



ROSEBURN PARK SHELTER

FEASIBILITY STUDY

Rev A

Upgrade/ refurbish disused public toilet and form community shelter

07 December 2012

Prepared by Craig Proudfoot

For Friends of Roseburn Park

© 2012 onefootsquare



This report is financed by grants from:



Contents

HISTORY	3
BACKGROUND	6
SCHEDULE OF WORKS	8
CONDITION & DILAPIDATION SURVEY	13
CONSIDERATIONS	15
CONCLUSION	17
PHOTOGRAPHS	18
DRAWINGS	38



[Google Image of Roseburn Park](#)

HISTORY

'The land now occupied by Roseburn Park used to be a rather insalubrious, swampy area on the edge of the Water of Leith. This was filled in and leveled by the City Council in 1891, but unfortunately still has a propensity for serious flooding when the river is in spate. After reclamation, the ground was leased for recreational purposes and the Edinburgh Polo Club (founded in 1880) moved there, stabling its ponies at Russell Road. In 1898 the city purchased about ten acres of land adjoining the polo ground from the Balfour family of Balburnie and turned this into Roseburn Park. Sporting facilities were developed including golf with the founding of Roseburn Golf Club in 1901. Later, the game of rugby asserted its authority with the erection of Murrayfield Stadium in the 1920s on the old polo ground and part of the golf course. The stadium opened in a blaze of glory on 21 March 1925 with Scotland playing England.'

FROM OLD MURRAYFIELD AND CORSTORPHINE – ROBIN SHERMAN: PP7

Roseburn Park takes its name from a burn draining into Corstorphine Loch. The loch was originally a glacial lake, giving rise to a large area of marshland, which was finally drained in the 17th century.

The staff shelter and tool store was built circa. 1903 by the City Architects Department and used as a *bothy* by the park keepers. The building was later converted for use as a public toilet in 1936 having the open air lavatories roofed over and replaced with WC cubicle compartments. The building has largely been unoccupied in recent years and has been used predominantly for storage.

There are a number of community development and improvement projects in the area which serve to strengthen the local connection with Roseburn Park whilst providing additional amenity for recreational groups. There were historically two cricket pitches formed in 1900 and the park continues to be used extensively by sports groups including Murrayfield-DAFS cricket club who use the adjacent Roseburn Park Pavilion; keeping up the historic tradition of the sport in the park.

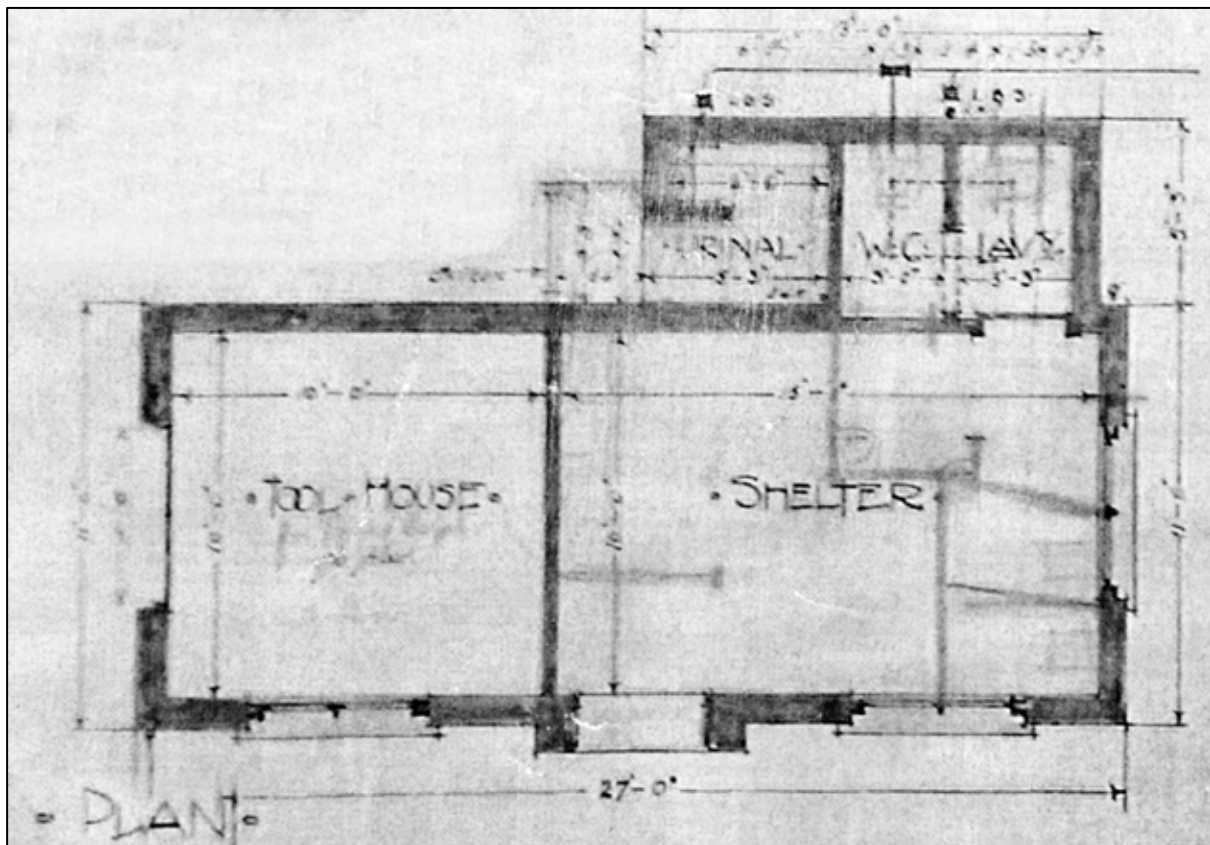
The Friends of Roseburn Park have recently commissioned and completed a mural on the East elevation of the pavilion and there are proposals for an all-weather table tennis table to be located on the hard-standing. These small, but significant improvement works in Roseburn Park suggest a feeling of pride in the area and help to crystallise a real sense of place, capturing the essence and spirit of a community's identity with its surrounding environment. This type of '*investment in locus*' made by community groups such as the Friends of Roseburn Park will ensure the park continues to be enjoyed by local residents, social groups and visitors to the area.



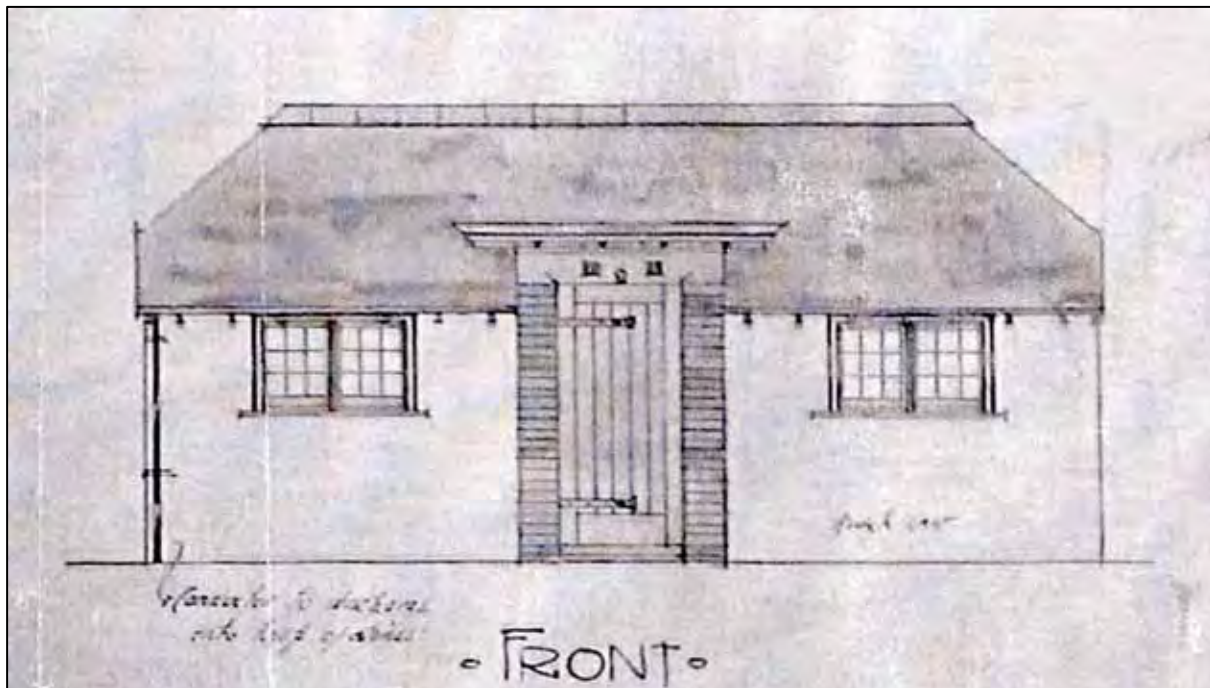
EDWARDIAN PHOTOGRAPH FROM OLD MURRAYFIELD AND CORSTORPHINE – ROBIN SHERMAN: PP7



PHOTOGRAPH CLOSE UP FROM IMAGE ABOVE



PLAN EXTRACT FROM ORIGINAL 1903 DRAWING



ELEVATION EXTRACT FROM ORIGINAL 1903 DRAWING

BACKGROUND

It is proposed that the existing disused public toilet is re-furbished and over-hauled to revive its use as both a community shelter and toilet facility with wheelchair access. The shelter will be used occasionally for open-days by FRP and the use will be extended to other community groups, sport groups, scouts and schools.

The shelter will be used to prepare teas/ coffees and sandwiches when required and will be future-proofed to allow provision for a fridge 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 fundraising during open days.

It is thought that the shelter could be used for meetings by FRP as well as other resident social groups 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 (circa. 1936) 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 to match the original.
3. All redundant gutters and downpipes to be removed and remaining to be made in good working order.
4. All existing dividing walls to be removed.
5. Ceiling to be taken down to expose existing timber rafters above main space.
6. Existing cold water tank to be removed and water to be taken directly from the mains supply.
7. Wheelchair 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 to meet current DDA requirements.
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 additional natural light.
10. Double doors to South elevation and main door to East elevation changed to outward opening to maximise efficiency of internal space and improve security.
11. Decorative canopy detail above East door to be refurbished and all ironmongery and timber details to be made good or replaced to match original.

12. Traditional details to be picked out and accentuated where appropriate.
13. External timber and masonry paint finishes to match those thought to be original and of the time. From discussions with a CEC planning historian, it is thought that black would be a suitable colour for the woodwork finish and perhaps a slightly off-white colour for the rendered walls. This item is for discussion with FRP.
14. Further discussions with Local Authority Building Standards department necessary during the Building Warrant stage to determine the scope of works required to meet current regulations. The extents of this upgrading work will be at the discretion of the Building Control officer.
15. The existing concrete slab is thought to be sufficient for purpose, though further inspection will be required to confirm suitability and whether any remedial work is required.
16. Original timber windows to be reinstated to East and West elevation with glazing bars and astragals to make up 3x3 glazing panes.
17. Timber shutters to be fitted to all windows.
18. 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.
19. All electrical sockets to be positioned above flood level with suitable provision for future appliances.
20. A small refreshments preparation area is to be formed within the main space incorporating a kitchen sink, worktop space, storage space and future provision for additional small appliances.
21. A Belfast sink is to be fitted within the main area for use as a cleaner's sink.
22. Storage and shelving provided throughout at a suitable level above the flood line.
23. Explore potential for perimeter bench seating with integrated storage.
24. Water and drainage to be overhauled to allow additional WC and sink outlets and all connections to the main sewer made good.

SCHEDULE OF WORKS

GENERAL

The following Schedule of Works is provided purely for feasibility purposes and is subject to changes determined by the Approved Building Warrant, developments to the proposal and amendments made by the client. Any discrepancies or inconsistencies to be reported.

PREPARATIONS & PRELIMINARIES

Contractor to accept responsibility for co-ordination, supervision & administration of The Works, including all sub-contracts, together with arranging a programme with Local Authority, statutory undertakers & sub-contractors. Obtain & supply information as required for co-ordination of The Work. Before commencing work, prepare in an approved form a programme for The Works, showing sequence and timing of principal activities. Make allowance for sub-contracts including preparation of specialists' drawings, and any other work concurrent with the Contract.

All dimensions to be verified on site by Contractor prior to commencement of operations, particularly where off-site component assembly is involved. Figured dimensions take precedence over those scaled. Contract administrator (C.A.) to be notified of any significant discrepancies or where uncertainty exists. Components must only be manufactured from site verified sizes.

PROVISIONAL ITEMS

Allocation for insurances, cleaning, skips and removal of site waste.

All storage items to be temporarily relocated to allow safe, unobstructed work.

ASBESTOS

A full refurbishment and demolition asbestos survey is to be carried out prior to any works commencing.

DOWNTAKINGS, SLAPPINGS, ETC.

Before starting demolition work, contractor to arrange disconnection of services as appropriate.

All structural works to be carried out in full accordance with Structural Engineer's details, method statements and specifications.

All dewatering work indicated by broken lines on plans.

1. Non-load bearing internal masonry brick walls to be taken down as indicated by broken line on plan.
2. Toilet partition walls and doors to be taken down as indicated by broken line on plan.
3. Extension from 1936 – toilet block external walls and roof taken down as indicated by broken line on plan.
4. Strip out lathe and plaster ceiling above main area to expose timber rafters as indicated on plan.
5. Break out 2 no. blocked up window apertures to East elevation.
6. Break out 1 no. blocked up window apertures to North elevation adjacent to rear door.
7. Core 2 no. 100mm holes through external masonry wall for Mechanical Extract ducts and Fresh Air Inlet. Actual size and positions to be confirmed.
8. Strip out internal render finish throughout to expose brickwork.
9. Strip out external render finish throughout to expose brickwork.
10. Strip out cold water storage tank from roof space above main area.
11. Strip out all sanitary furniture, fixtures and fittings.

DRAINAGE

Contractor to arrange for inspection and drain test(s) to the satisfaction of the Local Authority prior to covering up any drainage works, and upon completion.

This is to be recorded in writing to the CA.

Air admittance valves (AAV) where installed to be positioned above the overflow level of any appliance and to be fully accessible.

Internal soil and waste pipework and fittings to be UPVC or ABS by Marley or equal and approved.

Any new external drainage branches to be in cast iron to connect to existing stacks/drain run.

1. Existing soil drainage to be reconfigured to accommodate new fixtures and fittings added to system.
2. Existing drainage to be exposed where necessary and recorded in areas where new drainage runs are to be connected to the existing system.
3. Additional fixtures and fittings: accessible WC, accessible WHB, kitchen sink, Belfast sink, provision for dishwasher.

EXTERNAL MASONRY WALLS AND FOUNDATIONS

1. Foundations for new external wall to SE specification.
2. New external walls are to be constructed using 9" brickwork to match existing coursing. Walls to be finished internally with durable, waterproof masonry paint.
3. Block up rear doorway on North elevation to underside of window cill level to form opening for reinstated window – to be constructed using 9" brickwork to match existing coursing.

INTERNAL MASONRY WALLS, PARTITIONS

1. All new internal walls are to be constructed in single leaf of 4.5" brickwork to match existing coursing as indicated on plan. Walls to be finished in durable, waterproof masonry paint.
2. Door opening within internal wall to have concrete lintel over to SE specification.

ROOF

1. Roof to be overhauled. Roof rafters, joists, sarking boards and fascia to be treated and/ or replaced as necessary, surface waterproofed with tiling under-felt or similar and then finished with traditional roof tiles to match original.
2. Area of flat roof (including canopy on East Elevation) to be finished with suitable waterproof membrane (Green Bauder total roof system or similar) ensuring suitable gradient for rainwater run-off – to roof manufacturer's guidelines; generally 1:80 with 1:40 design slope.

WINDOWS & GLAZING

Windows to meet standards set out in Secure by Design.

1. Fit 3 no. new double glazed timber window units (pre-finished black). Windows to be openable and fully reversible in order to be cleaned from the inside and incorporate trickle vents.
2. Windows to be finished with glazing bars and astragals to make up 3x3 glazing panes as per the originally proposed scheme from 1903.
3. Window to North elevation to be glazed using obscure glass to allow privacy to WC.
4. Windows sizes to be determined from site measurements.

ELECTRICAL

Full appraisal of existing services within work area to be carried out prior to commencing work. All services to be disconnected, removed and capped/ made safe where redundant. These drawings are based on a visual, non-invasive survey of as-fitted services, and therefore any indication of the type and location of services or service runs is only assumed.

A full invasive test and appraisal of services must be carried out by a qualified mechanical/ electrical consultant to the satisfaction of the contractor or individual prior to any works commencing.

1. Determine whether existing consumer unit is adequate for additional electrical supply and replace accordingly if necessary. To be mounted in any case above 900mm (flood line) within suitable wall mounted cupboard.
2. Condition of existing wiring to be established and if necessary, building to be rewired.
3. Supply, install and connect new surface mounted ceiling lights, switch points, double sockets, fused spur sockets as indicated on plan.
4. All double sockets and fused spur sockets to be wall surface mounted at approx. 900mm above floor level and all associated wiring to be housed within metal conduit, fixed back to walls. Cable runs to be located within ceiling void or within metal conduit fixed to roof rafters.
5. Fit all fused spur sockets to kitchen as necessary: Fridge, Freezer, Urn, Microwave, Thermostatic Water Heater, Small Electric Oven and Electric Hob.
6. Supply and fit mechanical extract fans to Accessible WC and Kitchen as indicated on plan. All extract fans to be provided with an isolator switch and vented through external wall.
7. Earth, bond and test all new and existing electrics.

JOINERWORKS

1. Existing ceiling rafters and joists to be replaced or bridled in any areas of water damage or rot.
2. Replace any damaged sarking boards.
3. Form new ceiling above accessible WC and part-hallway. To be strapped with 50x25 treated timber battens and sheeted with 12.5mm t/e plasterboard with vapour control layer behind.
4. Form all new shelving and kitchen units as necessary.

DOORS

All new doors to provide minimum clear opening width of 800mm to conform to current DDA requirements. Doors to meet standards set out in Secure by Design.

1. Condition of double door set to South elevation to be established and replaced if necessary. Door to be re-hung outward opening as indicated on plan to maximise internal space and improve security. Doors to be fitted with high security 5 lever mortice dead lock and vandal proof ironmongery. Door hinge bolts and external ironmongery to be refurbished or replaced to match originals.
2. Condition of main entrance door to East elevation to be established and replaced if necessary. Door to be re-hung outward opening as indicated on plan to maximise internal space and improve security. Door to be fitted with high security 5 lever mortice dead lock and vandal proof ironmongery. Door hinge bolts and external ironmongery to be refurbished or replaced to match originals.
3. Timber standards and stops fitted to new accessible WC door opening.
4. New solid timber, flush panel door to be fitted to accessible WC with minimum 800mm clear opening. Locks and ironmongery to comply with current DDA guidelines.

5. Any existing ironmongery damaged or defective to be replaced with new, including hinges, keepers, latches, levers and locks. All to match original.

FLOOR FINISHES

1. Slip resistant waterproof flooring fitted to Accessible Toilet with cove fillet edge to walls.
2. All other floor areas to receive Epoxy Concrete Paint. Colour to be agreed.

KITCHEN

1. Form new kitchen work top with integrated sink unit and drainer.
2. Fit storage cupboards as required at high level. Low level carcassing to accommodate small fridge unit and additional storage.
3. Thermostatic Water Heater fitted to provide hot water to kitchen sink – to be fitted with anti-scald valve.
4. Future provision to be made for potential installation of small appliances such as Urn, Microwave and small dishwasher. Drainage for future dishwasher to be provided and blanked off.
5. Mechanical extract vent fitted and vented through external wall.
6. Taps to be fitted with anti-scald valves.

ACCESSIBLE WC

1. Fit suitable WHB and WC (to comply with DDA guidelines)
2. Fit all fixtures, fittings and taps – specification and positioning to comply with current Disability Discrimination Act guidelines.
3. Fit all necessary grab rails within accessible Toilet.
4. All silicone sealant to be mould resistant.
5. Fit Thermostatic Water Heater to provide hot water to WHB – to be fitted with anti-scald valve.
6. Fit shelf below window.
7. Mechanical extract vent fitted and vented through external wall.
8. Fresh Air Inlet fitted and vented through external wall.

PAINTING

1. All walls to receive 2 coats of mould resistant masonry paint applied directly to the brickwork.
2. All woodwork including doors (new and existing), skirtings, door frames, facings, sills, aprons, pelmets, boxed out bulkheads or pipe enclosures to receive 3 no. coats of Eggshell Paint. External timber work to be painted in colour appropriate to the time the building was built. It has been suggested by the Local Authority planning historian that black would be suitable.

EXTERNAL WORKS & FINISHES

1. External timber shutters fitted to all windows. To be fully lockable and compliant with current 'Secure by Design' guidelines.
2. External brickwork to be rendered with off-white StoRend Cote or similar and approved.
3. All external surfaces to be treated with an anti-graffiti coating.
4. Any redundant gutters or downpipes to be removed.
5. All existing gutters, downpipes and fixing brackets to be overhauled and painted black to match existing.
6. New cast iron gutters and downpipes to be fitted where sections are missing.

7. Any redundant gutters or downpipes to be removed.
8. Traditional details in stone lintel above East elevation door to be cleaned up and accentuated where appropriate.

FURNITURE & DECORATION

Final choice of finishes, materials, colours, light fittings, fixed or unfixed furniture etc. to be confirmed by client. This includes demountable meeting room table and chairs, sanitary ware, kitchen units/ worktops and ironmongery.

The budget construction cost for the refurbishment works has been tendered and is estimated to be in the region of **£27,310 + VAT**

CONDITION & DILAPIDATION SURVEY

The inspection of the shelter was carried out on 20 October 2012.

This appraisal has been prepared for feasibility purposes only to assess the condition of the building with a view to its refurbishment and use by FRP as a shelter and accessible WC.

Please note that this report is based on an inspection made without the removal of any finishes and is based on a visual check of the elements where readily accessible. Problems of structural integrity, timber infestation, fungal decay, damp and asbestos are outwith the scope of this survey and have only been identified in cases where they are visually apparent. A further invasive appraisal of the building condition is required prior to any works commencing.

The building is a single storey structure dating from 1903. It was formerly used as a public toilet, but is now disused other than for storage purposes. The building is currently split into two areas and can be accessed via doors on the South, East and North elevations.

The building is a solid brickwork construction and is clad with a rough cast render. There are several areas of cracking and spalling to the render with some significant cracking to the brickwork on the North elevation (see Photograph 4).

All window openings have been boarded up and in most cases rendered over externally. All external timber doors are in reasonable working condition and currently suitable for securing the building, though all ironmongery is in need of upgrading and replacing. It is expected that if new external doors are installed then the timber standards and framing will require replacing to ensure they are plumb.

All external and internal brick walls were reasonably plumb given the age of the structure and free from noticeable settlement other than the cracking to the brickwork on the North elevation. This cracking may be as a result of inadequate propping or lintel bearing when the window was reconfigured and replaced with a door in the 1930s.

The building floor consists of a cast in-situ concrete slab which shows some signs of cracking, but generally appears to be of sound bearing (see Photograph 30).

The roof rafters and timber ceiling joists were generally dry and free from warping, but localised dampness and rot were observed in areas where the roof membrane or flashings have failed (see photograph 27). The external (painted) rafter tails were in good sound condition.

The pitched roof is clad in a bitumen type tile which has been repaired/ replaced in patches and in some areas is completely missing. The integrity of the roof and any water-proofing membranes is badly affected and water ingress is apparent throughout the building (see Photograph 31).

The water-proofing membrane is almost completely missing from the flat roof above the WC compartments (see Photograph 19) and again water is finding its way into the building where the flat roof meets the wall head and the pitched roof.

Most of the gutters and downpipes are missing or damaged which has exacerbated the problem of water ingress. All cast iron SVPs and downpipes remaining will require testing to ensure they are running free, but are generally in a reasonable condition for painting. All gutters will require replacing.

In conclusion, the building is in a good condition structurally and exhibits no sign of severe defects. Any minor defects have been referred to above.

CONSIDERATIONS

Although it may not be required, it is recommended that a formal planning application is submitted to the Local Authority to obtain official recognition of the building's change of use.

DEMOLITION

Part of the feasibility study has been to consider the implications of completely demolishing the building and leaving the site vacant. Although this would serve to prevent the building from falling into further disrepair and becoming a forgotten and potentially unsafe relic in the park, it is by no means a sustainable solution to the matter.

The following works with their associated costs would be required in order for the building to be demolished and the surrounding ground made good:

1. There would be a requirement for Local Authority consent.
2. The area would have to be cordoned off and made safe whilst the demolition works take place.
3. A full demolition asbestos survey would have to be undertaken and any hazardous materials disposed of according to current legislation.
4. A contractor would require formal appointment to undertake the works and provide the necessary method statements.
5. Deleterious materials would have to be separated from inert materials, removed from site and disposed of in accordance with the current legislation for waste management monitoring and disposal.
6. Given the age of the building, the Local Authority Archaeology department may require a watching brief during the demolition process.
7. A ground contamination survey would have to be undertaken and the ground would have to be reinstated with suitable measures in accordance with current legislation to mitigate any future issues with contaminated ground.

The associated costs with the above outline scope of works would not be substantially less than the cost to carry out the refurbishment works and the environmental footprint left behind would be significant.

With the removal of the structure, the park would lose the use of the building indefinitely; it is unlikely that any type of sustainable development would obtain funding for a new build project in this part of the park. The triangulation of the three structures in this corner of the park (Roseburn Park Pavilion, the Changing Pavilion and the Public Toilet/ Shelter) define the physical boundaries of this informal and partly sheltered meeting place in this corner of Roseburn Park. The removal of any of these built forms would dilute this sense of place.

The building may seem insignificant and utilitarian in its appearance, but its function and purpose are not characterised in its physical form; they are embodied in the people who use it and the community groups it stands to represent.

The following piece of correspondence is from a City of Edinburgh Council senior planning historian pertaining to the proposals:

'I write in response to your recent enquiry.'

Whilst the structure in question is of limited architectural interest, largely due to its tiny scale, it is nonetheless of some historic interest being a rare survivor of such a very utilitarian object from the early 20th century.

Given its use and location it is almost certainly by the City Architects dept. possibly by C E Tweedie or E J MacRae.

Its most interesting feature is probably the pair of motif carvings over the entrance which are indistinct but seem to be of an open fig or pomegranate.

The building is unlikely to ever be listed but is an interesting feature in its context.'

The budget cost for the demolition works has been tendered and is estimated to be in the region of **£9,000 + VAT**

NEW BUILD

A proposal to demolish the existing building and replace it with a new build structure has been explored, but subsequently ruled out for a number of reasons. Fundamentally, the size and nature of the space required by Friends of Roseburn Park is adequately met within the footprint of the existing structure. FRP have no requirement, now or in the future, for additional space that would justify the substantial cost in developing a new building.

Notwithstanding the above, it would be difficult to make a case to the Local Authority Planning Department for demolishing the historic structure and replacing it with a building of a similar armature.

The budget construction cost for the a new build project of a similar scale to the existing building is estimated to be in the region of **£50,000 + VAT**

CONCLUSION

Given the current state of the building, the new use will help to generate an activity stream, slowly breathing life back into the building which will indirectly sustain its upkeep and longevity. It is well known that if a building has a viable purpose with a sustainable use, the building is more likely to be properly maintained in the future. Without this refurbishment work, the building is likely to fall into a further state of dereliction and become hazardous to park users. It would seem prudent that FRP apply for a lease on the building and obtain funding to undertake the required works.

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.

PHOTOGRAPHS



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12



PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15



PHOTOGRAPH 16



PHOTOGRAPH 17



PHOTOGRAPH 18



PHOTOGRAPH 19



PHOTOGRAPH 20



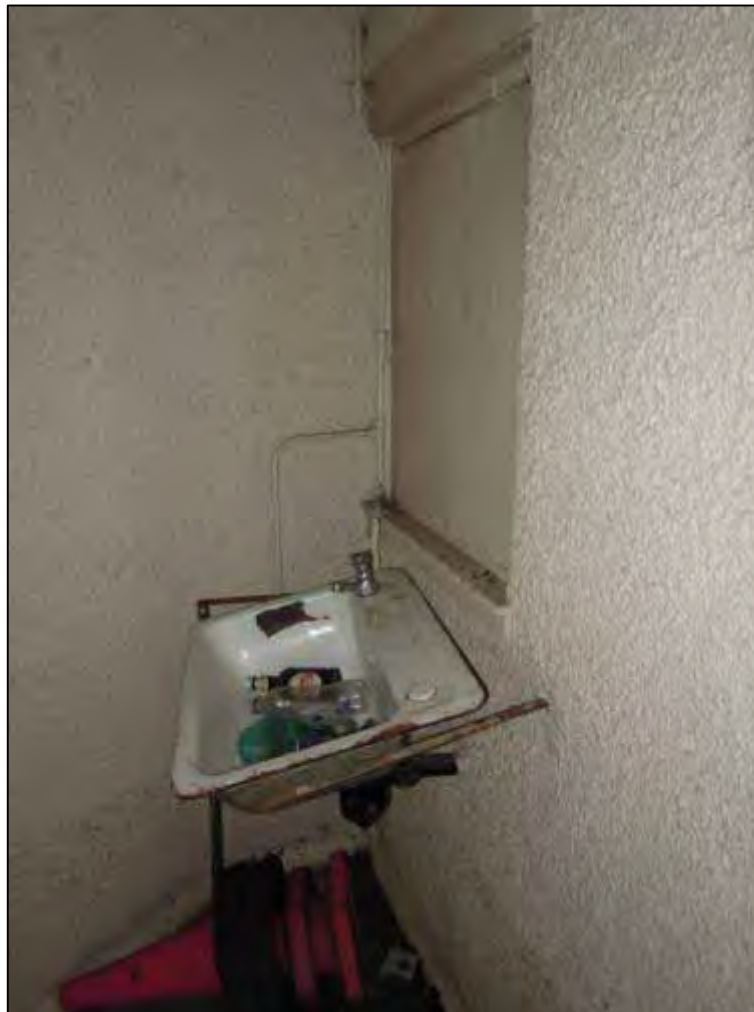
PHOTOGRAPH 21



PHOTOGRAPH 22



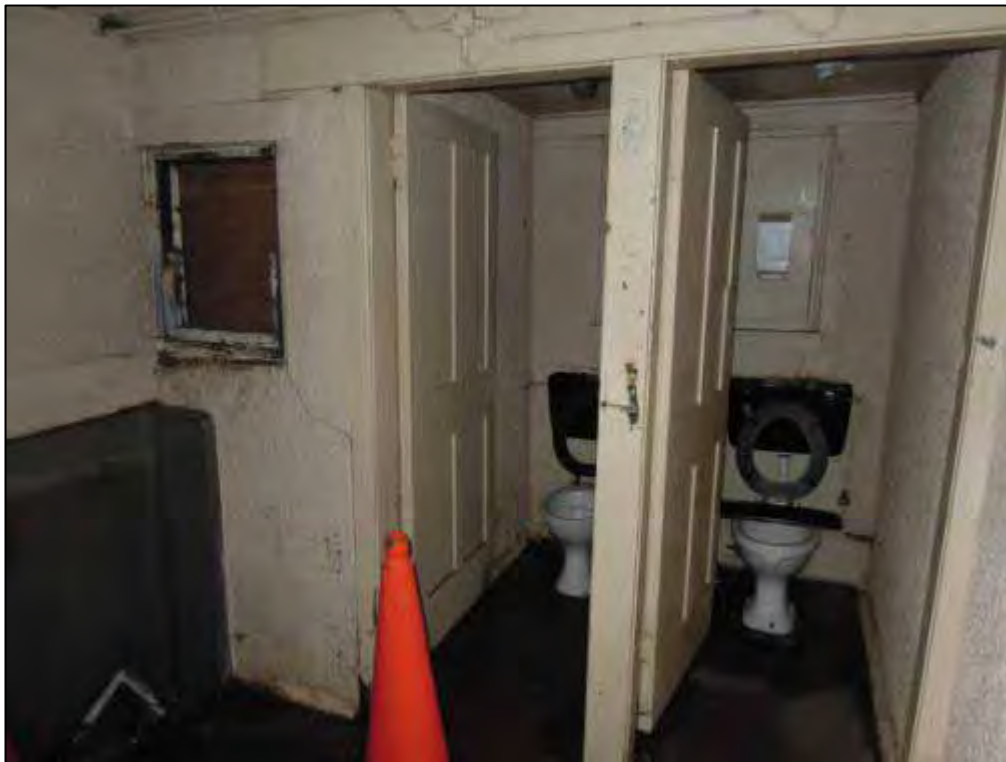
PHOTOGRAPH 23



PHOTOGRAPH 24



PHOTOGRAPH 25



PHOTOGRAPH 26



PHOTOGRAPH 27



PHOTOGRAPH 28



PHOTOGRAPH 29



PHOTOGRAPH 30



PHOTOGRAPH 31



PHOTOGRAPH 32



PHOTOGRAPH 33



PHOTOGRAPH 34



PHOTOGRAPH 35



PHOTOGRAPH 36



PHOTOGRAPH 37



PHOTOGRAPH 38

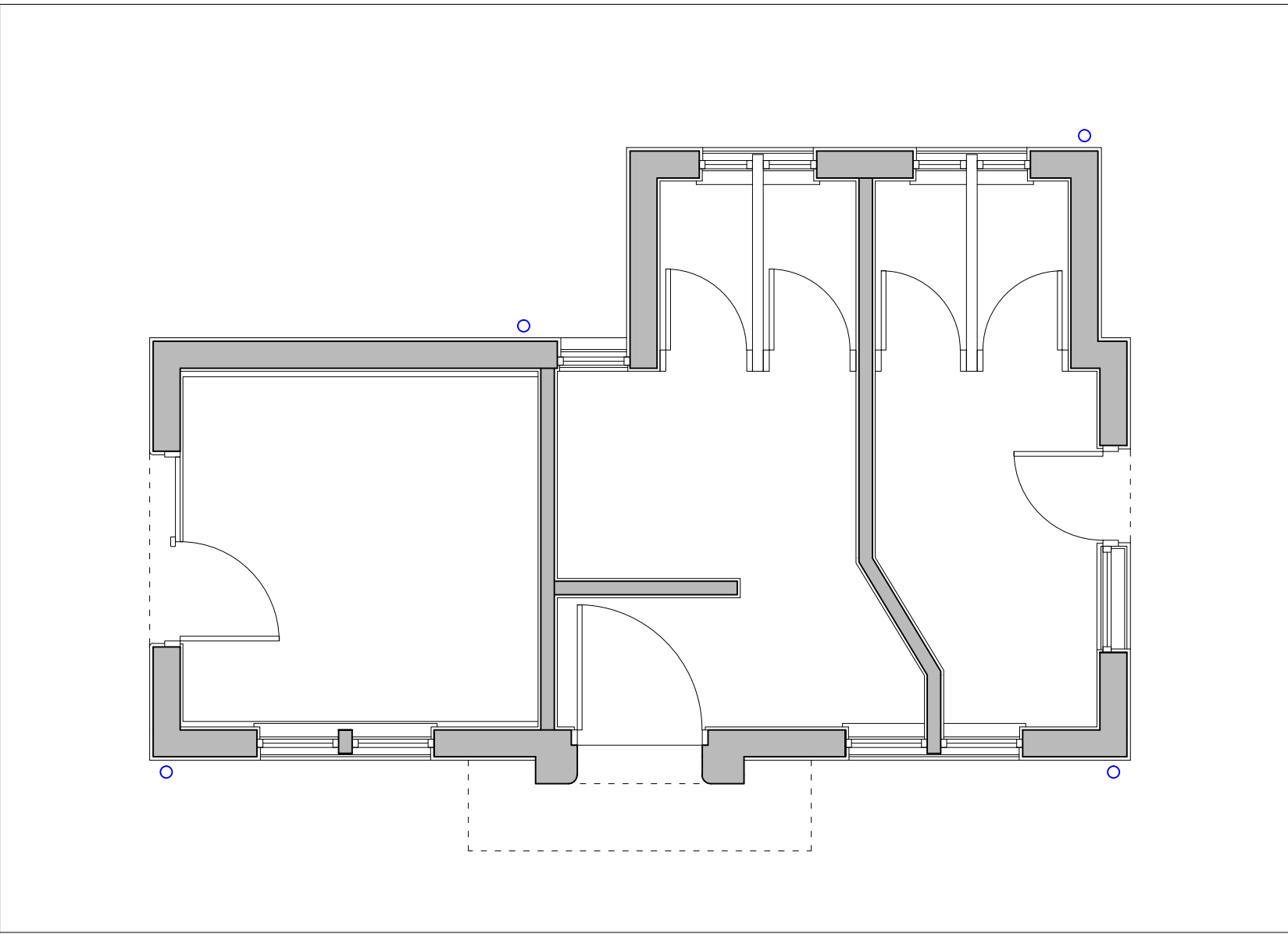


PHOTOGRAPH 39

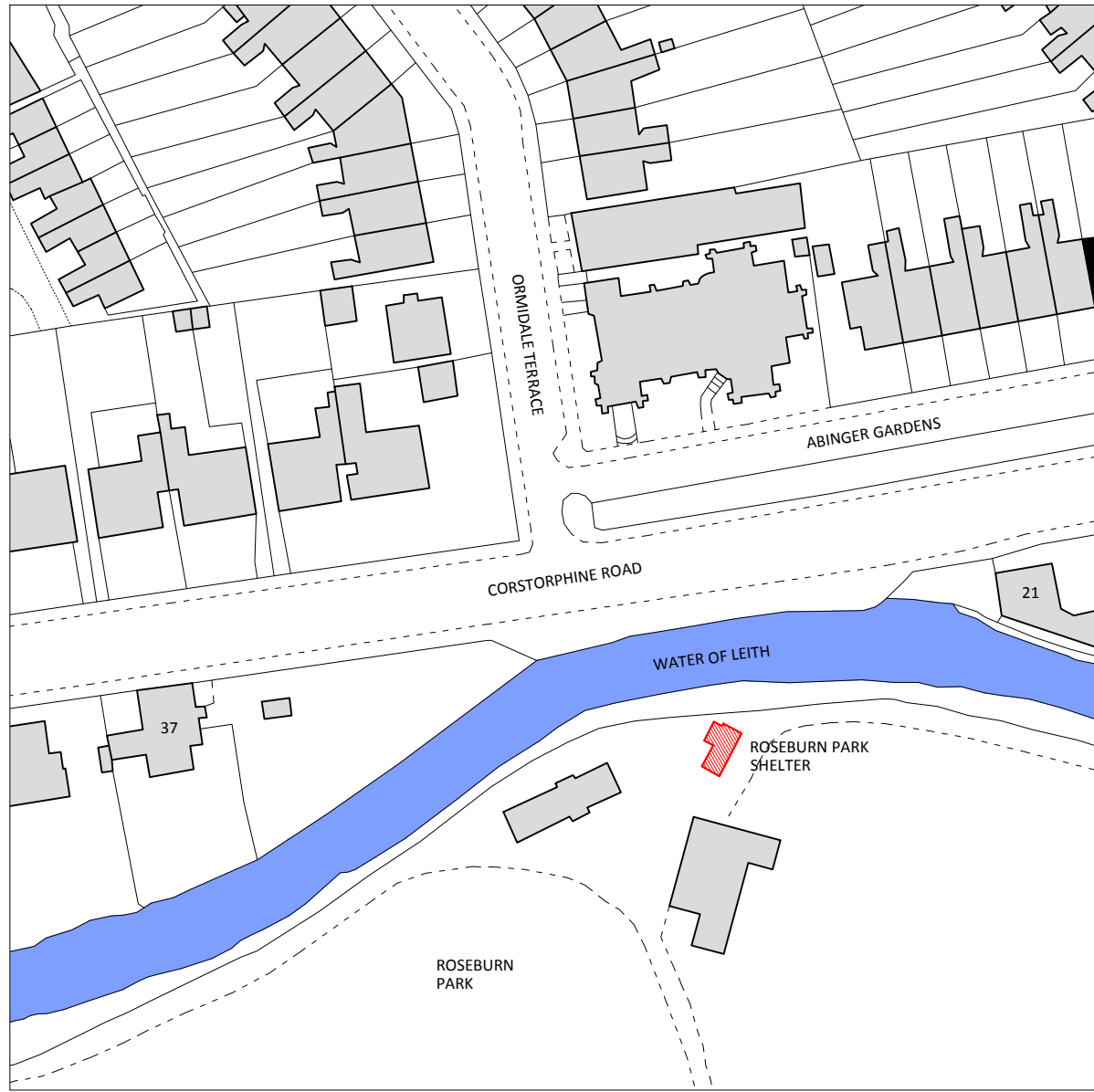


PHOTOGRAPH 40

DRAWINGS



Existing Floor Plan
1:50 @ A3



Site Location Plan
1:1,250 @ A3

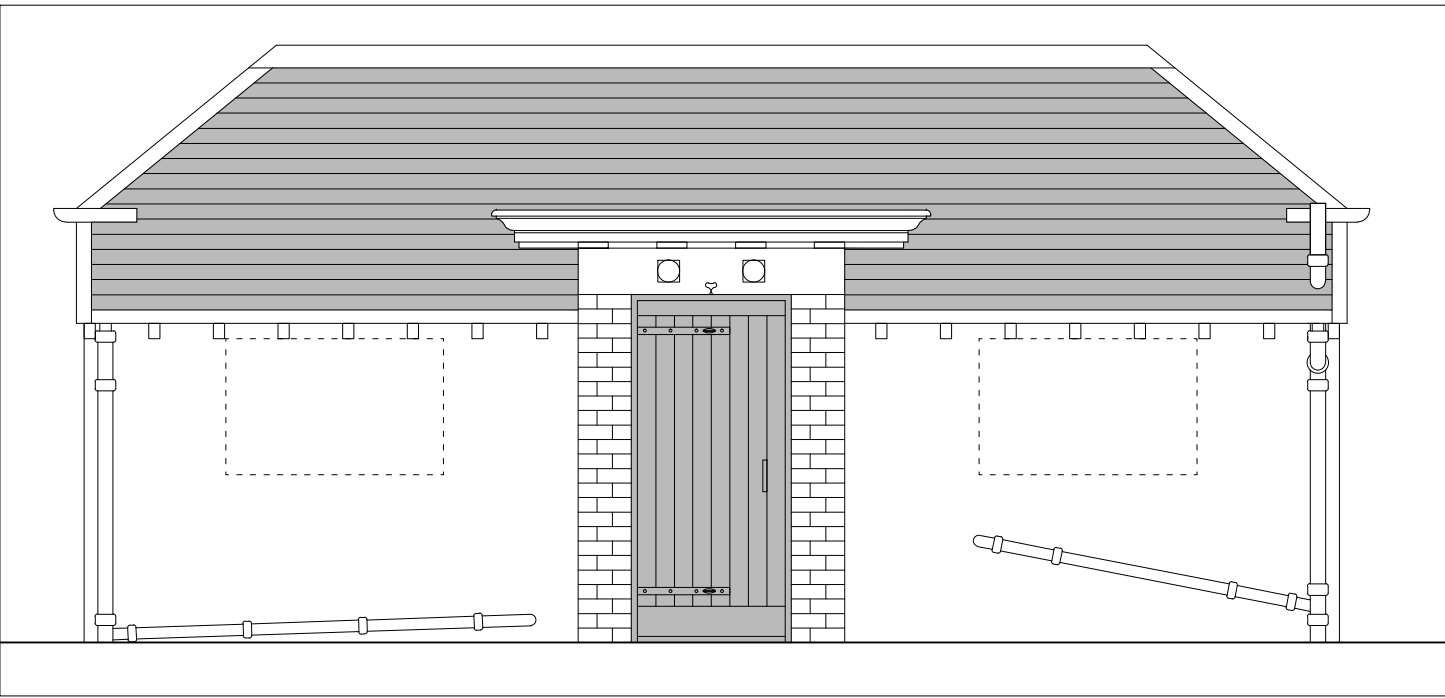


FEASIBILITY

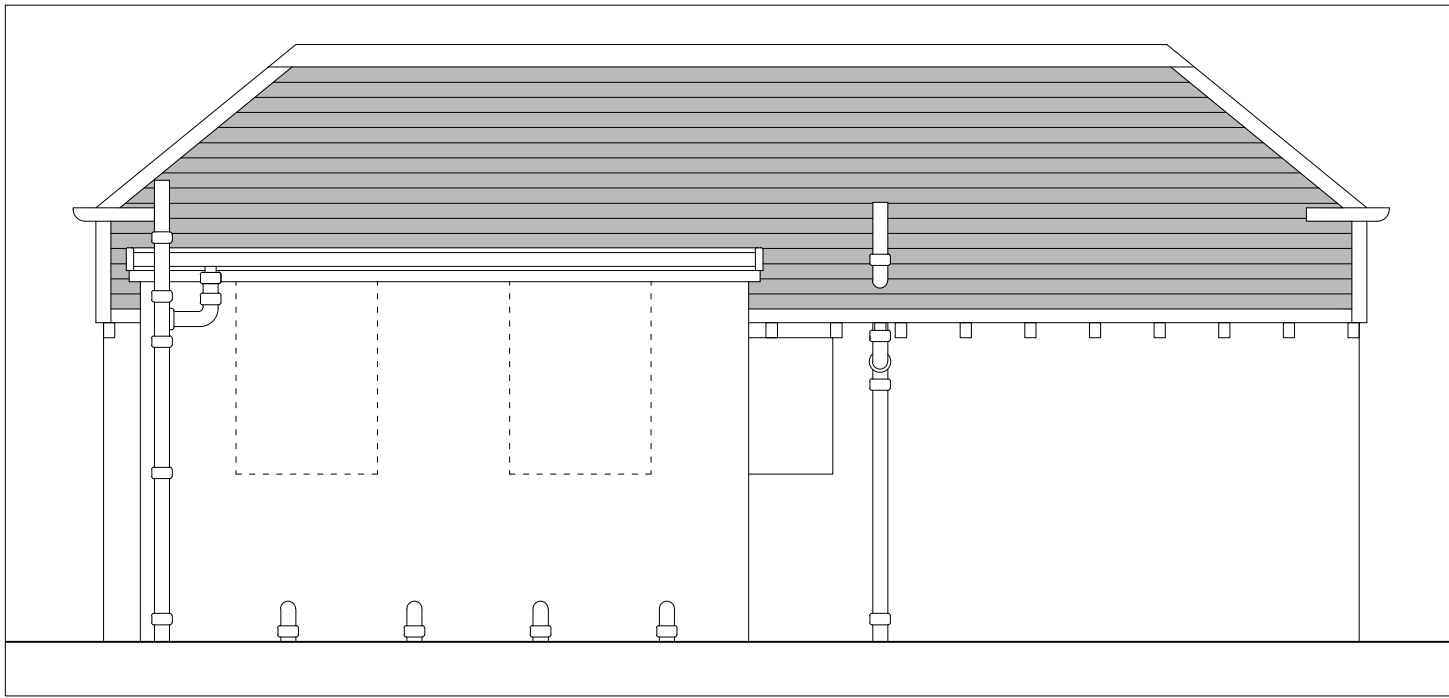
REV	DATE	NOTES

Project	Roseburn Park Shelter Refurbishment Proposal	
Client	Friends of Roseburn Park c/o Don Wilkie	

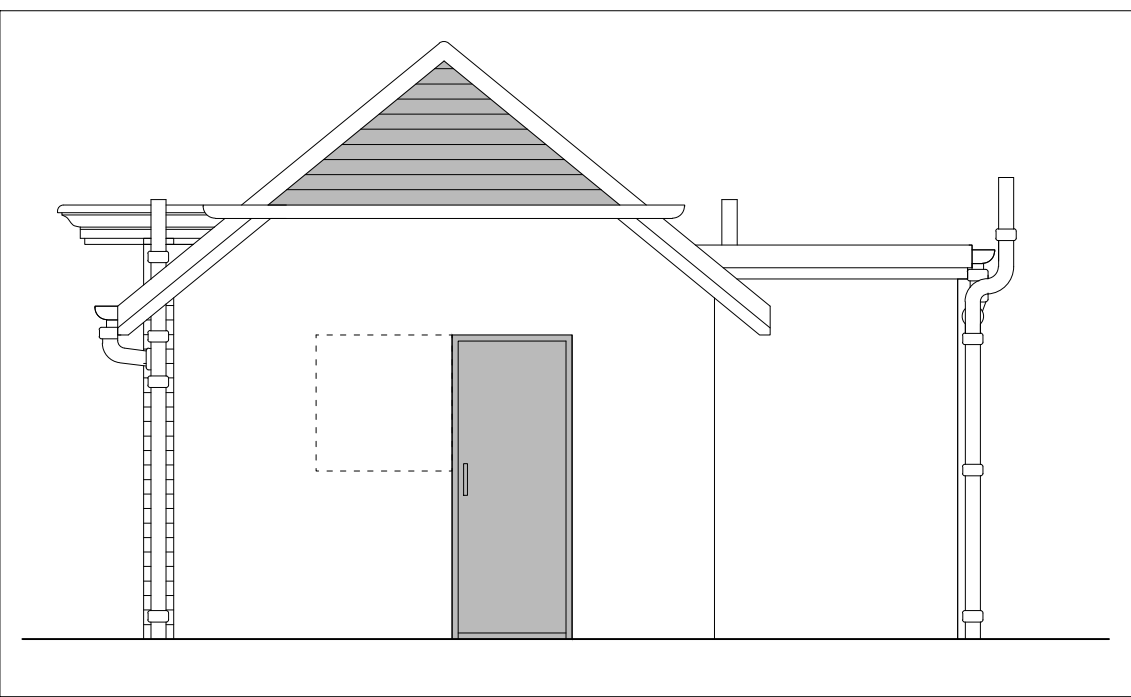
THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING - ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION/ FABRICATION AND ANY DISCREPANCIES IMMEDIATELY REPORTED © 2012 ONE FOOT SQUARE		
<div>onefootsquare Craig Proudfoot 102/7 Crewe Road North Edinburgh, EH5 2NE 07968 071 510 craig@onefootsquare.co.uk</div> <div>onefootsquare architecture design www.onefootsquare.co.uk</div>		
Existing Floor Plan and Site Location Plan		
Scale As Shown	Date 09 NOV 2012	By CP
Job No. 1037-RPP	Drawing No. (SK)001	Rev. A



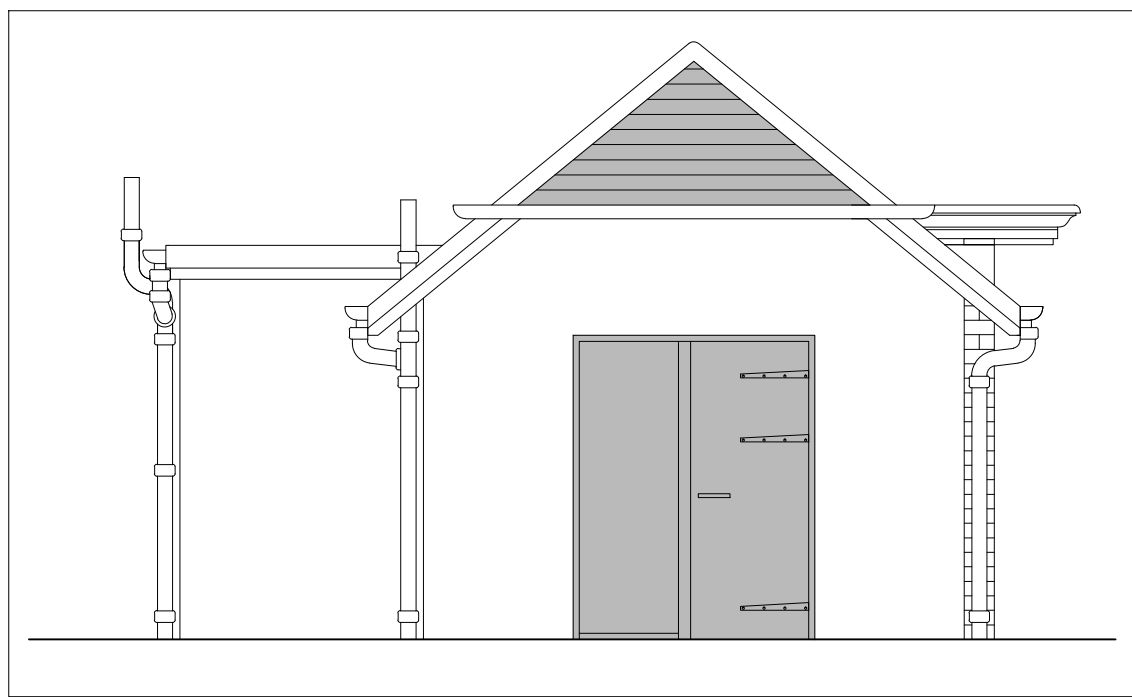
Existing East Elevation
1:50 @ A3



Existing West Elevation
1:50 @ A3



Existing North Elevation
1:50 @ A3



Existing South Elevation
1:50 @ A3

FEASIBILITY

REV	DATE	NOTES

Project
Roseburn Park Shelter
Refurbishment Proposal

Client
Friends of Roseburn Park
c/o Don Wilkie

THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING - ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION/ FABRICATION AND ANY DISCREPANCIES IMMEDIATELY REPORTED
© 2012 ONE FOOT SQUARE

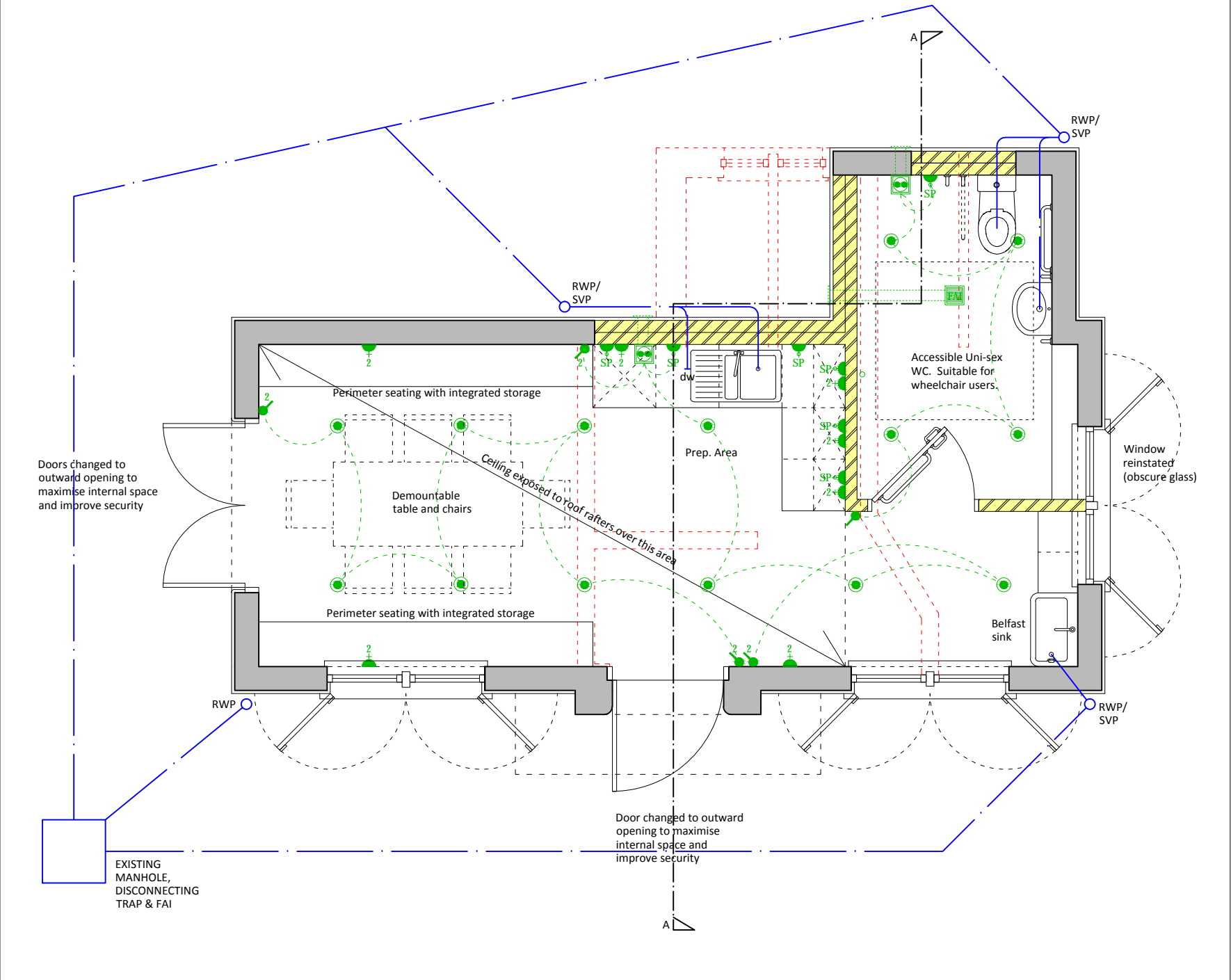
onefootsquare

Craig Proudfoot
102/7 Crewe Road North
Edinburgh, EH5 2NE
07968 071 510
craig@onefootsquare.co.uk

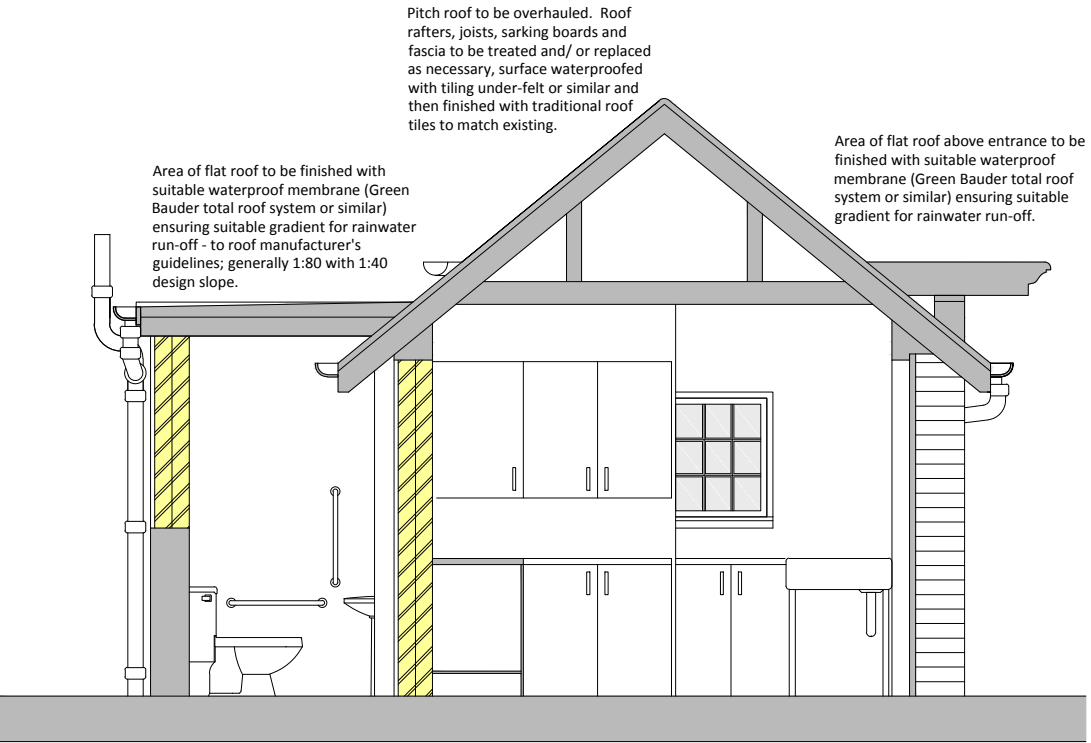
onefootsquare
architecture
design



Existing Elevations		
Scale 1:50 @ A3	Date 09 NOV 2012	By CP
Job No. 1037-RPP	Drawing No. (SK)002	Rev. -



Proposed Floor Plan
1:50 @ A3



Proposed Section Through A-A
1:50 @ A3

FEASIBILITY

REV	DATE	NOTES

Project
Roseburn Park Shelter
Refurbishment Proposal

Client
Friends of Roseburn Park
c/o Don Wilkie

THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING - ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION/ FABRICATION AND ANY DISCREPANCIES IMMEDIATELY REPORTED
© 2012 ONE FOOT SQUARE

onefootsquare
architecture
design
www.onefootsquare.co.uk

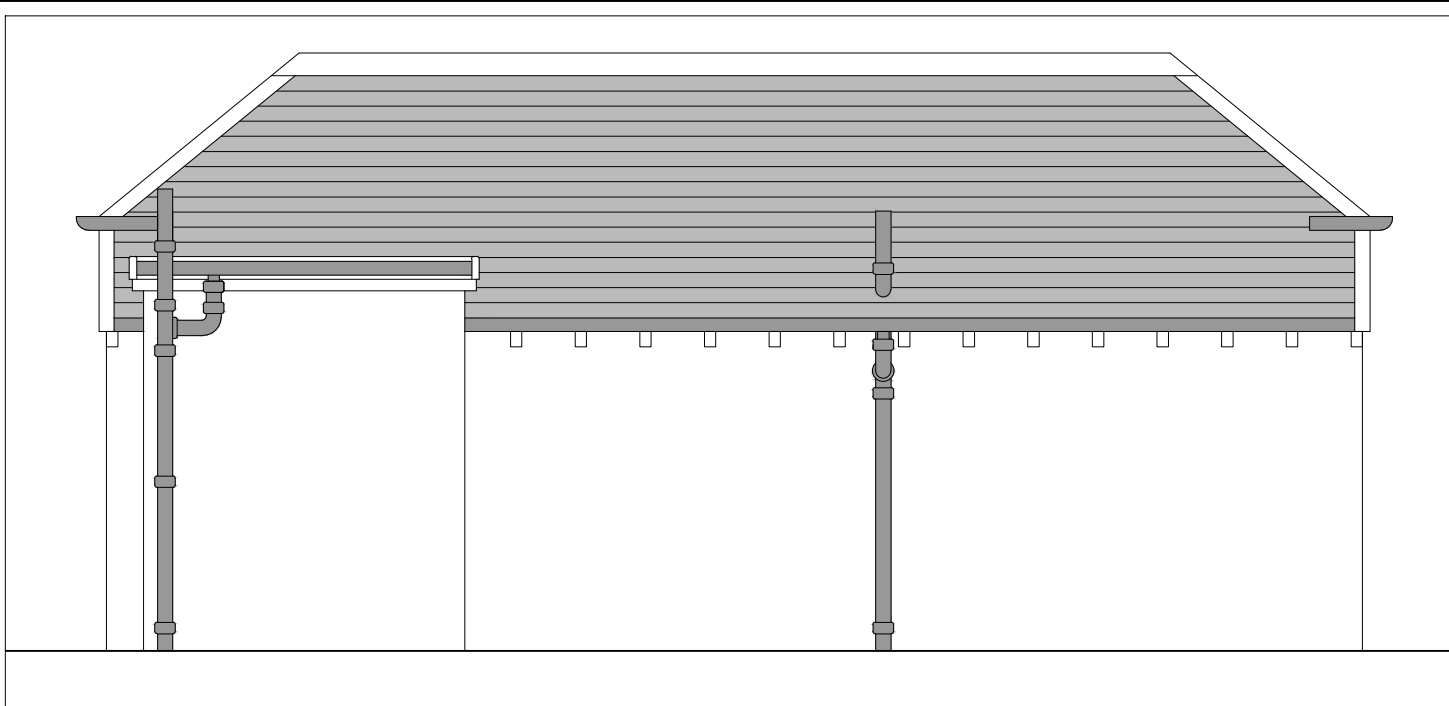
Craig Proudfoot
102/7 Crewe Road North
Edinburgh, EH5 2NE
07968 071 510
craig@onefootsquare.co.uk

Proposed Floor Plan & Section A-A

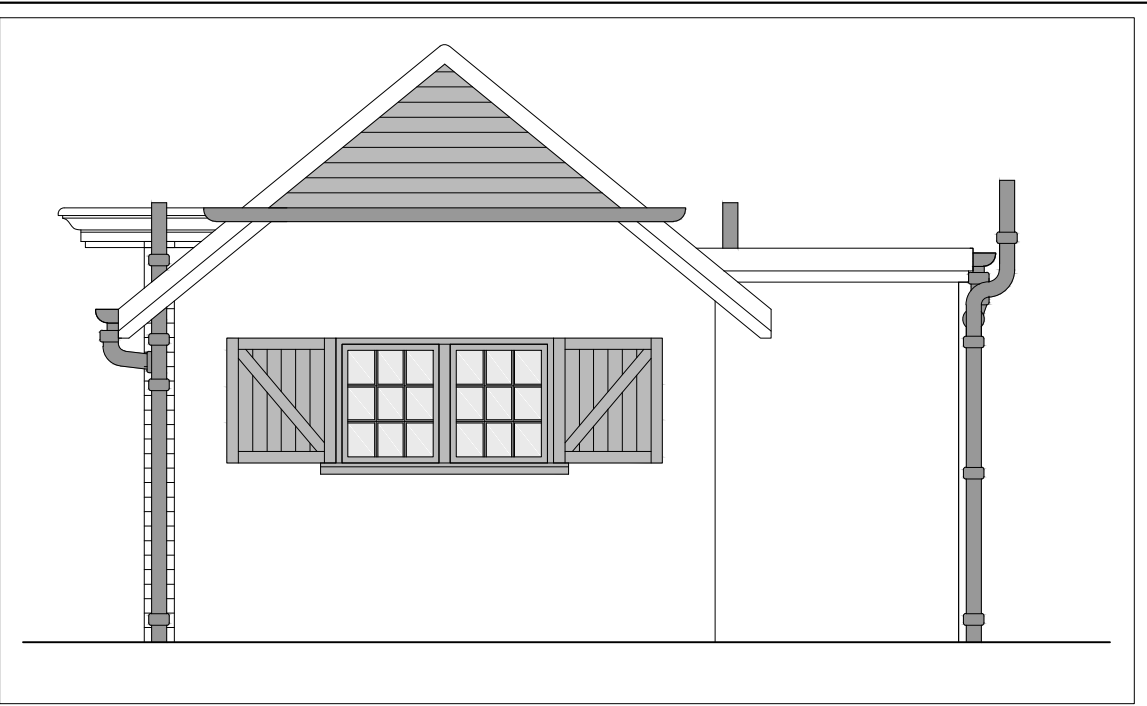
Scale 1:50 @ A3	Date 09 NOV 2012	By CP
Job No. 1037-RPP	Drawing No. (SK)003	Rev. B



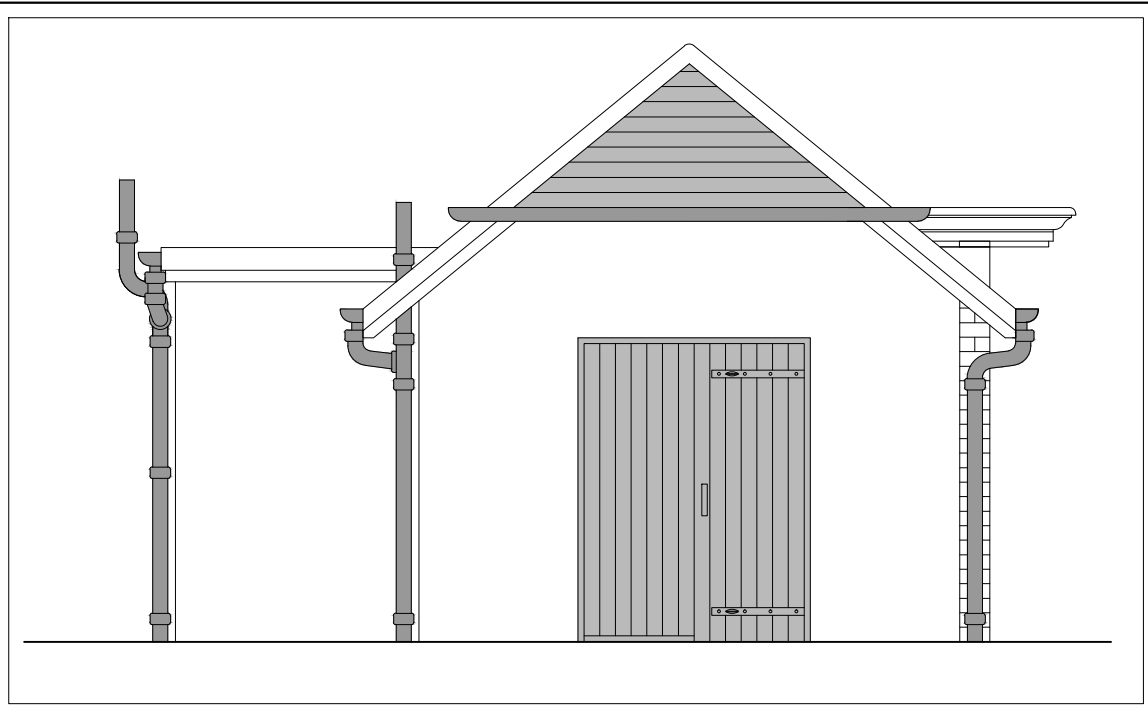
Proposed East Elevation
1:50 @ A3



Proposed West Elevation
1:50 @ A3



Proposed North Elevation
1:50 @ A3



Proposed South Elevation
1:50 @ A3

FEASIBILITY

REV	DATE	NOTES

Project	Roseburn Park Shelter Refurbishment Proposal	
Client	Friends of Roseburn Park c/o Don Wilkie	

THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING - ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION/ FABRICATION AND ANY DISCREPANCIES IMMEDIATELY REPORTED © 2012 ONE FOOT SQUARE		
<div><div>onefootsquare architecture design</div><div>Craig Proudfoot 102/7 Crewe Road North Edinburgh, EH5 2NE 07968 071 510 craig@onefootsquare.co.uk</div></div>		
Proposed Elevations		
Scale 1:50 @ A3	Date 09 NOV 2012	By CP
Job No. 1037-RPP	Drawing No. (SK)004	Rev. -




Photograph of Existing



Photo Montage of Proposed

Proposal to form community shelter and upgrade/ refurbish public toilet

REV	DATE	NOTES
Project Roseburn Park Shelter Refurbishment Proposal		
Client Friends of Roseburn Park c/o Don Wilkie		

THIS DRAWING IS FOR FEASIBILITY PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING - ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION/ FABRICATION AND ANY DISCREPANCIES IMMEDIATELY REPORTED © 2012 ONE FOOT SQUARE		
onefootsquare Craig Proudfoot 102/7 Crewe Road North Edinburgh, EH5 2NE 07968 071 510 craig@onefootsquare.co.uk		
Photo Montage – Existing and Proposed		
Scale NTS	Date 18 DEC 2012	By CP
Job No. 1037-RPP	Drawing No. (SK)005	Rev. B