

Portobello Old Parish Church

Bellfield Street

Appraisal Report
for **Action Party**
December 2016

Urban Animation

Portobello Old Parish Church,
Bellfield Street

Appraisal Report

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Contents

1. Project Vision and Summary of Report
 2. The Story So Far
 3. Shaping the Proposal : Serving the Community
 4. Shaping the Proposal : The Site and Buildings
 5. Shaping the Proposal : Engaging with Stakeholders
 6. The Proposal
 7. Financial Viability
 8. Next Steps
- Appendix A. Indicative design proposals
- Appendix B: Indicative phasing

This Appraisal Report has been prepared by
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1. Project Vision and Summary of Report

1.1 This Appraisal addresses the proposed purchase and use of the Portobello Old Parish Church complex by Action Party, as a facility owned by and operated for the benefit of the local community.

1.2 The project will consist of a multi-use community hub providing :

- halls and spaces for rental by community groups
- a ceremonial space for weddings, funerals and other life events
- a cafe
- arts/cultural events and performances
- outdoor activities in the grounds of the property

1.3 The Appraisal explains how these can combine to form a coherent and integrated package of activities.


1.4 Some upgrading of the building will be required to maximise its potential. The Appraisal proposes a programme of refurbishment and alteration designed to make the property fully fit for purpose, for users of all abilities and needs. Indicative costs are provided for building works.

1.5 The operating costs and potential income for the project are considered in the accompanying Social Enterprise Plan, which

is summarised in this Appraisal. Social and economic benefits are examined, funding mechanisms are explored and the risks associated with the project are considered. The range of skills and experience available to Action Party has also been reviewed.

The Appraisal confirms that the project is a viable proposition for the community.

1.6 The Appraisal report will enable Action Party to move ahead with the proposed community purchase of the building and to make progress with applications for funding the purchase and the subsequent building works.



TO
THE·GLORY·OF·GOD
AND
IN·PROUD·AND·LOVING·MEMORY
OF·THE·FOLLOWING·MEMBERS·OF
THIS·INSTITUTE·WHO·GAVE·THEIR
LIVES·IN·THE·GREAT·WAR·1914-19

WALTER·CHALMERS
GEORGE·GIBSON
ALEXANDER·GOODALL
GEORGE·I·HERKES

2. The Story So Far

2.1 Portobello is Edinburgh's eastern-most community, best known for its role as 'Edinburgh's Seaside'. Formerly an independent town, it remains the focal point and civic hub for both the immediate community and a number of surrounding housing estates and residential areas.

2.2 Portobello has a rich industrial past, particularly known for its pottery and salt pans. However, it has always been strongly defined by its seaside location, beach and promenade. It grew in popularity as a Victorian resort through to the 1960s when its role as a holiday destination began to wane. Despite a concerted lack of any significant public or private sector investment the promenade and beach continue to attract significant numbers of people from the wider Edinburgh community and beyond.

2.3 The population of Portobello has expanded in recent years. There are 3425 households within the project study area, although the Portobello catchment extends more widely. 2141 new homes are planned in and around the Portobello area over the coming years. In contrast to this rising population, Portobello has witnessed a decline in community facilities in recent years. Portobello Community Centre, located within a former public wash-house is full to capacity and the activities and events held within the Council-run Town Hall reflect Edinburgh-wide, rather than local demand.

2.4 The loss of community accessible space is exacerbated by other developments. The lease for arts and education group Out Of The Blue in Portobello came to an end in June. In November 2016, Portobello High School relocated to a new site that is less accessible than the former site near the centre of Portobello. In addition the former Scottish Power building has recently been demolished. Since its closure some years ago, this had provided valuable (if temporary) space to meet a range of community needs and accommodate a number of local artists, local businesses and community activity.

2.5 The numerous community groups and local organisations have increasingly relied upon use of halls at local churches. However, the Church of Scotland has merged three congregations in Portobello, resulting in the recent closure of the St James Church and its two halls. The St James Church has now been sold to a developer. The Portobello Old Parish Church, which is the subject of this Appraisal, has also closed and its two halls are not available for community use.

2.6 Concerns over the ongoing loss of space for community use led to the formation of the Friends of Bellfield group and their proposal to bring the Old Parish Church into community ownership and use.

2.7 An initial public meeting was held in April 2016 to discuss the potential for a

community buy-out. The meeting was attended by 70 people. It resulted in unanimous endorsement of the proposal to try to acquire, develop and run the church and halls on behalf of the Portobello community. The Friends of Bellfield group subsequently emerged as a well-organised and dynamic body promoting the project.

2.8 A petition to record local support for the project was launched in June 2016. Press coverage, street activity, door-to-door visits and social media were used to drive a response to the petition. Coverage in the Edinburgh Evening News was helpful in announcing the project locally. A cabaret night at the Old Parish Church in June was attended by 150 people, raising the profile of the project and funds for the group campaign.

2.9 In July 2016 the consultant team was appointed, with a Brief requiring a feasibility study for ownership and use of the building by the community, an appraisal of a preferred proposal and preparation of a business plan.

2.10 At the Portobello Big Busk in August, a stand was placed on the Promenade at the north end of Bellfield Street. The event was used to gather feedback on the potential role of events, arts and cultural uses in the project. 144 signatures were added to the petition and 48 questionnaires completed.

2.11 A very high response rate was achieved with 23.9% (1379) of the eligible

local population signing the petition by its close in mid-September. This was helpful in building confidence locally and in proving the level of interest in the project.

2.12 Building on this, a public drop-in event was held at Portobello Library in September. Preliminary ideas for the site and building were presented by the consultant team and comments invited. The event was attended by 200 people, many of whom spent a significant amount of time discussing ideas with the project group, consultant team and amongst themselves. The event again helped raise support through new memberships and fundraising.

2.13 Press coverage went national in conjunction with the drop-in event, including coverage in the Herald, Scotsman and Press & Journal. Significant activity was also noted on Twitter, with interest spreading well beyond the local area.

2.14 A Survey Monkey questionnaire was launched online in September, with a series of questions focusing on previous and preferred uses for the building and inviting involvement in the project. 106 responses were received.

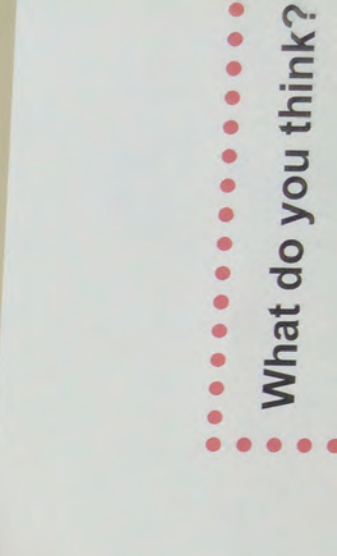
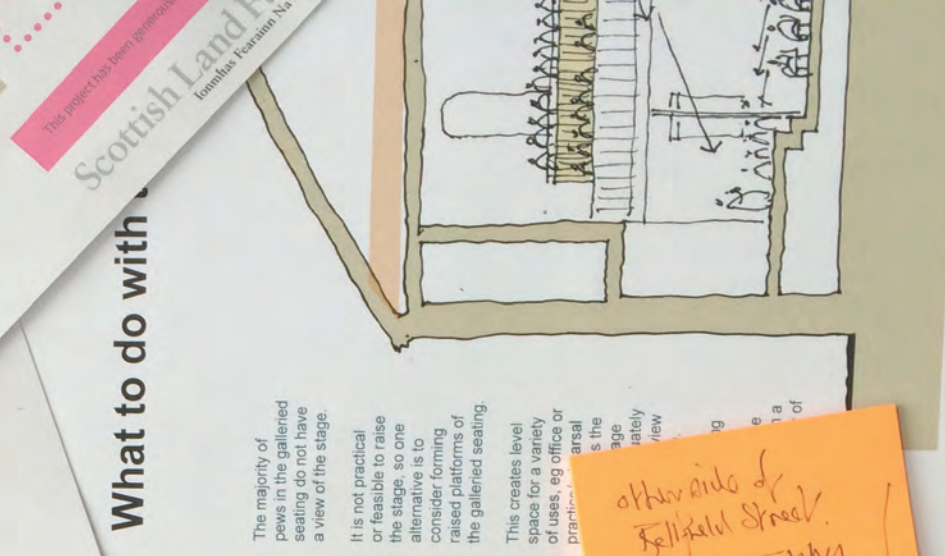
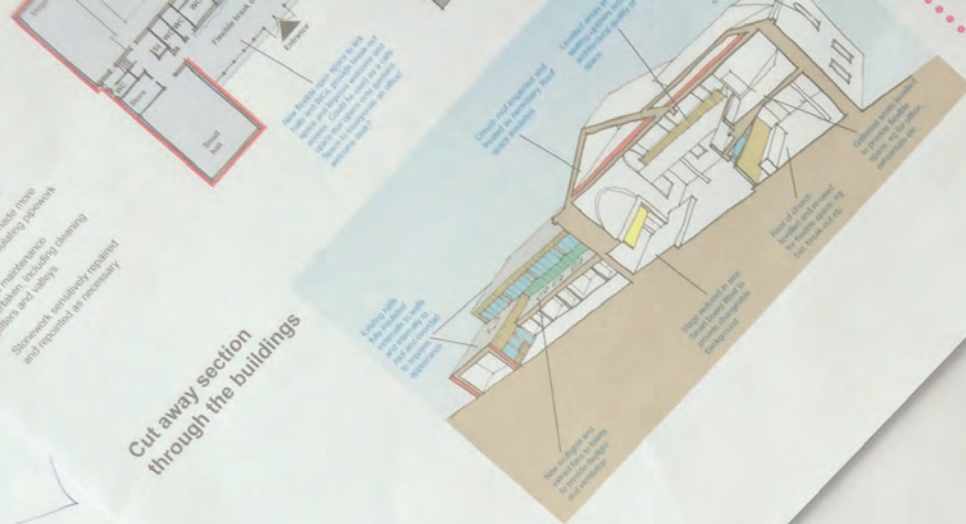
2.15 Social media has been used extensively throughout. At mid-November, the SAVEBellfield Facebook page had 570 likes.

2.16 Since opening membership of Action Party in mid-September, the group now

grown substantially and, at the time of writing, has 317 ordinary members, 21 associate members and 1 junior member.

2.17 Having taken account of feedback from the community engagement process and reviewed options for the project, the consultant team then presented a Vision Proposal to the community at a public meeting on 15 November in Portobello and Joppa Parish Church, attended by approximately 100 people. The Proposal was warmly received.

2.18 This Appraisal and the accompanying Business Plan assess the Proposal in detail, concluding this feasibility stage of the process.



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Jean M. Campb. of
 Bunko / Bunko
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Other side of
 Bellfield Street
 WAS Joppa

What to do with

The majority of pews in the galleried seating do not have a view of the stage.

It is not practical or feasible to raise the stage, so one alternative is to consider forming raised platforms of the galleried seating.

This creates level space for a variety of uses, eg office or practice space.

What do you think?

3. Shaping the Proposal: Serving the community

3.1 Section 2 of this Appraisal summarises the community engagement activities which have taken place in support of the project. From the outset, the community has been clear on its needs and the kind of project that would satisfy local people. The initial meeting in April 2016 highlighted all of the key requirements, which have subsequently been reiterated by further engagement findings and have ultimately been adopted as the core uses for the proposal.

3.2 Subsequent events continued to raise other possibilities and refinements but the main objectives have remained unchanged since day one. This reflects the clearly identified need for community rental space, the desire to see the former church space remain in use for ceremonies and performances and the desire to see the popular cafe use reinstated.

3.3 The importance of the halls in meeting the needs of local groups is widely recognised. Groups previously using the spaces, or operating locally in inadequate spaces, had noted an ongoing need for suitable premises. Many in the community expressed an attachment to the Old Parish Church buildings and site and the level of support for the proposed community buy-out was significantly driven by a desire to see these spaces remain in public use.

Use of the halls and spaces by community groups is a key driver for the project.

3.4 There is also local appreciation of the quality of the buildings, particularly the church, and recognition of their social and cultural importance as places where ceremonies such as weddings, funerals and christenings have taken place. Many local people tell stories of their connections to the church and halls.

Protecting the quality of the site and buildings and keeping them in public use is an important consideration for many local people.

3.5 Informed by the findings of the early engagement work, the Brief identified a number of potential uses and options for the property, drawing upon feedback gathered at the public meeting held in April 2016, as well as local knowledge of community space provision. Ideas included:

- rental of rooms and halls by community groups;
- use of spaces to provide services for younger and older people;
- use of the church for ceremonial events (weddings, funerals, celebrations);
- arts, cultural and music events and performances;
- a cafe, ideally with a kitchen providing training opportunities;
- heritage use focused on local connections with John Muir or Hugh

Miller.

3.6 In addition, a number of other criteria were suggested for the project :

- provision of full accessibility throughout the building;
- design and features which are responsive to those with sensory impairment;
- design and features which are responsive to those with dementia;
- improvements to energy efficiency to help minimise running costs;
- increased local employment, including workspace

3.7 The main findings from the community engagement process are:

Context and site: External spaces around (and on) the buildings are well-liked and people would like to see these enhanced as much as possible so that they have a variety of uses. Most people would like to preserve the character of the grounds, including retaining the headstones, memorials and monuments. The set back frontage and street elevation of the church have a clear identity and are attractive.

Access and layout: There is a strong feeling that all spaces inside the buildings should be fully accessible, and that there should be some provision for accessible parking and/or drop-off in front of the building. The spatial quality and acoustics of the internal space inside the church are very well-liked

by those who have experienced the building.

Building fabric and services: Many respondents were keen to see the buildings being made much more energy efficient. Improvements to the building fabric and services are a clear priority so that running costs are kept to a minimum and carbon dioxide emissions are reduced.

Potential Uses: Uses for the buildings are generally divided between hosting large events (eg 300+ audience) and smaller community events and groups. There is a desire for these to be able to happen at the same time. Comments were geared more towards community or local use of the buildings than external hiring as a large venue.

3.8 The most popular options to emerge were:

- A meeting place for community groups;
- Venue for income-generating events, e.g. celebrations and conferences;
- Café space with kitchen serving community and larger events needs;
- Use as an arts facility and exhibition venue;
- Live music and events space;
- A facility offering education, e.g. food growing, cooking skills, adult education;
- Childcare and after school facilities for up to teen age;
- Heritage/museum function;

3.9 A number of respondents were keen

to see the building operate as a social enterprise, or for all profits to be used to re-invest in the facilities.

3.10 The Proposal delivers scope to achieve all of these requirements.



4. Shaping the Proposal: The site and buildings

4.1 The site and buildings have been inspected inside and out by the consultant team. The quality of the interior and exterior of the former church is instantly obvious. It is an atmospheric and dramatic space with well-preserved features. The main hall has good daylighting and proportions and the smaller hall is a useful space for meetings and activities.

4.2 The grounds are also attractive. The garden space to the south acts as an arrival point for the halls. The space to the rear (west) of the buildings and the north of the former church has been a quieter area with numerous headstones, a mort cage and lairs, a few of which are unstable. This area is partly overgrown. To the front of the buildings, high stone walls are set back from the street, fronted by semi-private gravel bays and screen the halls and gardens beyond. There is a paved arrival area leading to the church entrance. Openings in the stone walls that flank either side of the front of the church provide access to the halls and garden area.

4.3 Historic Environment Scotland (HES) and Edinburgh Council have been consulted on potential alterations to the listed buildings and site. Officers from both organisations have inspected the building with the consultant team. The proposed uses and

alterations were discussed and found to be generally satisfactory. This advice reflected to some degree the likelihood that other potential uses may have greater impacts upon the listed features. We recommend that a close working relationship with HES and the Council should be established during the detailed design stage.

4.4 A sensitive design solution will be required, reflecting the Category B listing. However, this should be seen as an opportunity, rather than a threat. The project starts with a building and spaces of obvious character, which is an advantage many other projects do not have. Retaining and enhancing this character is an ambition of the Proposal.

4.5 Anecdotal records suggest that the gravestones immediately in front of the church halls do not mark the presence of any remains, as these were exhumed at the time of the construction of the halls. This has not yet been formally confirmed with Church of Scotland or City of Edinburgh Council, though enquiries have been made.

4.6 The buildings are in need of some modernisation and upgrading. A building survey undertaken by Survey UK found the buildings are generally in good condition structurally and identified a number of items of repair and refurbishment which should be undertaken over an initial five year period. The works are estimated to cost approximately £47,350.

4.7 The survey identifies repair, maintenance and upgrading works over the short term (year 1) and medium term (years 2-5). The list of works is indicative and requires detailed consideration and review. Costs are indicative: some items may require additional funding whilst others may be completed with less expense, in some cases by volunteers. Some works should be undertaken soon after purchase of the building, whilst others may reasonably be included in a more significant grant-funded refurbishment and construction phase.

4.8 It is important that all repair and refurbishment works are undertaken using materials and methods that are appropriate and sympathetic to the original building fabric, particularly as traditional buildings such as the church were constructed very differently to post-modern buildings like the church halls.

4.9 The building survey recommends obtaining a number of supporting reports, which it was hoped may be available from the Church of Scotland. This includes:

- Building Warrant and Completion Certificates for church-hall;
- Planning consents for the church-hall;
- Fixed-wire Test Certificate;
- Emergency lighting and fire alarm Certificates;
- Portable Appliance Test Certificate;
- Disability Access Audit;
- Fire Risk Assessment;
- Certificate of Chlorination of Water

- Storage;
- Asbestos Report.

4.10 Unfortunately, no reports have been made available, although it is possible they may exist. Further contact with the local Session Clerk is recommended. In the event that surveys are not available, some additional inspection of the building will be appropriate in due course.

4.11 Upgrading of building services such as power supply, ventilation and heating will be required. The existing electrical system, in particular, appears to have a complex and convoluted layout. Detailed assessment of these systems is recommended with a view to obtaining clear and impartial recommendations on anticipated lifespan, efficiency, safety, capacity and maintenance regime.

4.12 We would also recommend that a structural condition report be commissioned as part of the next phase of work on the project to identify the existing structural lines and materials, as well as any structural defects.

4.13 A valuation of the buildings and land has been undertaken by DM Hall. At £600,000, the valuation figure may be seen as generous in comparison with the nearby St James Church, which sold in August 2016 for £431,000. The DM Hall assessment uses a £/ft² value as the key indicator and the variance in values reflects the smaller floorspace at St James. However this may

not give adequate weight to the ease with which the two sites might accommodate new build housing. An application for three new houses at the St James site has now been approved. The Old Parish Church site may not have the same flexibility for new build due to the listed walls/lairs, war memorials and somewhat more constrained site and access. The valuation will be revisited as the Community Right to Buy process moves forward.

4.14 In order to test options, an Initial Appraisal of the site and buildings was prepared. This explored how the property could be used in its present form and how it might be adapted to enable more efficient use. The study reflected the findings of the building condition survey. It found that the site and buildings are in generally good condition and suitable for continued use as meeting and event spaces.

4.15 The Initial Appraisal highlighted a number of key factors :

- the buildings and surrounding structures are Category B Listed;
- the interior of the church is a very attractive space with good acoustics;
- poor connection between the halls and church (level change/narrow corridor);
- arrival and foyer space is limited at the church and hall buildings;
- provision/layout of toilet/kitchen facilities would benefit from enhancement;
- upper level seating in the church has restricted views due to a raked structure

that focuses on the pulpit height rather than the stage;

- lack of access to upper level seating in the church for less able bodied people;
- good distribution of mains drainage points around the buildings
- lairs, headstones and memorials are a constraint but add to the character (there are seven memorials within the buildings, which must be on public display at all times);
- the 'front' garden is attractive but the rear area is disconnected;
- the paving and spaces at the front of the site are largely unused at present;
- other than a short section at the south-west boundary, there is access space between the buildings and most boundary walls;
- the belfry is highly visible from a number of locations and offers a good vantage point.

4.16 The Initial Appraisal considered a number of options for the buildings and site, including those identified in the project Brief. The need to retain the halls in community use and the desire to retain the character of the site and buildings provided a clear framework for consideration of development proposals. The Initial Appraisal found that it should be possible to achieve these outcomes without major demolition or extension of the buildings, although more radical solutions would be possible.

4.17 Given the quality of the interior church space and its listed status, the Initial

Appraisal sought first to assess the scope to retain as much of the existing character as possible. It is expected that the pews and some of the moveable features will be removed by the current owners but this will not detract from the proportions or quality of the space. Fixed features such as timber panelling, ornate plasterwork, ceiling and adornments and the stained glass windows will be retained. Some adjustments to circulation, arrival space, toilet provision and interior spaces would help to make the buildings work more effectively as a whole. The addition of insulation to floors and roofs, repairs to windows, draughtproofing throughout and the installation of a designed ventilation system, will all help make the space more comfortable to use.

4.18 Other potential uses which would require more significant alteration of the buildings were considered. These could include housing (potentially affordable to meet local need), business uses such as workshops or offices, retail, visitor accommodation or other commercial uses. However, these uses had not been identified as specific community needs and there was no local campaign seeking to deliver them.

4.19 The Brief also requested assessment of the scope for use of the building to incorporate heritage features highlighting local connections with John Muir or Hugh Miller. Our view is that a dedicated study of these individuals could identify the best options for widening the appreciation of their achievements but this cannot be

adequately addressed through the current remit. However, there is an opportunity to reflect local heritage throughout the building, including in cafe, foyer, circulation and arrival areas. There is abundant local archived material and artefacts which can illuminate Portobello's industrial and cultural past. The connection with Muir, Miller and others can be noted through this story.

4.20 Against this context, the Initial Appraisal found that the uses set out in the Brief can be accommodated within the existing spaces, albeit with some alterations and upgrading. However, to achieve full efficiency of use and maximise their potential as a community asset, a number of interventions would be helpful. The Initial Appraisal therefore highlighted opportunities for the following adjustments:

1. A new foyer space for the halls - this could allow easier circulation, accommodate a cafe/bar and a reception/office area. It could build on the architectural language of the existing halls, utilising a flat roof and large sections of glass to create a bright, welcoming space;

2. Improved connection between the halls and church - this would enable the whole building to function more effectively as a single unit. It would also enable flat or ramped access throughout the main parts of the church and halls;

3. Adjustments to the upper floor seating in the church to create level floors - this would

reduce the seating numbers but ensure good views throughout for ceremonies or performances. A series of flexible spaces could be created behind the seating areas without losing the feeling of space and light, or quality of architectural space, within the church building;

4. Flexible ground floor spaces in the church building - adjustments to the ground floor to create a more flexible large ceremonial and events space with a rear area that could act as a cafe/bar or large rental room;

5. New/improved toilet facilities for the church and halls - required to bring the buildings up to a better standard and meet Building Regulations;

6. A new kitchen - capable of serving events in the halls and church and with scope for training;

7. Alterations to the large hall - to improve storage and seating, and to offer the flexibility to divide the hall in two to increase potential usage;

8. Upgrading of building fabric and services – insulation, draughtproofing and glazing improvements/replacement; maximizing daylighting, optimising heating and power systems, minimizing and optimising artificial lighting systems, ensuring effective ventilation of all spaces;

9. Over-cladding of the halls, e.g. with timber cladding, to improve their

general appearance and enhance their attractiveness to regular users and visitors;

10. Use of the belfry - potential for lighting to act as a beacon for the building and for improved access to enable local people to climb up to the bell and see the Portobello community form above for the first time.

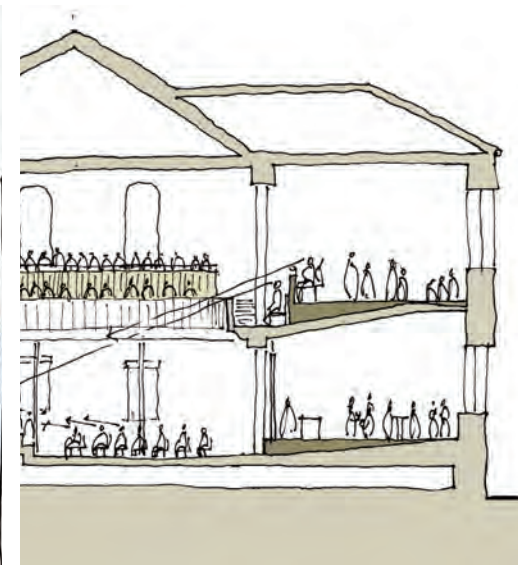
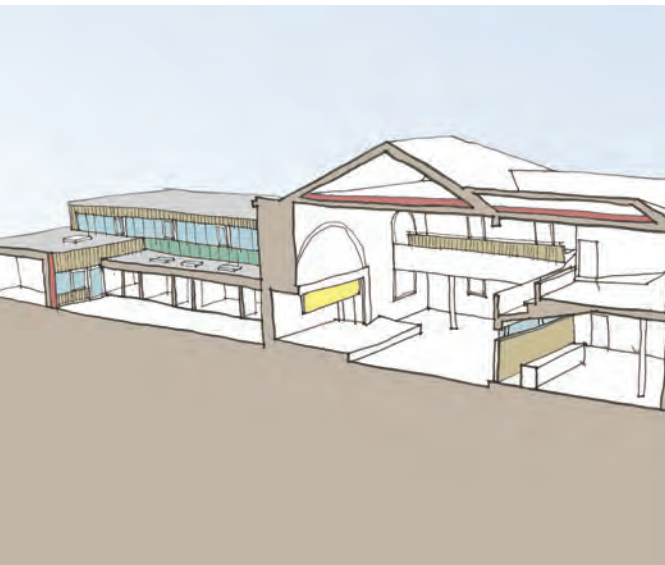
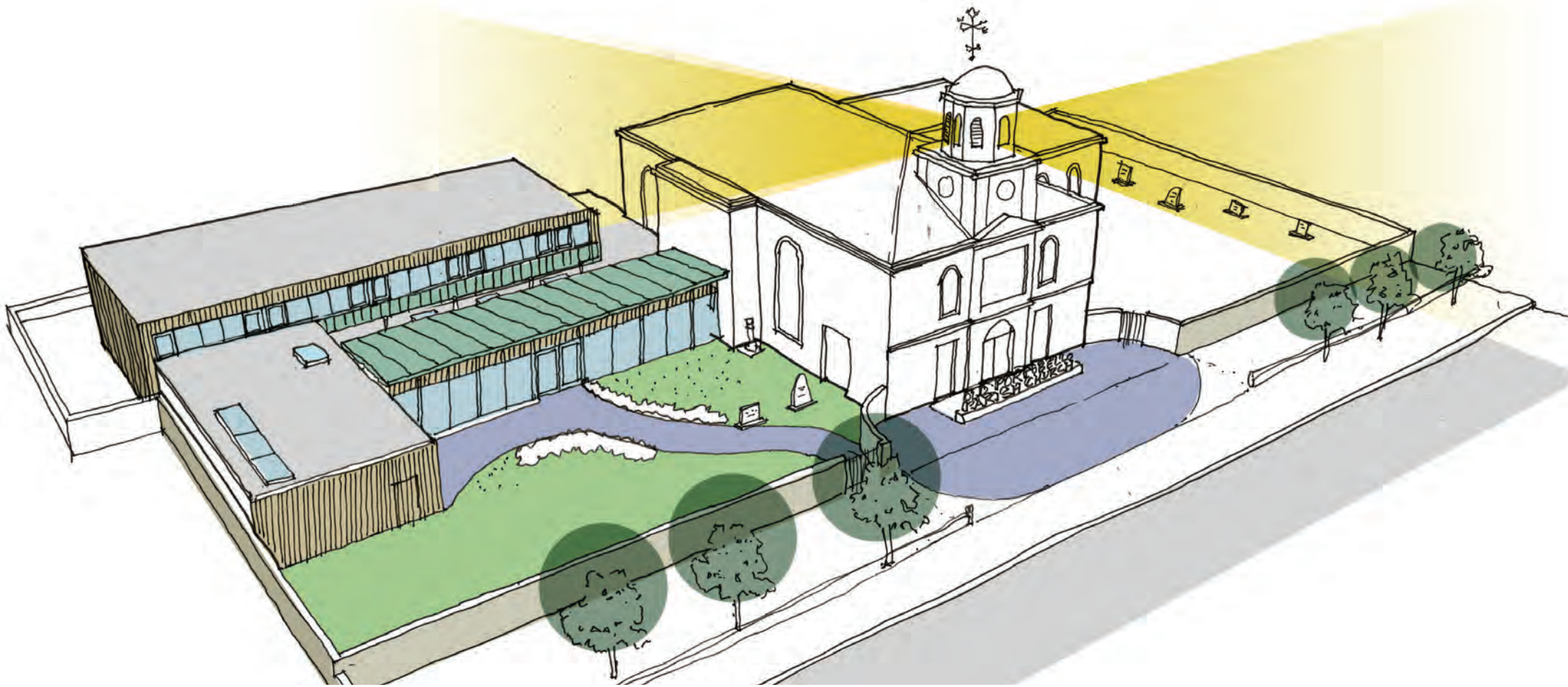
4.21 Beyond these adaptations, there is some scope to make more significant interventions if these can be justified in terms of the purpose of the project, the listed status of the buildings, the operational requirement and the availability of appropriate funding. For example, it may be possible to demolish or radically alter one or more of the halls - the small hall could be extended with a second storey to provide additional spaces or rooms above. However, at this stage, alterations such as this do not appear to be necessary to achieve a viable proposal.

4.22 Preliminary Proposals were taken to the community at the drop in event in Portobello Library. Feedback confirmed that the preliminary ideas for the site and buildings were acceptable. This is perhaps not surprising since the main uses that were proposed closely reflected the findings of previous engagement activities. A number of useful suggestions were made to maximise flexibility of use in the spaces and ensure operational efficiency. However the general approach was broadly supported. Key points included:

- An opportunity for better single level access between the halls and church
- An opportunity to clarify potential uses for the outdoor spaces
- Scope to reassess seating, storage and staging options in the halls and church
- A need to consider the best arrangement of toilet and kitchen facilities
- A need to ensure convenient and efficient cafe and bar provision

4.23 An Options Report summarised the findings to that point and set out a Vision Proposal to be tested through this Appraisal.

4.24 The potential viability of the project has been considered alongside the process of assessing the physical aspects of the site and buildings. The flexibility of spaces and the ability to host a number of users at the same time has been an important factor. Running costs and ease of management have also been taken into account. The operational requirements of potential key uses, including community rentals, weddings and ceremonies, performances and events, have been considered. Convenience for end users such as younger people, older people and those with additional sensory or mobility needs has also been taken into account.



5. Shaping the Proposal: Engaging with Stakeholders

5.1 The project seeks to be an integrated part of the Portobello community. It is important to ensure that it adds to local community provision, rather than competing with other providers. Discussion has taken place with a number of relevant stakeholder in the area which provide community services.

5.2 The **Porty Wash House** is a community centre now run by a community group. This delivers Edinburgh Council community learning activities (exercise, art, yoga, youth club), music activities, biannual ceilidhs, pantomime, and has halls for hire. The Centre is generally occupied most weekday evenings. The volunteer group who manage the Centre are interested in sharing a Centre Manager post with Action Porty and are supportive of the project.

5.3 **Big Things on the Beach**, a community arts group primarily interested in outdoor art to help promote and regenerate Portobello's beach and promenade area. BTOTB are looking to purchase the old public toilets on the Promenade, to retain as public facilities but also to provide a home space for BTOTB and an exhibition space for Portobello Historic Society. BTOTB hosted a community consultation late in 2015 on what the community in Portobello saw as their priorities for development, and additional

public space to replace lost facilities was high on the list. They welcome the Action Porty initiative and see opportunities for synergy.

5.4 **Out Of The Blue** is an arts education trust operating in Edinburgh since 1994 that previously leased buildings in Portobello since 2006, most recently units from Standard Life. This space provided 13 office/studios, 1 training space, 1 dance studio and 21 storage spaces with a total of 59 people working from these spaces. The lease ended in July 2016 when the lessor sold the building for use as flats. OOTB commissioned a feasibility study into the potential use of the old Portobello George Cinema, currently owned by a developer, for community use. This cannot be taken forward as the building is not for sale or lease. OOTB are keen to see studio and dance space continue in Portobello and there have expressed an interest in the availability of studio space in the Action Porty project.

5.5 The **Town Hall** is operated by Edinburgh Council for venue hire. The main hall can seat up to 600, with 200 for cabaret-style tables, and is in significant demand Edinburgh-wide as a venue for weddings and concerts. It is not currently used by local community groups. It is currently booked until February 2017. The small hall, seating 60 theatre-style, is a little smaller than the large hall at the former church and is not wheelchair accessible.

5.6 **Portobello and Joppa Church** hire out their church hall and the main church space for concerts and events. This Church was happy to host the final feasibility study engagement event for Action Porty and sees no conflict with their activities, envisaging an overall strengthening of community activity in Portobello.

5.7 **TribePorty** run a community hub primarily for arts, crafts, and making activities. They also rent out a small hall space that is used for yoga, pilates and creative classes. TribePorty are supportive of the project and see no conflict in additional hall hire.

5.8 **St Mark's Church** have no large hall and have previously used the former church and halls for weddings and large receptions. They would be interested in continuing this relationship.

5.9 Potential users include Scout Groups, the Sailing Club, Pilates Classes, Martial Arts Classes. A local nursery is very interested in being an anchor tenant, taking the space from 3:30 to 6:00 every weekday to provide an after-school club. There is interest from the Portobello Heritage Trust in exhibition space, and BTOTB are potentially interested in temporary exhibition or spill-over space.

6. The Proposal

6.1 The project will consist of a multi-use community hub providing:

- halls and spaces for rental by community groups;
- a ceremonial space for weddings, funerals and other life events;
- a café;
- arts/cultural events and performances;
- outdoor activities in the grounds of the property.

6.2 Key ambitions for the project should be:

- to act as a welcoming and vibrant hub for community activity in Portobello;
- to maintain and enhance the special qualities of the existing buildings and gardens;
- to achieve a high level of usage of the halls and spaces by local people;
- to achieve full accessibility and ease of use throughout the site and buildings;
- to build local capacity through volunteering and membership;
- to create local employment and training opportunities;
- to embed the Portobello story through local heritage displays integrated into the property.

6.3 The following Financial Viability and Operational Management section indicates that viable use of the building can begin immediately after taking ownership of

the building. However, it has noted that investment is required to bring some parts of the building up to an adequate condition and to enable some of the spaces to function more effectively. The Building Condition survey acts as a starting point for the assessment of initial works.

6.4 The Financial Viability and Operational Management section also shows that a more ambitious refurbishment and adaptation of the property can deliver a fully operational and efficient community hub. This should involve the following alterations to the buildings and site:

- a new foyer space for the halls, with reception, cafe and heritage displays;
- adjustments to the former church interior at ground and first floor level;
- alterations to maximise the flexibility of the large hall;
- improved internal connection between the halls and church;
- new kitchen and toilet facilities;
- refurbishment and redecoration of the building interior;
- modernisation of services, fire and smoke detection systems;
- insulation, draughtproofing and building services optimization to achieve energy efficiency and revenue savings;
- remediation works to the grounds, headstones, memorials and walls.

6.5 Foyer Space and Cafe

This new space would act as a welcoming

arrival point for the facility, enabling more convenient access between the halls, toilets and former church. As well as connecting the small hall and large hall indirectly, it would provide an attractive cafe space, which could also be used as a gathering point or breakout space for other events. A reception desk could be located here, with an option for secure storage of files and equipment to create a front desk office. The space can be used to tell the Portobello Story.

6.6 Adjustments to the former Church interior

New seating will be required to replace the pews and this should be designed to maximise flexible use of the spaces and seating plan. At ground floor, the cafe can relocate to the new foyer. To the rear of the space, the shallow raked floor can be levelled to provide a flat space with flexible screening or glazing. This area could act as a separate rental space or provide temporary bar or seating for events and ceremonies. The 'stage' area can be reduced in size (to its original size) and flexible staging extensions added as required. A wing space or green room can be provided to the side of the stage - this could also be used as a meeting room.

The upper floor of the church presents challenges in achieving full accessibility but this should be the ambition. The raked floors do not allow clear views of the stage. They can be levelled to provide break

out spaces, small spaces for private hire at events and flexible additional full view seating.

In total maximum seating capacity for the church could be as high as 340. This would be made up of 252 loose seats in the main part of the church, which excludes the rear of the church and assumes this could perhaps be used for a bar or refreshment area, 48 around the lowest tier of retained pews to the first floor galleries and 40 on the levelled sections of raked seating.

6.7 Large hall

Storage can be improved here by creating extended space between the structural steel frames of the building. A flexible dividing screen can be added to create two or more smaller space for separate hire. The fixed stage could be removed and replaced with flexible staging (although this may result in the loss of under floor storage). New bleacher seating can be provided to improve views for audience events.

6.8 Improved internal connection between the Halls and former Church

It is very important to the community that the building is accessible to all. A new ramped access connection can be provided to link the halls to the former church space, improving accessibility for all users. The balustrade of this can be designed like a lightbox or deep bookcase to help display historical or cultural exhibits that help tell the

Portobello Story.

6.9 New Kitchen and Toilet Facilities

There is flexibility within the hall areas to rearrange toilet and kitchen facilities. This can be assessed fully at the detailed design stage, once operational and user requirements are defined. New toilets provision is needed at the former church space to support ceremonies, events and performances.

6.10 Refurbishment and Redecoration

Some redecoration and refurbishment is required to bring the venue up to operational standard. Very limited work is needed in the hall areas but the former church space would need some redecoration and enhancement for ceremonial use, with the pews having been removed. All paint and decoration should be carefully chosen to have no VOCs (Volatile Organic Compounds), which can severely affect health and contribute to environmental pollution, and to be 'vapour permeable' (also referred to as being 'breathable') so that moisture does not become trapped.

6.11 Modernisation of Services

A detailed review of the existing buildings services is needed to confirm suitability for modern needs. This includes power, heating, lighting, ventilation, hot and cold water, drainage, fire and smoke detection.

6.12 Energy efficiency and renewable energy

Recommendations for energy efficiency measures are set out elsewhere in this section of the Appraisal.

6.13 Remediation Works to the Grounds

As well as general maintenance, some stabilising work is required to a number of headstones. Over a period of time, a programme of repair and remediation works could be implemented to preserve and protect the memorials, headstones, lairs and stone walls.

6.14 There is significant potential for use of external spaces to support activities in the building and also to add to the range of functions the facility can provide. Some uses have been suggested during the engagement process, including:

- a sensory garden
- safe recreation and play space for children
- community growing projects using raised beds
- street front activity linked to the Big Busk on the Beach and other events or festivals
- sculpture garden with opportunities for display of work by local artists
- contemplative space
- specialist skills and training related to repair and maintenance of the memorials and walls

- biodiversity programmes to encourage wildlife (and an option to provide beehives)

6.15 Action Party should firm up its plans for the external spaces in due course. There is an opportunity to explore these options through further engagement with the community.

6.16 There would be benefit in creating a drop off area on Bellfield Street in front of the property for people arriving by vehicles. This would be particularly helpful for uses with additional mobility requirements. It would also ensure convenience for building users and local residents when events such as funerals or weddings are taking place. There would be a loss of a few parking spaces and local residents may have views on this. Discussion with the Council's Roads Officers would also be required.

6.17 Consultation with Historic Environment Scotland has clarified that any improvements to access to the front of the church should be discrete and well-designed. The Corn Exchange in Dalkeith is cited as a good example of how this can be achieved.

6.18 The following drawings show the proposed alterations to the buildings. They illustrate how the proposed uses can be accommodated and the range of potential alterations that may be required. There are options for some of the potential changes, such as the adjustments to the large hall, the flexible layout of seating in the former church

and large hall or the location of the kitchen and toilets. Detailed design work is required to assess these options, explore and understand all of the technical implications, and generate a final scheme once purchase of the property is confirmed.

6.19 Energy efficiency and renewable energy generation potential

6.19.1 On all buildings, whether new build or refurbishment, it is important to minimise energy demand as a priority so that running costs are kept as low as possible. This is achieved by effectively insulating and draught proofing, fitting energy efficient lighting and hot water fittings, adopting effective ventilation strategies and making sure that all systems are simple and straightforward to control so that building users help keep energy costs to a minimum. This has the benefit of ensuring that the capital costs, running costs and maintenance of any resulting renewable energy generation equipment is kept to the lowest amount necessary.

6.19.2 There is the potential to externally insulate the external walls and roofs of the halls and to draught proof the entire building. Together with replacement of all windows and doors with highly efficient units and installation of opening windows and/or ventilation units in all spaces this will significantly reduce the amount of heating currently required by the halls, even if a new extension were added.

6.19.2 If insulated and draught proofed to meet Building Regulations, a 30-50% reduction in energy use for heating would be realistic. If insulated and draught proofed to meet EnerPHit standard, which would have a higher associated capital cost, a 70-85% reduction in energy use for heating would be realistic.

6.19.3 Due to the historical construction and listed status of the former church, we recommend that heat loss measures are limited to insulating the floors and roofspace of the building. We do not recommend insulating the external walls. Overhauls to the stained glass and other windows in the building will help to reduce draughts at these points. Secondary internal glazing is possible and Historic Environment Scotland (HES) and Edinburgh Council have confirmed this can be achieved without compromising the building's listed status.

6.19.4 For all the buildings, all lighting units should be replaced with LED fittings. As well as reducing energy use these also reduce fire risk due to their lower operating temperatures and wiring current.

6.19.5 Combined, these measures will help to reduce the operating and maintenance costs of the building. Once this new 'baseload' for energy demand has been achieved it is possible to consider what renewable energy generation measures may be appropriate :

6.19.6 Solar Photovoltaic (PV): PV panels

generate electricity from the sun's energy and can be connected directly to the National Grid. The energy they generate is offset against the energy used by the building, which can result in reduced energy costs. The orientation and clear solar exposure of the flat roof over the large hall would be a good place for solar PV panels. We recommend their use should be investigated. Listed building and Conservation Area consent would be required.

6.19.7 Biomass: The existing gas boilers appear to be modern and operating effectively so this is not recommended.

6.19.8 Heat pumps: These could be used to generate hot water for heating but are not recommended as the existing gas boilers appear to be operating effectively.

6.19.9 Solar thermal: the efficiency of solar thermal panels is determined by how much hot water a building uses. The proposed uses do not regularly require a large amount of hot water so it is unlikely at this point that solar thermal would be appropriate.

6.19.10 Wind: the built up location and potential vibration from building-mounted wind turbines suggest this would not be an appropriate technology.

6.19.11 Renewable technologies have a limited lifespan and require regular maintenance and care, which will incur a cost. They may be eligible for payments

from the Government under the 'Renewable Heat Incentive' or 'Feed-in Tariff' schemes, though this should not be used as a fundamental criterion for their selection.

6.19.12 It is recommended that the existing mains gas boilers be retained and maintained to provide heating and hot water throughout the buildings. All valves and pipework (hot and cold) should be fully insulated to minimise heat loss. The pipework should be flushed through to ensure adequate heat flow to all radiators. Weather compensators and programmable timers should be fitted.

6.19.13 It is realistic to assume that the buildings will be occupied to a greater capacity than they have been in the recent past. As a result increased occupancy will naturally lead to higher energy use than previously, simply because people are using the building for longer.

6.20 Strategic approach for repairs and refurbishment of buildings

6.20.1 As noted in section 4 it is important that all repair and refurbishment works are undertaken using materials and methods that are appropriate and sympathetic to the original building fabric, regardless of age or construction type. It is of particular relevance where work is being carried out on listed buildings of regional or national significance.

6.20.2 Originally completed in 1809 the church is constructed of ashlar and coursed rubble sandstone bedded and pointed with lime mortar. The origin and composition of these should be established by specialists and used to determine appropriate materials for repair. The ground floor of the church is constructed from timber joists over solum ventilated around the base of the external walls with cast iron vents. The rear of the nave has a gentle rake to allow the congregation in this part of the church to maintain eye contact with the pulpit. The steeply raking first floor, which forms an open U-shape around the walls, is supported between the walls and concealed beams resting on cast iron columns. The fascia of the mezzanine level is finished with pitch pine to match pews and all other woodwork. External walls typically have timber wainscoting to around 1.4m height, with the remaining surfaces finished with lime plaster on the hard. Internal partitions are brick with lime plaster on the hard. The roof, which includes ridges, valleys and hips, is constructed of large section trussed timber rafters which have had steel repairs in the past. It is finished with sarking boards and slates. The cupola roof of the belfry is finished with copper laid over sectional timber rafters in an octagonal pattern to suit the octagonal plan of the belfry stonework. Each face of the belfry has an arch-headed panel, finished alternatively with painted timber slats and painted timber panels. The ceiling of the main roof and soffit of the first floor is expected to be lath and lime plaster. It is possible that plaster will contain

animal hair. The ceiling of the main roof has decorative plasterwork as well as ventilation holes. These would originally have ventilated to roof cowls, of which there is now no evidence, suggesting that the roof has been re-slatted in the past. The two staircases (to the east and west) are constructed from stone treads with painted wrought iron balustrades. Windows are generally leaded, stained glass in timber frames set within splayed, arch-headed openings, except to the principal elevation, which has 8 over 8 single-glazed sash and case windows with arched, astragalled heads. There are two blind windows on the principal (east) elevation at ground floor level.

Within the body of the nave is the pipe organ. The keyboard for this is partly sunken to house the tracker below the floor, and connect the keyboard to the pipes, the latter being arranged within a fan-shaped setting of plasterwork and timberwork on the south elevation of the church, above the chancel. Drainage and water connections serve two WCs, located by the east and west entrances.

6.20.3 In contrast to the church, the halls (constructed in 1964 to designs by Alan Reiach and Partners) adopt a rectilinear, boxy massing and utilize a combination of steel frame with cavity brickwork infill to the large hall and loadbearing cavity brickwork elsewhere. External leaf brickwork appears to be concrete rather than clay, as was common at the time. External walls support flat roofs assumed to be constructed from

steel beams supporting secondary timber joists with timber or plasterboard internal finishes and single ply membrane external finishes. Floors are generally concrete with timber or tiled finishes. A proscenium timber stage in the large hall conceals a large, semi-submerged storage area that extends the full area below the stage. Windows are single glazed, fixed units. There are a series of polycarbonate rooflights. There is no ventilation in the halls.

A boiler room incorporated into the footprint of the halls serves both the halls and the church. Drainage and water connections are provided to the kitchen and toilets, including an upper WC adjacent to the stage in the large hall.

Detailed proposals for improvements to the building fabric should consider appropriate strategies that improve the energy efficiency and ventilation of the building while ensuring that moisture does not become trapped over the long term, subsequently reducing the thermal performance of the building and increasing heat loss and running costs.



7. Financial Viability

7.1 Action Party has commissioned a Social Enterprise Plan to support its purchase and future use of the property. That report should be read in conjunction with this Appraisal. The main findings of the Social Enterprise Plan relating to the use and financial viability of the project are summarised here.

7.2 As set out above, the vision is to create a community-led social hub that helps build, celebrate and support the collective and individual life of the community in a building that is fully accessible to all.

7.3 The vision has arisen from a long process of community consultation, and is driven by the loss of other community spaces in Portobello as church congregations merge and as buildings previously used by the community are converted to commercial or residential use.

7.4 The impacts of these closures is heightened by the planned increase in housing in and around Portobello of more than two thousand homes, many of these bringing new families who will seek social and community activities. There appears to be an existing and growing source of potential users and customers for the project Action Party have engaged with key institutional stakeholders, including City of Edinburgh Council, the Scottish Land Fund, the Heritage funds, and Historic Environment Scotland to assure themselves that their

plans fit with the Scottish Government's and local authority's policy for community ownership, and with regulatory and funding bodies requirements for the ongoing use of listed buildings.

7.5 Liaison has also taken place with local stakeholders to ensure fit with existing facilities and services in the area. This has established good support amongst stakeholders and scope for collaboration in service provision and management of facilities.

7.6 This, together with the outputs from the community consultation process, has enabled Action Party to define the following wide-ranging outcomes from the project (known by Action Party as 'The Bellfield'):

1. Portobello will achieve increased sustainable economic development through the acquisition and redevelopment of the Bellfield Church;
2. Portobello will achieve increased sustainable social development through the acquisition and redevelopment of the Bellfield Church;
3. The Portobello community will be more empowered and have a greater capacity to lead and control the development of Bellfield Church and other assets, and to generate sustainable income;
4. A significant piece of Portobello's built heritage will be better managed and in better condition;
5. Portobello will continue to develop and promote its cultural heritage, for the benefit

of residents and visitors.

7.7 Action Party has identified four groups of community users who will benefit from the new Centre.

7.8 Community groups requiring regular use of space to support their activities. Action Party has identified over a dozen existing groups who are either seeking space or more appropriate space and for their activities, and two childcare providers who are seeking regular use of space to support their activities for local children. In addition, Action Party has identified socially excluded or isolated groups who are currently underserved by local provision, and therefore aim to create a fully accessible space to enable support activities for these groups to be expanded.

7.9 Community social and celebratory events. The Bellfield has hosted parties, weddings, and other social events for many years in its Large and Small Halls. With the addition of the Celebration Hall, the Bellfield will provide the community with space for social events and life celebrations of all kinds; dances, weddings, festivals, birthday parties, and funerals. Discussions with independent celebrants are that there are only two venues in Portobello that can host large parties for life celebrations. The Bellfield, a hundred yards from Portobello Beach and Promenade, can provide a unique venue and setting for these events.

7.10 Community-led performance:

Portobello has an active community, with many existing activities taking place in an around Portobello. It also hosts a growing population of artists and musicians of all styles seeking a flexible, accessible venue for exhibitions, shows, and concerts.

7.11 The Bellfield is already a key venue for a variety of annual festivals, and this could be expanded to support others. Action Party also plan to develop a regular performance programme, one or two evenings per month, to showcase local talent and bring performers from further afield to the community. Edinburgh does not have an all-abilities performance venue, and organisations encouraging participation from all abilities in the performing arts have already expressed a strong interest in using the Bellfield venue.

7.12 Informal, accessible, socialising. The Church at Bellfield provided a volunteer-run café on weekdays, which was very popular as a quiet and welcoming venue particularly for those who might feel excluded from other cafes in Portobello High Street. Action Party plan to reinstate this café, eventually expanding its activity and moving the café to a new, dementia-friendly space which would allow direct access to the sheltered garden at the front of the complex, thus assisting particularly those with caring responsibilities to relax. Ideally Action Party would want this to be run by a separate social enterprise as a training café supporting vulnerable groups. While the current configuration of the Bellfield will allow many of these activities to

commence almost as soon as the Bellfield is purchased, Action Party will not be able to meet the full potential and delivery their vision without a significant programme of renovation and remodelling. This programme will ensure that:

- The Bellfield is maintained and refurbished to meet planned use as an events and celebration centre to attract people from Portobello and beyond;
- The Bellfield is fully accessible throughout, with the single exception of the first floor galleries in the Celebration Hall;
- The Bellfield has a new foyer space to welcome people into the building, and to provide a setting for a carer- and dementia-friendly café with a sheltered, secluded garden;
- The Bellfield is remodelled to deliver a quality performance space, with the necessary infrastructure for performing groups
- The Bellfield is insulated to a high standard to reduce its carbon footprint, to help ensure financial sustainability by reducing running costs and to improve the comfort of the building, encouraging continued use.

7.13 The plans for this restoration have been developed and costed by Urban Animation, Sam Foster Architects and Ralph Ogg & Partners QS. The plans have been phased to ensure that the Centre can continue to function throughout the build process, meeting immediate and continuing community needs, and delivering and expanding on social and economic outcomes, as soon as the Action Party takes

possession.

7.14 The five phases for the project are:

- Purchase and further development of the proposals
- Build phase 1 – ready for immediate use: maintenance, repairs, and minor refurbishment
- Build phase 2 – carry out repairs per Building Conditions survey, insulate Celebration Hall, improve front access
- Build phase 3 – create a quality performance venue: remodel and renovate Celebration Hall
- Build phase 4 – a fully accessible community hub.

7.15 The estimated overall purchase and development costs for the Project are identified in Table 1, and have been prepared using strategic information of a level commensurate with the stage of the project.

Refer Table 1 on following page for purchase and phased refurbishment costs.

7.16 The forecast for the phasing, funding, and building of the Phases is illustrated in Table 2 on the following page. This timeline is considered realistic against timescales for funding applications, planning consents, and build times. It will require ongoing effort from Action Party throughout this period to adhere to this timeline.

7.17 The lengthy build process means that the development programme, and

the income and expenditure, will not reach maturity until 2022 when the build is completed.

	Purchase	Phase 1	Phase 2	Phase 3	Phase 4	Total
Purchase	600,000					600,000
Surveys and fees	30,500					30,500
Specialist reports for funders				24,500		24,500
Community development	24,000	2,000				26,000
Project management			12,500	18,750	18,750	50,000
Design and build costs		69,524	182,093	550,865	1,852,700	2,655,182
Total	654,500	71,524	194,593	594,115	1,871,450	3,386,182

Table 1

	2017				2018				2019				2020				2021							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Fundraise	█																							
Purchase	█																							
Build 1					█																			
Applications					█																			
Consents & design					█																			
Build 2					█																			
Applications					█																			
Consents & design					█				█															
Build 3					█				█				█											
Build 4					█				█				█				█							

Table 2

7.18 This has been factored into the income streams from the project. The income streams are forecast to be low for the first year, as community development builds activity and as the Celebration Hall will not be widely advertised until the repairs on the fabric are complete. Following Build Phase 2 during 2018, the Celebration Hall will reopen in time for the Edinburgh Festival, allowing a significant increase in income from events, additional community activity, and performances. The successful application and fundraising programme during 2019 will allow the ambitions of the community to be realised in the Build Phase 3 during 2020 (full upgrade of the Celebration Hall to a performance venue), increasing income from this source from March 2021 onwards.

7.19 The Large and Small Halls will be made fully accessible, well-insulated, and with the foyer and additional storage added in 2021, allowing additional community use by the wider and growing Portobello community thereafter.

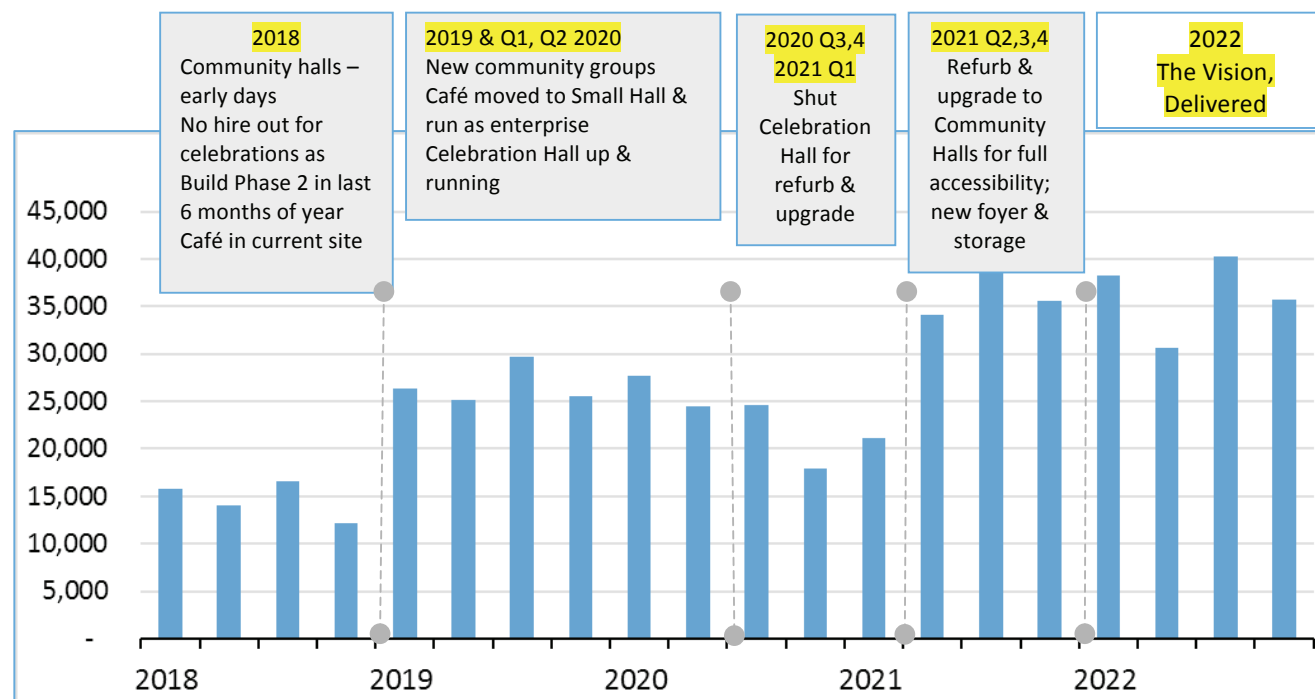
This pattern of income generation is shown graphically in Graph 1, on the following page.

7.20 It is critical that Action Party remain in overall financial surplus throughout this time, a clear challenge during a Build Programme of this nature. This will require

appointment of the community development manager for the first 18 months from external grant sources, to be paid thereafter from ongoing activity. Financial feasibility will be particularly challenged from heat and light costs, which are forecast to reduce substantially after Phase 2 (insulation of Celebration Hall roof and flooring) and then after Phase 4 (insulation of Large and Small Halls).

7.21 The headline income and expenditure accounts over the period are set out in Table 3, opposite.

7.22 By 2022, the Vision will be fully realised, with a fit-for purpose Celebrations Hall, significantly developed community group activity with full access for all abilities, and a centre for events and festivals in the heart of Portobello's community.



Graph 1

Year Ending December	2018 (F)	2019 (F)	2020 (F)	2021 (F)	2022 (F)
Total Revenue	58,510	106,631	94,655	129,790	144,809
Total Cost of Goods Sold	(12,869)	(42,000)	(34,157)	(33,499)	(32,946)
Gross Margin	45,641	64,630	60,498	96,291	111,863
Net Operating Expenses					
Other Revenue	15,000	-	-	-	-
Total Salaries & Wages	(17,976)	(32,208)	(32,208)	(34,268)	(40,448)
Total Operating Expendi	(21,969)	(19,491)	(19,491)	(26,000)	(26,770)
Total Other Expenses	(12,000)	(15,000)	(15,000)	(19,000)	(23,000)
Net Operating Expenses	(36,945)	(66,699)	(66,699)	(79,268)	(90,218)
Operating profit	8,696	(2,069)	(6,202)	17,023	21,645

Table 3

8. Next steps

8.1 This Appraisal and the accompanying Social Enterprise Plan have shown how the proposed purchase of the property by Action Porty can achieve a viable solution for a mixed use facility owned by and operated for the benefit of the local community.

8.2 Action Porty has now made an application to the Scottish Land Fund (SLF) for support to purchase the property. SLF will not fund the entire purchase price, so Action Porty will pursue additional funding from other sources. The additional amount to be raised will depend upon the final valuation of the building and the percentage of that value that SLF is willing to fund. Action Porty will finalise its top up funding strategy in due course and options have been explored through the Social Enterprise Plan.

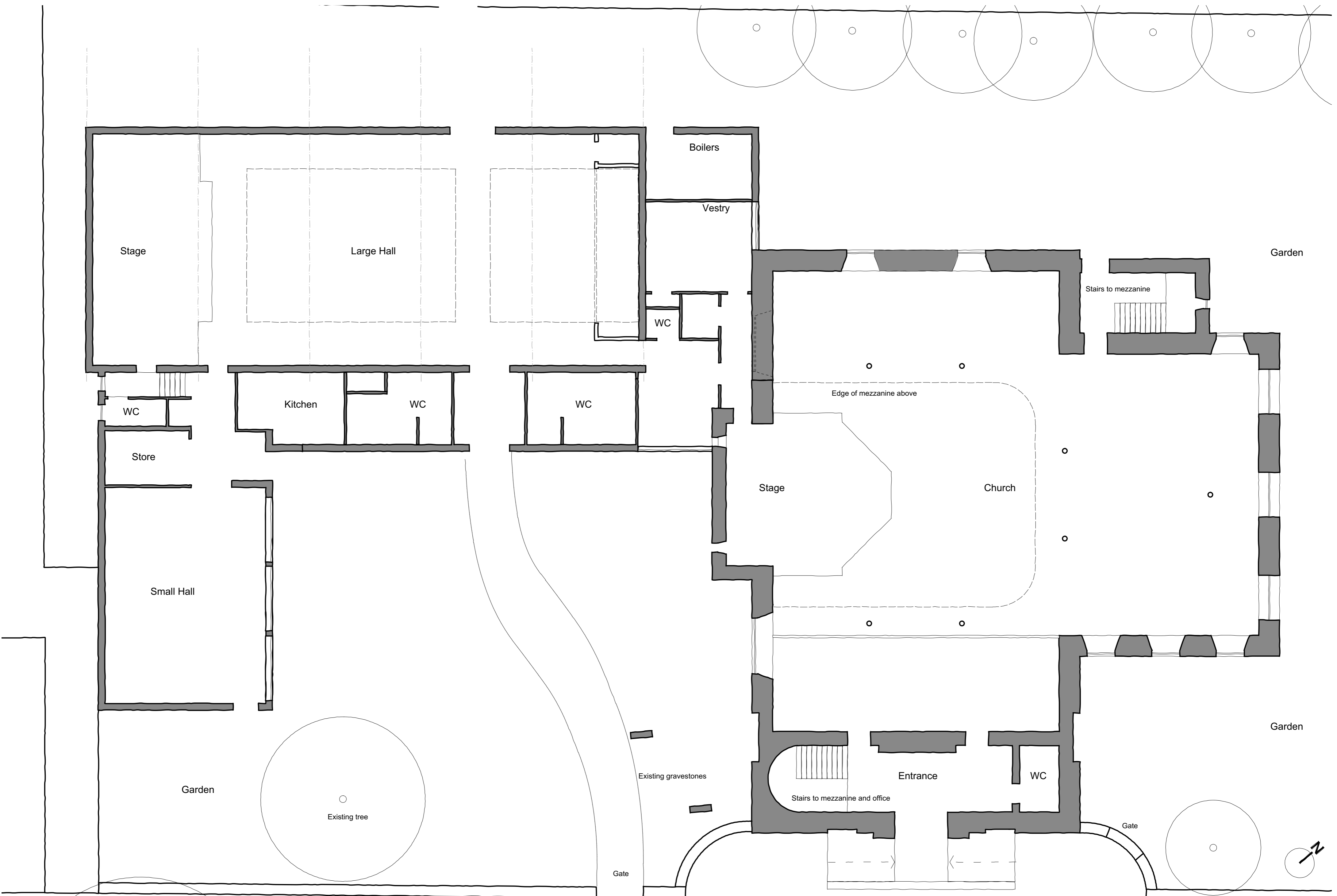
8.3 It is likely that purchase of the building would occur in mid-2017. Action Porty will seek to make the property available for community use as soon as possible after taking ownership. Much of the general upgrading work identified in the building survey can be undertaken without significant impacts upon hall rentals. The former church building will need some internal upgrading before it can be used for ceremonial events but it could accommodate performances from an early point in time.

8.4 Action Porty will also move forward

with detailed design, costing and funding for the more significant alterations which are required. The aim will be to complete that programme of work within 3-4 years. There will be further opportunities for the community to participate in the detailed design process.

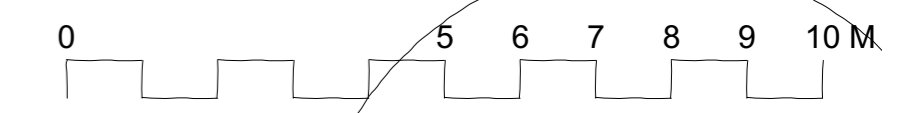
8.5 Action Porty will continue to communicate regularly and openly with the local community, building further support as the project progresses. The commitment of volunteers has been essential in bringing the project to this point and there will be an ongoing need for additional support. Action Porty will regularly review the skills its volunteers bring to the project and will seek to augment its team where other skills are needed.

Appendix A. Indicative design proposals



Old Portobello Parish Church
Existing ground floor layout
 October 2016 / 1:100 @ A2

BELLFIELD STREET



New insulated layer around whole of outside of church halls

New storage cupboards constructed off side of large hall

New extension to side of church to accommodate WCs to serve events in church

Access to rear gardens from church and halls

Boiler room reduced in size

Position and width of new opening between church and halls constrained by position of existing stained glass window and chancel recess

New ramp to connect church and halls (approx 700mm difference in level)

Historical exhibition wall running along edge of ramp and wall to WCs

WCs relocated/ kitchen extended to serve cafe and large hall

Stage
(Could be removed)

Large Hall

Boilers

WCs

WCs

Green Room

Garden

WC

WC

St

Kitchen

WCs

Foyer Cafe

Stage

Seating (252 shown in total)

Pop-up bar, space for tables etc

Store could be used to accommodate new stair to potential upper floor over small hall. (Electrics can be retained)

Desk

Small Hall

New foyer built to connect small hall to WCs and create welcoming, bright space to house cafe. Extension opens onto garden to improve useability and connection between inside and outside

Sound/lighting control area

Decorative glazed screen to separate seating from temporary pop-up bar, seating etc. Raked floor in this area levelled off; steps and ramp fitted

Raised planters

Existing gravestones

Entrance

WC

Existing WC and cpd reconfigured to create accessible WC

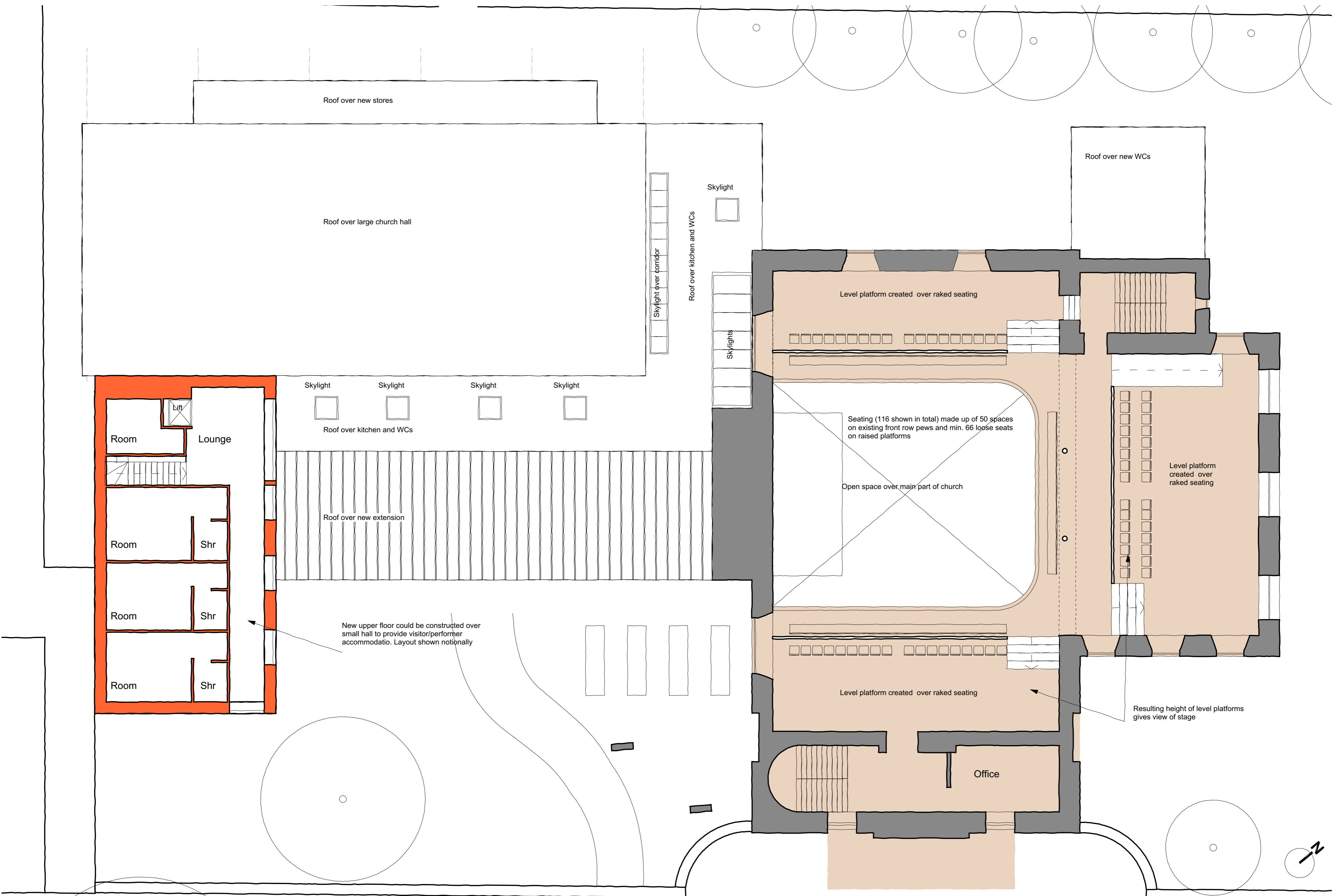
Garden

Existing tree

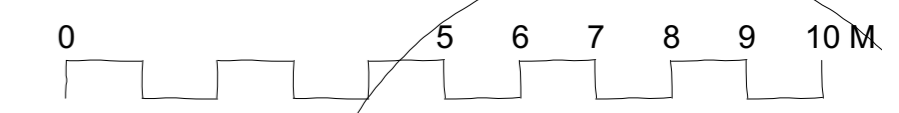
New paving and access ramp to main entrance

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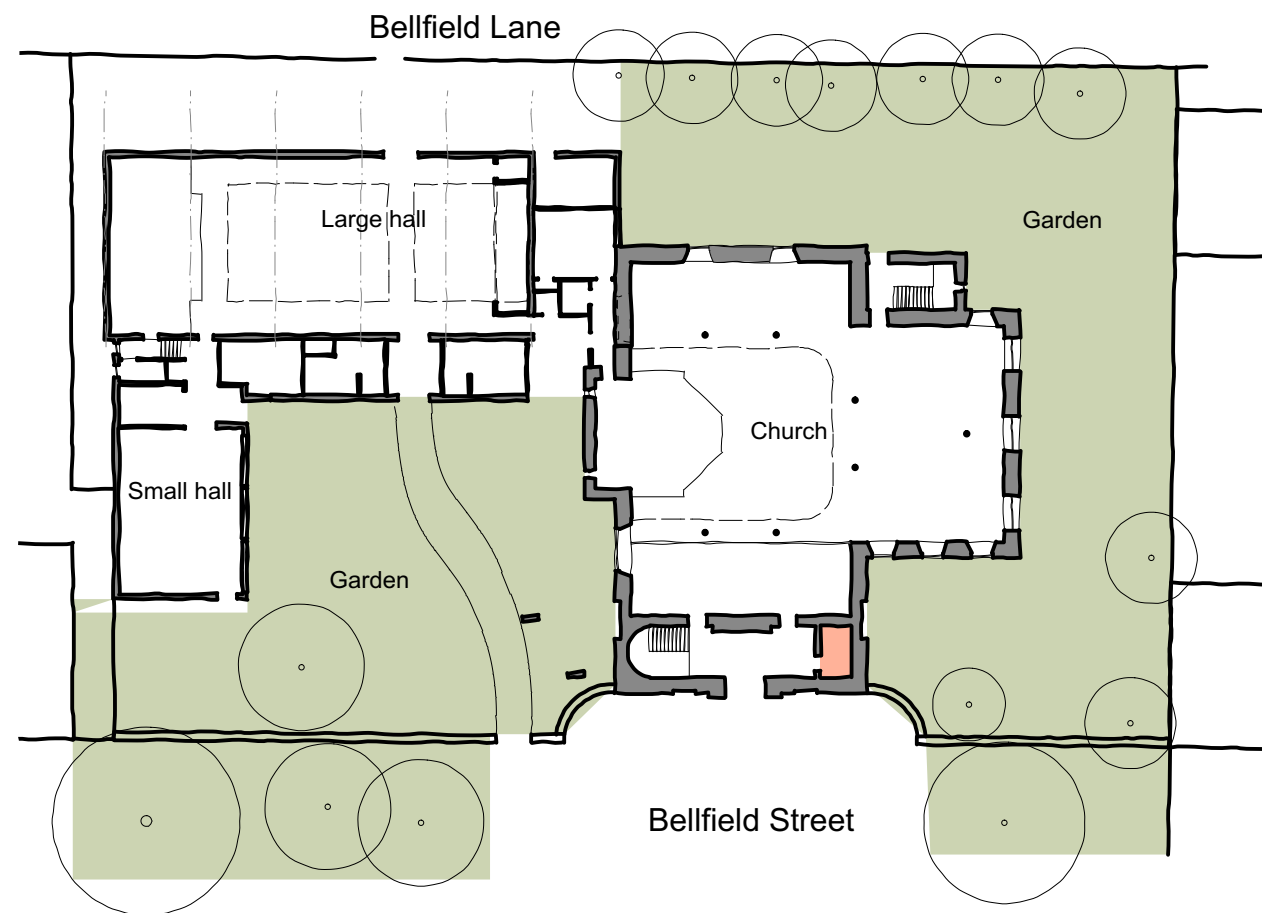




Old Portobello Parish Church
Potential upper floor layout
 October 2016 / 1:100 @ A2

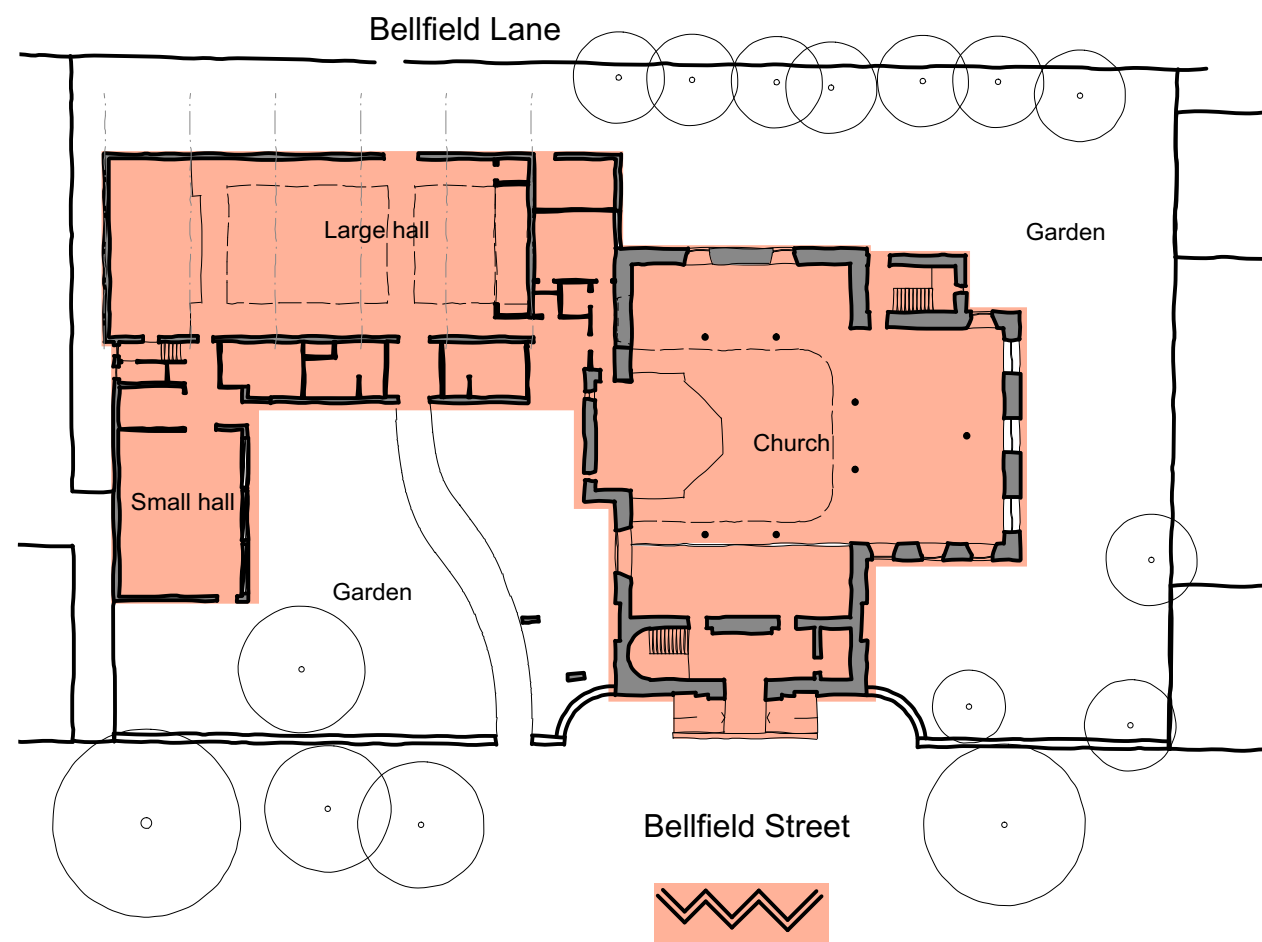


Appendix B: Indicative phasing



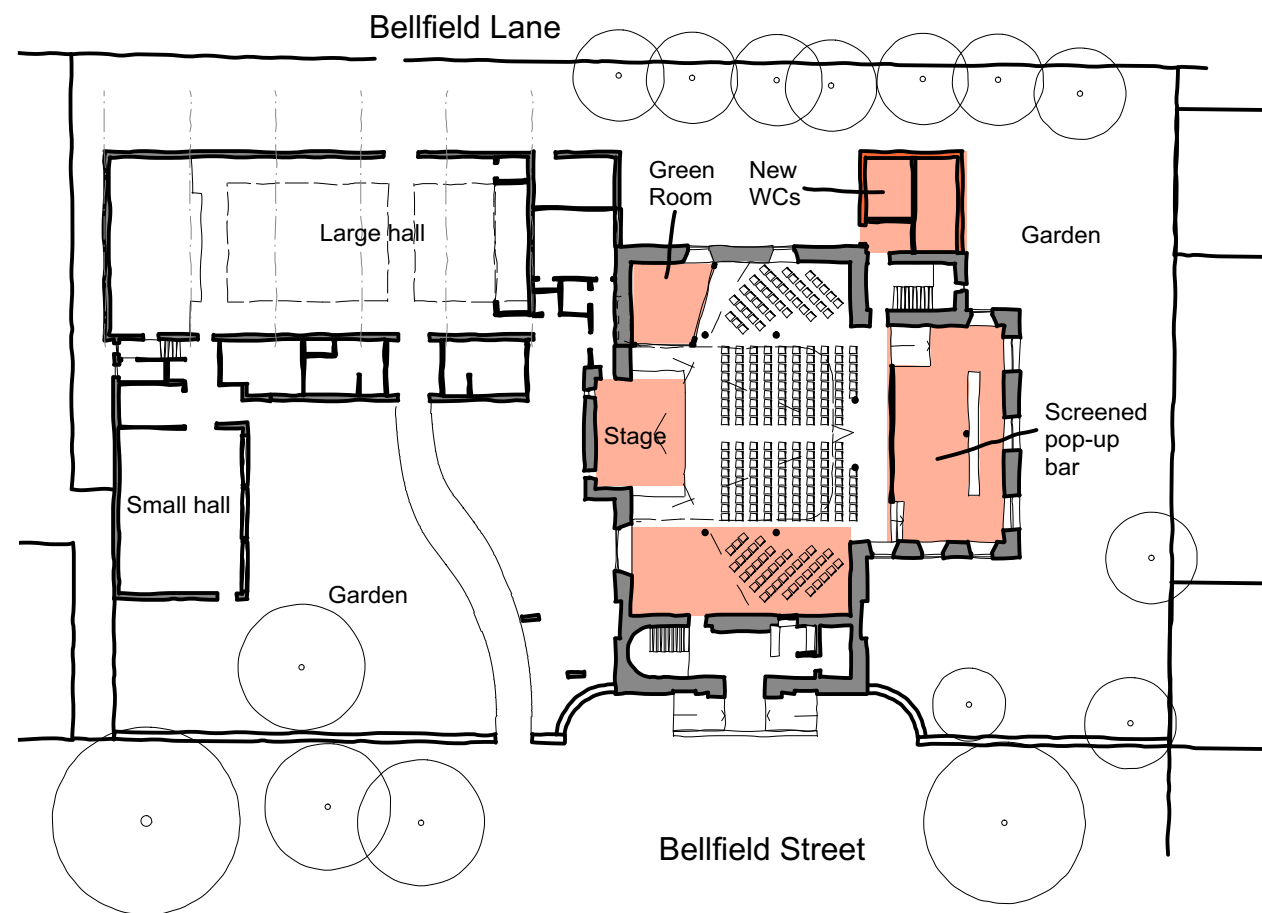
Phase 1

- Move into building in current condition.
- Carry out very minor repairs to suit immediate operation.
- Re-configure existing WC at church entrance to make accessible.
- Redecorate as funding/labour available
- Tidy up garden grounds to make more attractive



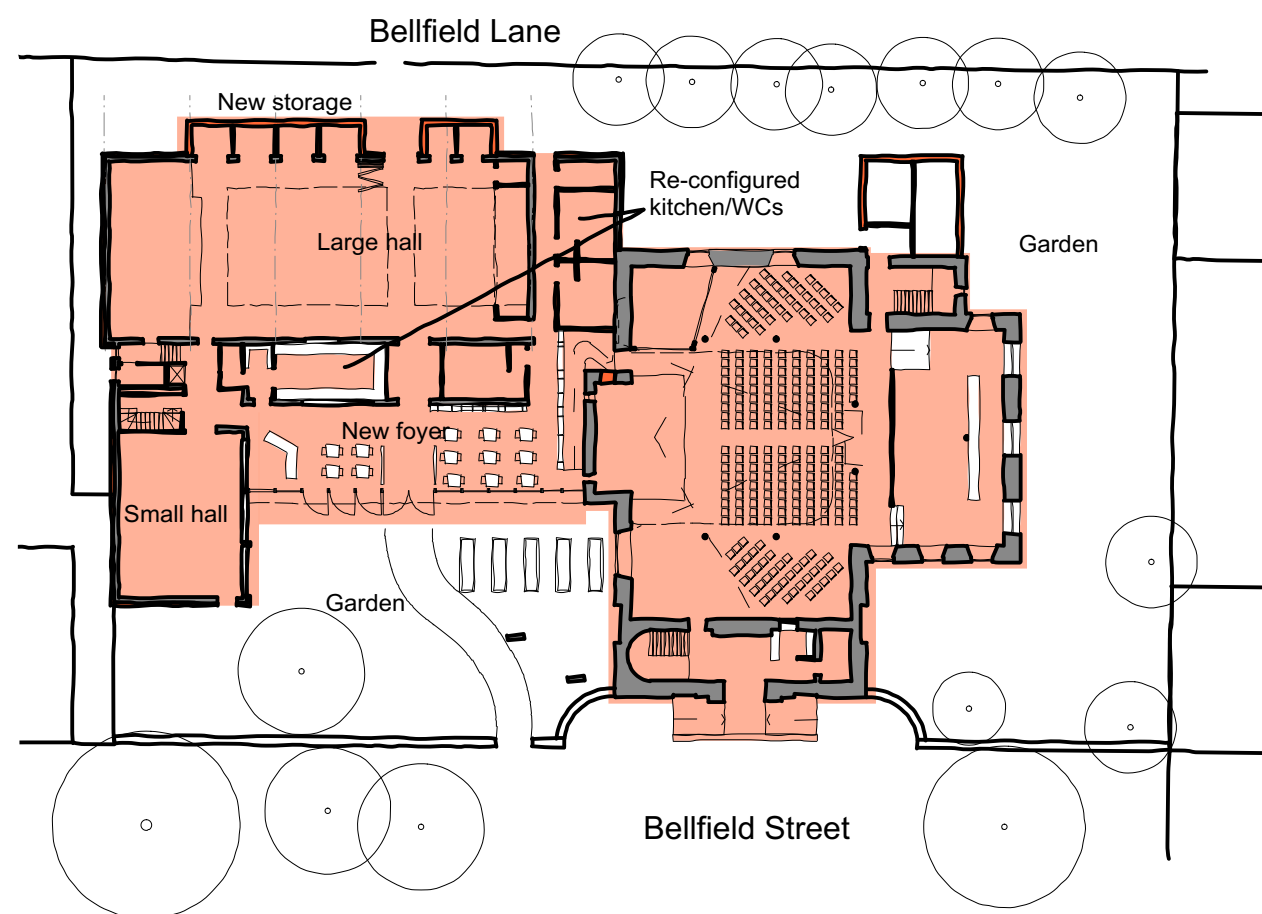
Phase 2

- Relocate cafe from church to small church hall
- Carry out general repairs to existing church and halls as noted in Building Condition survey.
- Improve access at front entrance to church
- Create dedicated drop-off / parking space on Bellfield Street
- Draughtproof throughout church; insulate church floor and roof to reduce heat losses, CO₂ emissions and running costs



Phase 3

- Level off raked flooring at rear of church
- Construct removable screen and pop-up bar/seating area
- Construct platforms to upper level in church
- Construct new WCs for church
- Alter church stage
- Construct Green Room



Phase 4

- Construct new storage to large church hall; add folding screen to large hall
- Add external insulation to walls and roof of church halls; replace all windows and doors
- Construct new foyer extension to front (east) of church halls
- Repair & secondary glaze stained glass windows
- Re-configure kitchen and WCs
- Construct ramp and new opening between halls and church
- Build raised planters

Phase 5

(NOT SHOWN)

- Construct new stair and viewing platform in belfry
- Consider benefits of constructing second storey over small hall
- Install beehives to flat roof of church halls