

Business Plan

For conversion of

Shelter/Toilet Block

to Café with Public Toilet

in Roseburn Park



BEFORE



AFTER

Pete Gregson
Chairperson
Friends of Roseburn Park [SCIO]
Scottish Charitable Incorporated Organisation #SC044659
www.friendsofroseburnpark.org.uk
Revised 19th Jan 2020

Friends of Roseburn Park is a registered charity, led by a Board elected annually at the AGM which keeps its 242 members informed through a biannual newsletter. Its success in building community spirit and improving the park has been recognised by the Evelyn Drysdale Foundation, who presently support it with a grant of £1,000 a year, which helps resource the various projects.

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SUMMARY

The Roseburn Park shelter/toilet block is vacant, degenerating and either needs to be demolished or refurbished. The Friends of Roseburn Park (FORP), a charity committed to improving the park for all users, would like to refurbish the building and let it to a local entrepreneur who would run it as a business. The refurbished building would contain a café and a toilet for public use. The lease-taker would be responsible for keeping the café open a minimum of 5 days a week, from Wednesday to Sunday, but more likely 7 days.

The new use will help to generate an activity stream, breathing life back into the building which will indirectly sustain its upkeep and longevity. It is well known that if a property has a viable purpose with a sustainable use, it will 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.

FORP have secured planning permission and have been offered a lease at a peppercorn rent by the Council. The charity is presently fundraising for grants to undertake the required improvement works, having raised £12,132 of the projected £78,000 refurbishment costs. FORP believe 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 Friends. The building will house facilities which the community wants, will accommodate FORP for meetings and generate revenue for park improvements. It will service the growing needs of the various groups who use the park now and in years to come.

Context



Roseburn Park sits on the Water of Leith and in 2000 was the site of a flood which created millions of pounds worth of damage and wrecked many homes. The Council has completed the Flood Prevention Scheme for the Roseburn/Murrayfield stage, which was a £23M scheme to build flood walls and make changes to the land form, the better to protect residents from future flooding.

This led to the park seeing the construction of 1.2km of flood defences at Roseburn, works which included structural walls and earth embankments, flood gates, pumping stations, drainage and the construction of two new bridges to replace the bridges at Baird Drive and Saughtonhall Avenue. Site work concluded in November 2017.

To help plan for the many changes the park has seen, in 2016 FoRP undertook a consultation with residents and park users around how the park might be improved. The resulting improvement plan will take at least five years to realise. The refurbishment of the shelter/toilet block is the top priority.

To this end, a planning application was submitted to Edinburgh Council for its change of use and refurbishment. The £1,000 costs of revising the plans and submitting the application were met by the Council's West Edinburgh Neighbourhood Partnership. The plan was approved in March 2017, then revised further by FoRP and then approved again in August 2017, with reference 17/00175/VARY.

The floodworks, concluded in 2017, are illustrated on the following plan. It has been overlaid with the FoRP improvements, conceived in partnership with the Council and community and voted on in the 2016 survey. These are marked in orange.



The park has always been used for sports; 100 years ago it was polo, before the first rugby union ground was constructed in the 20s. This became the current SRU Murrayfield Rugby Stadium, constructed in the early 1980s. There were historically cricket, football and rugby pitches in the park And they continue to be used extensively by sports groups including Murrayfield-DAFS cricket club and Edinburgh Wanderers rugby club. Both use the adjacent Roseburn Park Armoury building; keeping up the historic tradition of the sport in the park. Edinburgh Leisure let the changing pavilion and the pitches to resident and visiting cricket, rugby and football clubs.

Over the past few years, FoRP has worked with the Council to realise the improvements to the park envisaged in 2016. Successful bids for grants from the West Edinburgh Partnership Community Grants Fund, Murrayfield Community Council and other sources have enabled progress.

For instance, FoRP has commissioned murals on the Armoury building- the first in 2009 on the East elevation, then three more in 2019 on the remaining walls. The Armoury has a fascinating history in terms of its role in Air Raid Protection during WW2. Built at the outset of the war, it is the only surviving purpose-built centre in Scotland and served to co-ordinate communications whenever a bomb fell on the city (around 600 did). It featured in a film made in 1940 called "The Message Must Get Through" and it was this that inspired the mural, evolved through consultation with the community and realised through volunteers in an intergenerational project, led by Zap Graffiti Arts:



The mural has proven to be a real draw and has led to more park visitors- it is just a few yards from the shelter/toilet block and was unveiled in September 1999.

FoRP also fundraised for and commissioned a carved log bench to commemorate the trees felled in the flood prevention works. The charity has also installed an all-weather table tennis table and chess table near the shelter/toilet block, which are well-used in the summer months. It has organised a clock on the sports pavilion, which helps children know when to go home. Volunteers plant thousands of daffodil bulbs every autumn; around 20 trees have also been planted. Graffiti is controlled by FoRP volunteers through regular over-painting. FoRP also helped the Council consult on the recently installed new playpark, which is proving hugely popular and draws many young people, from toddlers to teenagers. It has fundraised for and commissioned a feasibility study to get the disused drinking fountain working again. In early 2019 they raised £700 funding for emergency repairs to the toilet block, to make it wind and watertight.

These works in Roseburn Park instigated by FoRP 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 the Friends of Roseburn Park will ensure the park continues to be enjoyed by local residents, social groups and visitors to the area. FORP also organise community events such as fun days and carol singing, which they use to generate income to pay public liability insurance, for consultation and architects fees, room bookings, publicity, etc. (See examples of flyers in Appendix)

Crowdfunding for the Conversion

In autumn 1999 FoRP launched a crowdfunder on-line to raise a community contribution to the cost of renovating the shelter/ toilet block. Through promoting the website locally through flyers through doors and in the community magazine, they were able to raise £9,132 from over 180 donations (along with Gift Aid from HMRC), which, coupled with an award of £1,000 from the Baillie Gifford Fund and £1,500 from Evelyn Drysdale Foundation, made the current tally of £11,632.50. Virgin Money have promised £500 and the WENP Community Grants Fund £5,000.

The success of the crowdfunder, which took the form of a “buy-a-brick” campaign and can be viewed at www.tinyurl.com/cafeconversion, is testimony to the level of support from the community for this project.

Restrictions to Building in the Park

In 2018, the Murrayfield Wanderers rugby club left the SRU to seek a new base. They need a pavilion/changing rooms and pitches and their first choice for these in Roseburn Park. They presently use the Armoury building, next to the shelter/toilet block; they are considering seeking permission to establish a clubhouse in the park.

FoRP have the title deeds to the park. They are important in that they lay down what can and cannot be built in the park. The land was transferred in two parts – in 1898, the first tranche of land was passed to the Council by the Balfour family; the deeds can be viewed at www.friendsofroseburnpark.org.uk/files/2016/06>TitleDeeds_1898.pdf. The second tranche of land was transferred in 1906 and the deeds for these can be seen at www.friendsofroseburnpark.org.uk/files/2016/06>TitleDeeds1906.pdf

The site of the Armoury and shelter/toilet block falls into these 1906 deeds, which contain the following restriction:

[The Council or anyone else] shall not be entitled to erect on the area of ground hereby dispossed any buildings of any description except Pavilions Shelters Bandstands or buildings of a similar nature and such as may be required in connection with the said area of ground which is dispossed for the purpose of being used by my said disponees solely as and for a public park and for the uses for which the public parks in the city may be applied and for no other use or purpose whatever.

A pavilion, in the online dictionary, is defined as “..a light, usually open building used for shelter, concerts, exhibits, etc., as in a park or fair.”

FORP aim to work with the Wanderers to meet the conditions of the deeds by encouraging them to utilise buildings currently erected in the park- for example, to modify and use the existing pavilion and to develop a clubhouse in the Armoury.

It is clear that a new-build café could not be construed as being “required in connection with the said area of ground”. However, if a café were to be established in a building that was already erected then FoRP feels that would not breach the terms of the deeds. We therefore consider that converting the shelter/toilet block for café use, with the continuing provision of the public toilet element, would be in keeping with the understanding that was set by the benefactors when the land was transferred to the Council.

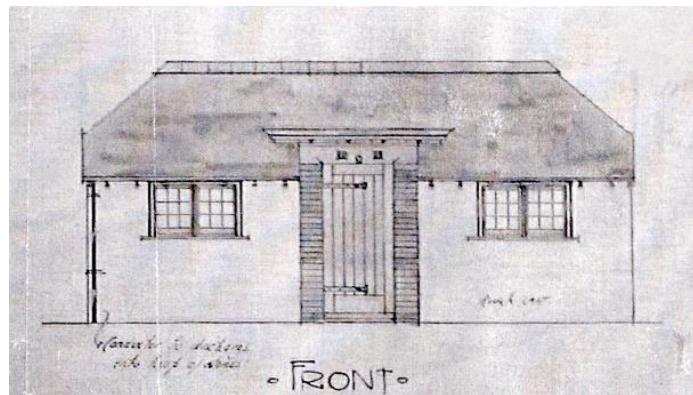
History of Shelter/Toilet Block

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 additional 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.

The shelter/ toilet block refurbishment is a major project and our architect, Craig Proudfoot of One Foot Square, has prepared plans. Three builders have provided estimates for the work. The cheapest, along with project management costs, lease fee and contingency costs, indicates a refurbishment total cost of £78,084. (Note that demolition would cost at least £10,000). FORP will raise these costs through crowdfunding and grant applications.



Shelter/ Toilet block as it was in 1905, then a tool store



From original 1903 drawing



Shelter/ Toilet Block now- the roof slates are missing and plants have taken hold; the cladding is shedding

A Cafe for Roseburn Park

In 2012, FORP first explored how the shelter/ toilet block might be best used. At that point it was thought unlikely that the Council would agree to its use as a café, so the original Feasibility Study proposed its use as a community hub. However, there are already meeting rooms for hire in the area and FORP were unwilling to commence fundraising unless clear demand for a new facility could be demonstrated.

The idea of converting the block to a café was mooted at the West Edinburgh Neighbourhood Partnership Environmental Sub-Committee where the Environmental Neighbourhood Manager, Dave Sinclair, suggested that it actually might be possible to allow the block to be sublet commercially, citing examples from East London St and the Hermitage as examples of disused Council buildings on park land that had been refurbished and let to commercial operators.

FoRP decided to explore whether there was interest in this from any local businesses and so advertised in their January 2016 newsletter, which went to 700 people. There was immediate interest from two businesses and on the

back of this, FoRP decided to seek support from the Council Estates Dept. It was intimated that a Business Plan was required if permission was to be explored by the Council and thus this document was created.

In order to be sure that there really was demand for a café in the park, FORP undertook a consultation in April 2016 which indicated that of all the improvements proposed, this would be the most popular, with 89% indicating support. (More details below)

It was clear that the 2012 Feasibility Study that had been presented to Council Committee would now be out of date and so FoRP commissioned the same architect to work with the two businesses on a redesign of the floor plan. A key proviso was that the shelter/ toilet block should house not only a cafe but a public toilet too. The revised floorplan can be seen below.

The cafe lease will require the building to be kept open for use 5 days a week, from the hours of 9.30am to 5.30pm. Since there would likely be most trade at weekends, it is anticipated the proprietor would open the cafe those days. The two days of closure would most likely be Monday and Tuesday.

However, we would encourage the proprietor to employ sufficient staff to keep the cafe open 7 days a week. It is most likely that the 7-day-a week arrangement would run through the summer months, from May until October.

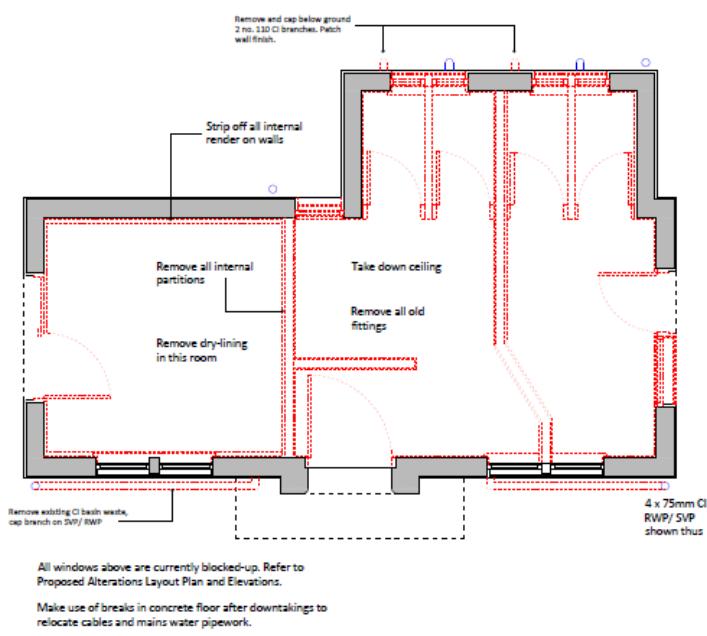
A New Public Toilet

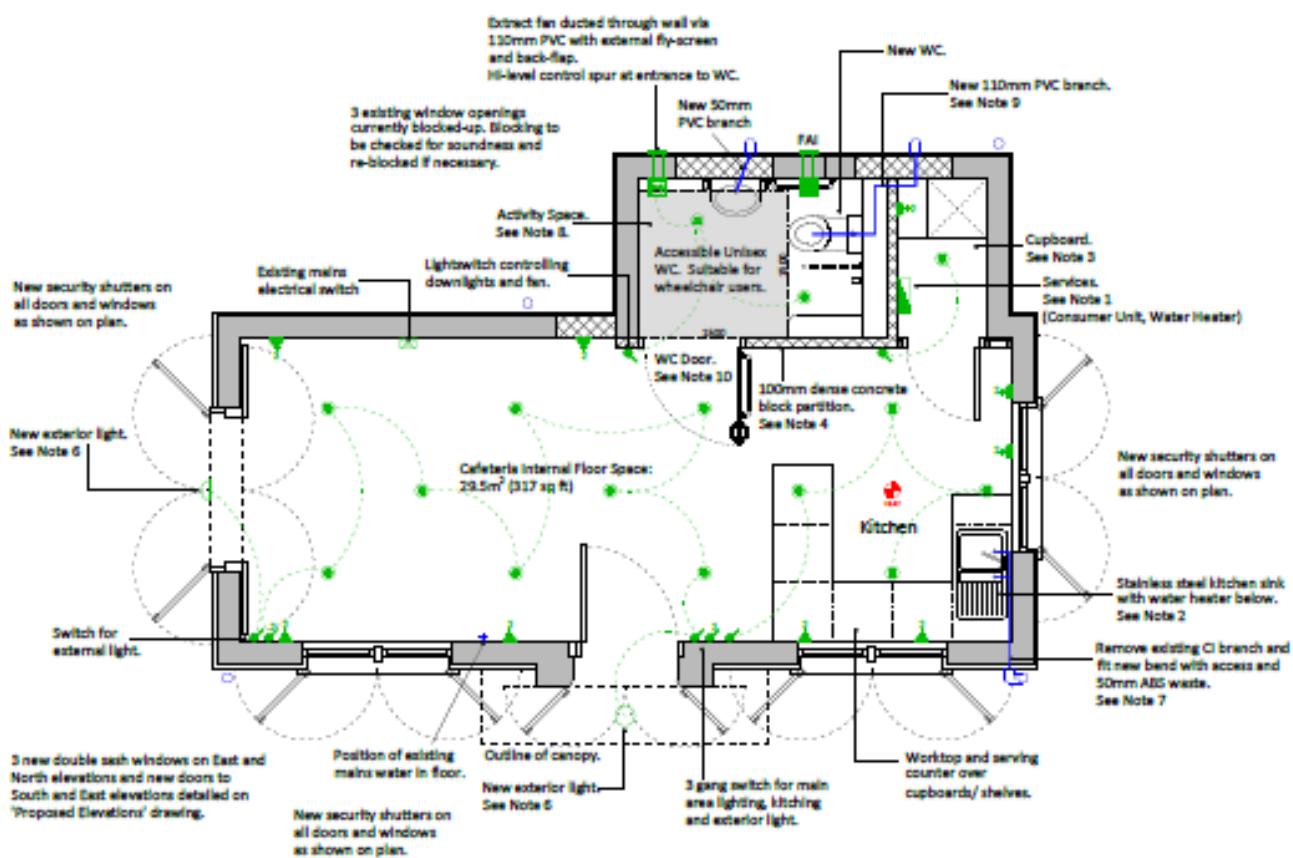
The incorporation of a public toilet into the design was because there were no toilets in the area and on numerous occasions when running events, FORP had been called upon to provide a toilet.

The cafe proprietor would be expected, as part of the lease, to maintain and clean the toilet, access to it being from within the cafe.

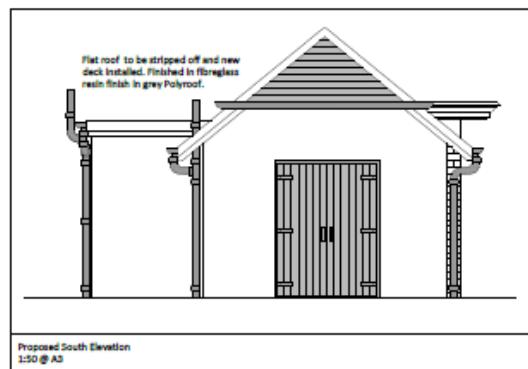
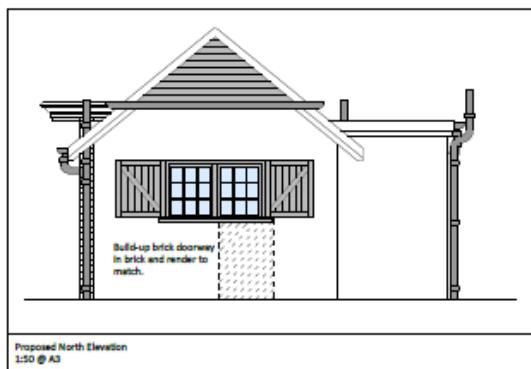
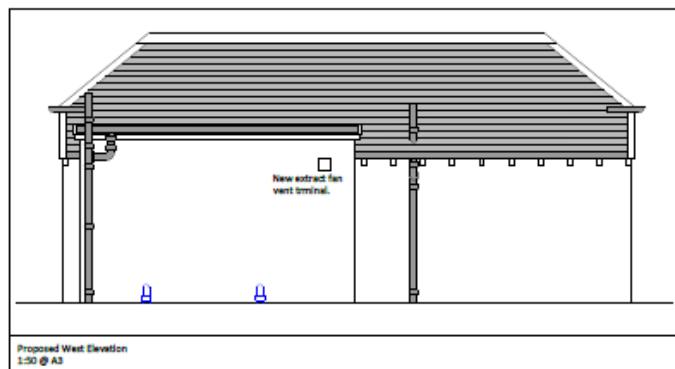
The Proposed New Floorplan

Downtakings:





With elevations as follows:



Proposed new roof:
Strip off all felt and sarking.
Replace all damaged roof joists/rafters.
Replace sarking with new 22mm SW treated boards.
Apply layer of U-coat roofing felt.
Fix new Spanish grey 'Campa' 9mm grey slate, double nailed.

Install new steel guttering and heavy duty brackets.
Apply 2 coats Zinc Phosphate Epoxy Primer and 2 coats gloss finish to client's specification.

New windows to be timber sash and case, extrapolated as shown and painted to match client's scheme for exterior.
External security shutters to be 12.5mm redwood T&G boarding on 50 x 32mm SW frames with 18mm WBP plywood backing for increased security.
New exterior doors to be inward opening and glazed in safety glass to BS 6206.

Eventually, as part of the wider vision for the Park, FORP aims to site cycle parking hoops (for cycling customers) by the cafe, along with outdoor seats (chosen in consultation with elderly users) and an outdoor covered shelter something like this:



These facilities must also be fundraised for and will be sought once the café is open. These facilities will add both to the amenity of the park and will allow cafe users to make use of space in addition to that outlined for customers in the floor plan.

It should be noted that FoRP has already negotiated with the Council for the provision of two picnic tables near the shelter/ toilet block, which are now in situ, that would also be suitable for cafe users. There will also be passing trade- those users who will buy something to take away.

Pulling all these extra facilities together will mean that the cafe will be able to service the needs of many more customers that could be seated in the cafe indoor space.

Planning Permission

Planning approval has been secured. FoRP were successful in achieving planning permission and in August 2017 received revised permission with the current improved design- the plans can be seen on the Council planning portal at <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/search.do?action=simple&searchType=Application> with reference 17/00175/VARY.

The Rent and Terms of Lease

The Council is sympathetic to leasing the shelter/ toilet block to FORP; the decision to do so was approved by its Finance & Resources Committee on 23 March 2017- see

http://www.bcgwebdesign.co.uk/forp/files/2019/08/Item_8.2__Proposed_Lease_of_toilets_Roseburn_Park.pdf.

It explains how FORP would seek a lease from the Council of 25 years from the date of entry, with a rent of £1 pa. There will be the option to break at each five-yearly rent review over the term of the lease. FORP would be responsible for Non – Domestic Rates and would call upon the tenant to bear this cost. The property will have to be assessed for rateable purposes by Lothian Valuation Joint Board. FORP estimate that this might result in a rateable value of £2,000. At current rates of 50p in the £, FORP estimate this would amount to £1,000 per year, or £20 per week.

FORP would seek a Full Repairing and Insuring (FRI) Lease.

The FORP Committee propose, in turn, to sublet the café at rental of £10/square foot per annum, which will, at 258 sq ft in floor area, total £2,580 per annum, or £49.62 per week. This figure is based both on the market rental rates of retail units in the area, with the burden of running a public toilet in addition taken into consideration. No rental would be charged on the public toilet element. The sublet to the café proprietor would, in turn, be on similar FRI terms. That lease would be for an initial 5-year term with an option of a regular 5-year extensions.

The proprietor would be obliged (at the proprietor's own expense) to keep the premises in good and substantial repair and in tenantable condition at all times during the currency of the lease, and should leave the premises in good and substantial repair and in tenantable condition at expiry or earlier termination of the lease, consistent with due performance of all the tenants obligations under the terms of the lease.

It is understood the Council will pay the annual premium for the Buildings Insurance and associated risk (Fire, Lightning, Aircraft, Explosion, Riot and Civil Commotion, Earthquake, Impact Damage by 3rd Party, Malicious Damage, Storm and Flood) and will reclaim the cost of this from FORP .

It is noted that the Council's insurance policy does not cover

- (a) Glass,
- (b) Sub - Tenant's fixtures, fittings and Improvements,
- (c) Sub - Tenant's Contents including all furniture
- (d) Damage in course of theft or attempted theft,
- (e) Occupier's liability.

It will therefore be FoRP and the sub-tenant's responsibility to arrange such insurances. In this case the café proprietor, whose insurance must include the public toilet.

Should either FoRP or the café proprietor seek to carry out Work and Alterations, non-structural alterations will be allowed subject to obtaining written Council consent, not to be unreasonably withheld.

The tenants (FoRP) would be permitted to assign the lease of the whole of the subjects with the Council's consent (not to be unreasonably withheld), but not to assign part of the lease of the subjects in any circumstances;

It will be the café proprietor's obligation to ensure that all statutory requirements for operating within the premises are met.

This includes but not limited to

1. DDA 1995
2. Asbestos Management
3. Environmental Issues
4. Health & Safety Act and Other Issues
5. Fire (Scotland) Act 2005

FORP will be responsible for the all legal costs and fees arising from the Transaction including the Council's fees.

FORP will be responsible for any Registration Dues in the normal manner if required.

FORP will pay a Surveyor's fee of £250 prior to the date of entry to the Council's Director of Services for Communities.

The Future Proprietor

When the idea of the café was first mooted in 2016, around six interested parties came forward seeking to be considered for the let. All live or work locally. FORP would prefer the cafe to be taken on by a business where the owner had both catering and business experience. The favoured proprietor at present is the owner of Art et Facts at 19 Roseburn Terrace, who was the first to indicate a desire for the lease. The owner, George Rendall, previously ran a successful pizzeria for the customers of the highly regarded Fire Island disco at 128 Princes St (Fire Island was forced to close in September 1988 when the owners of the Princes Street building sold the premises to the Waterstones chain of bookstores).

Should Art et Facts pull out, there are five sets of partnering residents who have indicated a desire to take on the lease.

The FORP Committee would reserve the right to use the building for its monthly evening meetings, on the understanding that they would do so only when the cafe was otherwise closed.

The Income Accruing from the Let

If the Council held to a peppercorn rent of £1 pa, then FORP, a registered charity, would make a profit on the let of £2,579 pa. This income would be used to:

- cover FORP's running costs,
- pay for maintenance or redecoration of the premises should the lease fail or the proprietor pull out of the lease, thus ensuring a new business was found to take on the building.
- any remaining profits would be used to
 - o fund maintenance costs elsewhere in the park, should the Council find itself strapped for cash.
 - o subsidise community events or ,
 - o as part of a new FORP capital fund, help pay for other park improvements.

FORPS objects are:

"The provision of recreational facilities, or the organisation of recreational activities with the object of improving the conditions of life for the public and users of the green space known as Roseburn Park in the City of Edinburgh."

- and any income would go towards meeting those objectives.

Since the funding would be below the VAT threshold, there would be no need for FORP to become VAT registered, although it is assumed that the café proprietor would pay VAT if that was applicable.

Market - demand

FORP carried out a local consultation on a wide range of improvements proposed for the park. The survey seeking residents views was made available online from 1 April 2016 and closed on 15 April 2016. In hard copy 1,000 fliers were distributed in the local area, and an online version of the survey was promoted widely through Friends of Roseburn Park's Facebook page and website. The survey was also promoted through the local April edition of the newsletter Murrayfield Grapevine and the Edinburgh Evening News (see cutting in appendix). Both online and hard

copy versions were accompanied by a plan of the park marking various ideas to date. There were 141 responses; of these the percentage identifying with various kinds of park user was as follows:

Dog Walker 19%, Cyclist 29%, Pedestrian 72%, Jogger 13%, Play team sport 6%, Playground user 23%, Home overlooks park 21%, Other 14%

Rating of main ideas

Respondents were asked to rate each idea with one of: Love It, Like It, Don't Mind It, Have Doubts, Dislike It. The table below combines Love It and Like It, and it combines Have Doubts and Dislike It. It is in descending order of popularity (Love or Like).

The top 3 of the 20 changes mooted were these:

	Num. who answered	% Love or Like	% Don't Mind	% Doubt or Dislike
Refurbish toilet block into café with public toilet	141	89	4	7
Public shelter with seating near the cafe	138	80	12	8
New play park in sunny northeast corner for 2-12s	99	80	17	3

The café is clearly the most popular of all the improvements proposed, scoring 89% in favour. The full survey results can be seen at www.bcgwebdesign.co.uk/forp/files/2016/04/SurveyResults.pdf

Some comments:

"Cafe would bring the place to life and change the ambience for the better. Really want it to be a lovely green space in an urban environment."

"Have reservations that a cafe in the park will be cost effective, perhaps only during summer."

"Some doubts about whether there will be enough trade to sustain a cafe business all year round"

"Not sure of financial viability of café but love the idea. "

"Great to have the cafe in the park, ideally with some outside space to sit with a coffee in the sunshine."

In light of these comments we expect the trader who takes it on to run more than just a café from the premises; we envisage other activities, such as preparing catering for the hospitality trade, will be needed to generate sufficient income to ensure viability.

The demographics

Overpage is the extract from 2011 Census, showing population in the area around Roseburn Park. Of the 4,573 households in the vicinity, many are occupied by elderly people. Whilst the average proportion of pensioners is around 12% in the city, in Roseburn & Murrayfield it is over 18%. These retired people greatly value social interaction and need physical exercise and we anticipate the café will be valuable in getting them out of the house.

There is also a constant flow of dog walkers, elderly people and cyclists through the park. The shelter/ toilet block sits on the Water of Leith path, with walkers and cyclists travelling through the park to get from the West of the city

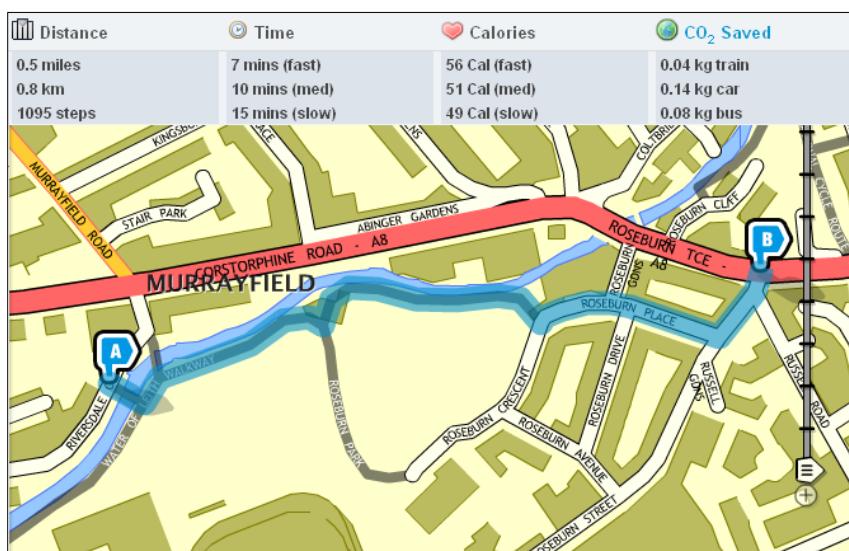
to destinations East, North and South. An indication of the numbers who will pass and may stop to use the café can be found from the footfall recording device in the middle of the park. Its data output over the period Apr-Nov 2015 indicated an average of around 1,800 walkers and 450 cycle journeys on a daily basis.

Census day 27th March			I.I. Murrayfield							
Key statistics			Age structure				Household composition			
	Total	Male	Female	% Total	Edin %		H'holds	%	Edin %	
Total Population	9,553						Total households	4,573		
Males	4,493	473		5.0	5.5		1 Person: Pensioner	841	18.4	
Females	5,060	553		5.8	6.0		Other	1,010	22.1	
Households	4,573	384		4.0	3.7		1 Adult plus children	102	2.2	
Persons in households	9,243	810		8.5	15.1		2 Adults, no children	1,505	32.9	
Average household size	2.0	2,465		25.8	31.6		2 Adults plus children	616	13.5	
Persons in communal establishments	310	45 to 64		28.2	23.8		3+ Adults, no children	360	7.9	
Area (ha)	392	65 to 84		17.9	12.3		3+ Adults plus children	139	3.0	
Density (persons/ha)	24.4	85 plus		4.8	2.1					
	Total	9,553	4,493	5,060						
Household tenure			Household size by number of rooms				Household size by number of residents			
	H'holds	%	Edin %		H'holds	%	Edin %		Edin %	
All Households	4,573			All households	4,573			All households		
Owner occupied	3,501	78.6	58.9	1 room	12	0.3	0.8	1 person	1,851	40.5
Shared ownership	37	0.8	0.6	2 rooms	109	2.4	6.3	2 persons	1,588	34.3
Rented:				3 to 4 rooms	1,852	40.5	49.6	3 to 4 persons	1,005	22.0
Council	127	2.8	9.1	5 to 8 rooms	1,412	30.9	30.0	5 to 6 persons	143	3.1
Other social	109	2.4	7.9	7+ rooms	1,188	26.0	13.4	7+ persons	6	0.1
Private (lord)	124	19.8	22.4	Average number of rooms/hh	5.4		4.6	Overcrowded hh spaces	38	0.8
Living rent free	75	1.6	1.1					Under occupied hh spaces	2,275	49.7
									30.8	
Car availability			Transport to work				Dwellings			
	H'holds	Edin		No.	%	Edin %		No.	Edin %	
Households	4,573			Rail	81	2.0	2.2	Dwellings	4,764	
% H'holds with:				Bus	1,109	27.9	28.6	H'hold spaces	4,764	
0 car	25.6	39.9		Car - drive	1,709	43.0	41.0	Vacant	148	3.1
1 car	48.7	42.7		Car - passenger	105	2.8	3.5	2nd residence	43	0.9
2 cars	20.7	14.6		Motorcycle	14	0.4	0.5	Detached	654	13.7
3 cars	3.7	2.2		Bicycle	213	5.4	4.8	Semi-detached	510	10.7
4 or more cars	1.3	0.6		Foot	879	17.1	18.2	Terraced	956	20.1
Total cars	4,000			Other	69	1.7	1.2	Flats/tenement	2,644	55.5
								Caravans/chalets	0	0.0
									0.0	

In addition, there are many sports teams that use the park – the Roseburn Primary School football club (every Saturday morning), the Murrayfield DAFS (in summer) and Edinburgh Wanderers (in winter) (both- many afternoons and evenings), various lets on Saturday and Sundays to football and rugby teams; Hearts FC practise occasionally through the week: all these players – and parents of players- will likely use the café.

The competition

The closest cafes are on Roseburn Terrace, marked 'B' on the map. The nearest is 0.5 km away. Many elderly people use the park and walk slowly. It would take them about 12 minutes to walk to a café that was not in the park.



Edinburgh News EVENING



Roseburn Park revamp includes public toilet cafe, BMX track



An 80-year-old oak tree is felled at Roseburn Park during flood prevention works last month.
Picture: Scott Taylor

IAN SWANSON, Tuesday 05 April 2016

A PUBLIC toilet converted into a cafe, a BMX track, an outdoor gym and a brand new playground are among the plans for a new-look Roseburn Park drawn up by residents.

The proposed revamp comes as flood prevention works costing £25 million get under way on the stretch of the Water of Leith bordering the park. Some of the trees felled to make way for the new flood barrier would be used to create seats at the park entrances.

The vision has been put together by the Friends of Roseburn Park and a consultation is under way with a residents' survey and a public drop-in event on Wednesday next week at Roseburn Primary School from 5pm to 8.30pm.

The centrepiece is the plan to convert the existing disused public toilets into a cafe.

Friends chairman Pete Gregson said: "Kids do football training on a Saturday morning and there are parents standing around, but there's nowhere to get a cup of coffee. Older people go for walks in the park, but you can't get a cup of tea." He said they hoped to lease the toilets from the council, an architect was working on designs for the cafe and a couple of local businesses were interested in taking it on.

Mr Gregson said the existing playpark, in the southernmost part of the park, was in the wrong place – on muddy, low-lying land which will become isolated by the new flood wall. The plan is to replace it with a new playpark at the eastern end with new equipment designed for two to 12-year-olds instead of the current age group of two to six-year-olds.

The Friends also want to make the park more attractive to teenagers with a mini-physical assault course or trim trail, a goal end, basketball net and teen shelter. There would be a BMX track, too, allowing people to cycle all the way round the park, and an adult gym with outdoor fitness equipment. The proposals have been costed at £250,000. The Friends have already held bake sales and other fundraising events and say they are optimistic they can win support from the Lottery and various trusts and foundations.

A council spokeswoman said: "The council has worked closely with Friends of Roseburn Park to consider a number of suggestions to enhance the area. We would encourage park users and members of the local community to contribute their feedback on proposals to the informal consultation being run by the group."

Read more: <http://www.edinburghnews.scotsman.com/news/roseburn-park-revamp-includes-public-toilet-cafe-bmx-track-1-4090793>

Some event flyers



Roseburn Park Fun Day
Sunday 2nd September 1pm-4pm

1-2pm Dog Competitions- bring your own! (judged by Edinburgh Rugby stars)

- Talent Show- bring your party piece
- Bookstall • Bric-a-brac • Kids races • 250th Scouts • Bike servicing • Zumba- try it out •
- Bouncy Castle -and- Beat the goalie
- Dancing
- Cake and Candy stall
- Facepainting

Can you help? Bric-a-brac, books, toys, home baking, tombola prize donations to Val at 5 Roseburn Drive

www.friendsofroseburnpark.org.uk

Roseburn park fun day
Sunday 1st September 2013 1pm till 4pm

we will have...

- Tombola
- Bric a brac stall
- Beat the goalie
- Dog show (bring your dog)
- Bouncy castle
- Jousting for the kids
- Refreshments tea and homemade cake stall
- Ice cream
- Kids races
- Zumba (with Fiona Dyer)
- Treasure Hunt
- Storytelling
- Table tennis
- Talent show
- Bike servicing
- A fire engine

www.friendsofroseburnpark.org.uk

jrm
coachworks
23 ROSEBURN ST | MURRAYFIELD
EDINBURGH | EH12 5PE | 0131 337 5566
BODYWORK REPAIR SPECIALISTS
www.jrmcoachworks.co.uk

DISCO PARTY

Sat 2nd July 7pm onwards £5 on door BYOB Free Juice

End of Term Benefit for Friends of Roseburn Park

Kids Welcome: Saughton Rec, Saughtonhall Avenue EH12 5RN

Friends of Roseburn Park Launch of new outdoor TABLE TENNIS and CHESS TABLES GRAND OPENING

Saturday 18th May 2013 10.30am- 1pm

Fancy a game of chess or ping-pong?

11-1pm Chess tournament (with Roseburn Primary Chess Club); Table-tennis display and tournament (with Murrayfield table-tennis club); equipment provided; all welcome!

Treasure hunt (How well do you know the park? Prizes!)

Tables funded by Fun-Day + Council : FREE TO USE FOREVER!

www.friendsofroseburnpark.org.uk

Roseburn Bake-off & Mini-Olympics

Cake Competition and Fun Sports in Roseburn Park

Sunday 4 September 2pm

Bake-off: Bring your entry or just come for tea (and cake)
Competition entry: £1 & donation of your cake for sale
Categories: Under-12s, Everyone Else
Prizes from: Vigo's, House of Hound, Thallon Soullis, Art et Facts, Turkish Barber, Simon Smith Collectables
Mini-Olympics: -Organised by Tesco staff so with a Tesco Twist : £5 entry fee 100m x 4 Relay, Beat the Goalie, Javelin Throw, Long Jump, Shot Putt, Equestrian, Bouncy Boxing, Wheelbarrow race
Proceeds towards improvement plan for park
www.friendsofroseburnpark.org.uk

Friends of Roseburn Park invite you to bake a cake

BAKE OFF & some games

Bring your entry or just come for tea (and cake)

Sunday 1 September 2.30-4pm

Kids & Adults: •Best Decorated •Best Tasting

Cake entry-cake donation (we'll sell it)

RAFFLE Prizes from: House of Hound, Art et Facts, Roseburn Cafe, Simon Smith Collectables, Roseburn Bar, Tesco, Delta Takeaway, Hui Takeaway, Vigo's Deli, Ice Rink
www.friendsofroseburnpark.org.uk

It's the baking part that counts!

Mural launch in Roseburn Park

Friends of Roseburn Park invite you to the launch of the new mural with the Lord Provost. Being painted by old and young on the 29th-31st August with Zap Graffiti Arts, it will mark the Armoury's use as an Air Raid Protection signals centre, built to keep us safe from Nazi bombs. The launch date coincides with the 80th Anniversary of WW2.

"The Message must get Through"

Funded by Edinburgh Council "Local Events Fund"

Sunday 1st September, 2pm
More at tinyurl.com/muralinfo