



City of Edinburgh Office Development Schedule 2018

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Cover photograph: 142 Lothian Road, 54 Fountainbridge

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.

SUMMARY OF OFFICE DEVELOPMENTS AS AT 31 DECEMBER 2018

Development Areas	UNDER CONSTRUCTION				PLANNING PERMISSION 2018				PLANNING PERMISSION Pre-2018			
	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL
City Centre	86,689	0	0	86,689	6,710	608	0	7,318	27,561	1,018	0	28,579
South East	0	0	0	0	0	0	0	0	118,485	0	0	118,485
Waterfront	0	0	0	0	0	0	0	0	28,486	0	0	28,486
West Edinburgh	0	0	0	0	0	0	0	0	319,667	2,560	0	322,227
Elsewhere	0	0	0	0	0	0	0	0	17,192	0	0	17,192
TOTAL	86,689	0	0	86,689	6,710	608	0	7,318	511,391	3,578	0	514,969
Development Areas	COMPLETED FLOORSPACE				AWAITING DETERMINATION				TOTAL IN THE PIPELINE (*1)			
	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL	new build	change of use	refurb.	TOTAL
City Centre	3,975	0	0	3,975	4,465	0	0	4,465	120,960	1,626	0	122,586
South East Edinburgh	0	0	0	0	0	0	0	0	28,486	0	0	28,486
Waterfront	0	0	0	0	0	0	0	0	118,485	0	0	118,485
West Edinburgh	0	0	0	0	122,158	0	0	122,158	319,667	2,560	0	322,227
Elsewhere	0	0	0	0	1,000	0	0	1,000	17,192	0	0	17,192
TOTAL	3,975	0	0	3,975	127,623	0	0	127,623	604,790	4,186	0	608,976

(*1) Under construction + planning permission

TABLE 1: OFFICE DEVELOPMENTS COMPLETED BETWEEN 1 JANUARY AND 31 DECEMBER 2018

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		
14/01056/FUL	Lothian Road, 142	Scottish Widows	Mar-15	new build	city centre	9	3,975	42,786	8 speculative	
CITY CENTRE							3,975	42,786		
SOUTH EAST EDINBURGH							0	0		
WATERFRONT							0	0		
WEST EDINBURGH							0	0		
ELSEWHERE							0	0		
Total floorspace							3,975	42,786		
No. of sites									1	

TABLE 2: OFFICE DEVELOPMENTS UNDER CONSTRUCTION AS AT 31 DECEMBER 2018

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			
15/00322/FUL	Morrison Street, 34	Britel Fund Trustees Ltd.	Dec-15	new build	city centre	11	14,113	151,911	n/a	speculative	*3
10/02373/FUL	Morrison Street, 189	Tiger Haymarket Developments Ltd	Mar-11	new build	city centre	11	43,866	472,170	381	speculative	*4
17/04118/FUL	New Street (land adjacent to)	New Waverley 20 Ltd	Aug-17	new build	city centre	11	21,000	226,042	48	prelet	*2
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	*1
CITY CENTRE TOTAL							86,689	933,113			
SOUTH EAST EDINBURGH							0	0			
WATERFRONT							0	0			
WEST EDINBURGH							0	0			
ELSEWHERE							0	0			
Total floorspace							86,689	933,113			
No. of sites									4		

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

*2 To be occupied by The Secretary of State for Communities and Local Government, This application supercedes 13/03406/VAR3

*3 Demolition work on the former Skyparks building began late 2017

*4 This project has stalled and might be subject to fresh proposals , Global investor M&G Real Estate has acquired this four-acre mixed-use development site and are working with Qmile Group.

TABLE 3b : OFFICE DEVELOPMENTS WITH PLANNING CONSENT AS AT 31 DECEMBER 2018 BUT NOT IMPLEMENTED (GRANTED PRIOR TO 2018)

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
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
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
17/01199/FUL	Rutland Square, 4 BF	Mr Cairns	May-17	May-20	full	change of use	city centre	11	457	4,919	0
CITY CENTRE									28,122	302,703	
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
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	(9100)	(97952)	n/a
17/02395/AMC	Old Dalkeith Road, 399 (land 267metres northeast of)	Scottish Enterprise	Dec-18	Dec-21	full	new build	south east	17	(6707)	(72,194)	n/a
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
SOUTH EAST EDINBURGH									118,485	1,275,362	
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
WATERFRONT									28,486	306,621	
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
WEST EDINBURGH									322,227	3,468,423	
14/01177/PPP	Eyre Terrace, 7, 11, 13	The Royal Bank of Scotland	Feb-15	legal **	outline	new build	elsewhere	5	2,400	25,833	n/a
14/02814/PPP	Fountainbridge, 199 (Site 60 Metres South Of)	The EDI Group Limited.	Jun-16	Jun-18	outline	new build	elsewhere	9	11,621	125,087	n/a
08/01365/FUL	Beaverbank Place, 26, 28A, 29, 32 & 33	Logie Green Developments Ltd	Feb-09	never*	full	new build	elsewhere	12	3,171	34,132	27
ELSEWHERE									17,192	185,053	
Total floorspace									514,512	5,538,162	
No. of sites											22

*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.

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

*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.

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

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 2018

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	
18/07354/FUL	Port Hamilton, 5 (Land To East Of)	EP3 Devco Limited	Aug-18	full	new build	city centre	11	4,465	48,061	0
CITY CENTRE								4,465	48,061	
SOUTH EAST EDINBURGH								0	0	
17/02484/AMC	Granton Harbour, West Harbour Road	Granton Central Developments Ltd	May-17	full	new build	waterfront	4	(5649)	(60,805)	n/a
WATERFONT								0	0	
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
WEST EDINBURGH								122,158	1,314,898	
18/08606/FUL	Scotstoun Avenue, Sth Q'ferry (Former Agilent Technologies)	East End Inn Ltd	Oct-18	full	new build	elsewhere	1	1,000	10,764	14
ELSEWHERE								1,000	10,764	
Total Floorspace								127,623	1,373,723	
No. of Sites										6

*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).

TABLE 5 : OFFICE APPLICATIONS WITHDRAWN OR REFUSED, AND CONSENTS WHICH EXPIRED OR WERE SUPERSEDED BETWEEN 1 JANUARY & 31 DECEMBER 2018

APPLIC. NO	ADDRESS	APPLICANT	DATE WITHDRAWN / REFUSED ETC	REASON	DEVELOPMENT TYPE	WARD	OFFICE FLOORSPACE	
							sq.m.gross	sq.ft.gross
CITY CENTRE							0	0
SOUTH EAST EDINBURGH							0	0
WATERFRONT							0	0
WEST EDINBURGH							0	0
16/05454/PPP	Fettes Row, 34 Eyre Terrace, 7,11,13	The Royal Bank Of Scotland	Aug-18	withdrawn	new build	5	25,484	274,308
ELSEWHERE							25,484	274,308
Total Floorspace							25,484	274,308
No. of Sites							1	

TABLE 6 : LOSS / POTENTIAL LOSS OF OFFICE SPACE 2018

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST		CONSENT IMPLEMENTED (year if known)		
									sq.m. gross	sq.ft.gross			
18/00103/FUL	Frederick Street, 8	Plumbing Pensions UK Ltd	application	full	change of use	residential	city centre	11	600	6,458	no		
18/04085/FUL	Hanover Street, 4-18	GLL Real Estate Partners	Dec-18	full	change of use	serviced apartments	city centre	11	724	7,793	no		
18/00922/FUL	Morrison Street, 159	Raag Edinburgh Ltd	Aug-18	full	change of use	hotel	city centre	11	3,692	39,740	no		
18/04657/FUL	St Andrew Square, 35-36	IMPACT Scotland	application	full	redevelopment	performing arts venue	city centre	11	5,264	56,661	no		
18/02752/FUL	Thistle Street North West Lane	Ashford Property Group Ltd	application	full	change of use	hotel	city centre	11	591	6,361	no		
18/07298/FUL	York Place, 26	S1 Developments	Jan-19	full	change of use	residential	city centre	11	409	4,402	no		
CITY CENTRE									11,280	121,417			
SOUTH EAST EDINBURGH									0	0			
WATERFRONT									0	0			
WEST EDINBURGH									0	0			
18/07826/FUL	Canon Street, 1-3	Thistle Property Group	Dec-18	full	change of use	residential	elsewhere	5	337	3,627	no		
18/01500/FUL	Colinton Road, 42	The Period House Dev. Company Ltd	Jun-18	full	change of use	residential	elsewhere	10	924	9,946	no		
18/09277/FUL	Constitution Street, 89	Haynes Asset Management	withdrawn	full	change of use	residential	elsewhere	13	693	7,459	withdrawn		
18/01168/FUL	Easter Road, 6	Edinburgh Intelligent Mortgage Advice	Jun-18	full	change of use	residential	elsewhere	12	404	4,349	no		
18/00892/FUL	Gorgie Road, 1 (Springwell House)	AMA (New Town) Ltd	Jan-19	full	change of use	residential	elsewhere	7	1,562	16,813	no		
ELSEWHERE									3,920	42,195			
<p>e - estimated floorspace based on footprint x number of floors</p>									<p>Total floorspace</p> <p>No. of sites</p> <p>Implemented</p>		<p>15,200</p> <p>11</p>	<p>163,612</p> <p>11</p>	<p>0 out of 11</p>

TABLE 8 : LOSS / POTENTIAL LOSS OF OFFICE SPACE 2016

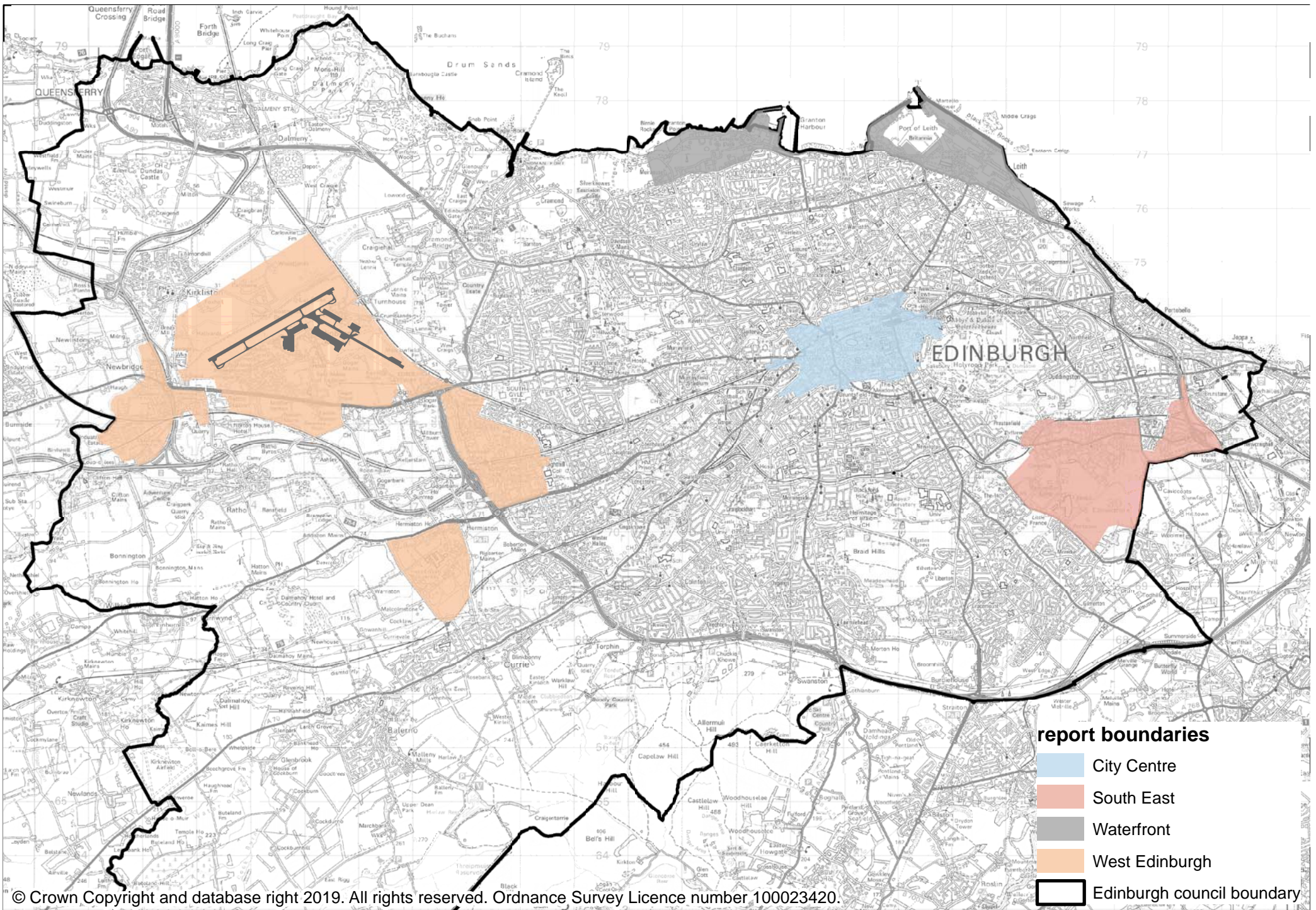
APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	TYPE OF CONSENT	DEVELOPMENT TYPE	NEW USE	DEVELOPMENT AREA	WARD	OFFICE FLOORSPACE LOST		CONSENT IMPLEMENTED (year if known)
									sq.m. gross	sq.ft.gross	
16/02439/FUL	Abercromby Place, 16	Warwick Stewart Architects	Aug-16	full	change of use	residential	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
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	yes (2016)
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
15/05718/FUL	Shandwick Place, 5	Sleeperz Hotels	Jul-16	full	change of use	hotel	city centre	11	903	9,720	yes (2017)
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	yes (2017)
CITY CENTRE TOTAL									13,298	143,139	
16/04094/FUL	Bernard Street, 12 - 18 GF, 1F-2F	J & M Cameron Properties Ltd	Nov-16	full	change of use	residential	elsewhere	13	500	5,382	no
16/00682/FUL	Constitution Street, 130	GA Group Ltd	Mar-18	full	change of use	hotel / flats	elsewhere	13	864	9,300	no
16/05454/PPP	Fettes Row, 34 Eyre Terrace, 7,11,13	The Royal Bank Of Scotland PLC.	withdrawn	full	redevelopment	mixed	elsewhere	5	19,900	214,202	withdrawn
16/04087/FUL	Gorgie Road, 555, 1F	Edinburgh Letting Solutions	Nov-16	full	change of use	student accommodation	elsewhere	7	710	7,642	no
16/04088/FUL	Gorgie Road, 555, 2F	Edinburgh Letting Solutions	Nov-17	full	change of use	student accommodation	elsewhere	7	710	7,642	no
ELSEWHERE									22,684	244,169	
e - estimated floorspace based on footprint x number of floors									Total floorspace		35,982
									No. of sites		387,307
									Implemented		13
											3 out of 13

*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 9 : LOSS / 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 (year if known)	
									sq.m. gross	sq.ft.gross		
15/01615/FUL	Abercromby Place, 11	KAAS Properties Ltd	Jun-15	full	change of use	residential	city centre	11	648	6,975	yes (2016)	
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	yes (2018)	
15/03910/FUL	Drumsheugh Gardens, 25-27	Sundial Properties Ltd	Nov-15	full	change of use	residential	city centre	11	1,800	19,375	yes (2016)	
15/05213/FUL	Drumsheugh Gardens, 38-44	Drumsheugh Gardens LLP	Jan-16	full	change of use	residential	city centre	11	3,600	38,750	yes (2016)	
15/05420/FUL	Duiblin Street, 18	Dublin Street Developments Ltd	Jan-16	full	change of use	residential	city centre	11	430	4,628	yes (2016)	
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	apartment hotel	city centre	11	7,851	84,507	yes (2018)	
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	yes (2016)	
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	yes (2018)	
15/00537/FUL	Castle Street, 28	The Karagol Partnership	May-15	full	change of use	serviced apartments	city centre	11	491	5,285	yes (2016)	
CITY CENTRE									20,587	221,597		
15/05760/FUL	Bankhead Crossway North, 8	Vardy Ventures Ltd	Jan-16	full	new build	car showroom	elsewhere	7	2,800	30,139	yes (2017)	
14/05323/FUL	Colinton Road, 42	The Edinburgh Clinic / Aspen Healthcare	Feb-15	full	change of use	private health care	elsewhere	10	1,300	13,993	no	
15/04277/FUL	Corstorphine Road, 235	Square and Crescent	Mar-16	full	change of use	residential	elsewhere	6	730	7,858	yes (2016)	
15/05422/FUL	Dundee Street, 160 (site 56 metres west of)	Melford Developments	refused	full	new build	student accommodation	elsewhere	9	(7050)	(75,885)	refused on appeal	
15/04192/FUL	Mill Lane, 6B GF, 1F, 2F	C-o Res Associates Ltd	Sep-16	full	change of use	residential	elsewhere	13	420	4,521	yes (2017)	
ELSEWHERE									5,250	56,511		
e - estimated floorspace based on footprint x number of floors									Total floorspace	25,837	278,107	
									No. of sites		17	
									Implemented			out of 17



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