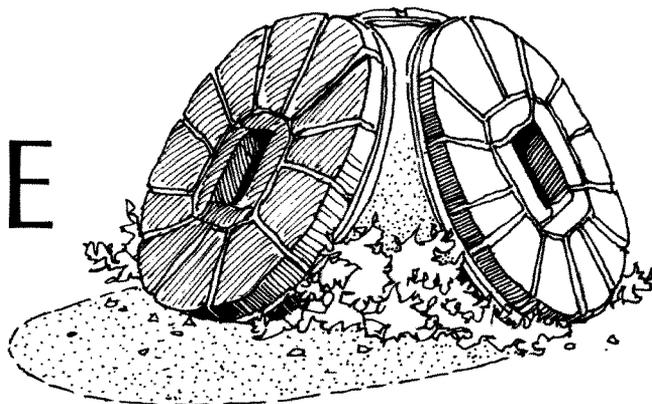


# DEAN VILLAGE NEWS



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25p

## CELEBRATING 1984

Regretfully, we have had to scale down our plans for the centenary of Well Court, as we have not succeeded in getting enough financial support for our more ambitious project. But we shall still have a **Day of Festivities** on **SATURDAY JUNE 23** with fun for all ages during the day and a ceilidh in the evening. Put it in your diary now. Mark it on your calendar. Tell the many friends of the Village all over town, all over the world!

There will also be an **Exhibition** at the **Art College**, about the architect, Sidney Mitchell, for 2 weeks in the middle of June and **Guided Tours** every evening from June 18 to 22.

## OTHER DATES FOR YOUR DIARY

**April 28-29: A weekend Clean-up**

**Monday, April 30** at 7.30:

**ANNUAL GENERAL MEETING** at the Dragonara Hotel by courtesy of the Manager.

Speaker: Dr Michael Cuthbert

Nominations for the new committee may be made at the meeting or in advance.

**Friday, June 1:** *The Scotsman Colour Magazine* is expected to have something of interest to us.

## NEW PUBLICATION

The Association is producing a new guide to the Village to replace the red and yellow "Heritage Trail" leaflet. It should be ready by early summer and will be available from Belford Road Post Office, from Alex Hastings, Newsagent, in Queensferry Street, from the Secretary and from other committee members, probably at 15p.

## THE TANNERY SITE

Smart's began work on the basis of a planning consent granted in 1980 for 16 houses, 27 maisonettes and 15 flats (total 58), with 55 garages and 33 parking spaces. Their revised plans have 6 houses, 26 maisonettes and 33 flats (total 65), with 61 garages and about 30 parking spaces.

Planning consent was granted in spite of opposition from the DVA, the Cockburn Association and no doubt others. We objected to the increase in the number of dwellings and garages (the earlier plan already promised to overload Damside) and to the decrease in the proportion of houses likely to attract young families and the increase to 23 of the number of one- and two-person flats. (There are plenty of those in the Village already; in fact, there is little else). We also complained that the mediocre design had been made rather worse, and that the earlier requirements about materials, finishes and landscaping had been almost completely ignored.

The previous design for "Well Court Lane" was weak. It is now weaker (with 5 garages opening on to it). The sycamore tree was to remain. It was on the plans for which consent was granted in February. Before the end of March it had gone. Smart's got permission to remove it after the District Council's forestry expert had agreed it was diseased. Perhaps some sign of disease can be found in most mature trees, or people. But is it necessarily terminal? Only if it's in a builder's way? Three trees are to be planted in its place.

All but one of the conditions imposed on the previous consent have been dropped. So, although the block on Dean Path is to have real slates, the buildings on lower ground are going to have concrete roofing tiles, and natural stone is no longer required for standing walls and remaining walls.

The only condition still imposed on Smart's is that a three-metre strip be left along the riverside for the construction of the Water of Leith Walkway (by the District Council). We have sometimes wondered if that condition will somehow disappear too, as we have observed what Smart's have done to the bank in the last few months. The Association and owners of the opposite bank have drawn their operations to the attention of the Forth River

Purification Board, the District Council's Planning Department, Lothian Region's Department of Water and Drainage. It seems that the new wall built with gabions (wire cages filled with stones) is designed to prevent the area built on from being flooded again as it was during the winter. (That flooding seems to have been caused by Smart's having narrowed the water-course.) We are assured that this new wall is in accordance with the planning consent and that it does not make the river narrower. However, the strip of lower ground, which is now a creation of Smart's, not the natural flood-plain, does make the river narrower. Will it not therefore be more liable to flooding than before? More liable to be washed away? If we are to have the promised Walkway, the District Council had better get on with it quickly, and give it a very good foundation. But the slowness of progress on the section between Bell's Mills and Roseburn, the poor quality of construction of Dean Bank Footpath do not make us feel hopeful.

### What Address?

One of the functions of the late lamented City Architect's Department was to allocate new street names. They took great care over this, retaining or reviving old local names where possible, and were fairly successful in curbing the whimsy beloved by builders and their marketing managers. Two years ago the Association was consulted about a name for the future development on the Tannery site. Some houses will no doubt have addresses in Dean Path. For the lower area we recommended "Damside". That street used to extend into the Tannery site where its cobbled surface has not yet been replaced by tarmac, and it would be appropriate to keep the old name, with its reminder of the mill-lade (or "dam") which ran from the upper weir to West Mill. Most of the new houses on the lower ground will in fact be disposed on either side of this ancient line. We have reminded the department now dealing with the matter that a name will be needed soon.

## MILLER ROW

We hear that the building is behind schedule because rock was further below the surface than had appeared from preliminary drilling. The original completion date was June 1985.

## 3-4 BELFORD ROAD

Founder members of the Association will recall that a proposal to build an office block there created the brouhaha which led to the formation of the Dean Village Association in 1971. The site, with planning consent for offices, changed hands at least once; but the office-building boom was over. Was any one really going to build on that very difficult site? We tried to find out recently. To our surprise (and pleasure) we find that there is now serious interest in it for a residential development.

## HIGH GREEN

As we go to press, plans prepared for McTaggart & Mickel by Mr Alan Marshall of T.M. Gray Associates have just been lodged with the Planning Department of the District Council, 18 Market Street (at the corner of Cockburn Street). They will be available for any one to inspect and comment on, until 27th April. The DVA will be making a careful assessment of the plans, but our first impression is a favourable one. The design is attractive. Mr Marshall has responded to comments we made last year. We are grateful to him and to Mr Bruce Mickel for their cooperative attitude.

You can expect to see a closure order soon for "The Stinking Brae" (which is officially part of Hawthornbank Lane). It will be essential, for reasons of safety, to keep people off the site during building operations; but it will not be just a temporary closure order, for the future access road will slope down more gradually from near the Post Office. We shall try to see that there is not even a temporary closure of the route along Hawthornbank Lane to the footbridge. You'll be able to get up to Belford Road by the Broad Stairs beside Drumsheugh Baths and the "Wee Stairs" past Hawthorn Buildings. A new pedestrian route, just west of Hawthorn Buildings, is incorporated in the plans.

## MR JOHN GREENAN

We were shocked by the sudden death on April 4 of Mr Greenan of Belford Road Post Office. Our thoughts went out to his widow, whom we knew well as his predecessor there.

## TRAFFIC

We gather that some residents had complained that lorries were passing through the Village unnecessarily. Councillor Cramond has this investigated by the Police and the Highways Department. The latter carried out a survey, which indicated "that although traffic volumes were small, the percentage of Heavy Goods Vehicles was relatively high for a road of this nature — approximately 10-15%. However, only one incident was recorded" (over how long a period?) "of a Heavy Goods Vehicle actually using the route as a short cut; all the other movements of Heavy Goods Vehicles were related to the construction work being carried out in the Dean Village."

Your Secretary has, however, told Councillor Cramond that some unsuitable vehicles come into the Village by mistake, having come straight across Queensfeery Road from Orchard Brae (e.g. a huge lorry with trailer and a car pulling a caravan, both of which had to turn in the Village - some feat! — and go back up Dean Path.) There is no sign in Orchard Brae to show drivers they must turn left for the City Centre.

Another deficiency has been made good at our request: SLOW signs have been painted on the approaches to the bend at the foot of Lynedoch Place.

## ST BERNARD'S FOOTPATH

You know what is meant, don't you? Yet it hasn't got an official name. It needs one. Would you accept "St Bernard's Footpath"? Or have you another suggestion?

Our protests about the state of the footpath (helped by the "Evening News") have had some effect. We are assured that the Planning Department is looking in detail at this footpath and that they will be happy to discuss their draft plans with us when these are ready.

## STREET LIGHTING

In our publication "The Dean Village 1980" we suggested to the authorities that a new street lighting scheme should be designed for this Conservation Area, using wherever possible lamps bracketted to buildings, doing away with the present concrete posts and yellow sodium lights. Recently we pointed out to the Director of Highways that this would be a good time to make a start, for lighting will have to be installed for the new developments on the Tannery site and High Green.

His answer does not give us much hope:

"I have no proposals for relighting the Dean Village at present but you can be assured that due consideration will be given for this area when proposals are being drawn up.

With regard to the new housing developments, no special consideration has been given for the lighting installation and I propose to use current standard equipment for the street lighting."

## SPRING FLOWERS

Snowdrops, crocuses, daffodils ... Some new ones this year — on a riverside balcony in Sunbury, in a corner beside Convening Court ... Can't we have still more? Why not look around now for places where you (or the Association) might plant some for next year? Let us know. Put a reminder in your diary for September.

## THANKYOU

— to Mr Fleming for painting benches etc in Well Court.

— to young Alan for his picture of the bleeding tree. What a pity we can't reproduce it here!

## FOR SALE

### The village school.

Offers over £100,000 by May 12.

Potential purchasers are warned that demolition would require consent, which is most unlikely to be granted. "A variety of alternative uses would be appropriate, provided the residential amenities of Well Court are not adversely affected". Those who are interested are advised to consult the Planning Department about what uses might be acceptable. Clearly the building could be converted into flats.

## FOR SALE?

### Dean Education Centre

The Education Department has not declared it redundant, but (as reported by "The Scotsman") there have been approaches from the Property Services Agency, who are considering it for the new Museum of Scotland, and from the National Trust, who would like to bring all its offices in Edinburgh under one roof.

These are both attractive propositions, but we hope that two or three years at least will pass before the property is sold (if it's sold); for the DVA has just taken over the neglected garden on a one-year lease, renewable. It has been divided into 13 plots; what looked like an intractable jungle has been tamed; digging has been done, potatoes planted .... Let's hope our valiant gardeners will be allowed to enjoy a few harvests.

## THE DEAN VILLAGE ASSOCIATION

**Secretary:** Miss Dorothy Forrester,  
13 Belford Road, EH4 3BL (226 5843)

**Treasurer:** M. Lawton,  
28/2 Belford Road.

## SUBSCRIPTIONS (1984-5) NOW DUE

Ordinary £2.00 (or £2.50 with postage)  
Senior Citizens £1 (or £1.50 with postage)  
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