

Bud Architecture.  
FAO: Matt Cunningham  
10 Lochside Place  
Edinburgh  
EH12 9RG

Mr Ian Murray.  
35 Inverleith Row  
Edinburgh  
EH3 5QH

**Decision date: 17 June 2020**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Proposal to replace existing roof slate with Cupa Heavy 3 slate roof tiles and removal of existing central hipped roof section (not visible from principle elevations) to create a flat roof with 2 No. flat roof lights and the removal of 3 No. existing chimneys.  
At 35 Inverleith Row Edinburgh EH3 5QH

**Application No:** 20/01373/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 19 March 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

**Reason for Refusal:-**

1. The proposals are contrary to Edinburgh Local Plan, Section 59 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as the loss of the roof form, features and fabric will adversely affect the special architectural

and historic interest of the listed building and do not preserve the special character or appearance of the conservation area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

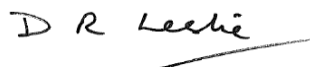
Drawings 01 - 08, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals are contrary to Edinburgh Local Development Plan policies Env 4 and Env 6, Section 59 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as they would adversely effect the special architectural and historic interest of the listed building and do not preserve the special character or appearance of the conservation area.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Daniel Lodge directly on 0131 529 3901.



**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk).

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

# Report of Handling

## **Application for Planning Permission 20/01373/FUL**

**At 35 Inverleith Row, Edinburgh, EH3 5QH**

**Proposal to replace existing roof slate with Cupa Heavy 3 slate roof tiles and removal of existing central hipped roof section (not visible from principle elevations) to create a flat roof with 2 No. flat roof lights and the removal of 3 No. existing chimneys.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	20/01373/FUL
<b>Wards</b>	B05 - Inverleith

## Summary

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The proposals are contrary to Edinburgh Local Development Plan policies Env 4 and Env 6, Section 59 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as they they would adversely effect the special architectural and historic interest of the listed building and do not preserve the special character or appearance of the conservation area.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	HEPS, HES, HESCON, HESEXF, HESROF, LPC, LEN04, LEN06, NSG, NSLBCA, CRPINV,
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# Report of handling

## Recommendations

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**1.1** It is recommended that this application be Refused for the reasons below.

## Background

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### 2.1 Site description

The property is a large, detached, traditional sandstone mid Victorian villa, located at the corner of Inverleith Row, Inverleith Place and Inverleith Place Lane. It is category C listed, reference 29173, 29/04/1977

This application site is located within the Inverleith Conservation Area.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description Of The Proposal

The application for listed building consent proposes an number of alterations to the roof and specifically involves:

1. re-modelling the roof form from a double 'm' shaped roof into a hipped roof with flat central section;
2. reslating the the roof - replacing the traditional 'scotts slate' with Spanish 'Cupa Heavy 3' slate in non-diminishing courses;
3. complete removal of the three rear-most chimneys; and
- 4 instalation of two larger modern style veleux rooflights within the flat roof section within the remodelled roof proposed.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, it needs to be considered whether:

- a) the proposals will have an adverse impact on the character of the listed building;
- b) the proposals will preserve or enhance the character and appearance of the conservation area;
- c) any comments have been addressed.

#### a) Impact on the special architectural or historic interest of the Listed Building

Historic Environment Scotlands 'Managing Change in the Historic Environment' guidance on 'Roofs' states that "the significance of a historic roof is derived from a number of factors including its age, functional performance, shape, pitch, profile, and the qualities of its supporting structure, covering materials and associated features". The retention of original structure, shape, pitch, and cladding is therefore of paramount importance.

The proposals would alter the original traditional roof profile undermining the integrity of the listed building, and causing damage to its character and loss of original fabric and form. The infill would be an alien element and would not be in keeping with the building as a whole.

Likewise, the original chimneys comprise important features of a building and should be retained as they significantly contribute to the special character and appearance of the roof and building as a whole. The removal of the three chimneys would therefore, diminish the special architectural and historic interest of the listed building to an unacceptable degree.

The roofing material of the existing Victorian villa is original, comprising natural 'Scots slate' in diminishing courses. Although, it is evident, that replacement material of a different variety of slate has been used within certain areas on the roof, no thorough condition survey has been submitted to assess the condition of the slates over the entirety of the roof. Spanish 'Cupa Heavy 3' is recognised as an acceptable replacement roofing material for Scots slate within an historic context. However, a complete understanding of the condition of the existing slated roof is required before considering the principle of removing original historic fabric from the listed building. A more sensitive approach would be only replace slates where beyond repair with

reclaimed Scots slate. This would help retain the authenticity of the special interest of the listed building.

Overall, the proposals are contrary to Historic Environment Scotland's Managing Change guidance and there would be an adverse impact on the special architectural and historic interest of the building.

#### b) Impact on the special character and/or appearance of the Conservation Area

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

The area is characterised by a row of high quality Victorian Villas and the proposed application to infill the traditional shaped roof is unsympathetic and would destroy the consistency of the terrace.

The infilling of the roof would diminish the integrity and interest of the original pattern of roofs in the area. Although it would not be wholly visible from the street, the roof alterations could be viewed from the rear sides (Inverleith Plan and Inverleith Place Lane) which would negatively impact the appearance as well as the special character of the Conservation Area.

The proposals would be contrary to Historic Environment Scotland's 'Managing Change in the Historic Environment' guidance on 'Roofs' and Policy E6 of the Edinburgh Local Plan in that it does not preserve features that contribute positively to the character of the area and neither preserves nor enhances the special character and appearance of the Conservation Area.

#### Public Comments

##### **Material comments**

- Impact on the special interest of the listed building, addressed in section 5.2 a)

##### **Non-material comments**

- Impact on neighbouring residential amenity by construction process. this is controlled through separate legislation

#### *Conclusion*

The development does not comply with the Sections 59 and 64 Planning (Listed Building and Conservation Areas) Scotland Act 1997 and also, the Edinburgh Local Plan as it fails to preserve the character and setting of the listed building and fails to preserve or enhance the character and appearance of the conservation area.

It is recommended that this application be Refused for the reasons below.

### **3.4 Conditions/reasons/informatives**

#### **Reason for Refusal:-**

1. The proposals are contrary to Edinburgh Local Plan, Section 59 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as the loss of the roof form, features and fabric will adversely affect the special architectural and historic interest of the listed building and do not preserve the special character or appearance of the conservation area.

## **Risk, Policy, compliance and governance impact**

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**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **5.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Consultation and engagement**

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### **6.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **6.2 Publicity summary of representations and Community Council comments**

The application was advertised on 08.05.20 and two representations have been received from the neighbouring resident making general comments and the Architectural Heritage Society of Scotland objecting to the proposals.

The representations are addressed in assessment section (5.2) of this report.

## **Background reading / external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)

**Statutory Development****Plan Provision****Date registered** 19 March 2020**Drawing numbers/Scheme** 01 - 08,  
Scheme 1

David R. Leslie  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: Daniel Lodge, Planning officer  
E-mail: [daniel.lodge@edinburgh.gov.uk](mailto:daniel.lodge@edinburgh.gov.uk) Tel: 0131 529 3901

## **Links - Policies**

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### **Relevant Policies:**

The Historic Environment Policy for Scotland 2019 outlines Government policy on how we should care for the historic environment when taking planning decisions.

### **Relevant Government Guidance on Historic Environment.**

Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities.

Managing Change in the Historic Environment: External Fixtures sets out Government guidance on the principles that apply to altering the external fixtures of listed buildings.

Managing Change in the Historic Environment: Roofs sets out Government guidance on the principles that apply to altering the roofs of listed buildings.

### **Relevant policies of the Edinburgh City Local Plan.**

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

**The Inverleith Conservation Area Character Appraisal** emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

# Appendix 1

## Consultations

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No consultations undertaken.

END



# Comments for Planning Application 20/01373/FUL

## Application Summary

Application Number: 20/01373/FUL

Address: 35 Inverleith Row Edinburgh EH3 5QH

Proposal: Proposal to replace existing roof slate with Cupa Heavy 3 slate roof tiles and removal of existing central hipped roof section (not visible from principle elevations) to create a flat roof with 2 No. flat roof lights and the removal of 3 No. existing chimneys.

Case Officer: Daniel Lodge

## Customer Details

Name: Mrs Janet MacLaren

Address: 1 Inverleith Place Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Concern regarding the noise and dust pollution especially from the removal of the chimneys. I would like to know the plans to ensure minimal impact to us as their nearest neighbours.

Also can we please have details on scaffolding as this may be required in the side walkway that is used by all the neighbours to get to the lane at the back and our gardens.

How long have they planned for this work to take ?

Also that the work is completed as reasonable times with minimal noise and dust pollution and not early weekend mornings

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Case Officer: Daniel Lodge

## Customer Details

Name: Not Available

Address: Not Available

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Case Officer: Daniel Lodge

## Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

## Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to comment on the above planning application. The proposals concern works relating to 35 Inverleith Row, Edinburgh a C-listed property lying in the Inverleith Conservation Area. The applicant seeks to make numerous changes to the property's roof, including replacement of slates and changes to the roof structure including removal of chimneys. The Forth & Borders Cases Panel of the AHSS has considered the proposal and wishes to make the following comments.

Edinburgh Council's Guidance on Listed Buildings and Conservation Areas states on page 8 that "Original chimneys should always be retained and repaired as they are an essential feature of traditional buildings and contribute to the historic skyline." The proposed removal of 3 chimneys contravenes this guidance.

In addition, wherever possible original states should be retained wherever possible when roofing is replaced. This does not seem to be the case here.

Finally, page 8 of the Guidance also states that "Traditional materials should always be respected and repeated, where appropriate." The Panel believes that the proposed Cupa 3 replacement slates do not meet the high standards required of traditional materials.

Accordingly, the AHSS wishes to object to the proposals.

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Accordingly, the AHSS wishes to object to the proposals.



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100281560-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	BUD Architecture Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	
Last Name: *	Stewart	Building Number:	10
Telephone Number: *	0	Address 1 (Street): *	Lochside Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH12 9RG
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Ian"/>	Building Number: <input type="text" value="35"/>
Last Name: *	<input type="text" value="Murray"/>	Address 1 (Street): * <input type="text" value="Inverleith Row"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH3 5QH"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

## Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="35 INVERLEITH ROW"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH3 5QH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675697"/>	Easting	<input type="text" value="324780"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Proposal to replace existing roof slate with Cupa Heavy 3 slate roof tiles and removal of existing central hipped roof section (not visible from principle elevations) to create a flat roof with 2 No. flat roof lights and the removal of 3 No. existing chimneys.

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see submitted appeal statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

A roof condition survey has been carried out since the application was refused.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Drawings, specification, appeal statement, original statement, historical correspondence from CEC

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/01373/FUL

What date was the application submitted to the planning authority? \*

19/03/2020

What date was the decision issued by the planning authority? \*

17/06/2020

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)



## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr David Stewart

Declaration Date: 15/07/2020

## Proposal Details

Proposal Name	100281560
Proposal Description	Planning Appeal Inverleith
Address	35 INVERLEITH ROW, EDINBURGH, EH3 5QH
Local Authority	City of Edinburgh Council
Application Online Reference	100281560-001

## Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

## Attachment Details

Notice of Review	System	A4
L-IR-001	Attached	A3
L-IR-002	Attached	A1
L-IR-003	Attached	A1
L-IR-004	Attached	A1
L-IR-005	Attached	A1
L-IR-006	Attached	A1
L-IR-007	Attached	A1
Edinburgh City Council Letter	Attached	A4
Design Statement	Attached	A4
Appeal Statement	Attached	A4
Planning Decision	Attached	A4
Roof Survey	Attached	A4
Roof Tile Specification	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

The City of Edinburgh Council  
Property Services Department  
Application for Property Inspection Service  
(Residential Property)

Name of Applicant MALCOLM R. INNES

Address of Applicant 35 INVERLEITH ROW, EDINBURGH. EH3 5QH

Owner of Property MALCOLM R. INNES

Address of Property 35 INVERLEITH ROW, EDINBURGH. EH3 5QH

Contact Name & Telephone No. (Day). MALCOLM R. INNES (HOME: [REDACTED])  
to arrange entry

The above named. hereby apply for an inspection of the following works which, so far as can be ascertained, have not been authorised by any Buildings Authority.

THE SEPARATE ITEMISED LIST WHICH IS ATTACHED HERETO.

The works were carried out within the following periods (tick as appropriate)

June 1964 - April 1982 ☒

April 1982 - April 1991 ☐

The above property has been inspected previously by a Valuation Surveyor and/or other appropriate Professional and noted below is his/her name, address & telephone number

Name NOT APPLICABLE

Address

Telephone No

I/We list below all known previous owners as listed on the Title Deeds of the above property

The property has been in the Innes Family since 1931 and was acquired by our client

in 19 [REDACTED]

Signed [REDACTED]

22 April 1999

Please forward to:

The City of Edinburgh Council  
Property Services Department  
329 High Street  
Edinburgh EH1 1PN

35 Inverleith Row, Edinburgh.

List of Works mostly carried out 25 years ago or more which may have required Local Authority consent.

1. Lowering of ceiling at first floor landing.
2. Installation of bathroom fittings and equipment adjacent to bedroom at south-west corner of first floor.
3. Blocking of door for this bathroom.
4. Blocking up of five fireplaces on first floor.
5. Installation of secondary glazing.
6. Dangerous chimney stack dismantled and re-constructed in brick with cement coating.
7. Door converted to hatch at basement for oil storage.
8. Installation of three partitions in passageway in basement.
9. Lowering of ceiling in kitchen.

Service Standards

The City of Edinburgh Council's Service Standards for Council





## NOTES FOR GUIDANCE

A fee of £<sup>3</sup>20.00 is charged for each application for the Property Inspection Service. The application form should be accompanied by a cheque for the required amount made payable to "The City of Edinburgh Council". No inspection will be undertaken until the required fee is received.

2. The service is limited to a maximum of two inspections. A further fee of £50.00 is required for each additional inspection. It is therefore important that any works identified as requiring rectification in order to satisfy the Department are correctly implemented.
3. Initially, unless specifically requested, the service will be limited to an inspection of works to which access is readily available. However, particularly in the case of structural alterations, a request may be made to expose hidden works. Failure to expose such works on request will result in the issue of a qualified report.
4. On receipt of an application arrangements will be made to inspect the property following which
  - (a) a letter confirming that the Department will take no enforcement action will be issued, or
  - (b) a letter listing items requiring action by the applicant will be issued.
5. Any matters outlined in a letter as in 4(b) above will not include minor technical infringements of the Building Regulations but will address matters that have been interpreted as having a direct bearing on health, safety and the integrity of the property.
6. The final part of the application form overleaf requires a list of all known previous owners of the property in order to assist the Department's research into prior Building Warrant approvals. Applicants are therefore requested to complete this part in full, as necessary.
7. The service is not applicable to property which has been divided into separate houses.

## Service Standards

### The City of Edinburgh Council's Service Standard for Confirmation of Completion Service.

Following receipt of your Application Form and a fee of £120 a Building Control Officer will arrange to inspect this property within two weeks to advise you whether the work is satisfactory.

# EDINBURGH

THE CITY OF EDINBURGH COUNCIL



Burnett & Reid  
15 Golden Square  
Aberdeen  
AB10 1WF

Date 12 May 1999

Your ref AOR.JD

Our ref PM10A/NE/  
99/02257/PIJS2

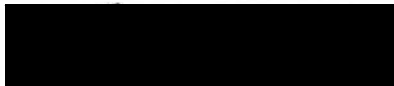
Dear Sir(s)/Madam

PROPERTY INSPECTION SERVICE  
35 Inverleith Row Edinburgh EH3 5QH

In response to your recent application for the above service the attached list of items were noted by the inspecting Officer as requiring attention:

Please contact Mr John Scholan on 0131 529 4547 when these matters have been addressed should you wish to have these points reinspected on completion of the necessary works.

Yours faithfully



BILL NESS  
Head of Property Management



Edinburgh: World Heritage City

DR GEORGE McL HAZEL  
DIRECTOR

564



SPECIALIST ROOFING CUP4  
PIZARRAS

fsb<sup>cs</sup>  
MEMBER



Mr. Murray  
35 Inverleith Row  
Edinburgh SURVEY / REPORT  
EH3 5QH  
REF 20/17

Date 01/06/2020

## **ROOF SURVEY / REPORT**

We undertook our survey on 1<sup>st</sup> June 2020, we were able to gain access through the roof window from the attic space. We were able to undertake an inspection of the pitched roofs and valley gutters; we were also able to carry out a close-up inspection of the internal roof boards.

## **DESCRIPTION**

The slated sections comprise Scotch slates laid in diminishing courses and the valley gutters are clad in a built up felt system. The internal slate pitches are clad with a variety of different slate types and colours. The chimneys are built from sandstone with the 2 unused chimneys to the rear since being overlaid with render, you noted this was carried out circa 1972 as the stone was in poor condition. All chimneys and valleys are clad in lead.

## **CONDITION**

Our assessment is that the slate work is in very poor condition with several slipped and broken slates visible, this can be due to the nail holes becoming too big to hold the nails through continuous movement over the years.

As such, we believe the roof is now nail sick with a large amount of slates that have become soft and porous, there is evidence of this with extensive rot showing internally on the sarkin boards which can be seen in the photos attached. The valley gutters have been overlaid in felt in the past, we cannot guarantee their serviceable life and note one of these valleys is currently leaking also. The sandstone chimneys to the front and side of the property appear to be in good condition with the two rendered chimneys at the rear now in need of an overhaul – or as you mentioned potentially removed as no longer being used. The lead flashings to the chimneys and valleys are thinning and cracking is visible in places, the valleys have also been coated in the past.

Unit 7 Stoneyburn Workshops, 4 main Street Stoneyburn TEL: 01506530416 MOB 07813586293

Vat Registration Number 322871018

[www.specialist-roofing.com](http://www.specialist-roofing.com) [info@specialist-roofing.com](mailto:info@specialist-roofing.com)

## CONCLUSION

In conclusion, it is our opinion that the roof will need a complete overhaul with large areas of the existing slates needing to be replaced, when stripping the roof you will lose in excess of 50% in the process with an additional amount lost due to them being porous and of a different type and colour, further more you will lose slates during dressing and sizing, it is our opinion that the vast majority will be lost due to these reasons.

Secondhand Scotch slates are becoming more difficult to source with available quality being an issue and there are no guarantees offered. We recommend that the roof is slated using Cupa H3 slates to match your existing garage building as these are now widely recognized as an excellent alternative to a scotch slate. We have used this slate successfully on many listed properties within Edinburgh.

If you have any questions or require further information, please do not hesitate to contact us.

Best regards

Graham Pow



**bud**architecture

10Lochside Place  
Edinburgh Park  
Edinburgh  
EH12 9RG

[www.budarchitecture.com](http://www.budarchitecture.com)



**35 Inverleith Row**  
**Edinburgh**  
**EH3 5QH**

**Planning & Listed Building's Appeal**

**July 2020**

We were disappointed that the initial planning and listed buildings application was refused due to every aspect of the design with no support given at all. With this being the case, this statement has been structured by breaking down our proposals in to individual elements with justification provided based on new information along with further clarification.

The individual elements of the proposals are as follows:

- The notional changes to the form of the roof by removing the centre pitched roof.
- The replacement of the roof tiles over entire roof.
- The removal of existing chimneys.

The following document aims to address these issues based on factual information which we believe forms a strong argument for their approval.

To put these proposals in to context, the property has suffered over the years due to lack of proper maintenance where unsympathetic local botched fixes have been carried out without permission of local authority. My client's aim is to restore the property to its former state whilst designing out future problems but not in any way to the detriment of the property's historical legacy

The fundamental issue at present is water ingress from the roof from missing and cracked roof tiles to the failing built up felt valley gutters around the roof. Since the applications were refused my client has commissioned a roof survey which has been submitted as part of this appeal. The survey highlights the full extent of the poor condition that the roof is in both from natural degradation and from the poor quality of workmanship. The following photographs confirm the extent of the damage that the water ingress has caused internally along with the current external condition. The photographs also highlight the poor quality localised repairs that have been carried out in time.



*View from attic space showing rotten timbers*



*View from upper landing showing the extent of water ingress*



*View from roof showing degradation of roof fabric including poor quality of localised repairs with alien roof tiles.*





*View from roof of built up felt valley gutter as well as degradation to flashings.*

Our proposal to remove the centre pitched roof and replace it with a flat roof designs out all of the valley gutters and reduces the need for future maintenance. Further to this, the centre pitch roof space is uninsulated and cannot be retrospectively insulated due to lack of access.

It was stated within the planning report that the visual impact from ground level was unacceptable however we do not believe this to be the case. The following photographs were taken from ground level most notably Inverleith Place which is the only vantage point where this could be the case and we believe the impact would be nominal.





We do acknowledge that this is a notional change of the form of the existing roof design to solve an existing and persistent problem. However as my client is undertaking a hugely costly and disruptive renovation exercise to restore the property I believe that this is fully justified to prevent further levels of disrepair in the future.

The handling report also stated the refusal of the proposed replacement slate as it was deemed unsatisfactorily alien to the property.

As per the submitted roof report it is clear that the roof is in a poor condition with localised patched areas providing a mixture of types of slate different to the existing Scotch slates. Within the original applications we proposed a Spanish sourced Cupa H3 slate which is of a superior quality and can offer a materials guarantee. This slate is also easily sourced unlike Scotch slate. Further to this Cupa H3 slate was used on the recent constructed garage on the property.

It's also worth noting that this slate has been used on a number of recent listed properties and was approved recently by CEC. Examples of this are as follows:

18/10451/LBC -	Flat 5 24 Drumsheugh Gardens, EH3 7RN
18/02885/LBC -	9 – 10 West Scotland Street Lane, EH3 6PT
17/02567/LBC -	5 – 11 Ellersly Road, EH12 6HY
17/01447/LBC -	22 Merchiston Park,
17/00650/LBC -	24 Rutland Square, EH1 2BW
16/00454/LBC -	33 Spylaw Road, EH10 5BN
14/02668/LBC -	8 West Scotland Street Lane, EH3 6PT
13/00400/LBC -	53 Albany Street, EH1 3QY
12/04109/LBC -	29 Colinton Road, EH10 5DR
12/0941/LBC -	Barnton Hotel, 562 Queensferry Road, EH4 6AS

As you will note, some of the properties listed above have a more onerous listing than the property in question which makes the refusal of this slate difficult to understand and accept.

Finally as part of these extensive roof refurbishment works we had originally proposed removing the single chimney on the north elevation and the two chimneys on the west elevation. As a concession to the original application my client has decided to retain this chimney as its original but not used. We have however retained our wish to remove the two chimneys on the west elevation as they are not used. In addition to this the chimneys are not original and were re-built a number of years ago using what it appears to be rendered blockwork as per the photo below.



*View from roof showing poorly constructed chimney on west elevation.*

We believe that the removal of these two chimneys will have little impact on the appearance of the building due to them being on a less prominent elevation. In addition to this and as part of this appeal we have submitted a document from 1999 from Edinburgh City Council where they acknowledge historical works that had been carried out without the relevant statutory consents. Item 6 confirms the re-constructed chimneys so our opinion on this matter is that these chimneys are not original and therefore have no historical value.

We trust that this additional document clarifies as well as justifies sufficiently each individual aspect of our proposals. Our belief is that the proposed works do not in any way compromise the historical legacy of the property but will enhance it as well as remedy previous unpermitted repairs.

**bud**architecture

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EH12 9RG

[www.budarchitecture.com](http://www.budarchitecture.com)



**35 Inverleith Row  
Edinburgh  
EH3 5QH**

**Design & Planning Statement**

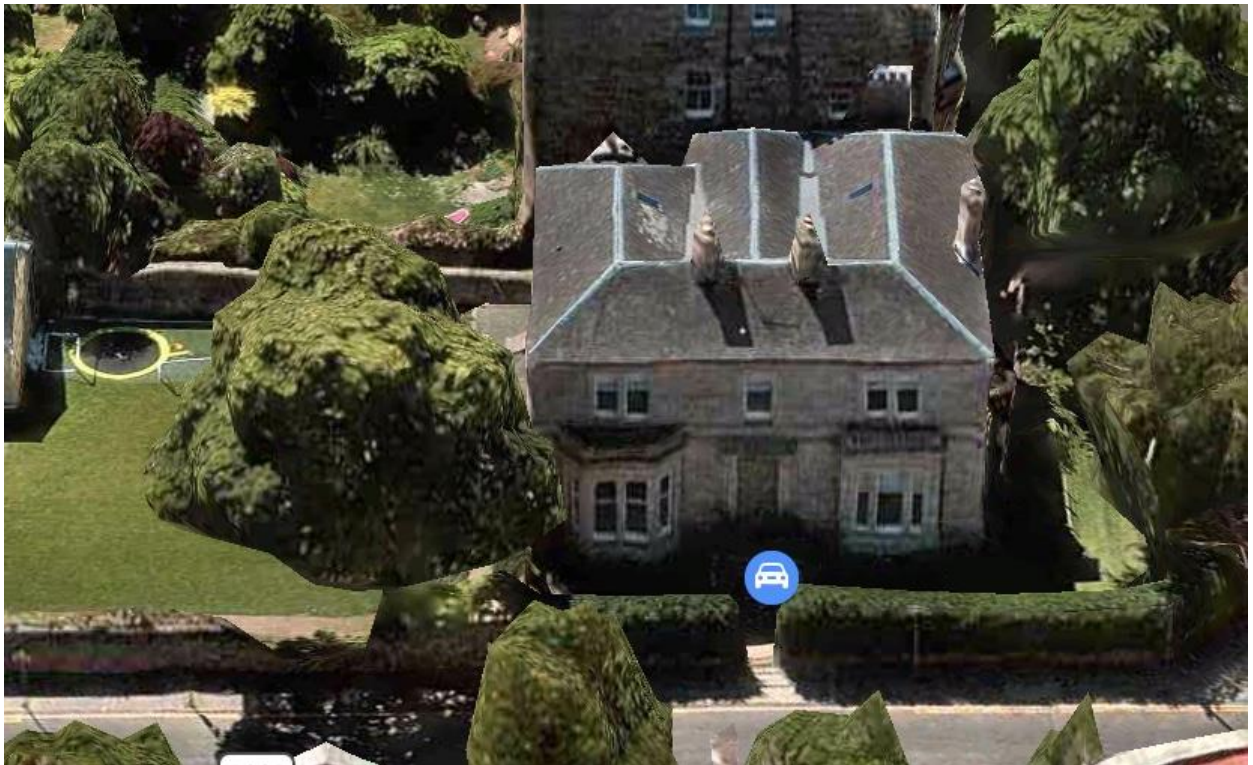
**March 2020**



## Introduction –

Grade C listed building built around 1870, this property is a large 3 storey mid Victorian villa, with a three window front to Inverleith Row, one canted bay, and one shallow rectangular bay with pierced parapets. The main door piece has an ornamented frieze.

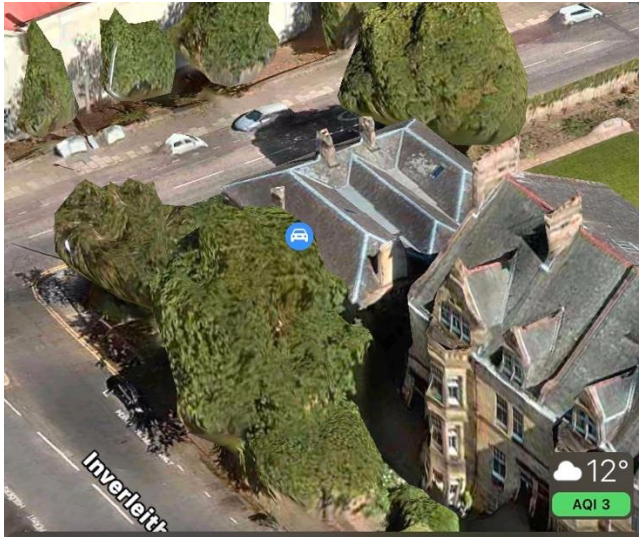
There is a three window front with asymmetrical canted bay to Inverleith Place. The property is finished with a rubble ashlar blonde sandstone with a piended slated roof.



The property would have originally been built for a prominent family who would traditionally have lived on the ground and upper floors with servants in the basement level. The main access to the property is off Inverleith Row. The accommodation is well proportioned with a variety of notable features including ornate plaster and wood work along with a tiled floor to the vestibule and hall.

The house was built in around 1860 and the roof is original but now near the end of its life. It has had previous repairs, but the current owners are looking to maintain the building further and this involves the replacement of slates for a quality slate to suit the building.





Below are images of the roof in its current condition. It has been patched previously in numerous places and the two small valleys have been recovered at different time periods with felt.



Existing not used and now rendered (for previous maintenance purposes) chimneys to rear of property



Existing ornate roof with original intricate cornicing and centre ceiling rose located directly below the central section of existing roof. The proposal is not to touch any of the features here but to incorporate new glass rooflights in the two rectangular panels to bring light into the building.





## Design & Planning –

The principle purpose for this application is to prolong the life of the existing roof structures visible from the principle elevations on Inverleith Row and Inverleith Place along with further preservation of original ornate ceiling finishes within the upper most floor of the property.

The property has suffered from water ingress issues over recent years with instances of damage becoming increasingly frequent and maintenance costs rising year on year.

The proposal is to create a section of flat roof within the bounds of the existing pitched roofs at the lower existing roof level in order to simplify the roof design and simplify the roof structure, leaving a simplified piended C-shaped roof section and retaining the appearance from all principle elevations. The existing outer pitched roofs and ridges will be retained to preserve the building appearance.

In order to allow increased natural daylight into the central section of the building, 2no flat rooflights are proposed to floor the central staircase and enhance the visibility of the existing ornate features.

The proposal is also to remove the 3no rearmost chimneys to below roof level as water ingress has been evident around the base of each chimney and a source of damp due to the orientation of the inside face adjacent to the roof hips.

To further increase the lifespan of the existing roof structure, the proposal is to replace the aging and increasingly fragile existing slate roof tiles with Cupa Heavy 3 slate roof tiles as installed on the external garage building and shown in the images below. Brochure attached with application.







# HEAVY 3

A ROOF FOR LIFE



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CUPA PIZARRAS corporate headquarters in Spain

CUPA PIZARRAS is the world leader in the sale and manufacture of natural slate. The Group has its origins in a company called Cupire Padesa which was founded in 1892.

The boom in natural slate turned this small business into the parent company of more than 60 subsidiary companies, the majority of which operated in the natural slate sector.

Their aim was to develop their quarries and **produce the best quality roofing slate** in Spain.

In 2006, the business changed its name to CUPA GROUP to reflect the global reach that the company now enjoys.

CUPA GROUP employs more than 2,000 workers and comprises of over 64 companies linked primarily to the building sector with annual sales at over £300 million.

Within CUPA GROUP, CUPA PIZARRAS, is the company responsible for the

sales of natural slate that the Group manufactures.

It was created with the aim of providing the finest quality slate combined with exceptional customer service around the world.

CUPA PIZARRAS produces first class slate from quarries that have been operating for over 120 years, and is the world leading brand in natural slate.

With 16 quarries and 22 processing plants, it exports to more than 30 countries around the world including Scotland.

Today, **CUPA PIZARRAS can claim to manufacture one in every three roofing slates used around the world;** this, along with a total commitment to quality, reinforces the company's number one global status.



## WHAT IS NATURAL SLATE?

Slate is derived from fine-grained sediments such as mud or occasionally volcanic ash laid down millions of years ago in layers known as bedding. As the pile of sediments thickened, the original open structure of the mud was compacted into a mudstone or shale. These rocks are easily split on the bedding planes and are referred to

as flagstones. However, for a slate to form, subsequent intense geological forces associated with mountain building are required, during which the minerals present in the original mudstone are metamorphosed. Some minerals, such as quartz grains, are flattened and stretched, while clay minerals are recrystallised as platy minerals: white mica and chlorite. The quartz minerals give the slate strength and durability, while the platy minerals form cleavage planes, which do not correspond to the bedding planes, but which allow the rock to be split into much thinner slabs suitable as roofing material. Differences in the composition of the original mudstone and the degree of metamorphism affect the quality of the slates thus produced.



## WHAT IS THE AGE OF SLATE?

The age varies depending on the regional geology. For example in Scotland, Ballachulish slate was formed from sediments laid

down approximately 700 million years ago and was metamorphosed 500 million years ago, while Spanish slate from the Orense area was formed

from muds laid down over 450 million years ago and was metamorphosed 300 – 350 million years ago.

## WHY USE NATURAL SLATE?

Natural Slate appearance is one of its strongest attributes. Its natural colour, texture and grain, when applied to a pitched roof deliver a clean, sculptured and strikingly beautiful appearance. Two slates are similar but never identical. Collectively they add compelling aesthetic value to buildings. **CUPA PIZARRAS slate is 100% natural.**

The value of slate lies in its properties, among the most important of which are: **impermeability, durability and versatility.**

Natural slate is often chosen for aesthetic reasons; subtle differences in colour and texture give natural variation to the roof which is very pleasing to the eye. It is also very versatile and can be used to cover any shape of roof. It can be dressed to form mitres in hips and valleys and to be fixed around curves in turrets and the rounded cheeks of dormer windows.

This versatility allows builders to incorporate intricacies in their design that would be impossible to achieve in other materials and has contributed significantly to Scottish architectural tradition.

A criterion of greater importance when choosing a roofing material is performance; a good quality slate is very durable and will out-perform better than other roofing materials.





## WHY USE NATURAL SLATE?

Not all natural slates are equally durable.

Heavy 3 can last over a hundred years, making it a **very cost effective roofing material**.

A poor quality roof needs constant repair and maintenance, but when

good quality slate is used, not only the cost of re-roofing can be effectively discounted, but the repair and maintenance expenses during its lifetime are extremely low.

Hence the use of Heavy 3 slate results in very low whole life cost.

Heavy 3 is also more cost effective than concrete or ceramic tiles, which typically last approximately 50 years. Other characteristics of slate, such as strength and impermeability, are also

superior to those of concrete and ceramics. Thus thinner slates can be used, the weight of roofing material for a given area is less and the load on the roofing structure thereby reduced.

In addition, due to the impermeability of slate, this load does not increase significantly after rain, unlike the man-made products.

TO SUMMARISE, THE **BENEFITS OF NATURAL SLATE** ARE:



**IMPERMEABLE  
TO WATER**



**WEATHER AND  
UV RESISTANT**



**CHEMICAL RESISTANT,  
NOT AFFECTED BY  
CHEMICALS OR POLLUTANTS  
(ACID OR ALKALI)**



**NOT DAMAGED  
BY FUNGI, MOSS, INSECTS,  
ANIMALS OR BIRDS**



**STRONG, WHILE WEIGHING  
SUBSTANTIALLY LESS THAN  
MAN-MADE ROOFING TILES**



**NON-COMBUSTIBLE**



# HISTORY OF NATURAL SLATE IN SCOTLAND

SLATE HAS BEEN USED AS A ROOFING MATERIAL THROUGHOUT SCOTLAND SINCE THE MIDDLE AGES. QUARRIES WERE LOCATED IN SEVERAL AREAS, OF WHICH THE MOST IMPORTANT WERE:

A

**Easdale** and the surrounding Slate Islands south of **Oban**.

B

**Ballachulish**, near the southern end of the Great Glen.

C

**Highland Boundary**: a series of quarries on a line from Arran to Dunkeld.

Some of the earliest references are to Easdale, from which slate was sent to St Andrews in 1197, and to Glasgow to roof the cathedral also in the 12th century. Reliable records began in 1745 when the Earl of Breadalbane and others established the Marble and Slate Co of Netherlorn to extract slate from Easdale Island.

As demand increased during the 18th and 19th centuries, the company expanded to neighbouring islands. Slates were transported by sea around the north coast to all the major towns on the east coast and through the Crinan Canal to Glasgow and other west coast centres.

Ballachulish is the best known Scottish slate, both in terms of quality and quantity.

Production began at the end of the 17th century and expanded rapidly to overtake the Slate Islands in the 1860s. The quarries were ideally located close to Loch Leven, which enabled slates to be transported by sea around Scotland.

Highland Boundary slate was produced from a series of quarries just north of the Highland Boundary Fault of which Aberfoyle is the best known.

They are grouped together because of similarities in their geology, but have very different histories.

Proximity to the coast was initially the most important factor limiting production; for example, slates from the island of Bute were reputedly used in the 15th century and from Arran in the 18th century.

With improved communications in the 19th century, sea transport was no longer essential and inland quarries such as Aberfoyle came into their own.

The rise and fall of the Scottish slate industry mirrored that in other parts of Britain. Starting slowly, it reached its zenith around 1900, producing 25-30 million slates per annum.

However the beginning of the 20th century was marked by a depression in the building trade, compounded by a shortage of manpower during two World Wars. While the Welsh and English quarries survived, the Scottish industry could not compete with tiles and imported slate. The Ballachulish quarries closed in 1955 and the remaining quarries in the 1960s.

# PRODUCTION PROCESS

## 1. SLATE DEPOSIT

Prior to the extraction of slate from a quarry, CUPA PIZARRAS carries out a full site investigation to determine the geological and geotechnical properties of the slate seam.

After the orientation and extent are established, the most suitable method of extraction is determined to maximise the yield.

The overburden is then removed and the site made ready for the extraction of slate blocks.

## 2. SLATE EXTRACTION

Explosives are rarely used today in the extraction of slate; instead diamond-tipped wire saws are used to remove large blocks of rock. To do this, two holes are drilled at right angles, through which the saw blade is threaded. Water is used throughout the cutting process, both as a coolant and in order to remove waste; this water is cleaned and reused. The blocks extracted from the quarry are then transported by truck to the processing sheds.



## 3. PROCESSING

The extracted blocks are cut using diamond saws into smaller blocks with dimensions slightly larger than the finished slates.

The thickness is however 16 times that of the finished product. Using hand tools, these blocks are then split and re-split equally a total of four times until 16 single slates are finally produced.

Water is again used throughout this process both to cool the diamond tipped saws and to keep the blocks wet to facilitate splitting.

The final stage in the process is to 'dress', i.e. bevel, the edges. This is to ensure that water runs freely down the slate and off the roof.

The individual slates are inspected and then packed in wooden pallets in order to be transported to the central warehouse.

## 4. PACKAGING AND STORAGE

Slates from all the CUPA PIZARRAS quarries are sent to the central warehouse prior to dispatch. Individual pallets are labelled with a bar code which captures all the data for a particular batch.

This is part of CUPA PIZARRAS comprehensive quality assurance procedure, covering the entire production, packing and transport operations, which ensures the traceability of each pallet from origin to final destination and enables the source of any problems to be identified.

## 5. QUARRY REINSTATEMENT

Slate production is essentially a mechanical process and does not require any chemical treatment.

All the waste produced is original rock which, when the quarry has been worked out, can be used for landscaping prior to reseeding and planting.

This process is supervised by the environmental authorities.



# HEAVY 3

- Heavy 3 slate is quarried from the CUPA PIZARRAS N°3 quarry in San Pedro de Trones (León) in northern Spain. This quarry has been in operation since 1892 and produces around 25,000 tonnes each year.

- The slate is blue black with a slightly gritty texture, and in some samples well defined parallel lines are clearly visible on the cleavage surfaces.

- Another obvious feature of the slate is the presence of metallic cubes approximately 2mm in size. Sometimes these cubes are randomly distributed throughout the slate, while in other cases they are concentrated in discrete bedding layers. These cubes are of iron sulphide, known as **pyrite**.

- Slate from San Pedro quarry is produced in two thicknesses, 3.5mm and 7-8mm; the thicker variant being the preferred choice in Scotland. The extra thickness and weight give it strength to withstand the high wind speeds and driving rain common throughout Scotland.

- No slate is a true match for Ballachulish, the best-known of Scottish slates. However there are many similarities between Ballachulish and our Heavy 3.

- Both are blue black in colour and have similar thickness, and pyrite crystals are usually present in both. In the absence of a new source of Scottish slate, Heavy 3 is the best choice for repair and replacement of traditional roofs in Scotland.

**Heavy 3 Natural Slates** are available in the following **sizes**:

30x20cm (12x8")  
35x20cm (14x8")  
40x20cm (16x8")  
40x25cm (16x10")  
50x25cm (20x10")





CASE STUDY 01.

PORTAVADIE MARINA,  
LOCH FYNE

- Set in a man-made lagoon, situated on Loch Fyne, Portavadie Marina is one of the UK most modern marinas, with deepwater, sheltered berthing and stunning purpose built facilities. Situated just a few miles to the north of the Isle of Arran, Portavadie Marina is handily positioned amidst the beautiful cruising grounds of Loch Fyne and is ideally located to give access to the Firth of Clyde and some of the finest sailing waters in the world.
- Restaurants, bars, accommodation and 230 berths make this destination great for yachters, walkers and families alike.
- **Heavy 3 was the choice for this prestigious project.** Matching the highest standards in terms of **aesthetics and functionality.**



MAIN CONTRACTOR  
Loch and Glens



ROOFING CONTRACTOR  
D&M Roofing contractor



ARCHITECT  
Loch and Glens





CASE STUDY 02.

ARDGARTAN HOTEL,  
LOCH LONG

- The history of this beautiful part of the West of Scotland beside the shores of Loch Long as a leisure destination begins in 1936 when a mansion and 70 acres of countryside were acquired for use as a youth hostel and recreational land in the newly created Argyll national forest park. Since then, this location has been popular with travelers who want to enjoy the famous Scottish scenery.
- In 2009 the old youth hostel was demolished and in 2012 the Lochs & Glens Holiday company completed the construction of a new 124 bed, four storey hotel.
- Heavy 3 close likeness to the look and feel of traditional Scottish Balachullish slate made it the **perfect choice as a roofing material** for this project.



MAIN CONTRACTOR  
Loch and Glens



ROOFING CONTRACTOR  
D&M Roofing contractor



ARCHITECT  
Loch and Glens





CASE STUDY 03.

DRUM OF GARVOCK  
DUNNING

- Designed for a prominent client, the mission was to provide a home of distinction, whilst closely following the previous building's footprint.
- Drum of Garvock is conceived as a series of living spaces linked from a cylindrical drum.
- With over 30,000 sq.ft of living accommodation which is linked vertically via the drum and horizontally via the entrance hall.
- The hall is modulated and enlivened by a series of perforations and narrower spaces opening up to a light filled break-out and display space.
- In the absence of quality Scottish slate, Heavy 3 became the perfect choice for such a project. This ensured a very Scottish look, as well as **the reassurance that can only be delivered by a product of this quality.**



MAIN CONTRACTOR  
Stuart Miller



ROOFING CONTRACTOR  
Fraser Roofing



ARCHITECT  
Mcallister Architects





#### CASE STUDY 04.

## BALHOUSIE CASTLE PERTH

- The origins of Balhousie Castle are said to date back to the 12th century. Originally an L-shaped tower house what we see today is the central section, possibly dating from the 17th century. In its present form, the Castle dates from the 1860s.

- During the Second World War, the property was used by the Auxiliary Training Service as the Officers Quarters. After the War, it housed a detachment of Royal Army Service Corps and the Headquarters, Highland District, Corps of Royal Engineers.

- In 2008 The Black Watch Heritage Appeal was launched to buy, develop and endow Balhousie Castle to create a permanent home for The Black Watch in Perth at the heart of the Regimental area. The Appeal succeeded in raising £3.5 million and a major redevelopment project began in May 2012 and was completed by June 2013.

- It was particularly important for the planning authorities that the roofing material specified **would blend seamlessly with indigenous slates used on other elevations of this B listed building**. Heavy 3's close likeness to the look and feel of traditional Scottish slates made it the perfect choice as a roofing material for this project.



**ROOFING CONTRACTOR**  
Braisby Roofing



**ARCHITECT**  
Arta Architects





CASE STUDY 05.

TRINITY PARK  
CALA HOMES  
EDINBURGH

- This much sought after suburb of Edinburgh combines a village atmosphere with all the advantages of being located right in the heart of the Scottish capital.
- Trinity Park is a place where glorious architectural tradition meets modern-day inspiration, with a limited release of 81 homes.
- Showcasing an eclectic mix of Georgian inspired Edinburgh villas, mews and spacious apartments, which cleverly combining neo-classical influences with contemporary design excellence.
- Heavy 3 premium credentials, its unparalleled quality and likeness to Scotland’s indigenous Ballachulish slate, placed it as the perfect material for a roofing solution for this development.
- **With Heavy 3 100 year guarantee** there is not only peace of mind for the developer, in this case, Trinity Park, but also its customers. The end result delivers a quality look that completes these premium houses.



MAIN CONTRACTOR  
Cala Homes



ROOFING CONTRACTOR  
SouthWest Roofing



ARCHITECT  
Susan Stephen architects





CASE STUDY 06.

MARITIME MUSEUM  
IRVINE HARBOUR

- The Irvine museum is located at Irvine Harbour, situated within the category A listed former Engine Shop of Alexander Stephen and Sons, which was salvaged and relocated from their derelict Linthouse shipyard in Glasgow during 1991.
- The site operated by The Scottish Maritime Museum contains the exhibitions and collections that tell the story of that great maritime tradition.
- The Linthouse Engine Shop, originally built in 1882, holds a substantial part of the museum's collections in open store.
- Together with its 100 years guarantee, Heavy 3 ensures a **high quality traditional look standing the test of time no matter what the climate throws at it.**



ROOFING CONTRACTOR  
Braisby Roofing







CASE STUDY 07.

# THE RACE COURSE, MUSSELBURGH


- Situated close to River Esk, six miles east of downtown Edinburgh, Musselburgh Race Course opened its doors for year-round programmes for both and flat national hunt meetings.
- The old Edwardian Grandstand sits side by side with new build facilities. A key feature of this project was to be able to provide a roofing slate that was not only in keeping with the surrounding traditional builds, but was also a close match to indigenous Scottish slate (which has not been manufactured for some 50 years).
- This made Heavy 3 the **ideal choice and further demonstrates its versatility** through use on the refurbished Grandstand as well as the new facilities.



MAIN CONTRACTOR  
Robert Rollo & Sons



ROOFING CONTRACTOR  
Robert Rollo & Sons



ARCHITECT  
Michael Laird Arhcitects








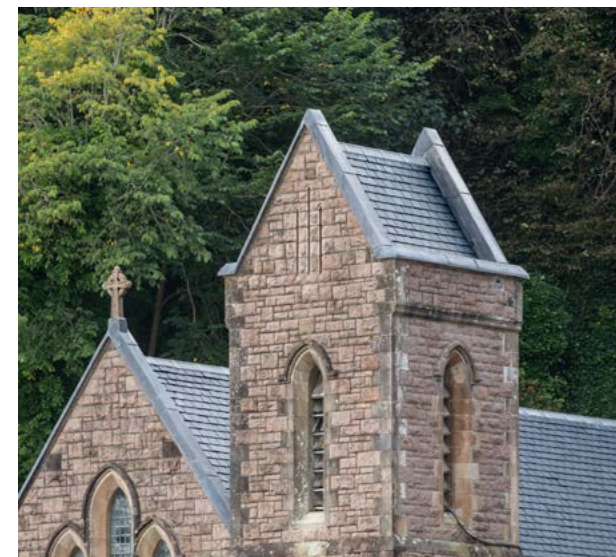
CASE STUDY 08.

STIRLING FARM STEADING

- This typically Scottish farmstead conversion lies in the shadow of one of Scotland’s most historic castles that dates back to the 15th century. As a consequence, it was particularly important for the planning authorities that the specified slate were sympathetic to the surrounding area.
- Heavy 3 close likeness to the look and feel of traditional Scottish slates made it the perfect choice as a roofing material for this project.

-  MAIN CONTRACTOR  
Crammond Select Homes
-  ROOFING CONTRACTOR  
BHC
-  ARCHITECT  
Bobby Halliday Architects





## CASE STUDY 09.

### THE GALLERY, TOBERMORY

- This former church built in gothic revival style is located on Tobermory (Isle of Mull), main street overlooking the harbour.
- Construction was completed in 1879 and ceased to be a place of worship in 1964.
- The church was then sold and converted into The Gallery with a coffee place and a store attracting thousands of visitors every year.
- For the planning authorities, it was of great importance that the roofing material specified would blend seemingly with Scottish slates previously used and decided to be kept on the turrets of the former temple.
- Heavy 3 close likeness to the look and feel of traditional Scottish slates made it the perfect choice as a roofing material for this project.



# QUALITY STANDARDS

The compliance requirements given are for the highest grade of slate. The European Standard sets several grades for a single slate, depending on its performance in different tests. French Standard assigns an overall grade depending on the performance in all the tests.

TESTS	COMPLIANCE REQUIREMENTS OF EUROPEAN AND FRENCH STANDARDS		TEST RESULTS OF CUPA 3 SLATE		
	European Standard prEn 12326	French Norm NF 228 22/11/2016	Tested by LNE 2017	Tested by ATG 2016	Tested by ASTM 2018
WATER ABSORPTION	≤0.6%	≤0.4%	0.20%	0.22%	0.118% (0,25%)
SPECIFIC WEIGHT gm/cm³	No limit			2700-2900 kg/m³	
MODULUS OF RUPTURE	No limit			50 MPa	915 lbs (>575 lbs)
CARBONATE CONTENT	≤20%	≤ 3%	0.50%	0.4%	
NON-CARBONATE CARBON CONTENT	≤2%	≤ 1,5%	0.50%		
THERMAL CYCLE	No leaching of metallic minerals	No leaching of metallic minerals	T1	T1	
SO₂ EXPOSURE TESTS	No affect	No affect	S1	S1	
DEVIATION FROM DECLARED LENGTH	+5mm	± 3 mm	Complies	Complies	
DEVIATION FROM DECLARED WIDTH	+5mm	± 3 mm	Complies	Complies	
DEVIATION FROM SQUARENESS	± 1% of length	± 1% of length	Complies	Complies	
DEVIATION FROM STRAIGHTNESS OF EDGES	≤5mm slate ≤500mm or ≤1% of length		Complies	Complies	
DEVIATION FROM FLATNESS	<1.5% of length for normal texture		Very flat	Complies	
THICKNESS (INDIVIDUAL)	Nominal thickness ± 35%		Complies	Complies	
WEATHER RESISTANT					0,0006 in

EUROPEAN STANDARD:  
EN 12326

AMERICAN STANDARD:  
ASTM C406-15

FRENCH SPECIFICATIONS:  
NF 228 22/11/2016

BELGIAN SPECIFICATIONS:  
ATG H 571

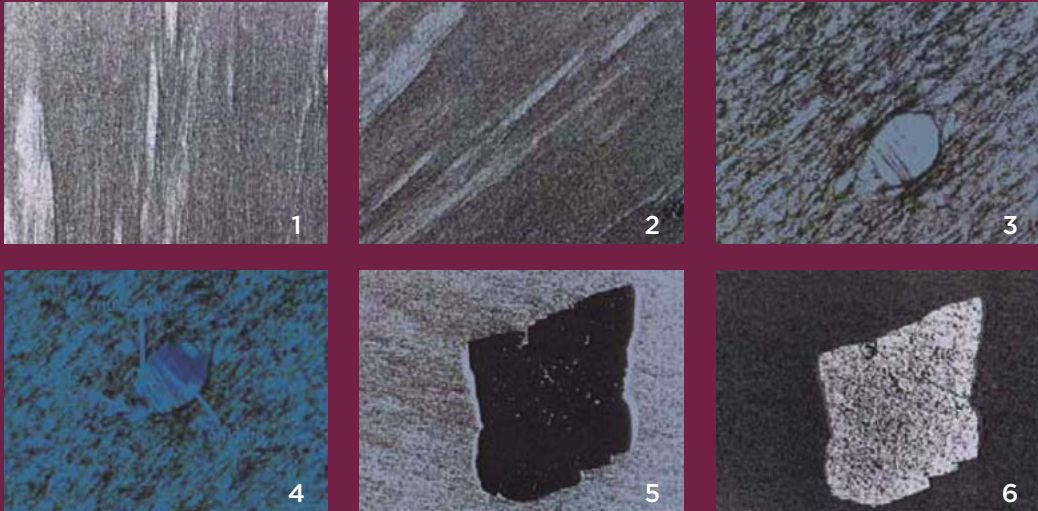


# HEAVY 3 GEOLOGICAL ANALYSIS

Slate is a fine-grained metamorphic rock derived mainly from mudstone and shale. During metamorphism the quartz and clay minerals present in the original shale are recrystallised and the clay minerals replaced by white mica and chlorite. The ability to split slate into flat sheets is due to the alignment of the white mica and chlorite minerals during recrystallisation the extent to which these processes have taken place affects the quality of the slate.



Fig 1. Plane Polarised Light  
Fig 2. Cross Polarised Light  
Fig 3. Plane Polarised Light  
Fig 4. Cross Polarised Light  
Fig 5. Plane Polarised Light  
Fig 6. Reflected Light



## PETROGRAPHIC ANALYSIS

Modus operandi: The slate was examined using traditional petrographic techniques, thin sections of slate (30µm thick) were examined under the optical microscope using both plane and cross polarised light. The principal minerals present were determined by X-ray diffraction and the chemical composition was determined by X-ray fluorescence analysis.

### A. OPTICAL MICROSCOPY

Under the optical microscope, it can be seen that the Heavy 3 is a fine-grained slate with a pervasive foliation due to the alignment of platy minerals (Fig.1 & 2). This alignment of fine-grained minerals enables the rock be split into thin sheets suitable as roofing slates. At greater magnification (Fig.3 & 4) it can be seen that the principal minerals are chlorite, white mica and quartz. Chlorite is recognised by its green colour in plane polarised light (Fig.3), the white mica by its bright colours under cross polarised light and quartz by its grey colour also under cross polarised light (Fig.4). This assemblage of minerals is typical of low grade metamorphic rocks sometimes referred to as the greenschist facies.

When examining the large grain under cross polarized light, the intergrowth of the principal minerals is clearly visible. The iron sulphide minerals (pyrite) are present as large crystallised cubes approximately 1mm in diameter (Fig. 5 & 6). These crystalline cubes are very resistant to the effects of weathering. In contrast, pyrite in poor quality slates is usually amorphous and found disseminated throughout the rock. Other minerals, identified using the optical microscope, were zircon and tourmaline. These minerals are rare and do not affect the properties of the slate.

### B. CHEMICAL COMPOSITION

The chemical composition of the slate (expressed as oxides) was determined using X-ray fluorescence analysis:

SiO<sub>2</sub> > 52.61%  
Al<sub>2</sub>O<sub>3</sub> > 22.95%  
Fe<sub>2</sub>O<sub>3</sub> > 9.19%  
Mg O > 2.98%  
CaO > 0.35%  
Na<sub>2</sub>O > 1.34%  
K<sub>2</sub>O > 3.65%  
TiO<sub>2</sub> > 1.12%  
MnO > 0.09%  
P<sub>2</sub>O<sub>5</sub> > 0.24%  
LOI\* > 4.75%

\*(Volatile material referred to as 'loss on ignition')

### C. X-RAY DIFFRACTION

The principal minerals present were identified using XRD analysis. Combining the XRF and XRD results, the mineral composition of the slate was calculated as follows:

**Principal Minerals**  
· White mica (31%)  
· Chlorite (28%)  
· Quartz (21%)  
· Feldspar (11%)  
· Clay (5%)

**Secondary Materials**  
· Pyrite (1%)  
· Anatase (1%)



## QUALITY ASSURANCE

CUPA PIZARRAS success has been built on the high quality of the slate that is extracted from its quarries, and the comprehensive quality controls that each piece of slate undergoes.

- The area of quality is very important to CUPA PIZARRAS, and we invest heavily in its continuous improvement, to achieve the highest quality product available on the market today. This reinforces CUPA PIZARRAS position as the industry global leader.

- CUPA PIZARRAS is responsible for geological studies, geo-technical analysis, prospecting, sampling, seam evaluation, allowing us to control every aspect of the natural slate production process.

- All quarries currently operated by CUPA PIZARRAS are endorsed in those countries where authorisation is mandatory.

Our compliance with the Standard ISO 9001:2000 (certified by AENOR) certifies our quality management system. In order to control the quality of our production, regular testing is carried out.

- Testing is done in certified laboratories in the countries to which we export. However, in order

to offer the finest quality slate, CUPA PIZARRAS own laboratories carry out additional tests as part of our internal quality control system.

- CUPA PIZARRAS thorough and rigorous quality procedures allow the company to offer the guarantee of full traceability, where the origin and production history of each product can be provided.

### ENVIROMENTAL STANDARDS

The environment is paramount to CUPA PIZARRAS, our commitment being rewarded by (AENOR) ISO 14001 certification.

To achieve this, CUPA PIZARRAS has actively created an Environmental System, which includes the implementation of correct environmental policies to prevent contamination and the compromise of the compliance of all the local, national and international environmental rules and norms. Individual offices and locations throughout CUPA PIZARRAS continuously adhere to these environmental objectives, with staff proactively engaged in minimising energy consumption and recycling all materials where possible.

### TRACEABILITY STANDARDS

CUPA PIZARRAS operates a barcode system that identifies each pallet of slate individually. Our traceability procedure can be identified by means of this unique label that is placed on each pallet (once the pallet has completed inspection and quality controls in the manufacturing bay and in the central warehouse). This label contains information about the slate that has been packed and includes test results, the name of the quarry, size of the slates, the number of slates and even the name of the person who selected and packed the pieces.

This traceability system offers our customers an outstanding reliable experience when using our products that gives them peace of mind in their purchase. This extensive quality process is paramount to our service. **Customers can use our products with confidence.**

## WHAT MAKES A GOOD ROOFING SLATE?

Slate is a fine-grained, low grade metamorphic rock, which can be split fairly thin, making it ideally suited as roofing material. It is formed from mud or silt deposited millions of years ago in calm water environments. As the sediments accumulated, the pressure and temperature of the lower layers increased and became compacted, until they were eventually consolidated into mudrock.

- These rocks retain the primary bedding layers, and, if they are thick enough, they can be used for roofing. Caithness flagstone is an example of this.

- The composition of mudrock varies depending on the source of the original mud, but the most common minerals are quartz, feldspar and clay minerals.

- Mudrock may be found in any location, but slate is only found in mountainous areas, since it is a metamorphic rock which requires for its formation the intense geological forces associated with mountain building.

- During metamorphism, stable minerals such as quartz are flattened and stretched in response to the main stress. They also grow in size and become increasingly crystalline.

- At the same time, less stable clay minerals are gradually replaced by more stable mica and chlorite. They increase in size and crystallinity with increasing metamorphism.

- All roofing slates have fairly similar composition, consisting primarily of quartz, chlorite and white mica, yet they do not all perform equally well on a roof. Some last hundreds of years while others fail after a few years of exposure.

- This is due to differences in the degree of metamorphism. In poorly metamorphosed slates, even the most stable mineral, quartz, if it is fine-grained, is vulnerable to weathering.

- Durability may be further compromised by the presence of

certain deleterious minerals; clay minerals take up water and amorphous pyrite is prone to leaching and may react with other minerals present. At a higher metamorphic grade, quartz is usually coarser grained and more crystalline; the concentration of clay minerals is low and amorphous pyrite has often been replaced by crystalline cubes which are very resistant to weathering.

- Reliably predicting the durability of slate is only possible if a range of chemical and physical tests are carried out. However, some good pointers are a gritty texture and a good ring tone when hit with a hammer, both of which indicate crystalline slate.

Joan Walsh BSc (Chem), BSc (Geol),  
PhD, FGS.  
Consultant Geologist





**HEAVY3**  
A ROOF FOR LIFE



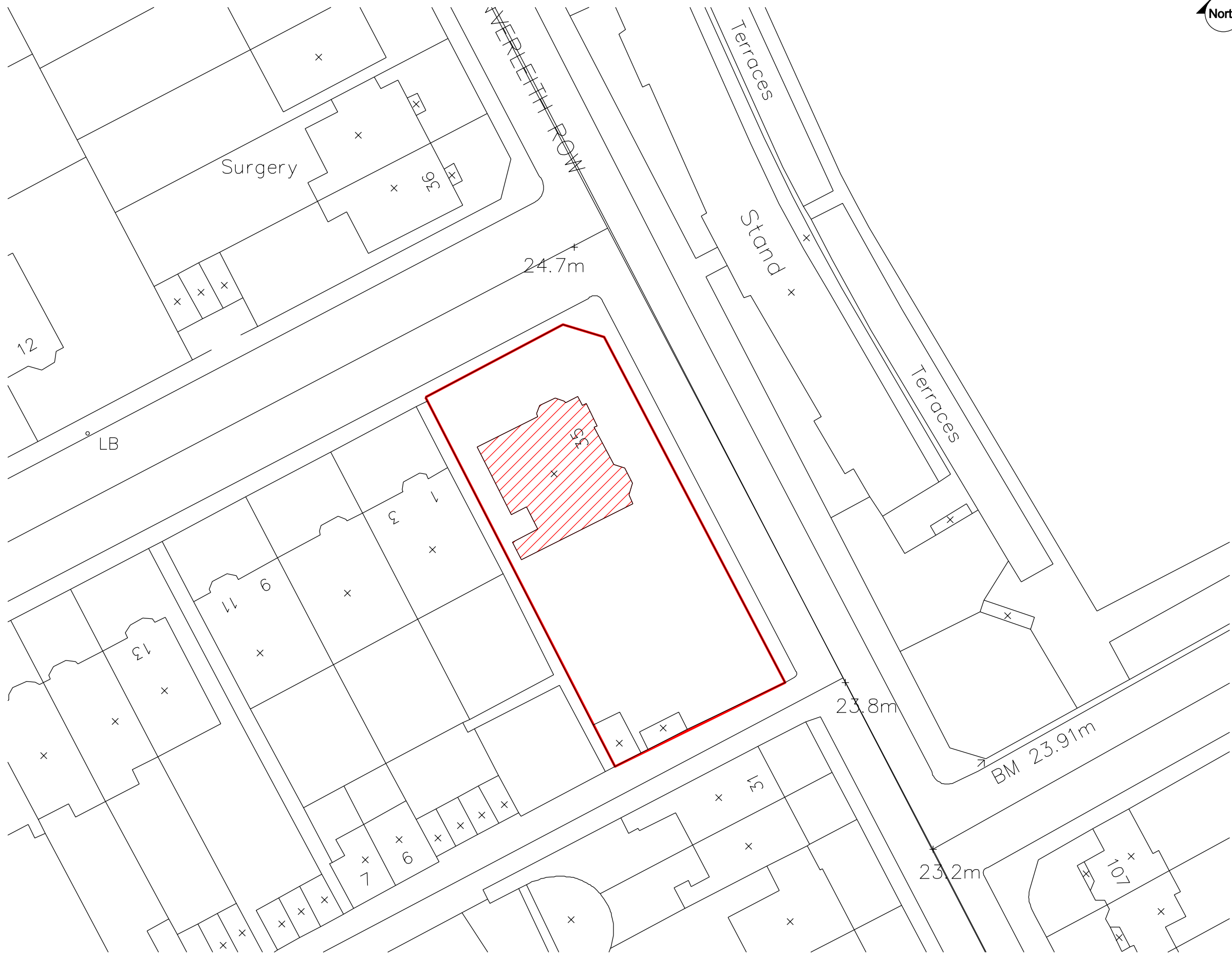
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**Legal Boundary**

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10 Lochside Place  
Edinburgh Park  
Edinburgh  
EH12 9RG  
[www.budarchitecture.com](http://www.budarchitecture.com)

PROJECT:

**35 Inverleith Row  
Edinburgh  
EH3 5QH**

TITLE:

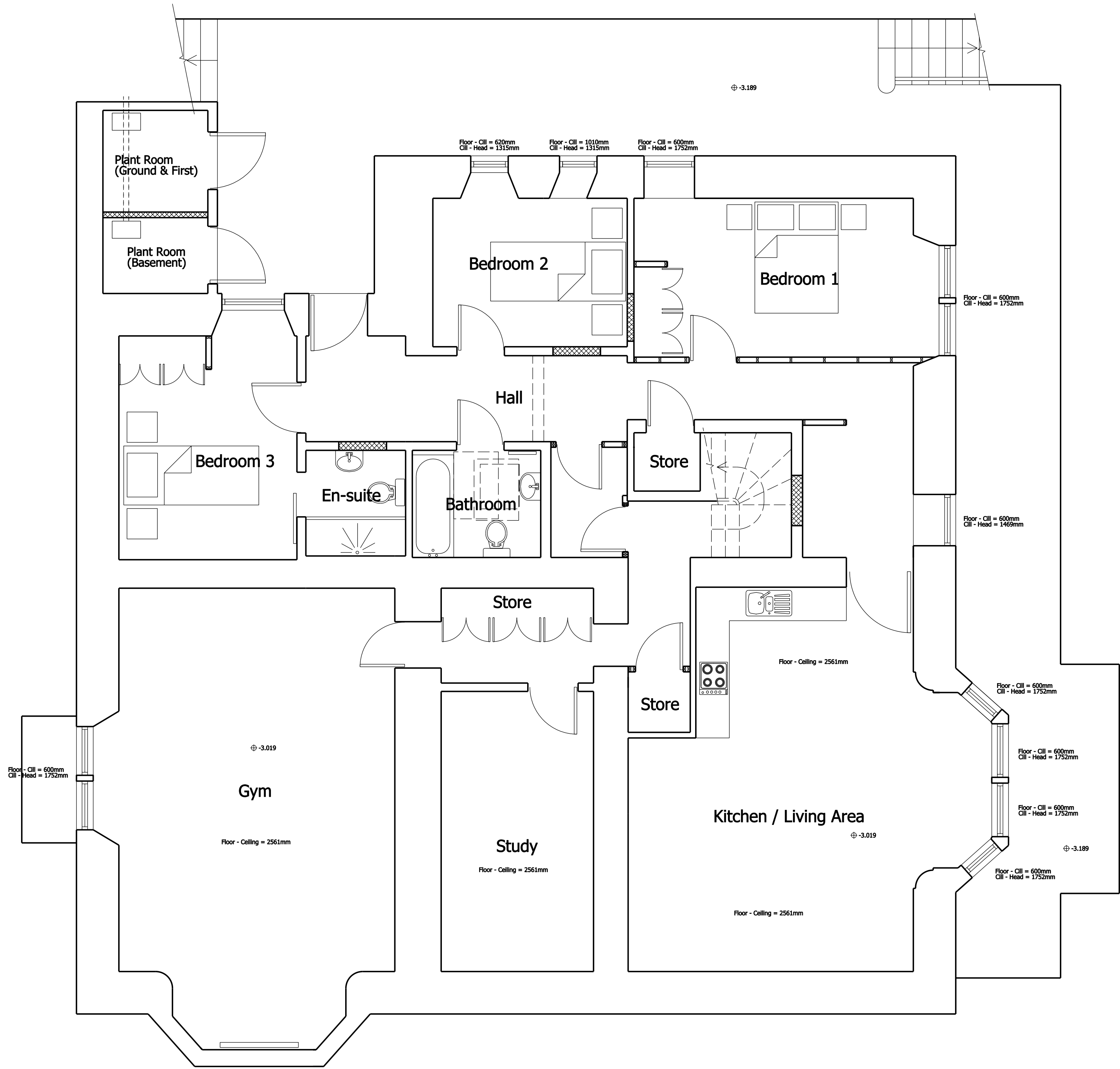
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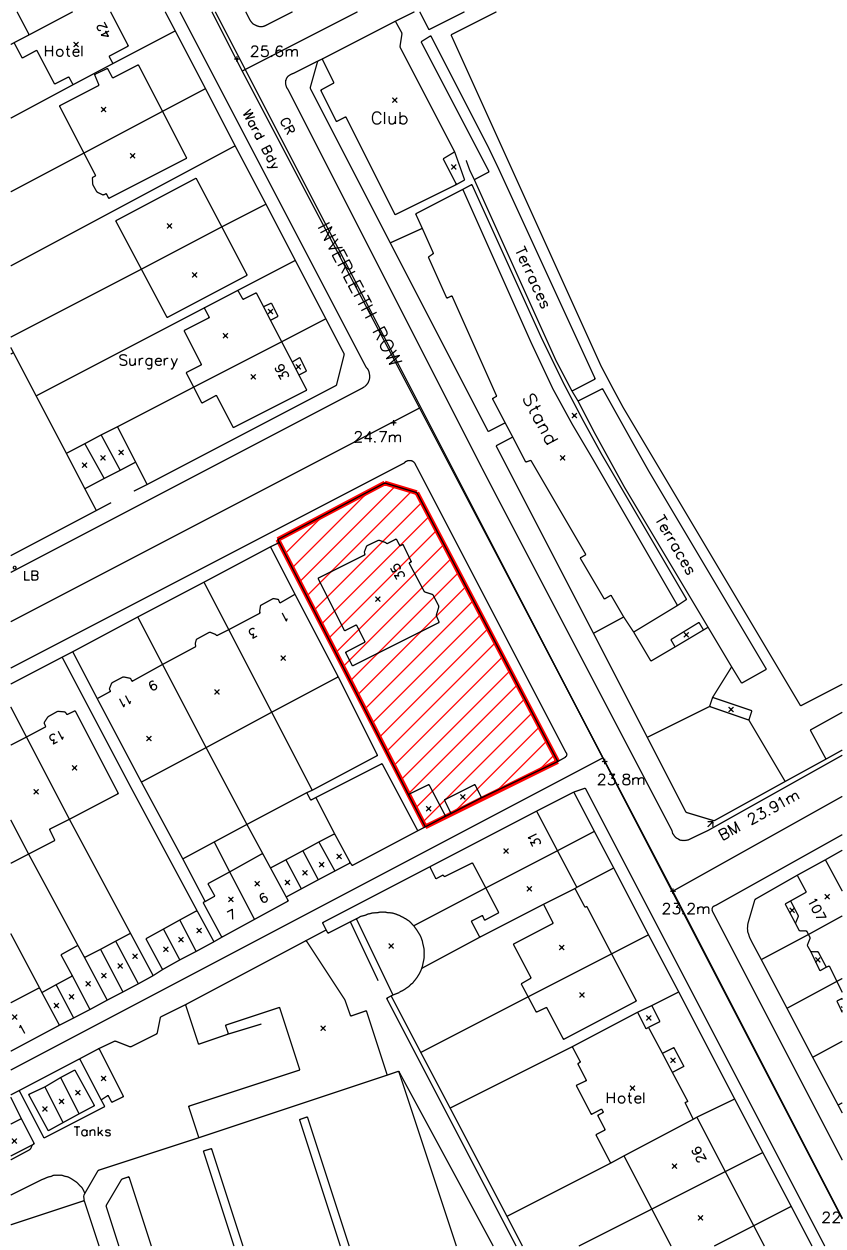
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**35 Inverleith Row**



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Basement (as existing) - (1:50)  
35 Inverleith Row



location plan (1:1250 at A1)

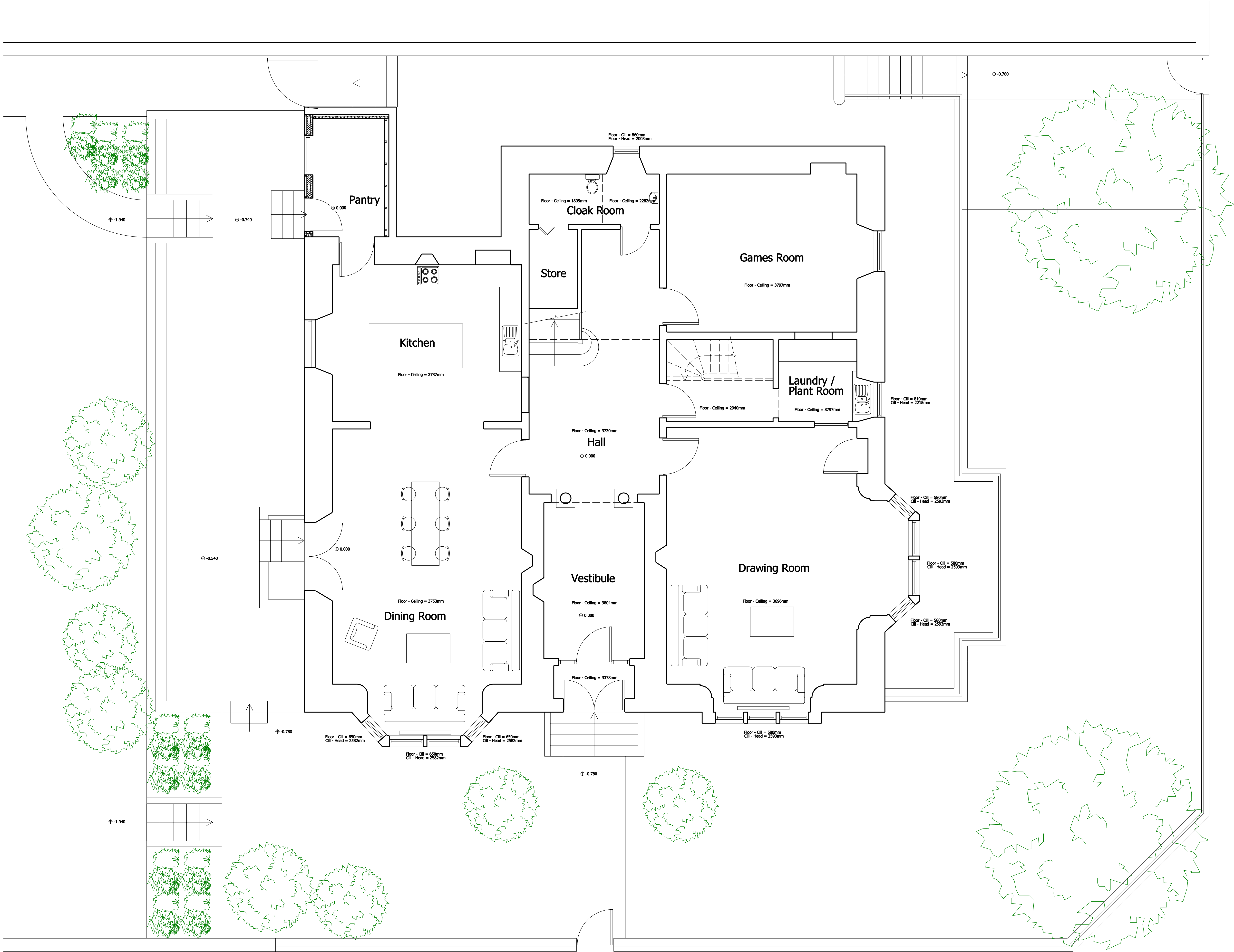
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PROJECT:  
35 Inverleith Row  
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TITLE:  
Basement  
(as existing)

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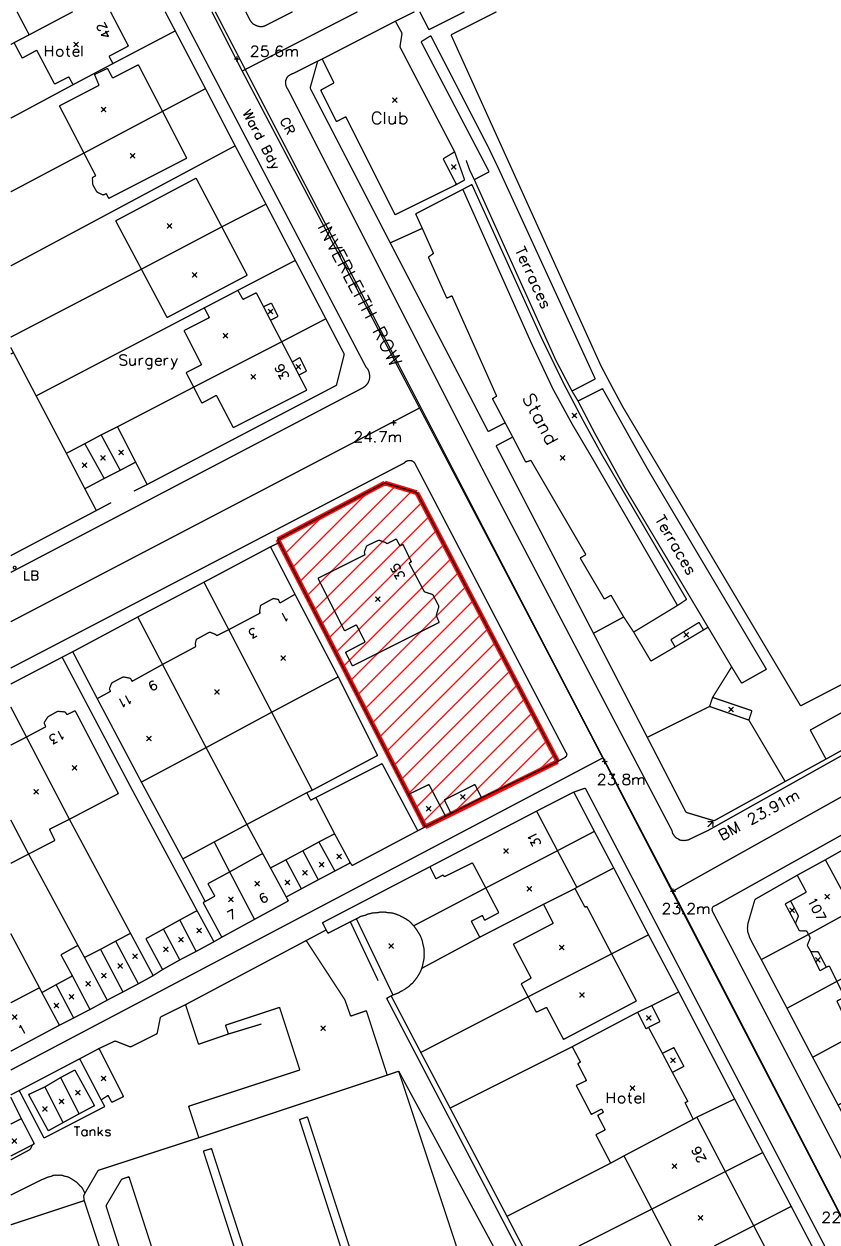


Ground Floor Plan (as existing) - (1:50)  
35 Inverleith Row

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location plan (1:1250 at A1)

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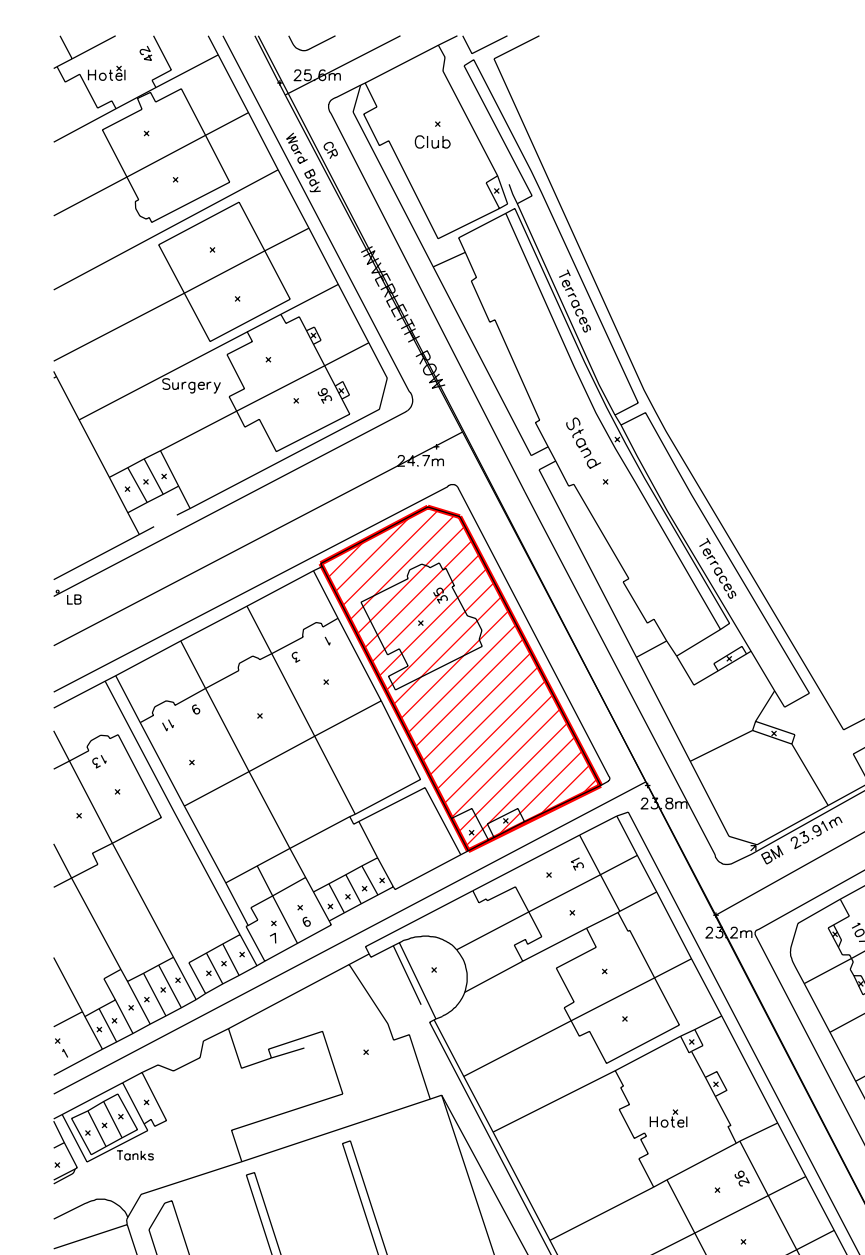
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Edinburgh, EH3 5QH  
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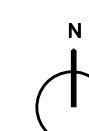


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location plan (1:1250 at A1)



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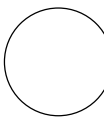
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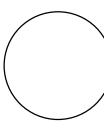
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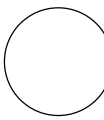


 East Elevation (as proposed) - (1:100)  
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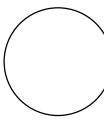


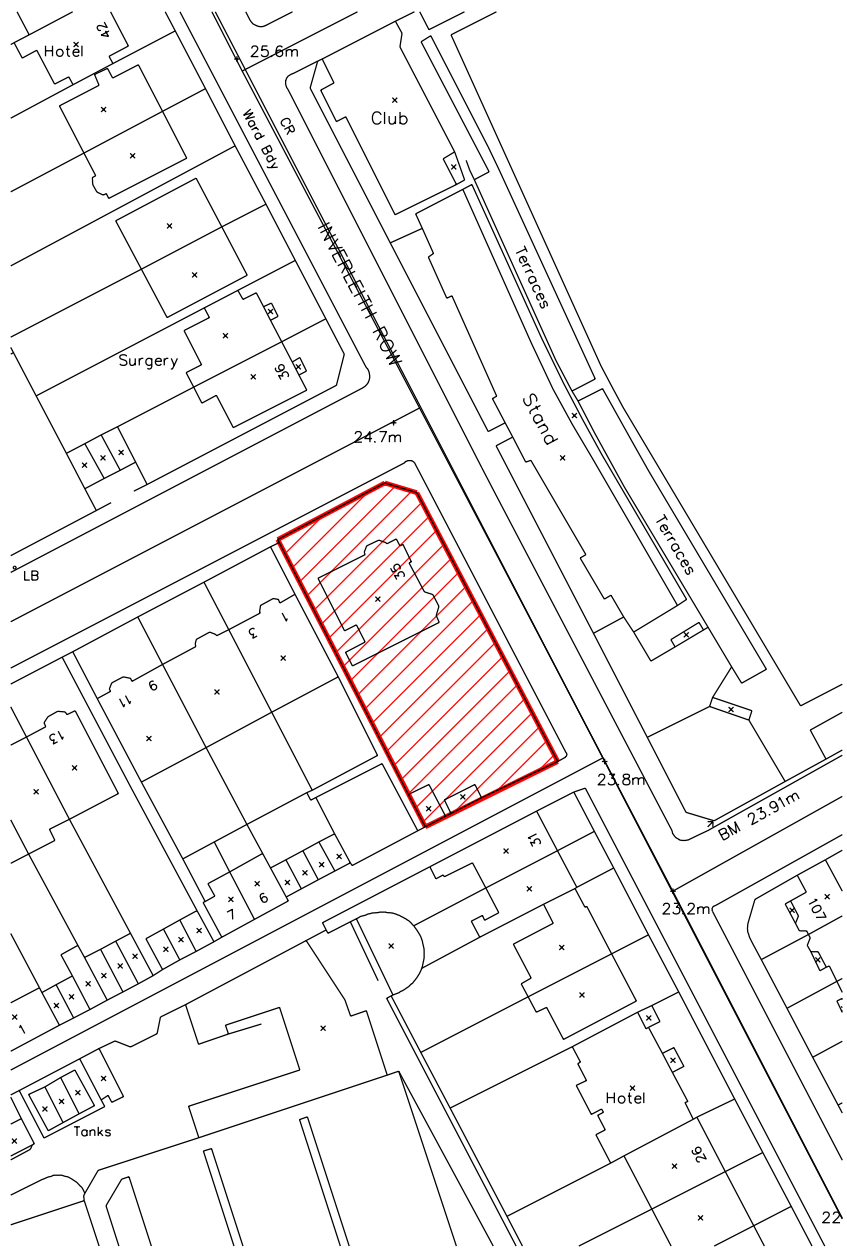
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35 Inverleith Row




 West Elevation (as proposed) - (1:100)  
35 Inverleith Row



 South Elevation (as proposed) - (1:100)  
35 Inverleith Row



location plan (1:1250 at A1) 

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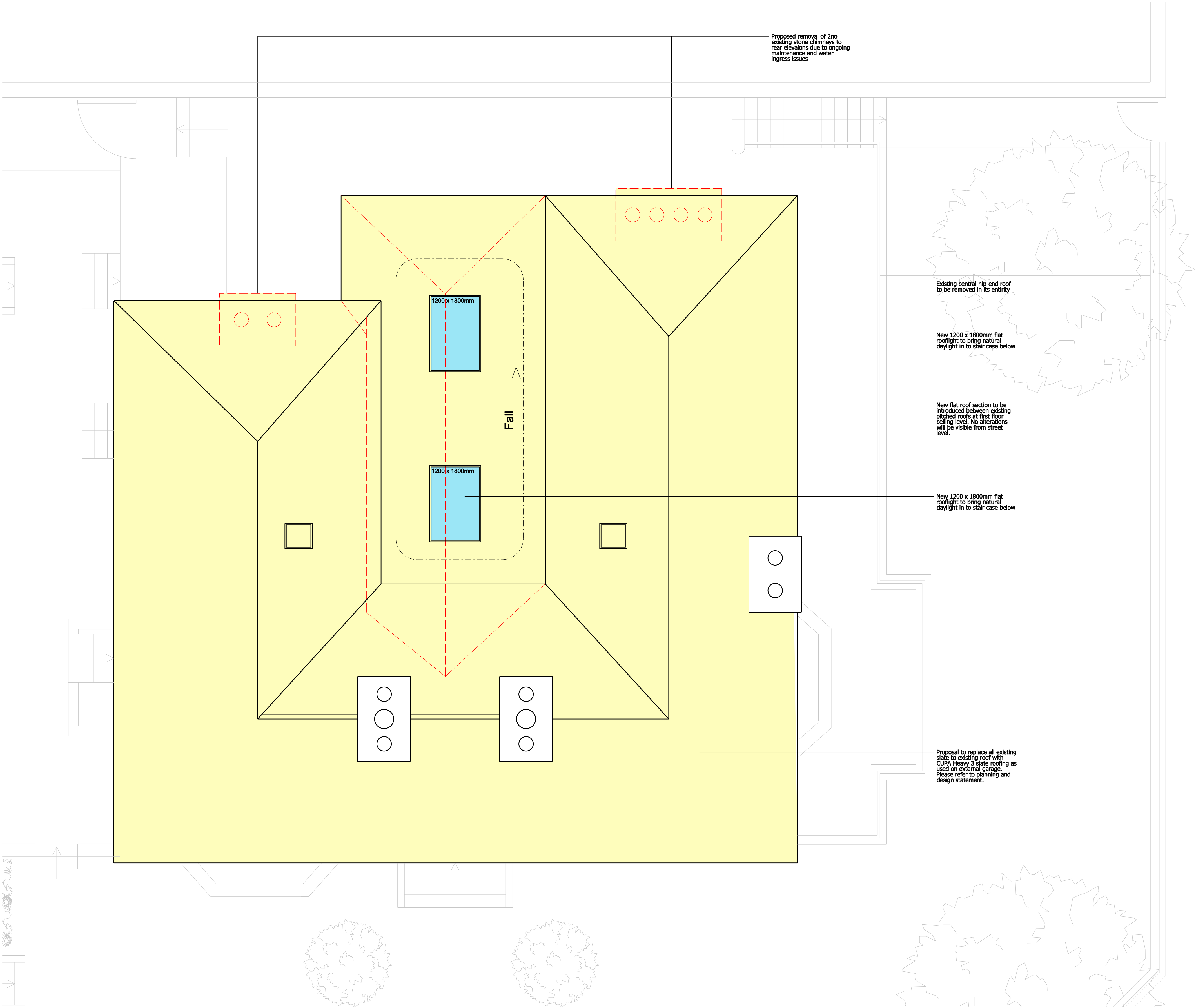
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PROJECT:  
35 Inverleith Row  
Edinburgh, EH3 5QH  
TITLE:  
Elevations  
(as existing)

SCALE @ A1: As Stated	CHECKED: SM	APPROVED: DS
PROJECT No: 20-000	DESIGN-DRAWN: DS	DATE: Mar 2020
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**Roof Plan (as proposed) - (1:50)**  
**35 Inverleith Row**

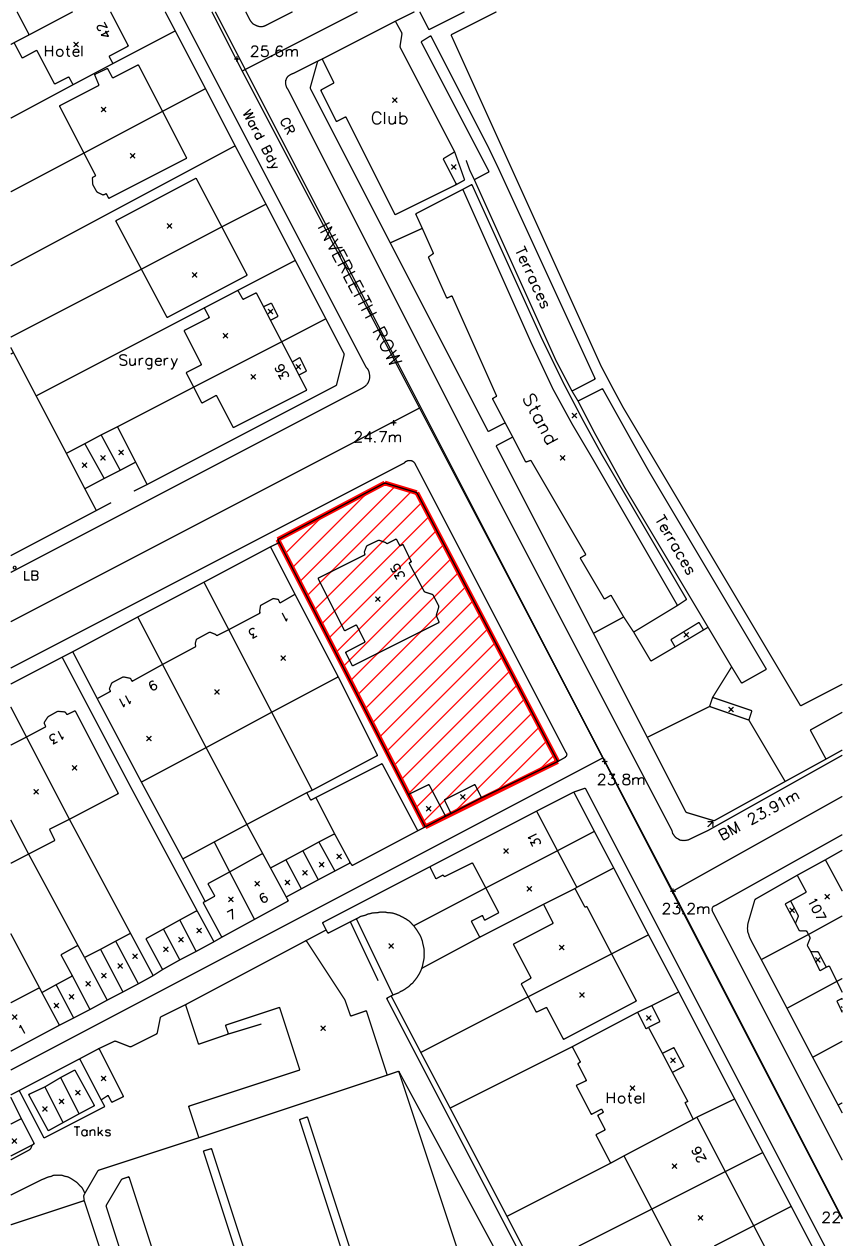
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**location plan (1:1250 at A1)**

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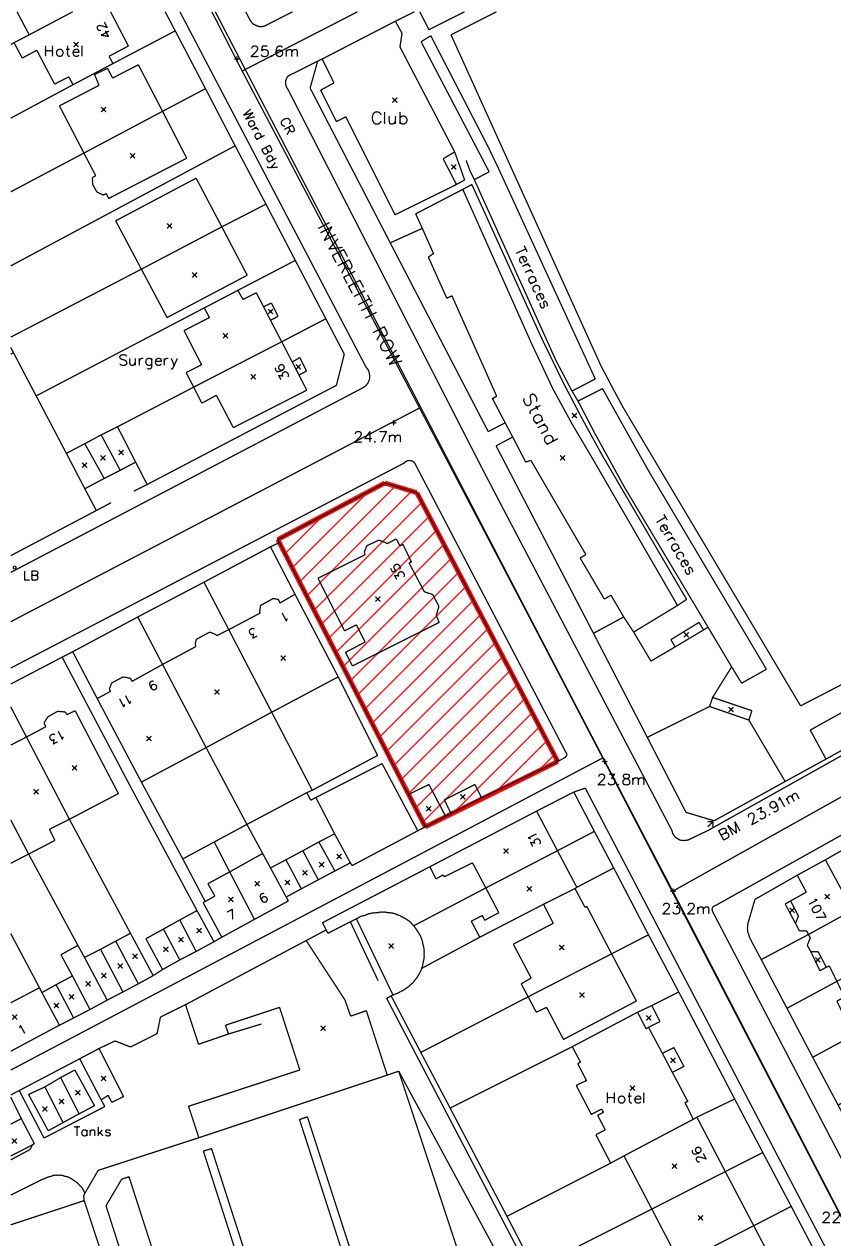
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35 Inverleith Row  
Edinburgh, EH3 5QH


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(as proposed)

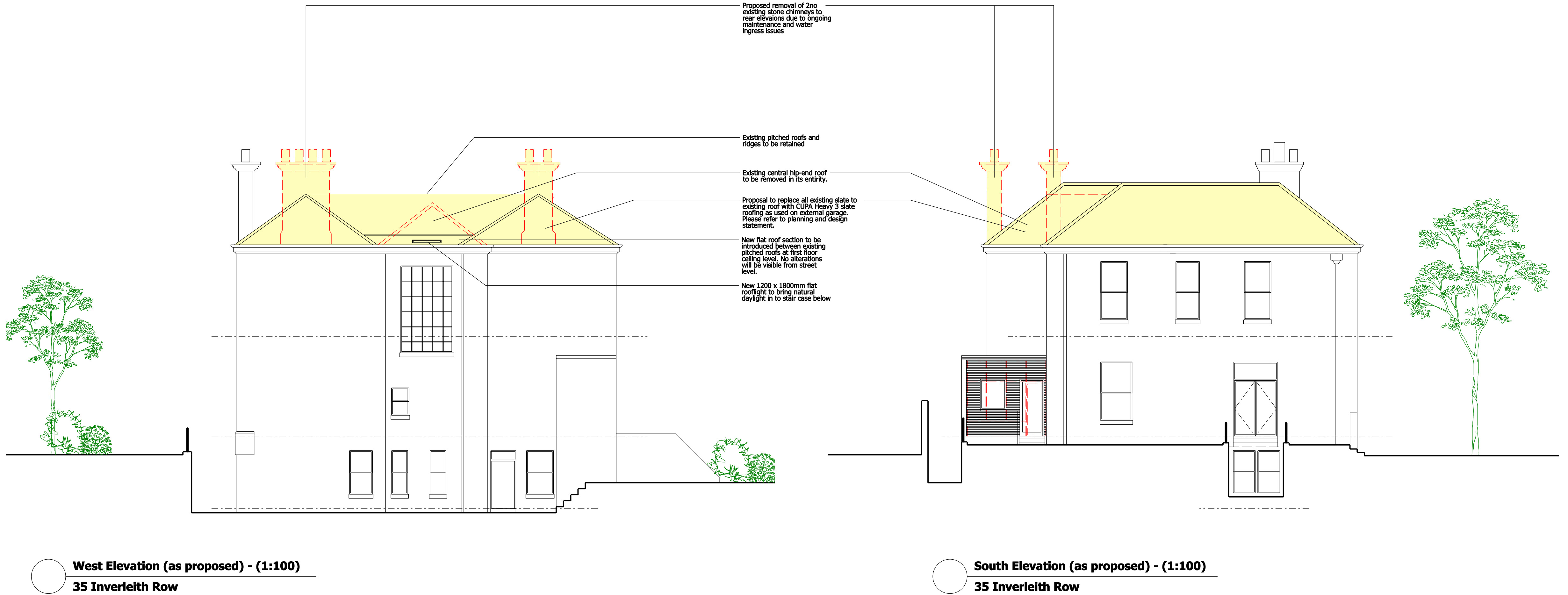
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DRAWING Size: A1	DRAWING No: L(PL)006	REV: 02

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location plan (1:1250 at A1) 



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PROJECT:	35 Inverleith Row Edinburgh, EH3 5QH		
TITLE:	Elevations (as proposed)		
SCALE @ A1:	As Stated	CHECKED: SM	APPROVED: DS
PROJECT No:	20-000	DESIGN-DRAWN: DS	DATE: Mar 2020
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