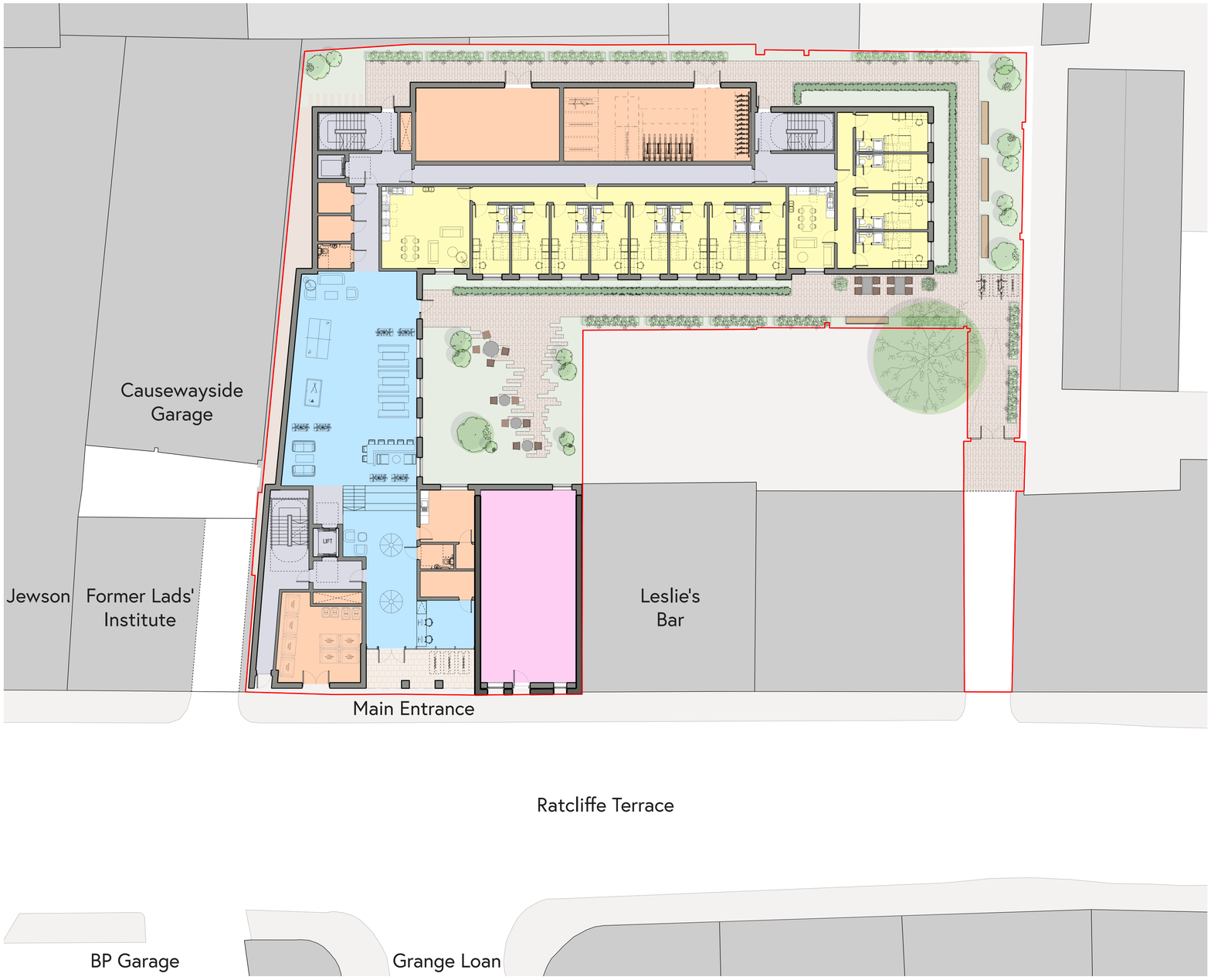
The main student entrance is positioned on Ratcliffe Terrace and set back from the existing pavement to create a more generous covered arrival space and improved public realm. The existing commercial use is retained alongside the entrance, maintaining an active mixed-use frontage and continuing employment use on the site.

Internally, the layout has evolved to place **117m² of communal amenity space** within the central linking block. Its position provides a direct connection with the reception and allows the amenity space to open onto the main south-facing courtyard, creating a strong relationship between internal and external communal areas.

The proposals provide approximately **334m² of external amenity space**, equivalent to **20% of the total site area**. The principal courtyard is positioned to benefit from a southerly aspect and forms a central focus for the development.

Accessible student accommodation is provided at ground-floor level, with level access to communal facilities and external amenity spaces. Cycle storage and plant have been relocated towards the rear of the development, where daylight levels are lower, allowing the better-lit areas of the site to be prioritised for student accommodation and amenity.

The ground-floor arrangement therefore combines student accommodation and amenity with the retained commercial use, while improving the relationship of the development with Ratcliffe Terrace and neighbouring properties.



4.0 NEXT STEPS

Please let us know your thoughts with a post-it note, or discuss with one of the project team



A / Proposed Western Ratcliffe Terrace Street Elevation

The Proposed Elevation

The proposal seeks to repair the existing gap in the Ratcliffe Terrace street frontage with a new building that responds to the established scale, proportions and character of the surrounding tenements.

The elevation reflects the rhythm and vertical proportions of neighbouring buildings, using a restrained palette of stone, buff brick and metalwork. The upper level is set back to respond to the established eaves line and varied roofscape along Ratcliffe Terrace.

The redevelopment provides an opportunity to bring this brownfield site back into positive use, retaining elements of heritage value and commercial use at street level, while delivering new purpose-built student accommodation in a well-connected location. It provides a considered, long-term alternative to the continued deterioration of the existing buildings and underused areas of the site.

Opportunity for Feedback

We welcome feedback from local residents, businesses and the wider community on the revised proposals.

Comments can also be submitted through the consultation website or by email, with the subject '**Ratcliffe Terrace**', to:

consultation@scotthobbsplanning.com

Comments should be received by **13th October 2026**.

What Happens Next?

Following the consultation, all comments will be reviewed by the project team and, where appropriate, incorporated into the developing design before a revised planning application is submitted.

Once submitted, the application drawings and supporting documents will be publicly available through the City of Edinburgh Council planning portal, providing a further formal opportunity to make representations directly to the Council as planning authority.

Thank you for taking the time to view the proposals and provide your feedback.