



Speaking for Scotland's Buildings

5th August 2022

Hal Osler
Convener Development Management Sub-Committee
The City of Edinburgh Council
City Chambers
High Street
Edinburgh
EH1 1YJ

Copies to the Chief Planning Officer, David Givan, and Ward Councillors (Jule Bandel, Max Mitchell and Vicky Nicholson) and the Chair of the Planning Committee (James Dalglish)

Dear Hal Osler,

Re: 20/01244/FUL & 20/01245/LBC - Dean Bank House, 12 Dean Bank Lane, Edinburgh, EH3 5BY

I wrote in March regarding the above property, however I received no reply. I'm not sure if there were problems with the Council firewall, but hopefully this reaches you.

Dean Bank House was built as a three bay, two storey villa with a hipped slated roof and gable chimneys circa 1790-96. Single storey lean-to wings, held behind screen walls and rising to two storeys in small flanking pavilions at the rear, appear to have been added soon after construction: they are indicated on Ainslie's map of 1804.

During 2020-21, planning and listed building consent applications were submitted and subsequently granted for alteration and extension of the house, including a side-extension to the right (north-east) of the principal façade, and the infilling of the rear (north-west) service yard.

The AHSS has been contacted by local members to raise concerns regarding the ongoing works at Dean Bank House, specifically non-compliant works in relation to the consents which are outlined below:

- 1) The footprint of the new side extension to the Saxe-Coburg Street elevation (north-east) is bigger than it is shown on the planning permission and Listed Building Consent drawings. Most importantly, the roof is projecting to be almost in line with the front face of the fin wall of the principal elevation. This is clearly in breach of the consent granted, where the outer most edge of the roof of the building is supposed to be set back behind the fin wall of the NE pavilion of this building. This is a very important detail specifically specified to ensure that the new build structure is set back and thus subsidiary to the original part of the listed building. Historic Environment Scotland were clear that any new build extension should be set back from the symmetrically composed building front /garden elevation of this building to make a clear distinction between the old and new build. The newly formed roof is also higher than shown on the drawing and will be higher still once dressed in its roofing material of either lead or zinc.

In addition to the above, the side extension roof also projects further to the Saxe-Coburg Street elevation and to the rear, than detailed in the approved applications, which shows a much shallower overhang.



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- 2) The height of the roof to the courtyard extension is also higher than shown on the consented drawings. The finished roof height was to be positioned one course below the gothic window cill. Instead, even before the lead finish has been applied the roof structure is in line with the top edge of the stone cill – visible when viewed from Saxe-Coburg Place Gardens as opposed to street level. This roof was supposed to be low enough to retain the view of the gothic window from the public realm of street level to remain without it being truncated at its base.

Of further concern is the detailing of the courtyard extension roof and its interaction with the historic boundary wall. New raggles have been cut, the dressed face of one of the copes of the courtyard boundary wall sheared off mechanically (defacing the finish of the top of the wall) and a plywood finish fixed over the top of the copes, all of which indicate an intention to cap this wall with lead. The consented drawings are drawn and annotated to show the new roof detailed **behind** the “existing stone boundary wall”. The hoppers and downpipes detailed on the rear elevation are positioned to allow for the collection and disposal of rainwater without the copes needing to be capped in lead. Capping the wall in roofing material will have a detrimental impact on the historic boundary wall and the wider streetscape generally.

The proposed plans show this roof pitch falling away from the main house, however it is clear that this has been constructed to fall towards the main house. The result is a higher roofline to Saxe-Coburg Street and the formation of a valley gutter, which is likely to be difficult to maintain in this inaccessible location, risks issues of water ingress and damage to the historic fabric of the house.

- 3) Additional concerns include a soil stack that has also been fitted on the Saxe-Coburg Street elevation of the NE pavilion which was not shown on the LBC drawings. This has a detrimental impact on the external aesthetic of a very publicly visible elevation.
- 4) The details of any demolitions should also be inspected; contrary to the approved planning application, the walls and roofs of courtyard (which were those shown and annotated as being retained) have been demolished, as well as the chimney breast in the former ground floor bedroom/new kitchen (which was supposed to be retained and the Aga recessed into it) has been removed.

Please note, this email has been sent both with and without attachments. Please could you ensure attachments are released from the Council's firewall system.

We look forward to hearing from you.

Yours sincerely,

James Seabridge-Cooper, Convener
on behalf of the Forth & Borders Cases Panel