

UNION STREET, INVERNESS

Proposal

The proposal comprises six retail units at ground floor level (with basement) - four fronting onto Union Street and two fronting onto Baron Taylor's Street; and fifty-four flats as follows:

- first floor - five 1-bed apts, ten 2-bed apts;
- second floor - five 1-bed apts, ten 2-bed apts;
- third floor - five 1-bed apts, ten 2-bed apt, one 3-bed apt;
- fourth floor - four 1-bed apts, four 2-bed apts; and
- private open space at first floor level in the form of an internal courtyard.

All retail units are provided with ground floor access from Union Street or Baron Taylor's Street; and the proposal incorporates communal access from two points onto Union Street and three points onto Baron Taylor's Street to residential accommodation via stairs and a lift system accessing four floors.

The proposal retains and restores the building at 7-17 Union Street (block A) which is "L" shaped, comprising the Union Street frontage and an east wing which adjoins neighbouring property which faces Academy Street. This includes the original building (Union Street frontage listed Category B) the continuous facade of which is to be retained, and modified at fourth floor level with the introduction of dormer windows.

The proposal also comprises removal of other non-listed redundant buildings to the rear (block B) to create a new frontage to Baron Taylor's Street and a west wing which adjoins buildings facing Drummond Street. This will replace later additions to the listed building with a fine-grained facade reflecting the narrower building structure characteristic of Baron Taylor's Street, presenting a significant active frontage and townscape enhancement.

