



Rebuilding and repurposing  
our urban centres:  
Our portfolio of experience

**Turley**

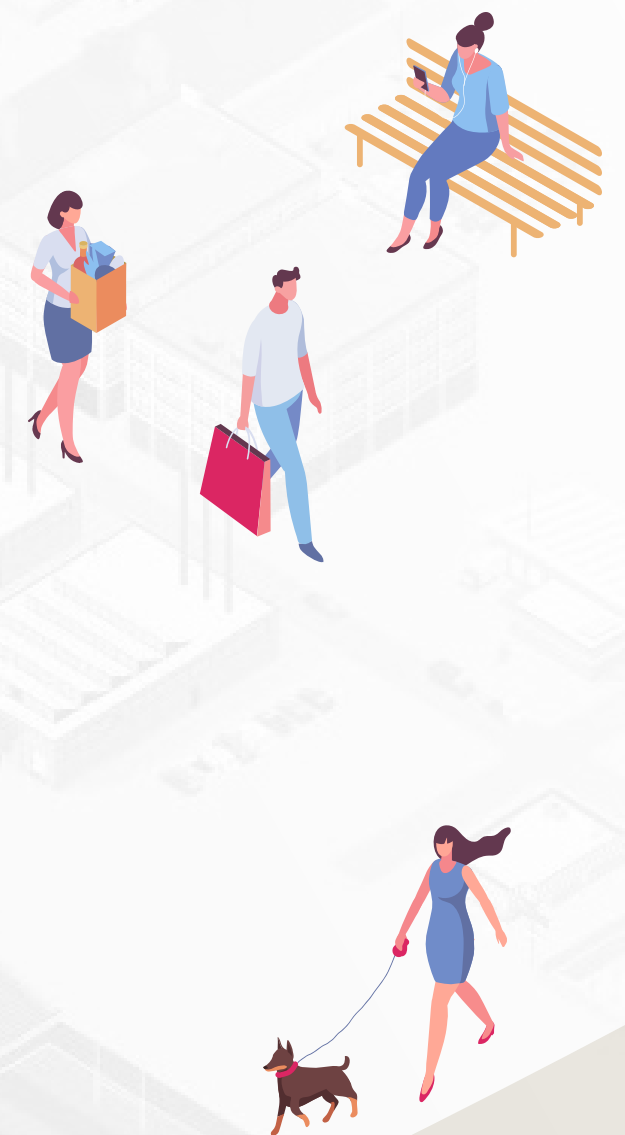
# Repurposing town and city centres

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
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- 8 Milford Waterfront, Pembrokeshire

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# 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 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



# 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



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## 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

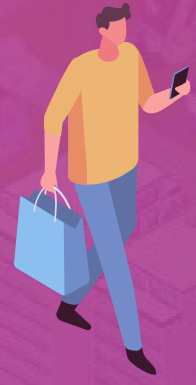
Redevelopment of a grade II listed building

**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





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## 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

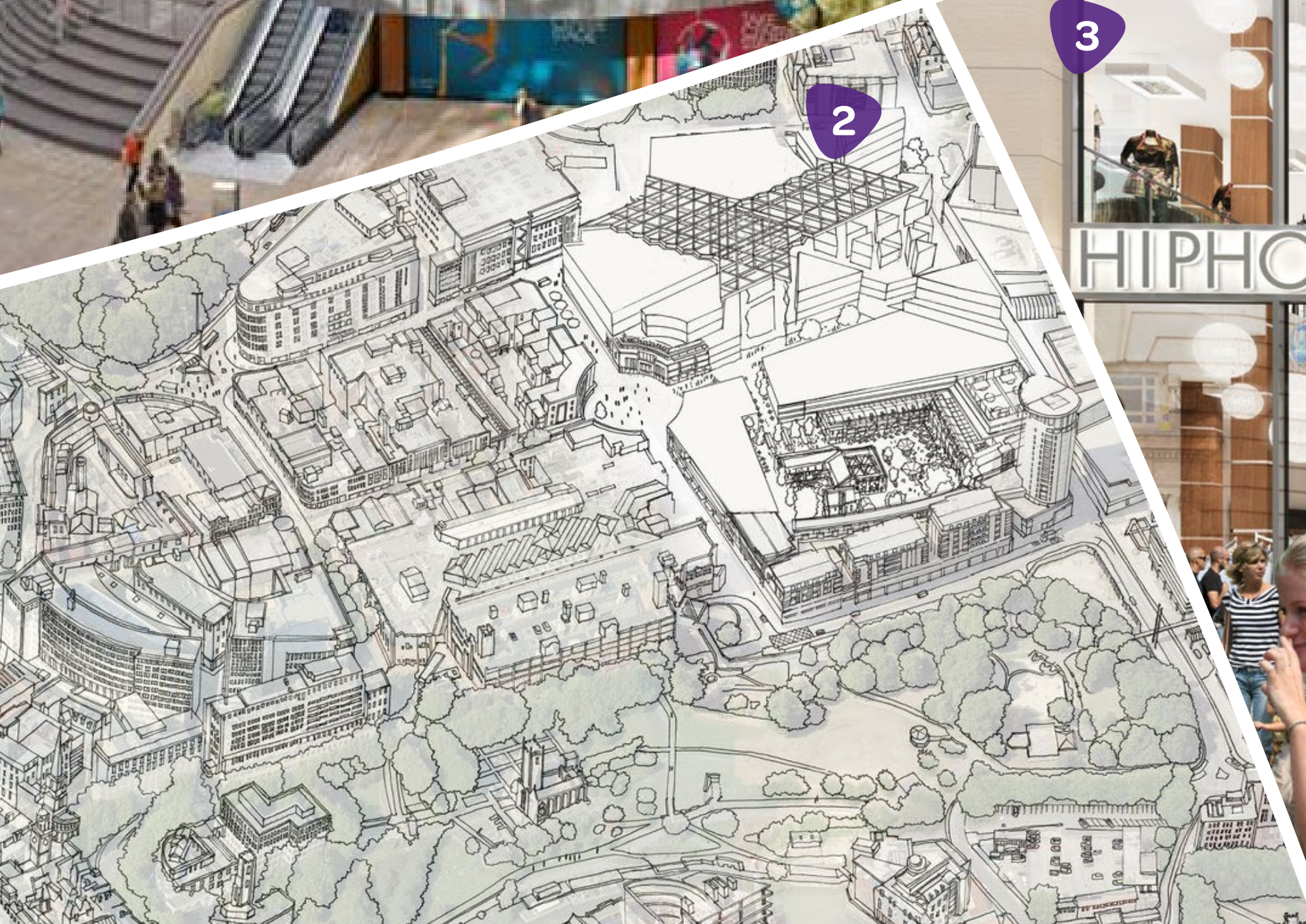
**STATUS:** Ongoing

**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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