

An aerial photograph of Edinburgh, Scotland, taken at dusk. The city's lights are visible against the darkening sky, with the prominent spire of St. Paul's Cathedral and the illuminated Edinburgh Castle on the hill. A large, semi-transparent blue shape is overlaid on the left side of the image, framing the text.

Introducing Turley Scotland

Experts in hospitality and leisure

Turley

About Turley

We are a full service national planning and development consultancy.

Our Planning expertise is complemented by Design, Development Viability, Economics, EIA, Expert Witness, Heritage and Townscape, Landscape and VIA, Strategic Communications and Sustainability services. All services can be provided together or individually.

We help clients achieve good growth in all jurisdictions in the UK and Ireland from our locations in major cities and growth areas.

Our teams are experts in their fields; they shape better places and achieve success for our clients.

We bring deep thinking, smart strategy and expert delivery.



Services

Many clients take advantage of our full service offer but all are available independently, working collaboratively with other consultant teams.

All our services are tailored to clients' needs and the objectives of the project.

We believe in good growth for our company, our clients and our communities. For us this means authentic, sustainable and inclusive growth which demonstrates our values and benefits wider society.



Turley in the hospitality and leisure sector

Turley has an enviable track record of delivering successful projects in the hospitality and leisure sector. Through our experience with a wide range of brands we understand the complex operational, technical and design pressures on developers and operators – and bring this knowledge to every project we are involved in.



Our approach is always to deliver sound advice and excellent service. We provide local knowledge and expertise in planning and heritage & townscape which is embedded in the market, and which can draw on a range of other services if required. We guide and manage projects from initial appraisal and strategy setting, through pre and post application phases, and on to determination to ensure the necessary approvals are secured enabling physical works to get underway.

The tourism and leisure industry in Scotland is a key sector of the economy, with Edinburgh at its heart as the second most visited city in the UK after London. Hotel development has been at the forefront of the revitalisation of the centres of Edinburgh and also Dundee in recent years, often in conjunction with wider regeneration schemes such as Edinburgh St James and Dundee Waterfront. Their role has become important in supporting both economic growth and place-making. The breadth of Turley expertise and joined-up thinking are ideally suited to meeting the challenges that this presents.

The strength of our local knowledge, expertise and relationships in key markets enables us to give projects the best prospects of success.

Our track-record shown on the following pages demonstrates the range of projects we have helped to deliver.



Expertise in Scotland

These selected examples give a flavour of the projects we enjoy working with our clients to deliver

Ibis South Bridge, Edinburgh (SoCo)

Reinvigorating a stalled site and delivering viable development

- 200 bed hotel with restaurant, business centre, and replacement night club
- Close working with ICA Architects to secure planning permission and listed building consent
- Revised scheme to include retail and commercial units, new public realm and 269 bedrooms
- Development now completed

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Ibis South Bridge



Malmaison,
21-22 St Andrew Square

Malmaison, 21-22 St Andrew Square, Edinburgh

Bringing life back to St Andrew Square in Edinburgh

- 72 bedroom hotel complete with bar and restaurant areas
- City centre project which comprised two Category A listed buildings set within the New Town Conservation Area and Edinburgh's World Heritage Site
- Planning and heritage appraisal based on understanding of the site
- Provided expert supporting Strategic Communications, Economics and Sustainability Services
- Planning permission and listed building consent granted in November 2017

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Gleneagles,
37-39 St Andrew Square

Gleneagles, 37-39 St Andrew Square, Edinburgh

The redevelopment of two A-listed buildings

- Redevelopment of two A listed buildings to accommodate a Gleneagles Club, public bar and restaurant
- Objective of securing planning permission and listed building consent
- Provided planning and heritage advice throughout the feasibility, concept design and pre-application stages
- Engagement with key consultees, including Historic Environment Scotland, Edinburgh World Heritage, and the planning authority

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Gleneagles

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Ibis Edinburgh Park

Ibis Edinburgh Park, Edinburgh

Hotel accommodation in Edinburgh's premier business park

- 160 bed hotel
- Hotel was proposed on land that was partially designed as green space within the Richard Meier masterplan for Edinburgh Park
- Strong justification was required with respect to design and fit within the masterplan and established built context
- Planning permission secured

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Virgin Hotels, India Buildings, Edinburgh

A vision for a sustainable and vibrant community in Edinburgh

- Project identified as one of the 'Edinburgh 12'
- Project comprised a mix of Category A, B and C listed buildings and vacant land set within the Old Town Conservation Area and Edinburgh's World Heritage Site
- Undertook planning and heritage appraisal and delivered expert Strategic Communications, Economics, Sustainability and Landscape & VIA services
- Resolution to grant planning permission approved in 2016
- A Petition for Judicial Review was submitted in February 2017, all areas of challenge dismissed in October 2017

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Virgin Hotels,
India Buildings





Osborne House, Haymarket, Edinburgh

Extension and redevelopment of former office building to provide 157 key hotel

- 157 key hotel with ancillary bar and restaurant
- Planning application for development and extension of a former office building
- Site is close to Edinburgh city centre and benefits from a well connected and suitable location
- Planning permission granted in August 2019

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