

Further planning application for St James Quarter submitted



The development at St James Quarter proceeds apace. The only part of the newer building which is going to withstand the change is John Lewis, but the developer also has plans for the older buildings on James Craig Walk.



Martin Perry, Development Director for TIAA Henderson Real Estate, said: “Earlier this year, we appointed architectural firm Purcell to progress designs for 27-31 James Craig Walk and St Andrew’s Hall which form part of the Edinburgh St James development site. Both of these buildings are Grade B listed and Purcell has been working to safeguard their historical character, whilst ensuring they are suitably aligned with the overarching look and feel of the development.

“Subject to planning permission and listed building consent from The City of Edinburgh Council, St Andrew’s Hall will be redeveloped to include a three storey extension which will complement the existing building.

“It will provide office and restaurant space and include a base for support staff as well as a security centre. The planning application for 27-31 James Craig Walk sets out

proposals to achieve a sensitive restoration of the building, the creation of 20 new homes and plans for new commercial space that will help increase the overall vibrancy of the area. A separate application to bring forward some of the detail of the wider St James development will be submitted to the City of Edinburgh Council before Christmas.”

✘ The application has now been made and you can view it [here](#).

The student accommodation here is to be converted to residential apartments. From some of the drawings related to the application you can get a flavour of what the resulting development will look like. The photo above shows what is currently the pick up place for John Lewis, and which will presumably be included in the redevelopment of the area.

The development is possible because of an innovative funding agreement between the City of Edinburgh Council, Scottish Government and TIAA Henderson Real Estate (TH Real Estate) announced earlier this year.

The £61m required to improve local infrastructure and public space in the area for this major regeneration scheme will be facilitated by the council through a new funding model, announced by the Council and Scottish Government in April this year. This involves the council in funding the public realm elements of the development against future council tax or business rates increased as a result of the development itself.

Images courtesy of Purcell Architects