



### STRATEGIC BRIEF

The proposed development at Fox Covert Campus will create a modern primary school campus for up to 525 pupils, bringing together Fox Covert Primary School (two-stream) and St Andrew's Fox Covert RC Primary School (single-stream) in a single new building. The campus will also incorporate the existing Rising Rolls building, the existing nursery, and enhanced outdoor play and sports facilities.

The new school will reflect the City of Edinburgh Council's commitment to high-quality, sustainable education buildings and will be designed to meet the Passivhaus "Classic" standard, reducing energy use while providing a comfortable learning environment for pupils and staff.

A key aim of the project is to deliver an inspiring, inclusive and sustainable school while keeping disruption to pupils, families and staff to a minimum. A range of construction approaches were explored, including full demolition, partial demolition and building the new school alongside the existing one.

The preferred approach is a tandem-build strategy, where the new school is constructed on the site while the existing school, nursery and Rising Rolls building remain in use. Once the new school opens, the old school building would be demolished. This approach has been identified as the most practical, cost-effective and least disruptive option for the school community.

The new school will include shared facilities such as dining, administration, indoor sports and multi-purpose spaces, supporting modern teaching methods, inclusion, digital learning and outdoor learning.

Overall, the project aims to transform the Fox Covert campus into a welcoming, vibrant and sustainable learning place that meets the needs of 525 pupils, school staff and the wider community, now and in the future.

RC

1. Fox Covert Campus
2. Clermiston Park
3. Drumbrae Library Hub
4. Corstorphine Hill Walled Garden
5. Drumbrae Care Home

Site within Corsophine Hill

Key Design Drivers:



LIGHT



OPENNESS



AMBIENCE



ARRIVAL



VIEW



FLEXIBLE SPACE



WELCOME



INCLUSION

Have your say...

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Comments can be made until 12th June 2026



### THE SITE

The site is of a quadrilateral configuration occupying the area immediately west of Clermiston Road. The site is bounded by mature planting on its western edge with a series of four-storey residential blocks; and by a mix of two-storey housing of detached, semi-detached and terraced typologies to the north and south.

The site is occupied by the existing Fox Covert Primary School and St Andrew's Fox Covert RC Primary School building, the Rising Rolls building and the Early Years Centre. A 3G synthetic pitch occupies the western area of the site. The house previously occupied by the school janitor, which has become derelict and is due to be demolished, will form part of the development site

..... Semi-detached Housing (2 storeys)

..... Old Janitors House

..... Existing school to be demolished

..... Slopping Topography

..... Rising Rolls Building to be retained

..... Existing synthetic pitch

..... Existing nursery to be retained

..... Campus Site Entrance

### THE EXISTING BUILDING

The existing Fox Covert school building, constructed in 1960, accommodates both Fox Covert Primary School and St Andrew's Fox Covert RC Primary School in a winged layout connected by shared dining and sports facilities. The building is arranged over split levels to address site levels and includes shared outdoor playground and sports areas.

The site also includes the Fox Covert Early Years nursery (opened in 2015), which will be retained. The Rising Rolls building, constructed in 2016 and recently extended, provides six classrooms and will also be retained. The wider site includes hard play areas, grassed spaces and a 3G pitch at the lower level.

Aerial View Existing Site



Existing Rising Roles



Existing Nursery



Exsiting School Stepping Up Topography



Steep Topography of Playground



Steep Slope Down to Existing Pitch



Existing Playground



View up to School from Pitch



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Existing Site Access Points



Existing Trees and Foliage



Site Topography

### SITE CONSTRAINTS+ OPPORTUNITIES

#### Site Opportunities

- Residential Clermiston location with good access from Queensferry Road
- Two site access points (north and south) allow separation of pupils, visitors and servicing (No decisions made about how construction access will be managed)
- Flat area at existing pitch suitable for new development
- Significant level changes support a split-level building design
- New building can be set back from Clermiston Road, reducing traffic noise
- Mature boundary trees provide natural screening

#### Site Constraints

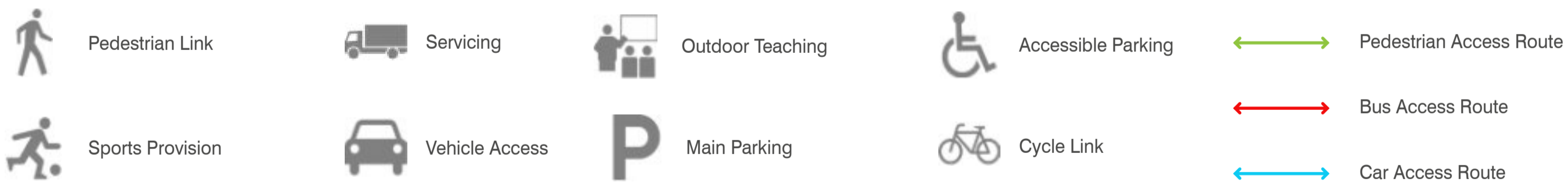
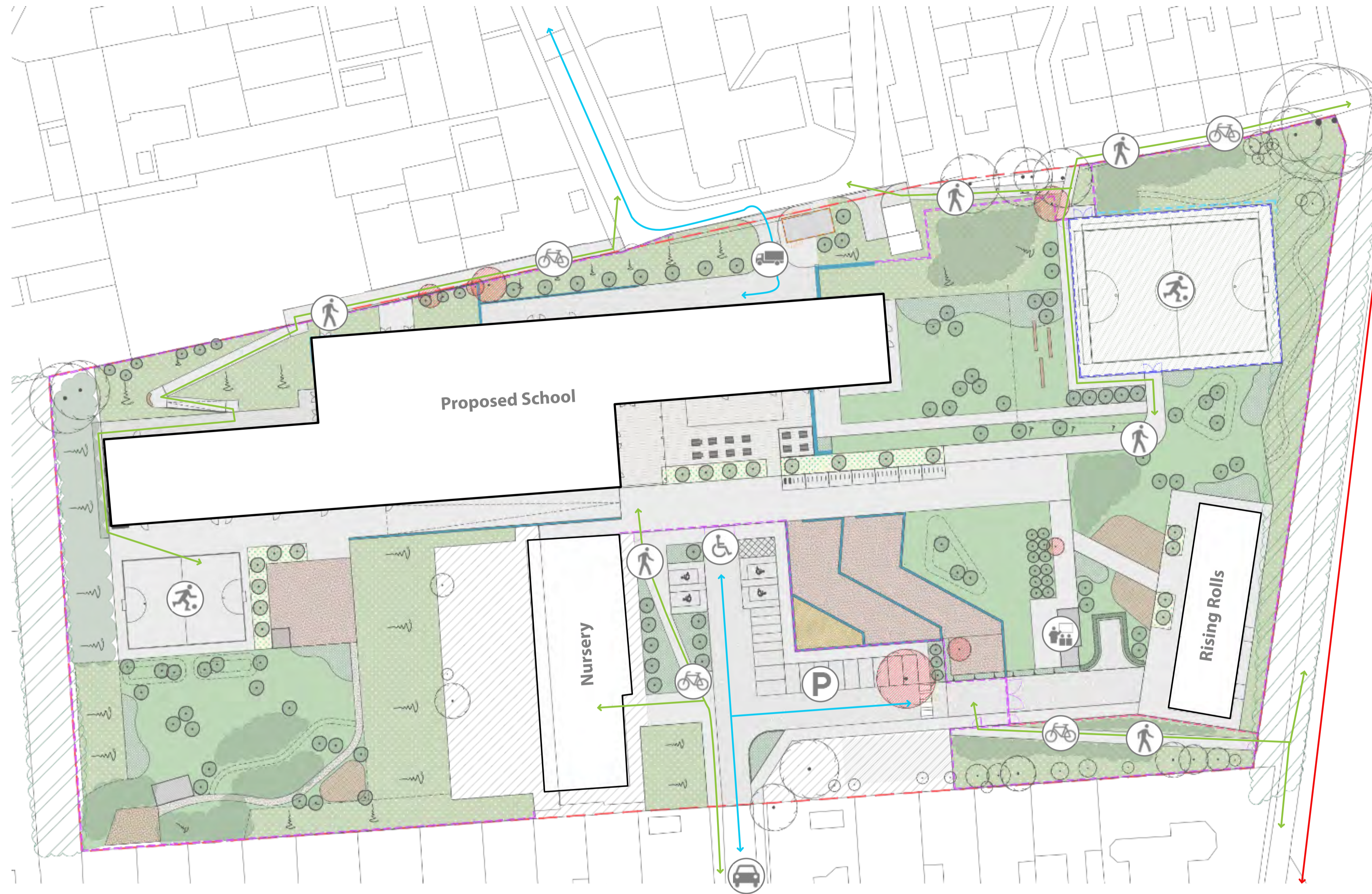
- Significant level change of approx. 16.5m across the site
- Existing nursery and Rising Rolls buildings must be retained
- Proximity to neighbouring homes requires careful height and privacy control
- Traffic noise from Clermiston Road and bus routes
- Boundary trees protected by a Tree Preservation Order (TPO-19)



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### Overall approach

- Site layout is shaped around the existing nursery and Rising Rolls buildings, which will remain on site
- Construction phasing will be planned to minimise disruption to pupils and families

### Access and arrival

- Main site access remains at the southern entrance
- Southern entrance caters for pedestrians, cars, pupils, staff and visitors
- Parking is provided for both the primary school and the nursery
- No bus access into the site escorted access to the main road will continue as existing

### Servicing and safety

A separate northern entrance is used solely for servicing and deliveries

This service yard provides access to:

*Kitchen, Plant rooms, Bin store, Sprinkler tank, Proposed substation*

Service vehicles are fully segregated from pupil areas

### Pedestrian access and safeguarding

- Two new pedestrian gates are proposed along the northern boundary
- Gates open only during morning drop-off and afternoon pick-up
- Playground gates remain locked during the school day
- Visitor access is controlled via intercom at the main entrance
- Visitors are supervised when crossing the playground
- New pedestrian access at the south-east corner of the site from Clermiston Road

### Outdoor play and landscape

- Majority of the site is dedicated to outdoor play and learning
- Play spaces run the length of the site and link directly to classrooms

### Sports provision includes:

- Multi-purpose pitch to the north-east
- Hard-surface play pitch to the west

### Playground includes:

- Tiered play areas responding to site levels
- Clear routes between buildings and entrances
- Outdoor dining area beside the main building

Landscape includes grassed areas, planting and natural spaces to support biodiversity and informal play

### Building orientation and layout

- Building follows the natural slope of the site
- Aligned with the existing nursery to create a cohesive campus
- Classrooms face south to maximise daylight and energy efficiency
- Layout limits overlooking of nearby homes to the north
- Central dining and social space opens towards the playground to improve supervision



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# Concept Design

## Overall Structure

The building is organised into three main blocks, responding to learning needs and the sloping site

These include a central shared core and two teaching wings, one for each school

## Central Shared Core (Three Levels)

Acts as the heart of the campus and is shared by both schools

Includes:

- Main entrance and reception
- Administration and facilities management spaces
- Permanent dining hall and catering facilities
- Staff accommodation
- Sports hall with changing and support spaces
- Library and shared learning areas

All facilities are equally accessible to both schools

Building generally remains two storeys in height, with a small three-storey element around the lift

## Teaching Wings (One per School)

- Each school occupies its own linear teaching wing extending from the central core

## Lower School and Early Years

- P1 classrooms are located at the ends of each wing
- Open-plan rooms with direct access to the playground
- Designed to be flexible and can be subdivided in the future if needed
- Supports outdoor learning and ease of supervision

## Upper School

- Upper-stage classrooms are located on upper levels
- Quieter learning environments with longer views across the site

## Rising Rolls Building

- Existing Rising Rolls building is retained
- Provides six classrooms for Fox Covert Primary School
- Utilising an existing classroom as staff accommodation
- Integrated into the overall school campus

## Classroom Layout and Daylight

- All main classrooms face south to maximise daylight and energy efficiency
- Shared spaces such as GP rooms, support rooms, cloakrooms and small-group spaces are located along the north side of each wing
- Every classroom connects directly to a breakout space with clear sight lines for supervision

## Internal Circulation and Support Spaces

- Simple, easy-to-navigate layout with corridors leading to the central shared core
- Support spaces include nurture rooms, quiet rooms, learning support spaces, stores and WCs
- Senior management offices and first-aid rooms are located close to the main entrance

## Dining and Social Spaces

The main dining hall sits at the heart of the building

Visual connections include:

- Views to the library above
- Views into both teaching wings
- Views down to a flexible dining and studio space

Dining and servery areas open directly onto the playground

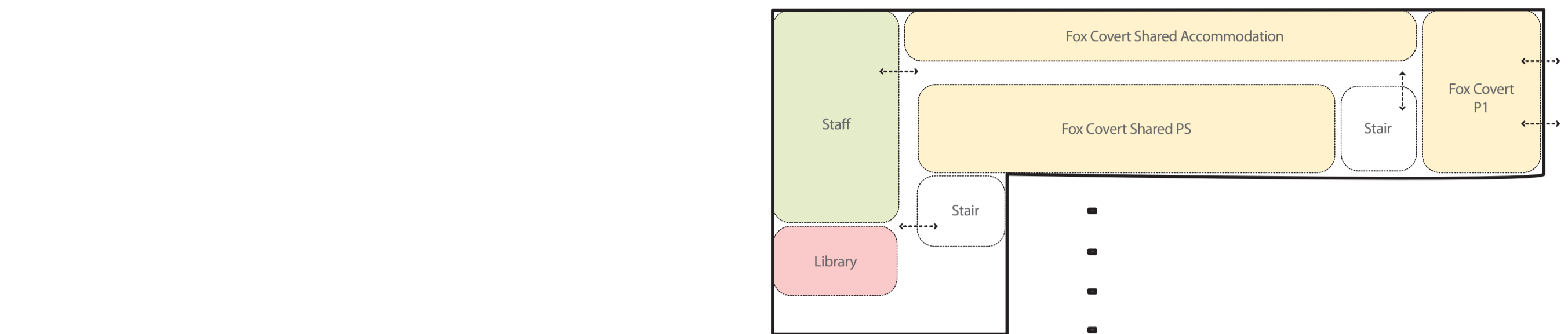
## Connection to Outdoors

- Multiple internal spaces open directly to outdoor play areas
- Lower levels provide direct access to the playground and sports facilities

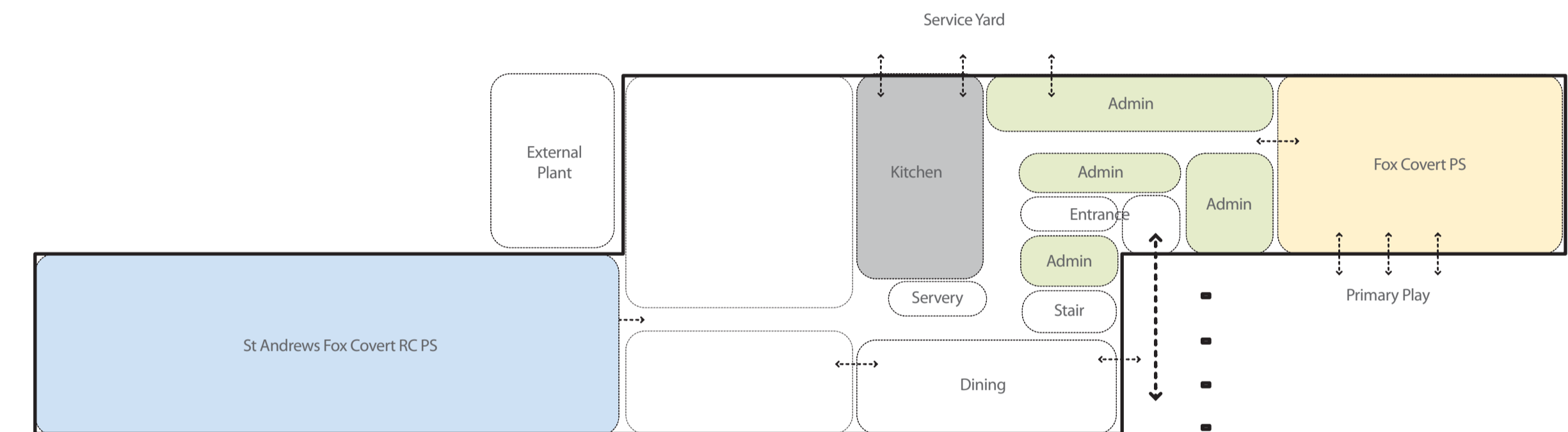
## Future-Ready Design

Flexible layout allows the school to adapt to changes in pupil numbers or teaching methods

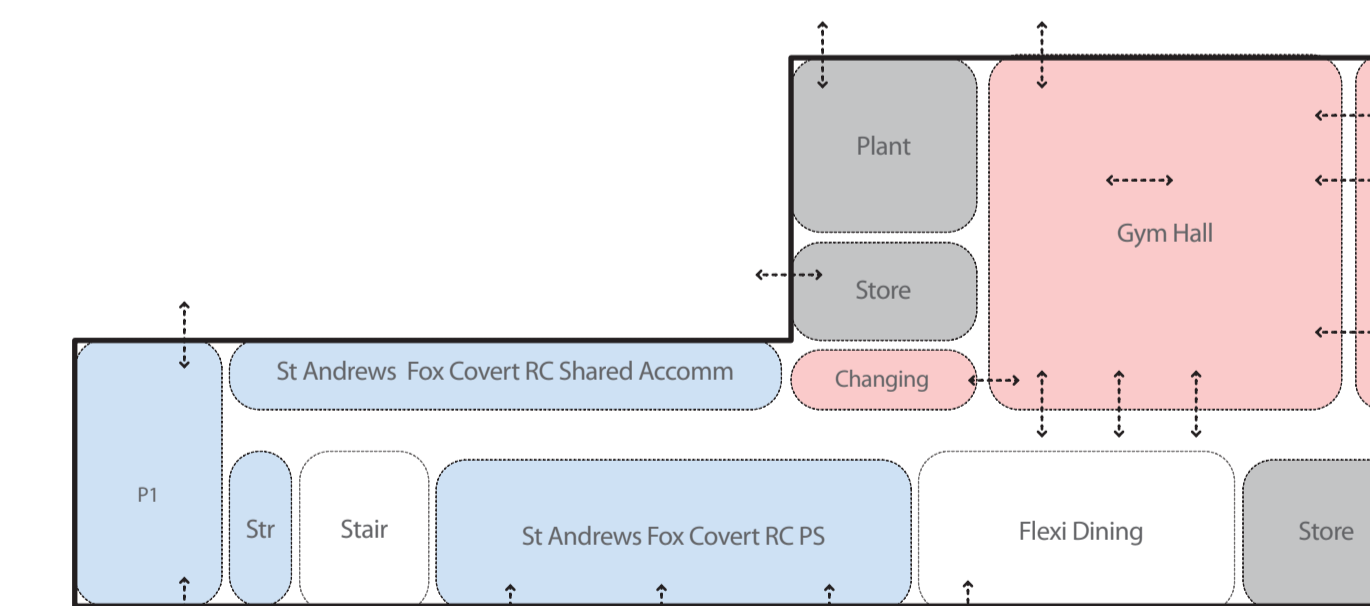
Designed for long-term use, growth and resilience



First Floor Adjacency Diagram



Ground Floor Adjacency Diagram



Lower Ground Floor Adjacency Diagram

1. Main entrance and reception
2. Administration and FM facilities
3. Catering and the permanent dining hall
4. Staff accommodation
5. Sports hall and associated changing/support spaces
6. Library and shared learning areas

- Fox Covert Primary School
- St Andrews Fox Covert RC Primary School
- Sport Accommodation
- Admin and Staff



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## FOX COVERT & ST ANDREWS FOX COVERT RC PRIMARY SCHOOL CAMPUS

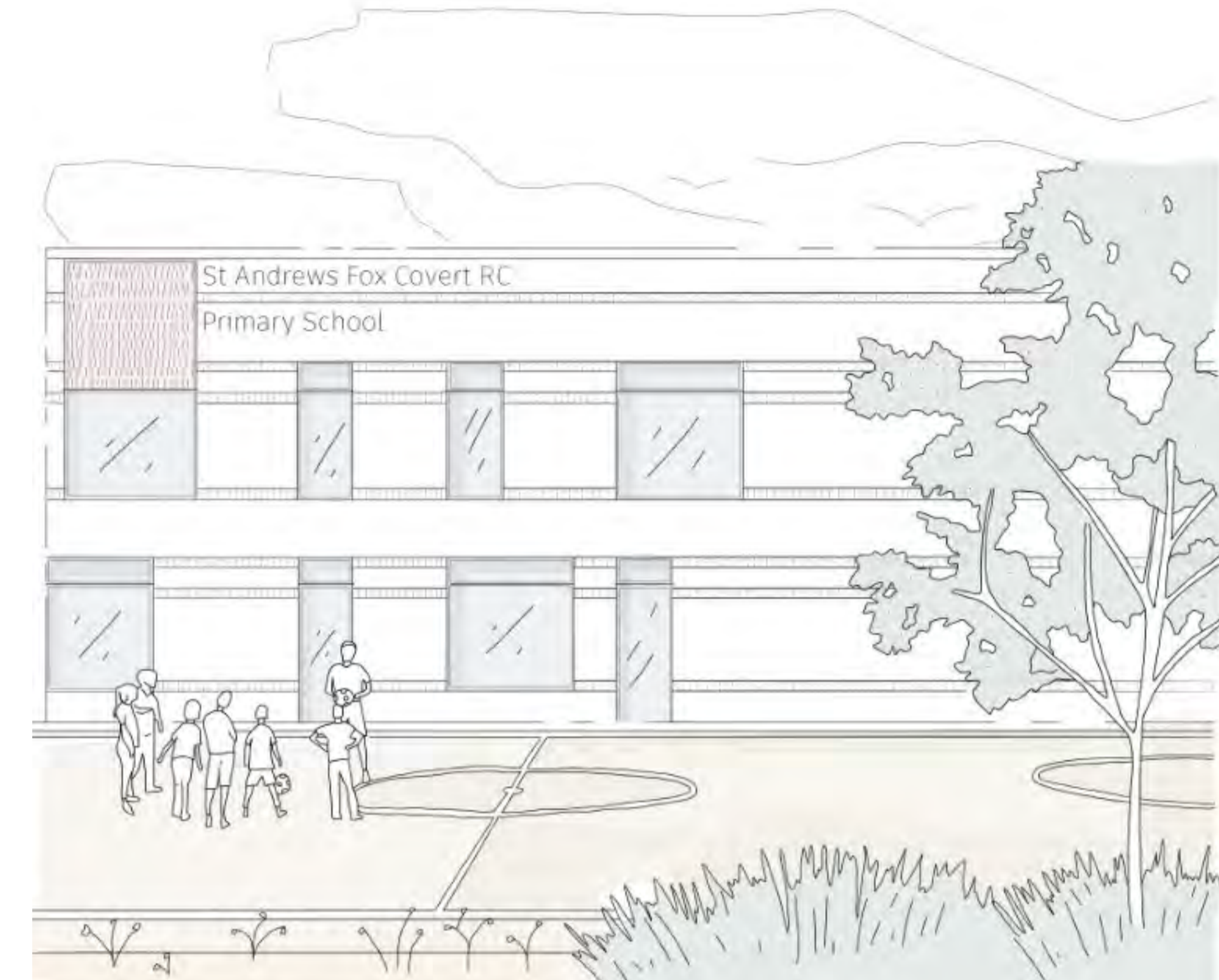


View looking towards Main Entrance

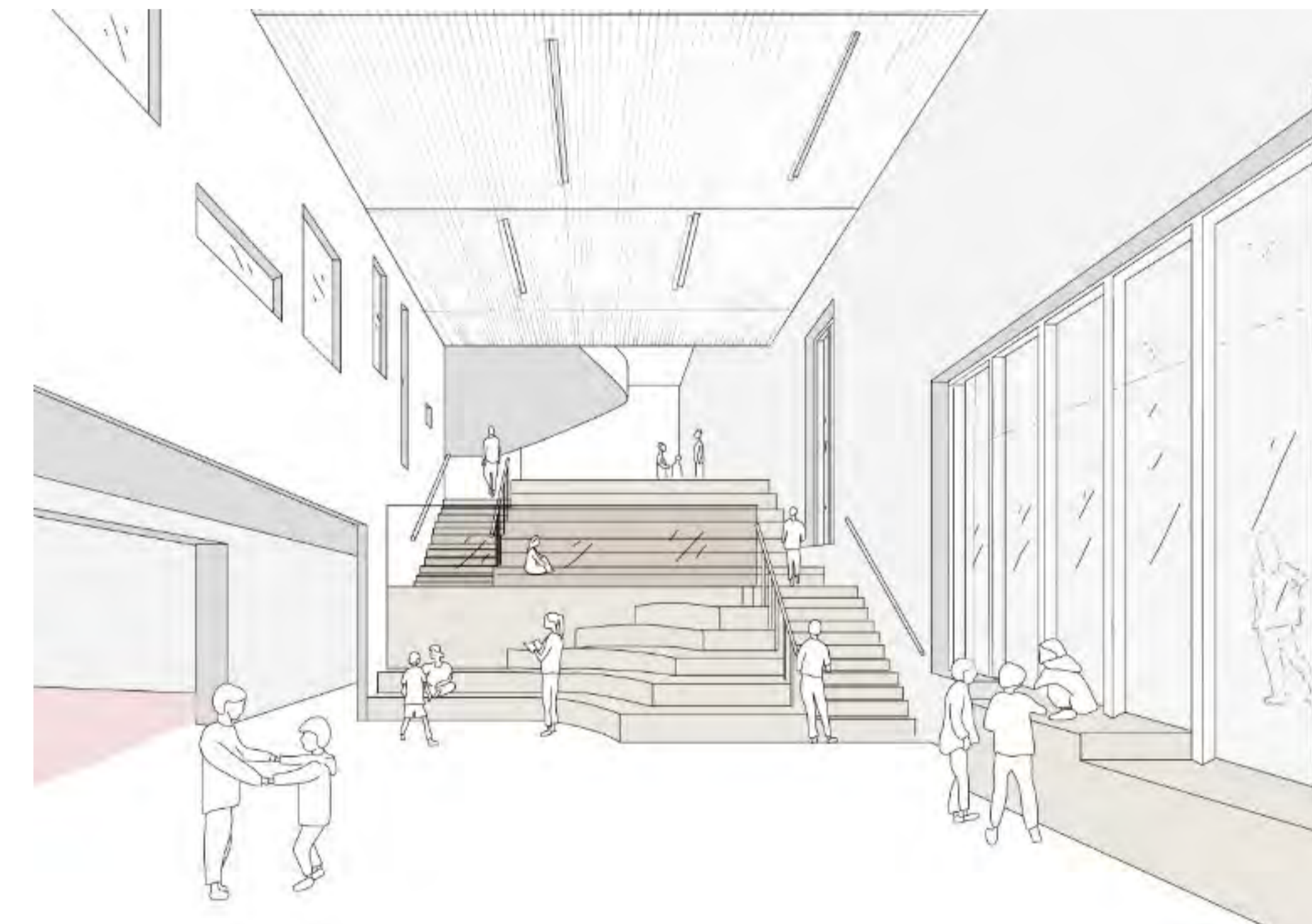
To create a welcoming approach to the building, the entrance is conceived as a double-height space that is fully covered, providing shelter while also acting as a focal point for those arriving on site. Together with the clock and school signage, the entrance establishes a strong civic presence, marking arrival and guiding visitors into the campus.

The external materiality is soft and restrained, responding sympathetically to the site and its surroundings. Brick is used playfully to create textured and engaging façades. Signage at the end of each wing, combined with the stepped floor plan, helps establish a clear identity for each school.

Internally, the spaces follow the linear plan and stepped topography, creating visual connections up and down through the central core. Views between different levels animate the shared spaces, while a calm palette of neutral materials and colours provides a balanced backdrop. This results in an engaging and playful environment that supports gathering, learning, and play for the school community.



View Towards St Andrews Fox Covert RC Wing



View from Lower Ground Floor Flexi Dining up to Permanent Dining



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