

# Office Development Schedule 2019

April 2020



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## Introduction

This schedule monitors the progress of planning applications for larger 'business' developments within the City of Edinburgh – generally 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.

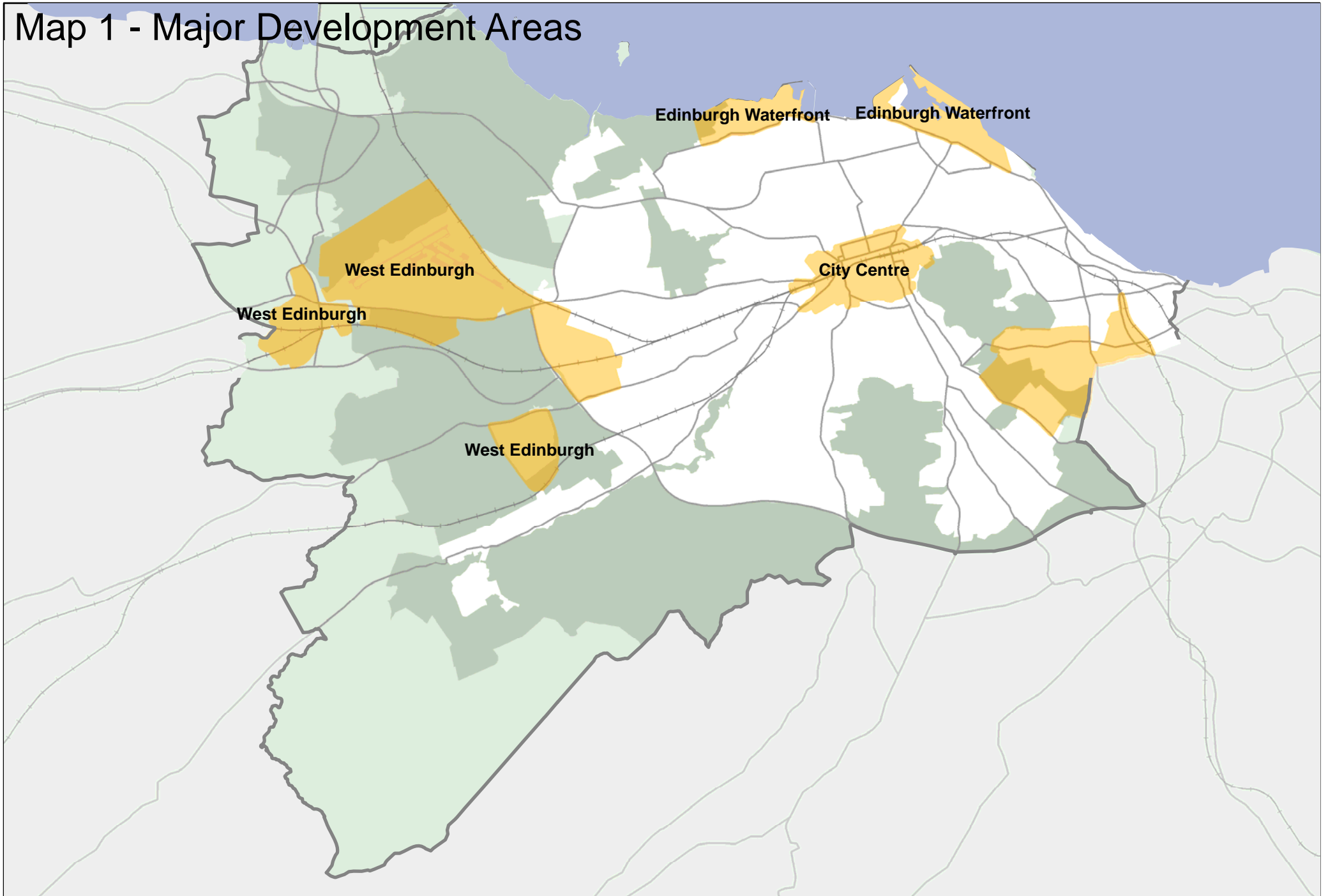
The LDP strategy focusses the growth of the city on four Strategic Development Areas-city centre, waterfront, west Edinburgh and south east Edinburgh. Information is summarised for each of these major development areas, identified in Map 1, and elsewhere within the city. The boundaries do not correspond 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 2019, and details of developments which have been completed during the calendar year 2019. Further information on recent office development is contained within [Choices Monitoring Statement](#), January 2020 and the [Edinburgh Office Market Report, November 2018](#).

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 the City of Edinburgh Council. Place, Planning and Transport

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# Map 1 - Major Development Areas





## Summary of office developments as at December 2019

SUMMARY OF OFFICE DEVELOPMENTS AS AT 31 DECEMBER 2019						
DEVELOPMENT AREA	COMPLETED 2019	UNDER CONSTRUCTION	PLANNING PERMISSION 2019	PLANNING PERMISSION Pre-2019	TOTAL IN THE PIPELINE (under construction + planning permission)	AWAITING DETERMINATION
City Centre	28,710	64,689	0	16,126	80,815	4,465
South East	0	9,100	0	109,385	118,485	0
Waterfront	0	0	0	28,190	28,190	0
West Edinburgh	0	59,220	0	253,840	313,060	122,158
Outwith development areas	0	0	1,000	2,400	3,400	0
<b>TOTAL</b>	<b>28,710</b>	<b>133,009</b>	<b>1,000</b>	<b>409,941</b>	<b>543,950</b>	<b>126,623</b>

## Analysis

### Completions 2019

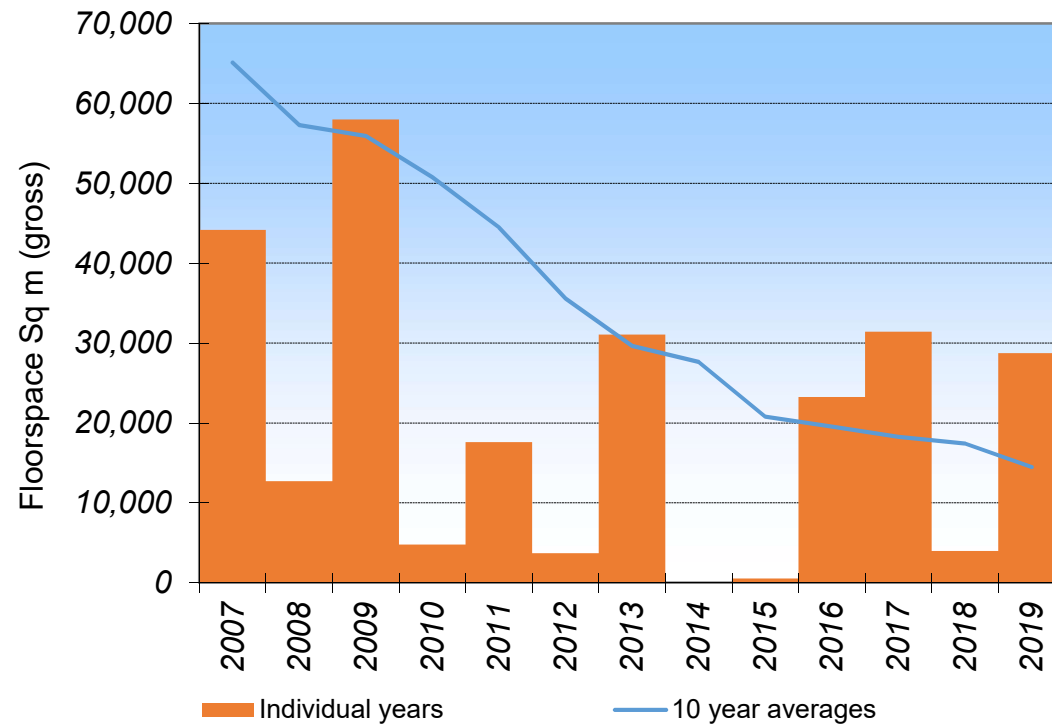


Figure 1: Edinburgh office completions 2007-2019

In 2019 28,710 **sq m** floorspace was completed.

## Under Construction

There was **133,009 sq m** of office floorspace under construction at the end of 2019. This mainly consists of 60,000 sq m at Edinburgh Park and the stalled development at Morrison Street. New proposals for mixed use development including around 50,000 sq m office floorspace were submitted for the Morrison Street Site in 2019.

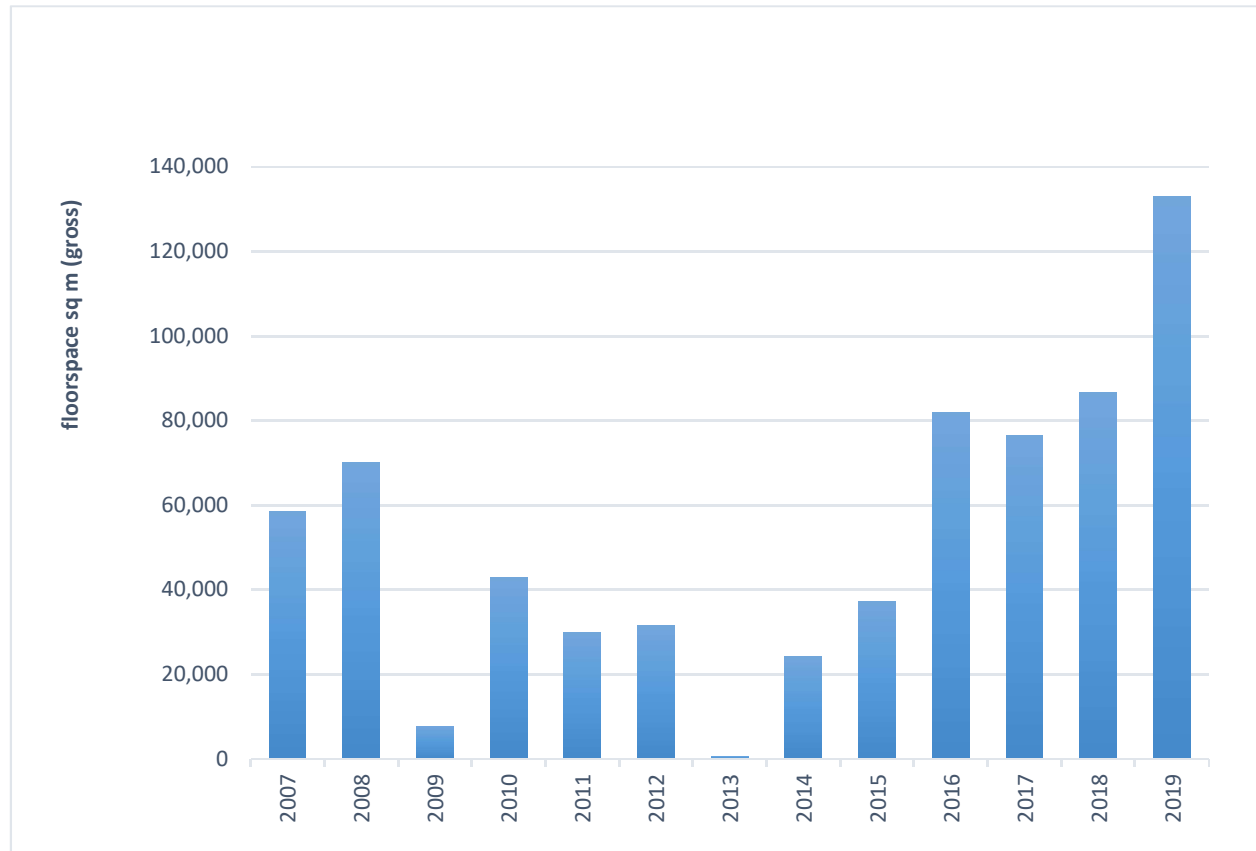


Figure 2: Edinburgh Office Development Under Construction 2007-2019

## Office Floorspace with Planning Consent

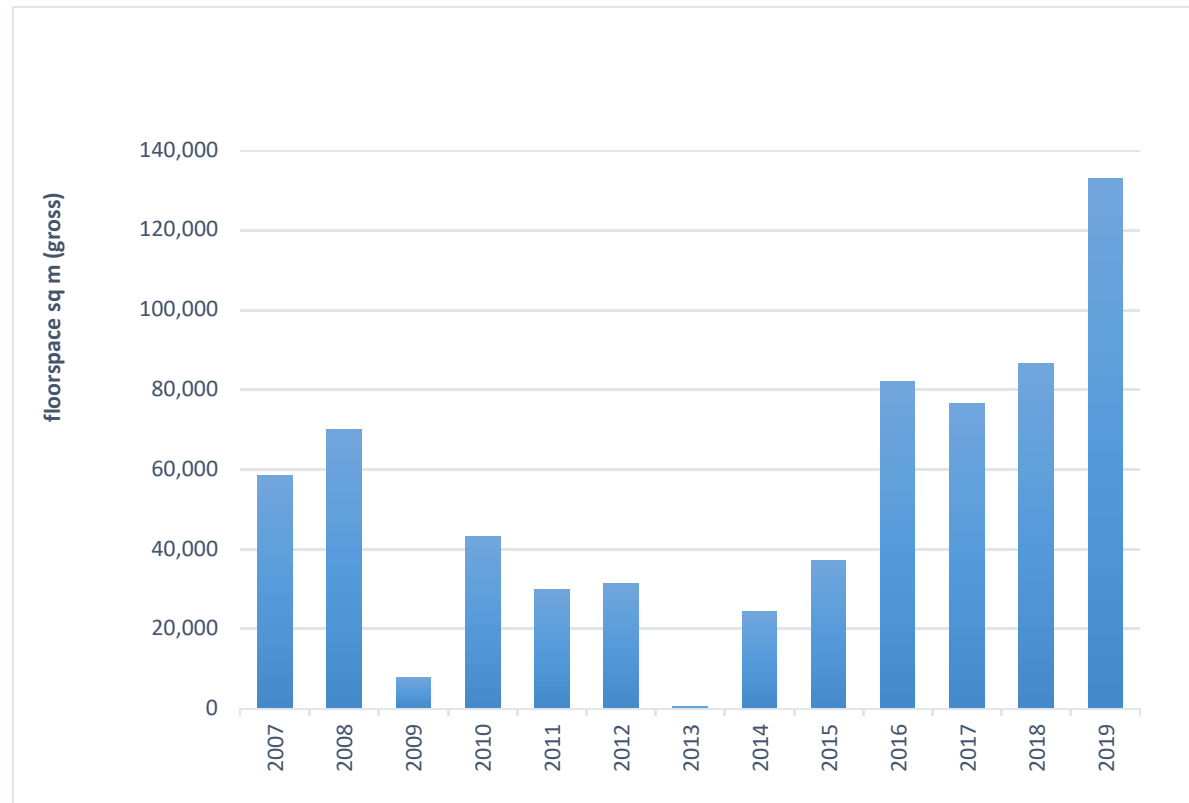


Figure 3: Edinburgh Office Floorspace with Planning Consent 2007-2019



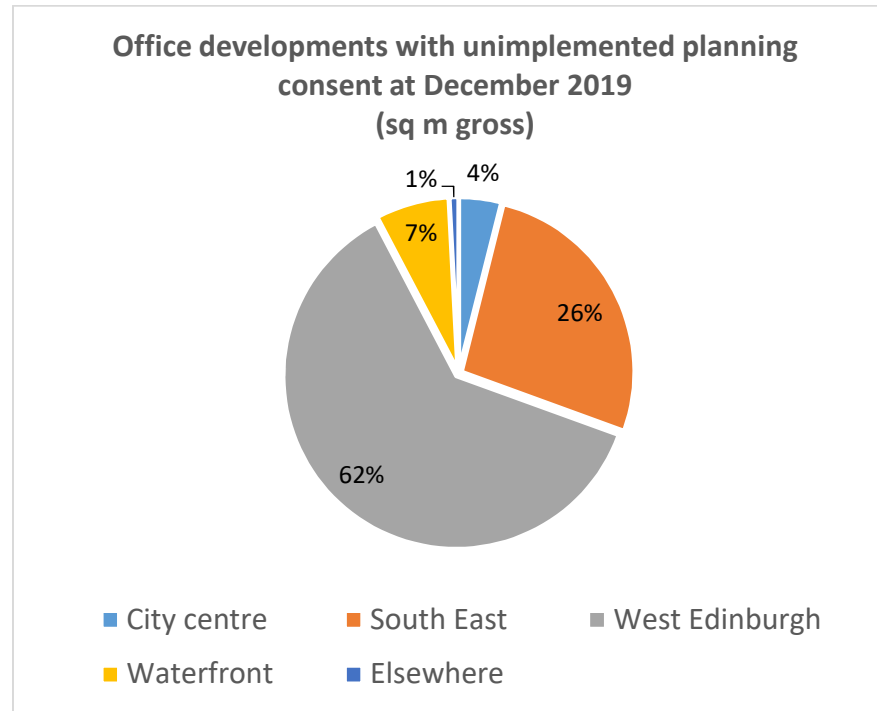


Figure 4: Unimplemented Consents at December 2019

At December 2019 there was planning consent (including outline and PPP) for 410,941 sq m gross office floorspace. The majority of unimplemented floorspace (62%) is in **West Edinburgh**. This includes outline consent for 140,000 sq m at Edinburgh Park. An application was approved in January 2019 for reserved matters related to this application (60,000 sq m office) and this floorspace which is now under construction has been removed from the unimplemented consent total for Edinburgh Park.

A further 26% of unimplemented office consent is located in **South East** Edinburgh, all at Edmonstone Campus.

Within the **city centre** there is 16,126 sq m of unimplemented floorpace in existing consents. This is spread across 4 developments. The vast majority consists of a permission in principle at 194 Fountainbridge. The consent for is for either office or hotel. An AMC application is awaiting determination which does not include office development.

## Pipeline

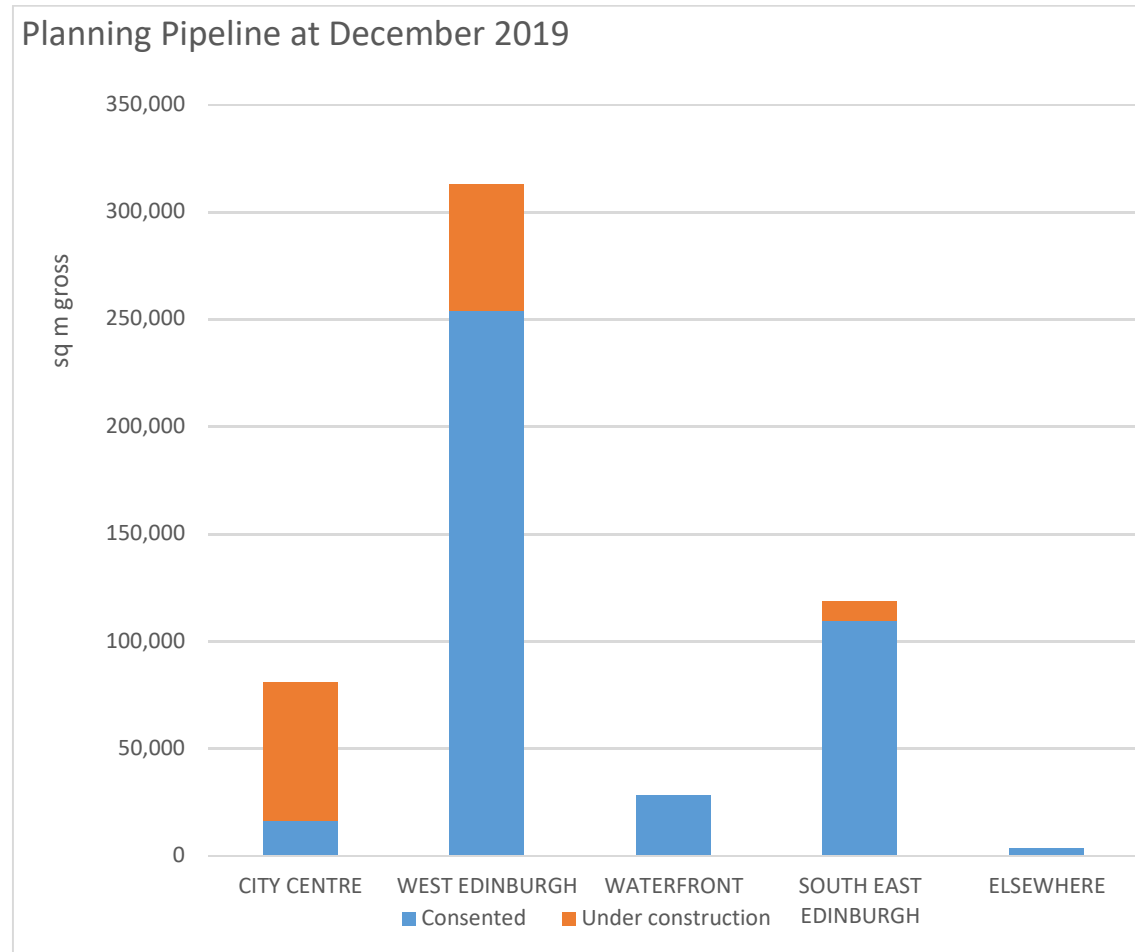
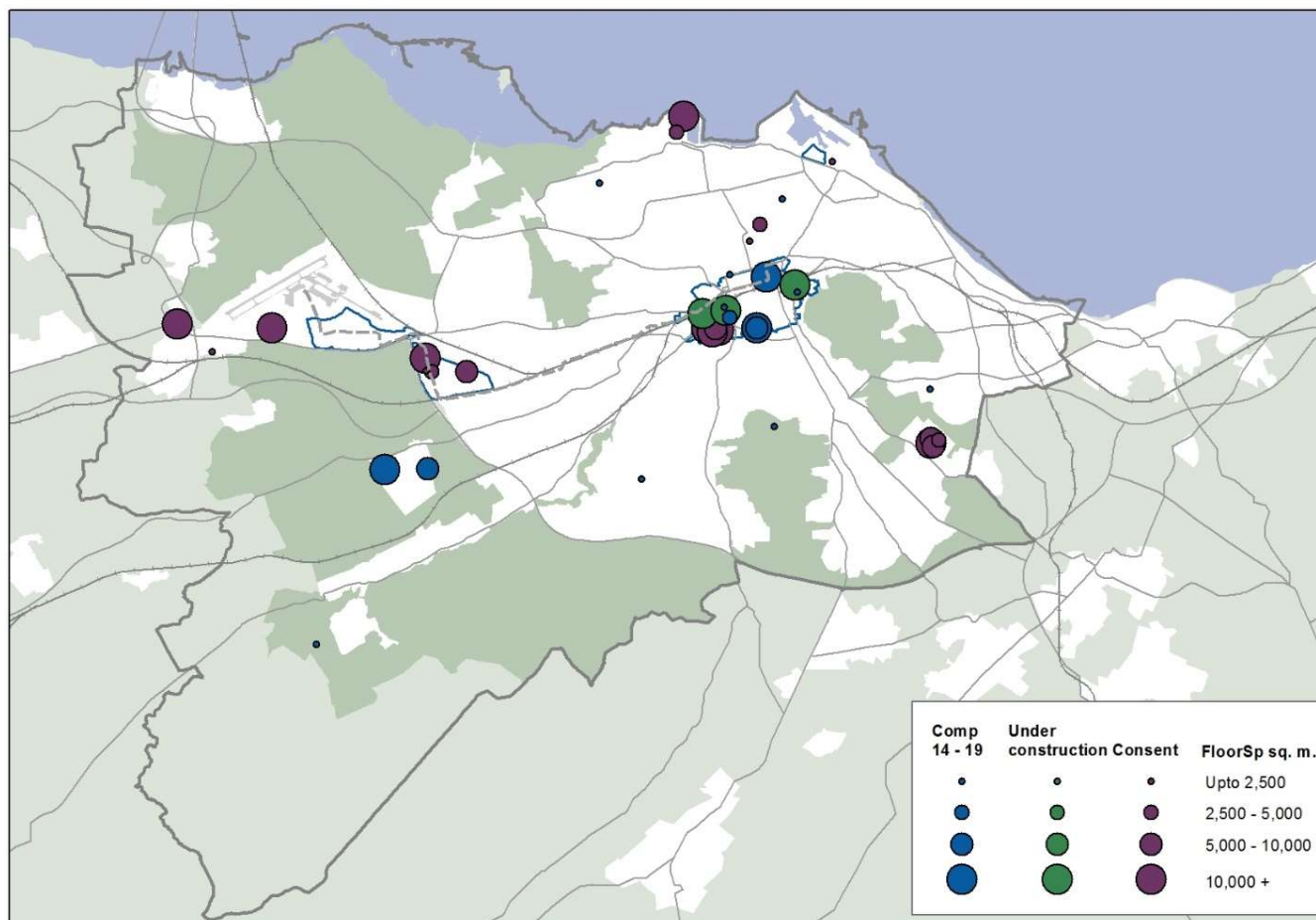


Figure 5: Office Development Pipeline

Total pipeline development (under construction and with planning permission) at the end of 2019 was **543,950 sq m**, a slight decrease from the previous year. The amount of development under construction includes the stalled Morrison Street site.

Most of the pipeline development is within the strategic development areas. **West Edinburgh** accounts for the largest proportion. There is currently a development of 60,000 sq m under construction within the southern phase of Edinburgh Park. There remains outline consent for a further 140,000 sq m.



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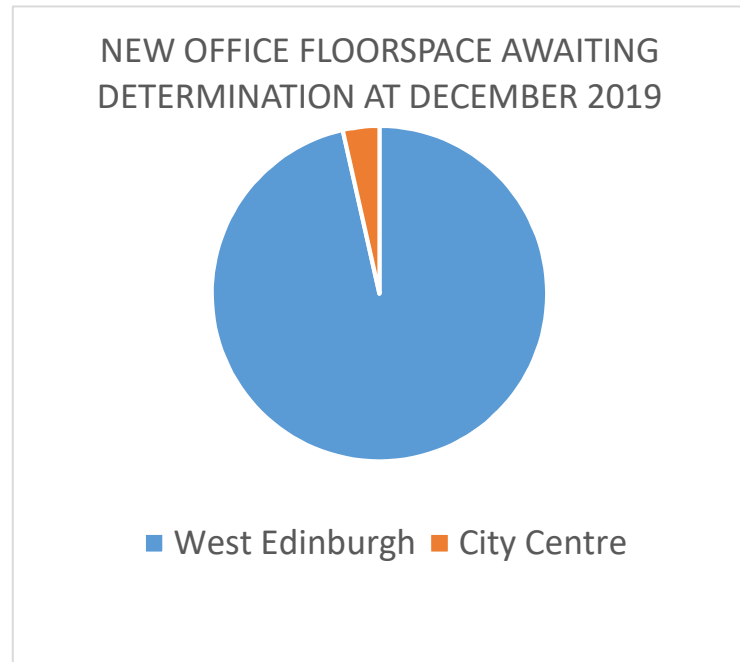
Map 2: Office Development Pipeline December 2019

A large proportion of pipeline development across the city relates to outline consent and is therefore unlikely to come to fruition in the next year. Consent at Edinburgh Park and Edmonstone Campus form the majority of floorspace. There are also significant sites at

Royal Highland Showground and Newbridge which form a significant part of this. The approval at Newbridge identifies 38,561 sq m gross of potential office space with part of the site already developed for hotel and car showroom use. Approval at Eyre Terrace remains subject to legal agreement. The site is the subject of a PAN approved in August 2019 for a mixed use development including office.

Removing PPP/outline consents reduces the office development pipeline to 147,000 sq m, with the majority of this split between the city centre and west Edinburgh. The largest site is at Morrison Street where development has stalled.

### Applications awaiting determination

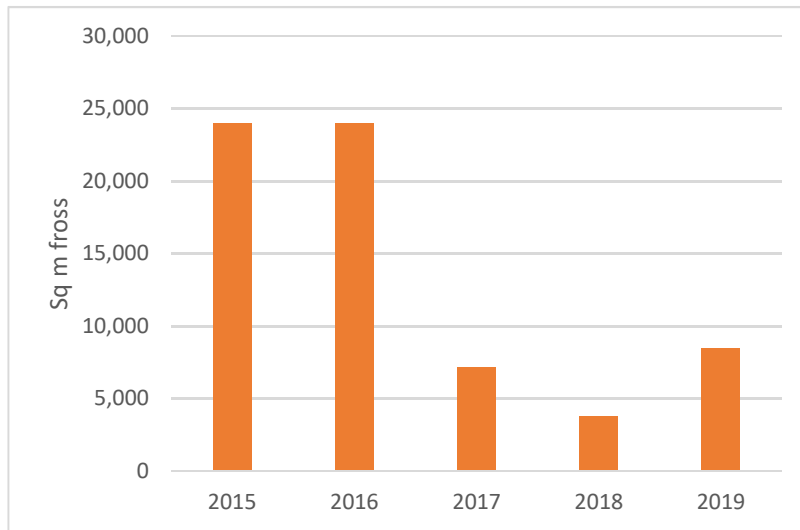


Applications for a total of **126,623 sq m** office floorspace were awaiting determination at December 2019. Almost all of this floorspace is accounted for by a PPP application for the International Business Gateway (IBG). The IBG is within **West Edinburgh**. A study is underway to examine the potential of the west Edinburgh area.

There are were no applications in the **South East**. 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.

Figure 6: Office development awaiting planning decision at December 2019

## Loss of Office Floorspace



In 2019, 8,456 sq m of office space was lost to other uses. Six of the seven developments were within the **city centre** – The largest was at Morrison Street where 3,692 sq m was lost through redevelopment of existing office space for a hotel. Also of significant size was development of Springwell House, Fountainbridge (1,562 sq m gross), which was developed for residential.

Over the last 5 years a total 93,109 sq m of office floorspace has been lost to other uses city wide. The majority of this has occurred in the **city centre** where **61,709 sq m** was lost during this period.

Valid planning consents, if implemented could result in a further loss of **41,970 sq m** city wide.

Figure 7: Actual loss of office floorspace 2015-2019

## Market Context

### Take-up

[Ryden \(85<sup>th</sup> Property Market Review, January 2020\)](#) provides analysis of the Edinburgh office market.

In 2019 Edinburgh's office market delivered a total of 628,534 sq.ft. of take up across 154 deals. This is 25% below the 5-year average take up of 837,000 sq.ft. Most flexible working centres are near full occupancy.

**Edinburgh's city centre** accounted for 369,894 sq.ft. of office space transacted, representing 59% of total city activity. Grade A and high quality accommodation accounted for 135,804 sq.ft. or 37% of city centre office take up. Prime rents for Grade A accommodation are around £35 per sq.ft. with tightening of incentives considered to be due to lack of immediate supply.

In 2019 **West Edinburgh** delivered a total of 173,456 sq.ft. of office space transacted across 14 deals. Prime rents are around £20 per sq.ft. for refurbished options in the South Gyle area, rising to above £23 per sq.ft. for refurbished Grade A space in Edinburgh Park.

In **North Edinburgh** a total of 34,224 sq.ft. of office space was transacted in 10 deals during 2019. Prime rents are currently around £18 per sq.ft.

### Supply

Total office supply across Edinburgh at end Q4 2019 was 1,489,246 sq.ft., reflecting a city-wide office vacancy rate of 5.7%. Of this, 550,815 sq.ft. (37%) is Grade A or good quality refurbished Grade B space. Edinburgh's current city office development pipeline is expected see much needed Grade A office supply delivered in both the core city centre and prime West Edinburgh through 2020-2022.

### Outlook

Edinburgh's lack of speculative office development of any scale has driven Grade A supply to record lows. This undersupply is creating upwards pressure on prime rents, with record levels anticipated.

As identified in Ryden's market analysis for Edinburgh's City Plan 2030, office development land in the city centre is a challenge.

## 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 2019

Table 2 - Office developments under construction as at 31 December 2019

Table 3a - Office developments with planning consent as at 31 December 2019 but not implemented (granted in 2019)

Table 3b - Office developments with planning consent as at 31 December 2019 but not implemented (granted prior to 2019)

Table 4 - Office applications awaiting determination as at 31 December 2019

Table 5 - Office applications withdrawn or refused during 2019

Table 6a – Loss/potential of office floorspace 2019

Table 6b - Loss of office floorspace 2018

Table 6c - Loss of office floorspace 2017

Table 6d - Loss of office floorspace 2016

**TABLE 1: OFFICE DEVELOPMENTS COMPLETED BETWEEN 1 JANUARY AND 31 DECEMBER 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	DEV. AREA	WARD	OFFICE FLOORSPACE		NO. OF PARKING SPACES	OCCUPIER	
							sq.m. gross	sq.ft.gross			
17/04118/FUL	New Street (land adjacent to)	New Waverley 20 Ltd	Aug-17	new build	city centre	11	21,000	226,042	48	see below	*1
15/02788/FUL	Sth St Andrew St 15-19, W. Register St. 28-50	St Andrew Square (Property) Limited.	Jun-16	new build	city centre	11	7,710	82,990	5	unknown	*2
<b>CITY CENTRE</b>							<b>28,710</b>	<b>309,032</b>			
<b>SOUTH EAST EDINBURGH</b>							<b>0</b>	<b>0</b>			
<b>WATERFRONT</b>							<b>0</b>	<b>0</b>			
<b>WEST EDINBURGH</b>							<b>0</b>	<b>0</b>			
<b>ELSEWHERE</b>							<b>0</b>	<b>0</b>			
<b>Total floorspace</b>							<b>28,710</b>	<b>309,032</b>			
<b>No. of sites</b>										<b>2</b>	

\*1 To be occupied by The Secretary of State for Communities and Local Government, this application supercedes 13/03406/VAR3.

\*2 Replacement of 1960 office building and a 1850s former tenement building

**TABLE 2: OFFICE DEVELOPMENTS UNDER CONSTRUCTION AS AT 31 DECEMBER 2019**

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		
17/05997/FUL	Fountainbridge, 159 (Site At Former)	Vastint Hospitality B.V.,	Mar-19	new build	city centre	9	6,710	72,226	n/a	speculative
15/00322/FUL	Morrison Street, 34	Britel Fund Trustees Ltd.	Dec-15	new build	city centre	11	14,113	151,911	n/a	speculative
10/02373/FUL	Morrison Street, 189	Tiger Haymarket Developments Ltd	Mar-11	new build	city centre	11	43,866	472,170	381	speculative
<b>CITY CENTRE TOTAL</b>							<b>64,689</b>	<b>696,307</b>		
16/03293/AMC	Old Dalkeith Road, 399 (Land 267 Metres Northeast Of)	University Of Edinburgh	Feb-17	new build	south east	17	9,100	97,952	n/a	Institute of Regeneration and Repair (IRR)
<b>SOUTH EAST EDINBURGH</b>							<b>9100</b>	<b>97952</b>		
<b>WATERFRONT</b>							<b>0</b>	<b>0</b>		
17/04341/AMC	Edinburgh Park, 101	Parabola Edinburgh Ltd.	Jan-19	new build	west	3	59,220	637,439	n/a	speculative
<b>WEST EDINBURGH</b>							<b>59,220</b>	<b>637,439</b>		
<b>ELSEWHERE</b>							<b>0</b>	<b>0</b>		
<b>Total floorspace</b>							<b>133,009</b>	<b>1,431,698</b>		
<b>No. of sites</b>									<b>5</b>	

\*1 Demolition work on the former Skyparks building began late 2017

\*2 This project has stalled and is subject to fresh proposals

\*3 The floorspace in this application has been removed from the total consented application 02/04372/OUT

\*4 The floorspace in this application forms part of the consented floorspace in application 99/02295/OUT

**TABLE 3a : OFFICE DEVELOPMENTS WITH PLANNING CONSENT AS AT 31 DECEMBER 2019 BUT NOT IMPLEMENTED (GRANTED IN 2019)**

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	
<b>CITY CENTRE TOTAL</b>											
<b>SOUTH EAST TOTAL</b>											
<b>WATERFRONT</b>											
<b>WEST EDINBURGH</b>											
18/08606/FUL	Scotstoun Avenue, Sth Q'ferry (Former Agilent Technologies)	East End Inn Ltd	Mar-19	Mar-22	full	new build	elsewhere	1	1,000	10,764	14
<b>ELSEWHERE</b>									<b>1,000</b>	<b>10,764</b>	
<b>Total floorspace</b>									<b>1,000</b>	<b>10,764</b>	
<b>No. of sites</b>											<b>1</b>

**TABLE 3b : OFFICE DEVELOPMENTS WITH PLANNING CONSENT AS AT 31 DECEMBER 2019 BUT NOT IMPLEMENTED (GRANTED PRIOR TO 2019)**

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	
18/00940/FUL	Festival Square, 1	Sheraton Grand Hotel & Spa	May-18	May-21	full	change of use	city centre	11	608	6,544		
15/02892/PPP	Fountainbridge, 194 (land adjacent to)	Fountain North Ltd	Dec-16	never*	outline	new build	city centre	9	14,500	156,077	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	
<b>CITY CENTRE</b>									<b>16,126</b>	<b>173,579</b>		
02/04372/OUT	Old Dalkeith Road (Edmonstone Campus)	Scottish Enterprise Edinburgh & Lothian	Dec-04	never*	outline	new build	south east	17	106,865	1,150,286	2,670	
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	
<b>SOUTH EAST EDINBURGH</b>									<b>109,385</b>	<b>1,177,411</b>		
01/00802/OUT	Granton Harbour and Village	Forth Ports plc	Jun-03	Jun-23	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	
<b>WATERFRONT</b>									<b>28,190</b>	<b>303,435</b>		
09/02295/OUT	Edinburgh Park (Sites H-L)	New Edinburgh Ltd.	Apr-03	never*	outline	new build	west	3	141,382	1,521,824	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	
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>253,840</b>	<b>2,732,312</b>		
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	
<b>ELSEWHERE</b>									<b>2,400</b>	<b>25,833</b>		
									<b>Total floorspace</b>	<b>409,941</b>	<b>4,412,569</b>	
									<b>No. of sites</b>		<b>15</b>	

\*1 The floorspace in this application (originally 200,602sq.m.) has been reduced to show remainder after removing under construction application 17/04341/AMC floorspace.

\*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 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 and 16/03293/AMC is under construction)

\*6 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.

\*7 The floorspace in this application has been removed the total as it part of the total consented in application 02/04372/OUT

\*8 App. no.18/01428/PPP was granted on appeal and extends the expiry date of 01/00802/OUT to 20/06/2023

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 5 : OFFICE APPLICATIONS WITHDRAWN OR REFUSED, AND CONSENTS WHICH EXPIRED OR WERE SUPERSEDED BETWEEN 1 JANUARY & 31 DECEMBER 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE WITHDRAWN / REFUSED ETC	REASON	DEVELOPMENT TYPE	WARD	OFFICE FLOORSPACE		
							sq.m.gross	sq.ft.gross	
14/03848/PPP	Fountainbridge, 159 (site at former)	West Register (Realisations) Ltd.	Sep-19	wihdrawn	new build	9	13,061	140,587	
14/02814/PPP	Fountainbridge, 199 (Site 60 Metres South Of )	The EDI Group Limited.	Jun-18	expired	new build	9	11,621	125,087	
<b>CITY CENTRE</b>							<b>24,682</b>	<b>265,674</b>	
<b>SOUTH EAST EDINBURGH</b>							<b>0</b>	<b>0</b>	
<b>WATERFRONT</b>							<b>0</b>	<b>0</b>	
13/04966/PPP	Broadway Park 1, (Land 148 metres west of), South Gyle	Crestbridge Corporate Trustees	2019	superceded	new build	3	7,432	79,997	
15/04569/FUL	Lochside Avenue, 4-5	LaSalle Investment Management	Dec-18	expired	west	3	1,735	18,675	
17/01210/FUL	Lochside Way (Land adjacent to)	Parabola Edinburgh Park LLP	Jun-19	wihdrawn	new build	3	(102,190)	(1,099,964)	
<b>WEST EDINBURGH</b>							<b>0</b>	<b>0</b>	
08/01365/FUL	Beaverbank Place, 26, 28A, 29, 32 & 33	Logie Green Developments Ltd	2019	superceded	new build	12	3,171	34,132	
16/05454/PPP	Fettes Row, 34 Eyre Terrace, 7,11,13	The Royal Bank Of Scotland PLC.	Aug-18	withdrawn	new build	5	25,484	274,308	
<b>ELSEWHERE</b>							<b>28,655</b>	<b>308,440</b>	
<b>Total Floorspace</b>								<b>53,337</b>	<b>574,114</b>
<b>No. of Sites</b>								<b>7</b>	

\*1 This site has now been built out with no Class 4

\*2 This site has been built out with no significant Class 4 office space

**TABLE 6a : POTENTIAL LOSS OF OFFICE SPACE 2019**

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		
19/00494/FUL	George Street, 53 2F1	Lightstorm Estates Ltd	May-19	full	change of use	residential	city centre	11	405	4,359	no	
19/02318/FUL	High Street, 329	Lateral City Ltd	Sep-19	full	change of use	retail / serviced apts	city centre	11	n/a	n/a	no	
19/02794/FUL	Frederick Street, 30-32	Knight Property Group	Oct-19	full	change of use	residential	city centre	11	440	4,736	no	
19/00779/FUL	Melville Street, 40	Dragon Development Edinburgh	Sep-19	full	change of use	residential	city centre	11	620	6,674	no	
19/03309/FUL	Northumberland Street, 43	Mr A Hume	Sep-19	full	change of use	residential	city centre	11	320	3,444	no	
19/01459/FUL	Randolf Crescent, 13	Park Securities Ltd	Jul-19	full	change of use	residential	city centre	11	600	6,458	no	
19/01930/FUL	Thistle Street North West Lane, 20	Ashford Property Group Limited	application	full	change of use	hotel	city centre	11	250	2,691	no	
19/03071/FUL	York Place, 41A	Allanion Capital	application	full	change of use	residential	city centre	11	354	3,810	no	
<b>CITY CENTRE</b>									<b>2,989</b>	<b>32,173</b>		
<b>SOUTH EAST EDINBURGH</b>									<b>0</b>	<b>0</b>		
<b>WATERFRONT</b>									<b>0</b>	<b>0</b>		
<b>WEST EDINBURGH</b>									<b>0</b>	<b>0</b>		
19/05092/FUL	Ashley Place, 14	Glenprop 4 LLP	application	full	new build	residential	elsewhere	12	600	6,458	no	
19/02155/FUL	Craigcrook Road, 95, 95A, 95B	Castle Craig Investments	application	full	change of use	care home	elsewhere	5	1,650	17,760	no	
19/04894/FUL	Hailles Avenue, 32	Apex Hotels Ltd	application	full	change of use	residential	elsewhere	8	640	6,889	no	
19/00083/FUL	Harvesters Way, 75	Lord Emmanuel Ebeh	Apr-19	full	change of use	religious	elsewhere	2	525	5,651	no	
19/02084/FUL	Lanark Road, 61-63 (Slateford House)	Haynes Asset Management	application	full	change of use	residential	elsewhere	9	350	3,767	no	
19/04557/AMC	London Road, 151	Drum Property Group	application	full	new build	residential/student acc.	elsewhere	14	9,250	99,566	no	
19/00222/FUL	Newhaven Road, 62A, 62B	RBS Enterprise Ltd	Jul-19	full	change of use	backpackers hostel	elsewhere	12	301	3,240	no	
19/02449/FUL	Pinkhill, 33	Dandara	application	full	new build	residential	elsewhere	6	1,935	20,828	no	
<b>OTHER TOTAL</b>									<b>15,251</b>	<b>164,160</b>		
									<b>Total floorspace</b>	<b>18,240</b>	<b>196,334</b>	
									<b>No. of sites</b>		<b>16</b>	
									<b>Implemented</b>			<b>0 of 16</b>



**TABLE 6b : 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	
									sq.m.gross	sq.ft.gross		
18/00103/FUL	Frederick Street, 8	Plumbing Pensions UK Ltd	May-19	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, 152	Raag Edinburgh Ltd	Aug-18	full	change of use	hotel	city centre	11	3,692	39,740	yes (2019)	
18/04657/FUL	St Andrew Square, 35-36	IMPACT Scotland	Apr-19	full	redevelopment	performing arts	city centre	11	5,264	56,661	no	
18/02752/FUL	Thistle Street North West Lane	Ashford Property Group Ltd	<b>withdrawn</b>	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	
<b>CITY CENTRE</b>									<b>11,280</b>	<b>121,417</b>		
<b>SOUTH EAST EDINBURGH</b>									<b>0</b>	<b>0</b>		
<b>WATERFRONT</b>									<b>0</b>	<b>0</b>		
<b>WEST EDINBURGH</b>									<b>0</b>	<b>0</b>		
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	<b>withdrawn</b>	full	change of use	residential	elsewhere	13	693	7,459	<b>withdrawn</b>	
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	yes (2019)	
<b>OTHER TOTAL</b>									<b>3,920</b>	<b>42,195</b>		
									<b>Total floorspace</b>	<b>15,200</b>	<b>163,612</b>	
									<b>No. of sites</b>		<b>11</b>	
									<b>Implemented</b>			<b>2 of 11</b>

**TABLE 6c : POTENTIAL LOSS OF OFFICE SPACE 2017**

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		
17/02444/FUL	Albany Street, 50	Ten Nineteen Ltd	Aug-17	full	change of use	residential	city centre	11	336	3,617	no	
14/04512/FUL	Belford Road, 50, 60	AMA (Belford) Ltd.	May-17	full	new build	residential	city centre	5	2,470	26,587	no	
17/01940/FUL	George Street, 45A 1F1	Sw Thistle Street Lane LLP	Jun-17	full	change of use	residential	city centre	11	362	3,897	yes (2019)	
17/01487/FUL	Melville Street, 49	Mr Crolla	Jul-17	full	change of use	residential	city centre	11	327	3,520	no	
17/01226/FUL	Rutland Square, 7	Mr Rawlinson	Jun-17	full	change of use	residential	city centre	11	396	4,263	yes (2019)	
17/04039/FUL	Castle Street, 26	Esape Hunt Plc	Oct-17	full	change of use	leisure	city centre	11	313	3,369	yes (2018)	
<b>CITY CENTRE</b>									<b>4,204</b>	<b>45,251</b>		
16/06040/FUL	Ocean Drive,27	Abercastle Developments Ltd	Sep-19	full	change of use	residential	waterfront	13	393	4,230	no	
<b>WATERFRONT</b>									<b>393</b>	<b>4,230</b>		
17/04866/FUL	Flassches Yard, 1 unit1 (Clock Tower)	Electric Vehicles (Scotland) Ltd	Feb-18	full	change of use	maintenance	west	3	651	7,007	no	
<b>WEST EDINBURGH</b>									<b>651</b>	<b>7,007</b>		
17/04557/FUL	Gorgie Road, 498 GF (Westwood House)	LAR Housing Trust	Aug-18	full	change of use	residential	elsewhere	9	3,240	34,875	no	
17/01535/FUL	Lauriston Place, 76-78	University of Edinburgh	May-17	full	change of use	education	elsewhere	11	2,065	22,227	no	
17/05377/FUL	East Hermiston, 1A	The Gold Brothers Ltd	Aug-18	full	redevelopment	office	elsewhere	2	561	6,039	no	
<b>ELSEWHERE</b>									<b>5,866</b>	<b>63,141</b>		
									<b>Total floorspace</b>	<b>11,114</b>	<b>119,630</b>	
									<b>No. of sites</b>		<b>11</b>	
									<b>Implemented</b>			<b>3 of 11</b>

\*1 Replacement office floorspace 1,237sq.m.

**TABLE 6d : 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 Pr	Jun-16	full	change of use	residential	city centre	11	1,500	16,146	yes (2019)	
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	yes (2017)	
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	yes (2018)	
<b>CITY CENTRE</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	elsewhere	13	500	5,382	yes (2019)	
16/00682/FUL	Constitution Street, 130	GA Group Ltd	Mar-18	full	change of use	hotel / flats	elsewhere	13	864	9,300	no	
16/04087/FUL	Gorgie Road, 555, 1F	Edinburgh Letting Solutions	Nov-16	full	change of use	student accom.	elsewhere	7	710	7,642	no	
16/04088/FUL	Gorgie Road, 555, 2F	Edinburgh Letting Solutions	Nov-17	full	change of use	student accom.	elsewhere	7	710	7,642	no	
<b>ELSEWHERE</b>									<b>2,784</b>	<b>29,967</b>		
e - estimated floorspace based on footprint x number of floors									<b>Total floorspace</b>	<b>10,529</b>	<b>113,333</b>	
									<b>No. of sites</b>		<b>9</b>	
									<b>Implemented</b>			<b>4 of 9</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