



Queensferry Community Campus

Developed Options Appraisal

September 2025

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The growing needs and expectations of the Queensferry community have rapidly increased in recent years following a rise in housing developments in the area. As a result, demand for local community-use amenities and public spaces has also increased.

This outcome provides a unique opportunity to consider how future investment within the area could address these developing needs whilst adhering to the Council's wider objectives where everyone can achieve their daily needs conveniently and efficiently.

City of Edinburgh Council undertook a consultation between 27 January and 21 April 2025 on initial proposals for a new community campus centred on Burgess Park in the heart of Queensferry.

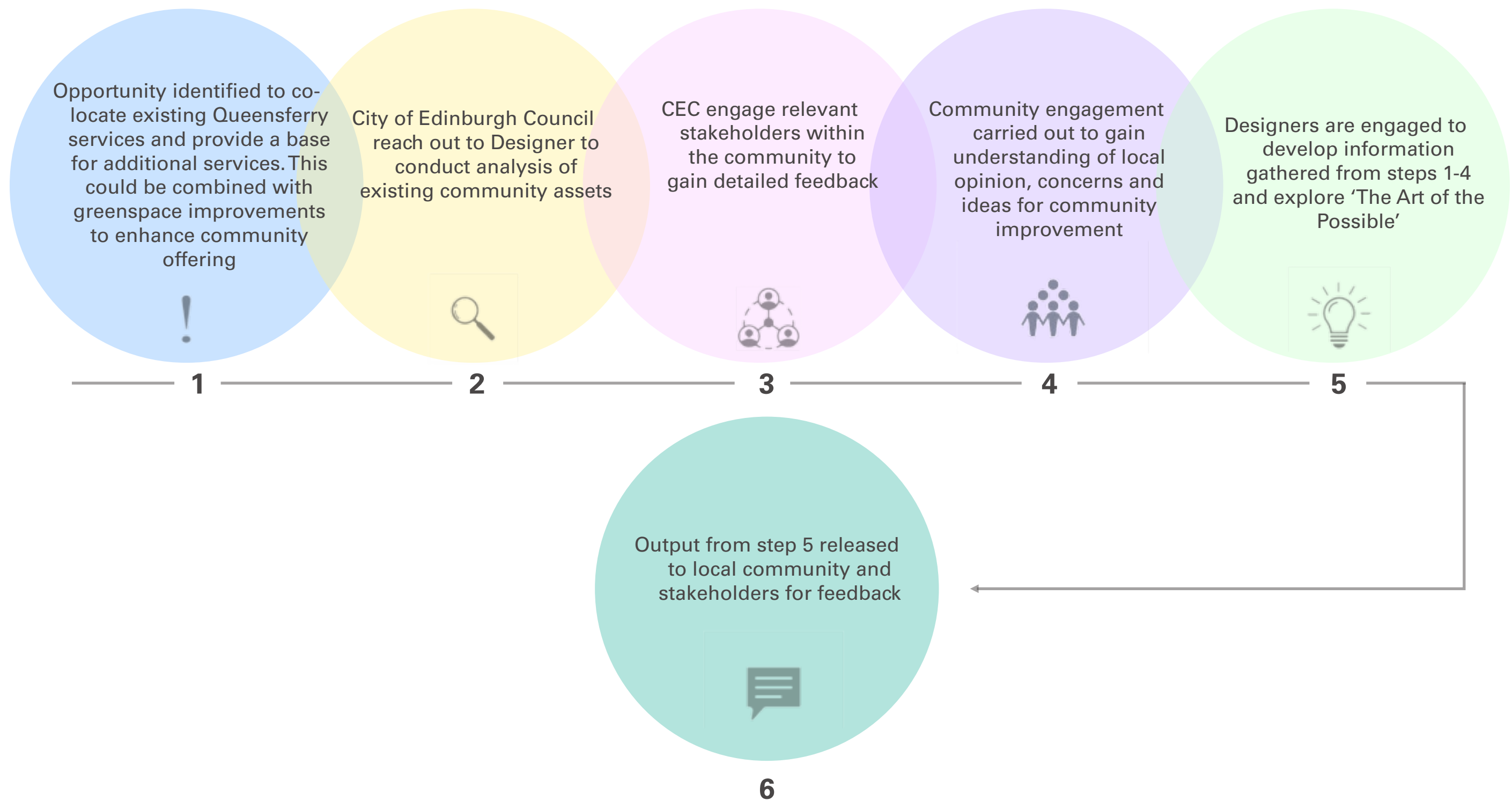
Feedback from the consultation included the following:

- Concern about the loss of part of Burgess Park to build a new Early Learning and Childcare Centre;
- Uncertainty about what the Council proposals to improve the rest of the park would mean in practise;
- Need to provide additional NHS facilities in Queensferry;
- A lack of clarity about what value the depot site could offer as an extension of Burgess Park.

As a response to this feedback, Anderson Bell + Christie architects and Rankin Fraser landscape architects were appointed by the Council to review the consultation responses received and provide a document that demonstrated, visually, what the Council's proposals could mean in practise.

Accordingly, this document is not a set of design options. This document presents different scenarios and building configurations that seek to better illustrate the vision behind the proposals put forward by the Council.

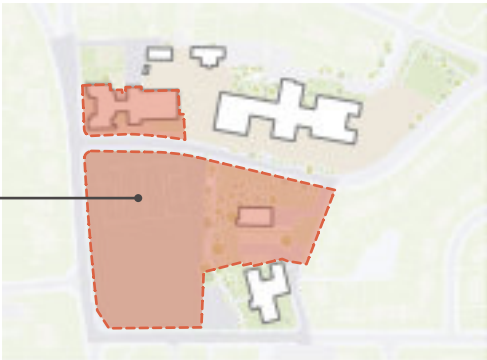




Each section of the document will discuss each portion of the wider Queensferry site in more detail. The document will be laid out as follows:

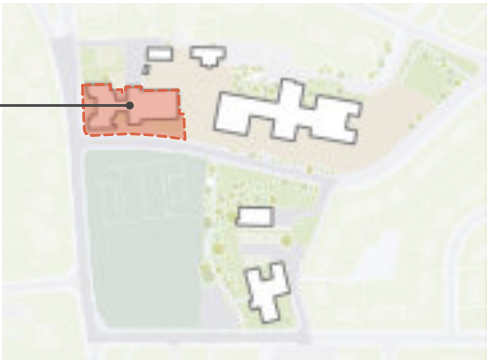
Section 1 + 2

Will cover the wider Queensferry site



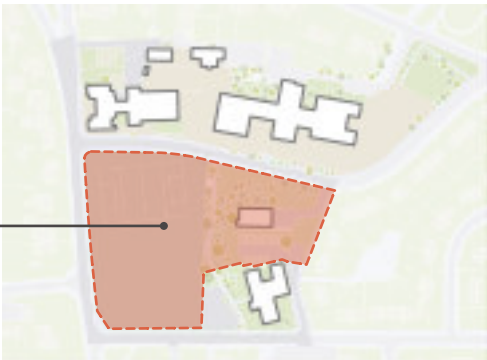
Section 3 + 4

Will cover the existing Early Years Learning Centre site



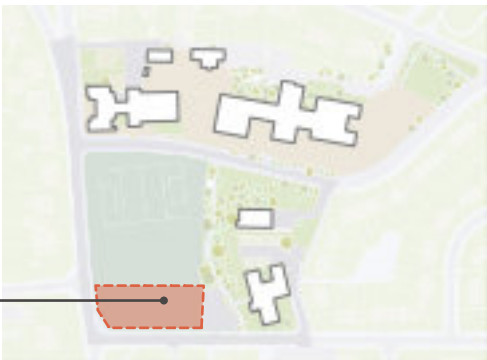
Section 5

Will cover Burgess Park



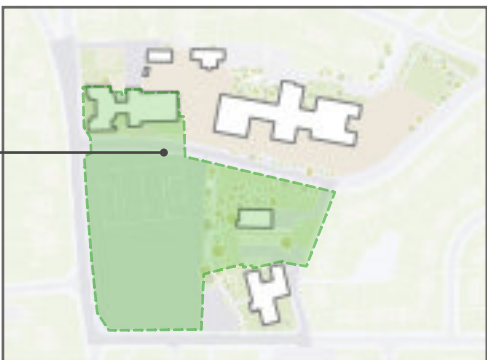
Section 6

Will cover the newly proposed Early Years Centre in the park



Section 7

Will look ahead to the future of Queensferry Community Campus





SECTION 2.0

WIDER SITE ANALYSIS

This section explores at high level the existing conditions and opportunities of the wider Queensferry site inclusive of Burgess Park, the existing Early Years Learning site, the depot building and garage site, and Ferryburn House.

2.1 GREEN SPACE CONDITIONS

2.2 EXISTING WIDER SITE ANALYSIS

2.2 WIDER SITE OPPORTUNITIES

Burgess Park currently contains two 7-a-side football pitches, gated to restrict access as necessary for use by the adjacent primary school.

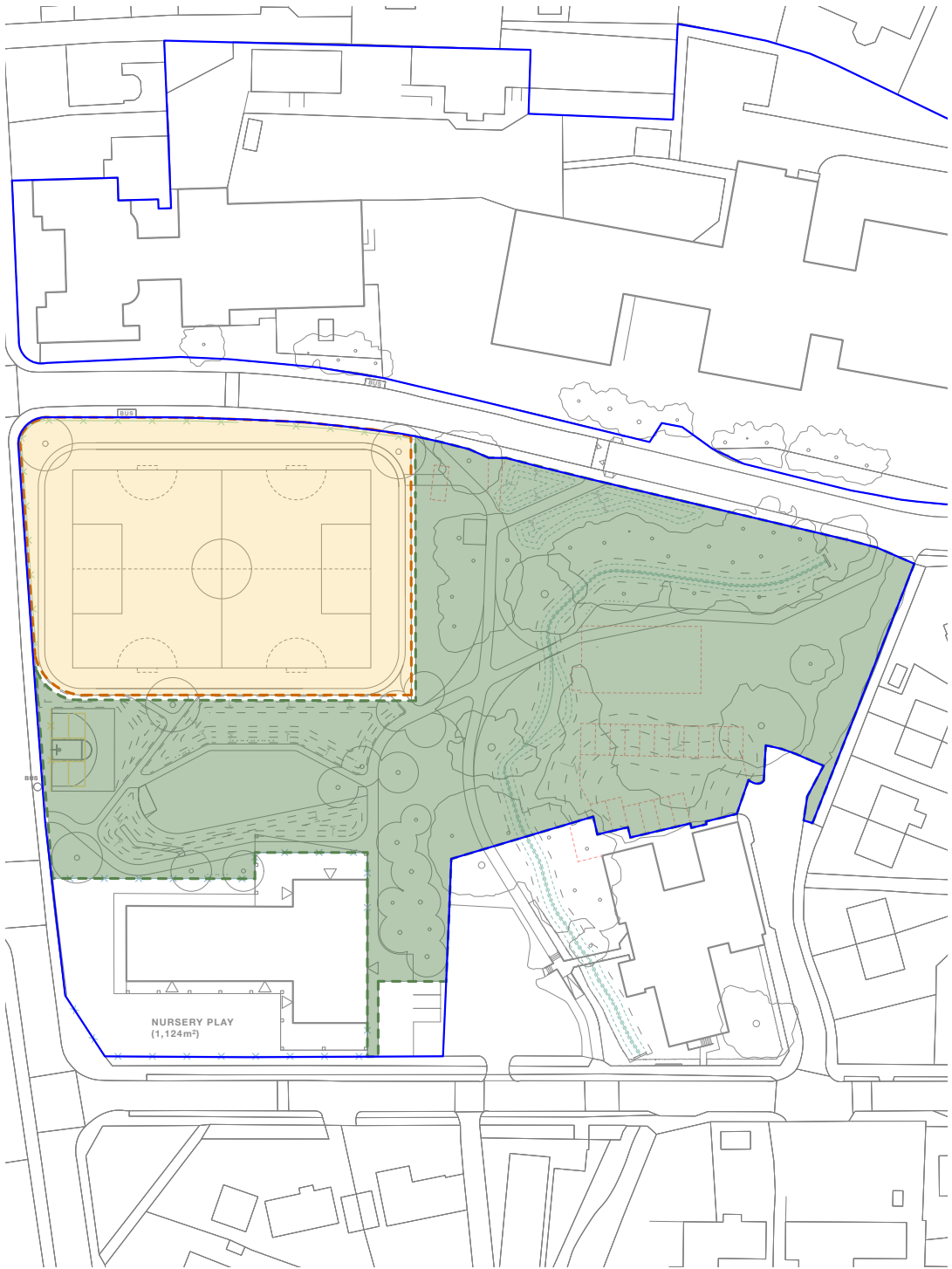
The proposed design of the Park introduces nearly 5,000m2 of multi-purpose open green space (see programming diagram) by demolishing two underutilised buildings: the Depot and lockups.

The result is a net gain of public green space that introduces a greater diversity of play and recreational opportunities.



Existing





- Open Usable Green Space : 2,928 sqm
- Restricted Access Pitches : 8,854 sqm







Proposed

- Open Usable Green Space : 7,564 sqm
- Restricted Access Pitches : 3,548

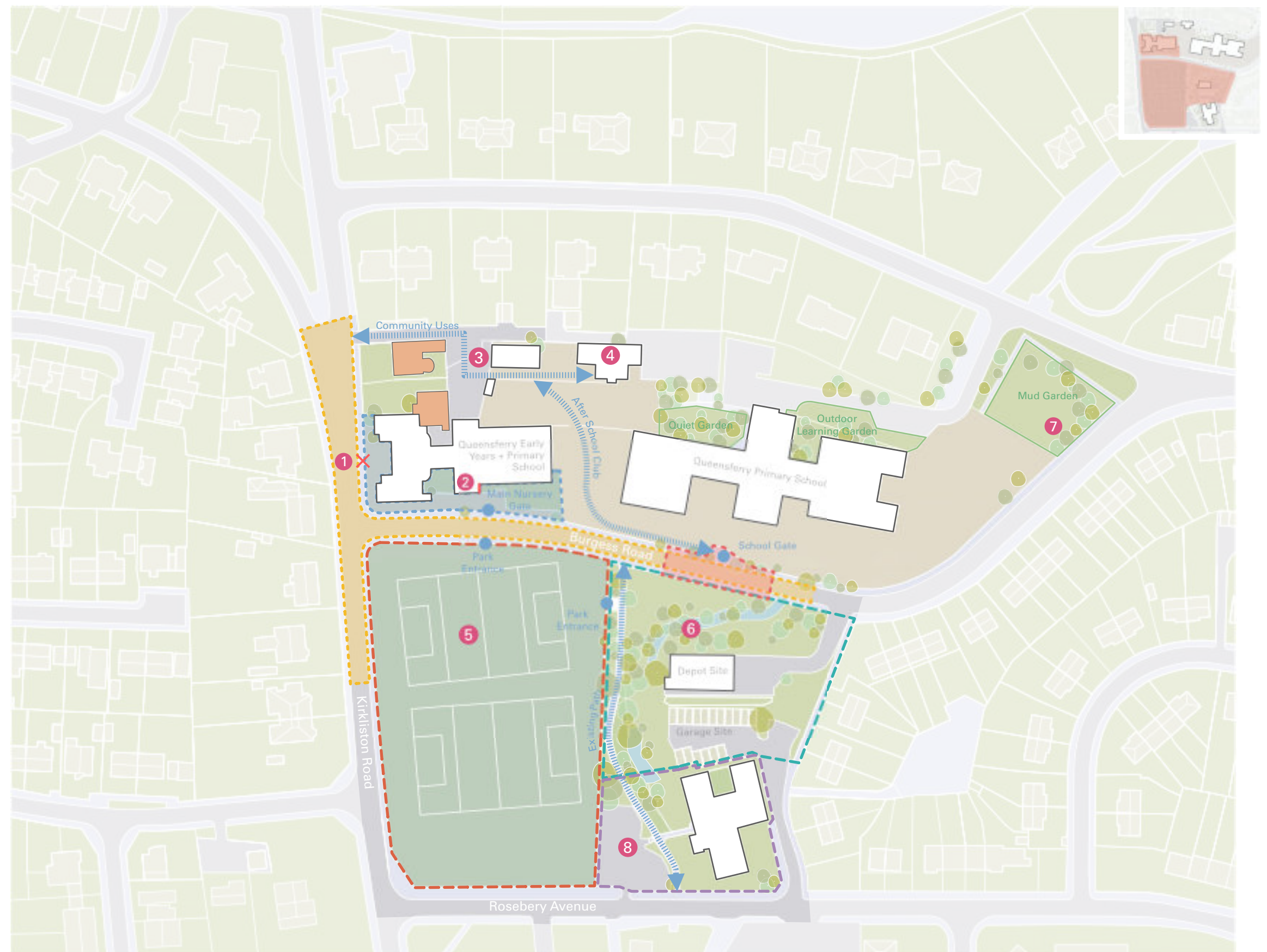
1. No entry on Burgess Road
2. Entrance not inviting or easily identified
3. Staff parking, private parking and service yard also used for drop-off - congested
4. Former waiting area for parents - no longer in use
5. Playing fields (8909 m²) - used for Friday football 12:30-14:30 and school sporting events
6. Mature trees and existing burn
7. Primary School mud garden shaded and damp from trees
8. Ferryburn House car park

-  Pedestrian congestion
-  Traffic congestion
-  Nursery play space (714 m²)
-  Private residential






-  Burgess Park
-  CEC Waste & Cleansing Depot / Garages
-  Ferryburn House
-  Main pedestrian routes

EarlyYears 'forest classes' occur off-campus twice a week for all age groups lasting half a day.

Younger age groups and dog walkers use Burgess Park despite its ownership belonging to Queensferry Primary School.



1. Consider expanding parking and service yard following demolition of After School Club
2. Potential for Burgess Park to extend a further 3882 m² if depot/garage site is demolished and site acquired
3. Space for new multi-use pitch facilities whilst retaining existing upper football pitch (eg. 600 m² MUGA pitch)
4. Create new park entrance and green corridor incorporating depot/garage site increasing connectivity and site permeability
5. Reduce parking space requirements from Burgess Park by sharing Ferryburn House car-park for new EYLC
6. Opportunity for forest classes / further outdoor learning for primary pupils in the depot site if developed
7. Room for new Early Years building to the South of Burgess park with associated play space

-  Private residential
-  Burgess Park
-  Indicative nursery boundary and associated play space
-  Possible land recoup from CEC Waste & Cleansing Depot / Garages (3882 m²)
-  Ferryburn House





SECTION 3.0

EXISTING EARLY YEARS SITE ANALYSIS








This section explores the external conditions of the existing Early Years Learning Centre site alongside its opportunities and later reflections on a site walk around carried out by ABC.

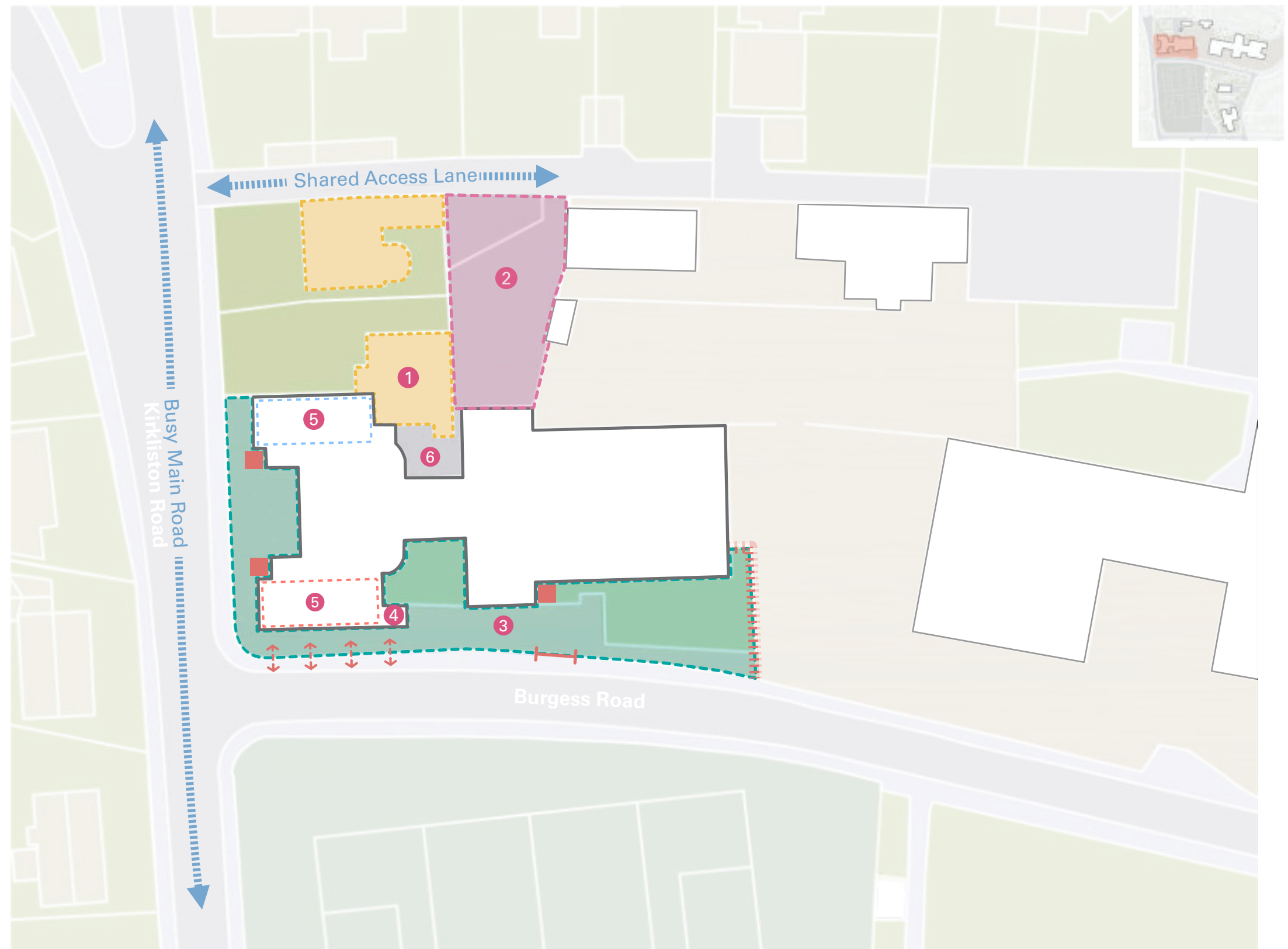
3.1 EXISTING EARLY YEARS SITE ANALYSIS

3.2 EXISTING EARLY YEARS SITE OPPORTUNITIES





3.3 EXISTING EARLY YEARS SITE PHOTOS

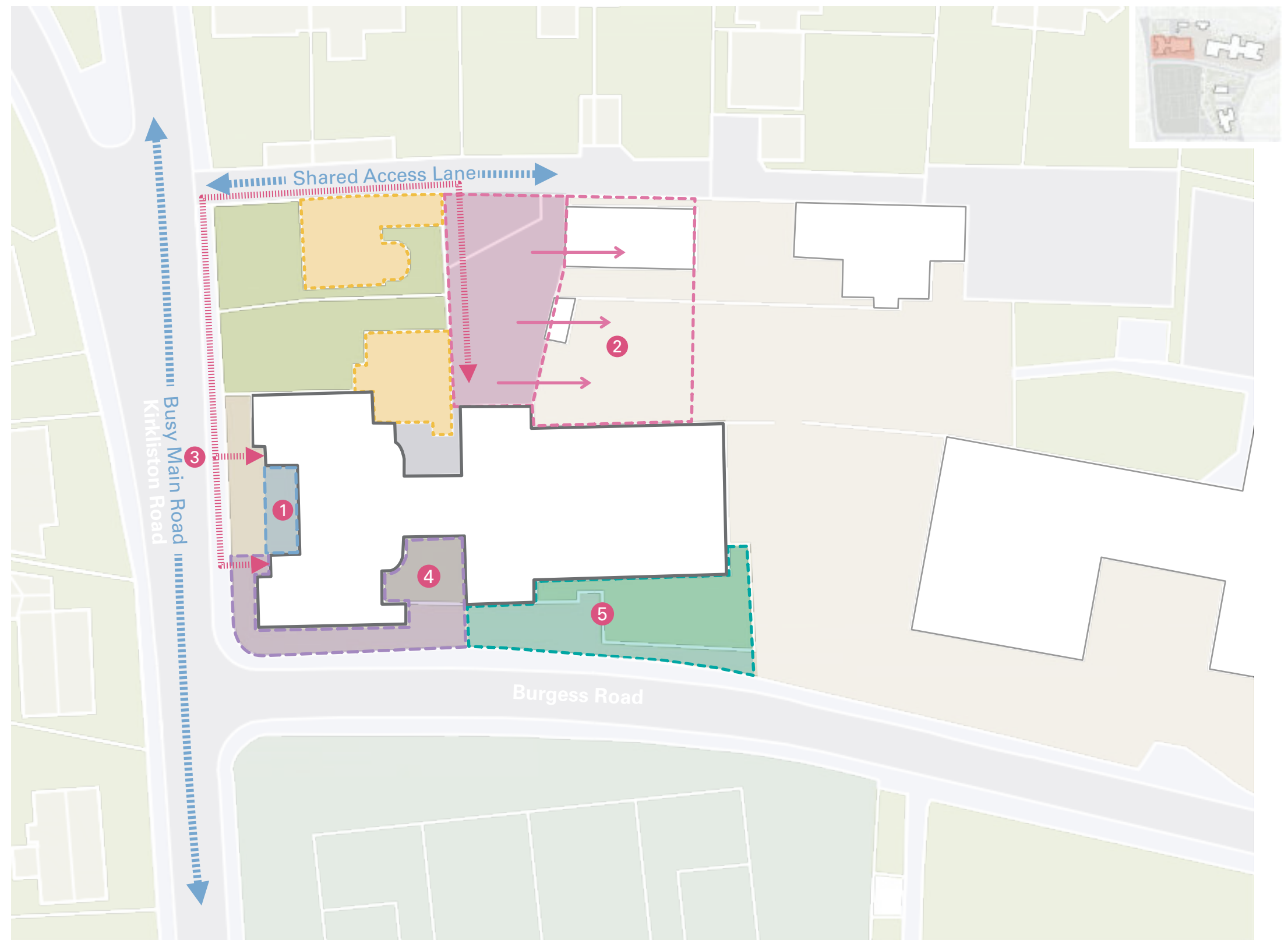
1. Neighbouring buildings very close by. Privacy and right of access challenges.
2. Owned by CEC and used for servicing, Early Years / Primary School staff parking and private residential parking.
3. Play space hard-facing onto road with lack of sheltered play. Play spaces are disconnected with lack of space to run and lack of green space or soft planting. Difficulty for nursery staff to oversee children playing due to play space wrapping around building
4. External play storage is dark, damp and small.
5. Play rooms to South of building get hot in summer and play rooms to North are colder with poor natural light.
6. Rear courtyard used for fire exit only. Neighbouring property windows face onto courtyard therefore not appropriate for outdoor play. Plant room also faces onto this courtyard.

-  Private residential
-  Parking / service yard
-  Nursery play space
-  Entrances - difficult to see
-  Main Nursery gate
-  Wooden fence separating nursery and primary school grounds
-  Drop in level from street to playground



1. Opportunity to extend building to create a centralised prominent entrance with street presence
2. After-school club and community hub to be demolished and services re-provisioned. Opportunity to extend parking zone east to relieve congestion if necessary
3. Pedestrian access refocused to the front of the building for community hub and library use
4. Opportunity for dedicated outdoor play space for community hub and library use
5. Opportunity to create a dedicated outdoor breakout area serving the Primary School to address lack of existing breakout space

-  Private residential
-  Parking / service yard
-  Dedicated library/ community hub outdoor play
-  Outdoor Primary School breakout space





1. Playroom to the North is colder and receives less natural light.
2. Rear courtyard is overlooked by private residential house and nursery building.
3. Play space lacks greenery, is narrow and close to the road.
4. External play storage is crowded and damp.
5. Circulation can be confusing. Items often stored within circulation.
6. General lack of storage / difficulty organising play equipment.
7. Playrooms are generally spacious with ample natural light to the South. These classrooms can get hot in the summer months.
8. Existing pillar entrance infilled with hedging to prevent children from leaving the playground.
9. 1 of 2 mature trees in the South playground which provide interest and shading.
10. Inner courtyard used as a wormery.
11. Nursery staff struggle to manoeuvre children with accessibility needs around the building and through entrances.
12. Playground is subdivided with fencing and a metal gate. Nursery staff explained children tend to be more comfortable interacting with each other in smaller spaces.

COMMUNITY AND LIBRARY BUILDING APPRAISAL

This section explores the internal conditions of the existing existing Early Years Learning Centre followed with a development scenario appraisal.

4.1 EXISTING EARLY YEARS BUILDING

4.2 SCENARIO 1

4.3 SCENARIO 2

4.4 SCENARIO 3

4.5 EXISTING vs. SCENARIO SUMMARY

The existing Queensferry Early Years Centre houses multiple functions and groups of people. The facility struggles to achieve the capacity requirements of the community, therefore this section of the report explores sketch options which aim to achieve more efficient uses of the space. Some key commentary on the existing building gathered from stakeholder engagement is summarised below:

- Early Years spaces are fragmented requiring extensive use of the circulation to get from one room to the next. Circulation areas can be confusing for building users unfamiliar with the layout.
- Primary school classrooms have been recently renovated and are housed within the East of the building, however the building lacks necessary breakout space for school pupils
- Early Years portion of building generally lacks storage space with many items stored along hallways or within movement zones
- Existing entrances are very difficult for people with accessibility needs due to steep ramps and steps to West and South of building. Newer accessible ramps have been provided to the North.

Area Key

	Early Years Learning
	Library / Family Room
	Primary School Rooms
	Staff Resource + Offices
	Reception
	WC's
	Circulation
	Plant
	Store



*Existing information has been obtained from received documentation. A further survey would be required to confirm existing spacial use.

Scenario 1 explores reduced NHS provision with x2 non-clinical rooms. The Western portion of the existing building is predominantly dedicated to library and community use, with the existing staff area to be retained. Again, x3 additional class rooms have been allocated for Primary School use with a meeting room and staff resource space.

Provision Summary

NHS

- Foyer is shared with library / community function
- 2x 15m² non-clinical rooms

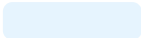

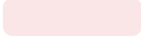
Community / Library

- Community meeting spaces
- Open plan library arrangement
- Additional quiet library space

Primary School

- 3x additional class rooms
- Dual entrance, staff resource, and meeting space



Area Key		Total GIFA
	NHS Provision	31m ²
	Library / Community Use	555m ²
	Primary School	526m ²

Scenario 2 explores reduced NHS provision with x2 non-clinical rooms. This option maximises on space given to the library and community functions without a new build community hall element. The Primary School portion of the building is neatly divided off with x3 additional class rooms and toilet facilities.

Provision Summary

NHS

- Foyer is shared with library / community function
- 2x 15m² non-clinical rooms

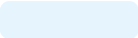

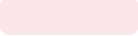
Community / Library

- Community meeting spaces
- Open plan library arrangement
- Additional quiet library space

Primary School

- 3x additional class rooms
- Increased toilet facilities
- Dual entrance, staff resource, and meeting space



Area Key		Total GIFA
	NHS Provision	127m ²
	Library / Community Use	537m ²
	Primary School	442m ²

Scenario 3 explores enhanced NHS provision with x3 non-clinical rooms and a separate entrance and reception. This option maximises on space given to the library and community functions without a new build community hall element.

Provision Summary

NHS

- Separate entrance and reception
- 3x 15m² non-clinical rooms

Community / Library

- Community meeting spaces
- Open plan library arrangement
- Quiet library spaces for classed can be accommodated
- Outdoor library play and external community space provided

Primary School

- Dedicated toilet facilities

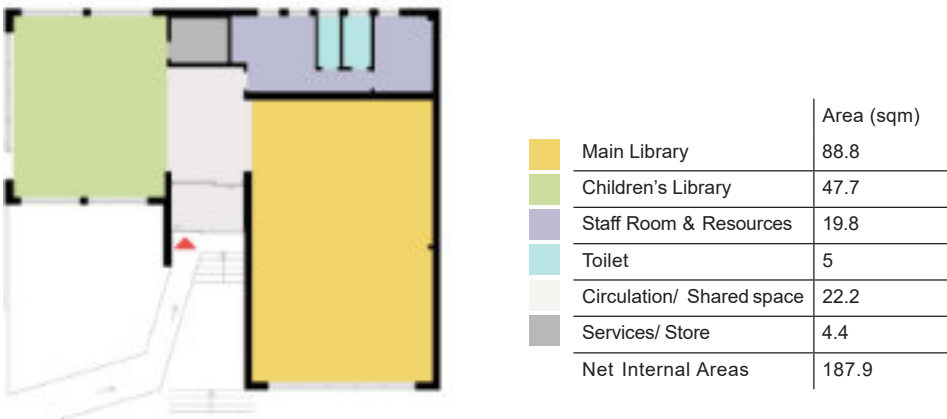
Area Key		Total GIFA
<div></div>	NHS Provision	190m ²
<div></div>	Library / Community Use	538m ²
<div></div>	Primary School	380m ²
<div></div>	NHS Entrance	
<div></div>	Library /Community Entrance	
<div></div>	Primary School Entrance	
<div></div>	Library Outdoor Play	
<div></div>	Indoor to Outdoor Breakout Space	



The existing community building within Queensferry Campus provides 196m² net total area, whilst the library on Hopetoun Road provides 188m². Key feedback received from previous community consultation is summarised below:

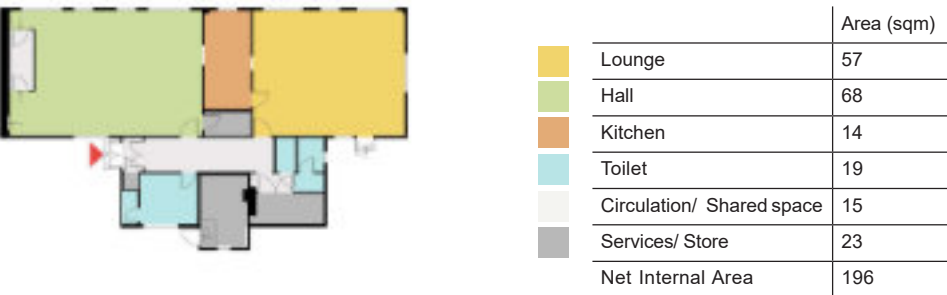
Existing Queensferry Library

- Library can get noisy when activities take place. Dedicated separate space preferred
- No baby changing facilities
- Toilets are not wheelchair accessible
- School pupils use library however need high supervision due to the busy route from the school to Hopetoun Road
- Number of pupils limited due to lack of space
- Space is restricted for both books and activities
- No on-site parking
- External space used for outdoor sessions



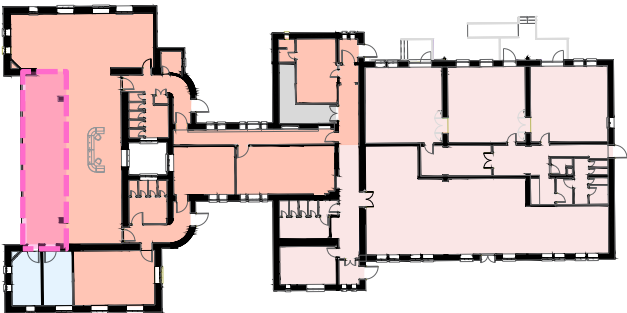
Existing Queensferry Community Hub

- Breakfast club is well used however no kitchen services on-site
- Community cafe was previously well used however closed COVID-19 and never re-opened
- Lack of storage space for group activity equipment
- Users have access to a private community playground which gifted to the community hub



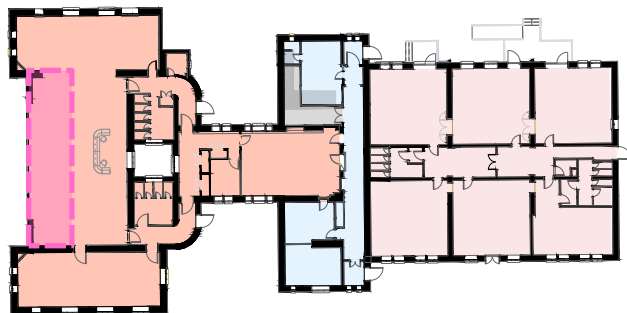
Scenario Summary

Scenario 1



- ☒ Full NHS Provision
- ☑ Achieves **145%** of existing library / community provision
- ☒ Provides additional Primary class rooms
- ☒ External Library/ Community play provision

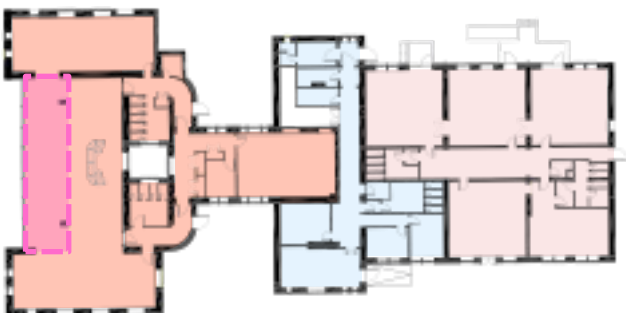
Scenario 2



- ☒ Full NHS Provision
- ☑ Achieves **140%** of existing library / community provision
- ☒ Provides additional Primary class rooms
- ☒ External Library/ Community play provision

New build extension to existing footprint

Scenario 3



- ☑ Full NHS Provision (3 of 4 non-clinical rooms achieved)
- ☑ Achieves **140%** of existing library provision
- ☑ Provides additional Primary class rooms
- ☑ External Library/ Community play provision

*Existing building graphics and community consultation summary information carried out by Collective Architecture. Used within this page for supporting information only.

BURGESS PARK SITE ANALYSIS

This section explores at high level the existing conditions and opportunities of Burgess Park and the depot building and garage site.

5.1 EXISTING BURGESS PARK

5.2 BURGESS PARK OPPORTUNITIES

5.3 BURGESS PARK PROGRAMMING DIAGRAM

5.4 BURGESS PARK - CIRCULATION DIAGRAM

5.5 PARK DESIGN DEVELOPMENT - SEQUENCING DIAGRAMS





5.6 BURGESS PARK - PROPOSED SITE PLAN

5.7 BURGESS PARK - FERRY FAIR OPPORTUNITY

5.8 BURGESS PARK SITE VISIT PHOTOS

5.9 LANDSCAPE ARCHITECTURE PRECEDENTS






1. Lack of changing and toilet facilities discourages public use, as mentioned in consultation feedback.
2. Existing CEC waste and cleansing depot which is due to be rehoused.
3. Garages are mostly vacant.
4. Ferryburn House - privately owned.
5. Ferryburn House car park.
6. Dog walkers prohibited, however are known to use the park.
7. Noise challenges from busy road.
8. Lack of safe crossing points for pupils making their way to the park.
9. Culverted burn is a safety hazard due to steep drop and flowing water.
10. Very steep level changes within depot and garage site area
11. Residential homes

-  Burgess Park
-  CEC Waste & Cleansing Depot / Garages
-  Ferryburn House
-  Existing pedestrian route



1. Opportunity to retain and re position x1 7-a-side pitch for a more optimised layout within the park
2. New dedicated walking routes throughout park encourage multi generational use, spaces to linger and places to sit*
3. Visual interest with mature woodland and existing burn creates new sensory 'zone' within the park. Existing landscape features are enhanced and made safe to explore
4. Opportunity to create another park entrance which improves permeability and connectivity from the street through the green space
5. Create space for EYLC on South end of the park. This positioning creates a campus feel between the EYLC, Primary School, Community Hub and Library with the landscaped green space and sporting facilities at the heart. The layout encourages cross pollination of activities and interaction between different groups of people with the aim of increasing sense of community and place character
6. Space for another smaller sports pitch increasing diversity of sport available
7. Play is integrated within landscape design

*Detailed landscape strategy within Landscape Architect section

-  Burgess Park
-  Proposed nursery and associated play space
-  Possible land recoup (3882 m²)
-  Ferryburn House
-  Pedestrian routes




The Park design divides the space in two.

To the west, active play provision dominates. A basketball half-court and football pitch for teens and older children, and a play park with slides—including accessible play equipment—for younger children create a broad array of activities for different users.


To the east, across the day-lighted burn, open grassed areas and new bands of peripheral woodland created a quieter place to sit, relax and enjoy nature.


The confluence of the two paths in the centre of the scheme will introduce a gathering space with seating between two mature oak trees retained and protected within the design.


Additional informal seating in the park is offered by the earthworks, which will facilitate views to the pitches and Bridges beyond.

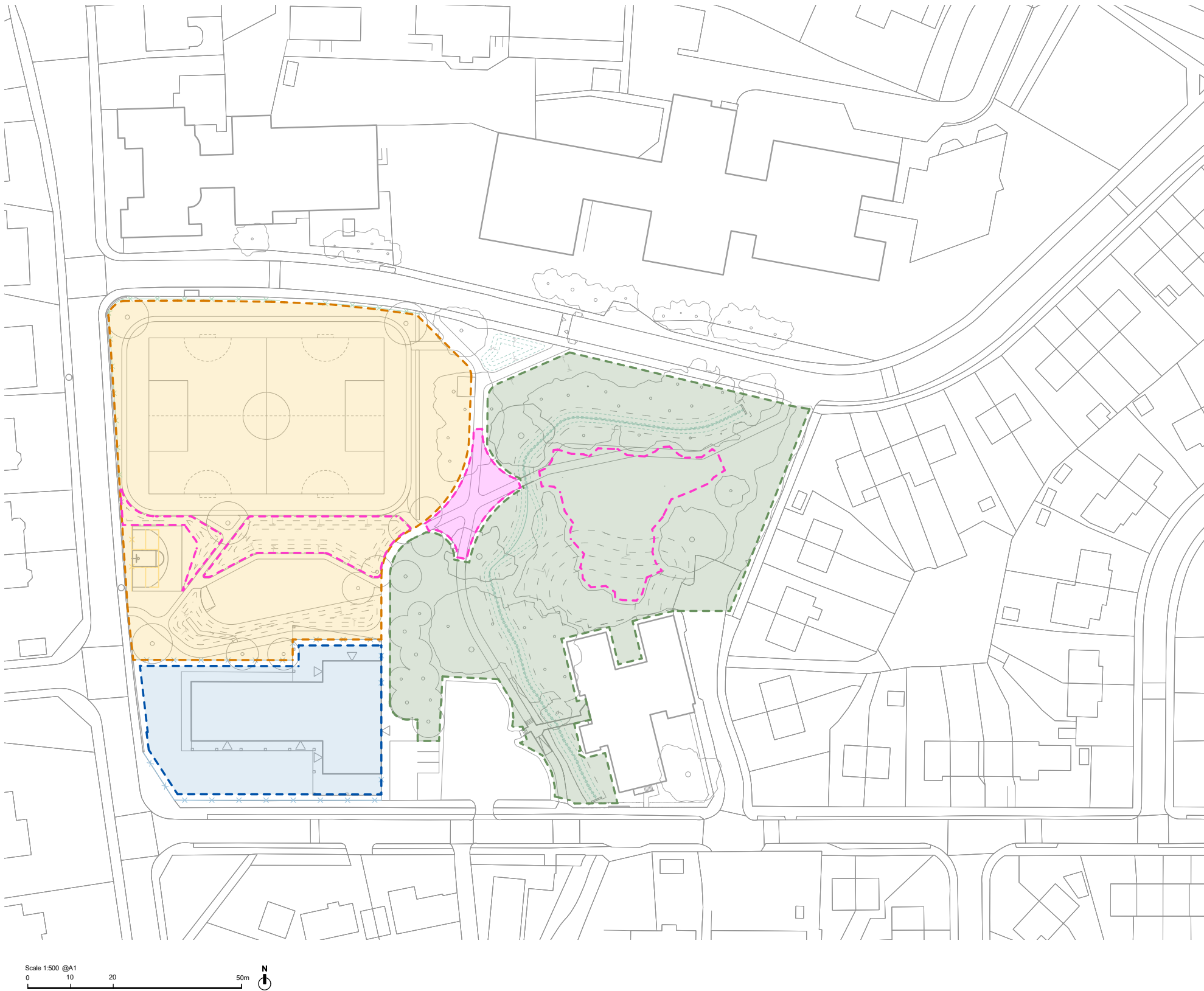
 **Active play.** Football pitch, earthmounds with slides, play equipment, and basketball half-court with skate elements

 **Early Year's Learning Centre**

 **Woodland seating and exploration.** Amenity lawn and terraced seating area, with views to the bridges. Outdoor learning opportunities are created around the de-culverted bridge, which will introduce biodiversity enhancement to the scheme

 **Plaza** area with benches and picnic tables at the confluence of the two primary paths, situated between two mature Oak trees.

 Informal **seating** areas incorporated into amenity lawn and **earthworks**, creating views to the football pitch, bridges and Firth of Forth beyond.









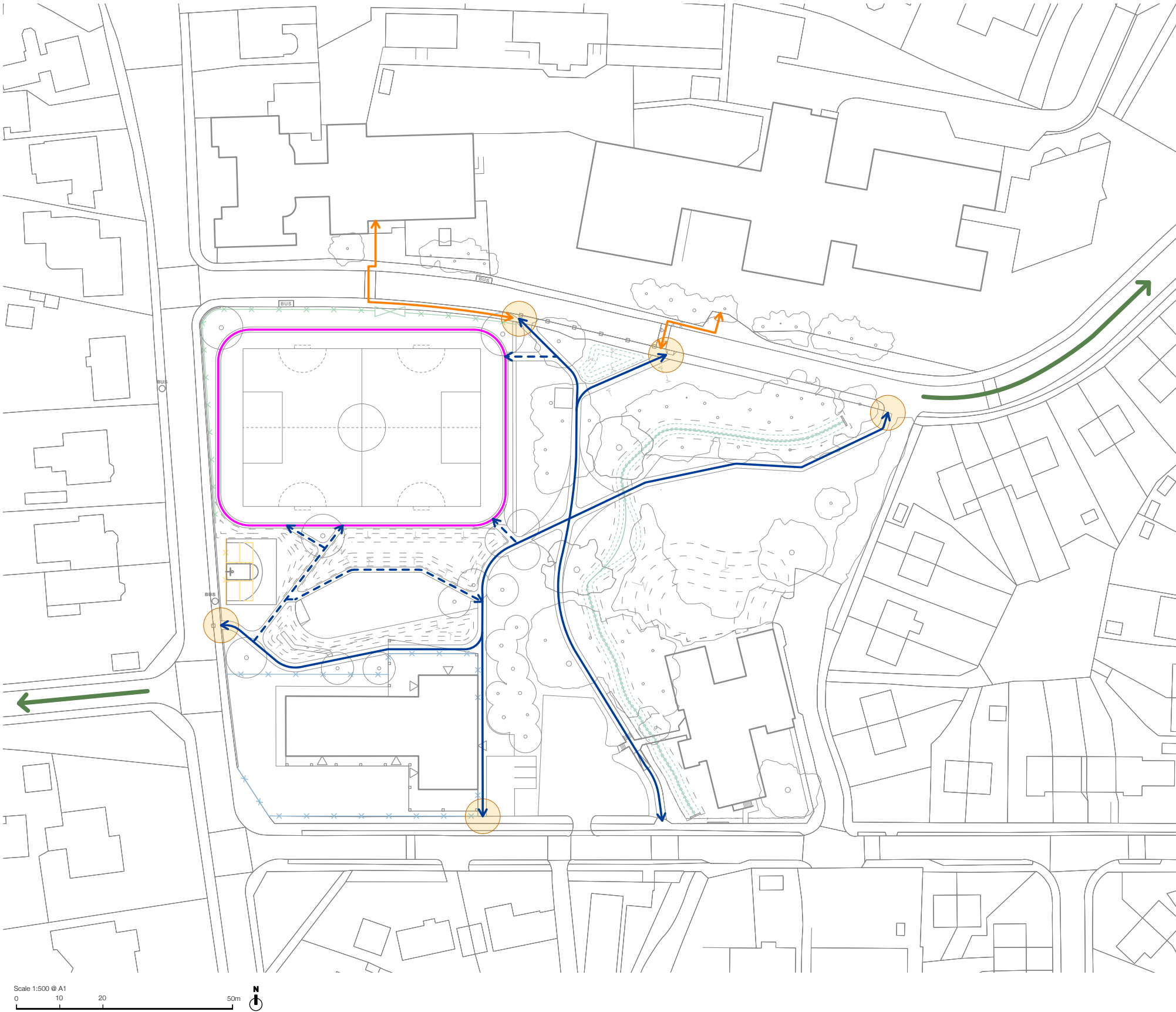
The blue circulation diagram depicts the internal circulation north/south (existing) and east/west (proposed).

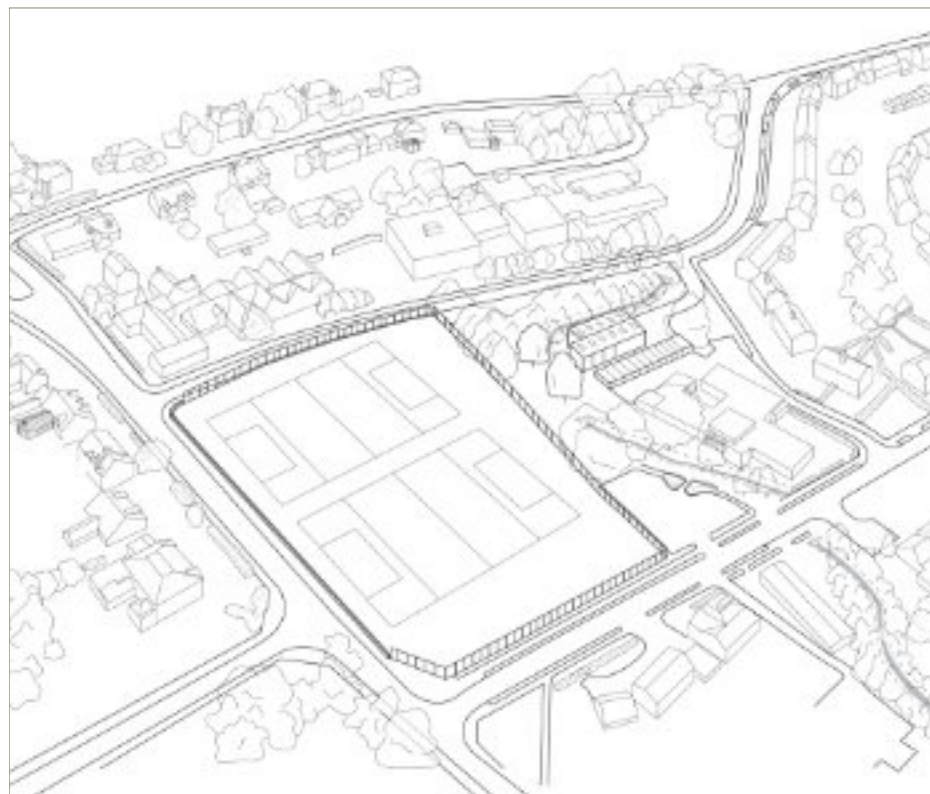
The new circulation routes increase permeability of the site, particularly east/west, where the stone wall and Depot previously blocked pedestrian access. This new circulation route connects to green spaces external to the site (Park SQ to the northeast and Inchcolm Park to the southwest) and National Cycle Route 1, enhancing an existing active green travel route.

New and enhanced entrances are indicated in the orange bubbles and are intended to create inviting access points into the park. In addition to greenspace and active travel connectivity, these routes align with existing public transit routes and safe student circulation to and from the football pitches.

Additional play routes are provided through the active programming areas of the basketball half-court/play park and running loop.

-  **Entrance.** New / Improved access points into the park to facilitate circulation and pedestrian permeability
-  **Internal circulation.** Key routes N/S and E/W, with a new entrance created at the west end of the park and improved entrance at the east
-  **Additional circulation.** Paths through and to key programming areas (football pitch, play areas, etc.)
-  **Running track.** Around football pitch for school / community use
-  **School / community routes.** Crossing for primary school and community spaces visitors
-  **External circulation.** Connection to external green spaces and national cycle routes.





Burgess Park in South Queensferry currently features two fenced football pitches, a portion of burn that is culverted mid-way through the site with surrounding woodland, and an existing footpath connecting the north (Burgess Road) and south (Rosebery Ave) entrances of the site.

This orientation of the path is broadly aligned with historic routes visible on OS maps dating back to the 1830s, with mature avenue trees lining the path. The Park is home to three different buildings: a medical practice, lock-ups, and depot for the landscaping team of City of Edinburgh Council.

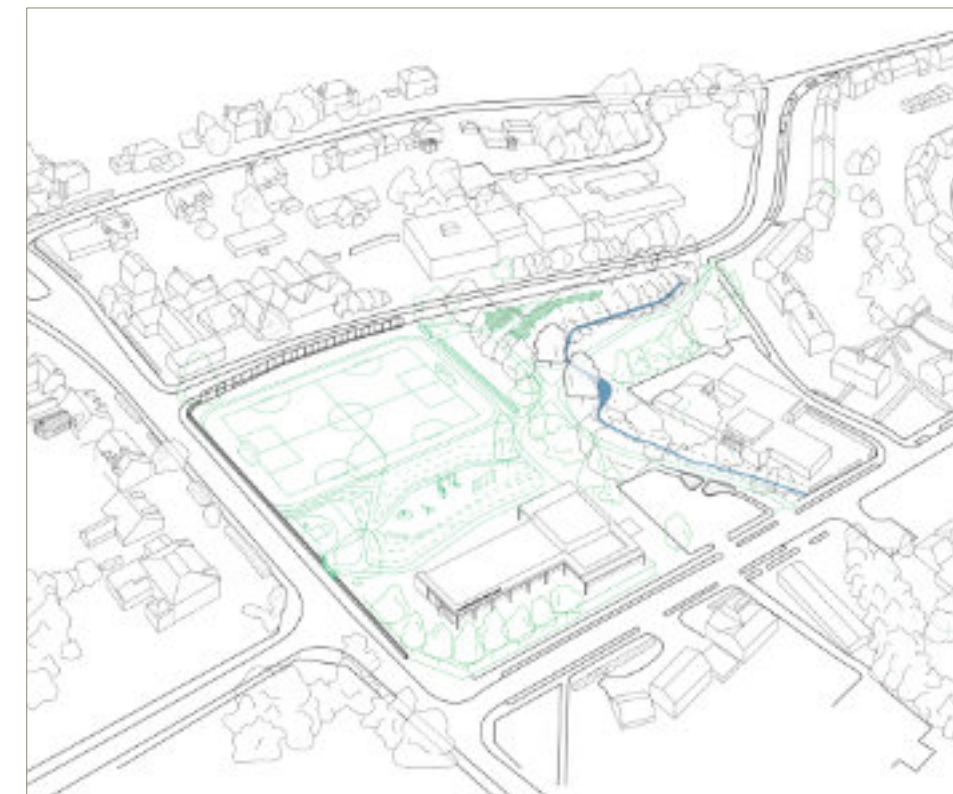
Bounded by Queensferry Early Years Centre, Primary School, and South Queensferry Community Education Centre, this park is a critical asset within this hub of community activity.



Boundary fencing that blocks access to the pitches and circulation east to west within the site will be removed. A short segment of the stone wall will be removed to create a new feature entrance to the west, to facilitate this cross-circulation to external greenspaces (Park SQ to the northeast and Inchcolm Park to the southwest) and National Cycle Route 1.

The lock-ups and depot, which are currently underutilised, will be relocated to alternative locations (to be determined by the Council) to increase the area of publicly accessible greenspace. Associated road infrastructure will be omitted for an improved pedestrian entrance.

Finally, the culverted burn will be day-lighted (de-culverted) to: 1) enhance biodiversity across the site by introducing riparian habitat, and 2) enhance natural seating areas to the east of the site, where additional tree planting and earthworks will create a woodland clearance with views to the Bridges.



The new burn will run along the entirety of the north/south path and a secondary path east/west will be added with a new entrance on Kirkliston Road. Furthermore, the existing north/south path will be split at Burgess Road to facilitate passage of primary school students and community members/library/NHS practice visitors to the football pitches and green spaces beyond. The new path network will also facilitate drop-offs and pick-ups between the primary school and Early Years Centre.

Further to the biodiversity enhancements offered by the burn, the addition of SuDS to the north of the site will enable any stormwater/runoff to be attenuated direct on site. Moreover, a significant band of woodland will be introduced along the new east/west circulation route, creating a tree avenue along active travel route to the west, and a more naturalised woodland opening for residents and visitors to sit in the grassed area of the park across the burn in the east.

Finally, one of the 7v7 football pitches will be enhanced with a circular running track. The second pitch will be replaced with a play park and basketball court with concrete skate elements. The result will be a diversity of play opportunities for a variety of ages for the growing population of Queensferry.

The confluence of the paths will facilitate a green gathering space between east and west, between two existing mature oaks, as well as create a green active travel route that connects to external parks, woodlands, and cycle routes.

The diversity of play offered to the west of the site will enable a greater diversity of users throughout the school year and busy summer months, and the addition of greenspace to the east of the site will be quieter, enabling community members flexible space to host events, gather, or sit amongst the naturalised area surrounded by trees listening to the sounds of the burn.

The diversity of use will facilitate the next chapter for this important community hub, enabling this Park, bounded by the Early Years Centre (now to the South), Community Centre/ NHS/Library and Primary School to the north, to accommodate the different users of Queensferry.

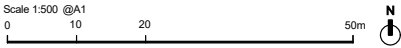
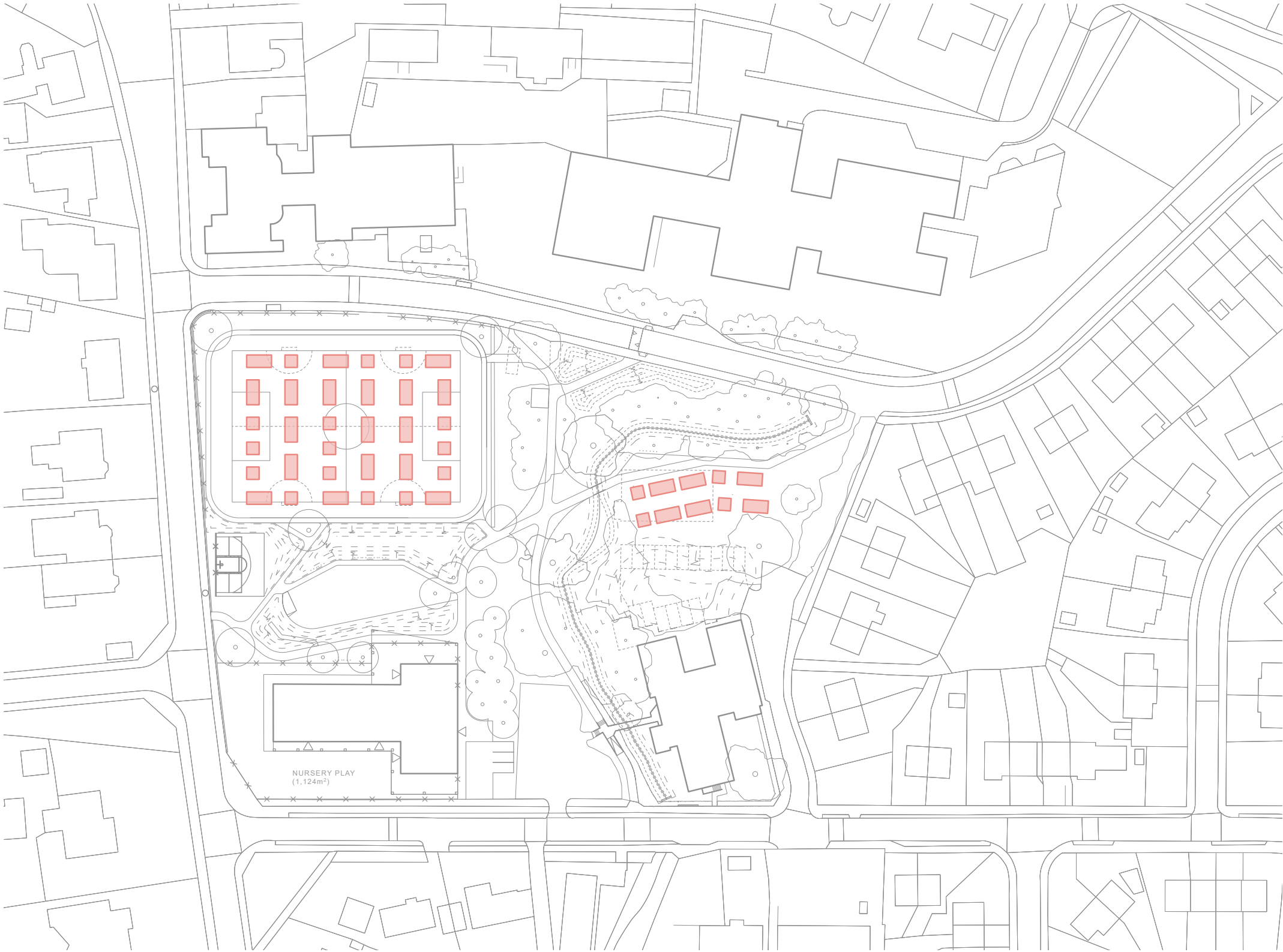
Whether visiting for a game on the pitches/ basketball court, taking a young child to the play space, dropping your child off at school, or sitting on one of the mounds to look out to the Bridges, the new vision of Burgess Park will offer a space for you.

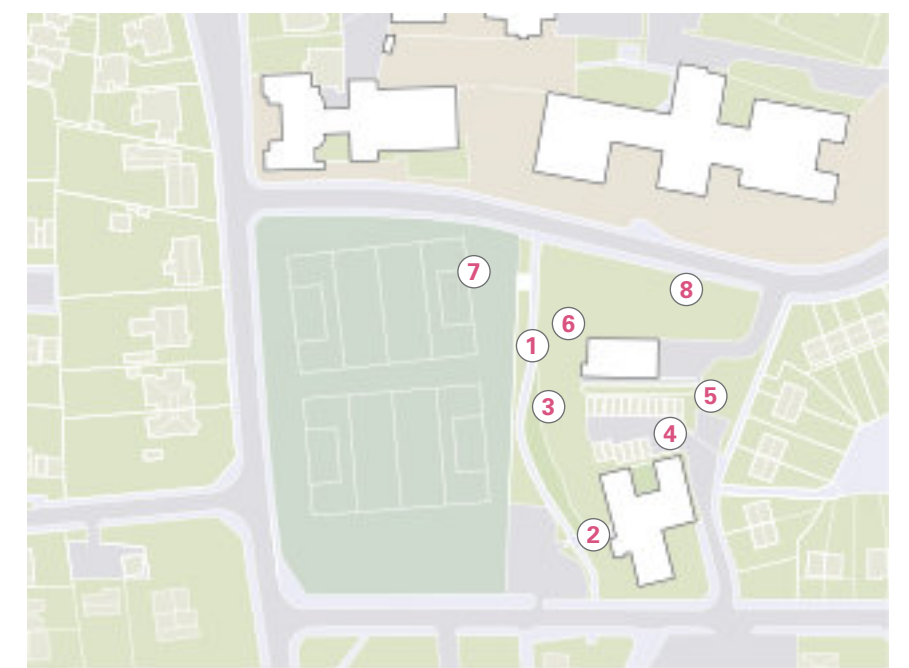


Community feedback on initial project proposals regularly referred to a concern that any development would reduce the area’s capacity to host community events such as the Ferry Fair.

Red squares showing the standard dimension of single (3x3m) and double (3x6m) pop-up tents indicate how the football pitch to the northwest and amenity space to the east could be re-purposed for festivals, markets, or any other community event as needed.

- 6 x 3m standard pop-up tent
- 3 x 3m standard pop-up tent





1. Existing path lined with mature trees between Burgess Park and depot site.
2. Stream runs through depot site and past Ferryburn House. Stream in good condition with aquatic plants growing and small fish populating the water.
3. Undulating level changes towards the depot site. Hard-standing of depot building below Burgess Park ground level.
4. Most garages no longer used. Area weedy and in disrepair.
5. Steep level change between garages and depot building.
6. Mature oak tree near stream culvert towards North of depot site.
7. Burgess park is bounded by a mix of original stone dyke walls and metal fencing. Pitch markings sprayed onto grass.
8. Another stream culvert at depot site entrance. Area is poorly fenced off.



1. Flatas Park | Goteborg, Sweden
Play features are integrated into earthworks.
2. Flatas Park | Goteborg, Sweden
Improved circulation/connectivity with open lawns and feature trees.
3. Flatas Park | Goteborg, Sweden
Earthworks can also be transformed into skate/play features with hard surfacing.
4. La Rosa Reserve Stream Day-lighting | Auckland, New Zealand
Diverse riparian habitat.

NEW EARLY YEARS APPRAISAL

This section explores at high level the siting and massing opportunities for the relocated Early Years Learning site within Burgess Park

6.1 NEW BUILD EARLY YEARS - SCENARIO 1

6.2 NEW BUILD EARLY YEARS - SCENARIO 2

6.3 NEW BUILD EARLY YEARS - SCENARIO 3

6.4 ANDERSON BELL + CHRISTIE PRECEDENTS

Key

Foyer

Staff Room + Office

Play Room 1

Play Room 2

Play Room 3

Play Room 4

Dedicated Outdoor Play

Ancillary Space

Indoor / Outdoor Play Connection

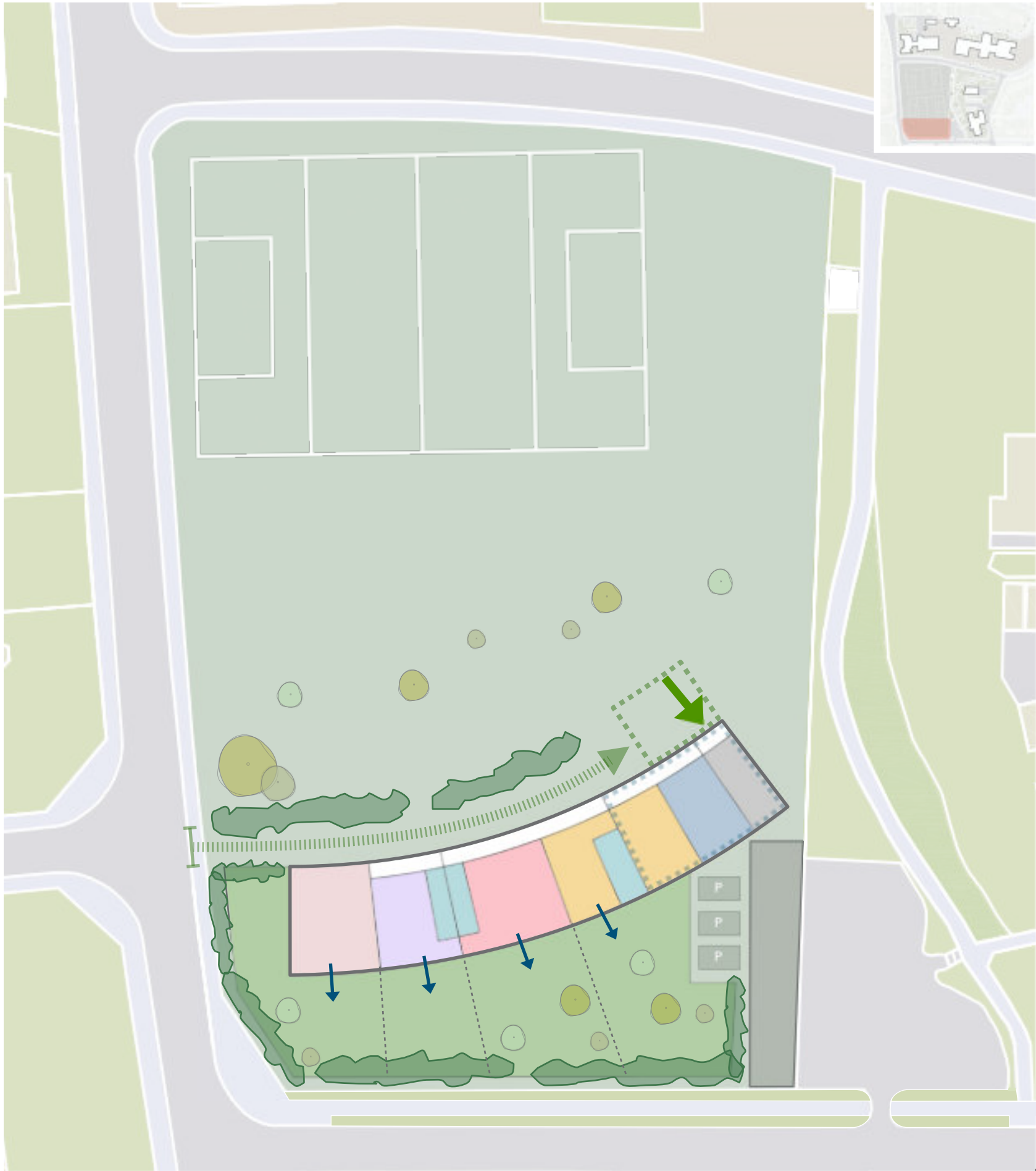
1st Floor NHS Area / EYC Further Use

Pedestrian Entrance

Vehicular Access / Service

New Entrance along Active Travel Route

GIFA

Gross Building Provision - 804m²Outdoor Play - 1000m²

Key

Foyer

Staff Rooms + Office

Play Room 1

Play Room 2

Play Room 3

Play Room 4

Dedicated Outdoor Play

Ancillary Space

Street Frontage

Indoor / Outdoor Play Connection

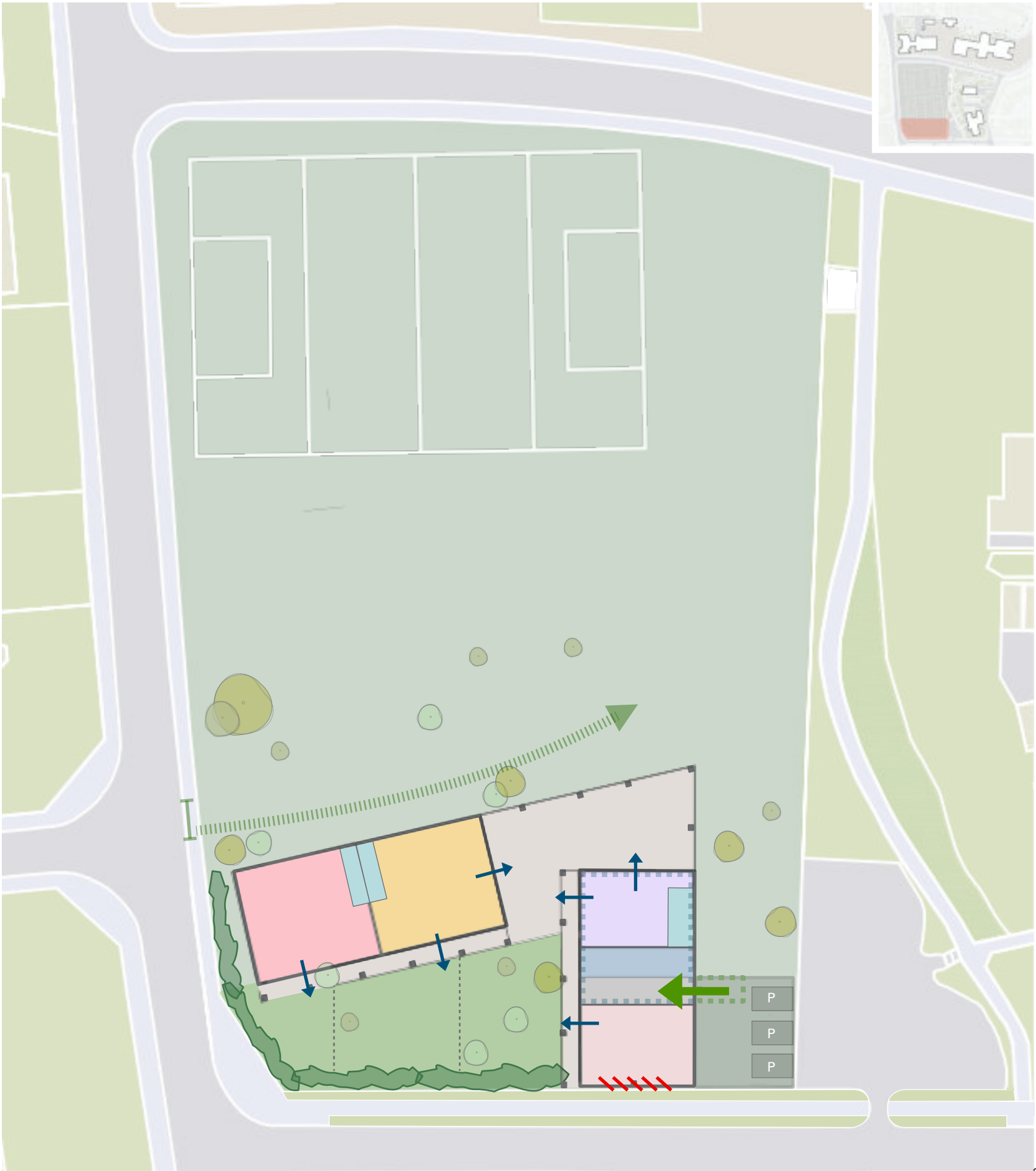
1st Floor NHS Area / EYC Further Use

Pedestrian Entrance

Vehicular Access / Service

New Entrance along Active Travel Route

GIFA

Gross Building Provision - 785m²Outdoor Play - 981m²

Key

Foyer

Staff Rooms + Office

Play Room 1

Play Room 2

Play Room 3

Play Room 4

Dedicated Outdoor Play

Ancillary Space

Street Frontage

Indoor / Outdoor Play Connection

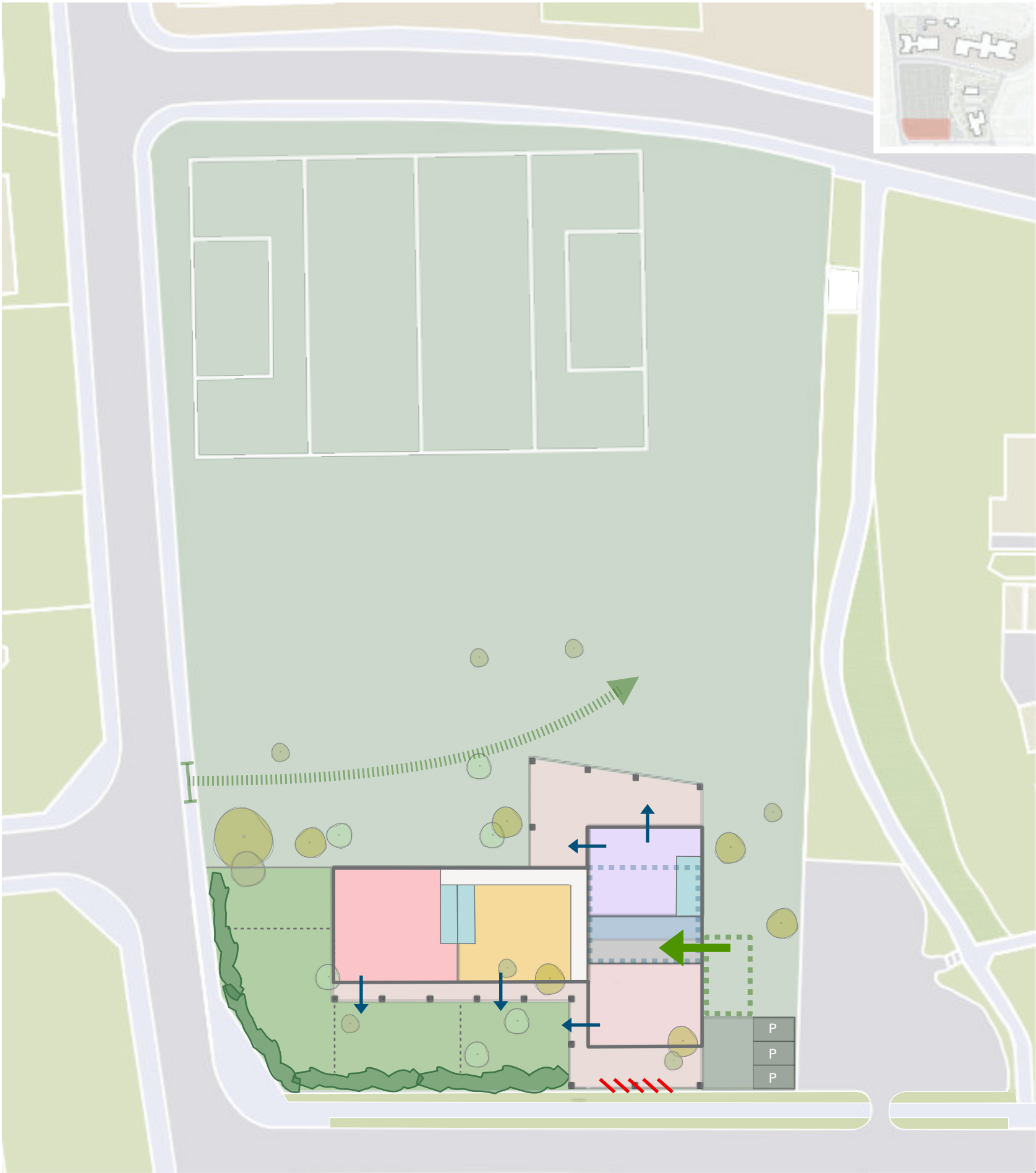
1st Floor NHS Area / EYC Further Use

Pedestrian Entrance

Vehicular Access / Service

New Entrance along Active Travel Route

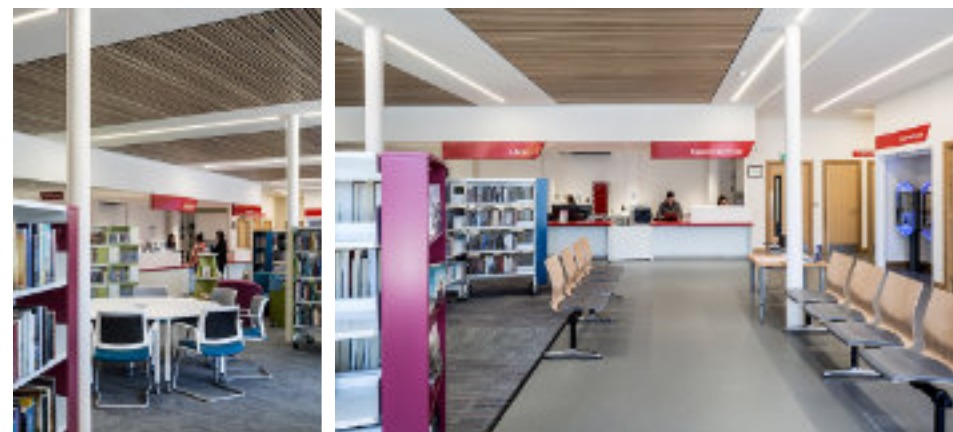
GIFA

Gross Building Provision - 785m²Outdoor Play - 880m²

Corstorphine Nursery School



Bearsden Community Hub



East Ayrshire Council Early Childhood Centres



QUEENSFERRY
CAMPUS FUTURE
VISION

This section looks ahead at the future of the Queensferry Campus with aspirational images to introduce the proposed vision

- 7.1. PROPOSED CAMPUS - BIRD'S EYE VIEW
- 7.2 PARK VIEW 1 - BURGESS PARK NEW ENTRANCE - WEST
- 7.3 PARK VIEW 2 - BURGESS PARK - GATHERING SPACE - PLAZA
- 7.4 PARK VIEW 1 - BURGESS PARK NEW ENTRANCE - EAST
- 7.5 QUEENSFERRY LIBRARY
- 7.6 COMMUNITY FACILITY & LIBRARY - OUTDOOR SPACE
- 7.7 NHS COMMUNITY FACILITY ENTRANCE
- 7.8 EARLY YEAR CENTRE IN THE PARK















