

01 Welcome

525 Park View, Ferry Road
www.525parkview.co.uk



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Thank you for viewing this Information Event for 525 Park View, a proposed residential led, mixed use, development on Ferry Road in Crewe Toll. This is the third public event to view final proposals and present feedback on public comments received throughout Oct-Dec 22.

Our building and landscape proposals have been informed by feedback received at these previous consultations.

The planning application is now ready to submit and we look forward to answering any questions you may have on the proposals presented. Full details of the proposals will be available on the Edinburgh City Council Planning Portal website following our formal planning submission, where you will have the opportunity to comment. A link will also be provided on our website below:

<https://525parkview.co.uk/>

Built as an office and data centre for a Bank, 525 has been redundant in its main use for 4 years and the owners now need to consider its future, as leaving the building semi empty is not a viable long-term solution.

We see this as an opportunity to give the site a long-term, sustainable use that makes an active contribution to the neighbourhood and endorses sustainable development through the promotion of 20 minute neighbourhoods.





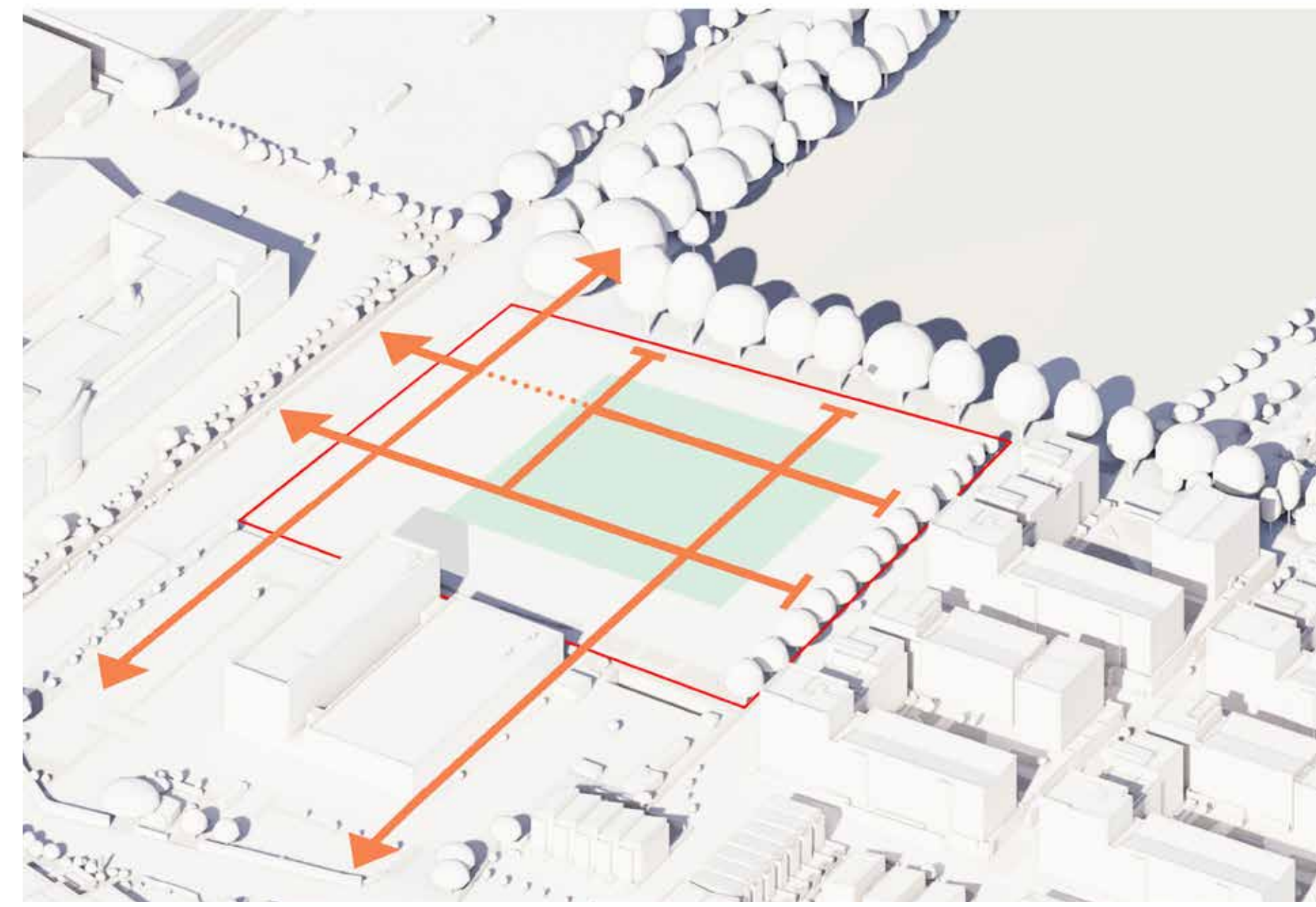
Height & Density



Key
■ Private Residential ■ Affordable Residential

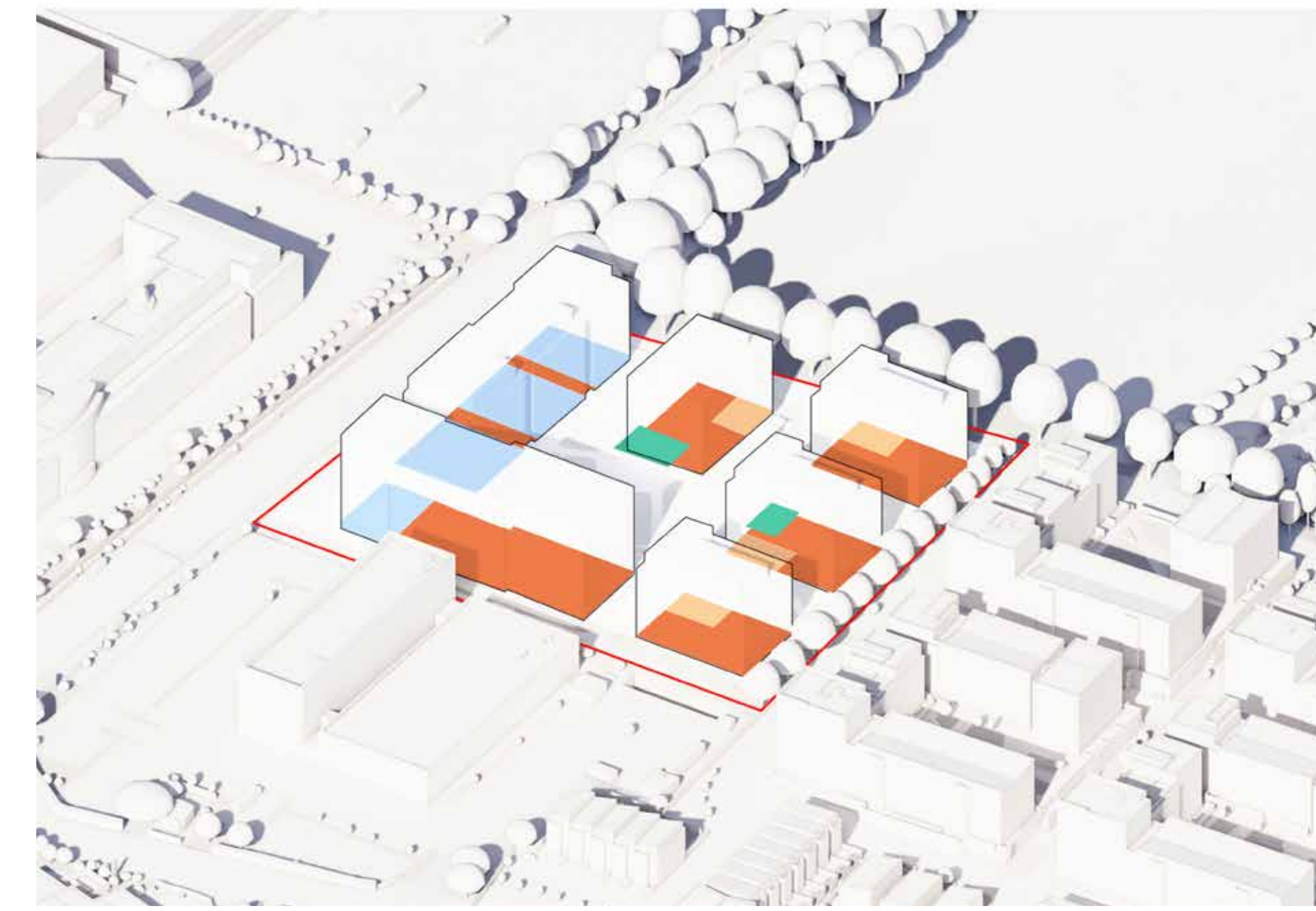
- The overall heights of the buildings have been reduced from 9 storeys to a maximum of 7 storeys. From 70.12m AOD to 65.64m AOD.
- The density of homes has been reduced from 320 homes (as presented in January 2023), to 256 homes in the current proposal. 25% of these homes are designated as Affordable Housing.
- A broader mixture of 1, 2 and 3 beds will be provided across a variety of typologies including ground floor flats, flats, duplexes and penthouses
- The communal gardens and wetland areas provided exceed Edinburgh City Councils policy on open amenity space by 65%. In addition to this 77% of the flats have access to private amenity.

Ferry Road Frontage & Connectivity



- Creation of an active permeable frontage along Ferry Road to establish a new local node and pedestrian friendly entry sequence into the site.
- Pedestrian access through the site has been prioritised, with vehicle access restricted to the North West.
- No direct access is provided to Kimmerghame Estate. The fenced southern boundary is maintained with improvements made to the boundary planting allowing visual permeability.

Architectural expression



Key
■ Commercial Use ■ Mobility Hub
■ Residential Use ■ Main door residential duplex

- Articulation of massing has been developed to break down the scale of the Ferry Road frontage and introduce more variation.
- A mixture of main door apartments, duplex units and mobility hubs create an active courtyard and residential streets.
- Architectural expression and materials have been developed as a response to the immediate context. A variety of architectural character has been introduced which take inspiration from the local and historical environment.

Biodiversity



- The footprint of the building has been reduced allowing 67% of the site to be open space providing high quality green space for new residents and the existing community.
- Development of a landscape, ecology and biodiversity strategy including an enhanced area of public realm along the Ferry Road Frontage, green roofs and balconies.
- Creation of habitats supporting a variety of wildlife, through the integration of wetland areas, biodiverse roofs, native hedgerows, woodland areas and central coppice courtyard.



‘Mixed Use Living in an Urban Oasis’

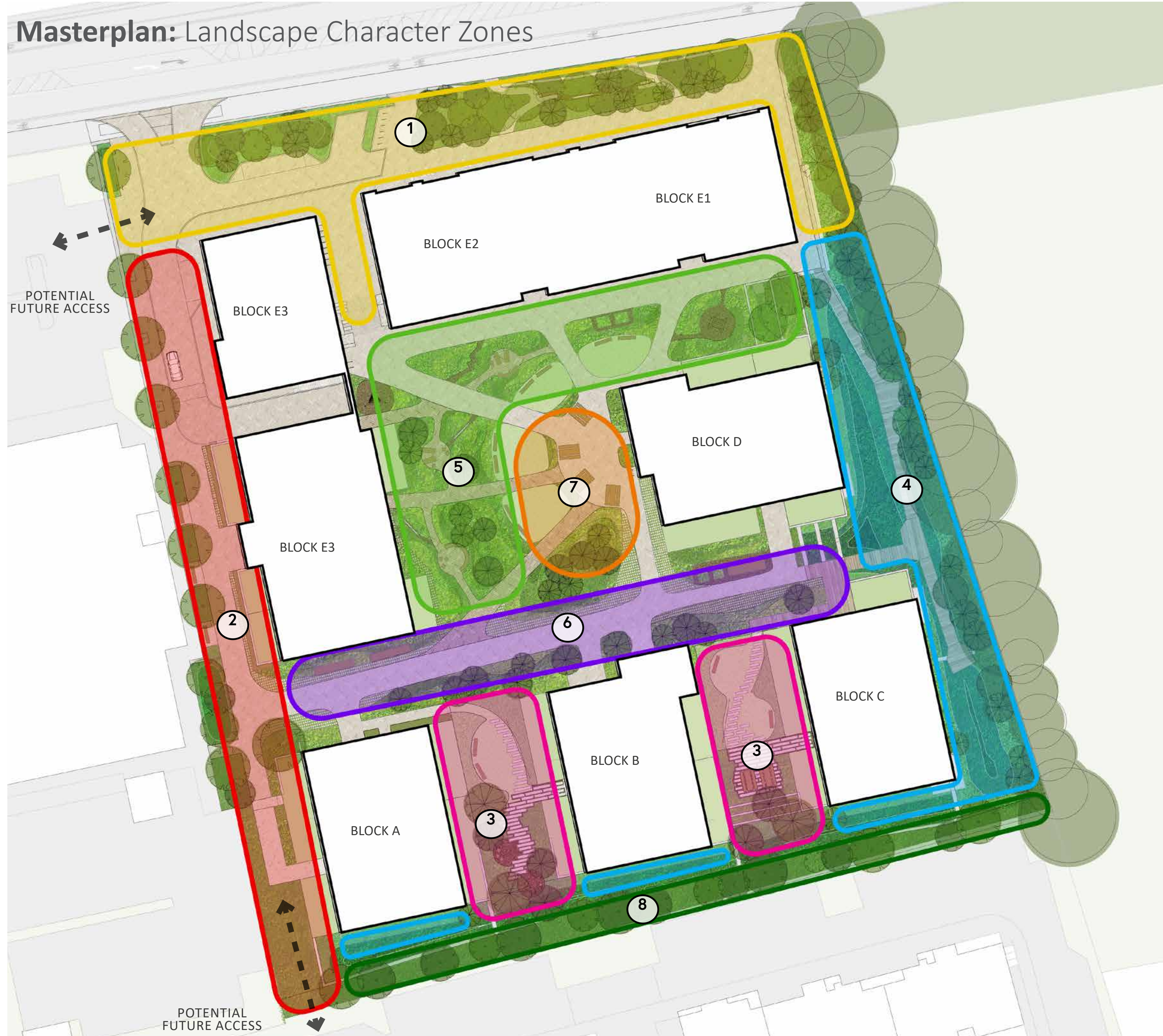
The key principles of the proposals are

- A high quality landscape proposal that enhances the existing character of the site, encourages biodiversity and creates unique habitats which supports a variety of wildlife and planting
- A built form which responds to the surrounding context and provides high quality homes and enhances the urban realm
- A variety of architectural characters which reflect the natural and built character of the area
- The enhanced provision of high quality amenity spaces which allow for a variety of uses, encourage wellbeing and create welcoming spaces to build a community. With the use of green roofs, terraces and balconies to further this amenity offering.
- A sustainable approach integrated throughout the proposal.



Above: Proposed Roof Plan
Right: Images illustrating the varying character across the development.





The proposed landscape will deliver improvements across the site in the provision of outdoor amenity spaces, ecology, biodiversity and sustainable urban drainage. This exceeds Edinburgh City Council Policy for amenity provision of 10% per dwelling by 65%.

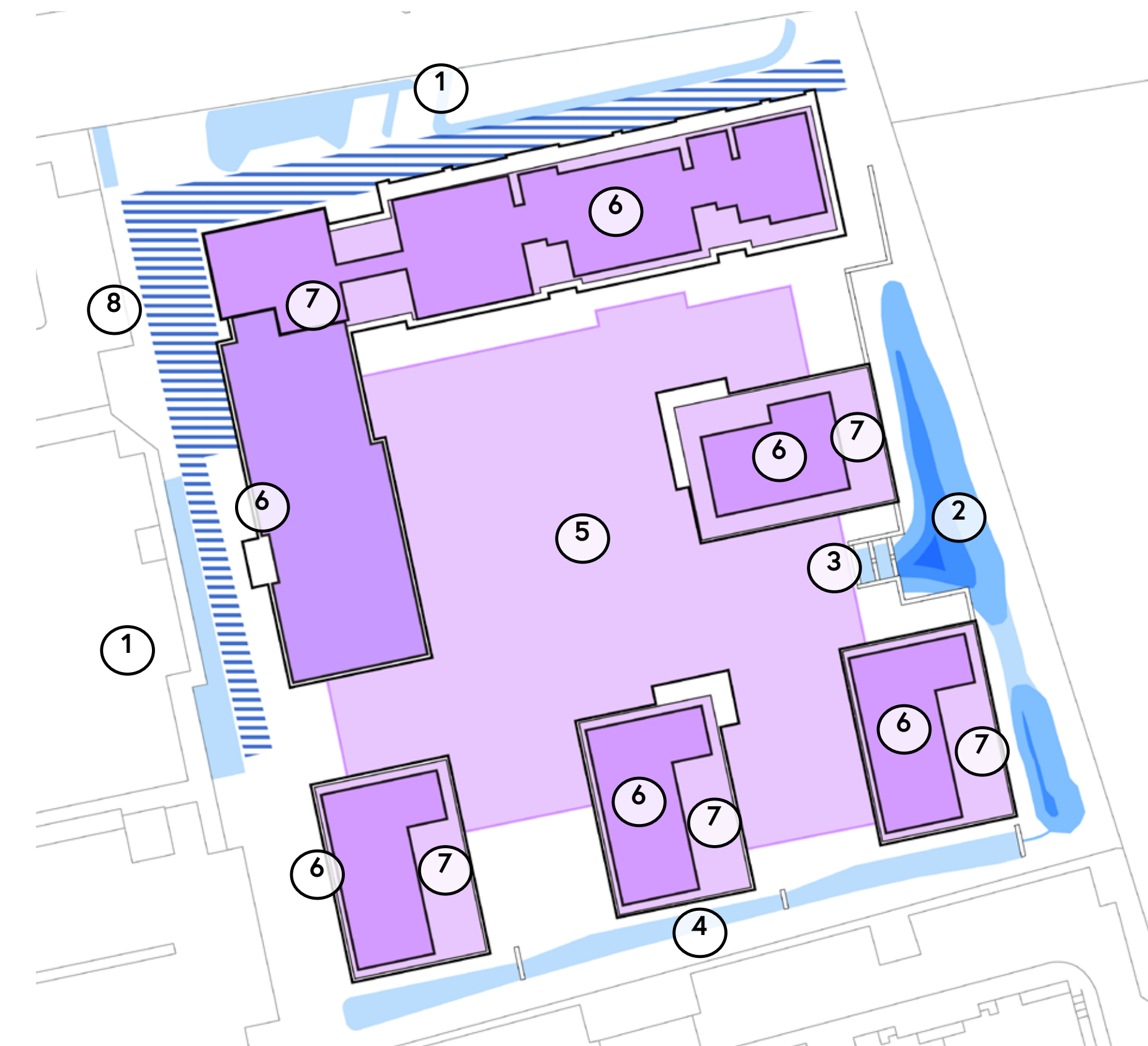
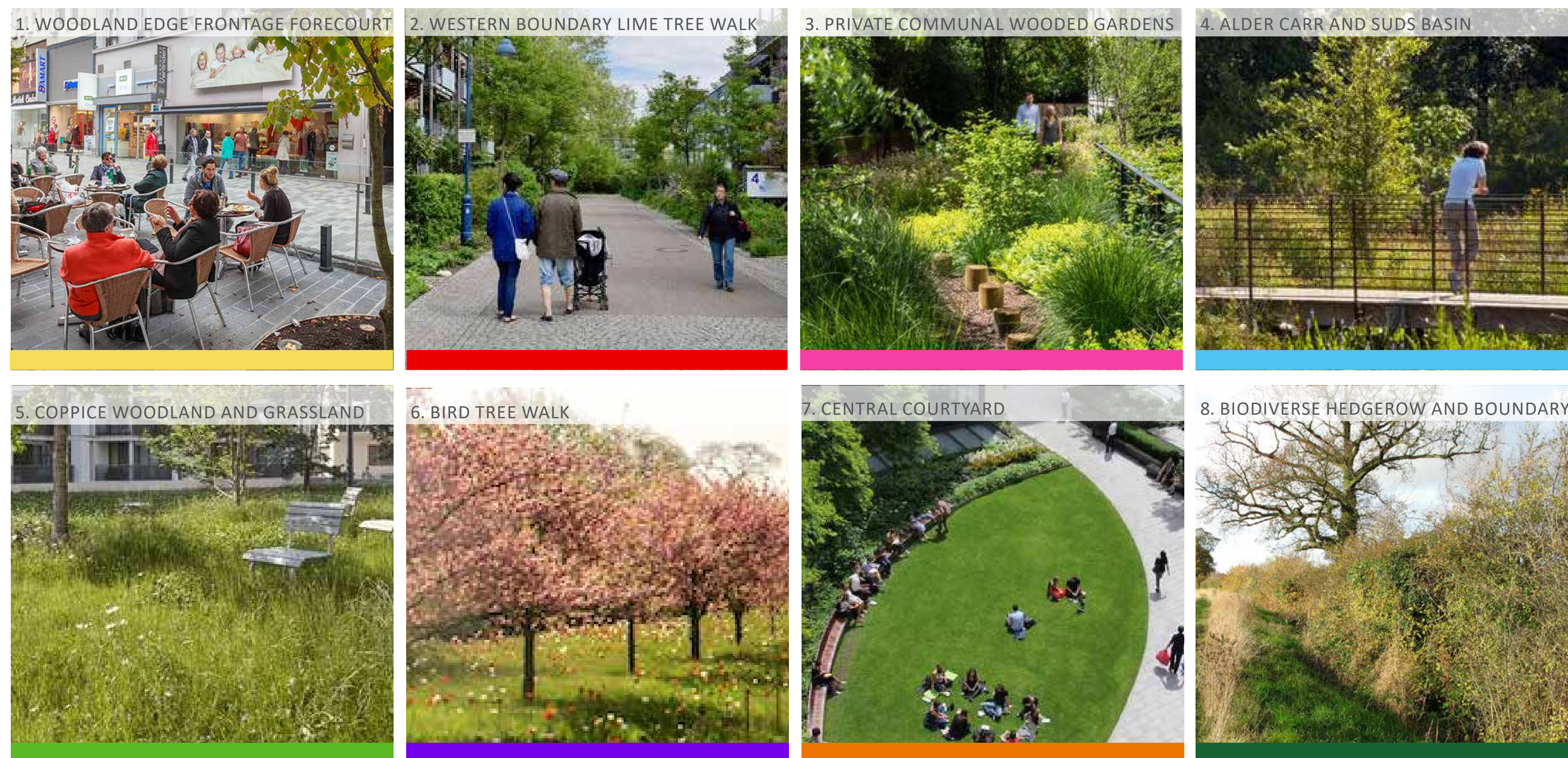
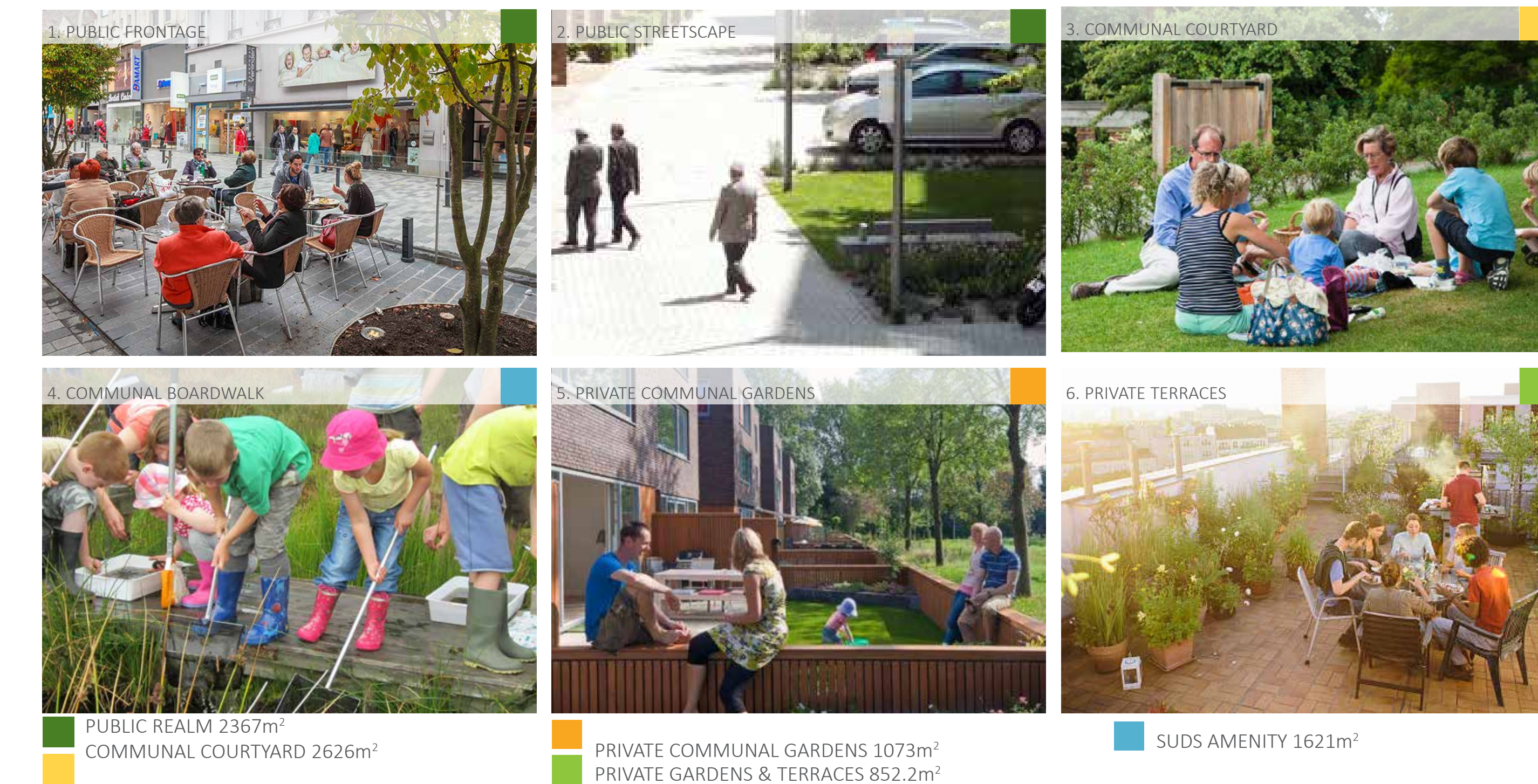
Increased physical and visual permeability will improve the public streetscape relationship with Ferry Road through pedestrian-oriented entrances, planting improvements and amenity garden spaces that can be used by the public. Within the courtyard and communal areas, a wide range of outdoor amenities will be provided for residents in richly planted gardens

set in ecologically suitable habitats. Nearly every ground and roof surface will provide an outdoor amenity to the public and/or residents and guests:

Zones 1 and 2 The landscape frontage along Ferry Road and the west side will be open to public use and visitation, contributing streetscape and amenity to the local urban fabric.

Zones 3 and 4 The communal courtyard and boardwalk will primarily serve the residents, though publicly accessible. The boardwalk will enable a key SUDS and ecological feature to be enjoyed as an amenity.

Zones 5 and 6 Private communal gardens and patios will serve the residents only.



Top: Types of Amenity zones
Bottom: Sustainable Urban Drainage Strategy

05 Biodiversity and Ecology

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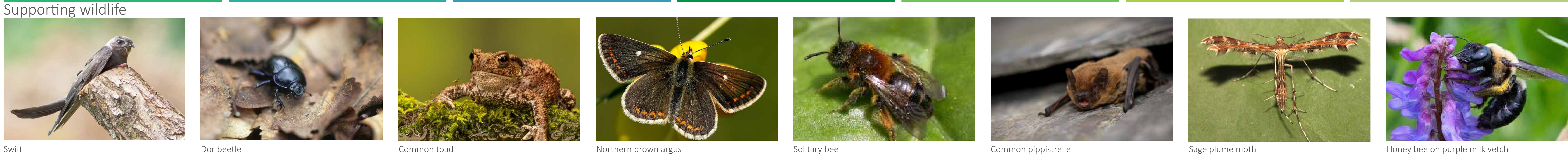
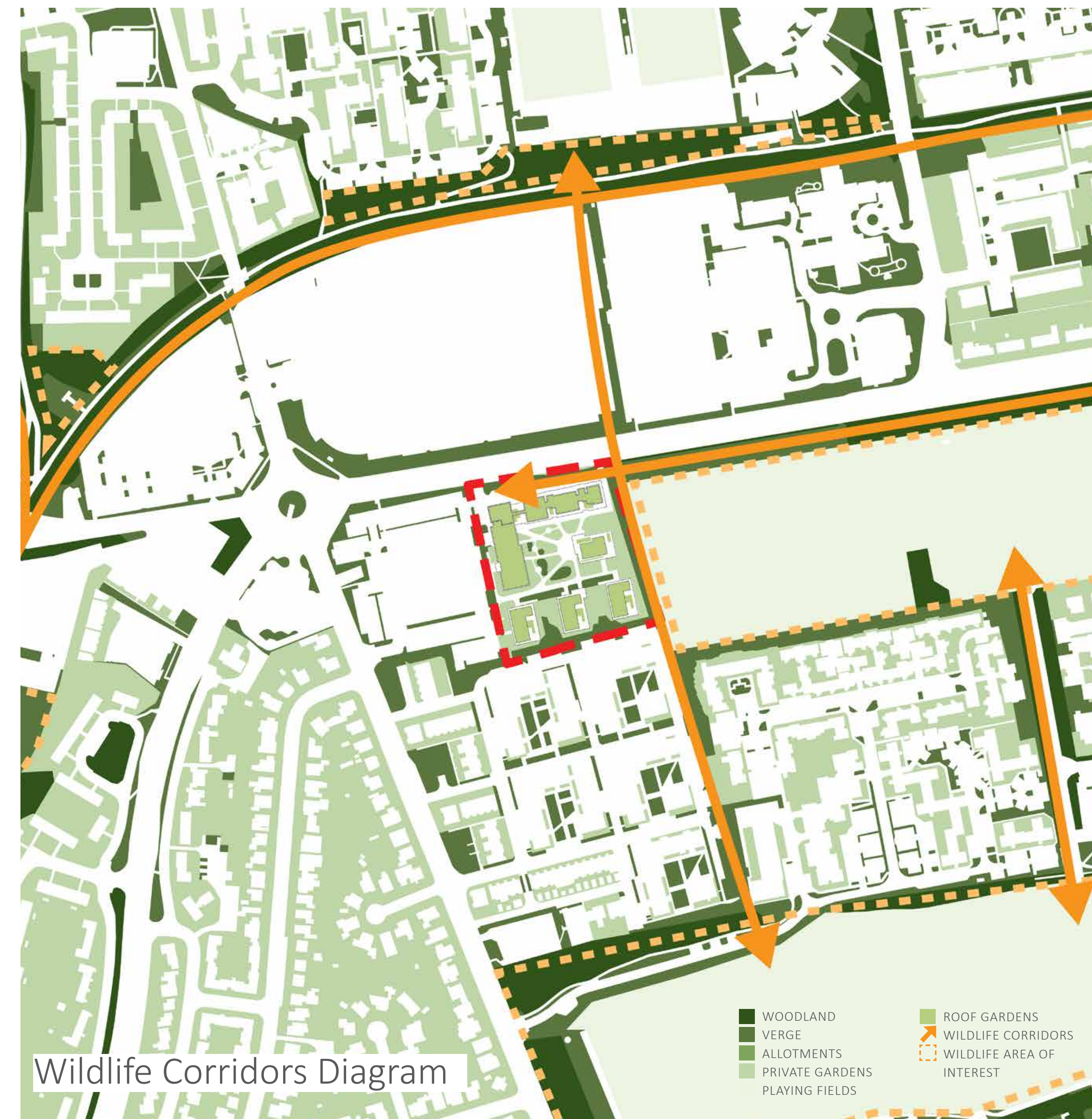
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The proposals provide a biodiversity net gain of 210.03% over the existing site condition. Providing 8,758m² of Green space which includes the planting of 111 new trees and the creation of 7 key habitat types designed to connect local wildlife corridors.

Introducing new habitats on site will create more opportunities for wildlife to thrive whilst providing the benefits of nature to residents in their outdoor spaces. Flowering plants will also provide variety through the seasons with nectar-rich sources for bees and butterflies as well as berries for over-wintering birds. Choosing predominantly native plants will support many rare species of invertebrates, with some non-native species to provide resilience through the changes in our climate. A new pond will also serve as part of an integrated sustainable urban drainage strategy for the site. These new habitats are designed to connect with neighbouring green spaces to contribute to the greater biodiversity of Edinburgh.



Above: Connected habitats
Below: Key habitats



06 A New Local Centre

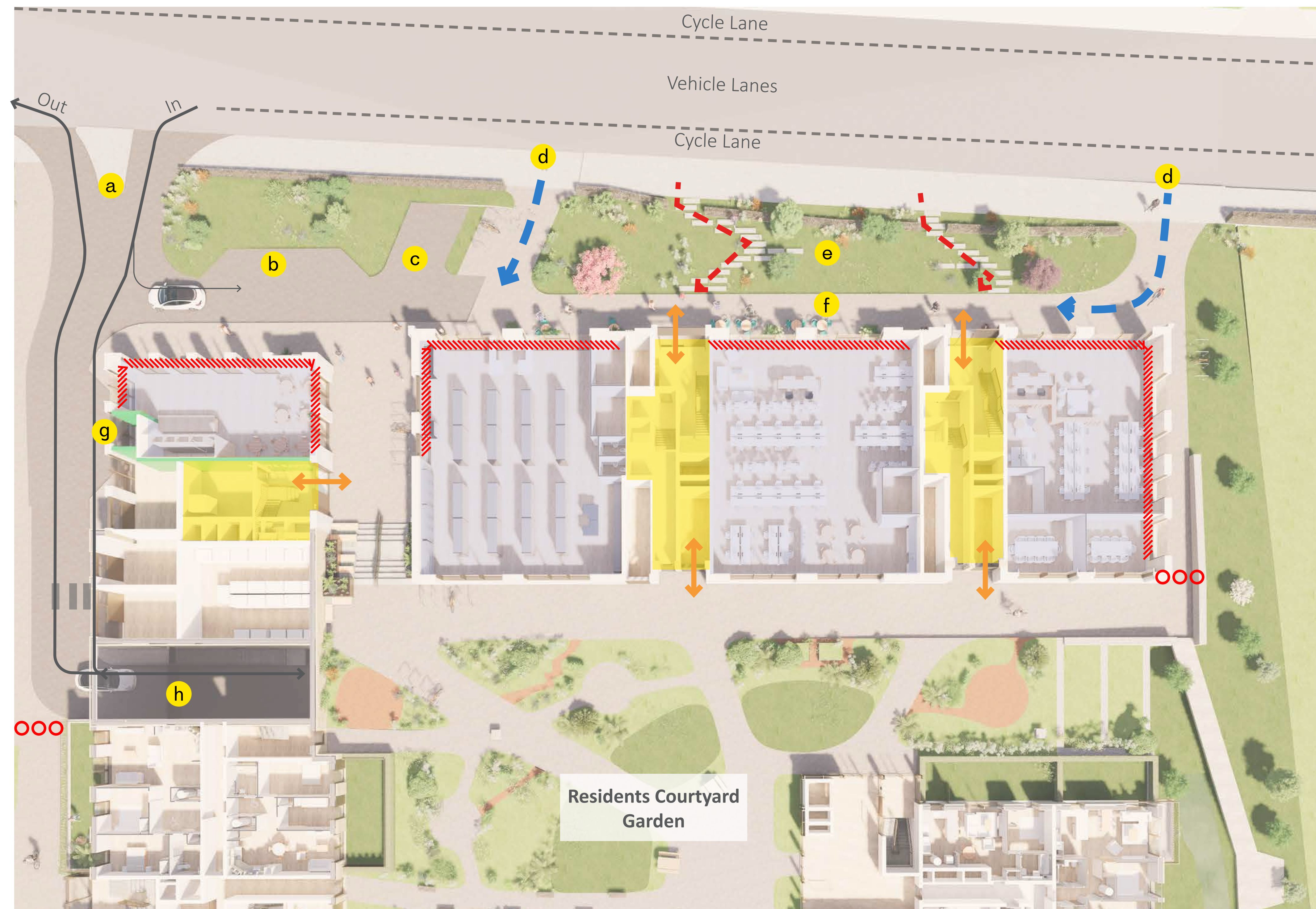
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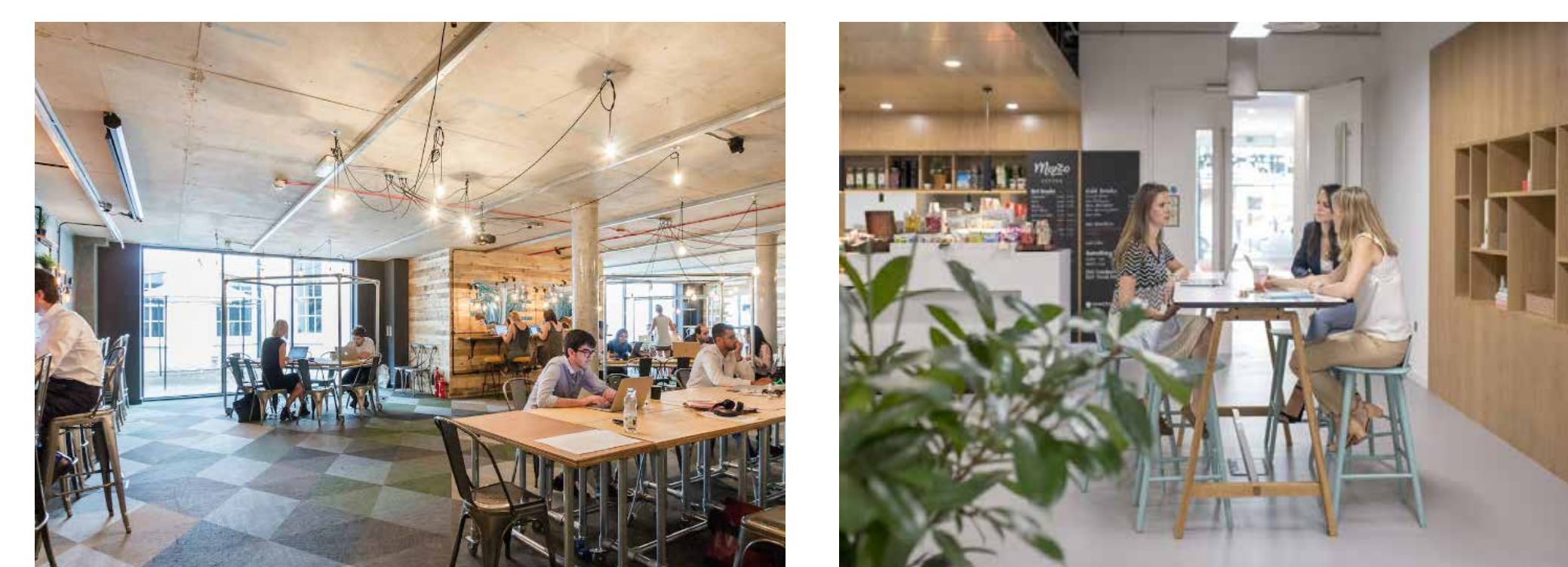
The Ferry Road frontage will become a place of arrival and welcome for residents, their guests and the public. Two primary pedestrian entrances provide level access to the site, along with two smaller 'garden' paths which will allow a more permeable relationship to Ferry Road. The existing wall to Ferry Road will be lowered to improve visual permeability whilst retaining a sense of continuity and security to the east and the west of the site.

Four mixed use workspace units are provided at ground floor along the northern frontage. These engage positively with the public realm and landscaping along Ferry Road. Designed to be flexible and allow for a variety of uses such as workspace, health, studio spaces and cafés.



Above: Zoning and circulation to Ferry Road.

- a** Vehicle Entry
- b** Accessible Parking
- c** Turning Bay
- d** Pedestrian Access
- e** Woodland Garden
- f** Pedestrian Piazza
- g** Delivery/ Drop Off
- h** Basement access via two way ramp
- Active Frontage Threshold
- Accessible Pedestrian Route
- Stepped Pedestrian Route
- Private Tenure Core
- Commercial Area
- Entry to Residential Core



Above: images illustrating the character and function of the public spaces.



Top Right: Images illustrating the proposed frontage of 525 Park View
Above: Images illustrating the character and function of the public spaces on Ferry Road.

07 Conservation Area & Local Context

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A full Sunlight, Daylight and Overshadowing Study which considers the impact on existing buildings has been undertaken. In addition a full Townscape Visual Impact Assessment (TVIA) has been used throughout the design process.

The TVIA was established early in the design process to inform the proposal with consideration to the wider urban context. A number of key factors that contribute to the perception or enjoyment of the landscape and townscape have been considered;

- Access
- Permeability
- Social value
- Cultural or natural heritage interest

The TVIA considers the impact of the proposal across a variety of scales from the site to city wide. A series of key local views have been established which have been used throughout the design process to test the impact of the proposals.

The proposed massing, architectural language, materiality and landscape planting have been sensitively designed to enhance these views and respond to material qualities and character of the Inverleith Conservation area.

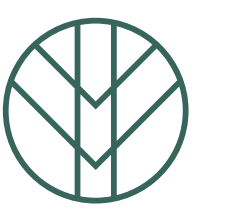


Top [left to right]: Proposal viewed from; Crewe Toll Western approach, Ferry Road Eastern approach, Kimmerghame Drive

Bottom: Proposal viewed from East Fettes Ave

08 Massing & Architectural expression

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Kimmerghame Estate to the south has been used as a datum level for the massing of the proposal. A brick datum of six storeys is set across the majority of the site. Blocks A-E have a six storey brick datum with lightweight 'garden room' penthouses clad in metal complimentary in colour to the range of brick tones. These penthouses offer generous terraces and views out across the city skyline.

Along the frontage, the proposal increases in density and the north west corner of Block E continues the brick datum up to seven storeys. This creates a unique treatment of the corner block which defines the approach from Crewe Toll Roundabout.

In response to the setting of the individual blocks within the landscape, the development will be finished in a complimentary range of brick tones that reflect a gradation of white-buff to blonde colours. The tones have been selected to bring variety and interest to the street edge and character to the individual buildings.



Above: Proposed Heights Diagram
Bottom [left to right]: Ferry Road Frontage, Penthouse Expression, Crewe Toll Corner, Courtyard mansion block



09 Living at 525 Park View

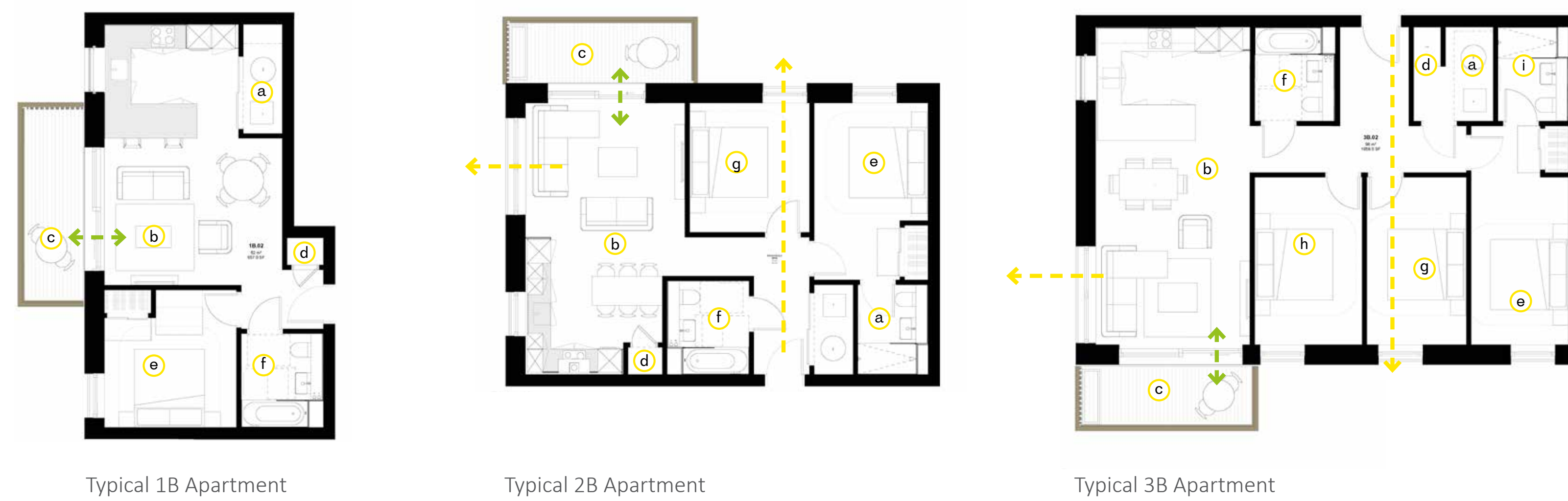
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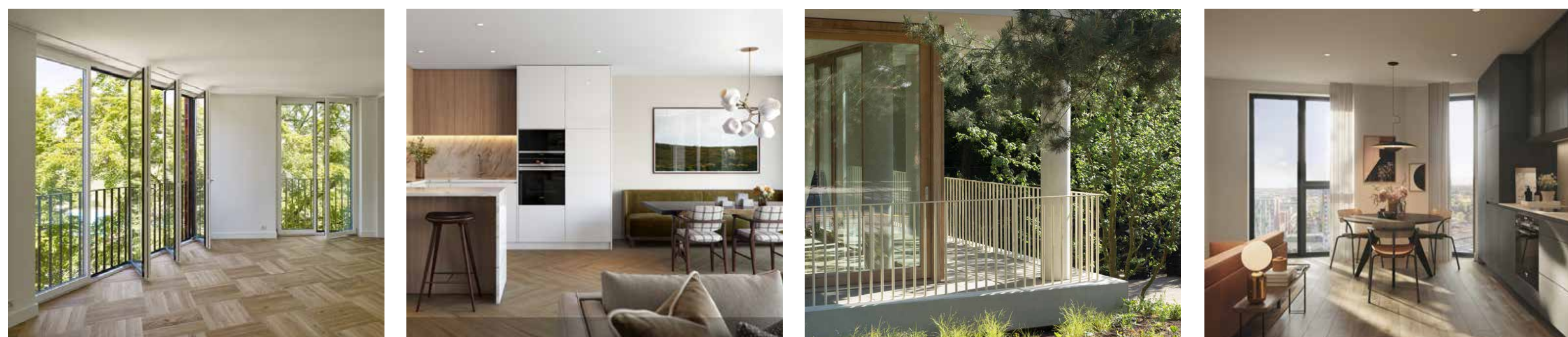
The scheme proposes a variety of different dwelling types across the tenures. The apartment designs seek to create modern, open and sustainable places to live. The designs have been developed to be efficient, using repeating elements, whilst offering a range of apartments sizes and types.

The value of private amenity space and the benefit this brings to the well-being of residents, is a central theme of the project. The majority of private for sale units will be provided with a balcony or terrace in order that the apartments can benefit from the site orientation and views over the green space. All ground floor affordable units and units facing the courtyard are also provided with private gardens or balconies.



- Key:
- a** Utility Cupboard
 - b** Kitchen/ Kitchen Living
 - c** Private Balcony/ Link to Garden
 - d** Incoming Comms & Storage
 - e** Master Bedroom
 - f** Family Bathroom
 - g** Bedroom 2
 - h** Bedroom 3
 - i** En-suite/ Bathroom 2
 - j** Vestibule
 - k** Living Room
 - l** Stair Lobby
 - m** Utility Room
 - Key View/ Dual Aspect
 - ↔** Inside/ Outside Living

Above: Typical 1/2/3 Bed Apartment types
Right: Image illustrating the character of the central courtyard
Below: Precedent images illustrating the principles of the apartment designs.



10 Living at 525 Park View

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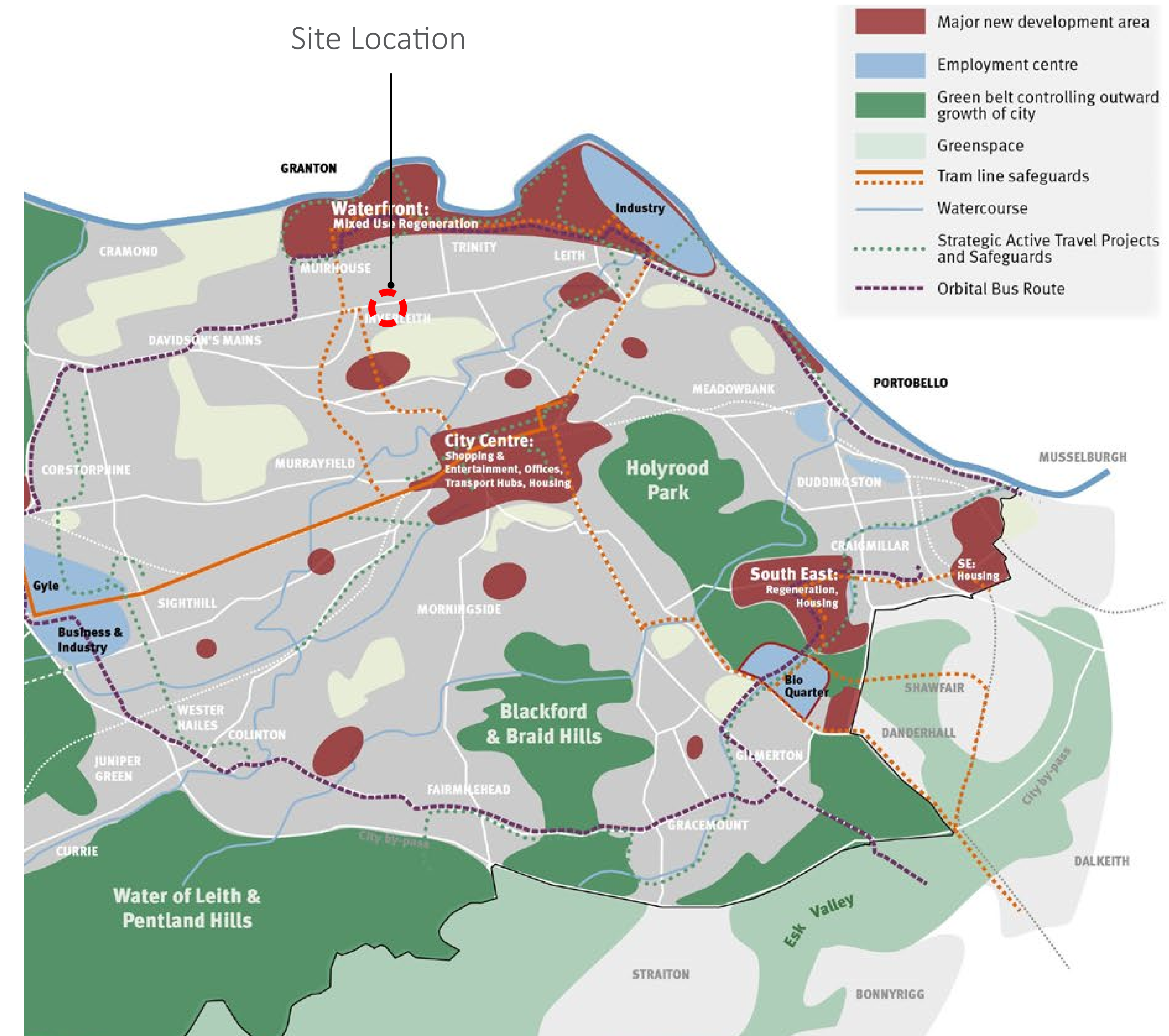


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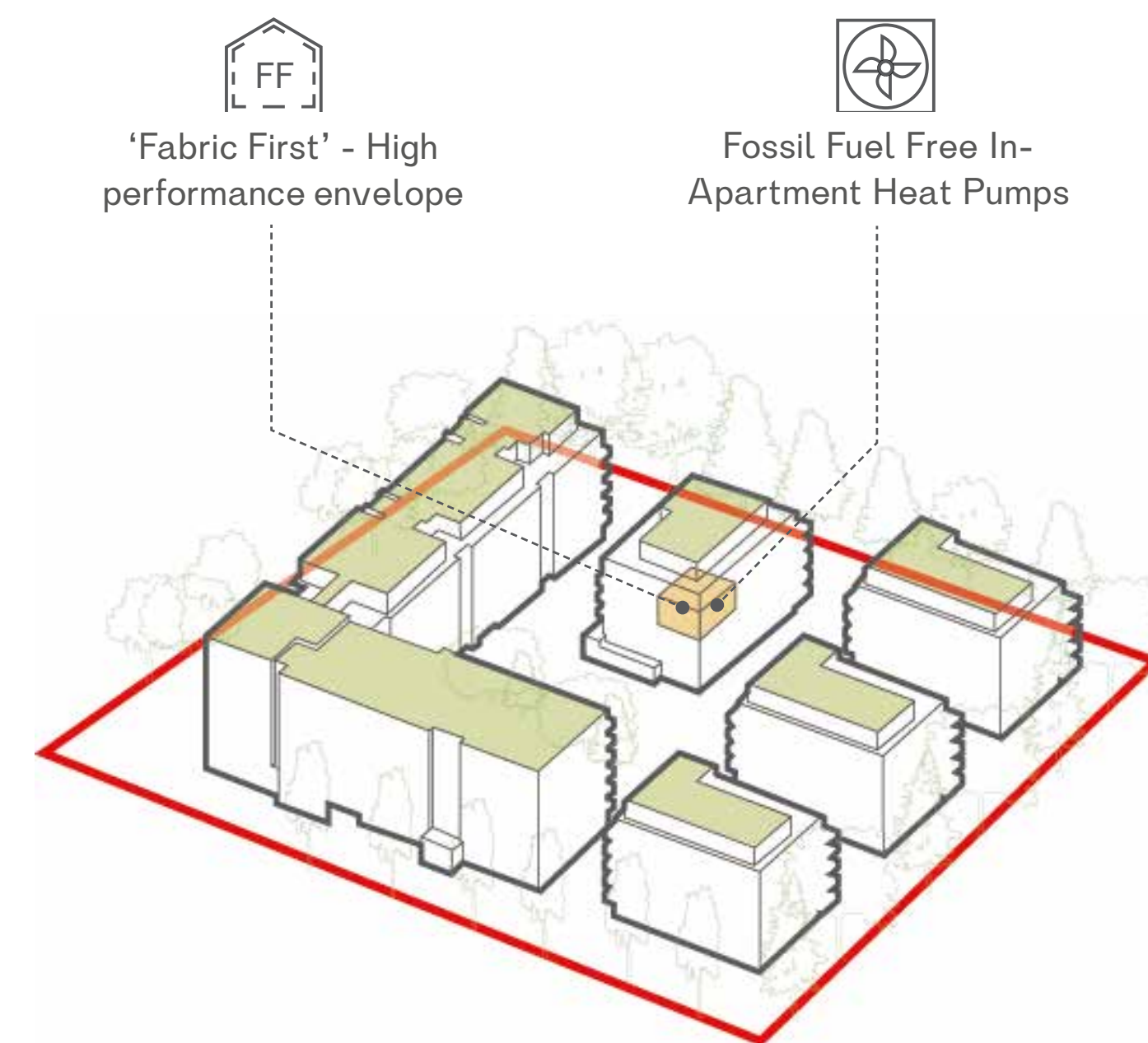


Artisan is committed to undertaking developments in a sustainable way that improves upon the previous use of the site and contributes positively to improving sustainable lifestyles. These principles are implemented through Artisan’s Sustainability Objectives which include:

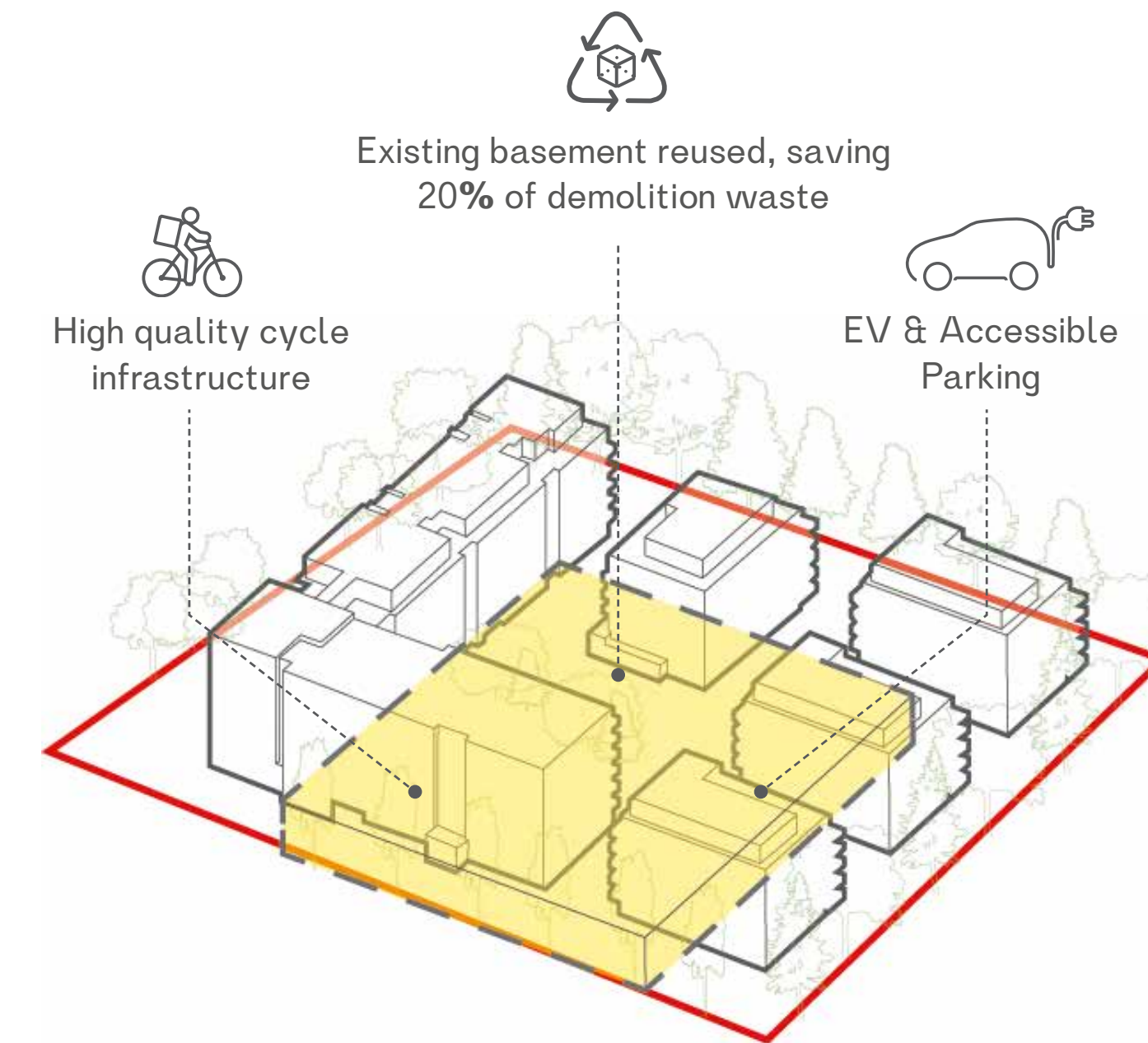
- Reuse of brownfield land and buildings, located in city and town centres with access to good public transport links and local amenities
- Recycle and reuse existing buildings and waste materials on site where possible.
- Reduce carbon from a design and technical philosophy of “use less first” - focus on fabric and the need to use less energy and water to service buildings.
- Utilise low carbon technology through adoption of in-apartment air source heat pumps.
- Integration of sustainable urban drainage within landscape design and the provision of blue/ green roofs and roof gardens.
- Undertake extensive light modelling of the designs to ensure daylight is maximised for occupants
- Leave a community legacy through a residents website with external meeting spaces. Encourage secure and neighbourly layouts with natural surveillance.



Biodiversity and Ecology



'Fabric First' Approach



Embodied Carbon

The site is defined within the City Mobility Plan 2021-2030 as being in an area with good public transport accessibility and is adjacent to the tram line safeguard within the Local Development Plan which will contribute to the support of the development of sustainable connected neighbourhood. Car parking provision for the development is in-line with Edinburgh City Council policy including 32% EV charging. To mitigate the need for private car parking the development will promote sustainable travel. Providing provision for a electric car and bike charging facilities and over 600no.cycle spaces (220%). Residents will also be provided with a Green Travel Plans for regular commutes.



12 Next Steps

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This information event is the third public event and final public presentation of the amended schemes which were previously presented at consultation events in Oct and Dec 22. The intention is to submit the development proposals for planning this month (August).

Further detailed design will then continue ahead of a targeted start on site in mid 2024, with the building due for completion towards the end of 2026.

Once the planning application is submitted you can comment directly to City of Edinburgh Council. If you need further information you can contact us on the email below:

www.525parkview.co.uk
E: enquiries@525parkview.co.uk

