

**From:** Slipper, Richard (Bilfinger GVA) []  
**Sent:** 22 July 2015 10:28  
**To:** David Leslie; David Givan  
**Cc:** Martin Perry; Heinz Richardson; Alexander Fairweather (); Nutsford, Caroline (Bilfinger GVA); Colin R Smith; Spowage, Gavin ()  
**Subject:** RE: ESJ - Central Hotel - Urgent Planning Issues

As a follow up on Point 1- please see the attached analysis from Waterman.  
Gavin Spowage would be pleased to explain the detail if you wish to call him (details below).

Gavin Spowage  
Principal Consultant  
Waterman Infrastructure & Environment Ltd

Regards  
Richard

**Richard Slipper**, Senior Director, Planning, Development and Regeneration,  
GVA James Barr

**From:** Slipper, Richard (Bilfinger GVA)  
**Sent:** 22 July 2015 10:09  
**To:** 'David Leslie'; David Givan  
**Cc:** Martin Perry; 'Heinz Richardson'; Alexander Fairweather (; Nutsford, Caroline (Bilfinger GVA); Colin Smith; Spowage, Gavin (  
**Subject:** ESJ - Central Hotel - Urgent Planning Issues

Good morning David/David;

Thank you for your time on Monday.

Martin Perry has asked me to record our concerns that design issues remain between us at this stage on this important element of the project. There will be programme delays and impacts for the whole scheme as a result. The fact we are now headed for an unresolved position being heard in the debate at Development Management Sub-Committee on 12 August does not reflect well on our process to date; where we have worked hard to explain every design detail with exacting material and careful advocacy through reference to seven explanatory documents and the submitted drawings.

We now have a significant risk to the project and I am sending this note in the hope of reducing or at best removing any contention between us before you conclude your committee report drafting.

I summarise our key points:

1. **Verified Views – Accuracy:** We can vouch for the work of Waterman and Jestico & Whiles in representing accurately the verified views of the building. If you have technical reason to question this work we would be pleased to review your analysis.
2. **Feature Element:** You seem to have some opinions that the wording of Page 33 of the February 2009 as amended Design Statement expresses a design principle under 5 which does not allow for a feature element such as the J&W rooftop expression. We contest this. The wording is clear. A feature can exist above the guideline height of 106 metres. There would have been no purpose for a specific paragraph on “Feature Elements” if the agreement had been to keep all built form below 106m. Elaine Campbell might recall the discussions on this in 2008/9.

3. **External Material:** You have voiced a possible concern about the tone and shine of the external stainless steel cladding material.
4. **Broader Floors at Height:** We have made the case that to enhance the vitality and viability of a strong commercial format for the high quality hotel in this location; it is necessary to expand the active assembly and visitor bar/restaurant/function space to a broader floor area at the higher floor levels (9 to 11). This is dictated by a fixed plan for the inner core to the building. The result is a marginal broadening of the building as seen in certain planes, the most marked change being the longitudinal dimension of the building when viewed from the east (Calton Hill), due to the longer axis of the building lying on a SW to NE line. This extra built form outwith the red wire line guide from the original ES has a marginal impact on the distant views to Ravelston/Corstorphine Hill. We do not believe this is a material impact. Enhanced public access to the higher levels of the building was a design objective specifically welcomed in the EUDP hearing on 28 January 2015.

THRE have asked me to offer a reasonable basis on which we hope to resolve these issues forthwith:

1. On Point 1, we look forward to your acceptance of the verified views.
2. On Point 2, we invite an affirmative response. We have discussed the building with both Historic Scotland and Edinburgh World Heritage and neither has voiced concerns about the spiral feature element.
3. On Point 3, we agree to the final Rimex or similar manufacturer tone/shine/finish being approved by the Head of Planning subject to Condition 12 of the original consent.
4. On Point 4, we invite the Head of Planning to take a balanced view in a recommendation to Committee and we wish to make a suggestion – that, before 12 August, a short discussion workshop and model display is held at the City Council with officers and members present and members of our advisory team to fully understand the floor areas at levels 9,10,11 and to bring into focus a balanced debate between:
  - A. Skyline view protection - a case for a reduced building with only bedrooms or restricted assembly space at height.
  - B. Maximising visitorship and prestige hotel operator requirements - maximising public access to upper levels for enjoyment of the space and city viewpoints; and to enhance the prospects of the higher 5 and 6 star operators signing up for this hotel.

I look forward to your response and would be pleased to discuss these points further with you, in a meeting or conference call.

Kind regards  
Richard

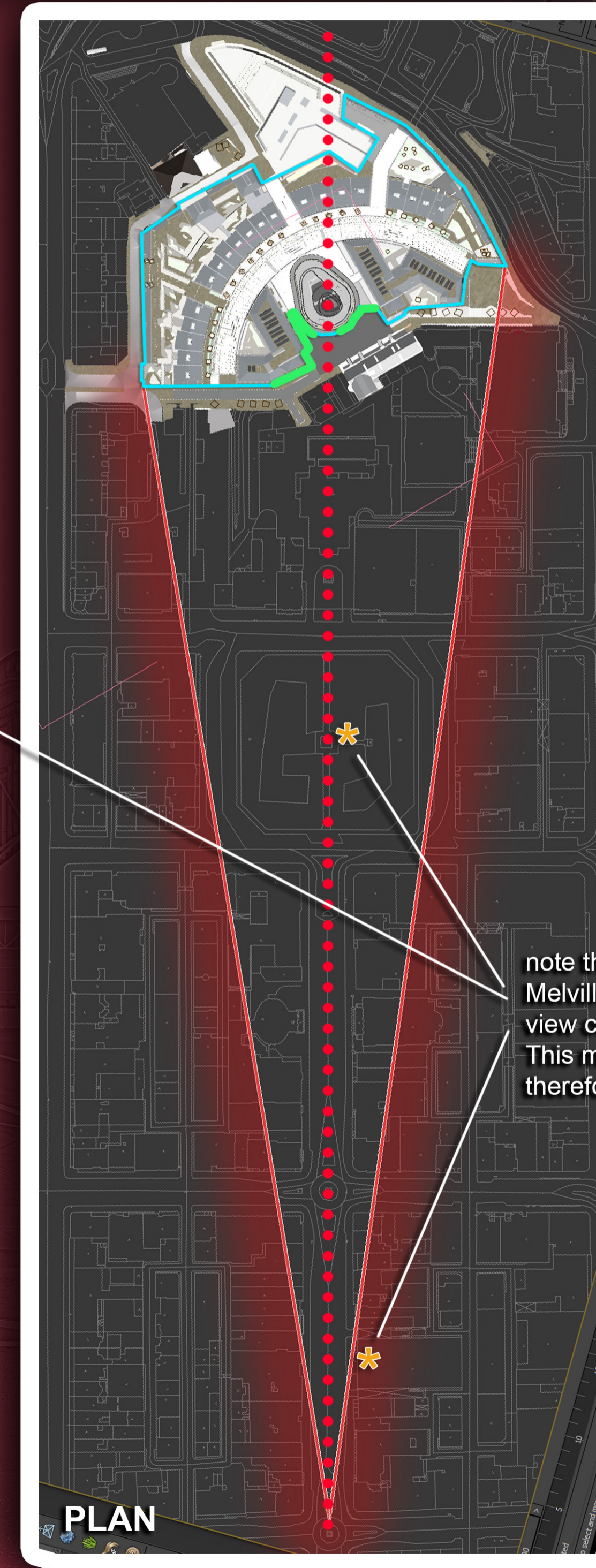
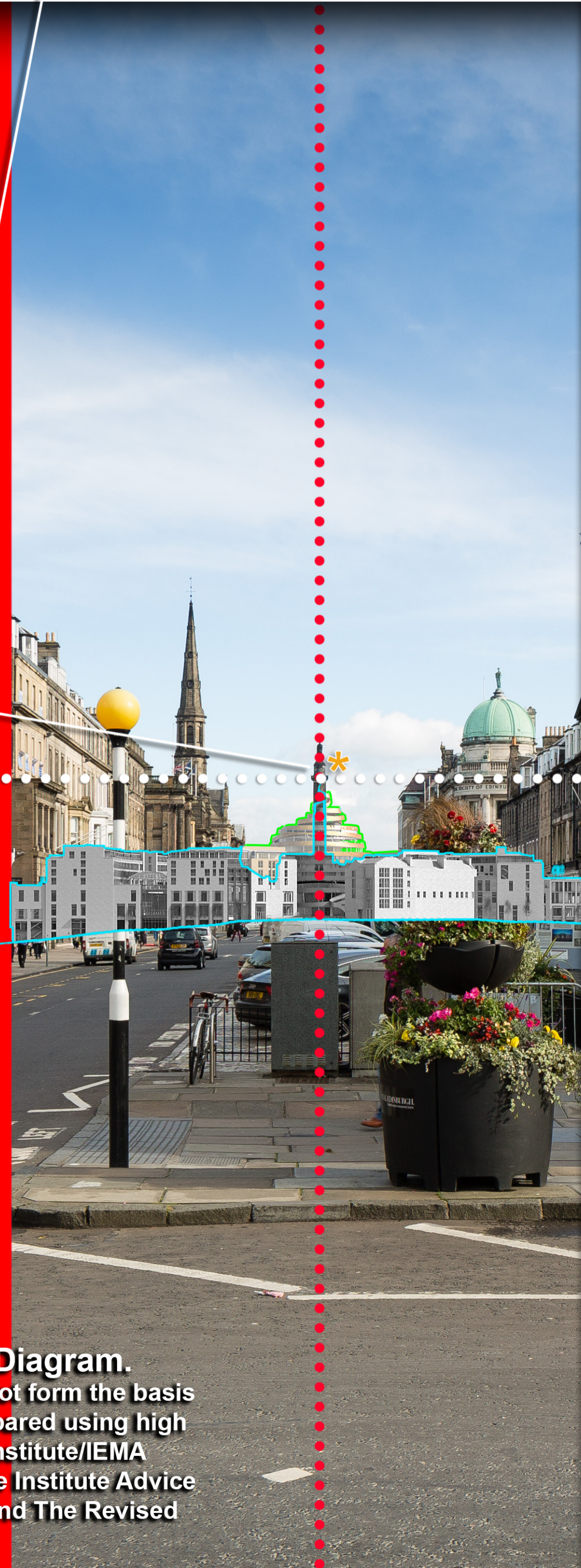
**Richard Slipper**, Senior Director, Planning, Development and Regeneration,  
GVA James Barr

**SECTION**

**KEY**

- Extents of scheme visible in AVR
- Extents of scheme hidden in AVR
- Centre sight line
- View cone to full width of scheme
- Section sight line

note that the section sight line to the top of central hotel flourish passes through Melville Monument at the same point on section and photomontage, therefore verifying vertical scale and position.



note that the centre sight line passes through Melville Monument, and right hand side of view cone intersects Assembly Room portico. This matches in plan and photomontage, therefore verifying lateral scale and position.

**PLAN**

**VERIFIED PHOTOMONTAGE 2.1 - NON Technical Visual Verification Diagram.**  
 Please note that this is a visual aid to prove the accuracy of this photomontage and does not form the basis of the methodology. As such, this photomontage and all photomontages for ESJ were prepared using high accuracy spatial survey data and are compliant with relevant sections of: The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment (3rd edition 2013); The Landscape Institute Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment and The Revised SPG London View Management Framework (March 2012).