

Haymarket Redevelopment, Edinburgh

RICHARD
MURPHY
ARCHITECTS



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Mission

Night Time View East From Haymarket Terrace Approach

The Haymarket development is one of Edinburgh's biggest commercial projects of the last 10 years and includes;

- 340,000 (approx) sq ft office space
- 54,000 sq ft (approx) of retail, food and leisure including bars, cafes and restaurants
- 168 bedroom apart-hotel
- 190 bedroom hotel
- 320 (approx) underground car parking spaces
- Significant active public realm

Our role on the project has been three-fold: to master-plan the entire mixed-use development site; to be responsible for the design and delivery of the sites 'landmark' office building; and to design the exterior of the developments remaining office and hotel buildings (working alongside CDA Architects). (Alongside ourselves and CDA, Sutherland Hussey Architects were also originally involved in the design of a three star hotel as part of our master-plan).

Unusually, the site has never been developed, having been converted from pasture into goods yards in the mid 19th century. The tracks were removed in the 1960s and the site was then used as a car park, although it has been subject to at least two planning consents since then, the most recent for an office and retail development which received consent in 2006.

Our design places five individual buildings on the site, providing a substantial amount of new public open space. A

major triangular office building is placed in the centre of the site and this, together with a new corner office building, defines the edges of a new street. This links two new public 'squares' created and defined by adjacent buildings at each end. The square at the west end of this route deliberately fronts the Haymarket station across Dalry Road. Along the Morrison Link is a second office building and forming the final side of a triangular public space to the rear is the first of two hotels. The sensitive boundary with the existing 'Colony' housing at Dalry is where the second hotel is located, the rear of which has been deliberately modelled to respond to both the intimate spaces of the Colony streets and also to give courtyards onto which gable end windows look. The scheme, as before, attempts to create a 'landmark' building on the prominent corner of the site and mark the entrance to the world heritage site and city centre.

The public open space is predominantly pedestrian, but with one-way vehicle traffic for access and service vehicles only. An underground car park replaces the existing parking.

A planning application was approved by the City of Edinburgh Council in 2011.

(Below, a fly-through animation of the scheme:)

Other Details

Architects Richard Murphy, Matt Bremner and Core Team
Construction Cost £100m
Client Tiger Developments Ltd



Press

05 February 2015	Plans for £200m Haymarket 'blade' building splits opinion	STV
05 February 2015	Haymarket taking shape in the capital	Business Quarter
04 February 2015	First glimpse of £200m Haymarket development	Edinburgh Evening News
31 July 2014	Strengthening works for Edinburgh rail tunnel ahead of £200M development	New Civil Engineer
26 July 2014	Contractors reveal images of Haymarket tunnel work	Edinburgh Evening News
08 May 2014	Haymarket scheme secures £100m bank funding deal	The Scotsman

17 February 2014	£9.6m boost for The Haymarket site in Edinburgh	BBC News
07 February 2014	Fund invests £9.5m in Haymarket office and retail development	STV
28 November 2013	Work to start on Edinburgh's £200m The Haymarket development	BBC News
03 April 2013	Interserve to build £200m Edinburgh scheme	Construction Enquirer
03 April 2013	Work begins on £200m office and retail development in Edinburgh	STV
February 2011	Reach For The Sky	Building Design
07 April 2010	Murphy Back For Haymarket Round Two	www.urbanrealm.co.uk
3 Jul 2009	Unesco's Edinburgh Intervention Provokes Architect's Ire	Scottisharchitecture.com
16 Jun 2009	Major Investment For Edinburgh's Haymarket	Flybe Uncovered
28 May 2009	Metzstein Takes On Edinburgh Castle In Support Of Murphy's Haymarket Hotel	Building Design Online
27 May 2009	Edinburgh Haymarket Hotel Inquiry Underway	Building Design Online
26 May 2009	Architect Defends Design Of 17-storey Haymarket Hotel	Evening News
27 Jun 2008	Spaceship Is Cleared To Land	Evening News
26 Jun 2008	Haymarket Hotel Proposal Approved	BBC News
26 Jun 2008	Go-ahead For Doctor Who Luxury Hotel	The Scotsman
20 Jun 2008	Haymarket Cleared To Hit Heights	Evening News
11 June 2008	Heritage Trust Tries To Show How Hotel Will Spoil Skyline, Can You Spot The Difference?	Evening News
2 May 2008	It's The Big Idea For Haymarket That Got A Little Bigger	Evening News
12 January 2008	It's Bon Appetit In The Capital's Newest Street	Evening News
10 Oct 2007	Pollution Threat Casts Cloud Over £200m West End Plan	Evening News
6 Sept 2007	Richard Murphy Hotel Aims To Give Edinburgh A "Shot In The Arm"	Architects' Journal
5 Sept 2007	Five-star Haymarket Hotel Plans	BBC News
5 Sept 2007	Tiger Launch Planning Application For Haymarket	Architecture Scotland Published By Prospect
16 March 2007	Four-star Hotel's Booked In For Notorious Haymarket Gap Site	Evening News

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