

**Friends of Roseburn Park**  
c/o Don Wilkie  
SENT BY EMAIL

## 1037-SUMMARY OF BRIEF



**24 September 2012**

**Ref. 1037/1/L01-DW-CP**

Dear Friends of Roseburn Park

### **FEASIBILITY: Roseburn Park Shelter – Upgrade/ refurbish public toilet and reinstate community shelter**

It was a pleasure to meet with you on Saturday to discuss your ideas and aspirations in relation to the future use of the existing public toilet in Roseburn Park.

I have summarised my interpretation of your requirements for comment; the content of which will form the framework for the Feasibility Study which I have begun under your instruction.

#### **The Purpose**

It is proposed that the existing shelter is re-furbished and over-hauled to rejuvenate its use as both a toilet facility and a community shelter. The shelter will only be used occasionally for open-days by FRP, but the use may extend to other community groups, sport groups, scouts and schools.

The shelter will be used to provide teas/ coffees and sandwiches when required and will be future-proofed to allow provision for fridges and other small cooking appliances to meet any growing demands as the function and use of the shelter develops over time. This may include light social/ commercial enterprise for fund raising during open days.

It is thought that the shelter could be used for meetings and as such, adequate seating and a table should be provided. To maximise on the efficiency of the small space, all furniture should be dismountable and storage should be carefully incorporated around the room with the internal space being as flexible as possible to meet any future use requirements.

#### **The Works**

The following summary of the proposed works will form the basis for the refurbishment.

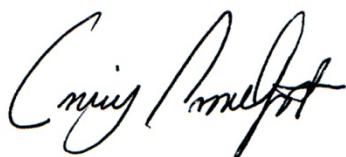
1. The additional extension to the West elevation of the building is to be completely removed, leaving only the original built protrusion.
2. Roof to be overhauled and timbers treated/ replaced as necessary, surface waterproofed with felt or similar and then finished with traditional tiles.
3. All gutters and downpipes to be made in good working order.
4. Existing dividing wall to be removed.
5. Ceiling to be taken down to expose existing timber rafters.

6. Existing water tank to be removed and water to be taken directly from the mains supply.
7. Accessible, unisex toilet to be installed to rear of shelter with allowance for wheelchair access. Toilet to include WC, wash hand basin and all necessary grab rails.
8. Door on North elevation of shelter to be removed and window to be reinstated as original.
9. Main access to the shelter is thought to be through the door on the east, however, it is likely that the double doors on the South elevation could be used from time to time to open the space up as necessary and allow natural light.
10. Decorative canopy detail above East door to be refurbished and all ironmongery and timber details to be made good or replaced to match original.
11. Traditional details to be picked out and accentuated where appropriate.
12. External timber and masonry paint finishes to be discussed.
13. Where practical, all walls and roof to be strapped and insulated as necessary for thermal properties.
14. The existing slab is thought to be sufficient for purpose, though further inspection will be required to confirm suitability or whether remedial work is required.
15. Original windows to be reinstated to East and West elevation.
16. Timber shutters to be fitted to all windows.
17. Floor to be finished with hard-wearing non-slip water resistant surface and be coved at skirting level to provide adequate protection to the walls from potential flooding.
18. All electrical sockets to be positioned above flood level with suitable provision for future appliances.
19. Electrical space heating to be provided and positioned above flood level or to be completely waterproof if fitted below flood level.
20. A Belfast sink is to be fitted within the main area with adjacent worktop space for tea/ coffee and food preparation.
21. Storage and shelving provided throughout at a suitable level above the flood line.
22. Explore potential for perimeter bench seating with integrated storage.
23. Water and drainage to be overhauled to allow additional WC and sink outlets and all connections to the main sewer made good.

It is my belief that if appropriate care and attention is given to the refurbishment of this historical shelter and it is reinstated to its former glory, then it will stand to represent the aspirations, the care and the energy that has been invested in the area by the FRP community group. The building will hold the potential to accommodate and develop with the growing needs of the various groups who use the park now and in years to come.

I trust the above is in order and look forward to hearing from you.

Yours sincerely



Craig Proudfoot BArch (Hons) DipArch