



Urban living:

Our expertise

Turley

Urban living:

A marriage of opportunity and need

We have a substantial track record in Build-to-Rent, Purpose Built Student Accommodation (PBSA), Co-Living and high density for sale residential schemes within town and city centres across the UK.

The urban living sector is playing a crucial role in responding to our national housing crisis. At the same time it is underpinning the revival of many of our core urban areas as their economic roles evolve. We are witnessing a significant market and public sector-led drive towards greater diversification in the urban living sector catering for groups with different housing needs.

The distinct characteristics of urban living require a tailored approach to planning strategy. Optimising the contribution of central sites to housing supply, whilst creating high quality new places, requires an in depth understanding of constraints and opportunities in urban environments. The land market is competitive and yet local authority demands, such as affordable housing, are typically high. Understanding how to match client goals with local authority priorities is therefore key to success.

With planning consultancy at the core, our service offering is well placed to support the delivery of major urban living schemes. We have a broad range of experience in applying our technical and strategic expertise to optimise development opportunities and secure deliverable planning permissions across the urban living sector.

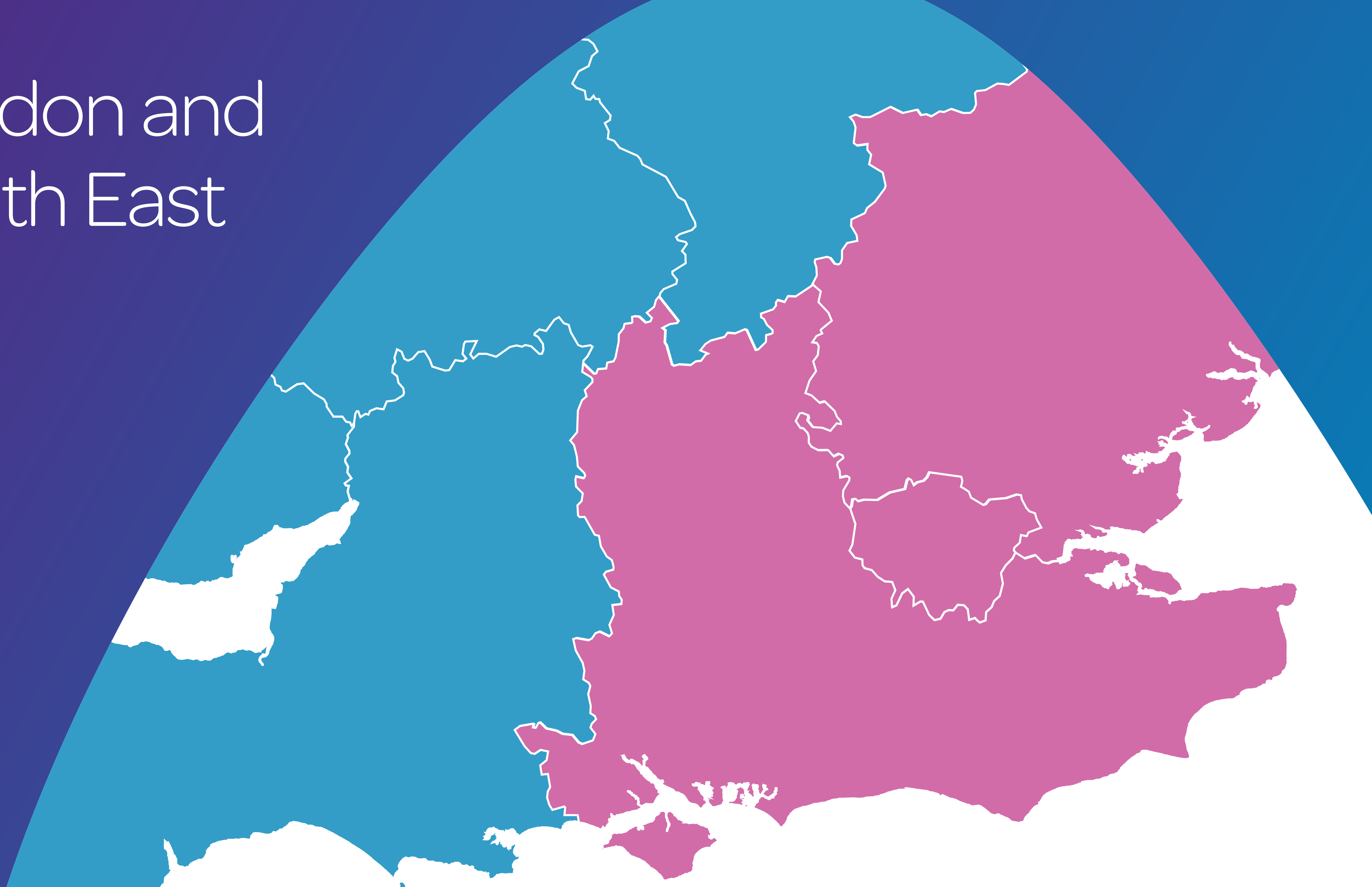
Project examples

Key

- Purpose-built Student Accommodation (PBSA)
- Build-to-Rent (BTR)
- For sale schemes
- High Density Regeneration
- Mixed tenure



London and South East



West End Gate, Paddington Green

Delivering Westminster’s largest housing site

We secured planning permission for the mixed-use redevelopment of the site for Berkeley Homes in April 2016, which has since been implemented and is currently on site. We have subsequently secured planning and listed building consent for the adjacent site at Paddington Green, which forms part of the wider West End Gate masterplan.

In total the masterplan site delivers 829 new homes to Westminster, including nearly 200 affordable homes and a range of further contributions and public benefits, such as new retail frontage on Edgware Road, public realm and art, and private and public amenity space.

CLIENT

Berkeley Homes

LPA

Westminster City Council

STATUS

Planning permission consented, currently amending during construction

SERVICES

Planning, Heritage, Townscape and Landscape





Leaside Lock (Imperial), Bromley-by-Bow

Residential-led, mixed-use phased development of strategic east London site.

Historically advising the former landowner on Phase 1, we were retained as planning advisors following Guinness' acquisition of Phase 1 and the neighbouring site (Phases 2 and 3) in late 2018, and are advising on their entire asset comprising 965 homes. We secured resolution to grant an application for non-material amendments to Phase 2, and for a new full planning application for Phase 3 comprising 321 residential units, ancillary commercial uses and a new public park.

CLIENT

Guinness Developments Limited

LPA

London Legacy Development Corporation (& LB Tower Hamlets)

STATUS

Various planning phases

SERVICES

Planning, Strategic Communications

Brill Place, Somers Town, London

A new residential tower in Camden

We advised LBS Properties on the optimisation and delivery of a 25-storey residential tower having originally secured planning permission for it as part of a wider application for a public-sector regeneration scheme by LB Camden.

The original proposal was subject to nuanced discussions with LB Camden and Historic England due to the site's relationship with a number of heritage assets.

The latest proposals deliver 68 new homes (an uplift of 14 from the original permission) and overcome the latest building regulations requirements and buildability challenges.

CLIENT

LBS Properties

LPA

London Borough of Camden

STATUS

Planning permission granted.
Under construction

SERVICES

Planning, Heritage, Townscape and Landscape





Colosseum Retail Park, Enfield

197 Build-to-Rent units in the first phase

We secured a resolution to grant hybrid planning permission for the mixed-use redevelopment of Colosseum Retail Park, Enfield, providing up to 1,800 new homes (including for sale and BTR tenures) across multiple development phases in buildings up to 29-storeys; thereby becoming the tallest scheme within the borough. The site constitutes an out-of-town retail park, in an area identified for regeneration and an accessible location. In addition to new homes, the proposals comprise approx. 8,000 sq m of commercial uses, as well as new public realm and landscaping.

This project is expected to act as a catalyst for the wider regeneration of the surrounding commercial area. The scheme was approved in September 2020.

CLIENT

NEAT Developments and
BlackRock Real Assets

LPA

Enfield Council

STATUS

Resolution to grant hybrid
planning permission

SERVICES

Planning, Economics, EIA,
Sustainability and ESG

Southwark PBSA schemes

Several purpose-built student accommodation schemes

We secured planning permission at Alscot Road, Bermondsey Spa and Rockingham Street, Elephant and Castle area, both in LB Southwark for Alumno. The former scheme comprises the redevelopment of a industrial building to provide 155 student bedrooms, in a new build scheme of up to 7-storeys in height. The latter delivers 244 student beds in a 24-storey building. The proposals include ancillary student amenity spaces and cycle store. The applications were the subject of extensive pre-application discussions with LB Southwark to ensure successful decisions first time round at planning committee. Affordable housing is addressed via payment-in-lieu.

CLIENT

Alumno Developments

LPA

Bermondsey and Rotherhithe
Southwark Council

STATUS

Planning permission secured
in October 2020

SERVICES

Planning



The Hale, Tottenham

Mixed-use scheme delivering 431 PBSA rooms with ground floor retail space

We secured planning permission, for Jigsaw PMG, for a landmark student scheme in Haringey. Permission was first granted at committee in 2022 and subsequently amended in 2023 to accommodate a second stair core.

The existing buildings will be demolished to provide high quality student accommodation across two 7 and 24-storey terraced buildings, as well as three new commercial/retail units.

The scheme secures a contribution towards affordable housing in Haringey via a payment in lieu towards off-site affordable housing.

CLIENT

Jigsaw Assets

LPA

Haringey Borough Council

STATUS

Resolution to grant planning permission

SERVICES

Planning



Bargate Shopping Centre, Southampton

Secured full planning permission for the mixed-use regeneration of a key part of Southampton city centre

Acting on behalf of Tellon Capital, we secured consent in 2019 for a mixed-use redevelopment of this key part of Southampton's city centre, which would deliver 287 new homes, a 240 bedroom hotel and over 7,000 sq m of flexible retail floorspace.

A revised residential-led scheme was then pursued, responding to market conditions. We secured consent in 2021 for a scheme delivering over 500 new homes, alongside a reduced provision of 2,500 sq m of flexible commercial floorspace within Class E.

The development will transform Southampton's city centre through new and vibrant uses, whilst also creating a new public realm which will enhance the surrounding historic features, including the Scheduled Bargate Monument and old town walls.

CLIENT

Tellon Capital

LPA

Southampton City Council

STATUS

Planning permission granted

SERVICES

Planning, EIA





Victoria Square, Woking

Mixed-use regeneration of Woking Town Centre

Planning permission for a retail-led, mixed-use development comprising 10,000 sq m retail floorspace, a four-star hotel and 427 residential apartments in buildings ranging from 23 to 34-storeys, plus two new public squares in the town centre. Our approach has been one of detailed engagement with the local community and the planning authority throughout the process, this has delivered a high quality scheme within a defined timescale. Planning permission was granted for in and work commenced on site in 2016. We have subsequently secured permissions for scheme amendments to facilitate delivery.

CLIENT

Victoria Square Woking Limited

LPA

Woking Borough Council

STATUS

Under construction

SERVICES

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

Crown Place, Woking

Permission secured for Woking's first Build-to-Rent permission within a new landmark tall building

The first tall building permission in this part of the town centre providing 366 high-quality BTR homes, along with c.2,000 sq m of commercial and community space, activating a new public square and pedestrian route, which will connect the site to the wider town centre. Permission was secured at appeal following an over-turned positive officer recommendation resulting from political change within Woking. The appeal was upheld on the basis of the planning benefits of the scheme and the quality of the proposed development. We provided expert advice through the pre-application, planning and appeal processes, demonstrating that a positive planning balance weighed in favour of the scheme, in spite of townscape and heritage sensitivities.

CLIENT

Watkin Jones

LPA

Woking Borough Council

STATUS

Planning permission granted

SERVICES

Planning



South West and Wales



Regeneration of Sutton Harbour, Plymouth

Landmark development with a maritime influence

Working for Sutton Harbour Group, we have secured planning permission for a number of regeneration schemes at Sutton Harbour. This includes the Harbour Arch Quay development (image to the right) for 14 apartments and ground floor commercial uses, restoration and reuse of the listed Former Fish Market for retail uses, and the significant proposals for the Sugar Quay site.

For that scheme, we worked closely with Plymouth City Council to realise the long held aspiration to regenerate this site, which remained derelict for a number of years, whilst taking into account the sensitivities of the adjacent conservation area. We secured full planning permission on behalf of Sutton Harbour Group for a major residential-led 20-storey development on the east side of historic Sutton Harbour. The scheme provides 170 high-end apartments in a landmark development with a striking maritime influenced design. The scheme won unanimous support from the council’s planning committee.

CLIENT

Sutton Harbour Group

LPA

Plymouth City Council

STATUS

Planning permission granted

SERVICES

Planning, Landscape, EIA





Curran Embankment, Cardiff

Regenerating a major brownfield site within the city centre to provide new homes, business space and retail and leisure uses

Strategic planning advice guiding the emerging proposals for the major regeneration of land between Cardiff City Centre and Cardiff Bay. The emerging proposals envisage the delivery of circa 2,500 new homes, significant business space and ancillary retail and leisure uses. The project will regenerate 16 ha of underutilised and ageing employment land to create a vibrant and highly sustainable new neighbourhood within the city. An outline planning application was submitted in spring 2021.

CLIENT

Vastint

LPA

Cardiff Council

STATUS

Ongoing

SERVICES

Planning, EIA, Sustainability and ESG, Strategic Communications

Trade Street Gardens, Cardiff

Brownfield redevelopment to deliver new Build-to-Rent homes with ancillary amenity and commercial space

Turley has advised Packaged Living from acquisition of the site through to submission of a full planning application. We have led the pre-application process with Cardiff Council and co-ordinated the project team in the preparation of a full planning application for 245 new Build-to-Rent homes, alongside amenity space and ground floor commercial space. Cardiff Council has now resolved to grant planning permission, subject to completion of a Section 106 Agreement.

CLIENT

Packaged Living

LPA

Cardiff Council

STATUS

Resolution to grant planning permission

SERVICES

Planning, EIA, Strategic Communications



Midlands





The Mercian, Birmingham

A landmark building to enhance the Birmingham skyline

We co-ordinated, submitted and negotiated full planning permission for a 42-storey residential-led mixed-use building, including 481 build-to-rent apartments and dedicated communal space with residents' lounge, health and wellness zones, flexible office workspace and retail space.

The £183m project will transform an under-utilised brownfield site into one of Birmingham's tallest buildings, helping to underpin the creation of a vibrant mixed-use area along the Broad Street corridor in Westside.

CLIENT

Moda Living

LPA

Birmingham City Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape, Development Viability

Snow Hill Wharf, Birmingham

Berkeley St Joseph's first scheme in Birmingham that will transform the Gun Quarter

We obtained approval for 404 dwellings and the first tall building in the city's Gun Quarter. The complexities and scale of the scheme meant that the wider expertise of Turley was invaluable to the project, including its Planning, Heritage and Townscape, Economics, Sustainability & ESG and Strategic Communications teams.

The development, known as Snow Hill Wharf, will deliver five new residential buildings ranging in height up to 21-storeys. Its approval represented a pioneering investment into an area of the city that had long been earmarked for regeneration.

CLIENT

Berkeley St Joseph

LPA

Birmingham City Council

STATUS

Planning permission granted and buildings under construction

SERVICES

Planning, Heritage and Townscape, Sustainability and ESG, Economics





Port Loop, Birmingham

Approval for the first phase of one of the city's largest residential developments

We obtained reserved matters approval for the first phase of residential development at Port Loop. Phase 1 contains a mixture of much needed family housing and apartments, providing 207 dwellings in total alongside two new public parks, public squares and access to the canal. The outline planning permission secured in 2013 sets out a masterplan for the site for 1,150 new dwellings.

CLIENT

Urban Splash

LPA

Birmingham City Council

STATUS

Planning permission granted

SERVICES

Planning, Development Viability

Octagon, Paradise, Birmingham

Introducing residential development at Paradise

Prepared and co-ordinated a full planning application for a landmark 49-storey residential building. Led pre-application discussions with Birmingham City Council and consultation with key statutory and local consultees. Our expertise ensured that the scale and massing of the development was fully justified and supported by officers and Historic England prior to submission of the application. A landmark building will be delivered in the city, the first residential octagonal building in Europe, delivering 370 high quality Build-to-Rent dwellings alongside lower ground and upper ground floor commercial/leisure space, residential reception and amenity areas. The development will further diversify the mix of uses at Paradise, introducing residential use on a current commercially led development site.

CLIENT

Argent

LPA

Birmingham City Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage, Townscape and Landscape, Economics, Development Viability, EIA



North





New Wakefield Street, Manchester

Delivering the regeneration of the Oxford Road corridor

A 600 bed student accommodation development, which will make a significant contribution to realising Manchester City Council's ambitious plans for the Oxford Road corridor as a higher education and knowledge hub. This is the first purpose-built student accommodation development to achieve planning permission in Manchester for over seven years. It will help to revitalise New Wakefield Street as a key node within the Oxford Road corridor through opening up the existing ground floor to commercial uses.

CLIENT

Unite Students

LPA

Manchester City Council

STATUS

Completed

SERVICES

Planning, Sustainability and ESG, Heritage and Townscape, Economics, Strategic Communications

Hunslet Road, Leeds

Regeneration of a prominent brownfield site

The site was the former Evans Halshaw garage at 123-125 Hunslet Road Leeds. It is located within the south-east of Leeds City Centre boundary and to the south-west of Leeds Dock. The construction of up to 928 apartments with ground floor commercial units set over five buildings of between 6 to 20-storeys and the provision of car parking and high quality public realm. We provided planning advice and support throughout the project, along with significant input on Strategic Communications, Design, Heritage & Townscape and Sustainability & ESG.

CLIENT

X1

LPA

Leeds City Council

STATUS

Planning permission granted

SERVICES

Planning, Strategic Communications, Design, Heritage and Townscape, Sustainability and ESG





The Castings, Heyrod Street, Manchester

A market leading Build-to-Rent development in the Portugal Street East Strategic Regeneration Framework (PSE SRF)

Our Planning, Heritage & Townscape, Strategic Communications and Development Viability teams were appointed to co-ordinate a planning application for a private rented residential scheme, with associated amenity space providing 350 residential units. The scheme forms part of the wider Portugal Street East masterplan area, which is being brought forward in phases by a number of investors and developers to deliver a new mixed-use quarter for the city centre. Planning permission was granted in February 2021.

CLIENT

Packaged Living

LPA

Manchester City Council

STATUS

Planning permission granted

SERVICES

Planning, Strategic Communications, Development Viability, Heritage and Townscape

Skelhorne Street, Liverpool

A new 20-storey building in Liverpool City Centre

We secured detailed planning permission for the development of a landmark student accommodation scheme adjacent to Lime Street Station, in the heart of Liverpool City Centre, providing over 1,000 high quality student bedrooms. The site was in close proximity to a number of listed buildings and a World Heritage Site. Detailed archival research and historic map regression was undertaken to fully understand their significance, together with the Outstanding Universal Value of the Liverpool Maritime Mercantile City World Heritage Site. We managed the full planning application process including negotiation of critical aspects of the scheme with Liverpool City Council, including the Section 106 Agreement. The development opened in September 2019.

CLIENT

Unite Students

LPA

Liverpool City Council

STATUS

Complete

SERVICES

Planning, Heritage and Townscape





Echo Street, Manchester

New purpose-built student accommodation (PBSA) in Manchester City Centre

We project managed the application process on behalf of iQ Student Accommodation for new purpose-built student accommodation in Manchester city centre. The development comprises 1,224 student beds in a mix of clusters and studios, set across three towers of 16, 22 and 28- storeys. Planning permission was secured in summer 2023.

Permission was granted previously for a combined co-living and PBSA scheme in 2018 before iQ submitted an updated proposal for a wholly PBSA scheme to respond to the significant need and demand for such development in the city centre.

The proposed development will see the regeneration of a gateway site in the city centre, within the Whitworth Street Conservation Area.

CLIENT

iQ Student Accommodation (iQ)

LPA

Manchester City Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape, Economics, Sustainability and ESG, EIA, Strategic Communications

No. 1 Medlock Street, Manchester

1,014 high-quality student beds at prominent city-centre gateway

Redevelopment of an existing hotel building to provide over 1,000 student beds and Grade A office space at a prominent gateway site to the south of the city centre in a key regeneration area and in close proximity to the universities. The scheme has been designed by award-winning architects and looks to provide significant public realm improvements, through a 9-storey public art wall, a pocket garden and rain gardens, alongside introducing ground floor active use. We provided a multi-service approach to deliver a scheme that was unanimously approved at planning committee and will actively contribute to the wider Strategic Regeneration Framework and improve connections through to the Oxford Road Corridor.

CLIENT

Dominus Group

LPA

Manchester City Council

STATUS

Planning application submitted

SERVICES

Planning, Heritage and Townscape, Sustainability and ESG, Strategic Communications



Moss Lane East, Manchester

Development of purpose-built student accommodation in a highly sustainable but sensitive location

A planning application was made to the city council in late 2022 comprising the conversion of a grade II listed Victorian-era villa and the construction of an interconnecting block of 9-storeys in height. The building contains 261 bedrooms of varying format and size.

The application is submitted within the context of a significant shortfall in supply of PBSA in Manchester with the University of Manchester lending their support to the scheme. The application was approved by Manchester Planning Committee (subject to S106) in summer 2023. The development will provide a substantial number of high-quality bedspaces, including 20% affordable in a highly accessible location close to the city's universities, whilst repurposing a prominent grade II listed building.

CLIENT

CS (Cityside) Moss Lane East Ltd

LPA

Manchester City Council

STATUS

Resolution to grant planning permission

SERVICES

Planning, Heritage



Scotland





24 Westfield Road, Edinburgh

Student housing success in the west of Edinburgh

Located to the west of Edinburgh's city centre, in close proximity to Murrayfield Stadium, the site accommodated a vacated furniture retail store, office building and a car park. We prepared a robust planning case for the development, justifying the proposal against development plan policy and rebutting the council's interpretation of their housing development policy and non-statutory Student Housing Guidance document. The application for 394 student bedrooms was approved in October 2019 by City of Edinburgh Council's Development Management Sub-Committee against officer recommendation.

CLIENT

S Harrison Developments Ltd

LPA

City of Edinburgh Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape, Economics, Sustainability and ESG

New Town Quarter, Edinburgh

A landmark mixed-use development in the New Town Conservation Area

The development will provide a new hotel, office and private (luxury and BTR) and affordable housing. The site is within a sensitive historic townscape, on the northern edge of Edinburgh's World Heritage Site, in the New Town Conservation Area and within the immediate setting of Category A and B listed buildings. We played a key role in the design development and planning process, providing heritage, townscape and visual impact appraisal to the design/planning team (culminating in a Heritage and Townscape Statement for the planning application), as well as Cultural Heritage, Townscape and Visual Impact Assessment as part of the Environmental Impact Assessment.

CLIENT

Ediston / Orion Capital Managers

LPA

City of Edinburgh Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape



Bonnington Road Lane, Edinburgh

Delivering 453 build-to-rent dwellings through repurposing a prominent derelict city centre brownfield site

The nature of the proposals required drawing on our wide range of specialist services including Heritage and Visual Impact to robustly assess the impact of the 7-storey scheme in a sensitive location to overcome the council's concerns with the proposed height and massing. Our Economics team prepared a detailed Economic Benefits Statement which effectively advocated the modern residential product and the scheme as a whole. Transformation of a vacant, derelict former industrial site to create a new residential community in the city centre comprising 453 dwellings and 25% affordable housing.

The development includes a number of communal amenities: a gym; communal workspaces; bike club; and rooftop gardens. Retail and employment space is also proposed at ground level available to both residents and external companies. The planning application was submitted in May 2020 and resolution to grant planning permission approved at planning committee in February 2021.

CLIENT

PLATFORM_

LPA

City of Edinburgh Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape, Economics



Northern Ireland





Academy Street, Belfast

90 new homes and ground floor retail, within a 16-storey building; the first Build-to-Rent scheme in Northern Ireland

We secured committee approval for this ground-breaking scheme in the Cathedral Quarter of the city. We engaged with Belfast City Council to advocate the benefits of BTR and to work through its specific planning requirements, supporting the council's ambitions to expand city centre living. We advocated a tall building within the context of designated heritage assets. We negotiated a ground-breaking car-free scheme. This was accepted by the city council and DfL roads, on the basis of site accessibility and the target demographic of prospective residents. This marks an important milestone which will underpin expansion of BTR in Belfast. By quantifying the economic benefits of construction and occupation, we also demonstrated wider benefits of the proposals.

CLIENT

Lacuna/Watkin Jones

LPA

Belfast City Council

STATUS

Resolution to grant

SERVICES

Planning, Strategic Communications

The Waterside, Belfast

A £450m regeneration project located on a 16 acre riverside site in Belfast City Centre

The Waterside represents one of the largest remaining development opportunity sites in the city centre. It is envisaged that the site will emerge as a highly successful mixed-use regeneration scheme bringing significant investment, new homes and job opportunities whilst strengthening the locality.

The development will deliver 73,000 sq m of Grade A office space, 675 new homes, a new city centre hotel / apart-hotel, high quality riverside public realm and a better bridge with improved pedestrian and cycle connectivity.

CLIENT

Osborne + Co

LPA

Belfast City Council

STATUS

Outline and full planning applications approved July 2020

SERVICES

Planning, Strategic Communications, Economics





York Street PBSA, Belfast

City centre student accommodation to support a new educational campus

This proposal was one of the earlier PBSA schemes to emerge in the Belfast market. After several revisions to the original scheme, a 717-bed scheme was developed by Liv Students – their first in Northern Ireland. The development also proposed ground floor retail to provide services to this regenerating area of the city. The area has been transformed since the relocation of the Ulster University to the city centre, leading to the regeneration of a formerly derelict part of the city.

CLIENT

Liv Students

LPA

Belfast City Council

STATUS

Complete

SERVICES

Planning, Economics, Strategic Communications,

Former Athletic Stores, Upper Queen Street, Belfast

Restoration of a historic building to provide purpose-built managed student accommodation

£16m restoration of former Athletic Stores on Queens Street to provide 325 beds for student accommodation with associated communal space and ground floor retail. The development included the restoration of the existing façade of the former Athletic Stores on Queen Street and No.29 Wellington Place and included a 14-storey element. The site is located within the Belfast City Centre Conservation Area, and the planning history associated with previous proposals for the site determined that the demolition of the existing building would not be welcomed. A heritage led design approach and pro-active engagement with stakeholders ensured that planning permission was secured.

CLIENT

Lacuna / Watkin Jones

LPA

Belfast City Council

STATUS

Complete

SERVICES

Planning, Strategic Communications, Economics



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Who we are

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, influencers, 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



- Belfast
- Birmingham
- Bristol
- Cambridge
- Cardiff
- Derry~Londonderry
- Dublin
- Edinburgh
- Glasgow
- Leeds
- London
- Manchester
- Nottingham
- Reading
- Southampton