

## City of Edinburgh Hotel Development Schedule 2018

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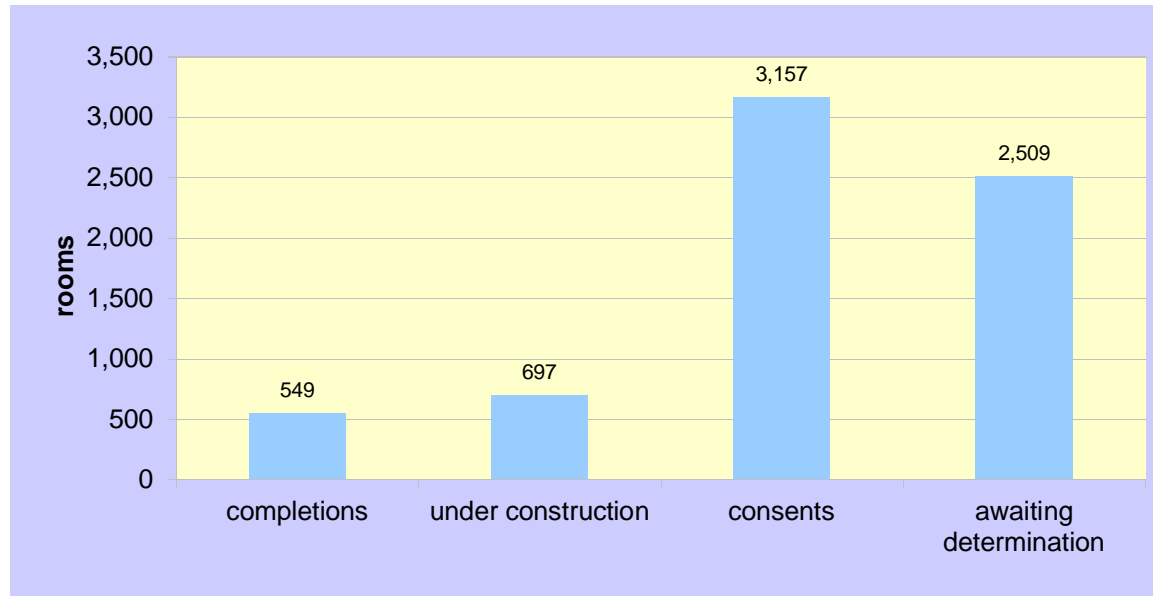
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cover photo: The Hub by Premier Inn, Torphician Street

*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 Planning, City of Edinburgh Council.  
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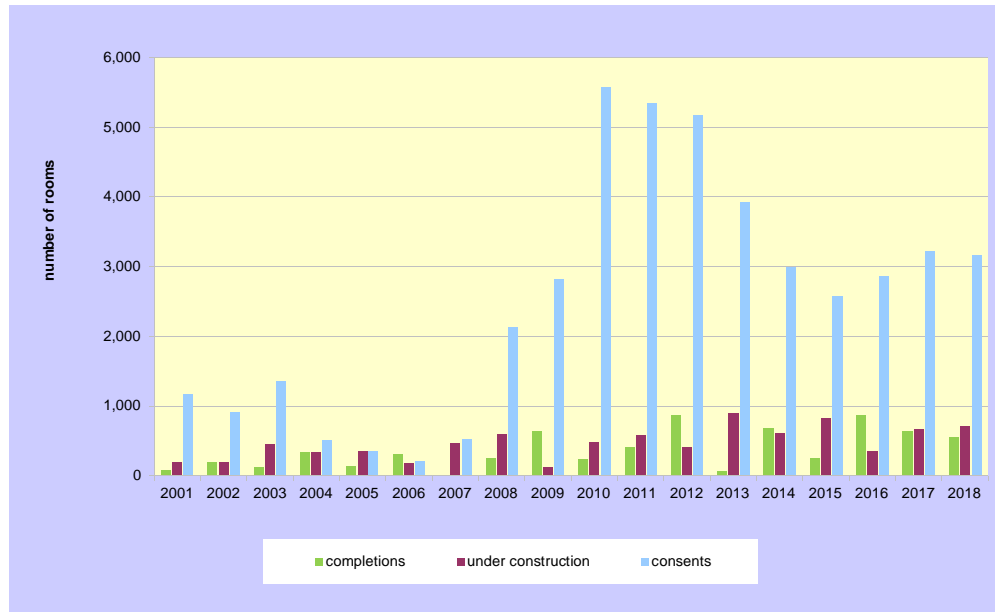
Graph 1 : Hotel developments in Edinburgh 2018



HISTORIC TRENDS : DEVELOPMENT PIPELINE (number of rooms)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
completions	68	185	112	330	131	309	0	255	640	223	407	854	57	670	244	868	627	549
under construction	185	185	442	320	342	170	465	589	115	467	584	407	892	597	818	340	661	697
consents	1,163	900	1,351	507	340	209	517	2,124	2,813	5,573	5,330	5,165	3,915	2,979	2,569	2,858	3,211	3,157

Graph 2 : Hotel development trends 2001 - 2018



note : the figures for 2001 to 2006 are best estimates from existing data

## Summary of hotel developments by area and planning status, 2018 (no. of rooms)

MAJOR DEVELOPMENT AREAS	1) Completions					2) Under construction					3) Consents				
	new build	change of use	extension	refurb.	TOTAL	new build	change of use	alt.	ext.	TOTAL	new build	change of use	extension	refurb.	TOTAL
City Centre	150	144	0	0	294	206	170	0	12	388	1,093	1,255	96	0	2,444
SE Edinburgh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterfront	0	0	0	0	0	0	0	0	0	0	123	0	24	0	147
West Edinburgh	175	0	80	0	255	309	0	0	0	309	221	10	0	0	231
Other	0	0	0	0	0	0	0	0	0	0	250	64	21	0	335
<b>TOTAL</b>	<b>325</b>	<b>144</b>	<b>80</b>	<b>0</b>	<b>549</b>	<b>515</b>	<b>170</b>	<b>0</b>	<b>12</b>	<b>697</b>	<b>1,687</b>	<b>1,329</b>	<b>141</b>	<b>0</b>	<b>3,157</b>
MAJOR DEVELOPMENT AREAS	4) Awaiting determination					5) Closures									
	new build	change of use	ext	refurb	TOTAL	new build	change of use	refurb.	TOTAL						
City Centre	590	77	0	0	667	0	0	0	0						
SE Edinburgh	0	0	0	0	0	0	0	0	0						
Waterfront	298	0	0	0	298	0	0	0	0						
West Edinburgh	1,515	0	29	0	1,544	0	0	0	0						
Other	0	0	0	0	0	0	0	0	0						
<b>TOTAL</b>	<b>2,403</b>	<b>77</b>	<b>29</b>	<b>0</b>	<b>2,509</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>						

**Table 1: Hotel developments completed between 1 January and 31 December 2018**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">16/05665/FUL</a>	Hill Place, 2-3	Royal College Of Surgeons Of Edinburgh	Jan-17	change of use	15	62	HO	Ten Hill Place
<a href="#">16/05690/LBC</a>	Hill Place, 7-10	Royal College Of Surgeons Of Edinburgh	Jan-17	alterations	15	-10	HO	Ten Hill Place
<a href="#">16/05565/FUL</a>	Queen Street, 74-77	Gloag Serviced Apartments Ltd	Feb-17	change of use	11	82	HS	Mode
<a href="#">14/04085/FUL</a>	Torphichen Street, 24-28	Interserve Developments	Apr-15	new build	11	150	HO	Hub by Premier Inn
<b>CITY CENTRE TOTAL</b>						<b>284</b>		
<b>SOUTH EAST TOTAL</b>						<b>0</b>		
<b>WATERFRONT TOTAL</b>						<b>0</b>		
<a href="#">15/00661/FUL</a>	Almond Road	Ability Hotels (Edinburgh) Ltd.	Mar-16	new build	1	175	HO	Hampton by Hilton
<a href="#">16/02265/FUL</a>	Lochside Court, 1	Whitbread Group Plc & Parabola Edinburgh F	Aug-16	extension	3	80	HO	Premier Inn Edinburgh Park
<b>WEST TOTAL</b>						<b>255</b>		
<b>OTHER TOTAL</b>						<b>0</b>		
				† number of beds - not included in total	<b>Total rooms</b>	<b>539</b>		
					<b>No. of sites</b>	<b>6</b>		

**Table 2: Hotel developments under construction as at 31 December 2018**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">17/05039/FUL</a>	King's Stables Road, 18-20	Peveril Securities & Campus Development Management	Mar-18	new build	11	108	HO	
<a href="#">14/04962/FUL</a>	Market Street, 6-8	The EDI Group Ltd.	Jan-16	new build	11	98	HO	
<a href="#">18/01505/FUL</a>	Parliament Square, 1A	1A PSQ Limited	Jun-18	change of use	11	158	HS	Code Pod Hostel
<a href="#">08/03379/FUL</a>	Princes Street, 42-44	The Old Waverley Hotel Ltd.	Mar-16	extension	11	12	HO	Old Waverley Hotel
<a href="#">12/04521/FUL</a>	South Bridge, 85-87	Rapid Restaurants Ltd.	May-13	change of use	11	12	HO	
<b>CITY CENTRE TOTAL</b>						<b>388</b>		
<b>SOUTH EAST TOTAL</b>						<b>0</b>		
<b>WATERFRONT TOTAL</b>						<b>0</b>		
<a href="#">15/04053/FUL</a>	Broadway Park, 1 [land 148m west of]	Greene King	Jun-16	new build	3	79	HO	Farmhouse Inn
<a href="#">15/05852/FUL</a>	Eastfield Road, 100 [land 250m west of]	Royal Highland & Agricultural	Sep-17	new build	1	230	HO	Moxy
<b>WEST TOTAL</b>						<b>309</b>		
<b>OTHER TOTAL</b>						<b>0</b>		
					<b>Total rooms</b>	<b>697</b>		
					<b>No. of sites</b>	<b>7</b>		

**Table 3: Hotel developments that gained planning consent in 2018**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">17/05652/FUL</a>	Cowgate, 233	RCSCM	Feb-18	Feb-21	change of use	11	36	HO	
<a href="#">18/03112/FUL</a>	Market Street	The Royal Edinburgh Military Tattoo	legal*	n/a	change of use	11	14	SA	
<a href="#">18/00922/FUL</a>	Morrison Street, 152	Raag Edinburgh Ltd	Aug-18	Aug-21	change of use	11	149	HO	
<a href="#">18/03272/FUL</a>	St Andrew Square, 37 - 38	Gleneagles Hotel	Oct-18	Oct-21	change of use	11	33	HO	Gleneagles Hotel
<b>CITY CENTRE TOTAL</b>							<b>232</b>		
<b>SOUTH EAST TOTAL</b>							<b>0</b>		
<b>WATERFRONT TOTAL</b>							<b>0</b>		
<b>WEST TOTAL</b>							<b>0</b>		
<a href="#">18/01704/FUL</a>	Builieyon Road, 7 South Queensferry	Whitbread Plc	Aug-18	Aug-21	extension	1	21	HO	Premier Inn
<b>OTHER TOTAL</b>							<b>21</b>		
							<b>Total rooms</b>	<b>253</b>	
							<b>No. of sites</b>	<b>5</b>	

\* legal - consent granted subject to legal agreement

\*1 Succeeds application 17/04304/FUL



**Table 3a: Other hotel developments with planning consent as at 31 December 2018**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">17/01215/FUL</a>	Abbey Strand, 23	c/o Burd Haward Architects	Jun-17	Jun-20	change of use	11	10	SA	
<a href="#">16/00700/FUL</a>	Dewar Place [site 56m W of]	Axcel Hospitality (Edinburgh) Ltd.	Jun-17	Jun-20	new build	11	150	HO	
<a href="#">14/03847/FUL</a>	Fountainbridge, 159 [site at former]	Hanover Leisure F-bridge & West Register (Realisations) Ltd.	legal*	n/a	new build	9	180	HO	Urban Villa
<a href="#">14/02814/PPP</a>	Fountainbridge, 199 [land 60m south of]	The EDI Group Ltd.	Jun-16	Jun-19	new build	9	n/a	HO	
<a href="#">17/03587/FUL</a>	High Street, 93	Gold Brothers (Scotland) Ltd.	Sep-17	Sep-20	extension	11	n/a	HS	
<a href="#">16/03662/FUL</a>	James Craig Walk, 27, 29, 31	TIAA Henderson Real Estate	Sep-16	Sep-19	change of use	11	46	HO	
<a href="#">15/05715/FUL</a>	King's Stables Road, 6-28 / Lady Wynd, 2	Peveril Securities & Campus Development Management	Aug-17	Aug-20	new & c/u	11	128	HO	
<a href="#">08/00260/FUL</a>	Lothian Road, 4	Caledonian Operating Company Ltd	Dec-08	never	extension	11	50	HO	
<a href="#">17/04170/FUL</a>	Merchant Street, 8	Dr. Zahurul Islam	Nov-17	Nov-20	change of use	11	n/a	HS	
<a href="#">14/03230/FUL</a>	Morrison Street, 189	Edinburgh Haymarket	Dec-15	Dec-18	new build	11	190	HO	
<a href="#">10/02373/FUL</a>	Morrison Street, 189	Tiger Haymarket	Mar-11	never	new build	11	245	HO	
<a href="#">16/01952/LBC</a>	New Street, 5	Edinburgh Castle Ltd.	Aug-16	Aug-19	change of use	11	20	SA	Apple Apartments
<a href="#">17/03457/LBC</a>	North Bridge, 18	G1 Group	Nov-17	Nov-20	change of use	11	11	HO	
<a href="#">09/00715/FUL</a>	Picardy Place, 16-22	EDC (Hotels) Ltd.	Feb-15	Feb-18	extension	11	25	HO	Holiday Inn Express
<a href="#">16/05292/FUL</a>	Princes Street, 64	LaSalle Investment Management.	Sep-17	Sep-20	change of use	11	137	HO	
<a href="#">17/02669/FUL</a>	Queen Street, 68-73	c/o Savills	Nov-17	Nov-20	change of use	11	280	HO	
<a href="#">15/01855/FUL</a>	Queen Street, 68-73	Beyond by SACO	Aug-15	Aug-18	change of use	11	187	SA	
<a href="#">17/03375/FUL</a>	St. Andrew Square, 21-22	S. Harrison Developments Ltd.	Nov-17	Nov-20	change of use	11	72	HO	
<a href="#">08/03361/OUT</a>	St. James Centre	Henderson Global Investors	Jun-09	never	new build	11	200	HO	
<a href="#">15/04445/FUL</a>	Victoria Street, 1-15 / Cowgate, 18-20	Dreamvale Properties	Nov-16	Nov-19	change of use	11	235	HO	Leonardo Hotels
<a href="#">16/06202/FUL</a>	Victoria Street, 9	MFS Edinburgh Limited.	Mar-17	Mar-20	change of use	11	25	SA	
<a href="#">16/04279/FUL</a>	York Lane, 11-13	Ballantrae Hotel Group	Nov-16	Nov-19	extension	11	21	HO	Ballantrae Hotel
<b>CITY CENTRE TOTAL</b>							<b>2,212</b>		
<b>SOUTH EAST TOTAL</b>							<b>0</b>		
<a href="#">16/02815/PPP</a>	Ocean Drive, 98 [car park 137m NE of]	Ocean Terminal Ltd.	legal*	n/a	new build	13	n/a	HO	
<a href="#">15/03773/FUL</a>	Ocean Drive, 101	Atlas Hotels	Jun-16	Jun-19	extension	13	24	HO	Holiday Inn Express
<a href="#">17/01066/FUL</a>	Prince of Wales Dock, 1 [land 37m SE of]	The Royal Yacht Britannia	WITHDRAWN	Aug-18	change of use	13	(23)	HO	
<a href="#">14/05305/AMC</a>	West Harbour Road, 65	Granton Central Developments Ltd.	Aug-16	Aug-18	new build	4	123	HO	
<b>WATERFRONT TOTAL</b>							<b>147</b>		
<a href="#">17/04320/FUL</a>	Bridge Street, 31, Newbridge	Mr. Vince Crolla	Dec-17	Dec-20	new build	1	41	HO	
<a href="#">16/02706/PPP</a>	East Mains of Ingliston, 14	Amber Real Estate Investments Ltd	legal*	n/a	new build	1	180	HO	
<a href="#">16/06165/LBC</a>	Gogarmuir Road [Kirkland House]	Newcrest Residential Limited.	Feb-17	Feb-20	change of use	1	10	HO	
<a href="#">10/01832/PPP</a>	Ingliston Road [RHS]	Royal Highland & Agricultural Society of Scotland	legal*	n/a	new build	1	n/a	HO	
<b>WEST TOTAL</b>							<b>231</b>		
<a href="#">15/02632/FUL</a>	Constitution Street, 121	Mr. & Mrs. Herman & Abha Rodrigues	legal*	n/a	change of use	13	10	SA	
<a href="#">16/00682/FUL</a>	Constitution Street, 130	GA Group Ltd.	Mar-18	Mar-21	change of use	13	25	HO	
<a href="#">14/01177/PPP</a>	Eyre Terrace, 7, 11, 13	Royal Bank of Scotland	legal*	n/a	new build	5	100	HO	
<a href="#">17/01695/FUL</a>	Gilmerton Road, 411	Mr Khandaker Hossain	Jun-17	Jun-20	change of use	16	n/a	HS	
<a href="#">17/04024/FUL</a>	Pitt Street, 144	Buckley Building UK Ltd.	Dec-17	Dec-20	change of use	12	n/a	HS	
<a href="#">14/05174/PPP</a>	London Road, 151	Caledonian Trust plc	Nov-16	Nov-19	new build	14	150	HO	
<a href="#">17/03791/FUL</a>	Smith's Place, 3	SF (Edinburgh) Ltd.	legal*	n/a	change of use	12	29	HO	
<b>OTHER TOTAL</b>							<b>314</b>		
						<b>Total rooms</b>	<b>2,904</b>		
						<b>No. of sites</b>	<b>38</b>		
* legal - consent granted subject to legal agreement									

\*1 application 18/01082/FUL (awaiting determination table) increases accommodation by a further 29 rooms

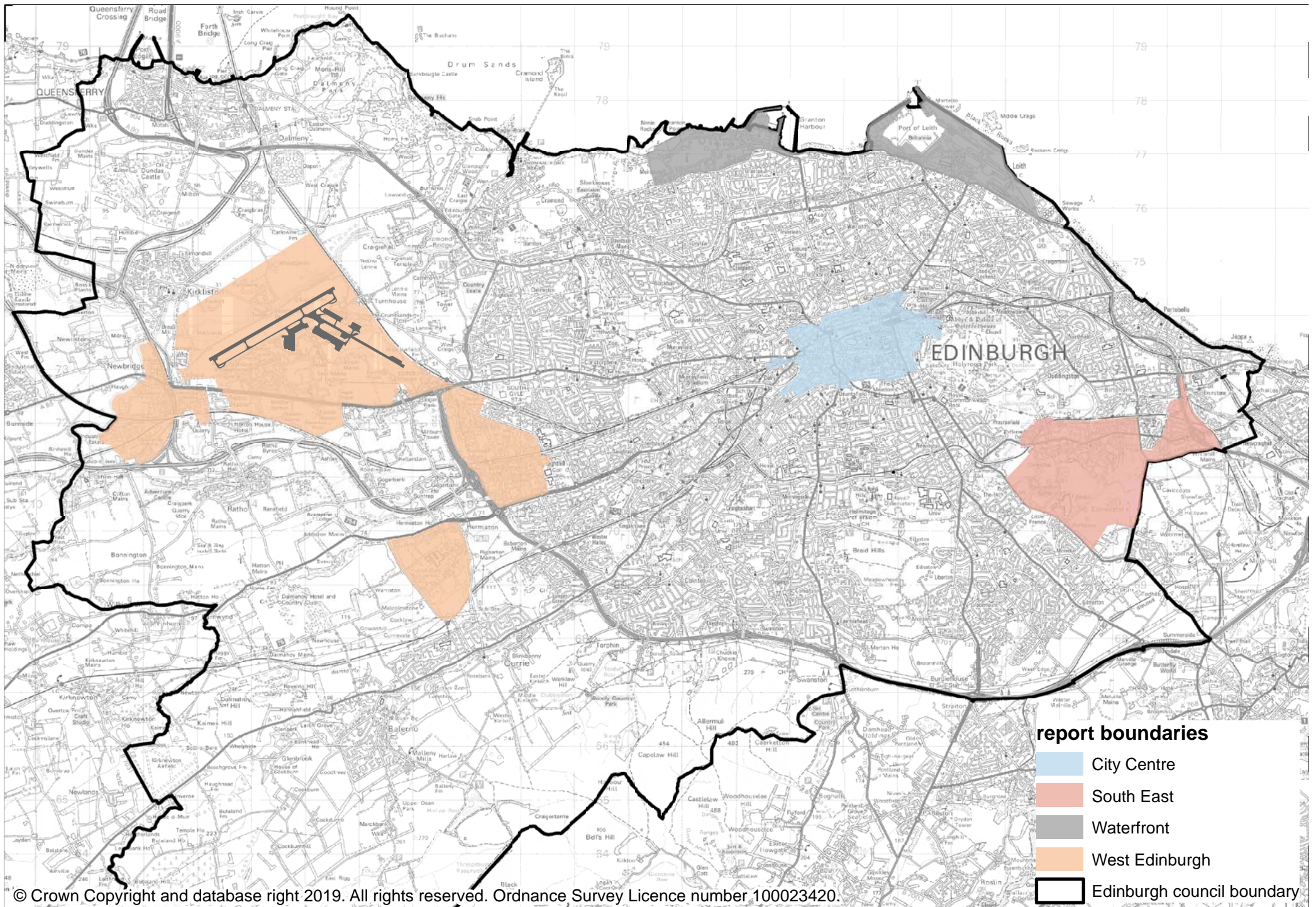
**Table 4: Hotel developments awaiting determination as at 31 December 2018**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF APPLICATION	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">17/02227/PPP</a>	Dewar Place, 2	Scottish Power Energy Networks & C220	May-17	new build	11	550	HO	
<a href="#">18/02464/FUL</a>	Lister Square, 13	RCSCM	May-18	new build	11	40	HO	
<a href="#">18/02752/FUL</a>	Thistle Street NW Lane, 20, 22 (BF-1F) & 22	Ashford Property Group Ltd	Jun-18	change of use	11	61	HO	*1
<a href="#">18/01620/FUL</a>	York Place, 41A	Claremont Guesthouse Ltd	Apr-18	change of use	11	16	GH	Claremont Guesthouse
<b>CITY CENTRE TOTAL</b>						<b>667</b>		
<b>SOUTH EAST TOTAL</b>						<b>0</b>		
<a href="#">17/05306/AMC</a>	Granton Harbour plots 29 and 35	Granton Central Developments Ltd.	Nov-17	new build	4	298	HO / SA	
<b>WATERFRONT TOTAL</b>						<b>298</b>		
<a href="#">18/01082/FUL</a>	Bridge Street, 31, Newbridge	MacTaggart Properties Ltd	Mar-18	extension	1	29	HO	
<a href="#">18/04612/PPP</a>	East Mains Of Ingliston, 7 Ingliston Road	Flowpearl	Aug-18	new build	1	100	HO	
<a href="#">15/05580/PPP</a>	Eastfield Road, 2 [land 160m north of]	The IBG Stakeholders	Dec-15	new build	1	1,415	HO	
<b>WEST TOTAL</b>						<b>1,544</b>		
<a href="#">16/05454/PPP</a>	Fettes Row, 34 / 7, 11, 13 Eyre Terrace	The Royal Bank Of Scotland PLC.	Oct-16	new build	5	n/a	HO	<b>WITHDRAWN 03/08/2018</b>
<b>OTHER TOTAL</b>						<b>0</b>		
						<b>Total rooms</b>	<b>2,509</b>	
						<b>No. of sites</b>	<b>8</b>	

\*1 indicative 61 rooms but would depend on final operator

**Table 5: Hotel closures between 1 January and 31 December 2018**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSEN T	DEVELOPMENT TYPE	NEW USE	WARD	ROOMS	CLASS	OPERATOR
<b>CITY CENTRE TOTAL</b>							<b>0</b>		
<b>SOUTH EAST TOTAL</b>							<b>0</b>		
<b>WATERFRONT TOTAL</b>							<b>0</b>		
<b>WEST TOTAL</b>							<b>0</b>		
<b>OTHER TOTAL</b>							<b>0</b>		
							<b>Total rooms</b>	<b>0</b>	
							<b>No. of sites</b>	<b>0</b>	



- report boundaries**
- City Centre
  - South East
  - Waterfront
  - West Edinburgh
  - Edinburgh council boundary

## EXPLANATORY NOTES

### WARD

Ward 1 - Almond Ward  
Ward 2 - Pentland Hills Ward  
Ward 3 - Drum Brae/ Gyle Ward  
Ward 4 - Forth Ward  
Ward 5 - Inverleith Ward  
Ward 6 - Corstorphine/ Murrayfield Ward  
Ward 7 - Sighthill/ Gorgie Ward  
Ward 8 - Colinton/ Fairmilehead Ward  
Ward 9 - Fountainbridge/ Craiglockhart Ward  
Ward 10 - Meadows/ Morningside Ward  
Ward 11 - City Centre Ward  
Ward 12 - Leith Walk Ward  
Ward 13 - Leith Ward  
Ward 14 - Craighentiny/ Duddingston Ward  
Ward 15 - Southside/ Newington Ward  
Ward 16 - Liberton/ Gilmerton Ward  
Ward 17 - Portobello/ Craigmillar Ward

### CLASS

GH Guest House  
HO Hotel  
HS Hostel  
SA Serviced Apartments  
SH Small Hotel  
  
1-5\* VisitScotland grading where known

#### Guest House

A Guest House is usually a commercial business and will normally have a minimum of four letting bedrooms, of which some will have en suite or private facilities. Breakfast will be available and evening meals may be provided.

#### Hotel

A Hotel will normally have a minimum of twenty letting bedrooms, of which the majority will have en suite or private facilities. A Hotel will normally have a drinks licence (may be a restricted licence) and will serve breakfast, dinner and normally lunch.

#### Hostel

Backpackers style accommodation provided by a private operator or nonprofit making membership organisation. Normally let on a Self-Catering nightly basis where accommodation will often, but not exclusively, be in shared rooms. Larger Hostels may also provide full catering or other extended services and facilities.

#### Serviced Apartments

Self catering apartments with services such as housekeeping, reception, and in-room dining also provided.

#### Small Hotel

A Small Hotel will normally have a maximum of twenty letting bedrooms and a minimum of six. The majority of the bedrooms will have en suite or private facilities. A Small Hotel will have a drinks licence (may be a restricted licence) and will serve breakfast, dinner and normally lunch. It will usually be run by the owner(s) and will reflect their style and personal input.

### ROOMS

This figure refers to the number of rooms except in the case of hostels, where it refers to the number of beds. Bed figures refer to hostels only.