

Rebuilding and repurposing
our urban centres:
Our portfolio of experience

Turley

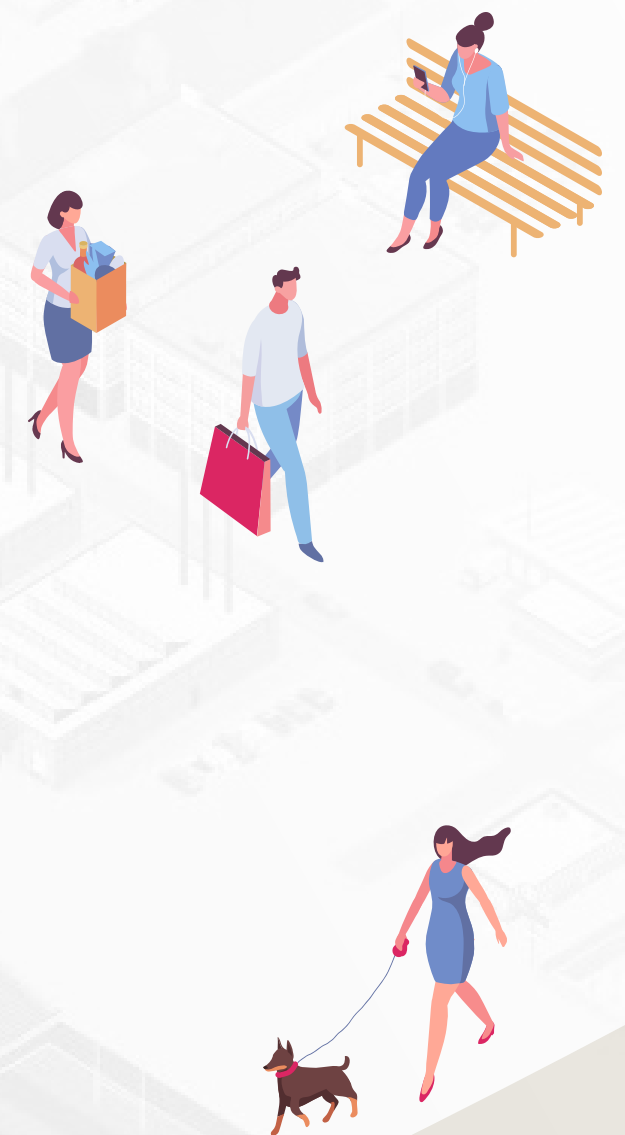
Repurposing town and city centres

Town and city centres remain the beating heart of communities providing essential services, employment, experiences and a choice of homes. The pace of change in urban centres across the UK and Ireland means that they need to adapt and evolve, embrace new uses and find new purpose.

This change creates opportunities to create centres which are designed to be flexible with the capabilities to quickly respond to the needs of its users. The only way to achieve this successfully is collaborative working to identify and understand the communities needs to develop a strategy which reflects the diversity of our town centre catchments.

The Government has introduced a package of funding to support the regeneration of town centres and changes to planning legislation to increase flexibility in acceptable uses within town centres. However, innovative thinking and bold ideas are required, with many centres needing to re-focus their activity and increase footfall, but this doesn't mean that one size fits all. Our centres need bespoke strategies which should be influenced by local context, building upon experiences in centres elsewhere, rather than a pre-packaged model.

We have an enviable track record as expert advisors and in formulating creative solutions to achieve successful mixed-use repurposing from early visioning, to securing funding and delivering implementable planning permissions. We understand our centres and their context from a physical, social and economic perspective. We bring together expertise from our specialist teams and the local knowledge from our 15 office locations.



How we work

We deliver successful outcomes for town centres through:



**Local knowledge
and connections**



**Flexible and
commercial planning
permissions**



**Seeking quality and
sustainable outcomes**



**Working
collaboratively**

Our experience

Mixed-use regeneration

- 1 Martineau Galleries, Birmingham
- 2 Westgate, Dartford
- 3 Digbeth, Birmingham
- 4 Bargate Quarter, Southampton
- 5 New Town Quarter, Edinburgh
- 6 Camden Goods Yard, London
- 7 Central Retail Park, Manchester
- 8 Milford Waterfront, Pembrokeshire

Shopping centre regeneration

- 9 Victoria Square, Woking
- 10 Central Milton Keynes
- 11 Whiteleys Shopping Centre, Queensway, London
- 12 Rushmere Shopping Centre, Craigavon
- 13 St Davids 2, Cardiff
- 14 Crowngate Shopping Centre, Worcester
- 15 Cabot Circus, Bristol
- 16 Callowhill Court, Bristol
- 17 The Broadway Shopping Centre, Bradford

Public sector investment

- 18 Southport Town Centre Investment Plan and Masterplan
- 19 Station Quarter, Telford
- 20 Abbey Street, Nuneaton
- 21 Queens Parade and Marine Garden, Bangor
- 22 Peel Place, South Kilburn, London
- 23 Bath Quays, Bath
- 24 Castle Quay, Banbury
- 25 The Amelia Scott Centre, London

Repurposing

- 26 House of Fraser, Birmingham
- 27 Cains Brewery, Liverpool
- 28 Ocean Terminal, Edinburgh
- 29 India Buildings, 22-23 St Andrew Square, Edinburgh
- 30 Custom House, Cardiff



Mixed-use regeneration





Martineau Galleries, Birmingham

Delivering a new mixed-use urban quarter on the doorstep of HS2

We provided multi-disciplinary services in our role in advising Hammerson to redevelop the current Square Shopping Centre, King's Parade and Dale End (High Street) car park.

We managed and collated a major and complex parameters-based outline planning application following a proactive period of pre-application negotiations with Birmingham City Council.

The new scheme will deliver up to 1.4 million sq ft of workspace, up to 1,300 new homes, a hotel, associated ground floor retail, dining and leisure uses, and a new town square.

CLIENT

Hammerson Plc

STATUS

Planning permission granted

SERVICES

Planning, Heritage, Townscape and Landscape, Economics, Sustainability, EIA

Westgate, Dartford

Key mixed-use regeneration site for Dartford Town Centre

We submitted a planning application for the redevelopment of a primarily vacant and underutilised site in Dartford Town Centre. The proposals comprise a hotel, cinema, flexible commercial units, a health facility and 120 dwellings.

As a scheme with the local authority as the main landowner and joint applicant, we worked hard to ensure a robust, comprehensive and well consulted application was submitted, to best stand up to scrutiny and limit the risk of judicial review.

The redevelopment of this 2.5 ha site will contribute towards the positive transformation of the town centre and act as a catalyst for further investment and regeneration.

CLIENT

Muse Developments

STATUS

Planning permission granted

SERVICES

Planning, Economics, EIA, Heritage and Townscape



- 1 Digbeth, Birmingham**
Shaping an exemplar creative and cultural quarter in Digbeth
CLIENT: Oval Real Estate
STATUS: Planning permission granted
SERVICES: Planning, Heritage and Townscape, Economics, Development Viability, Strategic Communications, EIA
- 2 Bargate Quarter, Southampton**
Mixed-use regeneration of a key part of Southampton
CLIENT: Tellon Capital
STATUS: Planning application submitted
SERVICES: Planning
- 3 New Town Quarter, Edinburgh**
A landmark mixed-use development in the New Town Conservation Area
CLIENT: Ediston / Orion Capital Managers
STATUS: Planning permission granted
SERVICES: Planning, Heritage and Townscape
- 4 Camden Goods Yard, London**
Delivering a mixed-use urban quarter in Camden
CLIENT: Morrisons Plc and St George
STATUS: Planning permission granted
SERVICES: Planning, Heritage and Townscape, Economics



**1 Central Retail Park,
Manchester**

Development framework endorsed by MCC Executive for the transformation of this retail site

CLIENT: TH Real Estate

STATUS: Development Framework approved

SERVICES: Planning, Heritage and Townscape, Strategic Communications, Design



**2 Milford Waterfront,
Pembrokeshire**

Mixed-use regeneration of Wales' largest fishing port

CLIENT: Port of Milford Haven

STATUS: Outline planning permission issued in November 2019. Detailed applications submitted for Phases 1 and 2 in December 2019

SERVICES: Planning, Heritage and Townscape, Design, Economics, Sustainability, Strategic Communications

Image courtesy of Holder Mathias Architects

Repurposing





House of Fraser, Birmingham

Full planning permission secured for part refurbishment and part extension of the Rackhams department store and 43 Temple Row, Birmingham

We co-ordinated a multi-disciplinary team in the preparation and submission of a full planning application on behalf of Legal and General Assurance (Pensions Management) Limited for the change of use (refurbishment and extension) of the Rackhams (House of Fraser) department store and 43 Temple Row. This would enable a range of uses including: flexible office workspace; restaurants and cafes; retail and leisure facilities; and hotel facilities.

CLIENT

Legal and General Investment Management

STATUS

Planning permission granted

SERVICES

Planning, and Townscape, Economics

Cains Brewery, Liverpool

Creating Cains Brewery Village

Cains vision is to create a 'Brewery Village' with a mix of uses including residential, retail, cinema, hotel and gym. The application involved conversion of a grade II listed building and development within its setting and so a detailed Heritage Assessment and negotiation with Historic England was needed. Despite initial concern from the LPA on the suitability of uses proposed in this location, we were successful in demonstrating that the scheme accords with planning policy and planning permission and subsequently listed building consent was granted.

CLIENT

Robert Cain Brewery

STATUS

Planning permission granted and listed

SERVICES

Planning, Heritage and Townscape



1



1

Ocean Terminal, Edinburgh

Transformation of a 20-year old shopping centre

CLIENT: Ambassador Group (UK) Ltd

STATUS: Ongoing

SERVICES: Planning, Heritage and Townscape, Economics, Strategic Communications

2



2

India Buildings/Virgin Hotel, Edinburgh

Repair, repurposing and regeneration of three listed buildings in the heart of Edinburgh's Old Town

CLIENT: Jansons Property/India Buildings Ltd

STATUS: Opened 2022

SERVICES: Planning, Heritage, Townscape and Landscape, Economics, Sustainability

3



3

Custom House, Cardiff

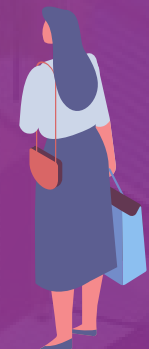
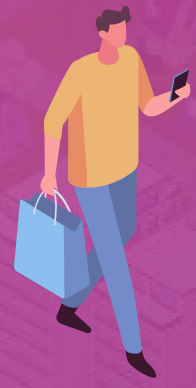
Redevelopment of a grade II listed building

CLIENT: LEOM LLP

STATUS: Planning permission granted
Listed building consent granted

SERVICES: Planning, Heritage and Townscape, Economics, Strategic Communications

Shopping centre regeneration





Victoria Square, Woking

Mixed-use regeneration of Woking Town Centre

We secured planning permission for a retail-led, mixed-use development which will create 10,000 sq m new retail floorspace, a four-star hotel and 427 residential apartments in buildings ranging from 23 to 34 storeys. The development also creates two new public squares in the town centre. Planning permission was granted for the main development in March 2015 and work commenced on site in 2016, with the shopping centre opening in summer 2022. Since permission was granted we continued our involvement through obtaining permission for scheme amendments, discharging planning conditions and advising on scheme changes as design development continues. The development has acted as a catalyst for a series of further redevelopment proposals within Woking Town Centre.

CLIENT

Victoria Square Woking Limited

STATUS

Complete

SERVICES

Planning, Economics, Heritage, Townscape and Landscape, EIA, Strategic Communications

Central Milton Keynes

Enhancing the regional status of the new town's shopping centre

Turley was appointed by Hermes to help maintain its regional shopping centre status by supporting a series of enhancement projects through the planning process; looking to balance the vitality of the centre with protection of its special interest. Our key role has been as planning strategists for the future use and continued improvement of the centre. As a multi-disciplinary consultancy we have also provided complementary advice on built heritage, visual impact appraisal, and economic analysis matters, as well as proactively engaging with stakeholders through the formulation of a public and political communications strategy.

CLIENT

Hermes

STATUS

Ongoing

SERVICES

Planning, Heritage, Townscape and Landscape, Economics, Strategic Communications





1

2

3

4

1

Whiteleys Shopping Centre, Queensway, London

Sensitive mixed-use regeneration
of a landmark listed building

CLIENT: Meyer Bergman

STATUS: Planning permission granted

SERVICES: Planning, Heritage and
Townscape, Economics, Landscape

2

Rushmere Shopping Centre, Craigavon

Advising on the redevelopment and
expansion of the centre for over 20 years

CLIENT: Central Craigavon Ltd

STATUS: Ongoing

SERVICES: Planning

3

St Davids 2, Cardiff

Ongoing planning support for major Cardiff
shopping centre

CLIENT: St David's Partnership

STATUS: Planning permission granted

SERVICES: Planning

4

Crowngate Shopping Centre, Worcester

City centre regeneration and asset
management

CLIENT: The Crown Estate Limited

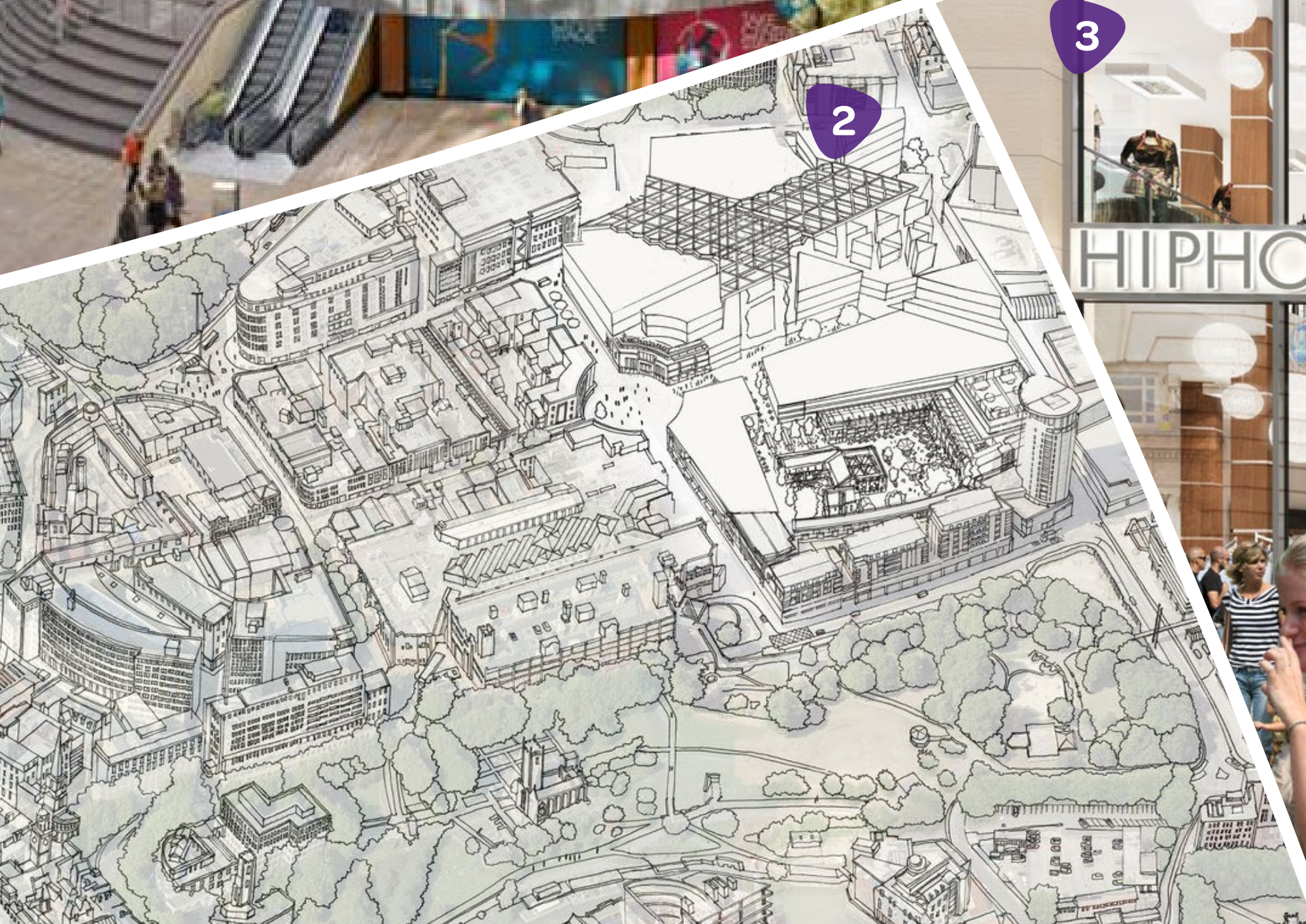
STATUS: Ongoing

SERVICES: Planning



1

1 Cabot Circus
Planning support for major Bristol shopping centre
CLIENT: The Bristol Alliance (Land Securities and Hammerson)
STATUS: Scheme completed and open
SERVICES: Planning



2

2 Callowhill Court
The next step in the regeneration of Bristol City Centre
CLIENT: Bristol Alliance Limited Partnership
STATUS: Planning permission granted
SERVICES: Planning, Economics, Heritage and Townscape, Retail Assessment, EIA, Sustainability



3

3 The Broadway Shopping Centre, Bradford
Flagship city centre shopping scheme in the heart of historic core
CLIENT: Westfield Shoppingtowns
STATUS: Completed
SERVICES: Planning

Public sector investment



Turley



Southport Town Centre Investment Plan and Masterplan

Making the funding case for town centre regeneration

We led research, consultation on, and preparation of a town investment plan for Southport. We prepared a holistic masterplan for the town centre to address issues of falling footfall, rising vacancy rates and townscape and mobility constraints to revitalisation. We also designed and delivered a virtual “whole town” community engagement programme.

We secured the second highest funding award nationally (£37m) for the town investment plan – supporting regeneration of the town centre and waterfront area. The process helped to create investor confidence with over £100m of investment projects currently at pre-application stage covering hotels, visitor attractions and mixed-use development.

The project has been shortlisted for a Planning Award for consultation in the plan making process.

CLIENT

Sefton Council

STATUS

Sefton Council

SERVICES

Planning, Design, Strategic Communications, Economics

Station Quarter, Telford

Creating a new and sustainable urban community at the heart of Telford Town Centre

We provided multi-disciplinary services to help deliver an investment plan for a number of sites, including the 8 ha brownfield development opportunity to the north of the town’s shopping core. This visioning, design, commercial testing and investment planning advice was designed to feed in to the council’s Towns Fund Bid for submission to the Government.

In addition to the production of an illustrative masterplan and vision for the site, we are also the lead consultants in the production of a hybrid planning application for this strategically important site.

The proposed masterplan envisaged the creation of a new urban neighbourhood, including a new education and business hub, hotel, ground floor leisure uses and approximately 450 dwellings providing a new “city living” residential offer not currently available within Telford.

CLIENT

Gleeds / Telford and Wrekin Council

STATUS

Masterplan adopted, planning application submitted

SERVICES

Design, Planning, Strategic Communications





1 Abbey Street, Nuneaton
Transformative regeneration in the heart of Nuneaton Town Centre
CLIENT: Nuneaton and Bedworth Borough Council and Queensberry Real Estate
STATUS: Under construction
SERVICES: EIA, Heritage and Townscape, Economics



2 Queens Parade and Marine Garden, Bangor
Designing for a better future at Queen's Parade and Marine Gardens
CLIENT: Department for Social Development
STATUS: Planning permission granted
SERVICES: Planning, Design



3 Peel Place, South Kilburn, London
Delivering the Civic Quarter of the South Kilburn Estate Regeneration
CLIENT: Countryside Properties
STATUS: Permission granted in 2017 for Brent Council, new application for Countryside Properties consented at Brent committee in spring 2020
SERVICES: Planning, Heritage, Townscape and Landscape

1



1

Bath Quays, Bath

Securing the Waterside Regeneration of Bath Quays

CLIENT: Bath & North East Somerset Council

STATUS: Planning permission granted for Bath Quays South, Bridge and Bath Quays North

SERVICES: Planning, Economics, EIA

2



2

The Amelia Scott Centre, Tunbridge Wells

Securing funding to complete a cultural and learning centre

CLIENT: Tunbridge Wells District Council

STATUS: Complete

SERVICES: Business Cases and Funding

About Turley

Trusted independent advisors with restless ambition to shape a more sustainable future.

We work collaboratively with our clients to deliver places and communities that thrive.



Locations

We are rooted in the places we work through social and business connections.

Our people invest in positive relationships with local authorities, businesses, communities and co-professionals across the UK and Ireland.

We bring local knowledge and networks.



Our services

We offer expert advisory services for the built environment and beyond.

Combining professional expertise with in-depth market knowledge we work with clients to deliver thriving places and communities across all sectors.

We bring deep thinking; smart strategy; and expert delivery.



Key contacts



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