

Outline Design Document

An Envisioned Future for 65 High Street

Yet another person crosses the threshold into 65 High Street. The staff team at Carrubbers have lost count of the number of people coming and going today and it's not even Sunday. The building may be 160 years old and steeped in history, but it is far from an outdated memorial to by gone days when all the churches in Edinburgh were bursting at the seams. This place is bucking the trend. The doors are open. Open wide and with the ability to be 7 days a week. Anyone is welcome at Carrubbers Christian Centre. We still want to see lives transformed by the good news of Jesus in Edinburgh, across our nation and around the world and we still see our mission to multiple disciples of Jesus as we live for God and intentionally love the people around us. We know full well that the building is not the church. It is simply a gift that has been handed down from one faithful generation to another over the years to help us fulfil our vision and mission. In some sense, the building is a reflection of who we are, a place of love, grace and peace. You can feel it whenever you step off the street and in through the welcoming entrance.

The latest visitor to the building has come for some peace and quiet during their lunch break to pray and reflect. Welcome medicine in the midst of another hectic day in the office over at Quatermile. It doesn't take long in a wheelchair. Thanks to the newly installed lift, she can access pretty much anywhere in the building unassisted although there is often someone in reception with a smiling face to greet her. As today is a Tuesday, she is alone. Had it been Thursday she would be meeting with a few other city workers and a couple of MSPs for their weekly Bible study. People can come and go as they please. This is our opportunity to provide

sanctuary for weary & burdened souls. The building is a constant place of prayer with a setting and environment to suit every condition of the heart.

Upstairs, the Oak Hall is being set up for an annual strategy day that Bethany Christian Trust are hosting. The large space and state of the art IT equipment make it an ideal place for such meetings. Bethany are being gifted the use of the space as we just love and support what they do for the homeless and needy in the city. On Tuesday some of their supporter will be helping at Soul Food in the revamped Lower Ground Hall. It looks more like the meeting space one expects to find in a modern office than your typical church hall. Next week a local business is hiring the Oak Hall for their team day. We don't charge much but it all helps to keep the building clean, welcoming and on a par with other similar venues. The owners of the business aren't Christians, but we hope and pray that little by little we might be able to get to know them and share the gospel with them. There are so many shops and offices on our doorstep. The opportunities are endless thanks to the flexible spaces throughout the building and the flats on the top floor which have been given over to other uses. At festival time we can now host multiple events at the same time. We stand by our beliefs and values, but we are all part of the same community and happy to share what we have with them. Even with those who think differently.

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It's not just large groups that have a home at 65 High Street. People drop in for counselling from time to time for pre-arranged visits. A number of the congregation at Carrubbers have been on training courses and have a real heart for helping those in need and confused. The newly created meeting rooms feel comfortable and non-threatening. Ideal for open and honest conversations. It's great to see how the recent investment in the building has in some small way and with a lot of prayer helped transform people's lives.

A dedicated café space may have gone but the large well equipped kitchen on the Lower Ground Floor with its serving hatch into the main space is more than capable of hosting a pop-up café. The natural light which comes in through the new and existing windows has changed the look and feel so dramatically. It's not just the kitchen where people's need for sustenance is met. Every level in the building has a kitchenette which in Wayne's opinion, now serves the best decaf mocha in town provides the ideal spot for those ad-hoc conversations as people take a break. A break from work. A break from meetings. Just another opportunity for conversation, opening up and sharing Jesus. That's what we about after all!

Of course, Sunday remains the busiest day of them all, but only just! We still only have one service in the morning. The main hall is not quite full, still room to grow having recently commissioned a team to plant a new congregation elsewhere in the city. The message we share, whilst 2000 years old is conveyed in a contemporary and relevant manner that is equally reflected in the fresh décor and furniture. People leave uplifted, invigorated and

for those who don't yet know the Lord, inquisitive, curious and left thinking, "This might just be true. It actually seems to make sense." Some of these enquirers have come along as a result of conversations in the building at other times during the week. In fact, next Sunday we have our first ever baptismal service held at 65 High Street for a believer who recently came to faith. A journey of faith that started over a latte and croissant last year.

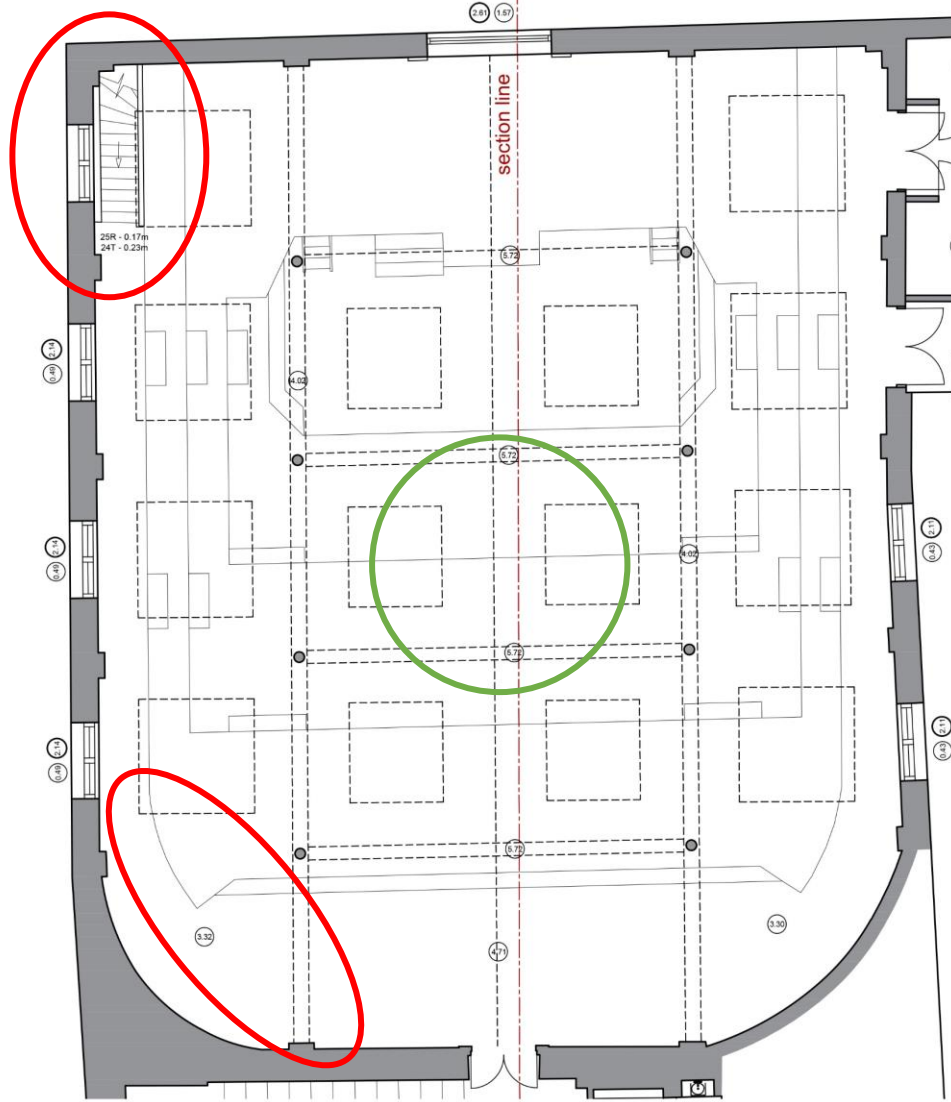
Open doors. Open arms & hearts.

We've not just invested in bricks and mortar. The investment in a family and youth worker has really paid eternal dividends and as a result the rest of the building which is now so much better utilized, flexible and with proper storage is bustling with noise (that can't be heard elsewhere) and excitement as the toddlers, children, young people and students engage with Jesus throughout the day in a space to call their own. Everyone from 0 to 100 years old is at home. This is family.

And so back to today. Thanks to vision the church had back in 2022, a day like never before. As people come and go from all walks of life, 65 High Street is open today and ready for business. The Lord's business.

After all, today is the Day of Salvation.

Existing Situation



Existing Ground Floor



○ Poor accessibility

Unwelcoming

Underused stair

Tight circulation

Crowded

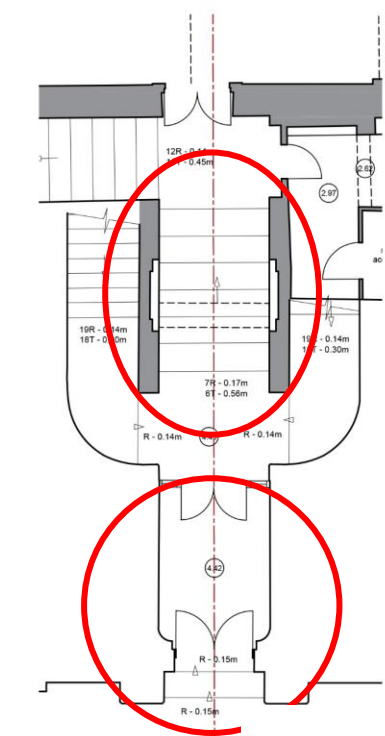
○ Natural light

Good sightlines

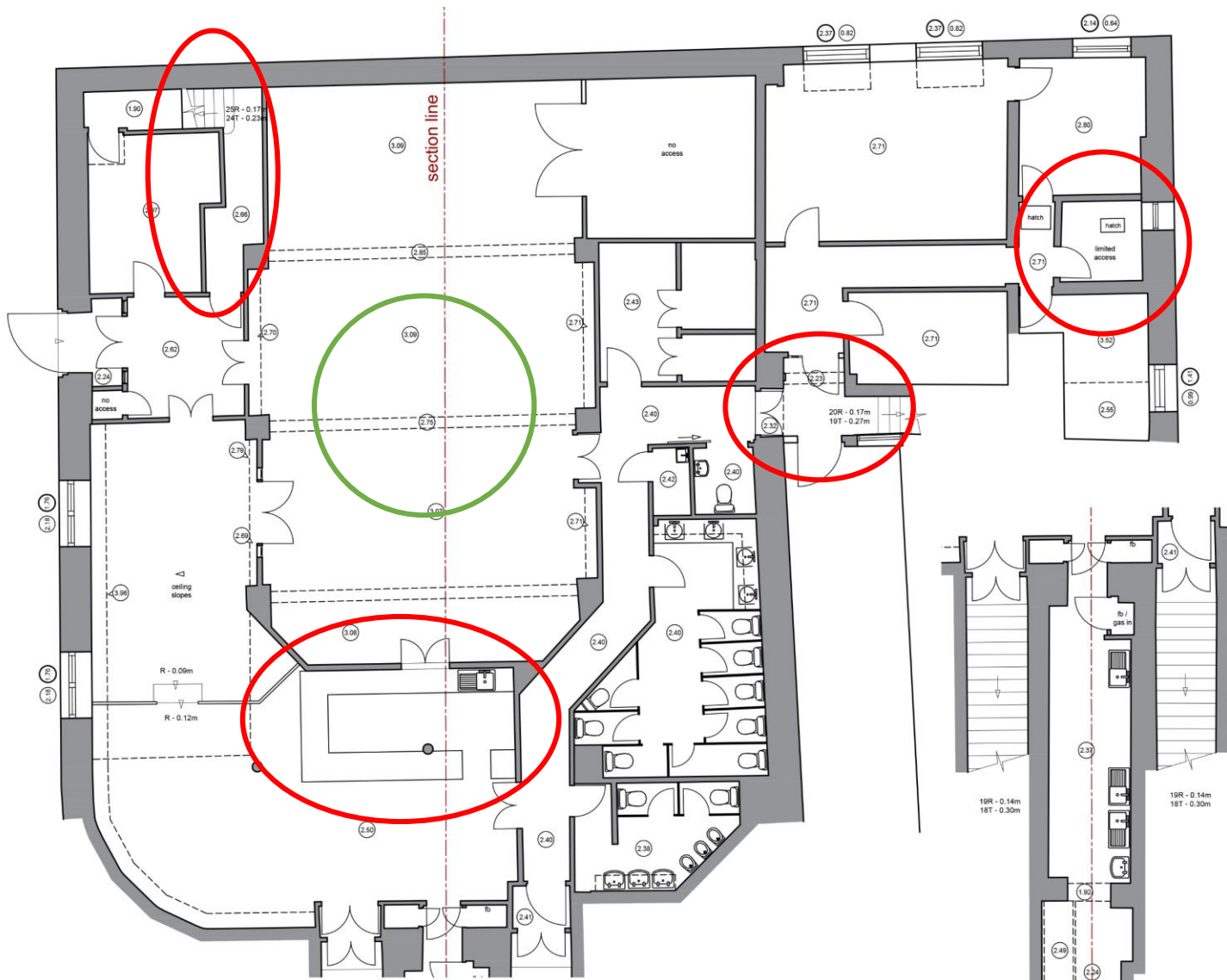
Contemporary

Good acoustics

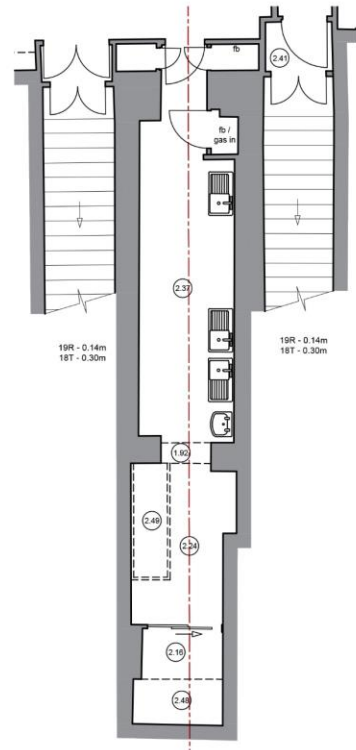
Unique space



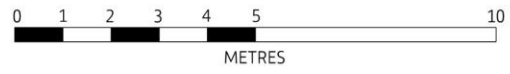
1883



- Poor accessibility
- Unused spaces
- Underused stair
- Tight circulation
- Lack of Daylight
- Flexible space
- Storage



Existing Lower Ground Floor



○ Poor accessibility

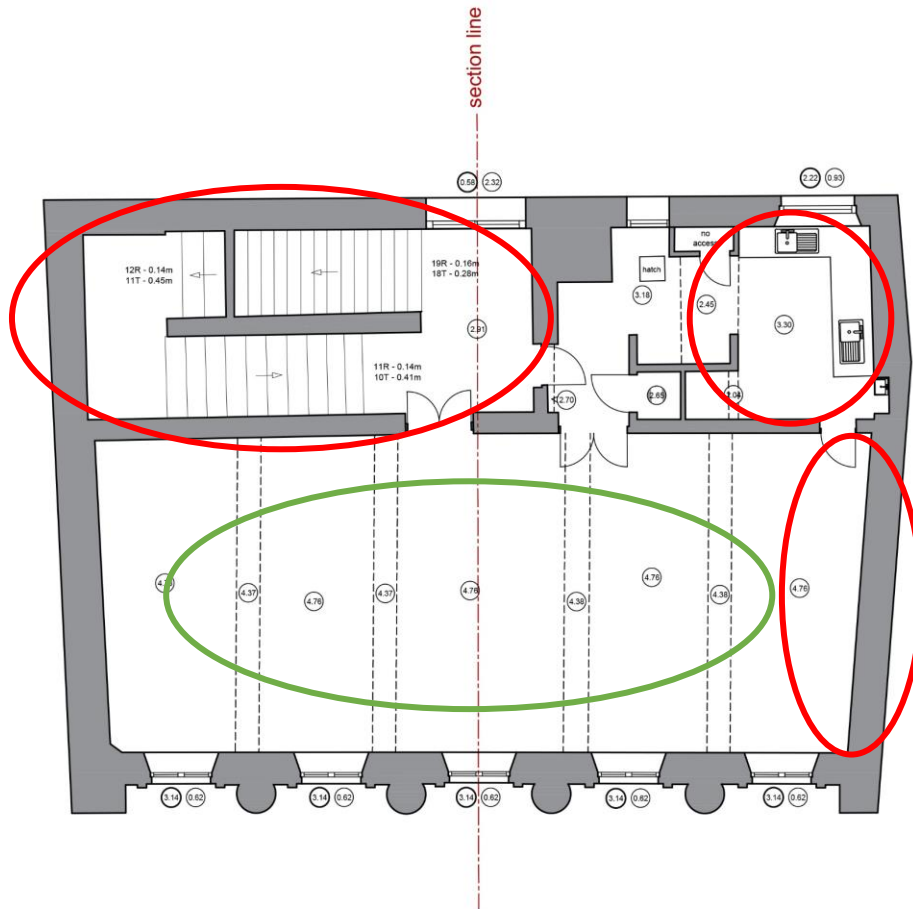
No storage

Remote kitchen

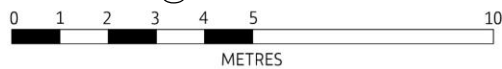
No toilets

○ Natural light

Dramatic hall

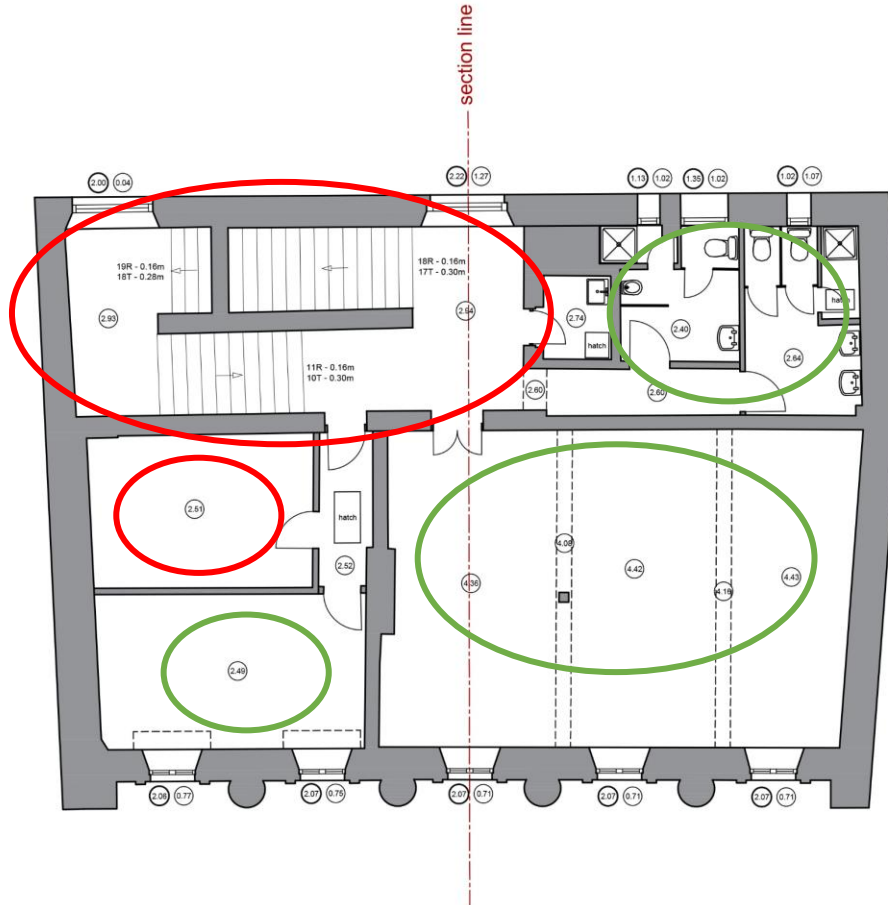


Existing First Floor



- Poor accessibility
- No Daylight / Vent
- Poor Fire Escape

- Natural light
- Good height
- Toilets
- Flexible space



Existing Second Floor



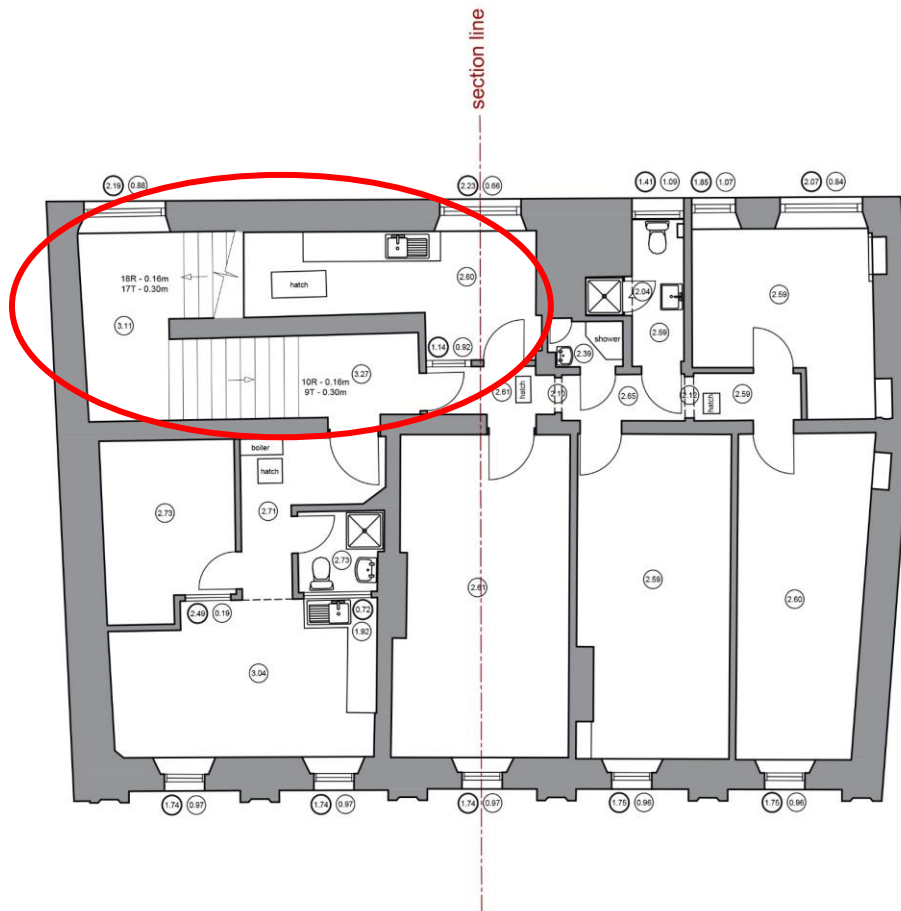
○ Poor accessibility

○ Poor Fire Escape

○ Underused space

○ Rented apartments

○ Additional Space

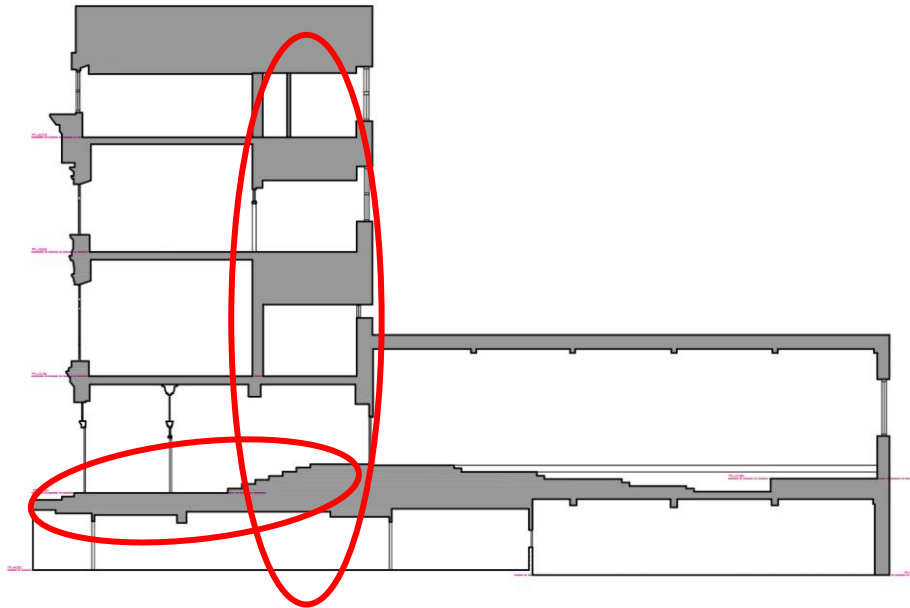


Existing Third Floor

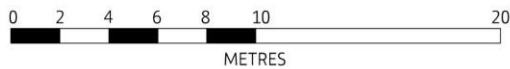


- Poor accessibility
- Poor Fire Escape
- Underused space

- Adequate space
- Location
- Architecture



Existing Section





- Poor accessibility
- Poor Fire Escape
- Underused space

- Adequate space
- Location
- Architecture

Existing Elevation



Solid

Biblically Grounded
Psalm 119:89

-

Useful

Christ's Workers
Ephesians 2:10

-

Beautiful

Pleasing Fragrance
2 Cor 2:15

Marcus Vitruvius Pollio 20BC

Form follows Function

Louis Sullivan 1856 - 1924

Function

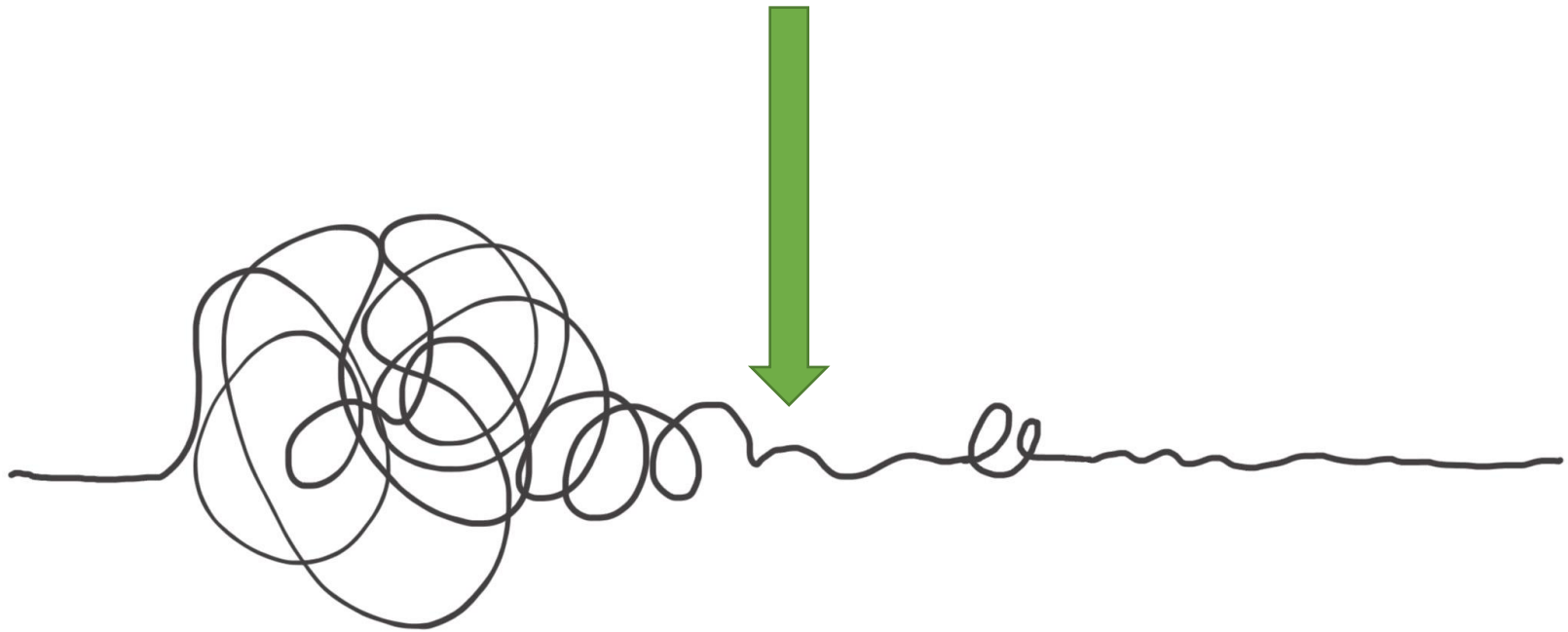
“To see lives transformed by the good news of Jesus in Edinburgh, across our nation and around the world”

“Multiplying disciples of Jesus as we live for God and intentionally love the people around us”

Form

- 350 Capacity
- Rationalise existing space
- Attractive & welcoming
- Safe, accessible & fit for purpose
- Efficient, flexible & logical

Timeline



Research
Sept 22

Design & Evaluation
Oct 22- Mar 23

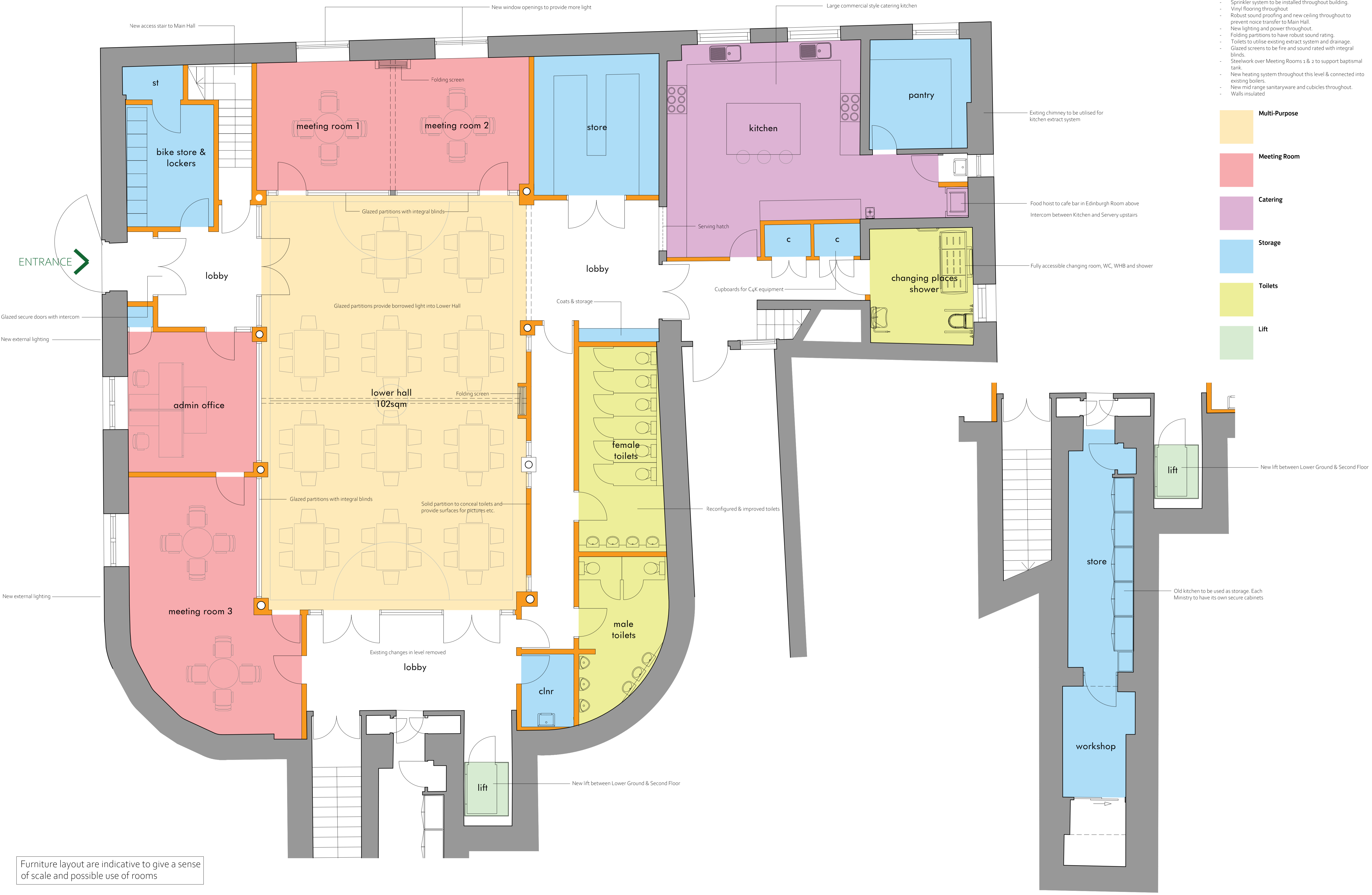
Refinement
May – June 23

Solution
July 23

Outline Design

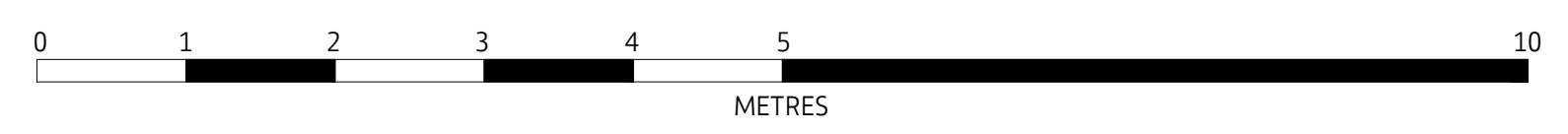
- Notes:**
- Sprinkler system to be installed throughout building.
 - Vinyl flooring throughout.
 - Robust sound proofing and new ceiling throughout to prevent noise transfer to Main Hall.
 - New lighting and power throughout.
 - Folding partitions to have robust sound rating.
 - Toilets to utilise existing extract system and drainage.
 - Glazed screens to be fire and sound rated with integral blinds.
 - Steelwork over Meeting Rooms 1 & 2 to support baptismal tank.
 - New heating system throughout this level & connected into existing boilers.
 - New mid range sanitaryware and cubicles throughout.
 - Walls insulated

- Multi-Purpose**
- Meeting Room**
- Catering**
- Storage**
- Toilets**
- Lift**



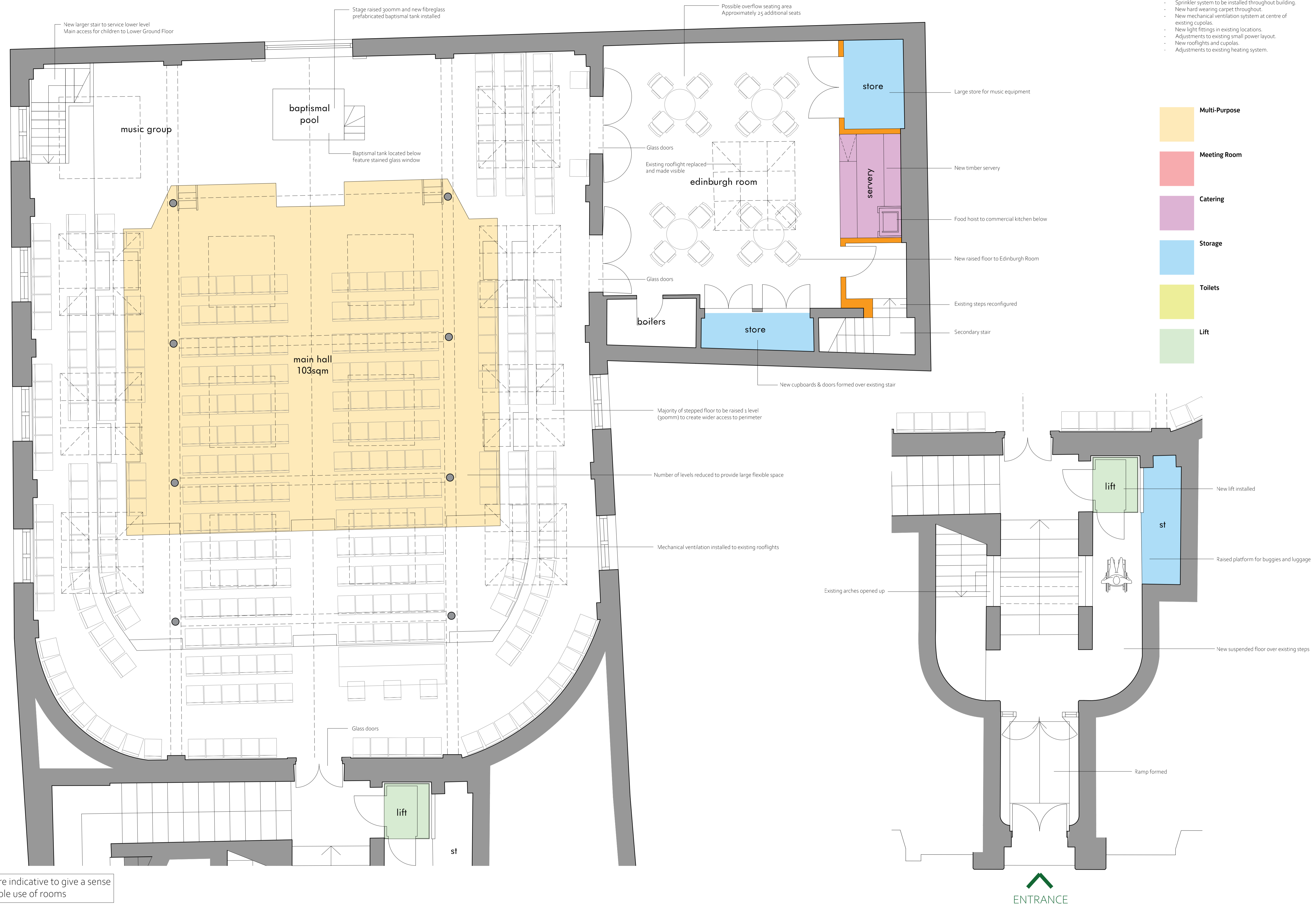
Furniture layout are indicative to give a sense of scale and possible use of rooms

Lower Ground Floor as Proposed



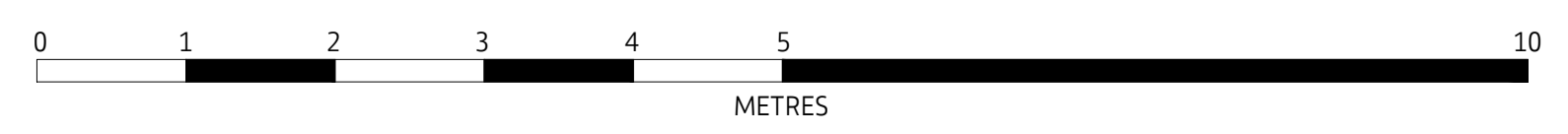
- Notes:
- Sprinkler system to be installed throughout building.
 - New hard wearing carpet throughout.
 - New mechanical ventilation system at centre of existing cupolas.
 - New light fittings in existing locations.
 - Adjustments to existing small power layout.
 - New rooflights and cupolas.
 - Adjustments to existing heating system.

- Multi-Purpose
- Meeting Room
- Catering
- Storage
- Toilets
- Lift



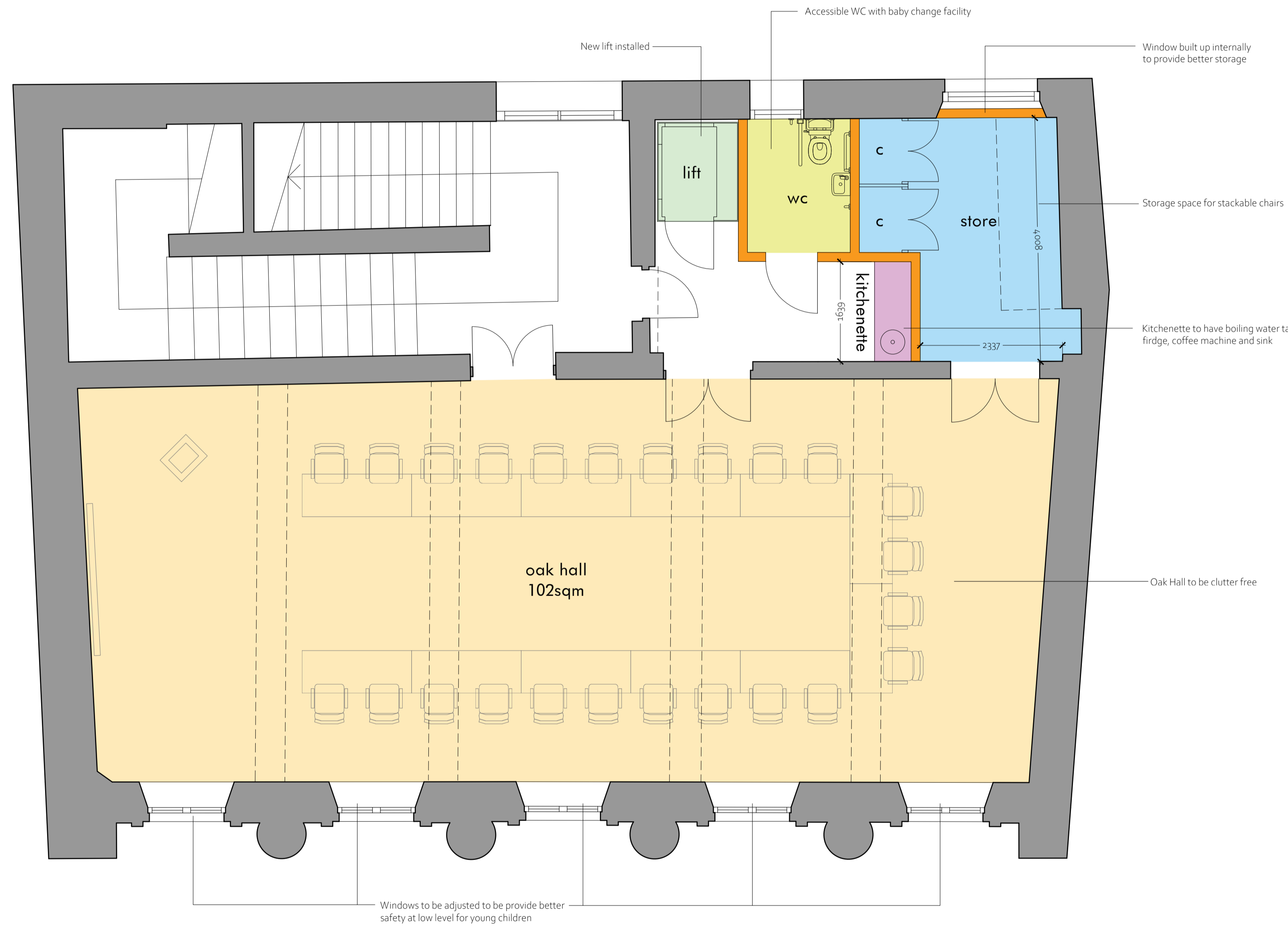
Furniture layout are indicative to give a sense of scale and possible use of rooms

Ground Floor as Proposed
335 seats in Main Hall



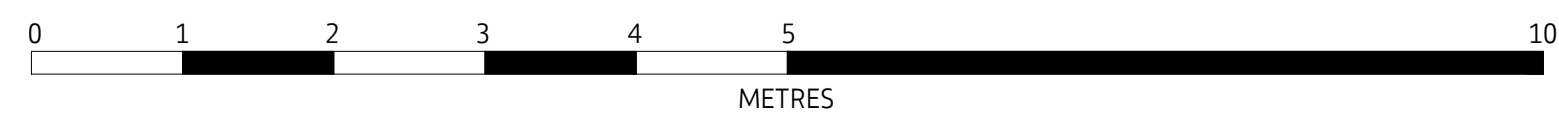
- Notes:
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 - New rooflights and cupolas.
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- Multi-Purpose
- Meeting Room
- Catering
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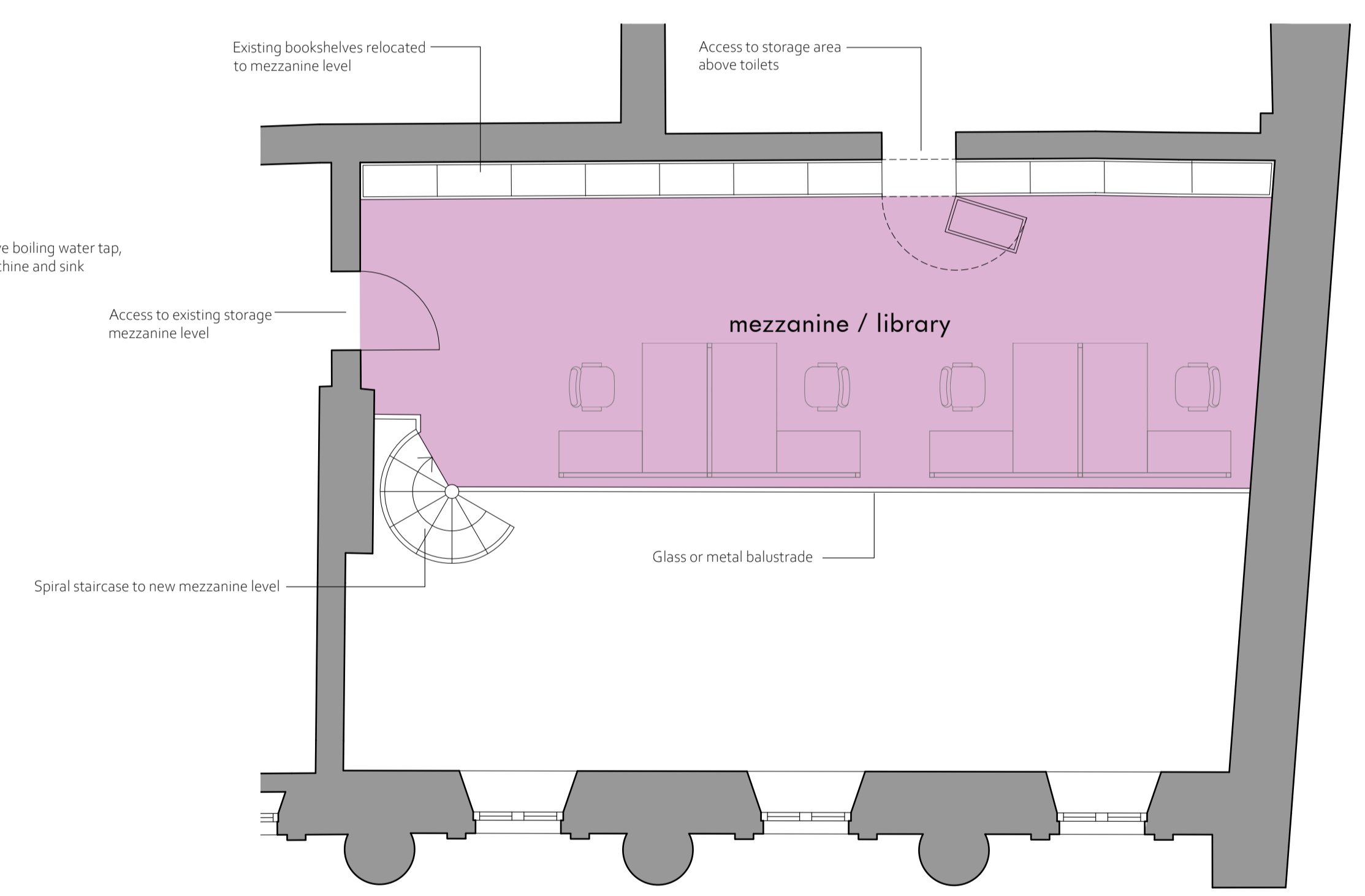
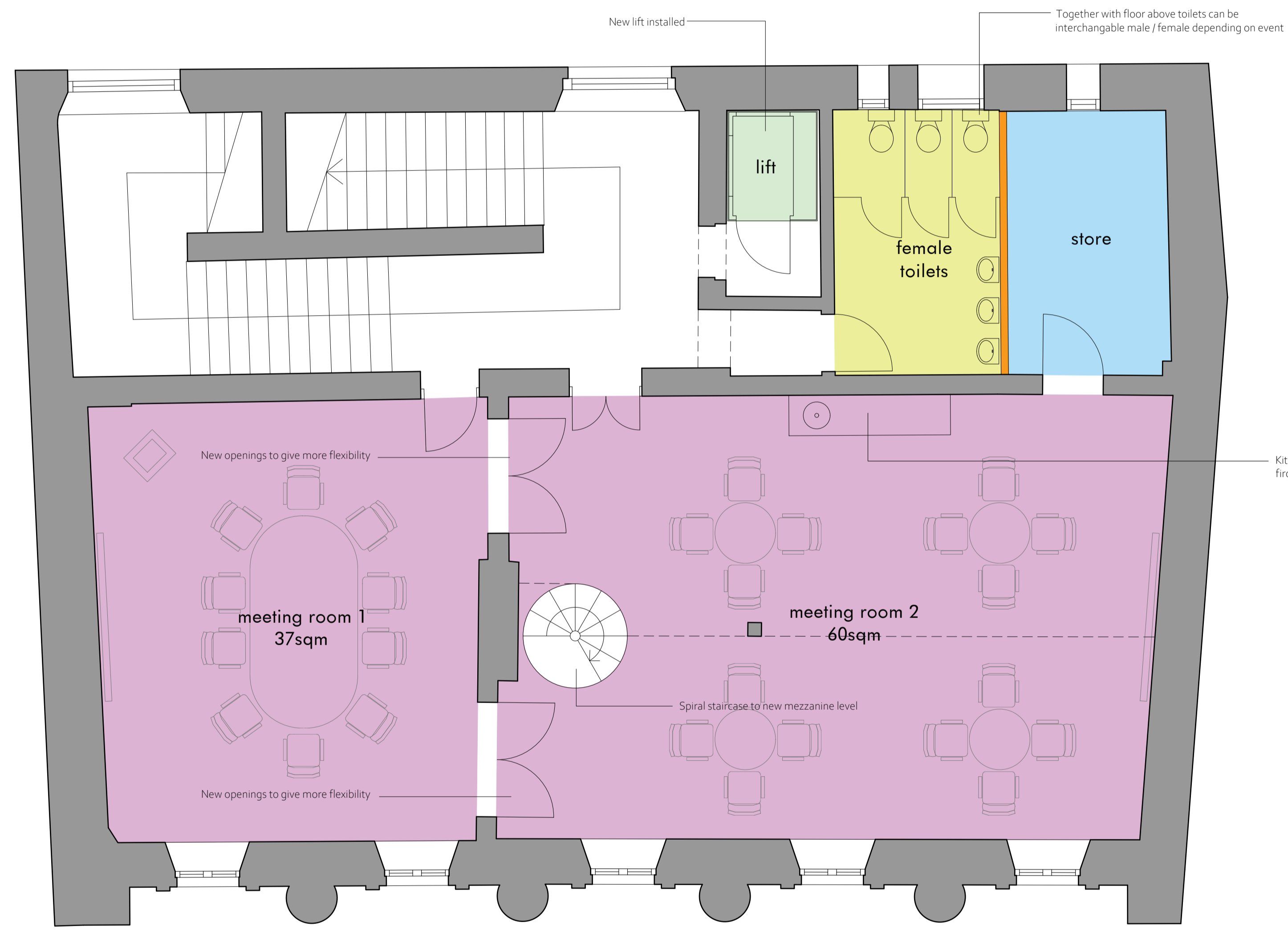
Furniture layout are indicative to give a sense of scale and possible use of rooms

First Floor as Proposed



- Notes:
- Sprinkler system to be installed throughout building.
 - New hard wearing carpet to meeting rooms & stair.
 - New vinyl flooring to toilets and store.
 - New light fittings in existing locations to meeting rooms.
 - Adjustments to existing small power layout.
 - New lighting to toilets
 - Adjustment to existing heating system in toilets

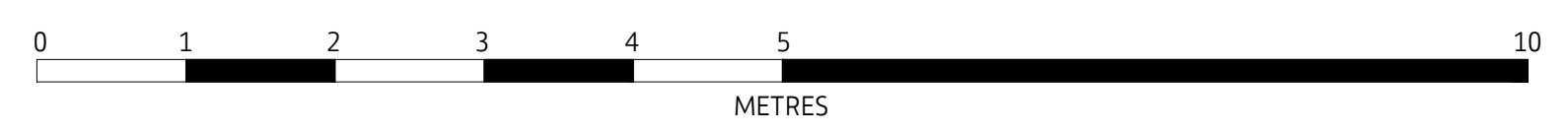
- Multi-Purpose
- Meeting Room
- Catering
- Storage
- Toilets
- Lift



Mezzanine Level

Furniture layout are indicative to give a sense of scale and possible use of rooms

Second Floor as Proposed



- Notes:
- Sprinkler system to be installed throughout building.
 - New hard wearing carpet to The Loft & stair.
 - New vinyl flooring to toilets and store.
 - New light fittings in existing locations to Oak Hall.
 - Adjustments to existing small power layout.
 - New lighting to toilets
 - Adjustment to existing heating system in toilets
 - Windows overhauled and repaired where required
 - Glass to windows upgraded to double glazed units

Multi-Purpose

Meeting Room

Catering

Storage

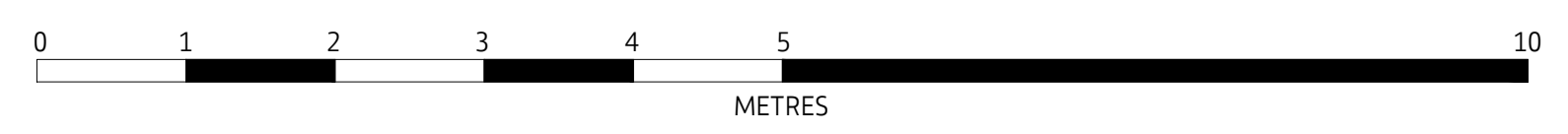
Toilets

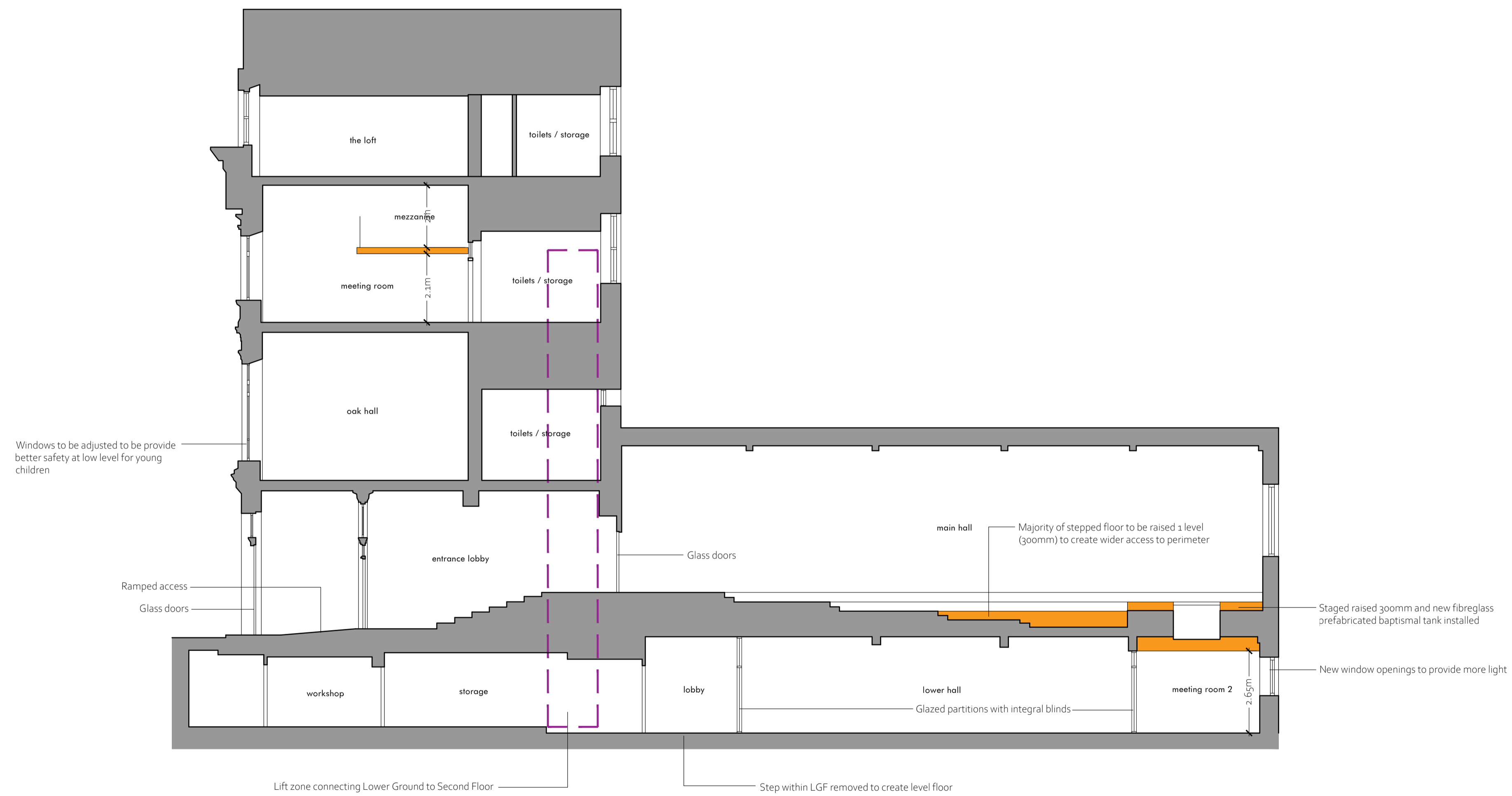
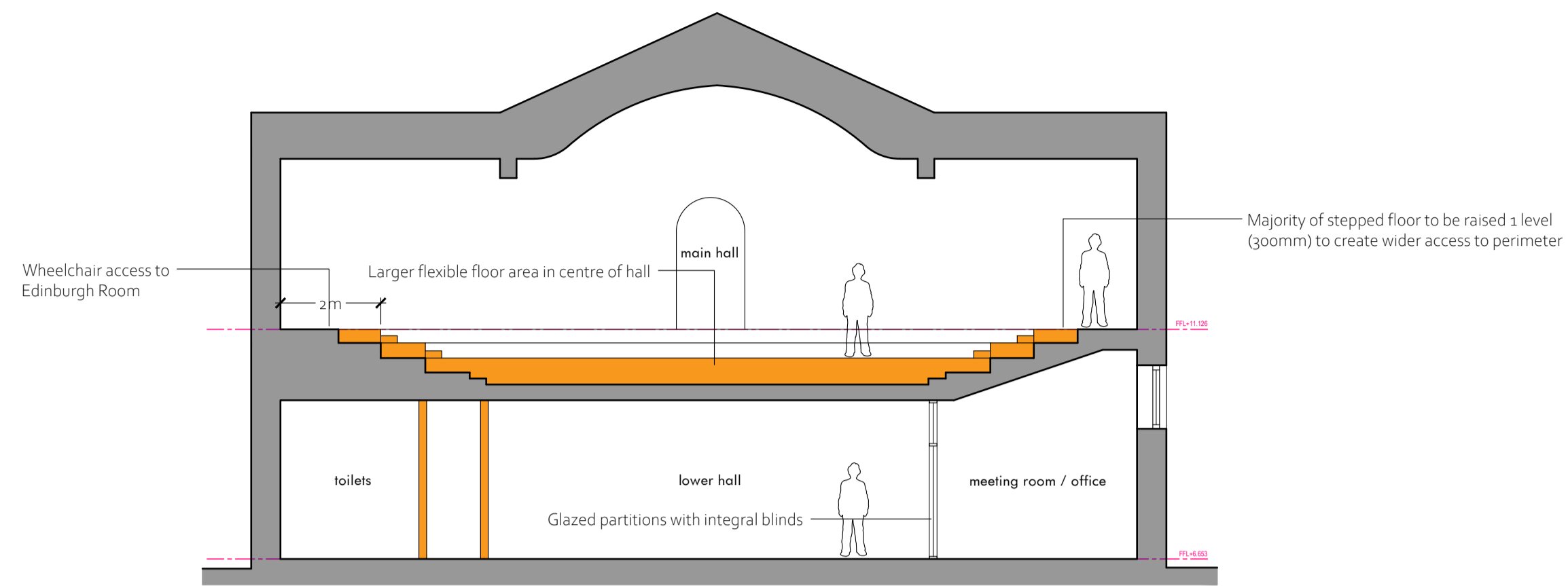
1 Bed Apartment



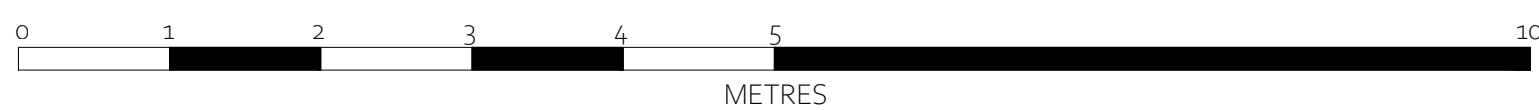
Furniture layout are indicative to give a sense of scale and possible use of rooms

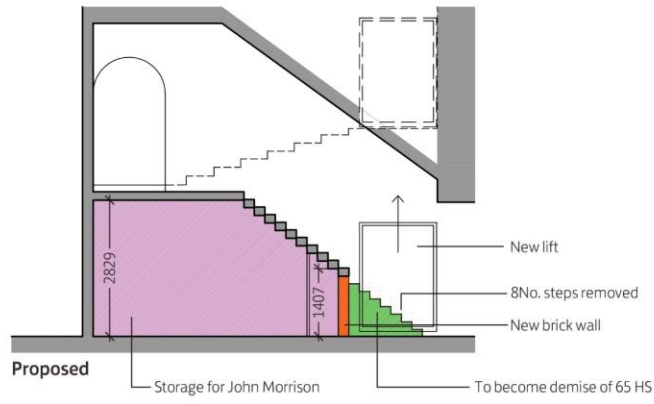
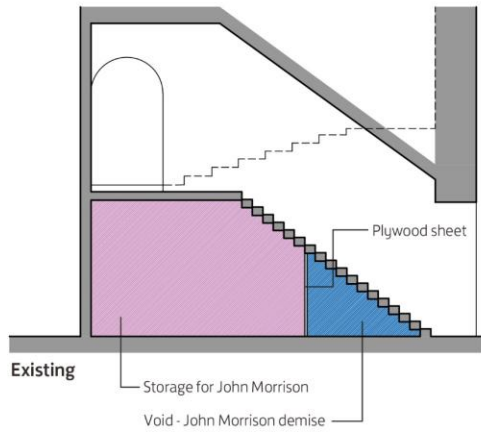
Third Floor as Proposed





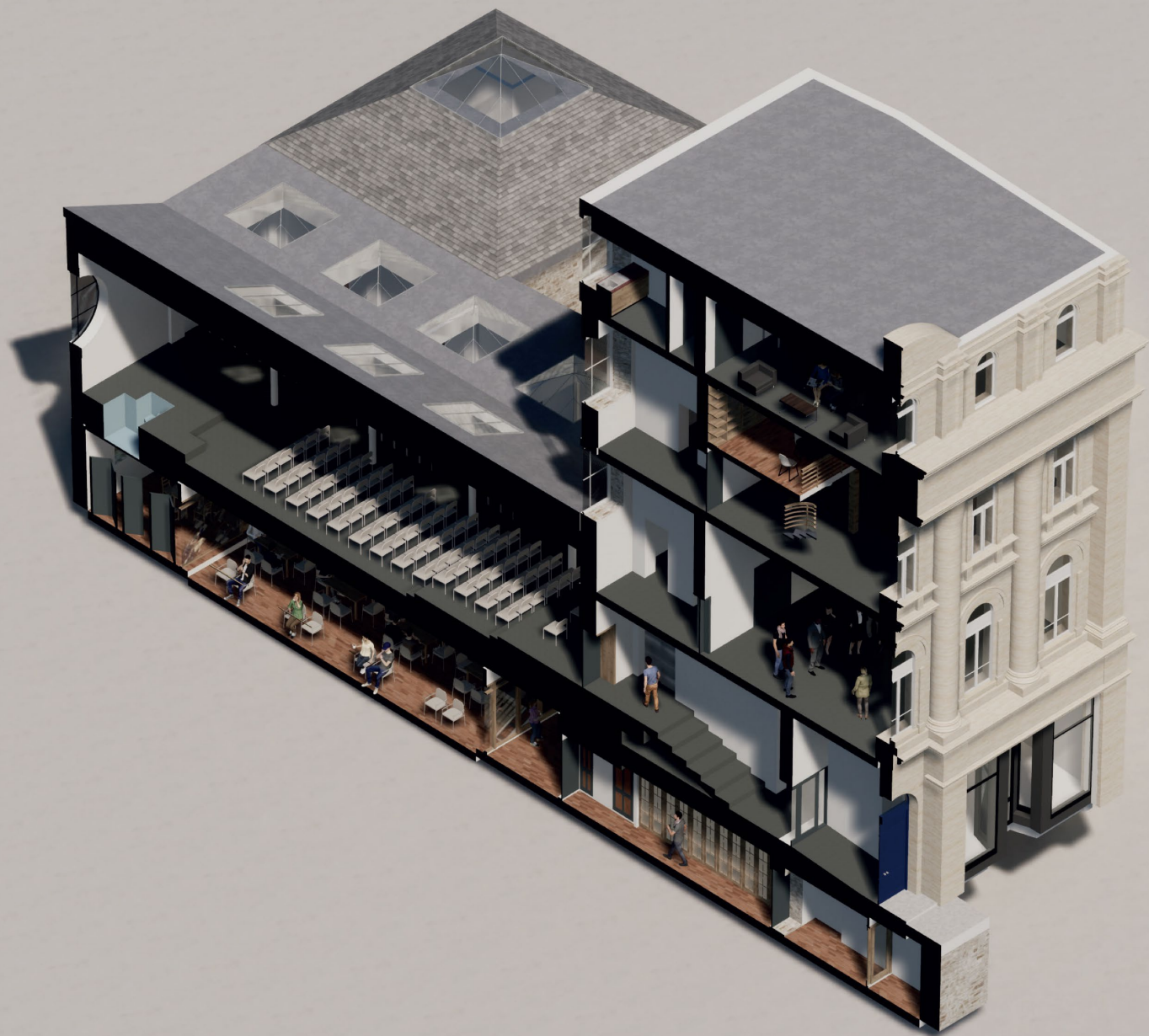
Indicative Cross Sections





Proposed Lift Section

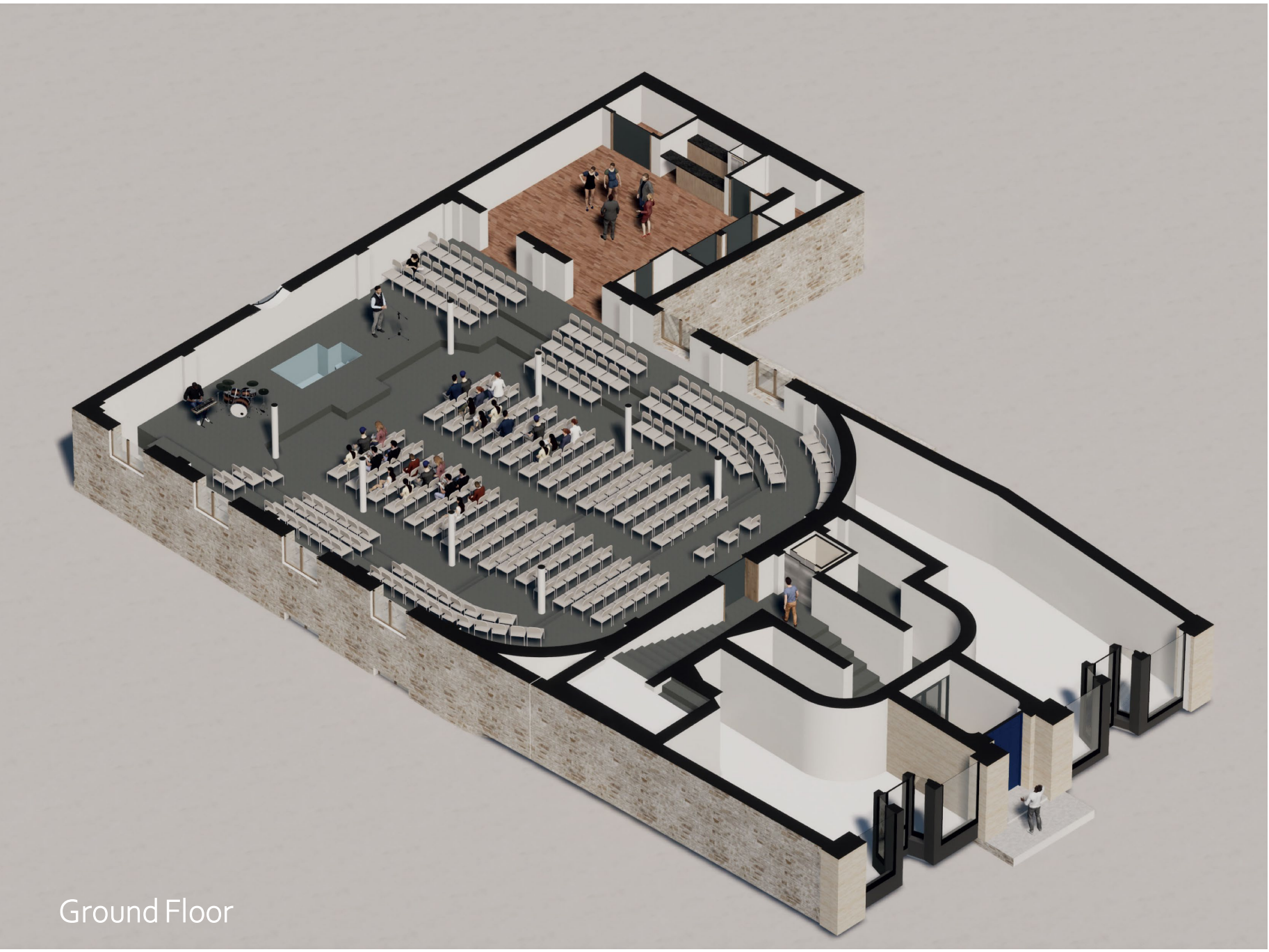
Artistic Impressions



Cross Section

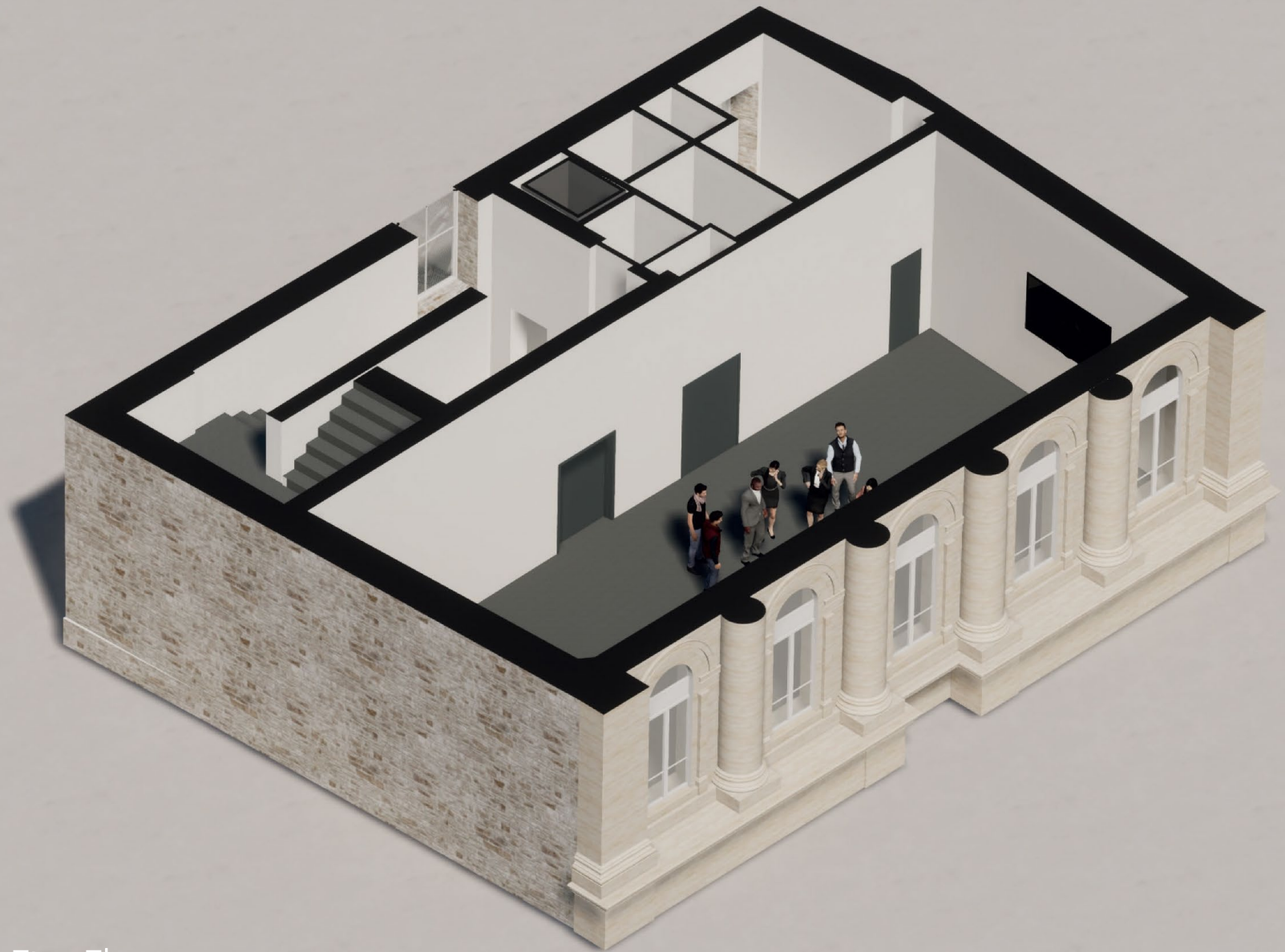


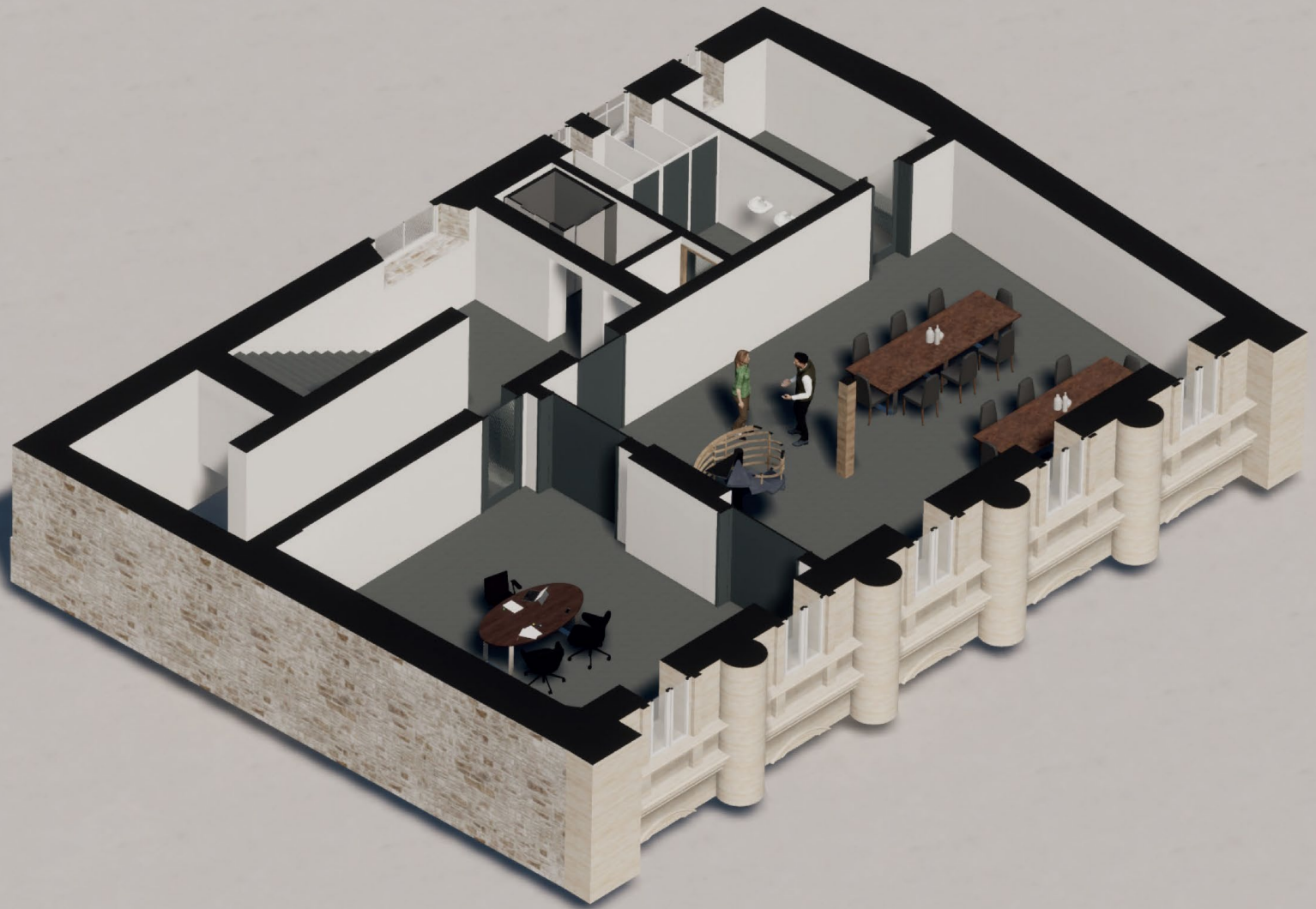
Lower Ground Floor



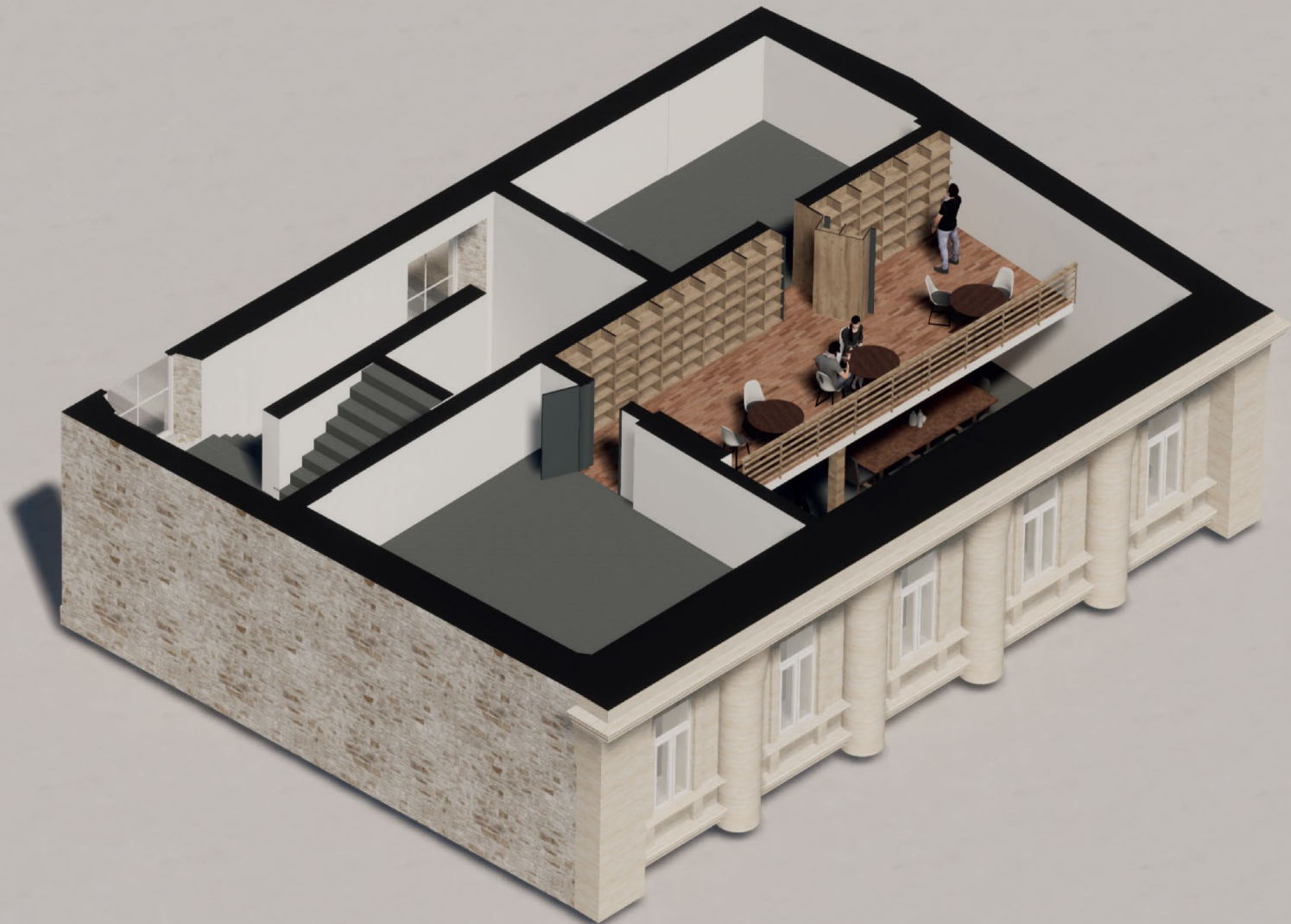
Ground Floor

First Floor





Second Floor



Mezzanine Floor



Third Floor

Order of Cost Estimate

Main Works	£1,250,000
Contingency	£150k
Total	£1,400,000
Logistics	£30k
Furniture	£25k
VAT & Fees	£240k
Project Total	£1,700,000

Commit your work to the LORD and
your plans will be established.

Proverbs 16:3