



## City of Edinburgh Office Development Schedule 2017

## Contents

<a href="#">Introduction</a>	1
<a href="#">Map of Major Development Areas</a>	2
<a href="#">Summary of office development</a>	3
<a href="#">Analysis</a>	
<a href="#">Completions</a>	4
<a href="#">Under construction</a>	6
<a href="#">With planning consent</a>	7
<a href="#">Awaiting determination</a>	8
<a href="#">Pipeline</a>	9
<a href="#">Loss of office floorspace</a>	10
<a href="#">Market context</a>	12
<a href="#">Definitions of key terms</a>	15
<a href="#">Tables</a>	16

*Cover photograph : St Andrew Square*

*Whilst reasonable efforts have been made to verify the information in this report, the City of Edinburgh Council are unable to provide an assurance as to the accuracy, currency or comprehensiveness of tables and commentary. Users should undertake their own checks before using the data in this report as an input to policy or investment decisions. This schedule has been prepared by City of Edinburgh Council. contact: Lindsay Robertson (lindsay.robertson3@edinburgh.gov.uk)*

## **Introduction**

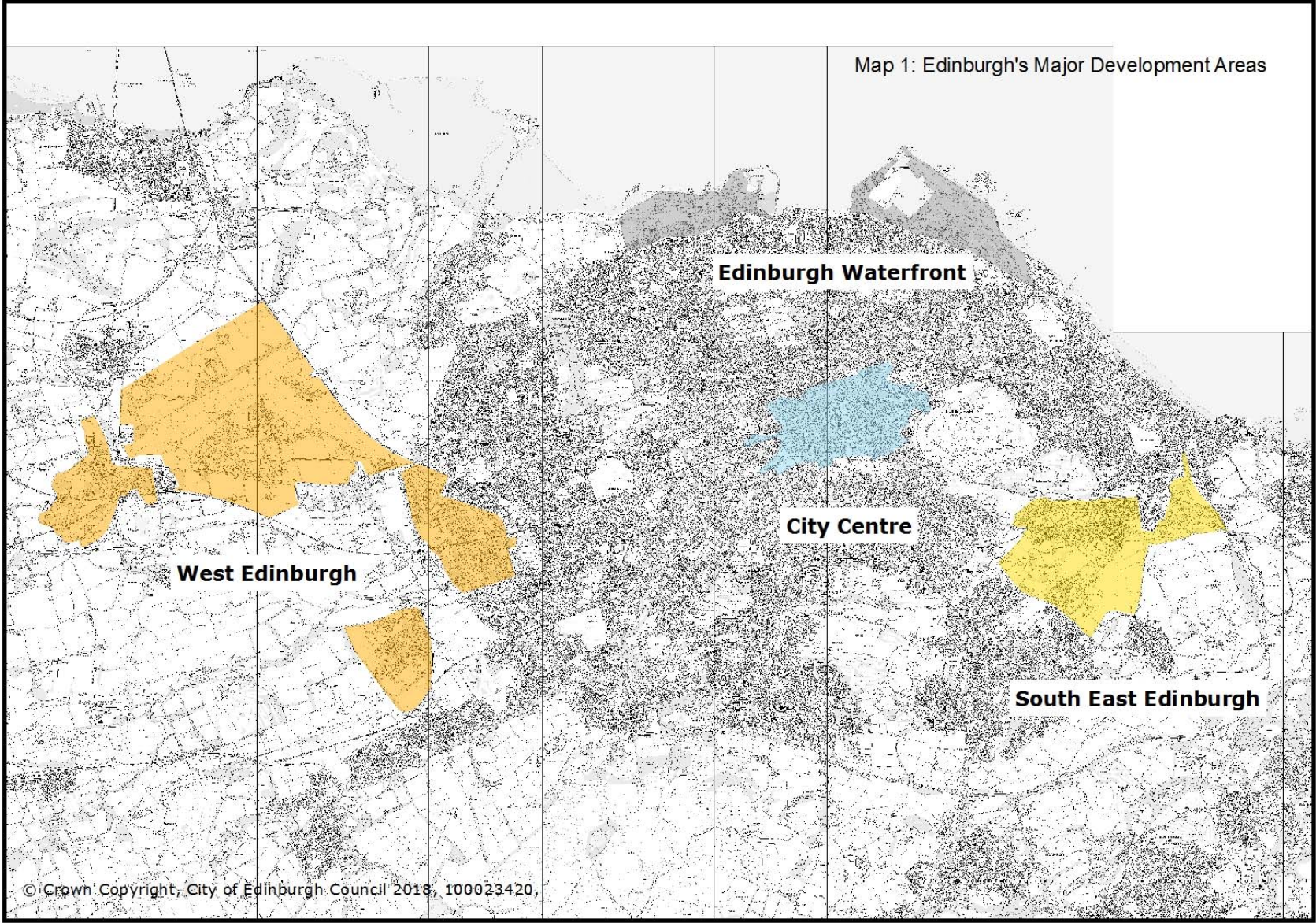
This schedule monitors the progress of planning applications for larger ‘business’ developments within the City of Edinburgh – those which have a gross floorspace of 500 sq. metres or more. Business developments are those which fall within class 4 of the Use Classes (Scotland) Order 1997. In addition to mainstream office accommodation, the term encompasses space designed for research & development activity and light industry. In all cases, the activity should be of a type and scale which would not be detrimental to the amenity of a residential area.

The schedule excludes smaller offices for the provision of financial, professional and other services, typically located in shopping areas, which are principally for the benefit of visiting members of the public. These fall into ‘class 2’ of the Use Classes Order.

The LDP strategy focusses the growth of the city on four Strategic Development Areas-city centre, waterfront, west Edinburgh and south east Edinburgh. Information is summarised for each of these major development areas, identified in Map 1, and elsewhere within the city. The boundaries do not correspond exactly to those within the Local Development Plan 2016 but have been retained to allow historic comparison.

The schedule gives the position at the year ending 31 December 2017, and details of developments which have been completed during the calendar year 2017.





## Summary of office developments as at December 2017

SUMMARY OF OFFICE DEVELOPMENTS AS AT 31 DECEMBER 2017						
DEVELOPMENT AREA	COMPLETED 2017	UNDER CONSTRUCTION	PLANNING PERMISSION 2017	PLANNING PERMISSION Pre-2017	TOTAL IN THE PIPELINE (under construction + planning permission)	AWAITING DETERMINATION
City Centre	16,801	76,551	1,018	53,295	130,864	4,559
West Edinburgh	10,500	0	0	322,227	322,227	122,158
Waterfront	0	0	0	28,486	28,486	0
South East	0	0	9,100	118,485	127,585	0
Outwith development areas	4,100	0	0	5,571	5,571	26,721
<b>TOTAL</b>	<b>31,401</b>	<b>76,551</b>	<b>10,118</b>	<b>528,064</b>	<b>614,733</b>	<b>153,438</b>

- Increase in completions – majority within city centre
- Developments under construction all within city centre
- Downward trend in pipeline development
- Lowest level of planning consents since 2012
- Majority of pipeline in city centre and West Edinburgh
- Loss of office floorspace continues – mostly within the city centre

## Analysis

### Completions

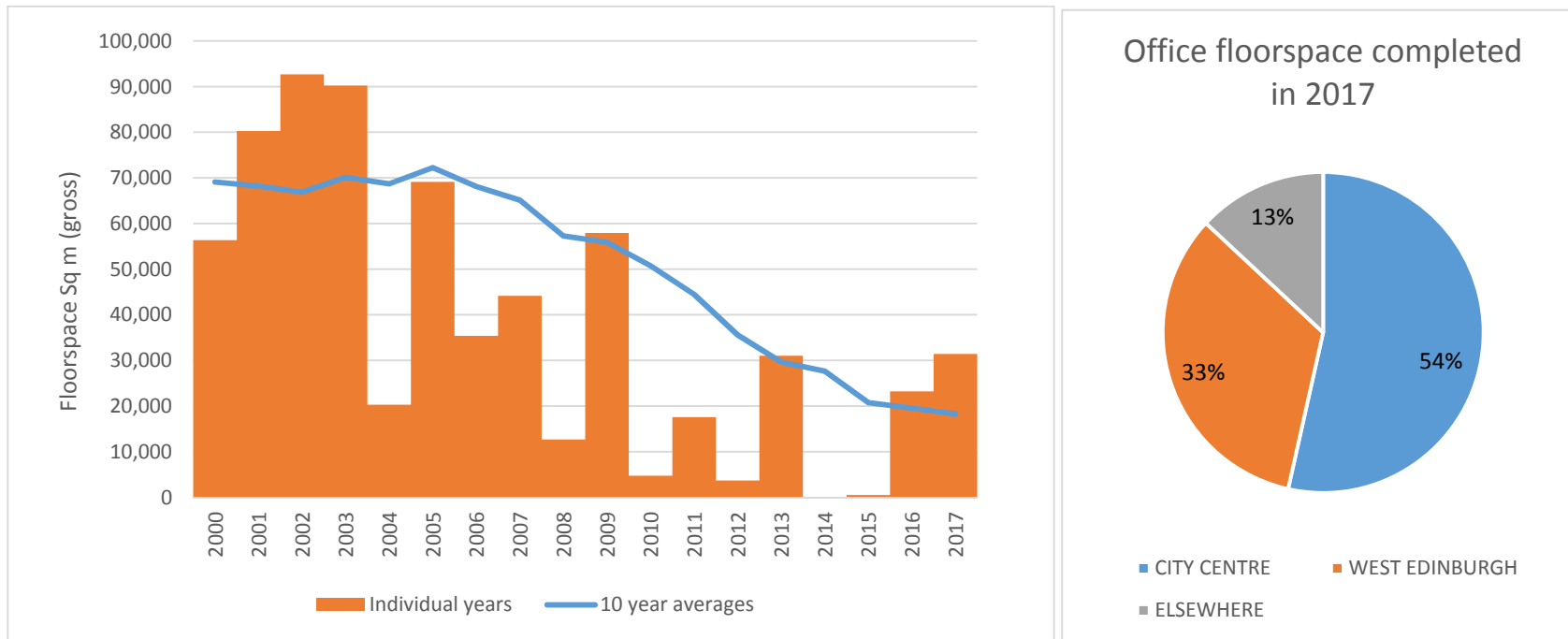


Figure 1: Edinburgh office completions 2000-2017

Following a year of no office completions in 2014 annual floorspace completions have continually risen. In 2017, **31,401 sq m** floorspace was completed across 6 developments. 3 of the developments and around half of the floorspace were within the city centre. The largest development was completed at 3-8 St Andrew Square. This provides 9,420 sq m gross office floorspace as part of a mixed use development including residential with retail on the ground floor. This is a reduction in the space which previously existed however

provides high quality, modern office space in a key city centre location. The building is occupied by Standard Life. Another significant development completed at Quartermile is occupied by State Street Bank who have a 15 year lease on the top five floors. The third city centre completion was a small office development through a change of use of existing floorspace at Festival Square.

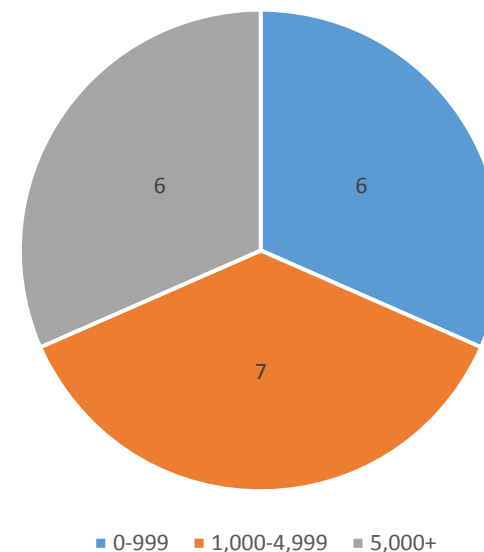
Within **West Edinburgh** 10,500 sq m was completed at Herriot Watt University Research Park for Interserve.

There were no completions in the **South East** or the **Waterfront**.

Outwith the strategic development areas office accommodation was built for NHS Lothian as part of a development of primary care services at Pennywell and further office accommodation as part of the Firhill Partnership Centre.

In the period 2013-2017 a total of 88,943 sq m gross office floorspace has been completed across Edinburgh. 74,020 sq m gross was within the Major Development Areas identified on Map1. Of the 19 developments completed in this time, 7 were greater than 1,000 sq m gross and 6 were greater than 5,000 sq m gross.

Figure 2: Number of completions 2013-2017 by size (sq m gross)

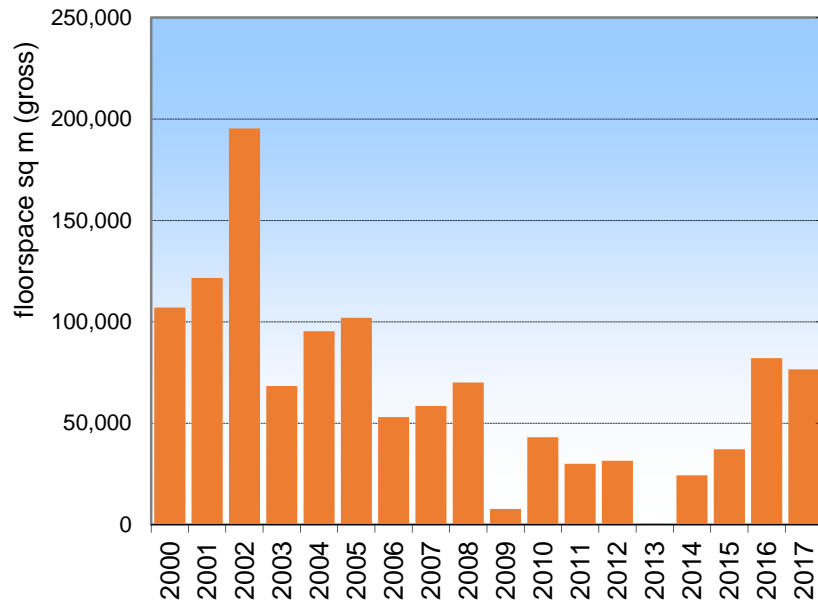




## Under Construction

There was **76,500 sq m** of office floorspace under construction at the end of 2017. All of this was within the **city centre**, across 4 developments. The majority of the space being developed is speculative.

Figure 3: Edinburgh offices under construction 2000 - 2017 (as at December each year)

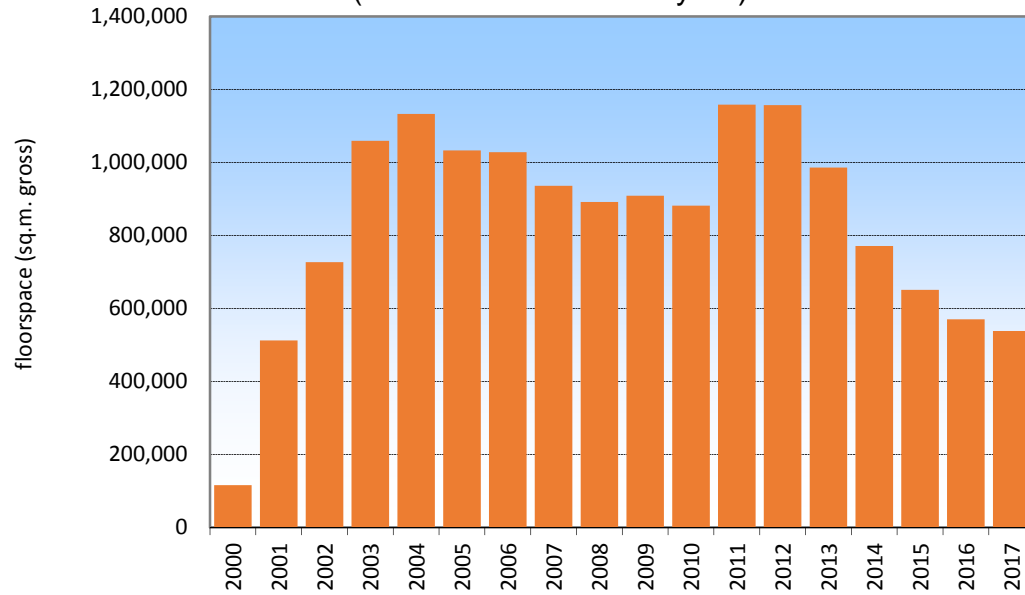


More than half the office floorspace under construction is accounted for by a development at Haymarket. This will provide 43,800 sq m gross floorspace as part of a mixed use development. A significant part of the remaining floorspace is under construction at New Street, this will provide 21,000 sq m gross and has been pre-let to HMRC. Other developments are underway at West Register Street where 7,700 sq m gross floorspace is being provided, and redevelopment of Lothian House in Fountainbridge which will provide around 4,000 sq m gross office floorspace with retail on the ground floor.



## Office Floorspace with Planning Consent

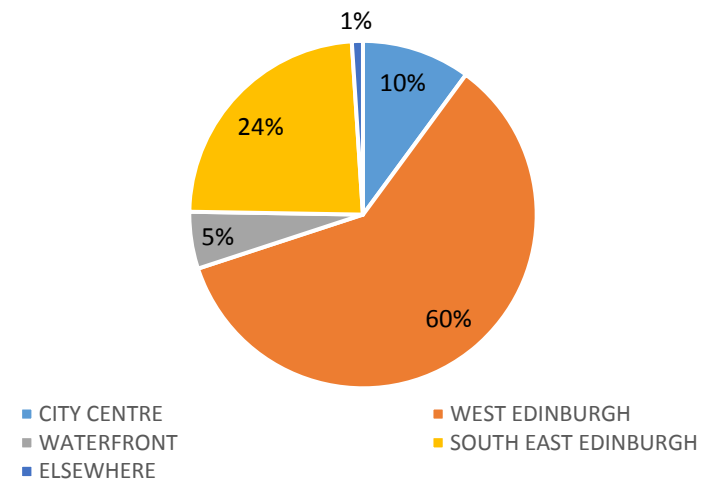
Figure 4: Edinburgh offices with planning consent 2000 - 2017  
(as at December each year)



The total amount of floorspace with planning permission at the end of 2017 was **538,182 sq m**. This is a slight fall from last year and continues a downward trend evident since 2011. Only 3 consents were granted in 2017, for a total of just over 10,000 sq m. The only consent of significant scale was for the University of Edinburgh Institute of Regeneration and Repair at the Edinburgh Bioquarter which will provide 9,100 sq m of office accommodation.

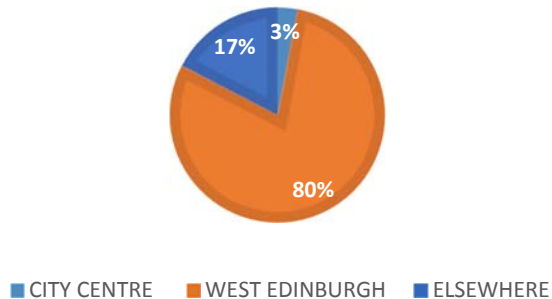
The majority of unimplemented floorspace (60%) is in **West Edinburgh**. This includes 200,000 sq m at Edinburgh Park which is unlikely to be developed in full. A further 24% is located in **South East Edinburgh**, all at Edmonstone Campus. Within the **city centre** there is 53,295 sq m of unimplemented floorspace in existing consents. This is in the form of three PPP consents at Fountainbridge, a further scheme at Morrison Street and two smaller scale developments elsewhere within the city centre.

FIGURE 5: OFFICE FLOORSPACE IN UNIMPLEMENTED PLANNING CONSENTS



Applications awaiting determination

FIGURE 6: NEW OFFICE FLOORSPACE AWAITING DETERMINATION AT DECEMBER 2017



Applications for a total of **153,438 sq m** office floorspace were awaiting determination at December 2017. More than half of this floorspace is accounted for by a PPP application for the IBG. The IBG is within **West Edinburgh** where there are also a further two applications related to an existing outline consent at Edinburgh Park. One was a Section 42 application to reduce the amount of office floorspace and the other an AMC application for around 60,000 sq m of office development within seven buildings. The floorspace for these two applications is not included in Figure 6 as it is accounted for in the consented development figure which includes the outline application for this site.

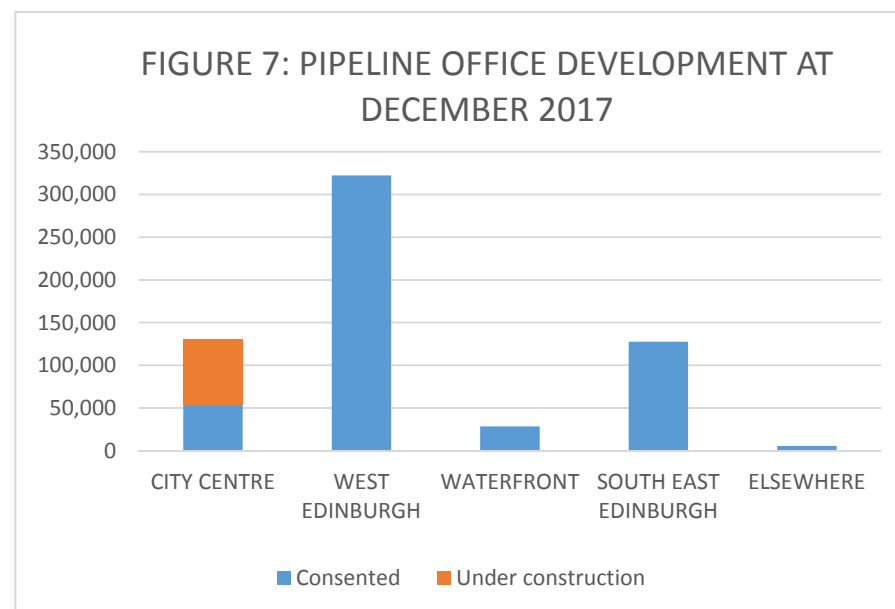
Within the **city centre** only 1 application, a PPP at Dewar Place was under consideration. This could provide around 4,500 sq m as part of a hotel led development. This is 15% of the total floorspace proposed in the development. A further application at New Street for reconfiguration of already consented office

floorpace would replace an existing consent and is therefore not included in Figure 6.

Within the **South East** a further AMC application is under consideration at Edmonstone Campus. Only one application, is under consideration in the **Waterfront**, at Granton Harbour. The floorspace for these applications is accounted for in the outline consents for these sites and therefore not included in Figure 6.

17% of the floorspace is **outwith** the major development areas. There are two applications under consideration. The first a PPP for demolition of the former RBS office building in Fettes Row and development including up to 25,000 sq m gross office floorspace. However this could be a potential loss of office space as the PPP application seeks flexibility of uses therefore if consented further applications may not include office. A smaller redevelopment at Hermiston accounts for the remainder.

### Total Pipeline



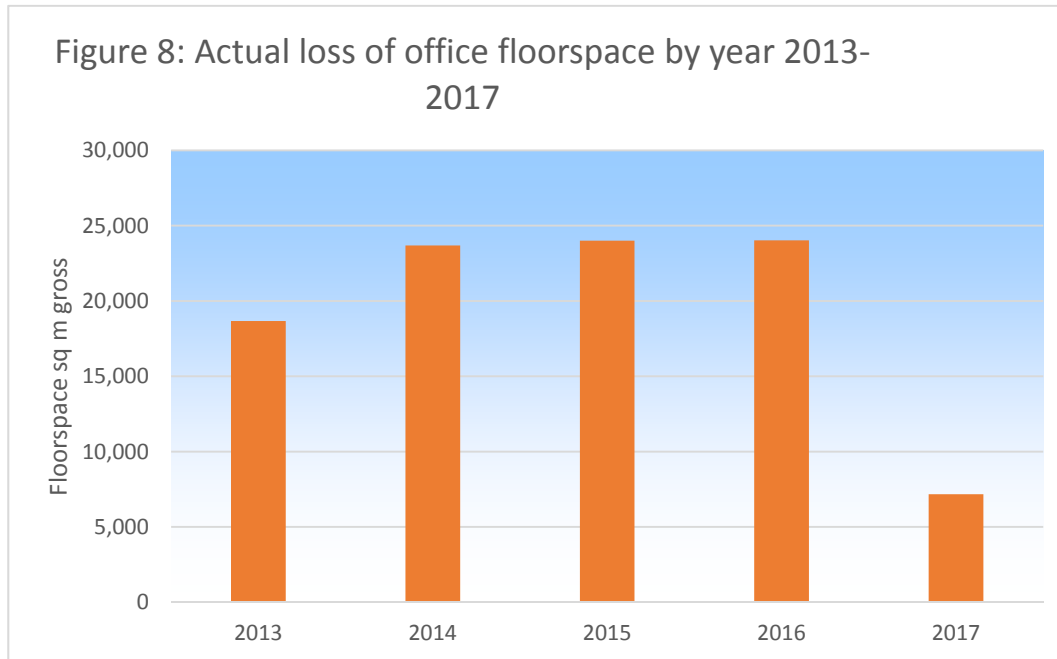
Total Pipeline development at the end of 2017 was **614,733 sq m**, a slight fall from the previous year continuing the downward trend in pipeline development which has occurred since 2012.

Most of the pipeline development is within the strategic development areas. **West Edinburgh** accounts for the largest proportion. A large proportion of pipeline development relates to outline consent and is therefore unlikely to come to fruition in the next year.

Removing PPP consents reduces the pipeline to 118,111 sq m, with the majority of this, 91,000 sq m, within the city centre.

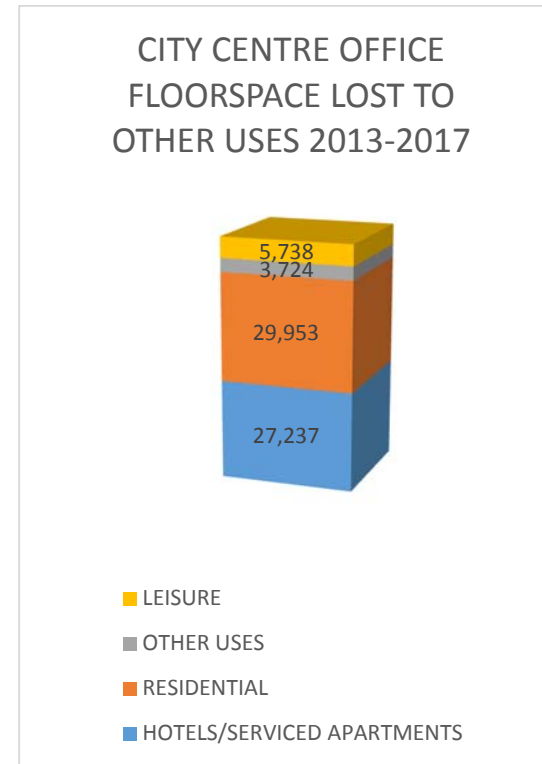
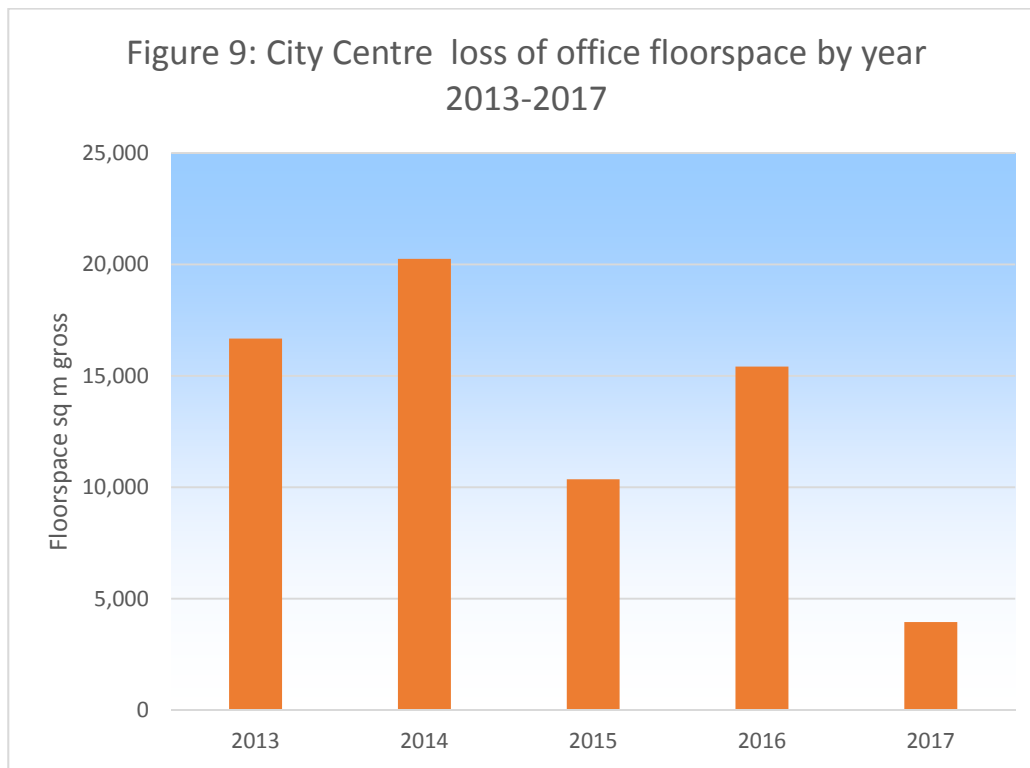
## Loss of Office

Figure 8: Actual loss of office floorspace by year 2013-2017



**7,168 sq m** of office space was lost to other uses in 2017. 3 of the 5 developments, and 55% of floorspace (3,948 sq m) lost was within the **city centre** – The largest was at South St Andrew Street where 2,400 sq m was lost through redevelopment of existing office space for mixed use, which while still providing office space resulted in a reduction. Smaller losses occurred at Shandwick Place to hotel use and Melville Street to residential. Elsewhere across the city a former office was changed to a car showroom in Bankhead and a further small change of use in Mill Lane to residential.

Over the last 5 years a total **97,522 sq m** of office floorspace has been lost to other uses city wide. The majority of this has occurred in the **city centre** where **66,652 sq m** was lost during this period.



Within the **city centre** the majority of office space lost in the last 5 years has been replaced by hotels and residential uses.

Of the 71 individual losses, 17 resulted in losses of more than 1,000 sq m each and 9 of these were in excess of 2,000 sq m each.

The amount of floorspace lost each year within the city centre has varied. In 2017 **3,948 sq m** was lost which is lower than in any of the previous 5 years.

Valid planning consents, if implemented could result in a further loss of **49,500 sq m** city wide. Just over half of potential floorspace loss in unimplemented consents is within the city centre. There are also applications under consideration which could result in a further loss of 36,291 sq m city wide. Only one application is awaiting determination within the city centre which would result in a loss. This is for less than 1,000 sq m.



## Market Context

### Take-up

Ryden (81<sup>st</sup> Property Market Review, October 2017) reports that overall Edinburgh's office market had a solid performance over the six months achieving 41,837sq m of take-up during the six months to September 2017. Total take-up was 78,140 sq m for the 12-months to September 2017. This is a robust market performance, particularly in the context of reducing supply. For the six months to September 2017, city centre take-up was 28,070 sq.m representing 67% of total city-wide take up. Grade A and high quality accommodation accounted for 13,111 sq.m. or 47% of city centre office take-up. Eight deals in excess of 929 sq.m. were recorded.

Edinburgh's peripheral office markets recorded a total of 13,767 sq.m. transacted across 36 deals over the past six month period. This represents a 6% increase in activity (floorspace taken-up) compared with the previous period.

West Edinburgh saw a total of 10,347 sq.m. transacted across 15 deals including: Standard Life Investments at John Courage House (2,913 sq.m.); Sykes at Currie House (836 sq.m.) and NuCana at 3 Lochside Way (523 sq.m.).

In North Edinburgh around Leith, a total of 2,177 sq.m. transacted across eight deals including The Leith Agency at Commercial Quay (659 sq.m.) and VOCAL at 60 Leith Walk (435 sq.m.).

Future office take-up will be bolstered by further significant pre-letting activity. This is led by the pre-construction letting of Artisan's 16,844 sq.m. New Waverley office development to the Government Property Unit, Standard Life Aberdeen's pre-letting of 6,410 sq.m. at 10 George Street and Computershare at Four North, North St Andrew Street (3,846 sq.m.).

### Supply

Total office supply across Edinburgh is 143,420 sq.m. This is an 11% decrease from the previous figure reported in April 2017, and takes the vacancy rate to a low point of c. 7%. Edinburgh's future office supply pipeline has been significantly reduced as a result of the strong take-up and large pre-commitments, as well as redevelopment of obsolete offices for alternative uses. A number of suites also have been removed from the market following the mergers.

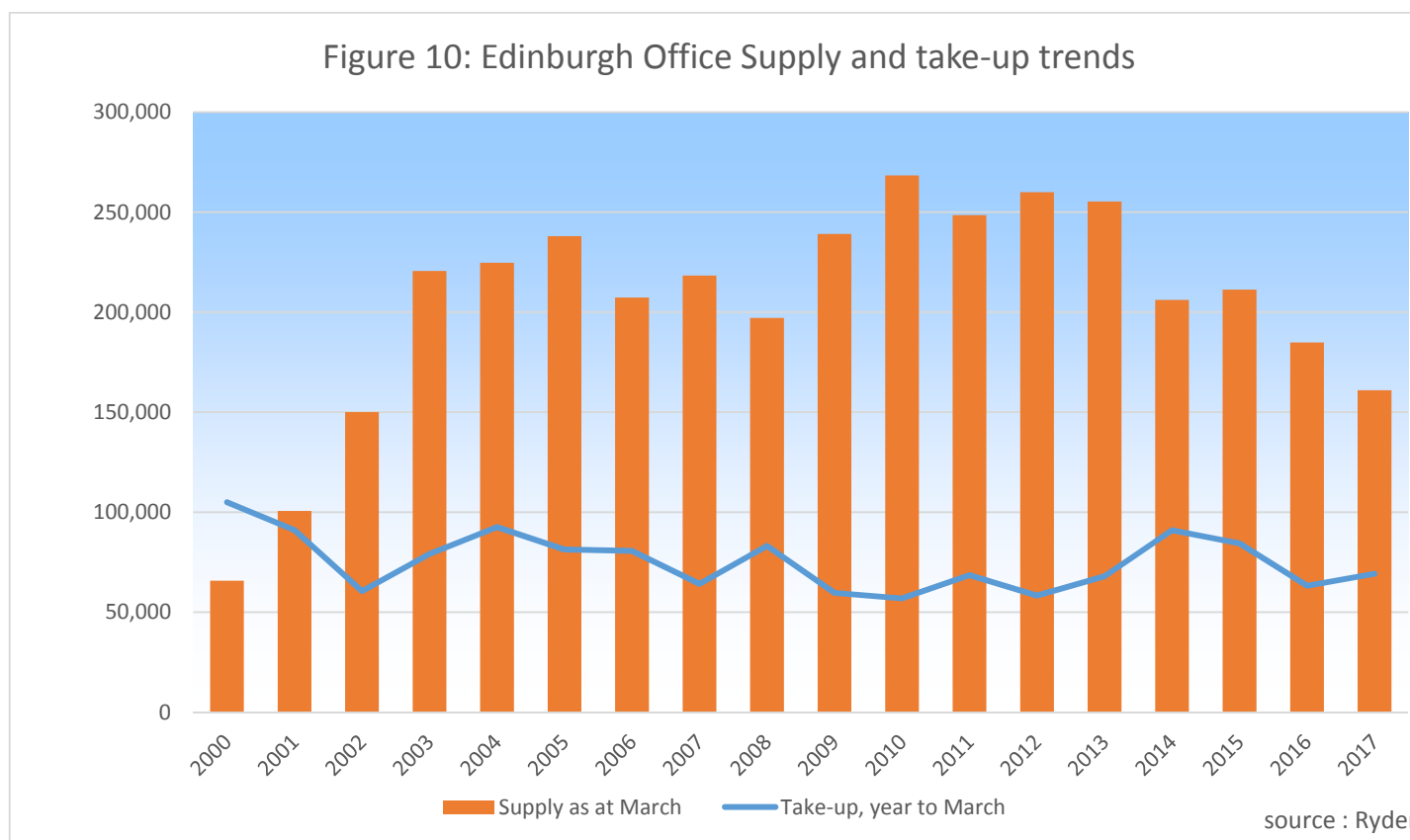
Grade A supply remains extremely tight and speculative development is limited. Chris Stewart Group's The Mint Building at 42 St Andrew Square (5,667 sq.m.) and Greenside, Blenheim Place (where 1,486 sq.m. remains following the pre-let to Nucleus Financial Ltd), plus GSS' development at 2 Semple Street (3,591 sq.m.), are the only speculative office developments currently on-site to deliver Grade A office stock by late 2018/early 2019.

A number of smaller refurbishments including 1 St Andrew Square and 132 Princes Street have now completed and should attract smaller occupiers looking for space in that active sector of the market. Larger refurbishments include One Lochrin Square, where recent letting successes include Ctrip (1,133 sq.m.) and 3,251 sq.m. under offer to serviced office operator Regus' Spaces brand.

While tight supply can be viewed as a positive in that it reflects strong demand, if the lack of speculative office development persists, it could act to limit the pace of economic growth and inward investment.

Across the UK regional market there is a lack of committed development (Jones Lang La Salle). JLLS reports a vacancy rate of 1.3% in Grade A space in Edinburgh at 2017. A subdued outlook is predicted for office development due to difficulty in obtaining finance, competition from alternative uses and rising construction costs.

### Edinburgh's Office Supply and take-up trends



## Major Lettings

Notable city centre transactions included:

- Quatermile 3 6,097 sq.m. (State Street Bank)
- John Courage House, South Gyle Broadway 2,913 sq.m. (Standard Life Investments)
- Citywest, Robertson Avenue 2,345 sq.m. (Scottish Braille Press)
- Greenside, Blenheim Place 1,742 sq.m. (Nucleus Financial Ltd)
- The Cube, 45 Leith Street 1,184 sq.m. (additional) (Baillie Gifford)
- One Lochirin Square 1,133 sq.m. (Ctrip)

## Rents

Prime rents for existing Grade A office accommodation in Edinburgh remain £300-£323 per sq.m. rising up to £350 per sq.m. for pre-letting activity on best space. While incentives remain around 18-24 months for a 10 year lease commitment to the highest quality occupier covenants, this is coming under downward pressure for the best opportunities due to constrained supply.

Prime office rents in West Edinburgh remain up to £172 per sq.m. for refurbished options in the South Gyle area, rising to £215 per sq.m. in Edinburgh Park.

In North Edinburgh prime office rents remain up to £150 per sq.m. although limited supply of quality stock means that £130 per sq.m. is more typical for the area.

## Definitions of key terms

### Floorspace

Floorspace means gross external floorspace – a measure of the total area occupied by the unit, including the thickness of all internal and external walls. Areas where access is normally restricted, such as lift shafts, plant and machinery rooms, are included. This is generally about 15-20% higher than the net lettable floorspace figures generally quoted by commercial property agents, although the difference varies from one development to another.

### Development status

*Completions* - All external and internal work has been carried out and the building is ready for occupation (and in some instances may already be partly or fully occupied).

*Under construction* - Building work is currently in progress, including site works. Includes developments which are complete in part, and where further units which have planning consent may be built at a later date. Also includes sites where building work has temporarily halted.

*Planning permission* - Developments which have full or planning permission in principle consent for class 4 office use. Also includes developments where the planning committee has determined that it is 'minded to grant' consent, but where formal consent is dependent on the conclusion of a legal agreement (e.g. in connection with developer contributions to infrastructure provision). New build sites which have been cleared for development, but where construction of the new building has not yet started, are included under the planning permission rather than the under construction heading.

*Awaiting determination*- Refers to proposed class 4 developments which are the subject of registered planning applications which have not yet been determined.

### Letting status

*Speculative* : developed for letting or sale on the open market, without a specific occupier in mind.

## **Tables**

Table 1 - Office developments completed between 1 January and 31 December 2017

Table 2 - Office developments under construction as at 31 December 2017

Table 3a - Office developments with planning consent as at 31 December 2017 but not implemented (granted in 2017)

Table 3b - Office developments with planning consent as at 31 December 2017 but not implemented (granted prior to 2017)

Table 4 - Office applications awaiting determination as at 31 December 2017

Table 5 - Office applications withdrawn or refused, and consents which expired or were superseded  
between 1 January & 31 December 2017

Table 6a - Loss of office floorspace 2017

Table 6b - Loss of office floorspace 2016

Table 6c - Loss of office floorspace 2015

Table 6d - Loss of office floorspace 2014

Table 6e - Loss of office floorspace 2013

Table 7a - Potential loss of office space 2017

Table 7b - Potential loss of office space 2016

Table 7c - Potential loss of office space 2015



**TABLE 1: OFFICE DEVELOPMENTS COMPLETED BETWEEN 1 JANUARY AND 31 DECEMBER 2017**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	DEV. AREA	WARD	OFFICE FLOORSPACE		NO. OF PARKING SPACES	OCCUPIER WHERE KNOWN
							sq.m. gross	sq.ft.gross		
14/04037/FUL	Festival Square, 1	Sheraton Hotel, Sheraton Hotel and Spa	Nov-14	change of use	city centre	11	600	6,458	n/a	unknown
02/01662/FUL	Lauriston Place, 1 (Q3)	Southside Capital Ltd.	Jul-04	new build	city centre	10	6,781	72,991	n/a	State Street Bank
12/03241/FUL	St. Andrew Square 3-8, Sth. St. David Street, 7-21 (c/ Stockland (St. Andrew) Ltd.		Oct-12	new build	city centre	11	9,420	101,396	31	Standard Life
<b>CITY CENTRE</b>							<b>16,801</b>	<b>180,845</b>		
14/01353/AMC	Research Ave. North , 49 (land 450m west of)	Interserve Construction.	Jun-14	new build	west	2	10,500	113,021	262	purpose built
<b>WEST EDINBURGH</b>							<b>10,500</b>	<b>113,021</b>		
14/02250/AMC	Pennywell Gardens, 1D	NHS Lothian	Aug-14	new build	other	4	1,700	18,298	36	NHS
14/00335/FUL	Colinton Mains Drive, 167	Hub South East Scotland Ltd.	Jun-14	new build	other	8	2,400	25,833	57	purpose built
<b>ELSEWHERE</b>							<b>4,100</b>	<b>44,131</b>		
<b>Total floorspace</b>							<b>31,401</b>	<b>337,997</b>		
<b>No. of sites</b>									<b>6</b>	

\*1

**TABLE 2: OFFICE DEVELOPMENTS UNDER CONSTRUCTION AS AT 31 DECEMBER 2017**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	DEV. AREA	WARD	OFFICE FLOORSPACE		NO. OF PARKING SPACES	EXPECTED LETTING STATUS
							sq.m. gross	sq.ft. gross		
14/01056/FUL	Lothian Road, 142	Scottish Widows	Mar-15	new build	city centre	9	3,975	42,786	8	speculative
10/02373/FUL	Morrison Street, 189	Tiger Haymarket Developments Ltd	Mar-11	new build	city centre	11	43,866	472,170	381	speculative
13/03406/VAR3	New Street (land adjacent to)	Artisan REI	Mar-14	new build	city centre	11	21,000	226,042	n/a	prelet (HMRC)
15/02788/FUL	Sth St Andrew Street 15-19, W. Register Str. 28-	St Andrew Square (Property) Limited.	Jun-16	new build	city centre	11	7,710	82,990	5	unknown
<b>CITY CENTRE TOTAL</b>							<b>76,551</b>	<b>823,988</b>		
<b>Total floorspace</b>							<b>76,551</b>	<b>823,988</b>		
<b>No. of sites</b>									<b>4</b>	

\*1

\*1 omitted in error from 2016 schedule - replacement of 1960 office building and a 1850s former tenement building

**TABLE 3a : OFFICE DEVELOPMENTS WITH PLANNING CONSENT AS AT 31 DECEMBER 2017 BUT NOT IMPLEMENTED (GRANTED IN 2017)**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE		NO. OF PARKING SPACES	
									sq.m.gross	sq.ft.gross		
17/02691/FUL	Castle Terrace, 20	Goodwill Nominees Ltd	Aug-17	Aug-20	full	change of use	city centre	11	561	6,039	0	
17/01199/FUL	Rutland Square, 4 BF	Mr Cairns	May-17	May-20	full	change of use	city centre	11	457	4,919	0	
<b>CITY CENTRE TOTAL</b>									<b>1,018</b>	<b>10,958</b>		
16/03293/AMC	Old Dalkeith Road, 399 (Land 267 Metres Northeast Of)	University Of Edinburgh	Feb-17	Feb-20	full	new build	south east	17	9,100	97,952	n/a	
<b>SOUTH EAST TOTAL</b>									<b>9,100</b>	<b>97,952</b>		
									<b>Total floorspace</b>	<b>10,118</b>	<b>108,909</b>	
									<b>No. of sites</b>		<b>3</b>	

\*1 Renewal of consent 14/02222/FUL

**TABLE 3b : OFFICE DEVELOPMENTS WITH PLANNING CONSENT AS AT 31 DECEMBER 2017 BUT NOT IMPLEMENTED (GRANTED PRIOR TO 2017)**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE		NO. OF PARKING SPACES
									sq.m.gross	sq.ft.gross	
14/03848/PPP	Fountainbridge, 159 (site at former)	West Register (Realisations) Ltd.	Oct-15	legal **	outline	new build	city centre	9	13,061	140,587	n/a
15/02892/PPP	Fountainbridge, 194 (land adjacent to)	Fountain North Ltd	Dec-16	Dec-19	outline	new build	city centre	9	14,500	156,077	n/a
14/02814/PPP	Fountainbridge, 199 (Site 60 Metres South Of )	The EDI Group Limited.	Jun-16	Jun-18	outline	new build	city centre	9	11,621	125,087	n/a
15/00322/FUL	Morrison Street, 34	Britel Fund Trustees Ltd.	Dec-15	Dec-18	full / temp	new build	city centre	11	14,113	151,911	n/a
13/03407/FUL	New Street 221,223,227, 231	Artisan REI	Mar-14	never*	full	new build	city centre	11	N/A	N/A	n/a
<b>CITY CENTRE</b>									<b>53,295</b>	<b>573,663</b>	
01/00802/OUT	Granton Harbour and Village	Forth Ports plc	Jun-03	Jun-18	outline	new build	waterfront	4	23,190	249,615	n/a
14/05305/AMC	West Harbour Road, 65	Granton Central Developments Ltd	Aug-16	n/a	full	new build	waterfront	4	5,000	53,820	n/a
01/01951/FUL	Water of Leith (moored barges at Shore)	Water of Leith 2000 Ltd.	Nov-02	never*	full	new build	waterfront	13	296	3,186	0
<b>WATERFRONT</b>									<b>28,486</b>	<b>306,621</b>	
13/04966/PPP	Broadway Park 1, (Land 148 metres west of), South Gyle	Crestbridge Corporate Trustees	Jun-14	Jun-17	full	new build	west	3	7,432	79,997	n/a
99/02295/OUT	Edinburgh Park (Sites H-L)	New Edinburgh Ltd.	Apr-03	Oct-19	outline	new build	west	3	200,602	2,159,263	4,650
08/02729/FUL	Harvest Drive, Newbridge, 2 (land adj. to) Ph2	Scottish Midland Co-operative Society Ltd	Aug-08	never*	full	new build	west	1	2,047	22,034	53
10/01832/PPP	Ingliston Road (Royal Highland Centre)	Royal Highland & Agricultural Society of Scot.	Apr-11	legal**	outline	new build	west	1	44,176	475,507	7,500
01/00829/OUT	Kirkliston Road, Newbridge 2A	Grampian Country Foods Group	Jun-03	never*	outline	new build	west	1	63,675	685,392	1,300
15/04569/FUL	Lochside Avenue, 4-5	LaSalle Investment Management	Dec-15	Dec-18	full	extension	west	3	1,735	18,675	n/a
14/01891/FUL	Lochside Place, 2	Alistair Rattray	Mar-17	Mar-20	full	change of use	west	3	2,560	27,555	95
<b>WEST EDINBURGH</b>									<b>322,227</b>	<b>3,468,423</b>	
02/04372/OUT	Old Dalkeith Road (Edmonstone Campus)	Scottish Enterprise Edinburgh & Lothian	Dec-04	never*	outline	new build	south east	17	115,965	1,248,237	2,670
15/02579/AMC	Old Dalkeith Road, 399	Scottish Enterprise Edinburgh	Dec-15	Dec-25	full	new build	south east	17	2,520	27,125	n/a
<b>SOUTH EAST EDINBURGH</b>									<b>118,485</b>	<b>1,275,362</b>	
14/01177/PPP	Eyre Terrace, 7, 11, 13	The Royal Bank of Scotland	Feb-15	legal **	outline	new build	other	5	2,400	25,833	n/a
08/01365/FUL	Beaverbank Place, 26, 28A, 29, 32 & 33	Logie Green Developments Ltd	Feb-09	never*	full	new build	other	12	3,171	34,132	27
<b>ELSEWHERE</b>									<b>5,571</b>	<b>59,965</b>	
<b>Total floorspace</b>									<b>528,064</b>	<b>5,684,035</b>	
<b>No. of sites</b>											<b>19</b>

\*1 Consent expiry date was extend for a further 10 years (09/00430/FUL)

\*1a. This application supersedes app. no. 05/00106/OUT.

\*2 Phase 1 completed 2009, phase 2 remaining above.

\*3 The floorspace in the table represents all the proposed commercial space contained in the application it is not clear as to exactly how much will become offices

\*4 This outline application is for 65,000sq.m. of floorspace but as reserved matters applications come in their floorspace will be removed from the total in the table.

\*5 Demolition work on the former Skyparks building began late 2017

\*6 All infrastructure works have been completed. Total outline consented floorspace is 133,525sq.m. the amount shown in the table is the remainder (see Apps. No. 08/00344/REM and 10/01476/AMC under construction)

\*7 This is a temporary consent for a period of 10 years. The buildings are required to provide accommodation for companies based at the Edinburgh Bioquarter while new permanent structures are erected.

never\* These developments have been started and buildings/infrastructure completed but have outstanding phases

legal\*\* These developments have been 'minded to grant' subject to legal agreements being exchanged. No expiry date is given till completion of legal agreements.

**TABLE 4 : OFFICE APPLICATIONS AWAITING DETERMINATION AS AT 31 DECEMBER 2017**

APPLIC. NO	ADDRESS	APPLICANT	DATE RECEIVED	TYPE OF CONSENT	DEVELOPMENT TYPE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE		NO. OF PARKING SPACES
								sq.m.gross	sq.ft.gross	
17/02227/PPP	Dewar Place, 2	Scottish Power Energy Networks and C220	May-17	outline	new build	city centre	11	4,559	49,073	n/a
17/04118/FUL	New Street (Land adjacent to)	New Waverley 20 Ltd	Aug-17	full	new build	city centre	11	(21,000)	(226,042)	48
<b>CITY CENTRE</b>								<b>4,559</b>	<b>49,073</b>	
17/04341/AMC	Edinburgh Park, 101	Parabola Edinburgh Ltd.	Sep-17	full	new build	west	3	(59,220)	(637,439)	1566
15/05580/PPP	Eastfield Road, 2 (land 160 metres north of)	The IBG Stakeholders	Dec-15	outline	new build	west	1	122,158	1,314,898	n/a
17/01210/FUL	Lochside Way (Land adjacent to)	Parabola Edinburgh Park LLP	Mar-17	full	new build	west	3	(102,190)	(1,099,964)	n/a
<b>WEST EDINBURGH</b>								<b>122,158</b>	<b>1,314,898</b>	
17/02484/AMC	Granton Harbour, West Harbour Road	Granton Central Developments Ltd	May-17	full	new build	waterfront	4	(5649)	(60,805)	n/a
<b>WATERFONT</b>								<b>0</b>	<b>0</b>	
17/02395/AMC	Old Dalkeith Road, 399 (land 267metres northeast of)	Scottish Enterprise	May-17	full	new build	south east	17	(6707)	(72,194)	n/a
<b>SOUTH EAST EDINBURGH</b>								<b>0</b>	<b>0</b>	
17/05377/FUL	East Hermiston, 1 A	The Gold Brothers Ltd	Nov-17	full	redevelopment	other	2	1,237	13,315	16
16/05454/PPP	Fettes Row, 34 Eyre Terrace, 7,11,13	The Royal Bank Of Scotland PLC.	Nov-16	outline	new build	other	5	25,484	274,308	n/a
<b>ELSEWHERE</b>								<b>26,721</b>	<b>287,623</b>	
<b>Total Floorspace</b>								<b>153,438</b>	<b>1,651,594</b>	
<b>No. of Sites</b>										<b>9</b>

\*1 This application will superceded 13/03406/VAR3 if granted which is currently under construction.

\*2 The floorspace in this application is removed from the total as it forms part of the floorspace in the consented application 01/00802/OUT

\*3 The floorspace in this application is removed from the total as it forms part of the floorspace in the consented application 99/02295/OUT

\*4 Renewal of consent 99/02295/OUT Edinburgh Park (Sites H-L).

\*5 The floorspace in this application is removed from the total as it forms part of the floorspace in the consented application 02/04372/OUT



**TABLE 5 : OFFICE APPLICATIONS WITHDRAWN OR REFUSED, AND CONSENTS WHICH EXPIRED OR WERE SUPERSEDED BETWEEN 1 JANUARY & 31 DECEMBER 2017**

APPLIC. NO	ADDRESS	APPLICANT	DATE WITHDRAWN / REFUSED ETC	REASON	DEVELOPMENT TYPE	WARD	OFFICE FLOORSPACE	
							sq.m.gross	sq.ft.gross
14/02222/FUL	Castle Terrace, 20	Goodwill Nominees Ltd	Jul-17	Expired / Superseded	change of use	11	561	6,039
13/00088/FUL	PA3 - Canongate 221, 223 /Land ad. to New Street	Artisan REI	May-16	Expired / Superseded	new build	11	18,340	197,410 *1
13/00090/FUL	PA4A - Canongate 221, 223 /Land ad. to New Street (amend 07/04400/FUL)	Artisan REI	May-16	Expired / Superseded	new build	11	376	4,047 *1
13/00092/FUL	PA6 - East Market Street/Cranston Street (amend 07/01288/FUL)	Artisan REI	May-16	Expired / Superseded	new build	11	4,017	43,239 *1
13/00093/FUL	PA7 -East Market Street 5A, Cranston Street (PA7)	Artisan REI	May-16	Expired / Superseded	new build	11	2,255	24,273 *1
<b>Total Floorspace</b>							<b>25,549</b>	<b>275,007</b>
<b>No. of Sites</b>							<b>5</b>	

\*1 The originally 2007 consent was for the previous developer Mountgrange ( Caltongate ) Limited's development. The new developer Artisan REI renewed the consent as a safeguard against the consent lapsing on the site before obtaining their own consents for their development.

<b>TABLE 6A : LOSS OF OFFICE FLOORSPACE 2017</b>										
APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST	
									sq.m. gross	sq.ft.gross
17/01822/FUL	Melville Street, 4-6	Mr Sheills	Jun-17	full	change of use	residential	city centre	11	645	6,943
15/05718/FUL	Shandwick Place, 5	Sleeperz Hotels	Jul-16	full	change of use	hotel	city centre	11	903	9,720
16/04428/FUL	South St. Andrew Street, 15-19	West Reg. Street (Property) Limited	Dec-16	full	change of use	office/retail	city centre	11	2,400	25,833
<b>CITY CENTRE TOTAL</b>									<b>3,948</b>	<b>42,496</b>
15/05760/FUL	Bankhead Crossway North, 8	Vardy Ventures Ltd	Jan-16	full	new build	car showroom	west	7	2,800	30,139
15/04192/FUL	Mill Lane, 6B GF, 1F, 2F	C-o Res Associates Ltd	Sep-16	full	change of use	residential	other	13	420	4,521
<b>TOTAL</b>									<b>7,168</b>	<b>747,253</b>

<b>TABLE 6B : LOSS OF OFFICE FLOORSPACE 2016</b>										
APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST	
									sq.m. gross	sq.ft.gross
16/00625/FUL	Drumsheugh Gardens, 40-44	Square And Crescent Ltd.	Apr-16	full	change of use	residential	city centre	11	2,250	24,219
15/01615/FUL	Abercromby Place, 11	KAAS Properties Ltd	Jun-15	full	change of use	residential	city centre	11	648	6,975
15/03910/FUL	Drumsheugh Gardens, 25-27	Sundial Properties Ltd	Nov-15	full	change of use	residential	city centre	11	1,800	19,375
15/05213/FUL	Drumsheugh Gardens, 38-44	Drumsheugh Gardens LLP	Jan-16	full	change of use	residential	city centre	11	3,600	38,750
15/05420/FUL	Dublin Street, 18	Dublin Street Developments Ltd	Jan-16	full	change of use	residential	city centre	11	430	4,628
15/04271/FUL	York Place, 15-19 GF-2F	York Development LLP	Nov-15	full	change of use	residential	city centre	11	800	8,611
15/00537/FUL	Castle Street, 28	The Karagol Partnership	May-15	full	change of use	serviced apartments	city centre	11	491	5,285
14/02778/FUL	Advocate's Close,8 , Roxburgh's Court,1	Chris Stewart Group.	Jan-16	full	change of use	residential	city centre	11	765	8,234
14/01678/FUL	Albany Street, 21A	South Side Meadows Ltd.	May-14	full	change of use	residential	city centre	11	264	2,842
14/02179/FUL	Albany Street, 46	TP Albany Ltd	Jul-14	full	change of use	residential	city centre	11	444	4,779
14/01984/FUL	Albany Street Lane, 26	Mr. Robbie Wotherspoon	Aug-14	full	change of use	residential	city centre	11	500	5,382
14/01087/FUL	Castle Street, 32GF	83S Ltd.	May-14	full	change of use	retail / restaurant	city centre	11	356	3,832
14/00227/FUL	Thistle Street, 27-39	TM Napier Properties	Mar-14	full	change of use	short stay apartments	city centre	11	870	9,365
14/04085/FUL	Torphichen Street, 24-28	Interserve Devs no.6 Ltd. & Hub by Premier Inn	Apr-15	full	change of use	hotel	city centre	11	2,200	23,681
<b>CITY CENTRE TOTAL</b>									<b>15,418</b>	<b>165,958</b>
15/04277/FUL	Corstorphine Road, 235	Square and Crescent	Mar-16	full	change of use	residential	outwith	6	730	7,858
13/02458/FUL	McDonald Road 154	Kingsford Developments	Mar-14	full	change of use	residential	outwith	12	3,402	36,619
14/02597/FUL	Lanark Road, 589	Scotmid Ltd	Dec-14	full	change of use	retail	outwith	2	750	8,073
14/01376/FUL	Logie Green Road, 73	AMA (New Town) Ltd.	Sep-16	full	change of use	residential	outwith	12	3,370	36,274
14/00918/FUL	Pilrig Street, 9	Mrs. Noreen Ul-Haq	May-14	full	change of use	residential	outwith	12	354	3,810
<b>TOTAL OUTWITH</b>									<b>8,606</b>	<b>92,634</b>
<b>TOTAL</b>									<b>24,024</b>	<b>258,592</b>

TABLE 6C LOSS OF OFFICE FLOORSPACE 2015										
APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST	
									sq.m. gross	sq.ft.gross
12/00581/FUL	Alva Street, 10 GF	Mr & Mrs Benzoni	Apr-12	full	change of use	residential	city	11	360	3,875
12/03246/FUL	East Norton Place, 27	City of Edinburgh Council, Health & Social Care	Nov-12	full	change of use	day care facilities	city	12	241	2,594
14/02587/FUL	Albyn Place, 5	LPBZ Ltd.	Oct-14	full	change of use	residential	city centre	11	535	5,759
14/03075/FUL	Chester Street, 28 Manor Place, 48	YOR Ltd.	Nov-14	full	change of use	residential	city centre	11	1,500	16,146
14/00182/FUL	Gayfield Square, 5	Mr. Lupi Moll & Ms. Sanja Morris	Mar-14	full	change of use	residential	city centre	11	300	3,229
14/02939/FUL	Great King Street, 24	LPBZ Ltd.	Nov-14	full	change of use	residential	city centre	11	456	4,908
14/01003/FUL	Manor Place, 7-9	Peter Grant	May-14	full	change of use	residential	city centre	11	530	5,705
14/00326/FUL	Manor Place, 10-14	Forres Property Developments LLP	Jun-14	full	change of use	residential	city centre	11	940	10,118
14/03895/FUL	North Castle Street, 42, 44, 46	Sundial Dundas Ltd.	Nov-14	full	change of use	residential	city centre	11	1,000	10,764
14/00699/FUL	Picardy Place, 8 (1F, 2F)	Grant Property Solutions	May-14	full	change of use	residential	city centre	11	270	2,906
14/00863/FUL	George IV Bridge, 23	YOR Ltd.	Apr-14	full	change of use	short stay apartments	city centre	11	300	3,229
14/03853/FUL	Torphichen Street, 6	St. Andrews Investment Partnership	Feb-15	full	change of use	serviced apartments	city centre	11	280	3,014
14/02375/FUL	Hanover Street, 93-95	The Spires Serviced Apartments UK Ltd.	Aug-14	full	change of use	serviced apartments	city centre	11	715	7,696
13/05117/FUL	Shandwick Place 6	Waugh Taverns	Apr-14	full	change of use	hot food takeaway	city centre	11	230	2,476
13/03356/FUL	Atholl Crescent 13	GLM	Sep-13	full	change of use	residential	city centre	11	520	5,597
13/01778/FUL	Chester Street 16	Alan Melvin-Farr	Jun-13	full	change of use	residential	city centre	11	400	4,306
13/03233/FUL	Coates Crescent 19	83S Ltd	Oct-13	full	change of use	residential	city centre	11	380	4,090
13/02041/FUL	Conference Square 1-7 GF1	Pure Gym Ltd	Jul-13	full	change of use	leisure	city centre	11	1,400	15,069
<b>CITY CENTRE TOTAL</b>									<b>10,357</b>	<b>111,482</b>
14/01859/FUL	Bankhead Drive, 8	Arnold Clark	Jul-14	full	new build	car showroom	west	7	657	7,072
13/03366/FUL	South Gyle Cres 36	Napier University	Sep-13	full	change of use	laboratory	west	3	2,613	28,126
<b>WEST EDINBURGH TOTAL</b>									<b>3,270</b>	<b>35,198</b>
13/02126/FUL	Claremont Street 13	Crerar and Partners	Aug-13	full	change of use	residential	outwith	12	325	3,498
13/02503/FUL	Hillside Crescent	Rockspring Hanover	Sep-13	full	change of use	student residential	outwith	12	3,300	35,521
13/03382/FUL	Morningside Drive 65	NHS Lothian Estates	Oct-13	full	change of use	residential	outwith	10	360	3,875
13/02957/FUL	Ravelston Terrace 25	AMP (Dunedin) Ltd & Camlin (Edinburgh) Ltd	Jun-14	full	change of use	residential	outwith	5	1,974	21,248
13/02510/FUL	Corstorphine Road 235	Barnardos	Aug-15	full	change of use	residential	outwith	6	830	8,934
14/04044/FUL	Annandale Street, 50-50A	WPH Developments Ltd.	Jun-15	full	new build	residential	outwith	12	2,350	25,295
14/04949/FUL	Bruntsfield Terrace, 6	Global Properties & Development	Mar-15	full	change of use	residential	outwith	10	540	5,813
14/03161/FUL	Tanfield, 1	Anytime Fitness	Oct-14	full	change of use	gym	outwith	5	343	3,692
14/01882/FUL	Westfield Avenue, 4	The MGA Academy of Performing Arts	Aug-14	full	change of use	performing arts academy	outwith	7	358	3,853
<b>TOTAL OUTWITH</b>									<b>10,380</b>	<b>111,729</b>
<b>2015 TOTAL</b>									<b>24,007</b>	<b>258,409</b>

**TABLE 6D LOSS OF OFFICE FLOORSPACE 2014**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST	
									sq.m. gross	sq.ft.gross
12/04414/FUL	Albany Street, 57, 57A	Mr Haines & Ms Overton	Feb-13	full	change of use	residential	city	11	300	3,229
12/04064/FUL	Baxter's Place, 1-5	Trendy Celt Ltd.	Jul-14	full	change of use	hotel	city	11	239	2,573
12/04341/FUL	Castlehill (Canonball House)	The Royal Military Tattoo	Jan-13	full	change of use	restaurant	city	11	637	6,857
12/01634/FUL	Chester Street, 10	Belgrave Scotland Ltd.	Oct-12	full	change of use	residential	city	11	400	4,306
12/04235/FUL	Crewe Road South, 140	DeVere Hotels and Leisure Ltd.	Jul-13	full	new build	hotel and leisure	city	5	5,574	59,998
12/03091/FUL	Duke Street, 89	Sundial Properties Ltd.	Dec-12	full	change of use	residential	city	13		
12/02137/FUL	Gorgie Road, 492	Garvald Edinburgh	Aug-12	full	change of use	education	city	7	480	5,167
12/01232/FUL	Hill Street, 9-11	Mr G Willis	Sep-12	full	change of use	residential	city	11	560	6,028
11/02228/FUL	Cockburn Street, 30	Cameron Guest House Group	Nov-11	full	change of use	hotel, serviced apts	City	11	1,523	16,393
14/00691/FUL	York Place, 44	Mapeley / Consensus Capital Property Ltd	May-14	full	change of use	hotel	city centre	11	5,722	61,591
13/00632/FUL	Queen Street 35-37	New Town Property Developments	Jul-13	full	change of use	residential	city centre	11	800	8,611
13/01653/FUL	Rutland Street 15	Mr Nic Wood	Aug-13	full	change of use	residential	city centre	11	400	4,306
13/01047/FUL	South St Andrew Street 14	Brian Philip	Jul-13	full	change of use	residential	city centre	11	215	2,314
13/00883/FUL	St Colme Street 4	Chris Stewart Group	Apr-13	full	change of use	residential	city centre	11	250	2,691
13/01117/FUL	Torphichen Street 16	Nraud Fowdar	Jul-13	full	change of use	residential	city centre	11	370	3,983
13/02037/FUL	Advocates Close 10-12	Beaghmor Advocates Close Ltd.	Apr-14	full	change of use	residential	city centre	11	286	3,078
13/01090/FUL	Albany Street 21	Southside Meadows Ltd	Jun-13	full	change of use	residential	city centre	11	400	4,306
13/02953/FUL	Hill Street 5-7	Hill Street Development LLP	Oct-13	full	change of use	residential	city centre	11	525	5,651
13/00075/FUL	North Bridge 28, 3F, 4F, 5F	Daniel Multon	Mar-13	full	change of use	residential	city centre	11	371	3,993
13/04985/FUL	Queen Street 53,54	Clan Queen Street	Mar-14	full	change of use	residential	city centre	11	1,200	12,917
<b>CITY CENTRE TOTAL</b>									<b>20,252</b>	<b>217,991</b>
12/03735/FUL	Gogarbank (Suntrap)	Mr R & D Gillan-Reid	Dec-12	full	change of use	residential	outwith	1	270	2,906
13/00503/FUL	Gardners Crescent 38	Croydon Hotels Ltd	Aug-13	full	demolition	hotel	outwith	9	645	6,943
13/00039/FUL	Gorgie Park Road 3	Nicole Syme	Feb-13	full	change of use	education	outwith	9	433	4,661
13/01256/FUL	Gorgie Road 555	Edinburgh Letting Solutions	Sep-13	full	change of use	residential	outwith	7	1,500	16,146
13/01726/FUL	Liberton Brae 18	Charles Drysdale	Jul-13	full	change of use	residential	outwith	16	337	3,627
13/00745/FUL	McLeod Street 22B	Gary McCabe	Jul-13	full	change of use	leisure	outwith	7	250	2,691
<b>TOTAL OUTWITH</b>									<b>3,435</b>	<b>36,974</b>
<b>TOTAL</b>									<b>23,687</b>	<b>472,956</b>

**TABLE 6E LOSS OF OFFICE FLOORSPACE 2013**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST	
									sq.m. gross	sq.ft.gross
12/02103/FUL	Alva Street, 22	Mrs T Sinclair	Aug-12	full	change of use	residential	city	11	260	2,799
11/04025/FUL	Constitution Street, 100	F McNab	Mar-12	full	change of use	recording studio	city	13	373	4,015
12/00054/FUL	Gorgie Road, 600	Pure Gym Ltd.	Mar-12	full	change of use	fitness and leisure	city	7	2,029	21,840
12/03248/FUL	Melville Street, 12 GF	Sundial Properties (Gilmerton) Ltd.	Nov-12	full	change of use	residential	city	11	281	3,025
12/03410/FUL	Palmerston Place, 6	Mr J Donnelly	Nov-12	full	change of use	residential	city	11	325	3,498
12/03410/FUL	Pinkhill, 1	Melville Bridge Club Ltd.	Nov-12	full	change of use	leisure	city	6	640	6,889
12/04066/FUL	Queen Charlotte Street, 57	Davie Whittle Partnership	Feb-13	full	change of use	house in multiple occ.	city	13		
12/01721/FUL	Thistle Street, 17	Mr George Northam	Oct-12	full	change of use	residential	city	11	250	2,691
12/02555/FUL	Walker Street, 26	MKM Investments Ltd	Sep-12	full	change of use	residential	city	11	380	4,090
11/01219/FUL	Coates Crescent	Mr Mackie	Jul-11	full	change of use	residential	City	11	330	3,552
11/03855/FUL	Melville Street, 15	FV Developments	Jan-12	full	change of use	residential	City	11	360	3,875
11/03598/FUL	St. Andrew Square, 19	Royal London Mutual Insurance Society Ltd	Feb-12	full	change of use	hotel	City	11	2,500	26,910
11/01648/FUL	Waterloo Place, 2	The Gym Group	Jul-11	full	change of use	Gym	City	11	1,669	17,965
11/03176/CON	West Mill Road, 10	CALA Management Ltd	Jul-12	demolition	new build	residential	City	8	1,100	11,840
10/02160/FUL	Princes Street, 10-14, W. Register St	Barclay's Nominees	Nov-10	full	change of use	hotel	City	11	5,920	63,722
13/00332/FUL	Alva Street 28 (GF)	Ian and Andrew Murray	Apr-13	full	change of use	residential	city centre	11	260	2,799
<b>CITY CENTRE TOTAL</b>									<b>16,677</b>	<b>179,510</b>
13/01551/FUL	Waterfront Broadway 3	Morrisons	Jul-13	full	change of use	leisure	waterfront	4	1,679	18,073
13/02900/FUL	Hampton Terrace 7	Manor School of Ballet	Sep-13	full	change of use	leisure	outwith	6	310	3,337
<b>TOTAL OUTWITH</b>									<b>1,989</b>	<b>21,409</b>
<b>TOTAL</b>									<b>18,666</b>	<b>377,092</b>

e - estimated floorspace based on footprint x number of floors





**TABLE 7B : POTENTIAL LOSS OF OFFICE SPACE 2016**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST		CONSENT IMPLEMENTED	
									sq.m. gross	sq.ft.gross		
16/02439/FUL	Abercromby Place, 16	Warwick Stewart Architects	Aug-16	full	change of use	residential	city centre	11	1,200	12,917	no	
16/00969/FUL	Drumsheugh Gardens, 6-7	Westerwood Ltd - Dunedin House Properties.	Jun-16	full	change of use	residential	city centre	11	1,500	16,146	no	
16/03342/FUL	Drumsheugh Gardens, 29	Yeoman McAllister Architects	Sep-16	full	change of use	residential	city centre	11	950	10,226	no	
15/05011/FUL	Great Stuart Street, 15,15A	Drummore Homes 2 Ltd	Feb-16	full	change of use	residential	city centre	11	630	6,781	no	
16/05565/FUL	Queen Street, 74-79	Gloag Serviced Apartments Ltd	Feb-17	full	change of use	serviced apartments	city centre	11	3,465	37,297	no	
<b>CITY CENTRE TOTAL</b>									<b>7,745</b>	<b>83,367</b>		
16/04094/FUL	Bernard Street, 12 - 18 GF, 1F-2F	J & M Cameron Properties Ltd	Nov-16	full	change of use	residential	other	13	500	5,382	no	
16/00682/FUL	Constitution Street, 130	GA Group Ltd	application	full	change of use	hotel / flats	other	13	864	9,300	no	
16/05454/PPP	Fettes Row, 34 Eyre Terrace, 7,11,13	The Royal Bank Of Scotland PLC.	application	full	redevelopment	mixed	other	5	19,900	214,202	no	
16/04087/FUL	Gorgie Road, 555, 1F	Edinburgh Letting Solutions	Nov-16	full	change of use	student accommodation	other	7	710	7,642	no	
16/04088/FUL	Gorgie Road, 555, 2F	Edinburgh Letting Solutions	Nov-17	full	change of use	student accommodation	other	7	710	7,642	no	
<b>OTHER TOTAL</b>									<b>22,684</b>	<b>244,169</b>		
e - estimated floorspace based on footprint x number of floors									<b>Total floorspace</b>	<b>30,429</b>	<b>327,535</b>	
									<b>No. of sites</b>		<b>1</b>	
									<b>Implemented</b>			

\*1 redevelopment of site to mixed use including 25,484sq.m. of new office floorspace

\*2 redevelopment of site to provide 7,710sq.m. of grade A office space

**TABLE 7C : POTENTIAL LOSS OF OFFICE SPACE 2015**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST		CONSENT IMPLEMENTED	
									sq.m. gross	sq.ft.gross		
15/05711/FUL	Atholl Crescent, 20, 21, 22, 23	Westwood Ltd	Feb-16	full	change of use	residential	city centre	11	1,333	14,348	no	
15/05560/FUL	Frederick Street, 54-66	Balfour + Manson Solicitors	Feb-16	full	change of use	residential	city centre	11	1,950	20,990	no	
15/03536/FUL	Manor Place, 54	Centre of English Studies	Sep-15	full	change of use	residential	city centre	11	790	8,503	no	
15/01855/FUL	Queen Street, 68-78 (Erskine House)	Beyond By SACO	Aug-15	full	change of use	residential	city centre	11	7,851	84,507	no	
15/02349/FUL	York Place, 24	Ravenstone Property Development Ltd	Jul-15	full	change of use	residential	city centre	11	444	4,779	no	
15/00920/FUL	Melville Street, 2 2F,3F1, 3F2	Grant Property	Jun-15	full	change of use	residential	city centre	11	450	4,844	no	
<b>CITY CENTRE TOTAL</b>									<b>12,818</b>	<b>137,972</b>		
14/05323/FUL	Colinton Road, 42	The Edinburgh Clinic / Aspen Healthcare	Feb-15	full	change of use	private health care	other	10	1,300	13,993	no	
<b>OTHER TOTAL</b>									<b>1,300</b>	<b>13,993</b>		
e - estimated floorspace based on footprint x number of floors									<b>Total floorspace</b>	<b>14,118</b>	<b>151,965</b>	
									<b>No. of sites</b>		<b>17</b>	
									<b>Implemented</b>			