

Demolition begins at 525 Park View

Artisan Real Estate is demolishing the former Deutsche Bank House at 525 Park View on Ferry Road making way for a residential redevelopment on the site.

Planning approval was granted in March 2024 for Artisan along with fund manager REInvest Asset Management S.A. to create a low-carbon residential community on the vacant site near the Crewe Toll roundabout.

Called '525 Park View', the new neighbourhood will provide 256 sustainable homes, 25% of which will be for affordable housing. Flexible commercial space facing on to Ferry Road will provide potential for cafes, shops and shared workspaces. The 110,000 square feet Deutsche Bank House was an office and data-processing centre and was formerly the Scottish base for State Street Bank until the building was vacated in 2018. The phased demolition programme, led by specialist contractor Metropolitan Demolition Ltd, will go on for up to six months before construction of 525 Park View begins in summer 2025.

Artisan's Regional Director for Scotland, David Westwater, said: "This is a hugely exciting opportunity to breathe new life into an underused site, whilst ensuring its long-term future by delivering a new sustainable community to an accessible city centre location, underlining Artisan's long-term commitment to future investment in Edinburgh.

"We have a long-standing working relationship with our specialist demolition contractor who have significant UK-wide

experience of carrying out complex demolition programmes in sensitive city centre areas. Priority will be given to ensuring minimal disruption to both our immediate residential neighbours and the surrounding business community.”

He added: “As a regeneration specialist, Artisan has an established track record in transforming sensitive urban spaces into vibrant living environments. As part of our award-winning commitment to sustainability, we will ensure that as much material as possible from the demolition will be recycled on site and used for the new development. To this end, we are forging an innovative partnership with Edinburgh-based social enterprise EALA Impacts to help manage the salvaging and reusing of materials from the existing building.”

Designed by Edinburgh-based 7N Architects, 525 Park View will “raise the bar” for sustainable city-centre living. More than two thirds of the development area will be made up of high-quality green spaces – including a large central communal garden as well as biodiverse green roofs and a ‘wetland’ area which enhances local ecology whilst contributing to the wider sustainable urban drainage system.

Smart technology such as individual air source heat pumps for each home also means no fossil fuels will be used, emphasising Artisan’s commitment to sustainable low carbon development and delivering low energy costs for occupiers. Artisan Real Estate has a strong track record in delivering complex residential and mixed-use regeneration projects in sensitive city centre environments across the UK and won the inaugural ‘Excellence in Sustainability’ award at last year’s Scottish Homes Awards.

www.525parkview.co.uk

