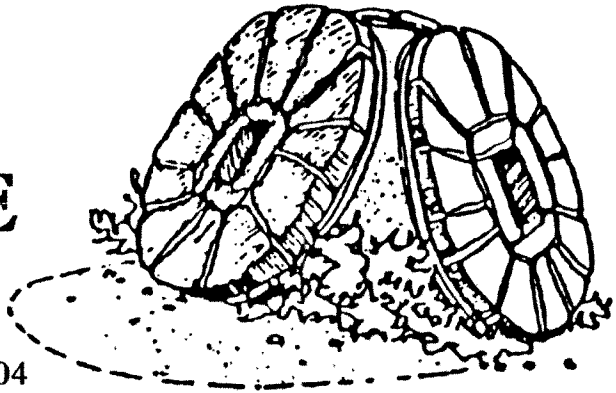


DEAN VILLAGE NEWS

No 138 Winter/Spring 2004



TO ENHANCE THE DEAN AREA

Dean Conservation Area extends up the valley beyond the hotel and includes St George's School, the Galleries of Modern Art, Dean Cemetery and the terraces and villas between Belford Bridge and Ravelston Dykes.

The draft 'character appraisal' for the area has a section headed

Opportunities for Enhancement.

... The weaknesses of the area are in those parts where the character and appearance have been eroded by unsympathetic developments. ... The scale, design and materials of the modern developments have often failed to respect the particular character of the area.

Potential themes for enhancement [are]

- *The management of the woodland and habitats ... as part of the intended review of the Water of Leith Integrated Management Plan, in association with the Water of Leith Conservation Trust.*
- *... art works and seating within the village and along the river corridor.*
- *Repairs to boundary walls and enclosures to gardens and properties.*

- *Improvements to the area around the hotel [to improve the setting of] the original house and granary.*

- *Upgrading and unifying the railings and barriers to the river.*

What's missing from this list?

— **Our streets!**

Lighting: For years we have argued for lights appropriate for a Conservation Area. A detailed scheme was drawn up: the concrete posts and yellow lamps would be replaced by high-pressure sodium lamps mounted on walls where possible, on metal posts elsewhere.

There have been half-promises. . . New lights would be installed when the existing ones were due for replacement. Some have been replaced — on concrete posts. Should we pay towards the cost of a comprehensive scheme as has been done elsewhere?

Litter bins: Can't we have the new black and gold ones? We too are in the World Heritage Site!

Walls in need of pointing and railings which should be painted are mostly in the public domain. Then there's

the slimy overflow at the top of Hawthornbank Lane. (We have tried for years to have this dealt with.) These matters are clearly the responsibility of the Council.

— and the river!

It is argued that the Council also has a legal obligation to maintain the weirs. Can they be persuaded to do so? If the one below West Mill should collapse, the setting of West Mill and Well Court would be badly affected.

The lade which served Bell's Mills still runs beside the lower part of Belford Place and past the Sports Club. (Is it the last mill-lade in Edinburgh?) To ensure that it runs freely, the weir has to be maintained and the lade kept clear of excessive vegetation. (From time to time the Water of Leith Conservation Trust has seen to this.)

Most of these topics are not a matter for enhancement but for maintenance — a subject which is omitted from the official document. Why? It is more important to maintain the fine features which we have than to add art works!

ON WESTER COATES HAUGH*

there is a bench carved out of a massive tree-trunk. Who was the sculptor?

Now that it is riddled with fungus, it may be removed and replaced by art work which has been offered to the Council by the Waverley Trust. Any comment? Any objection?

* I confess that I invented this name for that area of flat land in a bend of the river.

D.L.F.

6 BELL'S BRAE

It was built as a coach house for 'Cabbie' Stewart (See *DVN* 132), whose horses were stabled across the street, below 'Drumsheugh Toll'.

It became a 'bottle bank', then offices, most recently for Standard Life. Now it has been divided into two sections, occupied by The Crown Estate ('COMMERCIALISM, INTEGRITY, STEWARDSHIP') and by keppie ('architecture, planning, interior design').

FLOOD PREVENTION

If no one had objected to the plans described in *DVN* 134 and 136, work could have begun by now; but 38 of the original 49 objections remain. So there will be a Public Enquiry, which is likely to open in the summer.

AT ST BERNARD'S WELL

The buddleia growing out of the roof has been removed (as we insisted must be done), but the terrace wall and railings have continued to deteriorate.

The Parks Manager has reported that the wall was found to be in a poorer condition than was at first thought; so repair costs will be split over two financial years. The specification for the works will endeavour to return the wall and railings to their original condition.

At our Christmas Carols

£156 was collected for the charity:
'Fresh Start'.

TOWARDS RENOVATION of our two finest buildings

Well Court: An earlier project fell through, but this time the proprietors are making good progress. All fifty-five paid for the architect's report which was summarised in *DVN* 136. The total cost of the work is likely to be in the region of £1.3 million, towards which Edinburgh World Heritage Trust has provisionally indicated that a grant of 79% may be available.

In September 2003 the proprietors were invited by Trust to a meeting at which the procedures were discussed and questions answered. A Committee of proprietors, which has been meeting regularly over the last few months, has requested the Trust to give 'Approval in Principle' at the next grant meeting, in February. Due to the size of the project, this application will have to be considered by the board of the Trust.

After Approval in Principle, the Trust will be able to indicate when funds are likely to be available. The next stage will be for the proprietors to sign a Legal Agreement binding them to pay their share of the cost.

Baxters' Tolbooth (13, 15 Bell's Brae): Edinburgh World Heritage Trust has agreed in principle to give a grant towards the cost of renovation — various repairs in the roof area, rebuilding of the chimneys, and removal of the rough-cast, which will be replaced with lime harling with lime-wash finish. (Coloured?)

DEVELOPMENTS?

At Bells' Mills: There could still be an appeal against the refusal of planning consent for flats between the hotel and the orchard. The applicant threatened, as an alternative, to act on a 1987 consent for an extension to the hotel. Now there is a move to prove it is still valid because a trench was dug just before consent was due to expire in 1994.

We also hear of a plan for four tower blocks(!) on land belonging to the Sports Club, but there is as yet (January 15) no application for planning consent.

At the foot of Sunbury Street: There has been an application for consent for the demolition of 'Belford Lodge', but this must await a decision on the plan for 16 flats, for which more drawings are required. We have recently reported the use of the site for dumping rubble brought from elsewhere.

In Belford Road: There is still no sign of an office block beside Drumsheugh Baths, the fourth to get planning consent. It was the threat of the first of these which gave birth to the Dean Village Association in 1971.

Beside Dean Church: Consent has been granted for the new house to be used as an office.

Belford Church. Masts for mobile phones in the tower? There is a second application for Listed Building Consent but an application for Planning Consent is also required.

THE SHOPPING RUN

is much appreciated by elderly residents who are driven to Safeways at Comely Bank on Friday mornings. (There is a good butcher near by.)

If you would like to be taken, but are not yet on our list, contact Mrs Barbara Mackay, 226 2512.

If you are willing to drive, let Mrs Mackay know. She would ask you to do so no more than once a month. Would you be willing to make two trips if the number of passengers goes up?

MUSIC

Edinburgh Society of Musicians has concerts on Saturday evenings at 8 pm. at 3 Belford Road. You are welcome to come and see what it's like. If you want more information or hesitate to go on your own, contact Dorothy Forrester (who is a member, but not a musician!

THAT CLEMATIS

just below Belford Road, which has been reduced to bare stems, was planted for the Valentines, the first occupants of 32/2 Belford Road when that building was renovated. For the first time it has been thoroughly pruned, which, we are told, ought to have been done every year. It will recover!

SORRY, NO DINNER!

Neither in July nor in September were there enough bookings for dinner in the French Institute. Why? In previous years this has been a very successful event, both socially and gastronomically.

DEAN VILLAGE ASSOCIATION

Chairman: J. Lawrence Walker
48 Craigleith View EH4 3JY

Secretary: Alison McLaughlin
13 Well Court EH4 3BE
Telephone: 226 2172
e-mail: alison@deanvillage.org

Treasurer: Maureen Mitchell
8 Belford Mews EH4 3BT

Editor of *Dean Village News*:
Dorothy Forrester (226 5843)
13 Belford Road EH4 3BL

Web site: www.deanvillage.org

SPRING DIARY

Tuesday 10th February at 7.30,
at 23 Lynedoch Place.

Dorothy Kidd:
The SCOTTISH LIFE ARCHIVE
in the National Museums.

Tuesday 23rd March at 7.30
at 23 Lynedoch Place.

Dorothy Forrester:
THE DEAN AREA ,
PAST AND FUTURE

Tuesday 27th April at 7.30
ANNUAL GENERAL MEETING
in the offices of the
Edinburgh World Heritage Trust,
5 Charlotte Square,
will be followed by a talk by
DAVID McDONALD,
the new Director
of the Cockburn Association.

Dean Village Association - Review 2004

The Dean Village Association (DVA) is dedicated to the physical and social conservation of Dean Village. We are currently reviewing our activities and would like to know what you think should be the priorities of the Association.

Please take a few minutes to think about the DVA as it exists today. Think about our strengths and weaknesses, opportunities and threats. In the spaces overleaf write your brief responses to the questions. If you're new to the area or just don't know much about the DVA, your thoughts will still be useful to us. Answer as many questions as you can, and return this form to the address on the back of the form by **Friday 27th February 2004**. If you have access to the Internet, you can complete this form online at www.deanvillage.org

Dean Village Association, January 2004

Please send your completed form to

Alison McLaughlin, Secretary, Dean Village Association
13 Well Court, Dean Path, Edinburgh EH4 3BE

Weaknesses: What are our weaknesses? (Where can we improve?)

Threats: What threats could seriously affect Dean Village? (What threats do we need to guard against or prepare for?)

We do not need your details, but if you would like to be contacted about an idea or query you have, please complete the section below and we'll be in touch.

Name:

Tel:

email address:

Dean Village Association
www.deanvillage.org