

Holmes Miller

Holmes Miller (HM) were instructed by CEC on 6 January 2026 to proceed with a Feasibility Study looking at:

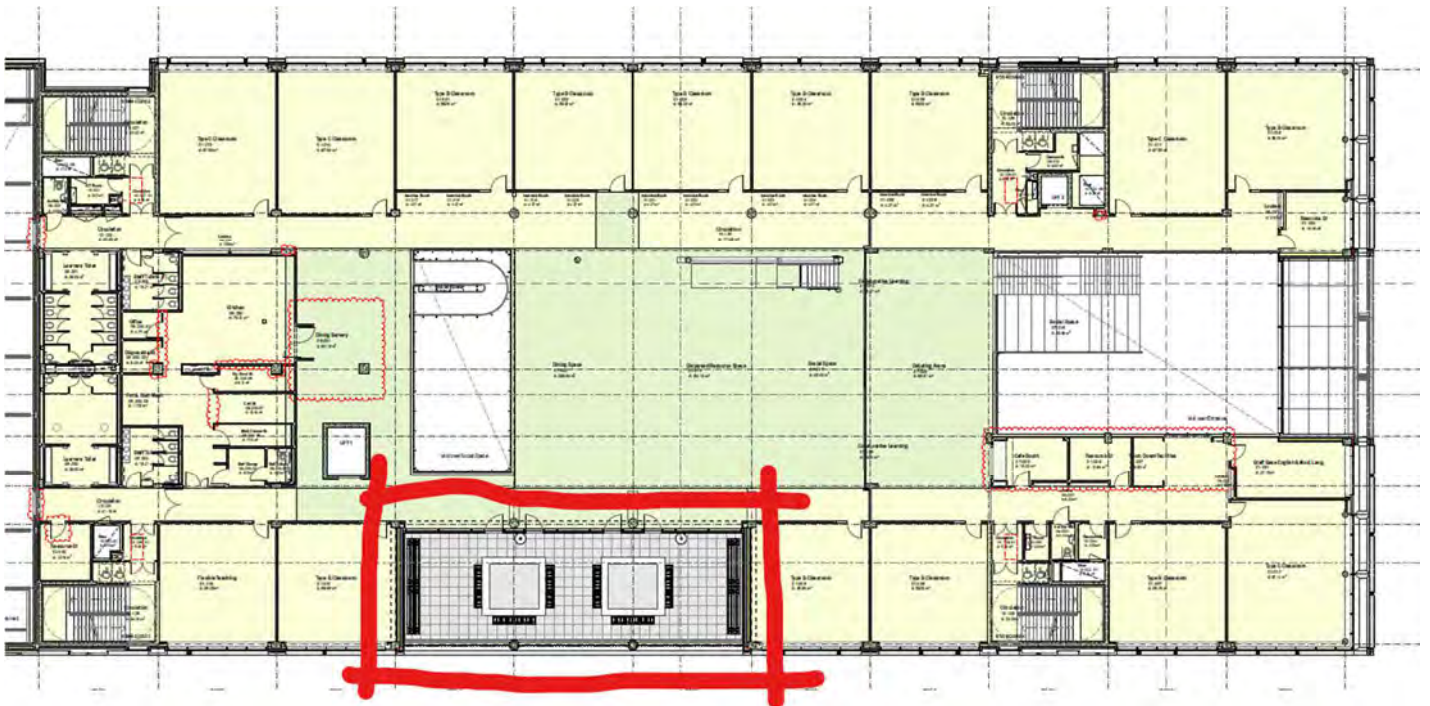
1. Dining and Social space
2. External Space Generally
3. Community Room on Lower Ground Floor
4. Dual Classroom Space 3.03 and 3.19

Subsequently CEC have asked to look at building occupancy figures / capacity. This is being reported on separately.

Following site visit and subsequent dialogue HM report as follows:

1 Dining and Social space

- 1.1 Internal consultation on existing FF&E, catering servery operation and access arrangements at atrium level and lower ground floor level are needed to establish any opportunities for more efficient management and use of space.
- 1.2. BHS advised that the planters are compromising the use of the external terrace at atrium level, taking up a great deal of space. HM noted that the planters are barren with no indication of them being used / maintained as intended. They do not enhance the environment as intended in their current condition. CEC have provided HM record drawings (copies in Appendix A) prepared by John Richards Landscape Architect. The LA drawings confirm HM's visual observation that the external terrace planters could be broken out and removed from site. HM recommend that costs for this work allow for renewal of the waterproof membrane below the paving together with the paving and supports.
- 1.3 The feasibility of fully enclosing external terrace to provide increased internal dining and social space was discussed, together with the idea of adding mezzanine accommodation.



Prior to the meeting, HM appraised themselves of the understood wall make ups and advised as follows:

- This type of construction work would be highly disruptive, lengthy and costly.
- The understood installation of the GRC cladding would require the rainscreen panels to be removed from roof level down to allow the works to progress. It is likely that replacement panels would be needed at atrium level to accommodate new windows and curtain walling. It is also likely when pricing any work contractors will make allowances for breakages and include costs for this. Obtaining a colour / texture match

for additional and replacement panels will be a challenge, particularly given the small numbers likely to be required.

- Occupant capacities and escape routes will need to be co-ordinated with the current fire strategy.
- Planning Permission is likely to be required and a Building Warrant obtained.
- Adding new accommodation in the area will restrict natural light into the atria.
- Detailed input from a structural engineer would be needed to confirm the structure could accommodate the wind and additional floor loadings of the work proposed.
- Detailed input from a mep engineer would be needed to advise on the implications of the proposed works on the existing mep installation.

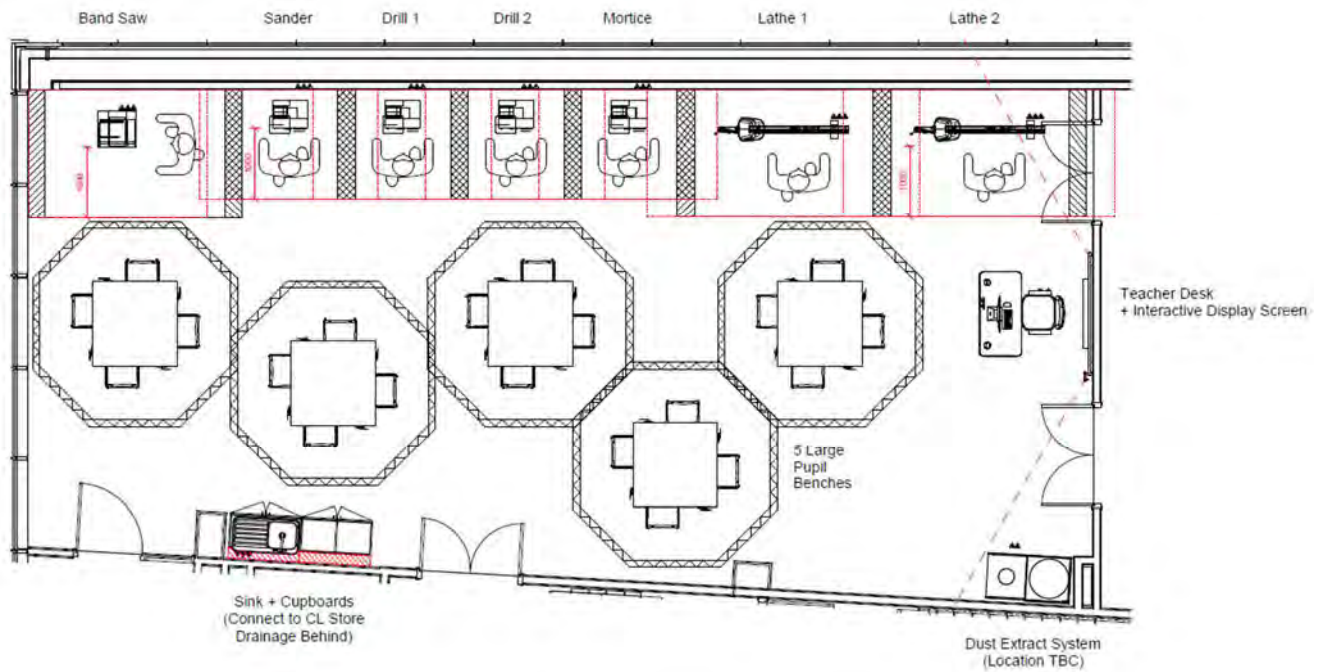
1.4 During a site visit it was noted that a section of the glass balustrade was cracked, indicating use of toughened laminated glass anticipated. HM confirmed balustrade of this type generally have a degree of flex. HM advised that raising the height of the balustrade would likely require complete replacement of supports and that the additional load would impose additional loads on the structure that a structural engineer would need need to assess and advise if they could be accommodated. The consensus was that this was a FM / maintenance issue for CEC to address.

2 External Space Generally

2.1 CEC internal consultation with focus groups have still to be undertaken to look at security issues of school with school management and CEC Security Manager to allow consideration of better zoning and operational effectiveness of external school areas for social activity. This may need further work when completed.

3. Community Room on Lower Ground Floor

3.1 The re-purposing of the lower ground floor dance studio as a practical space for design engineering was discussed with an outline brief being issued. HM noted that a public access and community use of space provision had been included in the design following dialogue with Planning. CEC undertook to raise this issue internally to establish any constraints. Based on the brief, the attached sketch layout (extract from drawing 4283-SK-100) was prepared, and included as Appendix B. This will need to be developed with the school and stakeholders, to address issues such as storage of tools and materials.



The following points to be noted:

- CEC to review and advise on access routes for pupils and delivering materials to the space as discussed.
- Input from a m&e engineer will be needed to assess the impact of the repurposing on existing mep plant.
- HM would recommend that the storage area at the rear of space is retained due to the level of service infrastructure in the space.
- HM would recommend that the existing sprung floor is replaced with a floor screed as part of the works.
- CEC have advised that water and drainage is only required to a single sink. HM's layout assumes this can be tied into existing services in the adjoining cleaner's cupboard.
- In addition to any Planning considerations, HM's interpretation of the NDTH is that a Building Warrant will be needed.

4 Dual Classroom Space 3.03 and 3.19

4.1 BHS advised that the acoustic partition between the two teaching spaces provided inadequate acoustic separation when in closed position, compromising teaching.

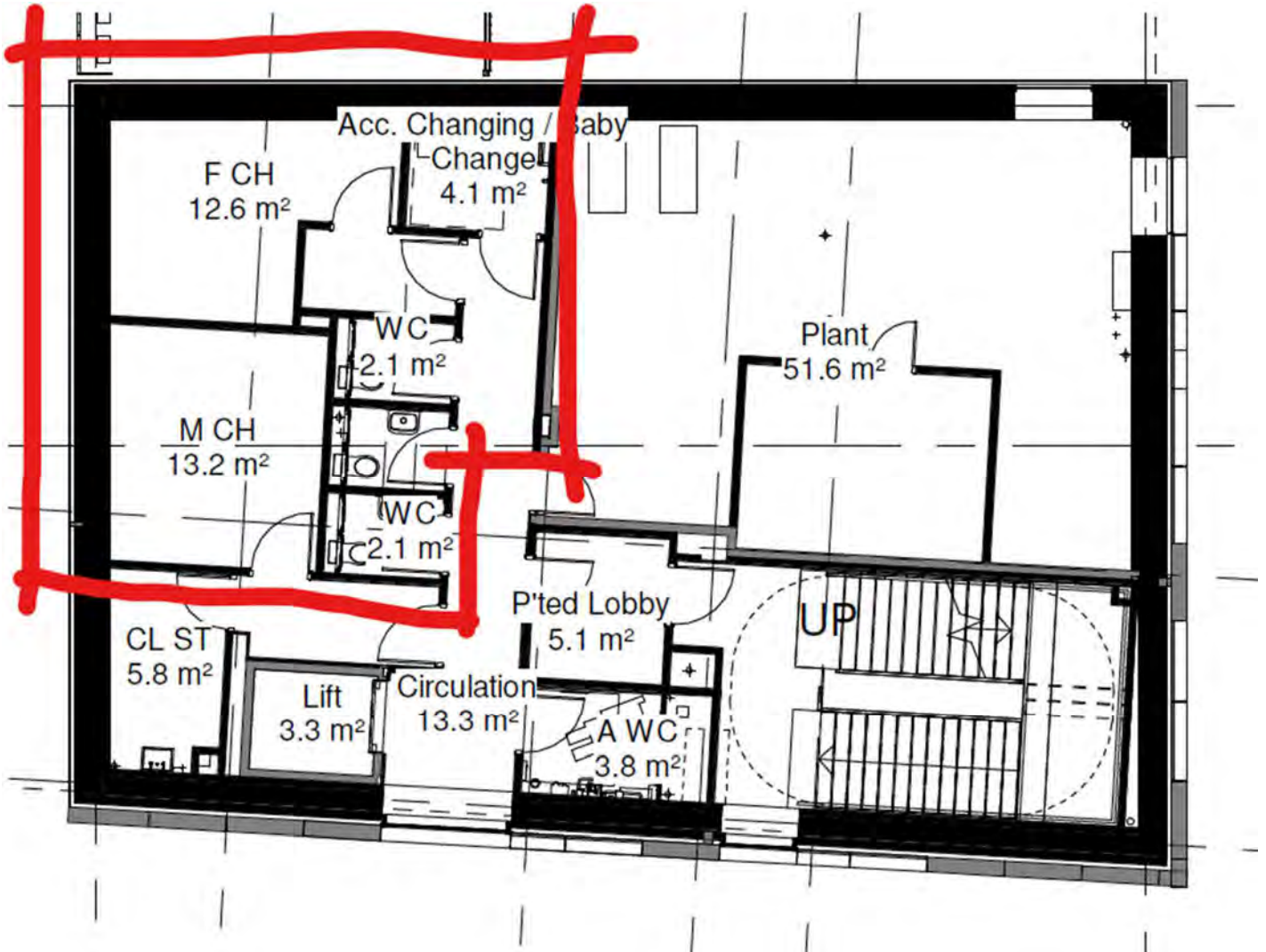
The partition dividing the two teaching spaces appears to be a suitable / appropriate sliding folding partition. HM identified the partition manufacturer from details on the partition, manufactured by Espero and through them were able to identify the installer as Style Group.

Style Group (contact - [REDACTED]@style-group.co.uk, [REDACTED]) confirmed that they had installed the partition in 2017 and they should provide a 55dB rating. Style Group noted that there was no record of any annual maintenance being carried out and it may be that the panels are not being aligned correctly which can affect the acoustic properties. Also advising that the "seals need to be fully wound as this is what seals the panels at the head and base and then the telescopic panel also has the seal to the wall". No information on maintenance or O&M manual appeared available for use.

An O&M manual for the Espero Sonico partition was obtained and circulated. CEC should ensure this is followed and may want to consider maintenance.

5 Other issues raised by BHS (not part of scope)

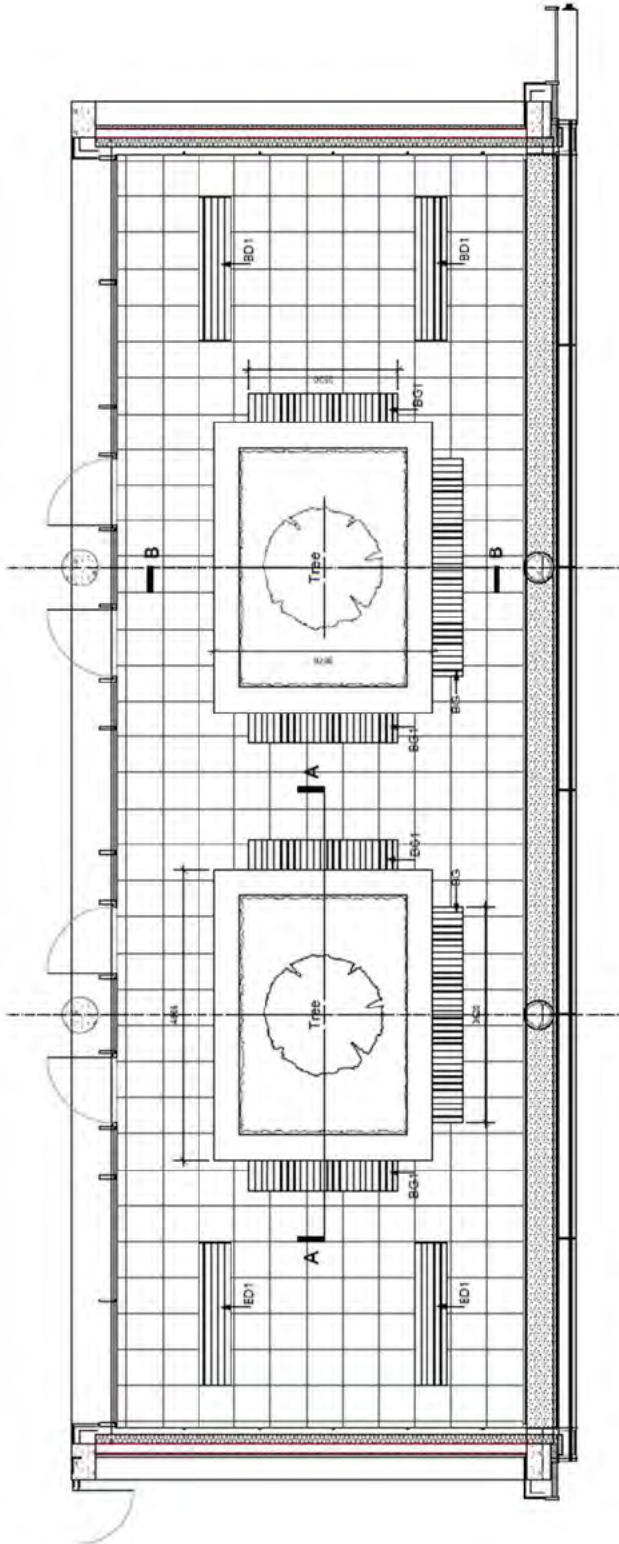
- 5.1 BHS raised enclosing the rooftop MUGA. HM advised that the structure would not have been designed for the addition loadings, wind etc., that enclosure would entail. BHS asked if the MUGA area could be increased. CEC advised that plant / plant access routes would restrict this. CEC confirmed no further action for HM on this issue
- 5.2 BHS sought clarity if the changing area above the new technical teaching space could be repurposed.








HM advised a brief for this would be needed and additional work, increase in scope of study, carried out to establish if this would be feasible.

- 5.4 BHS keen to understand if replacement bleacher seating is available that would allow rapid reconfiguration of the room to accommodate changing use during the school day. CEC Interior Designers are looking at options for replacement bleacher seating as they can provide a route to procurement. HM noted that any new arrangement would need to be checked to ensure it did not compromise escape provision / Fire Strategy.

Appendix A - External Terrace Drawings
 John Richards Landscape Architect



KEY GENERAL NOTES

-  Proposed areas of shrub planting
-  600x600x50mm Marshall's Perfection Concrete Slabs. Colour to be confirmed. Laid on Hammer Deck UNIRING Paving Support.
-  Proposed trees anchored to concrete ring. See Dig 1401 for details.
-  Ornamental gravel
-  Planter walls with hardwood benches on galvanised bearers. See Dig BMH 1401 for details.

Shrubs and Herbaceous Planting

Mix of 20% of each of the following:
 Cornus alba ssp. 'Ergota' @ 8/m² (Total 28/No)
 Geranium sanguineum @ 8/m² (Total 40/No)
 Polygodium virginicum @ 8/m² (Total 28/No)
 Hebe x exoniensis 'Pink Jewel' @ 8/m² (Total 40/No)
 Vinca minor @ 8/m² (Total 40/No)
 All the above 30x40cm SLPG

Also allow for 18 No 60x80cm 10LPG specimen shrubs:-
 Mahonia aquifolium 'Apollo', Viburnum davidii, Ruscus aculeatus.

Trees

Americanahar lanvaraki Robin Hill, 16-20cm girth prepared rootballed.

Irrigation System

Allow for a simple manual controlled leaky pipe irrigation system with drip lines at 600mm cts.

GENERAL NOTES

To be read in conjunction with dig BMH 1401 for detail location references and BG and BMH 1501 for BD1

Stage E-F Issue

Amendments
 A Drawing re-numbered from BMH 305 to BMH 1400. Sizes of planters revised shrub numbers added benches revised 31 03 14

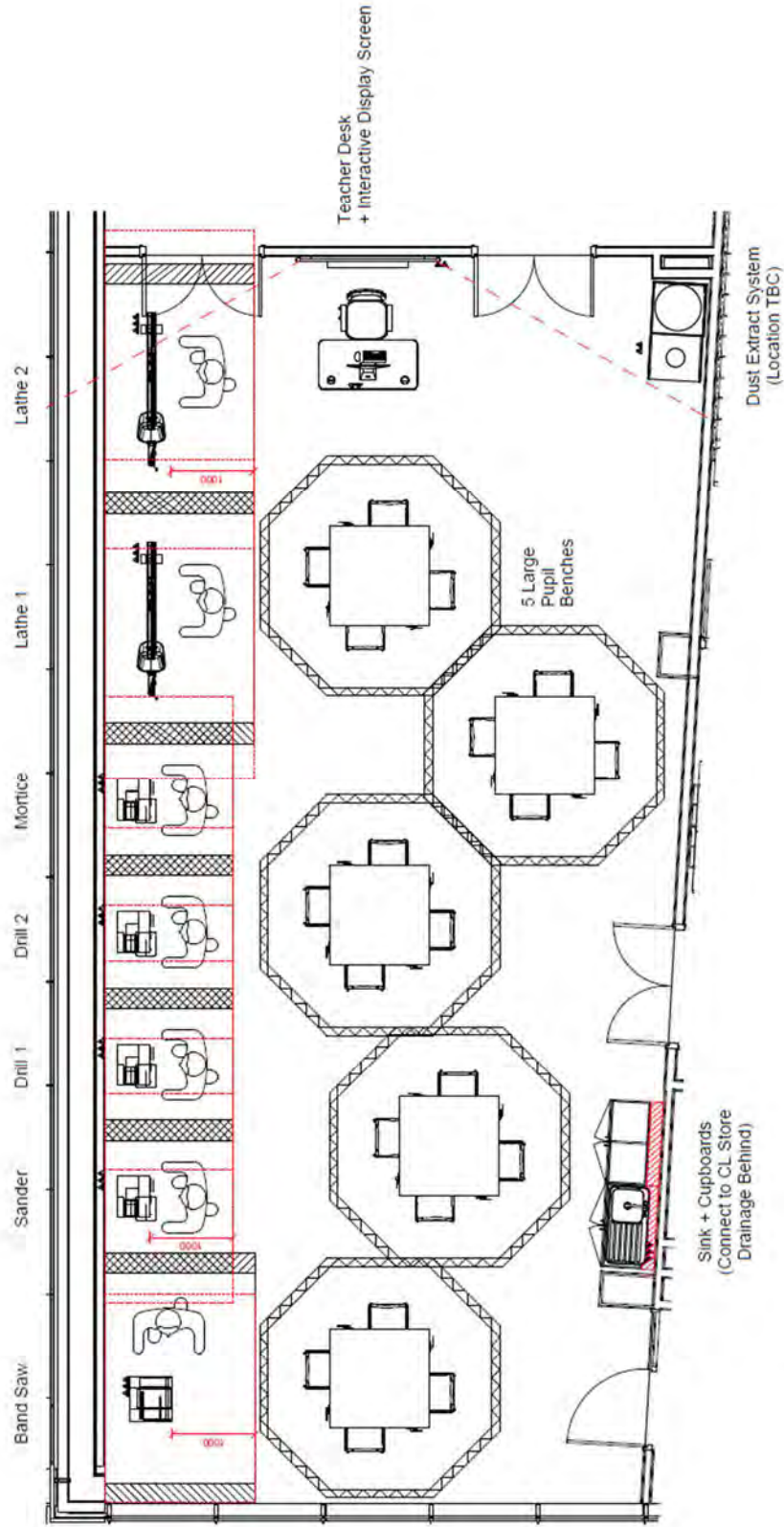
John Richards
 Landscape Architects
 2115 Colinton Road
 Edinburgh EH11 3EJ
 Tel: 0131 337 3359

Project: Broughmuir High School
Title: Roof Terrace
Drawing: BMH 1400A
Date: October 2013
Drawn: [Signature]

Scale: 1:50 (@A2)

4283 - Extension to Borroughmuir High School, Edinburgh
SK-100 - CDE Junior Workshop Layout

Note:
CDE Equipment is Indicative Only. Based on Similar Perfect
Equipment Layouts. Specialist Equipment Layout to be
Provided to Ensure Clear Circulation Spaces are Provided.



C-A005 CDE Junior Workshop - Sketch Layout
1:50