

# City of Edinburgh Hotel Development Schedule 2019

# Contents

Commentary

Graph 1 - Hotel developments in Edinburgh 2019

Graph 2 - Historic trends

Summary of hotel developments (no. of rooms) by area

Table 1 - Schedule of developments completed in 2019

Table 2 - Schedule of developments under construction at year end 2019

Table 3 - Schedule of developments that gained planning consent in 2019

Table 3a - Schedule of other developments with planning consent at year end 2019

Table 4 - Schedule of developments awaiting planning determination at year end 2019

Table 5 - Schedule of closures occurring in 2019

Explanatory notes

*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.  
contact: Simon Antrobus (simon.antrobus@edinburgh.gov.uk, 0131-469-3597)*

## Commentary

### Development summary

This is the thirteenth hotel schedule to be produced by the City of Edinburgh Council. It has been developed in response to the growing demand for hotel space in the city and the consequent increase in hotel planning applications and developments. The schedule details completions, properties under construction, planning consents, applications awaiting determination and closures.

Graph 1 shows that 1,268 rooms were completed in 2019, 895 are currently under construction and consent has been granted for another 1,530. Of these, 1,300 were new build, 140 were change of use and 90 were extensions.

A total of 7,844 of these have been completed since 2007. There are also 1,535 rooms still awaiting determination.

Edinburgh's total stock of serviced accommodation at the end of 2019 was approximately 16,100 rooms.

All completions and developments under construction in 2019, except one, were on brownfield sites, as are all existing consents.

Graph 2 shows that the 1,268 room completions in 2019 was a substantial increase on the previous year. The 1,530 room consents in place at the end of 2019 is a 51% decrease on the 2018 figure of 3,147. This change is largely due to the removal of consents where permission has lapsed. The majority of completions and developments under construction in 2019 were in the City Centre.

### Market analysis

The hotel sector in Edinburgh continues to display strong signs of growth. There was planning consent for 1,530 rooms at the end of 2019. Occupancy levels for the year decreased slightly from 83.6% to 82.9%.

Previous hotel schedules have highlighted the central role of the major hotel chains in Edinburgh's hotel development activity. This continued in 2019 with Travelodge, Premier Inn and Holiday Inn openings totalling 125 rooms.

The major hotel chains comprise a significant proportion of the total Edinburgh hotel stock as at the end of 2019.

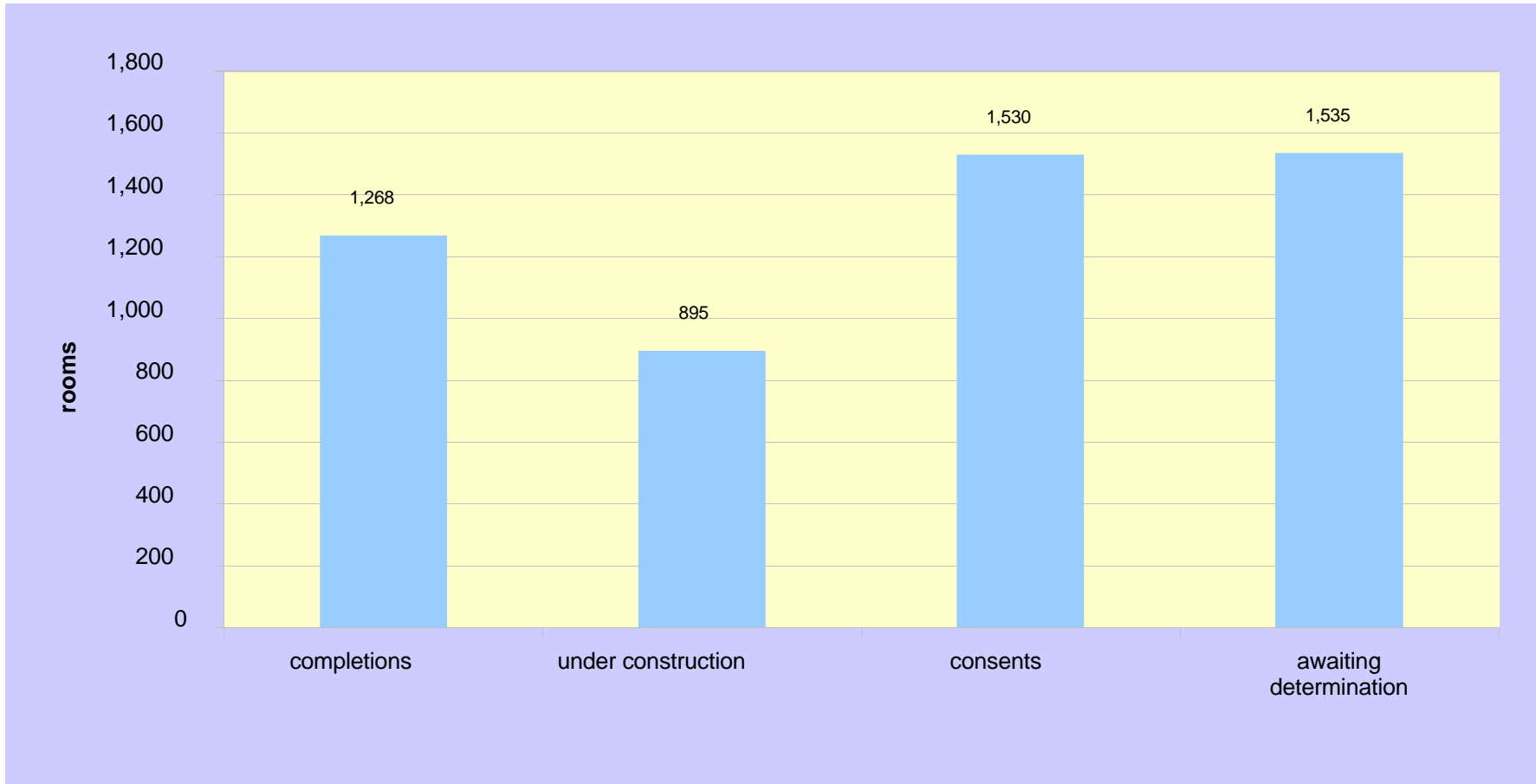
<b>Operator</b>	<b>Total rooms</b>
Premier Inn	1,756
Travelodge	1,267
Holiday Inn/Holiday Inn Express	827
Ibis/Ibis Styles	619
Apex Hotels	538

These five chains operate 5,007 rooms in Edinburgh out of approximately 10,670 comparable hotel rooms.

### **Significant activity in 2019**

- A 235 room Leonardo hotel is under construction at Victoria Street/Cowgate.
- Consent has been granted for a 131 room Leonardo Hotel in Jeffrey Street.
- A 149 room Point A hotel opened on Morrison Street.
- A 280 room Yotel opened on Queen Street.
- A 230 room Marriott Moxy opened at Edinburgh Airport.

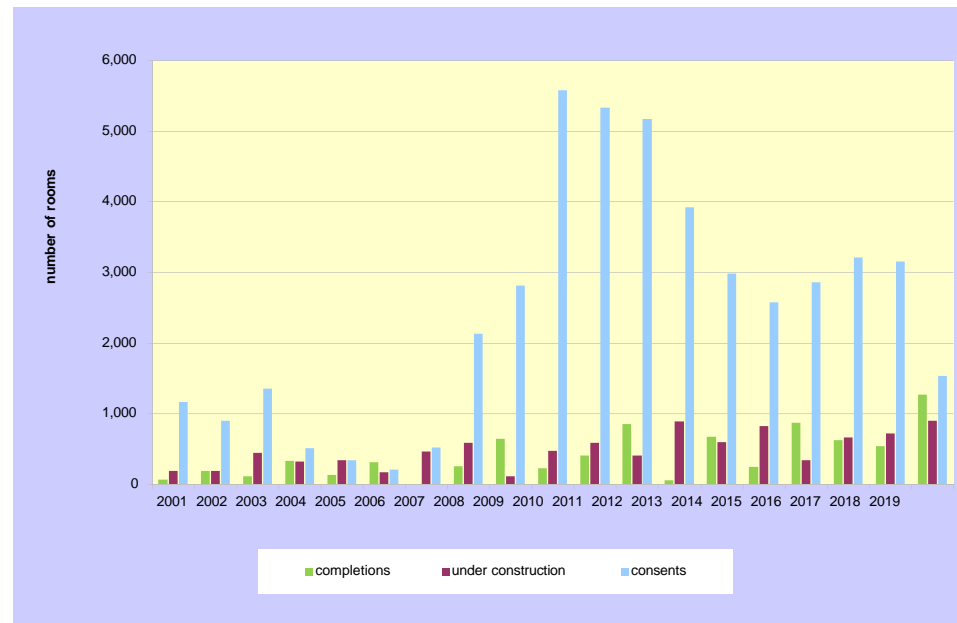
Graph 1 : Hotel developments in Edinburgh 2019



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	2019
completions	68	185	112	330	131	309	0	255	640	223	407	854	57	670	244	868	627	539	1268
under construction	185	185	442	320	342	170	465	589	115	467	584	407	892	597	818	340	661	718	895
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	3,147	1,530

Graph 2 : Hotel development trends 2001 - 2019



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

## Summary of hotel developments by area and planning status, 2019 (no. of rooms)

MAJOR DEVELOPMENT AREAS	1) Completions						2) Under construction				3) Consents					
	new build	change of use	206	alt.	ext.	refurb.	TOTAL	new build	change of use	ext.	TOTAL	new build	change of use	extension	refurb	TOTAL
City Centre		682			25		913	364	495	12	871	681	101	50		832
SE Edinburgh							0				0					0
Waterfront							0			24	24					298
West Edinburgh	309						309				0	221	10	29		260
Other		25			21		46				0	100	29	11		140
<b>TOTAL</b>		<b>515</b>	<b>707</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>1,268</b>	<b>364</b>	<b>495</b>	<b>36</b>	<b>895</b>	<b>1,300</b>	<b>140</b>	<b>90</b>	<b>0</b>	<b>1,530</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		97			97	0	0	0	0							
SE Edinburgh					0	0	0	0	0							
Waterfront					0	0	0	0	0							
West Edinburgh	1,415				1,415	0	0	0	0							
Other		23			23	0	7	0	7							
<b>TOTAL</b>	<b>1,415</b>	<b>120</b>	<b>0</b>	<b>0</b>	<b>1,535</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>							

**Table 1: Hotel developments completed between 1 January and 31 December 2019**

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	SA	Staycity Wilde Edinburgh
<a href="#">14/04962/FUL</a>	Market Street, 6-8	The EDI Group Ltd.	Jan-16	new build	11	98	HO	Market Street Hotel
<a href="#">18/00922/FUL</a>	Morrison Street, 152	Raag Edinburgh Ltd	Aug-18	change of use	11	149	HO	Point A Hotel
<a href="#">17/03457/LBC</a>	North Bridge, 18	G1 Group	Nov-17	change of use	11	11	HO	The Scotsman
<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="#">09/00715/FUL</a>	Picardy Place, 16-22	EDC (Hotels) Ltd.	Feb-15	extension	11	25	HO	Holiday Inn Express
<a href="#">17/02669/FUL</a>	Queen Street, 68-73	c/o Savills	Nov-17	change of use	11	280	HO	Yotel Edinburgh
<a href="#">17/03375/FUL</a>	St. Andrew Square, 21-22	S. Harrison Developments Ltd.	Nov-17	change of use	11	72	HO	Malmaison Edinburgh City
<a href="#">12/04521/FUL</a>	South Bridge, 85-87	Rapid Restaurants Ltd.	May-13	change of use	11	12	HO	Mono Suites Edinburgh
<b>CITY CENTRE TOTAL</b>						<b>913</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	Travelodge Edinburgh Park
<a href="#">15/05852/FUL</a>	Eastfield Road, 100 [land 250m west of]	Royal Highland & Agricultural	Sep-17	new build	1	230	HO	Marriott Moxy Edinburgh Airport
<b>WEST TOTAL</b>						<b>309</b>		
<a href="#">18/01704/FUL</a>	Builieon Road, 7 South Queensferry	Whitbread Plc	Aug-18	extension	1	21	HO	Premier Inn
<a href="#">16/00682/FUL</a>	Constitution Street, 130	GA Group Ltd.	Mar-18	change of use	13	25	GH	GPO Café & Rooms
<a href="#">17/01695/FUL</a>	Gilmerton Road, 411	Mr Khandaker Hossain	Jun-17	change of use	16	n/a	HS	O-Hostel
<b>OTHER TOTAL</b>						<b>46</b>		
						<b>Total rooms</b>	<b>1,268</b>	
						<b>No. of sites</b>	<b>14</b>	



**Table 2: Hotel developments under construction as at 31 December 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">17/01215/FUL</a>	Abbey Strand, 23	c/o Burd Haward Architects	Jun-17	change of use	11	10	SA	Lateral City
<a href="#">16/00700/FUL</a>	Dewar Place [site 56m W of]	Axcel Hospitality (Edinburgh) Ltd.	Jun-17	new build	11	150	HO	
<a href="#">16/03662/FUL</a>	James Craig Walk, 27, 29, 31	TIAA Henderson Real Estate	Sep-16	change of use	11	46	HO	
<a href="#">18/03112/FUL</a>	Market Street	The Royal Edinburgh Military Tattoo	Apr-19	change of use	11	14	SA	
<a href="#">16/01952/LBC</a>	New Street, 5	Edinburgh Castle Ltd.	Aug-16	change of use	11	20	SA	Apple Apartments
<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="#">16/05292/FUL</a>	Princes Street, 64	LaSalle Investment Management.	Sep-17	change of use	11	137	HO	
<a href="#">18/03272/FUL</a>	St Andrew Square, 37 - 38	Gleneagles Hotel	Oct-18	change of use	11	33	HO	Gleneagles Hotel
<a href="#">15/02054/AMC</a>	St. James Centre	TIAA Henderson Real Estate	Jul-15	new build	11	214	HO	
<a href="#">15/04445/FUL</a>	Victoria Street, 1-15 / Cowgate, 18-20	Dreamvale Properties	Nov-16	change of use	11	235	HO	Leonardo Hotels
<b>CITY CENTRE TOTAL</b>						<b>871</b>		
<b>SOUTH EAST TOTAL</b>						<b>0</b>		
<a href="#">15/03773/FUL</a>	Ocean Drive, 101	Atlas Hotels	Jun-16	extension	13	24	HO	Holiday Inn Express
<b>WATERFRONT TOTAL</b>						<b>24</b>		
<b>WEST TOTAL</b>						<b>0</b>		
<b>OTHER TOTAL</b>						<b>0</b>		
						<b>Total rooms</b>	<b>895</b>	
						<b>No. of sites</b>	<b>11</b>	

**Table 3a: Hotel developments that gained planning consent in 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF CONSENT	CONSENT EXPIRES	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">19/00945/FUL</a>	Jeffrey Street, 43	Leonardo John Dalton House Ltd.	legal*	n/a	new build	11	131	HO	
<a href="#">18/02464/FUL</a>	Lister Square, 13	RCSCM	Apr-19	Apr-22	change of use	11	40	HO	
<b>CITY CENTRE TOTAL</b>							<b>171</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.	Sep-19	Sep-22	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	Jun-19	Jun-22	extension	1	29	HO	
<a href="#">16/02706/PPP</a>	East Mains of Ingliston, 14	Amber Real Estate Investments Ltd	Mar-19	Mar-22	new build	1	180	HO	
<b>WEST TOTAL</b>							<b>209</b>		
<b>OTHER TOTAL</b>							<b>0</b>		
							<b>Total rooms</b>	<b>678</b>	
							<b>No. of sites</b>	<b>5</b>	
* legal - consent granted subject to legal agreement									

**Table 3b: Other hotel developments with planning consent prior to 2019**

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="#">17/02227/PPP</a>	Dewar Place, 2	Scottish Power Energy Networks & C220	legal*	legal*	new build	11	550	HO	
<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="#">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="#">16/06202/FUL</a>	Victoria Street, 9	MFS Edinburgh Limited.	Mar-17	Mar-20	change of use	11	25	SA	
<b>CITY CENTRE TOTAL</b>							<b>661</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="#">18/01428/PPP</a>	Granton Harbour, West Harbour Road	Granton Central Developments Ltd.	Jul-19	Jun-23	new build	4	n/a	HO	
<b>WATERFRONT TOTAL</b>							<b>0</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="#">16/06165/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>51</b>		
<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="#">17/04024/FUL</a>	Pitt Street, 144	Buckley Building UK Ltd.	Dec-17	Dec-20	change of use	12	n/a	HS	
<a href="#">18/02131/FUL</a>	Queensferry Road, 567	Mr. Benjamin Wang	Aug-18	Aug-21	extension	1	11	GH	
<a href="#">17/03791/FUL</a>	Smith's Place, 3	SF (Edinburgh) Ltd.	Aug-19	Aug-22	change of use	12	29	HO	
<b>OTHER TOTAL</b>							<b>140</b>		
					<b>Total rooms</b>		<b>852</b>		
					<b>No. of sites</b>		<b>23</b>		

\* legal - consent granted subject to legal agreement \*\*  
not included in total - superseded by pending app.

**Table 4: Hotel developments awaiting determination as at 31 December 2019**

APPLIC. NO	ADDRESS	APPLICANT	DATE OF APPLICATION	DEVELOPMENT TYPE	WARD	ROOMS	CLASS	OPERATOR
<a href="#">19/01300/FUL</a>	Baxter's Place, 7-8	Cornerstone Property Development Ltd.	Mar-19	c/u	11	16	HO	
<a href="#">19/03174/FUL</a>	Cowgate, 65, 67, 6	Bruce Group Scotland	Jul-19	c/u	11	26	HO	
<a href="#">19/05833/FUL</a>	North Bridge, 19 <sup>9</sup>	The Hotel Collection Hotel No 2. Limited	Dec-19	c/u & ext	11	25	HO	Carlton Highland Hotel
<a href="#">19/05790/FUL</a>	Princes Street, 100	Red Carnation Hotels Ltd.	Dec-19	c/u	11	30	HO	
<b>CITY CENTRE TOTAL</b>						<b>97</b>		
<b>SOUTH EAST TOTAL</b>						<b>0</b>		
<b>WATERFRONT TOTAL</b>						<b>0</b>		
<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>1,415</b>		
<a href="#">19/06117/FUL</a>	Brunswick Street, 13	Mr Hamish Grant	Dec-19	c/u	11	13	GH	
<a href="#">19/06158/LBC</a>	Lanark Road, 41, 43	Mr Mr Feng Chen.	Dec-19	c/u	9	10	SA	
<b>OTHER TOTAL</b>						<b>23</b>		
						<b>Total rooms</b>	<b>1,535</b>	
						<b>No. of sites</b>	<b>7</b>	

**Table 5: Hotel closures between 1 January and 31 December 2019**

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>			
<a href="#">19/03712/FUL</a>	248 Ferry Road	Bethany Christian Trust	n/a	c/u	resid.	4	7	GH	Ravensdown G.H.	
<b>OTHER TOTAL</b>							<b>7</b>			
							<b>Total rooms</b>	<b>7</b>		
							<b>No. of sites</b>	<b>1</b>		

## 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.

# Map 1 - Major Development Areas

