

Masterplan: Design	& Access	Statement
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BACKGROUND

Purpose

- 1.1 This masterplan *statement* is prepared in support of a proposed tourism and leisure development at Drumossie, Inverness. It contains a Design & Access Statement as required by statute for a major development proposal.
- 1.2 The masterplan is informed by an Economic Appraisal and Outline Business Case (MKA Economics); a Transport Assessment (ECS Transport Planning Ltd); a Drainage Impact Assessment (Envirocentre); a Landscaping Assessment (Connon Design Landscape Architects); and a European Protected Species Survey (Highland Ecology and Development).

Ownership and Status

1.3 The land—extends to 5.6 ha. of which 2.4 ha—the eastern portion—is allocated for tourism/business in the adopted Inner Moray Firth Local Development Plan.

Proposal

- 1.4 The proposal comprises a tourism and leisure development consisting of:
- 48 units of accommodation in the form of 4 x 3-bed 2storey lodges; 4 x 2-bed 2-storey lodges; 26 x 1-bed 2storey apartments; 6 x 3-bed 1-storey lodges; 6 x 2-bed 1storey lodges and 2 x 1-bed 1-storey lodges
- reception/on-site marketing-sales office and ancillary grounds maintenance building
- 770m² of commercial/leisure floor-space including (indicatively) 100m² niche-retailing; 200m² restaurant; 140m² bar; 180m² mini-theatre; 150m² gallery/exhibition space
- 128 car parking (spaces including 8 disabled); 2 coach spaces; 6 motorcycles; 100 bicycle spaces and servicing
- infrastructure including access, service roads, parking, and surface water attenuation
- open space and landscaping, including, substantial "buffer" parkland.

POSITION

Location

- 2.1 The site occupies a prestigious location east of the A9 at the southern entry point to Inverness, less than 3 km from the city centre. It lies immediately south of the New Drumossie Hotel off the B9177 tourist route.
- 2.2 This is acknowledged as a "gateway" location with potential for strategic tourism and leisure uses, reinforcing established hotel and visitor facilities.
- 2.3 An exceptional resource of recreational forest and heritage attractions west of the A9 is available for outward-bound activities. Infrastructure and service networks extend from the urban edge, some 1 km to the north and west.

photo (below): looking north over "development footprint": mature tree-lines give shelter and containment

2.4 As the Highland capital and one of Scotland's primary visitor destinations, Inverness has significant potential to expand its range of visitor accommodation and facilities, most especially in the high quality self catering sector. The proposal has the potential to inject £1.34m per annum into the local economy.



photo: (left): fine views over the city from higher ground and the A9 "buffer



POLICY

3.1 The following sets out the relevant development plan provisions.

Inner Moray Firth Local Development Plan

3.2 The Inner Moray Firth Local Development Plan includes the following allocation of land (see Proposals Map extract over):

"Site: IN90 Land south east of Drumossie Hotel

Area (ha): 2.4 Uses: Business /Tourism.

Requirements: "badger survey and transport assessment and any consequential mitigation; high standard of architectural design quality commensurate with tourist route prominence and to respect setting of Category B Listed hotel building adjacent".

Highland-wide Local Development Plan

3.3 The Highland-wide Local Development Plan includes the following core objectives and policies:

Spatial Strategy (5.2.3)

"We will have supported a Competitive, Sustainable and Adaptable Highland Economy by:

 providing opportunities which encourage economic development and create new employmentfocusing on the key sectors ...tourism...;... • promoting the development of tourism, whether in terms of additional accommodation or new facilities....".

Policy 43 Tourism (20.8.1)

"Proposals for tourist facilities will be assessed as to whether:

- the scale of the proposal is proportionate to its location/ settlement;
- the site is within a settlement boundary and whether it will complement existing/allocated tourist facilities within that settlement;
- the proposal will increase the length of peoples stay, increase visitor spending or promote a wider spread of visitors;
- the proposal will safeguard, promote responsible access, interpretation and effective management or enhancement of natural, built and cultural heritage features.

Area local development plans will identify more specific opportunities for enhancement of existing tourism facilities and areas where a co-ordinated approach to tourism is needed".

Policy 44 Tourist Accommodation (20.10.1)

"Proposals for tourist accommodation within settlement boundaries will be supported if the Council is satisfied that the proposal can be accommodated without adverse impacts upon neighbouring uses, complies with Policy 28: Sustainable Design and will not prejudice the residential housing land supply....".

Policy 28 Sustainable Design (18.5.1)

"The Council will support developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland. Proposed developments will be assessed on the extent to which they:

are compatible with public service provision (water and sewerage, drainage, roads, schools, electricity); are accessible by public transport, cycling and walking as well as car; maximise energy efficiency in terms of location, layout and design, including the utilisation of renewable sources of energy and heat; are affected by physical constraints described in Physical Constraints on Development: Supplementary Guidance: make use of brownfield sites, existing buildings and recycled materials: demonstrate that they have sought to minimise the generation of waste during the construction and operational phases: ... impact on individual and community residential amenity; impact on non-renewable resources such as mineral deposits of potential commercial value, prime quality agricultural land or approved routes for road and rail links; impact on the following resources including pollution and discharges, particularly within designated areas: habitats, species, landscape, scenery, freshwater systems, marine systems, cultural heritage, air quality: demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials; promote varied, lively and well-used environments which will enhance community safety and security and reduce any fear of crime; accommodate the needs of all sectors of the community, including people with disabilities or other special needs and disadvantaged groups;

and contribute to the economic and social development of the community.

Developments which are judged to be significantly detrimental in terms of the above criteria will not accord with this Local Development Plan. All development proposals must demonstrate compatibility with the Sustainable Design Guide: Supplementary Guidance...".

Policy 29 Design Quality and Place-Making (18.7.1)

"New development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located, where appropriate, and should consider the incorporation of public art as a means of creating a distinct sense of place and identity in line with the Council's Public Art Strategy for the Highlands. Applicants should demonstrate sensitivity and respect towards the local distinctiveness of the landscape, architecture, design and layouts in their proposals. The design and layout of new residential development proposals should focus on the quality of places and living environments for pedestrians rather than movement of vehicles, and should incorporate all of the six qualities of successful places. ...Where relevant, the Council will judge proposals in terms of their contribution to place-making. Proposals should have regard to the historic pattern of development and landscape in the locality and should, where relevant, be an integral part of the settlement. The Council will examine proposals to ensure that people of all abilities can move safely and conveniently within the development and, where appropriate, to facilities in other parts of the settlement".

Policy 40 Retail Development (20.2.1)

"Retail development proposals will be favourably considered where the following criteria are met...:

- ...(2) for edge of city/town/village centre locations
- (i) where there is no suitable site within the city/town/village centre in line with the sequential approach; and
- (ii) where there would be no detrimental impact on the vitality and viability of the city/town/village centre;
- (3) for out of centre locations
- (i) where there are no suitable sites within the city/town/village centres or within edge of town centre locations in line with the sequential approach;
- (ii) where there would be no detrimental impact on the vitality and viability of the city/town/village centre; and
- (iii) where good active travel and public transport accessibility exists or can be secured".



Diag (left): extract: Inner Moray Firth Local Development Plan: *Proposals Map*

Policy 57 Natural, Built and Cultural Heritage (21.2.1)

"All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting, in the context of the policy framework detailed in Appendix 2. The following criteria will also apply:

1. For features of **local/regional importance** we will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource....

...In due course the Council also intends to adopt the Supplementary Guidance on the Highland Historic Environment Strategy. The main principles of this guidance will ensure that:

- future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits;
- it sets a proactive, consistent approach to the protection of the historic environment".

Policy 58 Protected Species (21.4.1)

"Where there is good reason to believe that a protected species may be present on site or affected by a proposed development, we will require a survey to be carried out to establish any such presence and if necessary a mitigation plan to avoid or minimise any impacts on the species, before determining the application...".

Policy 61 Landscape (21.8.1)

"New developments should be designed to reflect the landscape characteristics and special qualities identified in the Landscape Character Assessment of the area in which they are proposed. This will include consideration of the appropriate scale, form, pattern and construction materials, as well as the potential cumulative effect of developments where this may be an issue. The Council would wish to encourage those undertaking development to include measures to enhance the landscape characteristics of the area.... In the assessment of new developments, the Council will take account of Landscape Character Assessments...".

Policy 66 Surface Water Drainage (21.19.1)

"All proposed development must be drained by Sustainable Drainage Systems (SuDS) designed in accordance with The SuDS Manual (CIRIA C697) and, where appropriate, the Sewers for Scotland Manual 2nd Edition. Planning applications should be submitted with information in accordance with Planning Advice Note 69: Planning and Building Standards Advice on Flooding paras 23 and 24. Each drainage scheme design must be accompanied by particulars of proposals for ensuring long-term maintenance of the scheme".

Policy 75 Open Space (23.3.1)

The Council's long term aim for open space provision is for: the creation of sustainable networks of open space of high quality; areas of local open space that are accessible and linked to a wider network; fit for purpose green-spaces that support and enhance biodiversity; and open spaces that improve the quality of life of visitors...".

Inner Moray Firth Local Development Plan

3.4 The Inner Moray Firth Local Development Plan contains the following:

Objectives

"Land reserved for new jobs and facilities close to junctions on the A9".

Policy 1 Promoting and Protecting City and Town Centres

"The Council will not support any proposal for development that is likely to have an adverse effect on the vitality and viability of any of the centres... Developers of proposals that generate footfall (visits by the general public) should consider sites that are suitable, in terms of the scale and type of development proposed, within those centres listed below...If the Council considers that a proposal may result in an adverse impact on the vitality and viability of any of these centres then the developer will be required to produce a retail impact assessment. If this demonstrates an adverse impact then the development proposal will not be supported...".

Compliance with the Development Plan

Allocation

3.4 The land is allocated for tourism (and therefore related leisure); and the reasoning for a minor extension of the development "footprint" to the west, is explained in this Design and Access Statement.

Strategy

3.5 The proposal fulfils the development plan strategy.

Tourism/Tourist Accommodation

3.6 The proposal is demonstrated to be of appropriate scale, at an approved site, compatible and complementary to neighbouring uses, respectful of the environment, designed on sustainable principles and would not involve housing land.

Sustainable Design/Design Quality and Place-making/ Protected Species/Natural Built and Cultural Heritage

3.7 The proposal is demonstrated in this Design and Access Statement (and in the supporting documentation: European Protected Species Survey *Highland Ecology and Development;* Landscape Masterplan *Connon Design Landscape Architects*) to accord with sound design principles; and with principles that contribute to place-making, respect species and habitats and respect the built heritage.

Landscape/Open Space/Drainage

3.8 The proposal is demonstrated in this Design and Access Statement (and in the supporting documentation: Landscape Masterplan *Connon Design Landscape Architects*; Drainage Impact Assessment *Enviroscentre*) to fulfil the policy.

Promoting and Protecting City and Town Centres/Retailing

- 3.9 The site is suitable for a tourism and leisure development because it is allocated for that purpose. The composition of the proposal accords with the adjoining hotel use; and for it to fulfil the purpose of the allocation, it requires, for viability, a level of supporting commercial floor-space, that is demonstrated by the Economic Appraisal and Outline Business Case (MKA Economics) to be appropriate and essential.
- 3.10 The retail element of the proposal is extremely small and of a "niche"/specialist type, as are the other commercial options; a restaurant/bar is integral to a tourism/leisure complex; and all are in scale with the site capacity. The proposal is suitable for a city edge-parkland location, is of a form/composition for which demand is demonstrated and substantial gain to the economy would derive; and is supported by a market appraisal demonstrating the proposed mix (including the nature and scale) of accommodation and commercial activities, are codependent and required for viability. The proposed accommodation and commercial uses would not reasonably develop independent of one another, or locate in a "town centre", neither would the development concept appeal in that location, either.

SITE APPRAISAL

Physical

- 4.1 The development footprint extending to some 2.4 ha., sits within a wider site of some 5.1 ha. The dimensions of the land allocated for tourism/business are some 250m x 180m
- 4.2 The site has an altitudinal range of 160-170m and gentle south-north cross-fall of some 10m (1:20) towards the adjacent New Drumossie Hotel. The hotel sits some 3m below the contours of the site.

Services

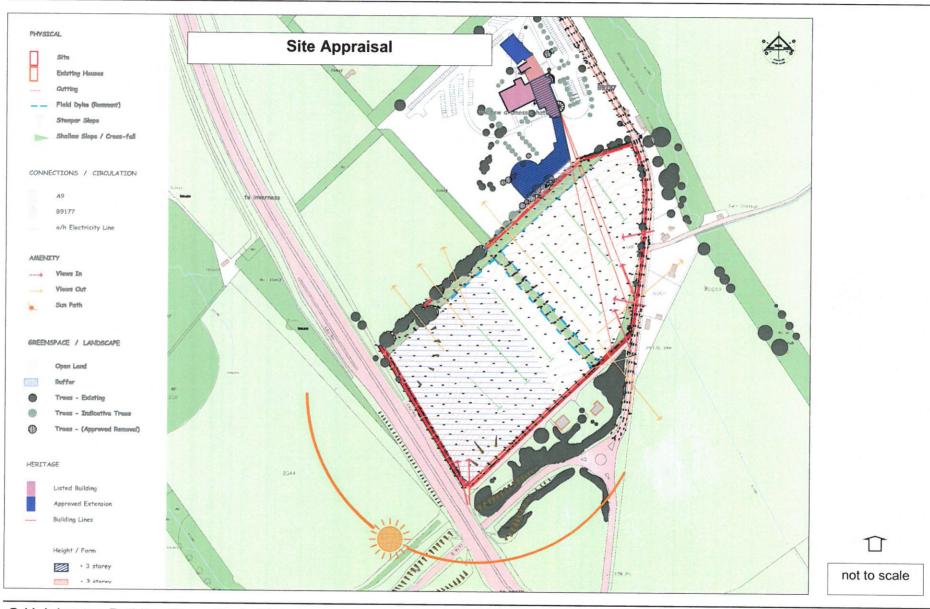
- 4.3 The site is skirted by the A9 trunk road to the west and by the B9177 local tourist route to the east. Both connect the site to the city. The public water supply and drainage networks are able to be connected within the B9177. Other services are available within the built-up area at Cradlehall and at Milton of Leys some 1500m north and west of the site respectively.
- 4.4 The natural pattern of drainage is served by field drains and ditches adjacent to the B9177. There are no watercourses within the site. An overhead 33kv electricity supply line marches with the southern boundary. There are four houses located in relatively close proximity; only one of which appears to overlook the site directly.

Amenity

- 4.5 A partial remnant dyke system of the historical field pattern dissects the site, but is supplanted by existing grassland. Limited views into the site are either from the A9 northbound at the extreme south-west edge prior to the A9 entering a cutting; or from the B9177 which runs with the eastern edge of the site.
- 4.6 The site is open to the sun-path. With the exception of primarily mixed oak and willow at the north-west extremities, there are few substantive trees. The site is framed by mature treed lines which give shelter and containment in the setting; but restrict views out, but landscape edge to the A9 is weak. A 20m set-back of buildings from existing trees is required.

Heritage

- 4.7 The New Drumossie Hotel—adjoining to the north—is a category B listed building characterised by its *art deco* architecture. The building is variously of 1½ -2½- 3-4 storey composition. Its 75m frontage—set back some 45m from the B9177— presents three different building lines. There is substantial parking and servicing to the front and rear of the hotel.
- 4.8 A substantial extension comprising 60-bedroom and public rooms, largely towards the south of the hotel has been approved. This is of a complementary form and scale, but will substantially disguise the listed building from view from the site. The New Drumossie Hotel occupies mature parkland grounds. The approved extension includes the removal of trees from the southern edge of its curtilage.



DEVELOPMENT FACTORS

Transport

- 5.1 ECS Transport Planning Ltd has prepared a Transport Assessment. Access from the B9177 is proposed from a priority junction—with visibility splays 4.5m x 120m in a northerly direction and 4.5m x 160m in a southerly direction.
- 5.2 These provisions are supported by *trip generation* and *traffic speed* calculations and surveys which indicate some 12-13 vehicle movements into and out of the site in peak periods; and average speeds of approximately 40mph northbound and southbound on the B9177.
- 5.3 The Transport Assessment indicates the adjoining road network to be capable of serving the proposal, including cycle and pedestrian movements. The proposed layout allows for pedestrian/cyclists to divert into the site from the B9177 over a distance of some 200m.
- 5.4 A total of 126 car parking spaces are identified (Fig. 1: page 14), (including 8 spaces for disabled); and further provision is made for 2 coaches, 6 motorcycles and stances for 100 bicycles.

Utilities/SUDs

- 5.5 Envirocentre has prepared a Drainage Impact Assessment. This assesses surface water flows and volumes and presents appropriate SUDs measures; and assesses foul drainage design volumes and discharge arrangements.
- 5.6 The proposed surface water drainage strategy will provide for all surface gradient flows to be directed into the site and the discharge flow rate limited to the pre-development run-off rate by a flow control device. Attenuation storage for surface water will be incorporated by:
- run-off from hard standing surfaces directed to four underground storage cells located within the proposed courtyards, providing level 1 treatment and a total design capacity not less than 1,060m³
- run-off from parking areas infiltrating through permeable surfaces providing level 2 treatment, with a total volume of approximately 262m³.
- 5.7 Scottish Water response to the capacity of the surface water network to receive discharge restricted to 50% AEP predevelopment run-off rate is sought.
- 5.8 Foul drainage flows from the proposal estimated at 39,600 litres per day will be discharged to the public sewer. Scottish Water response as regards the capacity of the network is sought.

Market Appraisal

5.9 MKA Economics has prepared an economic appraisal of the proposal. Their findings are summarised as follows:

Policy

"The proposals would expand the city appeal for tourism, expand quality accommodation, lengthen visits and increase expenditure; ...in particular fill a market gap in accommodation..."

Market

"...there is a lack of non-serviced/self catering provision and quality options in the visitor accommodation supply...market opportunity exists to develop a self catering development aiming for a four star accreditation..."

Economy

... the proposal is estimated to create upwards of 50 additional job opportunities across the economy. The value of onsite/ offsite jobs generated will inject £966k-£1.34m into the economy annually; and £5.4m in the construction phase

"The proposal offers a high quality of accommodation in a subsector of the market ...in which the city is acknowledged to be deficient. The proposal will ... strengthen the city's accommodation prospectus ...Higher quality self catering is known to attract higher value and longer stay visitors, which will generate greater levels of expenditure..."

Strategy

"The proposal is ideally placed at the city gateway to capture city/area based and A9 trade; it is well connected to the city and the wider central Highlands for day visits. It is a significant contribution to the city 'offer'. It complements a possible activity 'hub' with potential to interact with existing/expanding neighbouring hotel and visitor activity businesses"

Demand

"The proposal is designed to achieve a four star accreditation ...would meet a gap in the tourist accommodation market ... and ...strengthen the Inverness appeal by providing a wider offer to generate additional, longer and more valuable visits"

"The proposal is founded on the complementary mix of high class accommodation and a specialist 'niche' commercial underpinning...that ...are proven streams for viability in the sector..."



photo (left): mature deciduous tree-line marking the south edge of the A9 "buffer

Outline Business Case

5.10 MKA Economics has prepared an Outline Business Case for the proposal. Their recommendations for market viability are:

 20-25 premium self-catering lodges (two and three-bed units) and a further 20-25 (one bedroom semi-detached lodges/two-bed apartments)

or

- up to 50 semi-detached and/or terraced units (onebedroom semi-detached lodges/ two-bedroom apart ments/ two/three bedroom detached lodges)
- supporting retail and food & drink facilities including some 700sqm commercial floor-space together with reception/ management and facilities and servicing
- a self-catering development achieved through an on-site marketing and management operation developer-led or joint venture; operated on the 'whole-ownership' and/or 'buy-to-let' model
- a phased development: with a focus on accommodation units as a first phase prior to commercial operations; and further phases of accommodation dependant on demand
- maximising synergy with the neighbouring hotel and other resorts.



photo (left): B9177 looking south at the entry point to the site

Fig 1:(below): Parking Standards and Provisions

total spaces
6 (incl. 1 staff)
14 (incl. 2 staff)
20 (incl. 2 staff)
16 (incl. 2 staff)
44 (incl. 4 staff)
4
50 spaces total
72 spaces total
126

includes disabled @6% = 8/motorcycle@1per 20 = 6/ bicycle@2per unit + visitor @1per 10units = 100/coaches = 2

Landscaping

- 5.11 Connon Design Landscape Architects have prepared a *landscape masterplan*. This is founded on a parkland setting that incorporates 560 individual new trees and the following landscape design principles:
- formal courtyards and definition of activity areas and spaces with trees and beech hedging within the layout of lodges and apartments: grassed and part paved, decorated with evergreen shrubs, enclosing "niche" seating and crossed by segregated, tree-lined walkways
- a central landscaped "village green" and integrated paved "square" as a space for play: with raised planters, urban trees, seating and public art; flanked to the west by a treelined central walkway "for all abilities" following the historic field edge through to the hotel
- treed lines and copses towards the east outer edge: incorporating mixed-species hedging, a managed meadow grass frontage and parking defined by beech hedgerows
- a parkland buffer with mature park trees featuring Beech, Oak, Horse Chestnut and Scots Pine to create a natural management regime for an under storey of meadow grass and mown pathways: medium scale species in small copses, more robust towards the A9 allowing for views outwards from nature walkways and cycle paths, including from a high point to the south-west created by a sculpted landform, providing a display point for public art.

European Protected Species

- 5.12 Highland Ecology & Development have carried out a Protected Species Survey. The main findings are as follows.
- 5.13 The site is part of a much larger badger clan territory east of the A9, but no sett was found. Loss of this foraging habitat is unlikely to be significant.
- 5.14 Mature trees on the north edge of the site have some bat potential, but are either outwith the site or are retained as part of the proposed layout. Drystane walls and stone piles at the edges of the site have some potential for hibernacula. These are proposed to be retained, part removed or rebuilt.
- 5.15 Breeding birds—skylarks and pipits—may have implication for the timing of proposed works during the breeding season April-July.

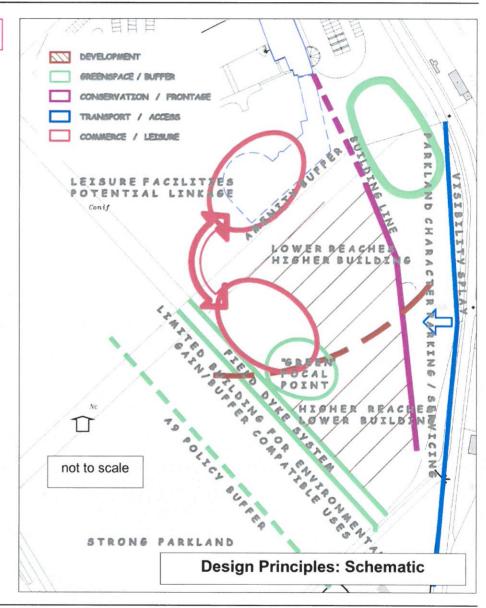


photo (left): landscaped frontage of the New Drumossie Hotel

Oct 2015

6 IDENTIFICATION OF DESIGN PRINCIPLES

- 6.1 The following development principles emerge from appraisal of the strengths, weaknesses, opportunities and constraints within and adjoining the site. These principles inform the masterplan:
- *uses*: potential for synergy of commercial/leisure facilities with the hotel/proposed leisure/spa suite
- setting: create a parkland ambiance reflecting the setting of the listed building
- heritage: integrate a set back to trees and potential to restore the historic field dyke system
- profile : contain higher building and more intensive activities within the lower reaches
- composition: achieve the critical mass of 40-50 units and supporting commercial streams required for viability
- listed building: respect the frontage building line(s)
- buffer: retain the 150m policy separation to the A9 to protect views, mitigate noise and enable upgrading of the route
- views: orientate development to maximise the restricted outlook.



Principle: Development "Footprint"

Setting back the development footprint to reflect the building line of the listed building and integrating restoration of the field-dyke system as a landscape/movement feature would result in approximately one-third of the allocated land being kept free of buildings.

Given that the Economic Appraisal/Outline Business Case recommends a critical mass of 40-50 lodges/apartments and supporting commercial facilities for market viability, very limited extension of the development "footprint" beyond the allocation—legitimate non-building buffer uses notwithstanding—is sought, to the west.

This would retain the 150m policy "buffer" to the trunk road intact and include mitigation of any landscape impacts by substantive, robust landscaping, including ground remodeling, such that the principle of a "green wedge" adjoining the A9 would be secured and not compromised.

The effect would be a "take" of additional land for buildings amounting to approximately 3% of the allocation in return for substantial local heritage benefits; a capacity of development within the recommended limits for viability; and a quality of scheme deriving from a balanced layout and form; comfortable spaces and circulation; and integral landscaping.

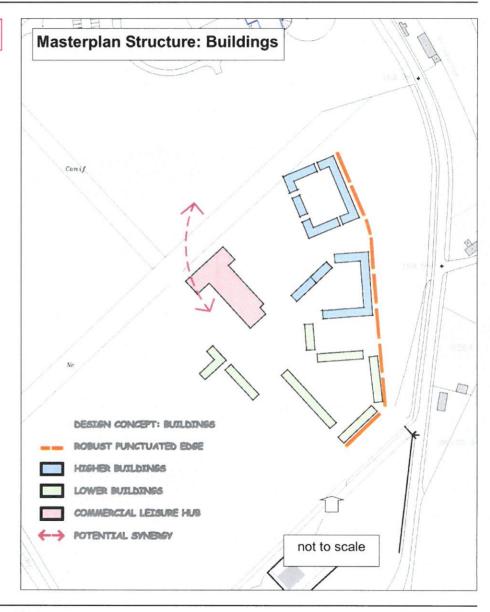


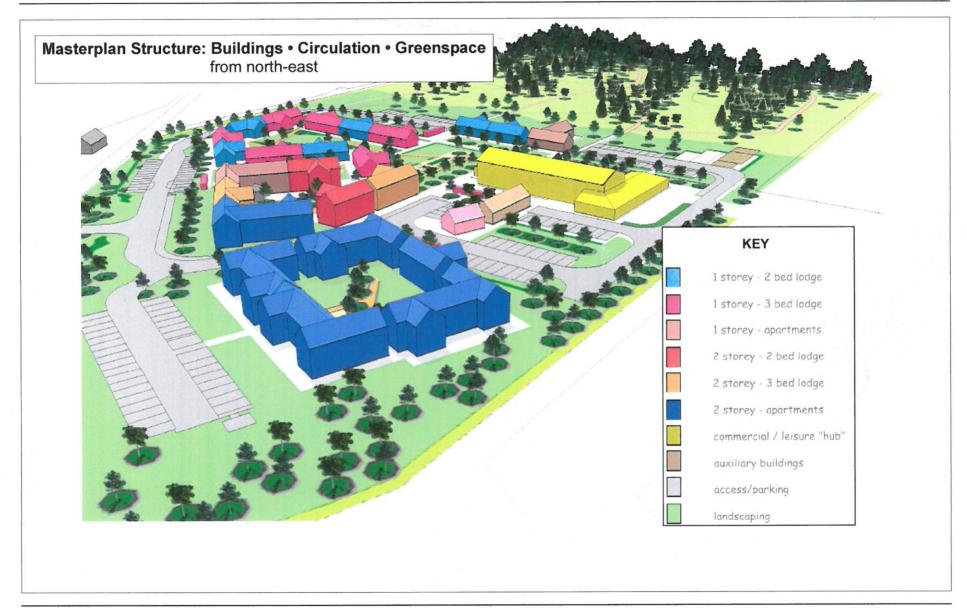
photo (above): looking east along the march with the New Drumossie Hotel

DEVELOPMENT OF DESIGN CONCEPT

Masterplan: Buildings

- 7.1 The masterplan incorporates:
- profile: more intensive, higher, 2-storey development
 within the lower reaches of the site and less intensive,
 lower 1-storey development towards the higher outer
 edges; giving proximity of "commercial/leisure" uses, a
 transition in building height/form with the New Drumossie
 Hotel and integration of development within the landscape
 setting
- edges: a robust, definitive but scaled-down and punctuated building edge of reduced massing to the B9177 to reflect but afford deference to, the strong profile, continuity and massing of the 75m facade of the New Drumossie Hotel
- "footprint": defence to heritage—notably the listed building building line and potential to restore a field dyke system—restricting the development potential to less than 60% of the allocated land, gives justification for an extended "footprint" whilst maintaining a 150m policy buffer to the A9
- critical mass: the property and accommodation mix recommended for viability in a comfortable layout without overdevelopment.

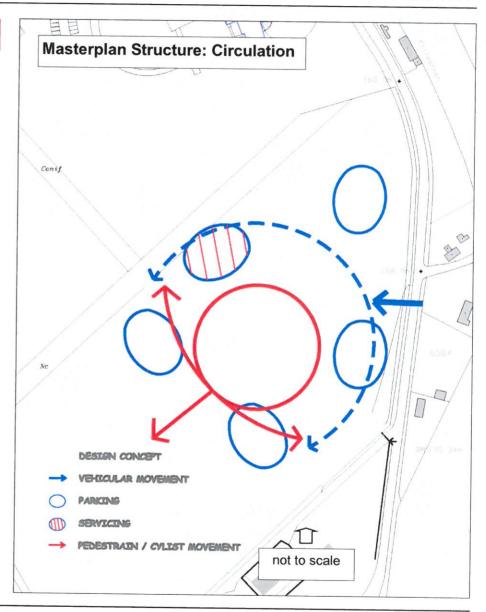


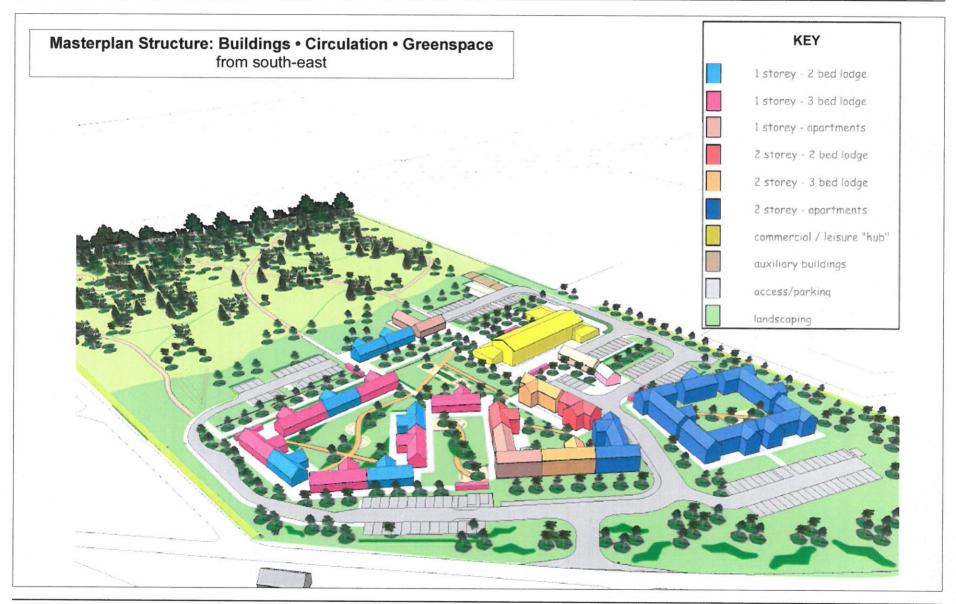


DEVELOPMENT OF DESIGN CONCEPT

Masterplan: Circulation

- 8.1 The masterplan incorporates:
- parking: 1.5 spaces per lodge/apartment and in compliance with adopted guidelines per floor-space standards for other development (adjusted at 50% given assumed patronage by occupiers); positioned peripherally, but convenient to commercial buildings and accommodation
- servicing: access from a mid-point along the B9177
 frontage; rear servicing of commercial property, communal bin collection/storage (12 equivalent commercial bins serving lodges/apartments; 6 serving the commercial building) and 100 cycle parking spaces
- connection: potential for a strong, direct pedestrian linkage with the neighbouring New Drumossie Hotel via a wide flight of steps and adjacent ramp system based on a continuation of a central north-south spine following a restored field dyke
- safety: a functional and appealing "internal" network of paths/cycle-ways and shared access provisions and a series of courtyards; largely separate from a "peripheral" system of service/maintenance/emergency access routes containing vehicle movements to the outer edges, all illuminated by low level/surface lighting.

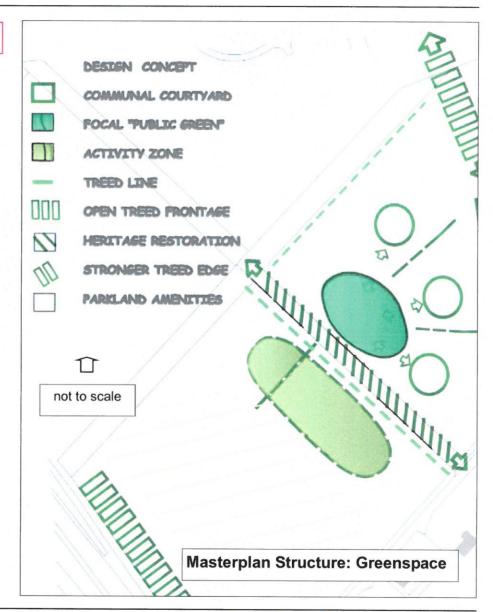


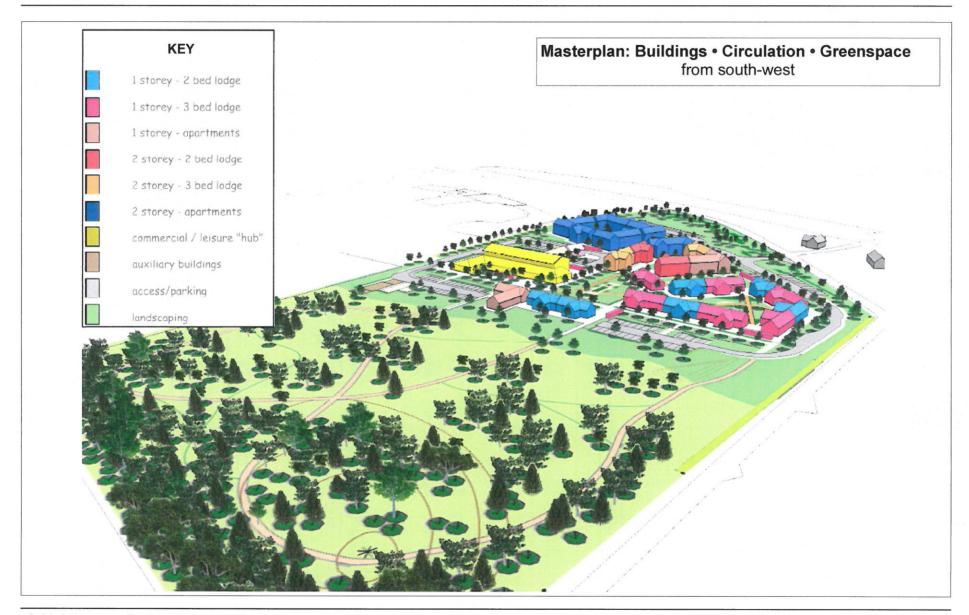


DEVELOPMENT OF DESIGN CONCEPT

Masterplan: Greenspace

- 9.1 The masterplan incorporates:
- concept: more formal, urban landscaping associated
 with the principle development "footprint" towards the
 eastern part of the site; and more informal, rural landscaping towards the western part of the site, in response respectively to the association of the site with buildings and
 infrastructure to the east and the "green-wedge" and landward character to the west
- prescription: a strong, robust edge of tree planting and ground modelling to reinforce "buffering" and soften the profile of development to the A9; a lighter, more open lattice of trees towards the east creating a setting for proposed buildings, lines of movement and outlook
- focus: a central landscaped "village green" integrating a
 paved "square" and recreational activity area, given emphasis with the placement of "public art"; integrating a restored field dyke system to denote space, present a spine
 for movement, and separate or connect different activities
- parkland: a landscape framework for an overall parkland ambiance including large scale specimens within the A9 "buffer"; and continuity of the open landscape frontage of the New Drumossie Hotel.





DEVELOPMENT OF DESIGN CONCEPT

Masterplan: Architectural

11.1 The masterplan is presented with indicative exemplar building "footplates" (see Appendix B) to demonstrate that it functions as a layout and that the site has capacity for the composition and scale of buildings and uses proposed.

11.2 The architectural principles applied are:

- accommodation: lodges and apartments are 1-2 storey form, of domestic scale, aligned to create streets/ enclosed courtyards; and terraces, open courtyards respectively. Building shape is a simple, symmetrical Highland style: narrow span, vernacular proportions but with contemporary expression. There are six building types indicated as exemplar visualisations
- appearance: traditional architecture suited to the urban/ rural fringe, fitting the landscape and setting. Using local materials—wet-render, slate and timber lining in natural pastel shades. Spacious, open-plan interior, vaulted ceilings, internal staircases and external access balconies
- construction: adaptable to 1-2 storey form for rapid assembly, based on a timber-framed, sealed structure; with high thermal performance and application of passive renewable energy sources

centre-piece: the commercial hub is designed as one building in rural vernacular style and scale, reflecting the lines, angles and finishes of the accommodation units, such that the development reads as a whole, integrated composition. 1-2 storey form, with a large footprint, suppressed massing articulated in a "wrap-around" pavilion characterised by extensive glazing on three elevations and direct connection with the external public space; servicing to the rear (east).

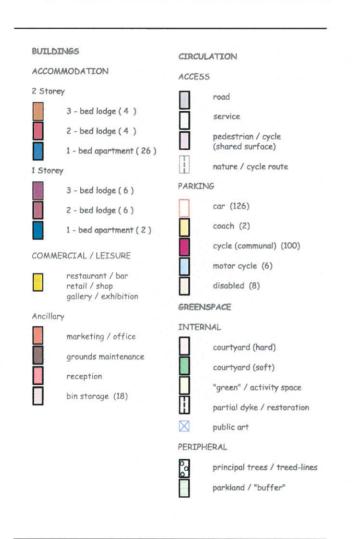
Public Art

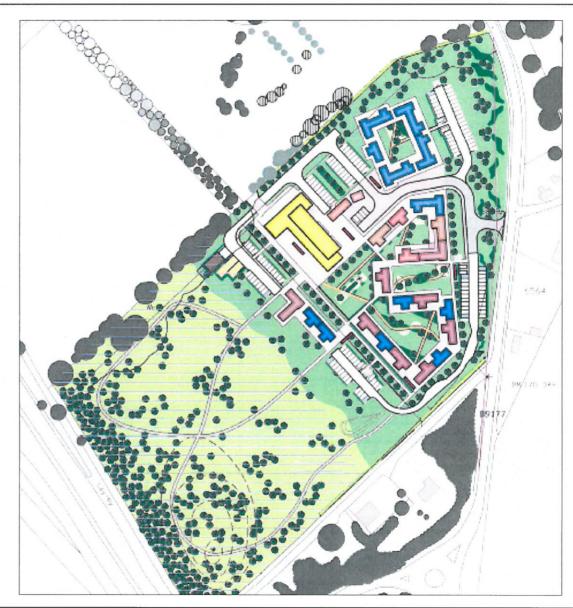
3A Partnership propose to promote a community-based competition to secure an iconic feature of *public art* appropriate to a location adjacent to the A9 at the "gateway" to the Highland capital. 3A Partnership propose to work with others to prepare a brief and manage a design competition including public engagement and a decision making process; and to promote the commissioning, manufacture and maintenance of the *feature* in accordance with the principle of "percent for art".

Open Space/Landscape Maintenance

It is proposed to seek planning authority approval prior to development commencing for a landscape maintenance programme, including an in-perpetuity factoring arrangement to secure the preparation, implementation and maintenance of all hard and soft landscape features and related enclosures.

MASTERPLAN





PLANNING APPLICATION

Description

12.1 This Design and Access Statement supports an application for planning permission in detail for the *phased layout and servicing (including access, parking, utilities, landscaping and public art) of land for development of a tourism and leisure complex comprising 48 lodges and apartments and buildings for commercial/leisure uses, reception, marketing/office and grounds maintenance accommodation*, south of the New Drumossie Hotel, Inverness.

12.2 The phasing of development [see Site Plan and Phasing (over)] is proposed as follows:

- phase A (0.90 ha): 18 lodges/apartments, reception facilities, marketing/office accommodation and grounds maintenance store; access, parking and service areas, infrastructure and utilities, related engineering and landscaping
- phase B (0.61 ha): buildings for commercial/ leisure use (including retail, restaurant, bar and gallery/all purpose space); access, parking and service areas, infrastructure and utilities, related engineering and landscaping
- phase C (0.65 ha): 17 lodges/apartments, access, parking and service areas, infrastructure and utilities, related engineering and landscaping

- phase D (0.72 ha): 13 lodges/apartments, access, parking and service areas, infrastructure and utilities, related engineering and landscaping
- phase E (2.75 ha): "buffer/parkland" landscaping (to commence in phase A and be completed in phase D).
- 12.3 The proposal derives from the masterplan contained within this statement. The layout and servicing of the land will accommodate all of the proposed buildings as later developments; all of which will be the subject of further applications for planning permission in detail.
- 12.4 The drawings PL001 A Site Plan and Phasing; and PL002A Indicative Layout are contained within the planning application (see pages 28 and 29).

G H Johnston Building Consultants Ltd planning & architecture

Oct 2015





APPENDIX

SUSTAINABLE DESIGN

SUSTAINABLE DESIGN GUIDE LAYOUT/SCALE etc local materials/ 1 colour layout/style in 1 character roofs in local 1 context local detailing 1 potential to 1 customise contemporary/ 1 local vernacular

SUSTAINABLE DESIGN GUIDE		
2	LANDSCAPING	
	integrates setting	1
	public open space	1
	Integrated pub- lic/private boundaries	✓
	conserve land- scape and ecol- ogy	√

SUSTAINABLE DESIGN GUIDE **ENERGY EFFICIENCY** orientated for solar gain maximise thermal efficiency 1 minimising energy demands 1

SUSTAINABLE DESIGN GUIDE		
8	RENEWABLE ENERGY	
	low-zero carbon technology	~
	renewable energy technologies	1
	energy demand efficiently	~

							110	1. 4	2100
 SU	STA	AINABLE DESIG	N	GUIDE	SUS	STA	NINABLE DESIGN	GU	IDE
3		ULTURAL ERITAGE			4		IATERIALS ecycled		
	fe	atures identi-					ources		
		ed and pro- cted		√	SUS	STA	AINABLE DESIGN	GU	IIDE
SU	ST	AINABLE DESIG	N	GUIDE	6		ENHANCING WILDLIFE		
5		NATURAL HERITAGE					no net loss of habitats/		
		assessment of ecological	T				species		✓
		value		✓			local species		✓
SU	ST	AINABLE DESIG	N	GUIDE	com	nlia	nce		
							/achieved		1
9		FOUL-WASTE TREATMENT	W	ATER	not re	equ	ired/not achieved	\exists	Х
					subje Warr		to details/Building		•
		public sewer		- , -	This is				

Sustainable	e Design Guide
1-9	

connection

SU	STAINABLE DES	IGN GUIDE
4	MATERIALS	
	recycled sources	✓

303 TAINABLE DESIGN GOIDE				
6	ENHANCING WILDLIFE			
	no net loss of habitats/ species	~		
	local species	1		

compliance	
required/achieved	1
not required/not achieved	х
subject to details/Building Warrant	•

This is an assessment of the compatibility of the proposal with the Supplementary Guideline: Sustainable Design Guide (The Highland Council 2011). The extent to which the proposal accords is indicated against 20 criteria set out in the Guide; and scored in light of the values contained in the table "compliance" (above)

SUST	TAINABLE DESIGN G	UIDE
10	FLOODING	
	free from risk	1
	requires flood prevention	Х
	affects flood plain	х

11	SURFACE WATE	≣R
	prevent run-off at source	1
	source control re-harvesting	1
	source control infiltration	√

CHETAINADI E DECICNI CHIDE

SUST	TAINABLE DESIGN	GUIDE	
12	WATER CONSERVATIO	WATER CONSERVATION	
	efficient appli- ances	•	
	rainwater col- lection	•	

SUSTAINABLE DESIGN GUIDE		
13	WASTE AND RECYCLING	
	sorting and stor- ing materials	•
	general waste storage	✓
	composting space	•
CITC	TAINADI E DESIGNI	CHIDE

	SUSTAINABLE DESIGN GUIDE			
14	SITE MANAGEME	NT		
	minimise noise, air and light pollu- tion	*		
	minimise surface run-off	1		
	minimise soil han- dling/protect trees	1		
	minimise con- struction waste	1		
	minimise access and traffic move- ments	1		

SUSTAINABLE DESIGN GUIDE		
15	TRANSPORT	
	reducing car dependency	√
	promoting sus- tainable trans- port	1
	contribution to core paths/safe routes	✓
	reducing travel needs	✓

17	EFFICIENT USE OF LAND/BUILDINGS		
	minimise soil disturbance	1	
	reuse demolition materials	х	
	restore redun- dant buildings	х	

SUST	AINABLE DESIGN	GUIDE
16 PEDESTRIANS A		ND
	distance to pub- lic transport net- work (<400m)	*

Sustainable Design Guide 10-16

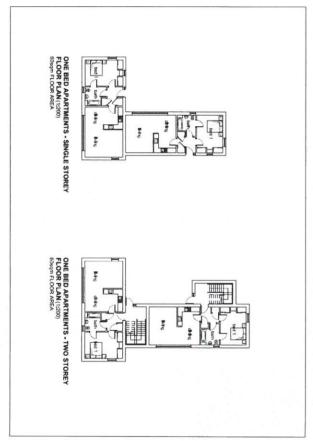
SUSTAINABLE DESIGN GUIDE		
18	DESIGN FOR FLEXIBILITY	
	home-working infrastructure	1
	enable future extension	✓
	internal flexibility	✓

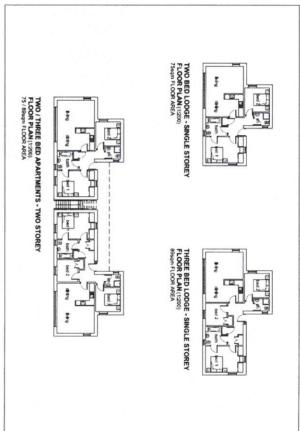
SUSTAINABLE DESIGN GUIDE		
19	PRIVATE AMENIT	Υ
	sitting outside	1
	disabled access	1
	garden-allotment	×
	composting waste	1
	drying washing	х

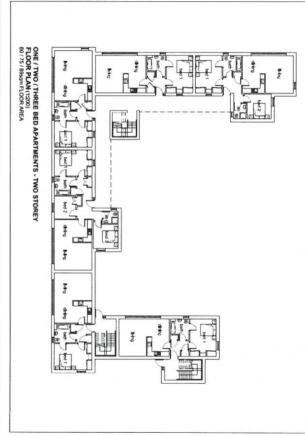
SUSTAINABLE DESIGN GUIDE			
20	COMMUNITY FACILITIES		
	distance to health (500 m)	✓	
	distance to edu- cation (500 m)	Х	
	distance to shop/bank ATM (500 m)	х	
	distance to leisure (1000 m)	1	

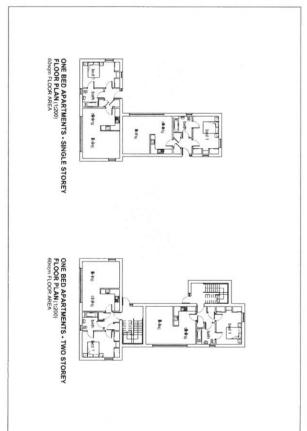
Sustainable Design Guide 18-20

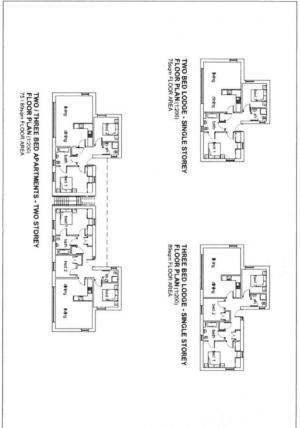
B APPENDIX EXEMPLAR BUILDING FLOORPLATES

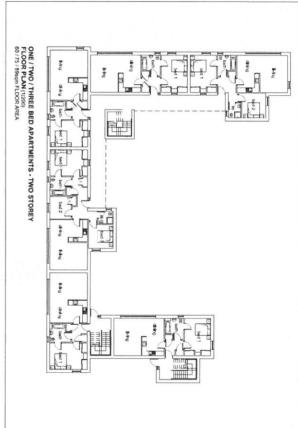


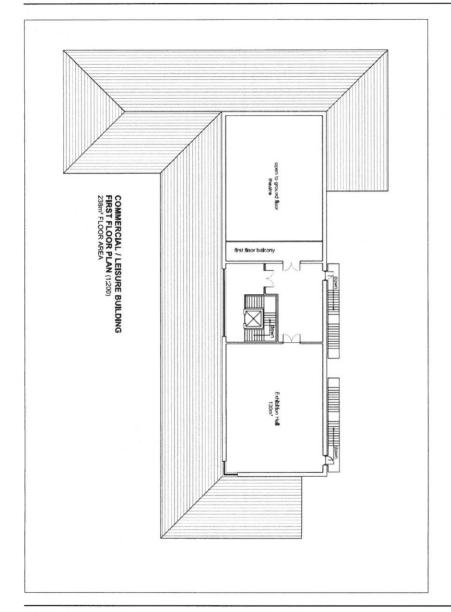


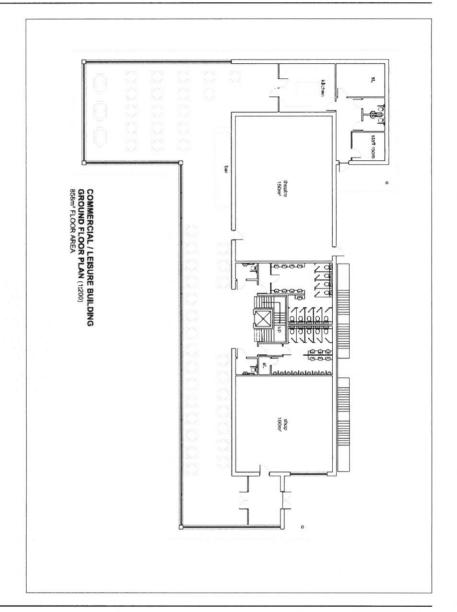












c APPENDIX TOPOGRAPHICAL SURVEY

