



# Dean Village News

Issue 157 Summer 2010

[www.deanvillage.org](http://www.deanvillage.org)

## Dean Hydroelectric Project

Two months after the Dean Village AGM, Barry Mackay, David Perry and Conrad Hughes attended a meeting of those interested in the five Water of Leith hydro-electric projects. Jonathon Webb of Renewable Devices Energy Scotland went over the financial details of each site. For Dean Village the capital cost would be £909,771 which was an exceptionally higher figure than the previous estimate of £166,000.

The question was asked - why were these costs so much higher than the original quotation? In the case of Dean Village lower weir there was the requirement by the Scottish Environmental Protection Agency that a fish ladder be provided. Secondly there were two sewage pipes under the weir (they run all along the bottom of the river to Stockbridge) which would have to be re-sited. To develop a detailed cost the quotations used were not the least expensive options so that there was no possibility of under-estimation.

The Dean Village Association has now received the final report which was funded by Community Energy Scotland. The cost of the fish ladder has been removed, as other agencies should be paying for this. Therefore the total installation cost would be £789,168.

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In addition to the construction costs there will be an annual operating expenditure, which includes day-to-day operation, maintenance, insurance and metering, estimated at £5,300 per annum. The DVA will be required to appoint and train operatives to look after the daily running of the turbine, which would include checking and cleaning the screens that prevent debris entering the pump. This work would only require a brief daily visit.

The project would need to satisfy environmental considerations. The device should not interfere with flood protection precautions, should not interfere with river flow or fish passage, and should not cause erosion problems or sediment deposition. In addition the project should not impact on aquatic species or on bat colonies and nesting sites. An extra £1,000 has been allocated in the budget for consultation with a representative of Scottish Natural Heritage.

An important question is how to raise the money. Georgy Davis of Community Energy Scotland said that funds were available for distribution to energy projects throughout Scotland but they were severely limited. The maximum grant available for any project would be £150,000. Each project submitted would be considered on their cost- effectiveness, and therefore only the most viable projects would be likely to attract a grant. There is also a possibility of a lottery grant, the maximum being £10,000. The balance of the money would have to be raised elsewhere. A typical loan raised at the Co-Operative Bank would require an interest of 7%. However more favourable options may exist.

The turbine would have a power output of 35kw and over one year would produce 191,996kwh of electricity, yielding a carbon offset of 103 tonnes. This energy could be sold to an electric company at the going rate. Alternatively part of the power generated could be taken up by RMJM Ltd at a higher rate (but lower than RMJM normally pays). On this latter basis the expected revenue would be £46,500pa, giving an income of £41,200 after annual operating expenses.

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RDES have provided financial models based on the above projections. Three scenarios are considered: 1) no loans or grants taken up; 2) a grant of £160,000 is available and the rest taken by a loan at 7% over 15 years; 3) all the money is taken up by a loan. All models include an annual predicted increase in energy price of 3.5% pa.

The scenarios 2 and 3 involving grants or loans would be unable to pay back the money advanced. Where no loan was taken up the payback period would be 15.6 years, and after 20 years the rate of return would be 3%. This is not an acceptable return for any private investor. Therefore the project would not be viable unless the capital cost was reduced substantially.

The committee of the Dean Village Association will be meeting on Tuesday 10th August to consider the options. After this meeting all those who attended the public meeting in September of last year on the hydro-electric project will receive a summary of the committee's conclusions. A further public meeting will be convened if these interested parties feel one is necessary.

## **Dates for your Diary**

**St. Bernard's Well** will be opened from 12 noon till 3.00pm during the Edinburgh Festival Sundays 8th, 15th and 22nd August. and on Doors Open Day Saturday September 25th (11am till 4pm)

**Village Walk:** - Join us on the evening of Tuesday August 3rd for a stroll through our lovely and historic Dean Village. Meet by Kirkbrae House at the top of Bell's Brae at 7.15pm

**Water of Leith Children's Days:** - See page 19. Various events on Tuesdays 3rd and 10th August and Thursday 18th. All events cost £3.50 per child (Accompanying adult free) & start at **2.00pm** until **3.30pm**. **BOOKING ESSENTIAL** 0131 455 7367

# **The Dean Village Annual General Meeting**

The 39<sup>th</sup> Annual General Meeting of the Dean Village Association was held on Tuesday 27<sup>th</sup> April 2010 at 7.30pm in the Dean Parish Church Hall.

The Chairman reported that a planning application had been lodged with Edinburgh Council to redevelop the site presently occupied by Belford House and Douglas House to make 50 flats. The Dean Village Association and individual residents had made strong objections to this extensive development. The Planning Officer has asked for substantial alterations. This application has since remained dormant on the website.

The Association is engaged in talks with the Council to improve the playground between Dean Path and Damside. A rest area could be provided to tie in with the Water of Leith walkway. The Council is trying to establish the facts surrounding the ownership of the site. The West End Community Council is supporting the project and a grant application is being prepared to submit to the Inverleith Neighbourhood Trust.

The Secretary reported that he had applied to the Waste Disposal Department to supply a second packaging-recycling bin in Damside, which has been put in place.

Following representations by the Association and other residents, the subsidy for the number 13 bus was restored and the bus route was continued for this year, operated on an hourly basis on an altered route by Edinburgh Coach Services. This service will be monitored annually.

The wooden hoarding between Drumsheugh Baths and the Edinburgh Society of Musicians has been vandalised causing holes sufficiently large to allow children to get through to this dangerous site. Following representations by the Association the minimum repair was made by the Caledonian Trust: three chipboard sections nailed over the holes. The North Edinburgh District office is considering what further action could be taken, but were not optimistic since the site was now considered safe.

The Chairman gave the finance report as acting Treasurer. The old bank accounts with Bank of Scotland and Abbey National have been closed and new ones opened with Santander. This gives the additional benefits of internet banking and use of the office in Shandwick Place. This year there was £1620 income and £2700 expenditure. This difference was mainly accounted for by the £850 spent on the Bench for Lawrence Walker, and printing of guides for St. Bernard's Well and the village walks. The interest on our savings has been drastically reduced.

Barry Mackay was re-elected as Chairman, and will also act as Treasurer. Caroline Gerard was re-elected as Vice-chairman, and will also be membership secretary. David Perry was re-elected as Secretary, and will also edit Dean Village News. Dorothy Forrester and Pat Sinclair were re-elected as committee members, joined by Javier Albert as a new committee member. (Conrad Hughes was co-opted at the subsequent committee meeting as member with a special interest in the hydro-electric project).

Regarding the Hydro-electric project the Chairman said that since the Public Meeting in October, the company overseeing the project (RDES) had identified some major changes. SEPA has requested that a fish ladder be incorporated in the design. Sewage pipes are located under the weir which would lead to additional complications of re-siting. As a result the installation costs have changed from the original estimate of £166k to a new cost of £909k. This could be reduced to between £500k -£660k with some simplifications. Because electricity costs have also increased the project may still be economical, giving a payback time of around 18 years. Therefore the project may be viable, but the Association would need to discuss with Community Energy Scotland how to raise the finance.

Questions asked were: would other schemes be considered, and how would such a large amount of money be raised. Mr. Hughes asked if the North side of the weir could be a possible site. The Chairman replied that there were ownership and accessibility issues.

Ross Carruthers demonstrated a model old style water wheel to the meeting. Such a wheel 12 meters in diameter and 2 meters wide could be placed in the weir producing energy at 86% efficiency at a significantly smaller cost. RDES and Community Energy Scotland would be consulted further and the final report would be presented at a public meeting to be convened at a future date.

Following the close of business, Sarah Boyack MSP, gave a talk on her work in the Scottish Parliament and its relationship to the community.

# Gormley's Man - Six Times

A new arrival - no, six new arrivals - have been entertaining walkers along the Water of Leith from the Scottish National Modern Art Gallery down to the Port of Leith.



**Gormley man VI looking out to sea**

World-famous sculptor Antony Gormley, best known for the huge Angel of the North, has produced six figures of men based on his own body. This project has been three years in the planning, development and execution. The statues form part of the National Galleries of Scotland collection, and this is the first time that exhibits have been permanently placed outside the Galleries themselves.

The figures have been positioned at various locations: - the first at the lower entrance to the Modern Art Gallery buried up to the chest and the next paddling by the Bell's Mills falls on the Water of Leith, immediately to the rear of the Gallery. The third statue is in the river on the Dean side of Stockbridge, and the next at the Powderhall bridge down from the Warriston Road crossing. To find the fifth one you have to keep close to the river by taking the new walkway through the

Bonnington industrial area. The statue is obscured by a large tree when approaching from the Anderson Place direction. The final one is on a disused pier at the Port of Leith. Go down to the Ocean Terminal and walk to the picnic area where you can view the “Britannia”. Ahead is a broken wooden pier, and the statue is on a column at the far end, looking across to the sea lock.

Walkers in Stockbridge were amazed one day in June to find their statue being carefully lowered into the water by a crane adjacent to the Saunders Street flats. The artist claims that the statues will last 1000 years, although they are already showing signs of corrosion. Each statue weighs three-quarters of a ton and should be able to stand up to the rigours of the variable flow of the Water of Leith. Reaction has been mixed. One statue was decorously adorned by a pink bikini. However the artist welcomed this interaction between the public and the artwork. They are there for years to come.

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## **My friends in the Cemetery IX by David Perry**

### **Isabella Lucy Bird**

If Isabella Lucy Bird had been born 100 years later (she was born in 1831) now she would be a television star specialising in travel adventures. As it was she was well known in Victorian society, writing in journals and magazines and producing books relating her travels at regular intervals. She was the archetypal Victorian Lady Traveller.



She was born in Boroughbridge and grew up in Cheshire. Her father was a minister who moved frequently as he received his parish postings. She did not keep too well as a child and was frequently suffering with a range of ailments. However this allowed her to avoid things she did not want to do, but still do those things she did want to do.

She wished to travel and in 1854 her father gave her £100 to visit relatives in the USA. This led to her first book “The Englishwoman in America”, published in 1856. After her mother died in 1868 she spent time with her sister Henrietta (often referred to as “Henny”) on the Isle of Mull. However she could not endure to be still and went on more travels which she financially supported by her writing.

She started travelling seriously in 1872, going to Australia (disliked) and then Hawaii (loved). Her most famous exploits perhaps came when she went to Colorado where she covered 800 miles in the Rocky Mountains. On this journey she met up with Jim Nugent, a genuine outlaw with one eye and a love for poetry. Nugent seemed very taken with the strong-minded Isabella. “A man any woman might love but no sane

woman would marry””. Nugent was shot dead one year after Isabella left the Rockies. Her experiences are related in “A Lady’s Life in the Rocky Mountains”.

On her return to Scotland she took the fancy of John Bishop, an Edinburgh Doctor then in his thirties. Predictably, not wanting to be tied down, she became ill again and set off for Asia, travelling in Japan, China, Vietnam, Singapore and Malaysia. Then her sister Henrietta died of typhoid in 1880, which hit Isabella hard. It was Henny who had carefully collected and preserved all Isabella’s letters, and encouraged her to use them as a base for her books. Isabella returned to Scotland and finally accepted John Bishop’s proposal. of marriage. Sadly he died in 1886, and Isabella decided to become a missionary, and studied medicine.

Now in 1889, nearly sixty years old, she travelled to various missions in India, Tibet, Persia, Kurdistan and Turkey. Her last journey was in China, travelling up the Yangtze river and Korea, on the Han river. Her experiences are related in “Korea and Her Neighbours”. She pushed on to Morocco where the Sultan gave her a big black horse, which she had to mount using a ladder. In 1892 she received the great honour of being the first woman to be inducted into the Royal Geographical Society.

Isabella Lucy Bird returned to Scotland in 1904, and was assembling material for another trip to China. However she passed away, having not quite reached her seventy-third birthday.

For your information, Amazon lists the following books by Isabella: -

A Lady’s Life in the Rocky Mountains

Korea and her Neighbours

Journeys in Persia and Kurdistan

The Hawaiian Archipelago

The Yangtze Valley and Beyond

Unbeaten Tracks in Japan

The Golden Chersonese and the Way Thither

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## Summer Nature Notes by Barbara Mckay

The snow of the winter is but a faint memory now. Cold frosty nights in May put paid to many a gardener's dream, and also made large holes in their pockets when plants withered and died due to the extreme cold. In mid-June we had little rain and we read of riverbeds drying up. One would have thought that all that snow would have given a healthy reserve, but snow melts into a much smaller volume of water.

May proved an active time on the Water of Leith. We had many duck fights; one very fierce one when a surrogate mother arrived to take over another household. The fight was noisy and frightening until Dad came swanning up a bit late to sort things out. Aerial disagreements were almost a daily happening and mating under water with the duck pinned down by the drake was a regular scene. Ladies, be glad you are not feathered! Ducklings arrived, and even when quite big still staying close to the mother. A heron was rewarded after a long period of fish watching when he caught a small eel. A good meal for the bird followed by a long cool drink of water. He flew off well satisfied. Garden birds have been calling; numerous tits, a very slender greenfinch, two blackbirds, a thrush, and wood pigeons by the dozen but no return of the blackcap. Seagulls still attack the black bags with great ferocity followed by a fairly new resident, the ever-sleek magpie. No alarm clocks are needed in Dean Village with these very vocal birds around.

The banks of the Water have been quite beautiful this early summer with masses of green foliage of varying shades and shapes. Foxgloves with delicate bell shaped flowers on a long spike, famous for the source of digitalis. The leaves may also be used as an infusion to help sore throats and catarrh. I think quicker relief would come from a visit to the pharmacy. Red dead nettles, Jack by the Hedge or Garlic Mustard, Buttercups, Dandelions and Sweet Cecily are all there for us to enjoy.

## The Cockburn Association

The Cockburn Association held its 135<sup>th</sup> Annual General Meeting on Wednesday 16<sup>th</sup> June at the National Library Causewayside Building.

The interests of the Association include the following: -

- promoting the conservation and enhancement of Edinburgh's landscape, historic and architectural heritage

- encouraging high quality contemporary design for buildings

- improving public squares and streets

- protecting the green belt

- encouraging proper use of transport systems including amenities for cyclists and pedestrians

- encouraging public interest in planning, conservation and design.

The Chairman of the Association, The Hon. Lord Brodie reported on the activities of the Association. A great deal of time and effort had been put into opposing a planning application for a hotel on the brownfield site at Haymarket. This was a seventeen-storey building with tower, which would dominate Haymarket and indeed affect the skyline of central Edinburgh. The planning office had finally agreed with the Association's objections and not approved the plan. However, the fight is not yet over as a new plan has been submitted for an eight storey hotel which is more than half the height of the original application.

The cost of mounting this objection has been considerable and there has been a large drain on the Association's assets. The President, Sir Sandy Crombie, estimated that 100 new members would be necessary to help overcome the financial deficit. The membership Secretary, Grace Durham, exhorted members present to recruit new members.

It was the Cockburn Association which conceived Doors Open Day which has been a roaring success since its inception. This event is expensive to set up and organise. The Dean Village Association will participate by opening St. Bernard's Well on Saturday 25<sup>th</sup> September.

If you would like to help the Cockburn Association in its quest to maintain the quality of life in Edinburgh please contact them at Trunk's Close, 55 High Street, Edinburgh EH1 1SR. Membership is £12.00 for students, £30.00 single and £50.00 joint membership per annum.

## **Belford House and Douglas House**

A revised plan for the block of flats proposed for the site following the demolition of Belford House and Douglas House has appeared on the Council Planning website. To see the plans go on to the Council's website and go through the Planning and Building Standards Portal as described in Dean Village News Issue 156. Enter the Planning Number 1803 in the application search form.

There, among other items, is a letter from Michael Laird, Architects, on behalf of AMA, the property developers, to the City of Edinburgh Council Planning Department dated 24th May 2010, which states:

“Revised massing

- 1 1 no. storey has been removed from the curved northern courtyard block, adjacent to the existing townhouses on Sunbury Place.
- 2 The footprint of this element has also been reduced by 3600mm. on the courtyard side, stepping further back from the existing adjacent apartment block.
- 3 The Sunbury Mews block (running north to south) has been cut back a further 5000mm. away from the northern boundary and adjacent apartment building.

Circulation and layout

- 4 The ground floor of the block on Sunbury Mews now has properties which have separate and private access directly off the street. This will further animate the street edge and reflect the entrance arrangement as per the adjacent mews properties.
- 5 The Pend entrance to the courtyard is now gated to stop public access from Belford road.

Architectural treatment

- 6 The Eastern facade of the vertical end element has been revised to reflect the architectural treatment of the southern elevation. This facade is now completely finished in stone.”

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There will be no opportunity for new objectors to comment on the revised plans. Those who had previously raised objections to the original plan will have received a letter asking them if they wish to comment further. Their previous comments will still be taken into consideration. The Dean Village Association has reaffirmed their opposition to the present design, which overpowers all adjacent buildings and is not in keeping with the general ambience of Dean Village. It remains to be seen if this scheme will be taken to the Planning Committee.

## **Dean Village Matters**

### **The Wooden Hoarding, Belford Road.**

Following representations by the Dean Village Association, the North Edinburgh Neighbourhood Manager has asked the Caledonian Trust to repair the hoarding between Drumsheugh Baths and the Society of Musicians. The hoarding protects the site which has been the subject of long-term planning permission by the Trust. The Caledonian Trust has responded with the minimum requirement: pieces of hardwood have been nailed over the damaged areas. Technically the fencing is now considered safe, even though it is a greater eyesore than it was before.

### **The Playground**

The Dean Village Association with the help of the Council has established that the playground is partly owned by the Council and partly by the estate of the late Craig Richards. The Council is progressing with investigations into obtaining complete ownership.

### **Website**

We must apologise that our website has been down for most of the summer. We will be doing our best to get it back up and running as soon as possible.

## **Inverleith Neighbourhood Partnership**

Neighbourhood Partnerships have been set up to act as a link between local people and organisations which provide services for the area. Members of the Inverleith Partnership are the four Inverleith Councillors (if you don't know, they are Iain Whyte, Stuart McIvor, Lesley Hinds and Tim McKay, and they take it in turns to chair meetings), a representative of the Community Councils Craigleith and Blacklaw, Drylaw and Telford, and Stockbridge and Inverleith, representatives from the Lothian and Borders Police, the National Health Service and the local traders association. The Partnership is one of three in North Edinburgh and is supported by members of the Edinburgh Council: Peter Strong the North Neighbourhood Manager, Martina McChrystal, the North Partnership and Information Manager, and Elaine Lennon the Inverleith Partnership Development Officer.

Dean Village is a small area to the South of the Inverleith Partnership. Dean is also a part of the West End Community Council, bounded by Queensferry Road to Shandwick Place, including Haymarket and along to Donaldson's School. Community Councils are made up of local people who identify the needs of their area and then carry these on to their appropriate Neighbourhood Partnerships. Thus it would seem that the Dean Village Association has a foot in two Neighbourhood Partnerships.

Edinburgh residents who have concerns can express them through their local Community Council who can then carry them forward to their Partnership and hence to the appropriate Council Department, or other Partnership member. Alternatively residents could approach their Partnership directly.

On the afternoon of Friday, 25th June, the Inverleith Partnership held their Community Conference at Broughton High School on East Fettes Avenue. Some fifty participants from the Inverleith area attended. Your Secretary represented the Dean Village Association and took part in two workshops. In "Cleanliness and Environment" the



perennial problem of black rubbish bags was raised. The Council representative present said that wardens should be informed when black bags were put out at the wrong times so that the perpetrators could be identified. Other points raised were the cleanliness of parks, the cleaning up after dogs, and the clutter of pavements in Stockbridge, with particular reference to the problems of less able residents.

The “Getting Around” workshop was facilitated by Martina McChrystal. One issue that was raised by many participants was the sharing of walkways by both pedestrians and cyclists. Generally there was no problem when the route was wide enough to have a white line separating the two users. However from Stockbridge west along the Water of Leith path the path was narrow and walkers were sometimes hassled by fast-moving cyclists. A code of conduct could perhaps be introduced.

David Perry asked if there was a possibility that Ravelston Terrace could be made one-way. Two of our residents who live in a house at the west end of the road had their parked car damaged by passing traffic. Cars come up Orchard Brae and cross Queensferry Road to go down Ravelston Terrace and on to Ravelston Dykes resulting in a constant traffic flow. There is also the strange sign on Dean Path which prevents traffic from turning left into Ravelston Terrace, which most drivers ignore. The difficulty seems to be that making Ravelston Terrace No Entry from Dean Path means that traffic from Orchard Brae would have to turn right onto Queensferry Road. This would slow down the rate of traffic flow, particularly as there would have to be a filter light only allowing traffic to turn right after cars from Dean Path had exited.

At the end of the conference all agreed that it had been worthwhile to be given the opportunity to put local concerns directly to the appropriate governing department. A number of issues had been identified and would form part of the 2010 Local Community Plan which sets out the priorities for action in each area of concern.

## Summer along the river.

The Water of Leith's wildlife is making the most of the warm weather now it has finally arrived. The herons are looking especially fine, their mating plumage creates a fine mix of grey, white and black and the male sports a long black crest. Thank you to Steve Morrison for this fine photo of a Grey Heron.



We have two pairs of nesting swans on the river who have both been struck by tragedy this year with the death of the male swan in Murrayfield and the female in Bonnington. Fortunately swans make good single parents and we have local people keeping an eye on their progress. Kingfishers have been spotted along the length of the river but show little signs of nesting this year: perhaps the cold weather put them off. We also have almost weekly sightings of both the mink and the otter being reported to the Centre.

The Centre would like to hear your wildlife experiences from the river so please email:- [admin@waterofleith.org.uk](mailto:admin@waterofleith.org.uk)

For adults there is a **Guided Walk on Sunday 8<sup>th</sup> August. Exploring Colinton Village.**

Follow in the footsteps of Robert Louis Stevenson and James Gillespie on this fascinating walk through the village of Colinton discovering its history and wild places.

**£3.50 BOOKING ESSENTIAL** .Meet at 2.00pm in the Car park under Gillespie bridge in Colinton, off Bridge Road.

For Children there are a number of events happening during the holidays. All start from The Water of Leith Visitor Centre, 24 Lanark Road, EH14 1TQ, at 2.00pm until 3.30pm and cost £3.50 per child (accompanying adult free)

**BOOKING ESSENTIAL 0131 455 7367**

**Tuesday 3<sup>rd</sup> August - Wild at Art**

Join us as get creative with nature

**Tuesday 10<sup>th</sup> August – River Dipping Part 3**

So popular we have to run it three times. Join us IN the river for this favourite activity.

**Thursday 12<sup>th</sup> August - Water Force**

Join us as we harness the tremendous power of water.

And finally we have a spectacular event happening at the Centre on Sunday 5<sup>th</sup> **September** we will be launching thousands of ducks into the Water of Leith as part of our fundraising **DUCK RACE**. With a family funday, three races to take part in, children's scrapheap boat challenge, tea, homebaking, music, games and much more do pop along from 1pm (races start at 2pm). Or simply support our work by adopting a duck for just £1.

We have great prizes including; Michelin Starred Lunches and Cookery Demos, Hunter wellies for the family, family passes to Edinburgh attractions, meals out, hampers etc. For more details visit [www.waterofleith.org.uk/duckrace](http://www.waterofleith.org.uk/duckrace)

# Dean Village Association

## Committee 2010/2011

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**Treasurer:** Vacant

**Other Committee members:** Dorothy Forrester, Pat Sinclair,  
Javier Albert, Conrad Hughes

## Dean Village News

The deadline for articles for the next edition of  
the News is

2nd December 2010

If you would like to submit an article for the News  
please e-mail the Editor at davper@aol.com

**David Perry, DVN Editor**

Visit the Dean Village Website at  
[www.deanvillage.org](http://www.deanvillage.org)  
for the history and activities within  
Dean Village

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