

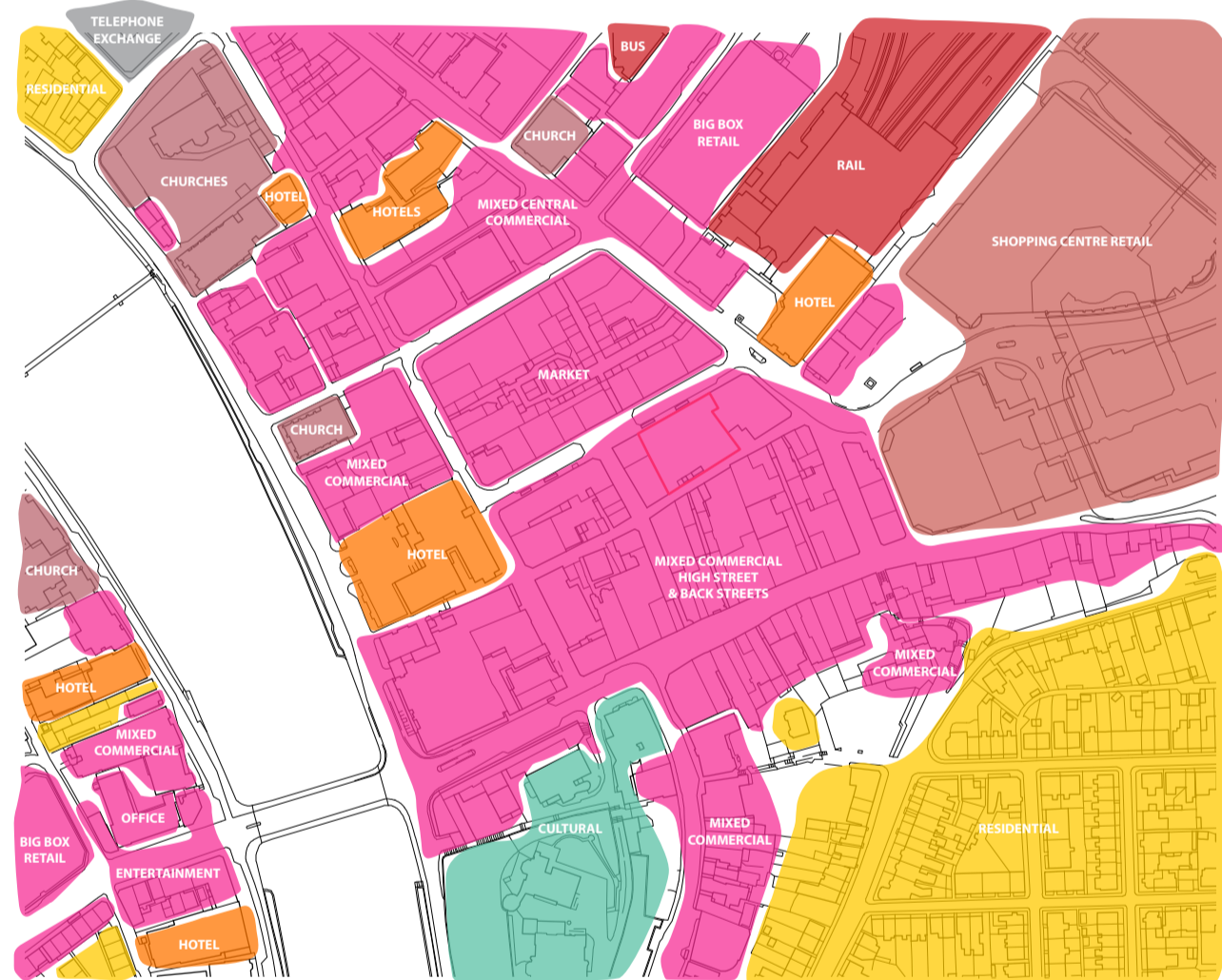
Understanding the Context

The context is the character and setting of the area within which the scheme will sit. It is its natural as well as human history; the forms of the settlements, buildings and spaces; its ecology and archaeology; its location, and the routes that pass through it. Context also includes people, the individuals living in or near an area and how communities are organised so that citizens become real participants in the potential development.

The feasibility of a project, both in economic and practical terms requires an assessment of both community need and market supply & demand.

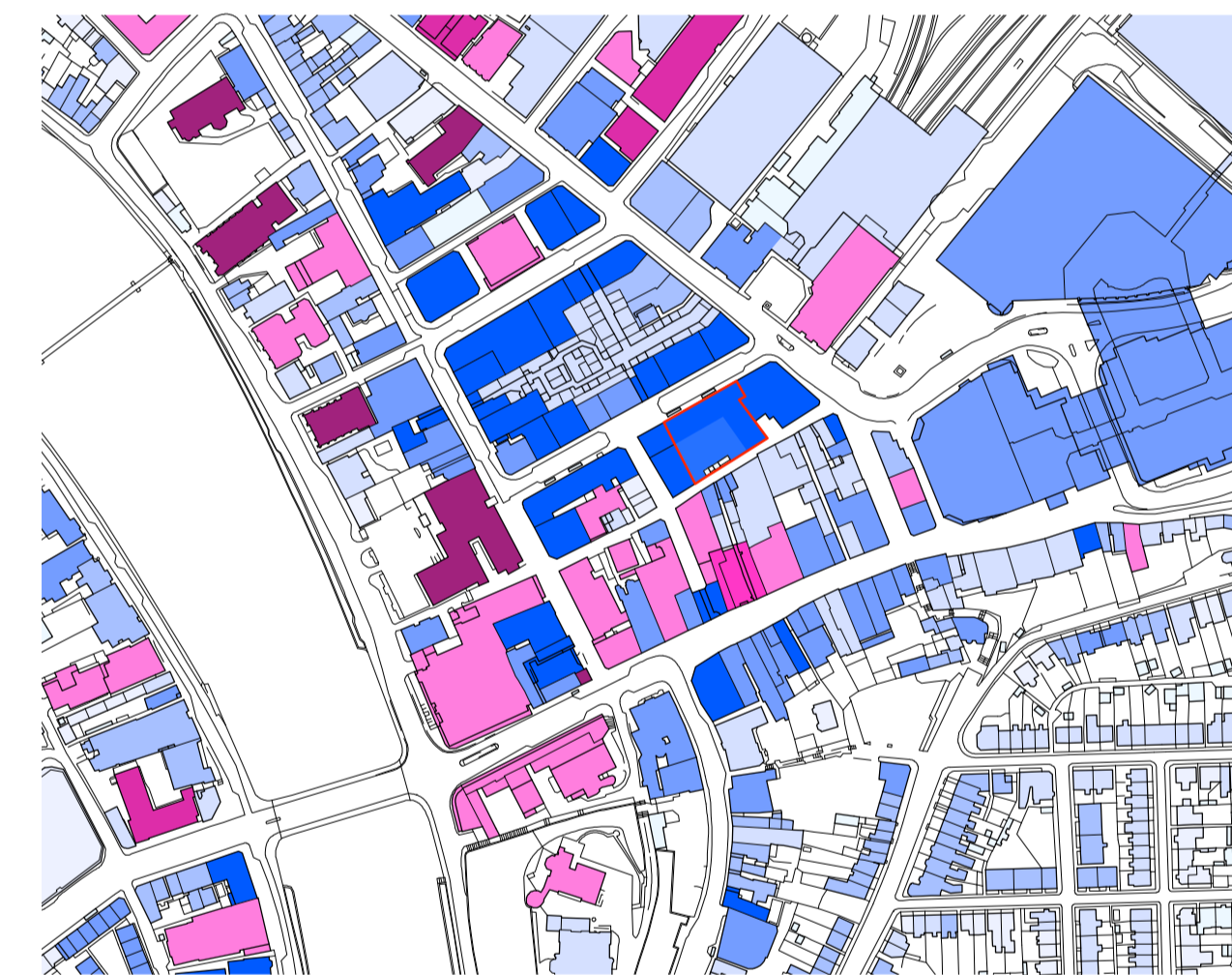
We must ensure that the proposed development reinforces rather than undermines local communities.

ENSURING FEASIBILITY & STRENGTHENING LOCAL COMMUNITIES



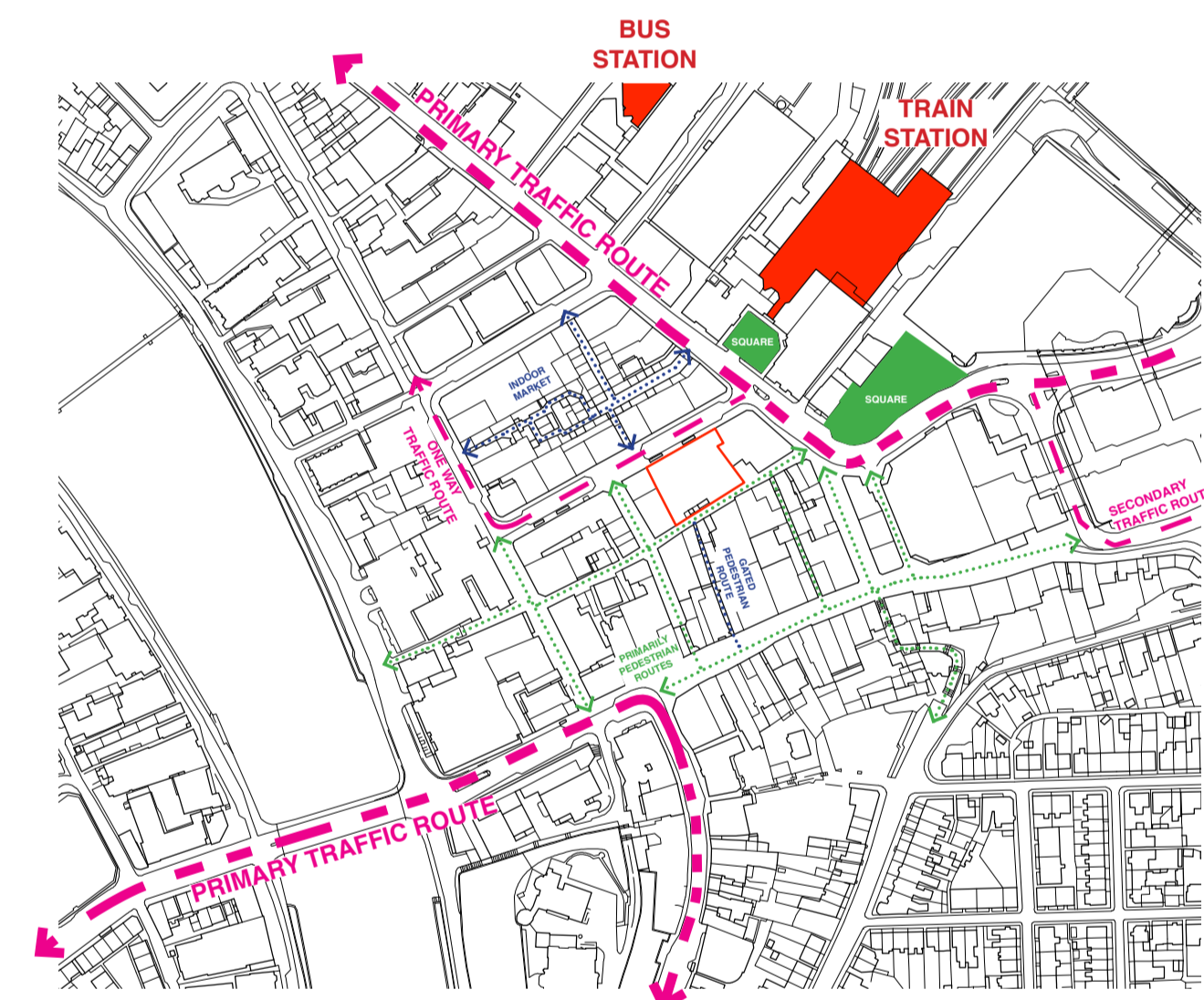
- BUILDING USES**
- TRANSPORT
 - RETAIL
 - RELIGIOUS BUILDINGS
 - COMMERCIAL
 - HOTEL
 - RESIDENTIAL
 - CULTURAL
 - TELEPHONE EXCHANGE

LAYOUT & FORM OF BUILDINGS



- BUILDING HEIGHTS**
- 6 STOREY
 - 5 STOREY
 - 4 STOREY + DORMER
 - 4 STOREY
 - 3 STOREY + DORMER
 - 3 STOREY
 - 2 STOREY + DORMER
 - 2 STOREY
 - 1 STOREY + DORMER
 - 1 STOREY

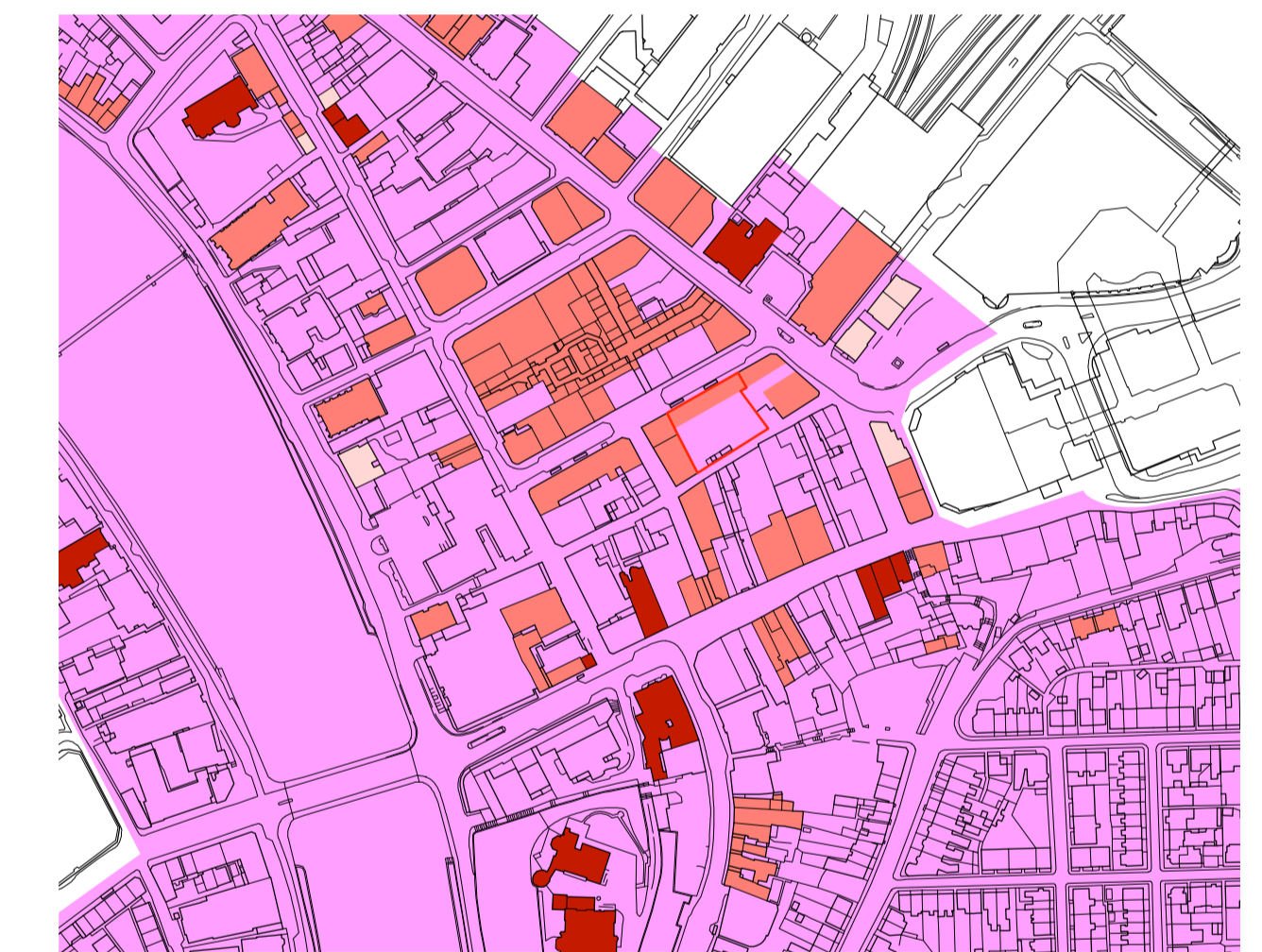
LINKAGES TO SURROUNDINGS & MOVEMENT PATTERNS



We aim to integrate the existing built environment by using the right materials, forms and landscape elements for the locality, respecting existing footpaths and streets and relating to the existing urban structures.

Successful development relies on good access and connections. The connections between a site and its surroundings are crucial for ensuring the integration of a site to its context.

PLANNING CONSIDERATIONS



- CLASSIFICATION**
- INVERNESS RIVERSIDE CONSERVATION AREA
 - CATEGORY A LISTED BUILDING
 - CATEGORY B LISTED BUILDING
 - CATEGORY C LISTED BUILDING