

# STRATEGY: DESTINATIONS







# CHARENTE: IDEAS FOR CONSIDERATION

POSSIBLE PROJECTS THAT HAVE NOT MADE IT INTO THE STRATEGY OR ARE IN THE STRATEGY BUT NEED FURTHER CONSIDERATION

- 1 Pedestrian bridge connection with Inverness Harbour
- 2 Improvement of Black Bridge (addressing pedestrian and cyclist deficiency)
- 3 Additional pedestrian rail crossing connecting South Kessock with Carse and Muirtown Basin
- 4 Improvements to existing pedestrian connection under railway bridge at Wyvis Place
- 5 Improvements to existing pedestrian/cycle level crossing between South Kessock and Carse Industrial Estate
- 6 Housing site fronting onto the Nature Reserve at South Kessock
- 7 Housing infill site between Carnac Crescent and Craigton Avenue
- 8 New Clachnaharry Railway station
- 9 Need for new road crossing of the Muirtown Basin
- 10 Proposed improvement of Muirtown Swing Bridge/provision of additional pedestrian/cyclist bridge (addressing pedestrian and cyclist deficiency)



	SITE PHOTO	DIAGRAM EXCERPT	POSSIBLE PROJECTS THAT HAVE NOT MADE IT INTO THE STRATEGY OR ARE IN THE STRATEGY BUT NEED FURTHER CONSIDERATION	POTENTIAL POSITIVES	POTENTIAL NEGATIVES	NEXT STEPS
1			Pedestrian bridge connection with Inverness Harbour	Improves connection between Harbour area and South Kessock/Muirtown	Delivery depends on developer package which includes further land reclamation and general housing development at the Harbour waterfront  This is not supported by the Council's emerging Development Plan as the Harbour development proposed is not a genuine new City neighbourhood supported by new school and other facilities and has serious environmental risks  Bridge optioneering would need to consider whether this is the optimum position (and improvement of the Black Bridge connection delivers more benefits)	Do not include as part of the Strategy
2			<b>Alternative/Preferred Option</b> Improvement of Black Bridge (addressing pedestrian and cyclist deficiency)	Improves the active travel connections between South Kessock/Muirtown Basin/Merksich/Carse with city centre  Vehicular access would also be improved if current 7.5 tonnes weight restriction could be removed.	Over deliverability in the shorter term? May be subject to optioneering Land take/costs	Take forward this proposal as part of Strategy and investigate ways to deliver
3			Additional pedestrian rail crossing connecting South Kessock with Carse and Muirtown Basin	Improves connectivity between South Kessock and Carse/Muirtown Basin  Increased social and environmental benefits	Significant land take required either side of bridge for ramp/or tunnel makes this solution undeliverable  Only viable option in terms of space available is by elevator and advice is that Network Rail would not adopt the maintenance and care of an elevator that was not part of a station  Lengthy consultations required with Network Rail	Do not include as part of the Strategy
4			<b>Alternative/Preferred Option</b> Improvements to existing pedestrian connection under railway bridge at Wyvis Place	Improves experience for pedestrians and cyclists using this route  Increased social and environmental benefits  Relatively low cost solution  Chance to increase safety for road user and pedestrians	Does not provide the direct connection desired between South Kessock with Carse and Muirtown Basin	Take forward this proposal as part of Strategy and investigate what improvements should be delivered and how they can be delivered
5			<b>Alternative/Preferred Option</b> Improvements to existing pedestrian/cycle level crossing between South Kessock and Carse Industrial Estate	Improve safety and functionality  Improves connectivity between South Kessock and Carse/Muirtown Basin	Does not provide the direct connection desired between South Kessock with Carse and Muirtown Basin	Take forward this proposal as part of Strategy and investigate what improvements should be delivered and how they can be delivered
6			Housing site fronting onto the Nature Reserve at South Kessock	Potential opportunity to have housing fronting onto the Nature Reserve  Potential to diversify the housing tenure  Improved natural surveillance of nature reserve	Possible impact on the nature reserve  Flood Risk may rule out development here	Take forward this proposal as part of Strategy  Further consider merits of this proposal  Carry out Strategic Flood Risk Assessment to assess feasibility
7			Housing infill site between Carnac Crescent and Craigton Avenue	Provision of affordable housing  Potential to diversify the housing tenure  Improved surveillance of area  Provision of enhanced play space	Loss of some of the greenspace  Flood Risk assessment required	Include in Strategy for now pending further technical assessment of Flood Risk  Benefits delivered by affordable housing scheme with new play space to outweigh the loss of some green space  Carry out Strategic Flood Risk Assessment to assess feasibility
8			New Clachnaharry Railway station	Improves accessibility to this area for visitors and residents	Network Rail have not responded to this suggestion  Major concern about the deliverability and feasibility of this	Do not include as part of the Strategy but keep pressure on Network Rail for response
9			Need for new road crossing of the Muirtown Basin	Could improve traffic flow	Operational difficulties for Scottish Canals  Land take required  Impact on amenity of the Basin  Impact on Historic environment of canal  Not recognised requirement for this solution  Feasibility and deliverability of this solution	Do not include as part of the Strategy  Require Transport Assessment to accompany planning applications to ensure there is capacity on local road network (or the mitigation proposed creates sufficient capacity).
10			<b>Alternative/Preferred Option</b> Proposed improvement of Muirtown Swing Bridge/ provision of additional pedestrian/cyclist bridge (addressing pedestrian and cyclist deficiency)	Improves the active travel connections	Impact on the Muirtown Swing Bridge  Feasibility/Deliverability?  Complex issues as is listed structure  Would maybe need to be separate structure	Include as part of the Strategy  Need to consider different options to deliver this

# CHARETTE: IDEAS MOVING FORWARD

## PROJECTS MOVING FORWARD IN THE STRATEGY

- 2 Improvement of Black Bridge (addressing pedestrian and cyclist deficiency)
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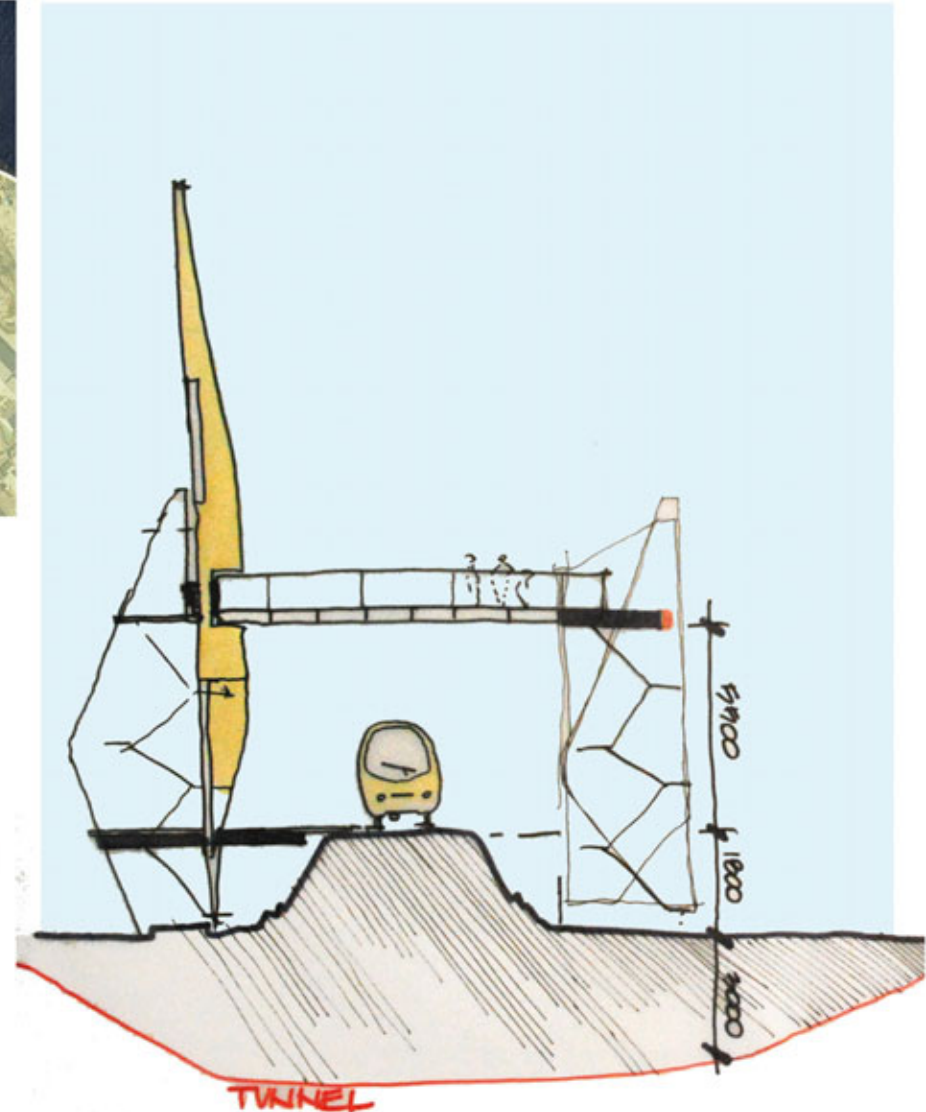
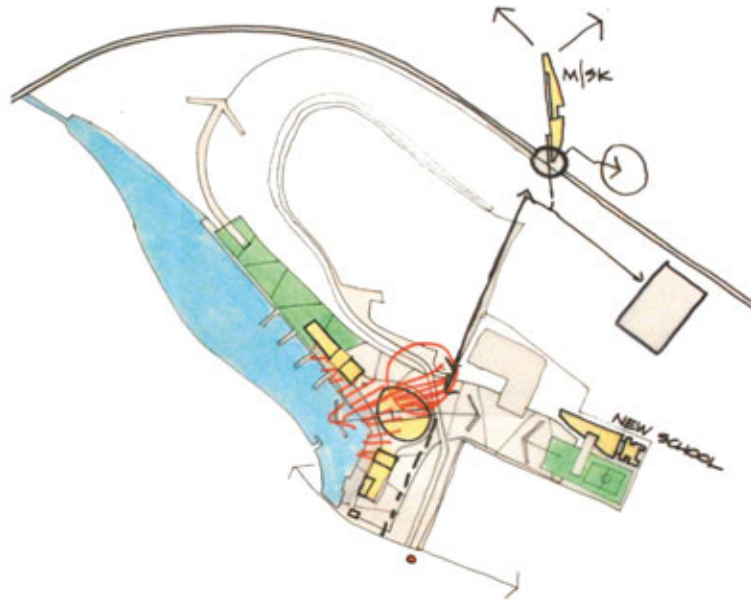
## PROJECTS NOT MOVING FORWARD IN THE STRATEGY

- 1 Pedestrian bridge connection with Inverness Harbour
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- 8 New Clachnaharry Railway station
- 9 Need for new road crossing of the Muirtown Basin

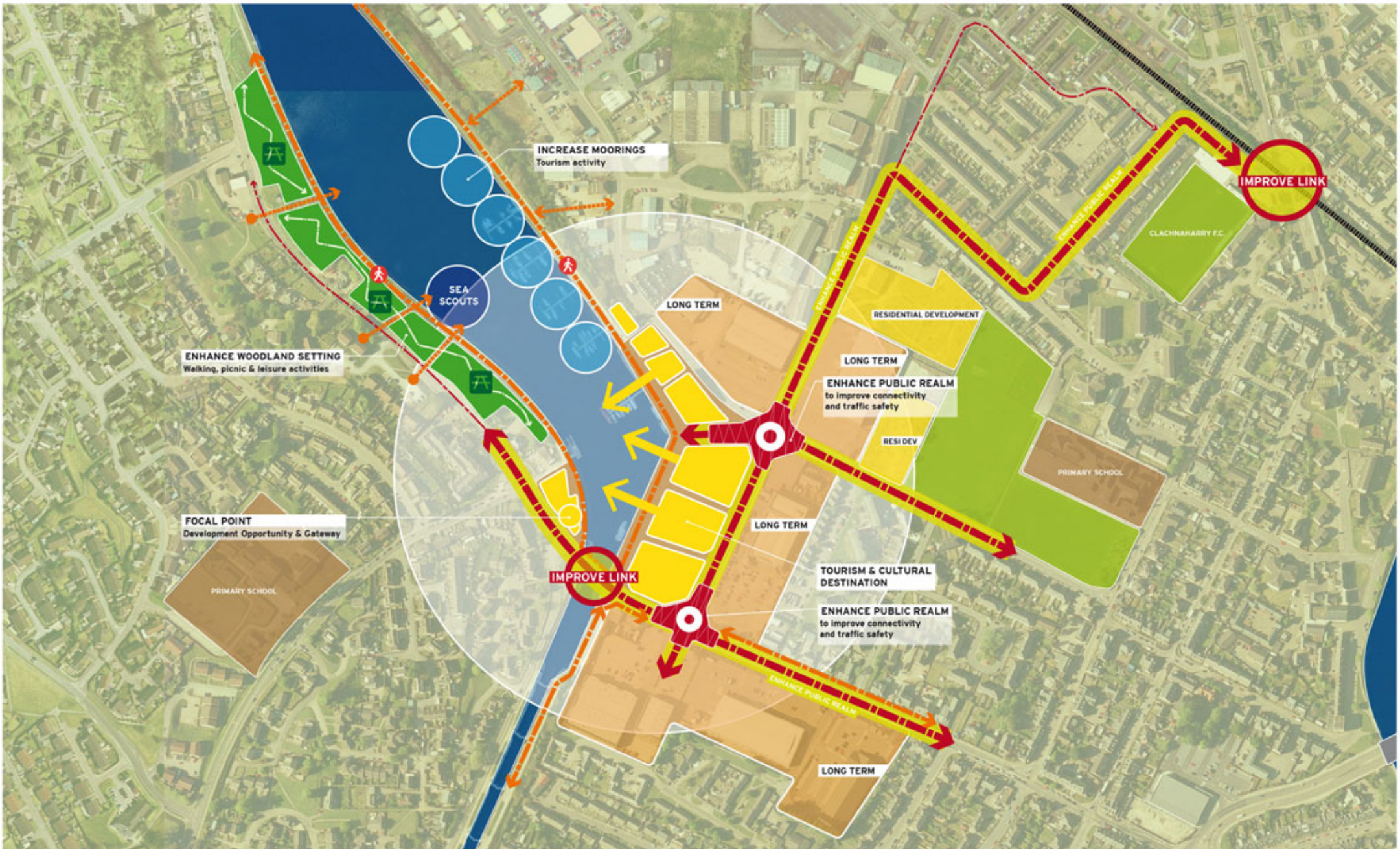




- 3** Additional pedestrian rail crossing connecting South Kessock with Carse and Muirtown Basin.
- Significant land take required either side of bridge for ramp/or tunnel makes this solution undeliverable.
  - Only viable option in terms of space available is by elevator and advice is that Network Rail would not adopt the maintenance and care of an elevator that was not part of a station.
  - Lengthy consultations required with Network Rail.

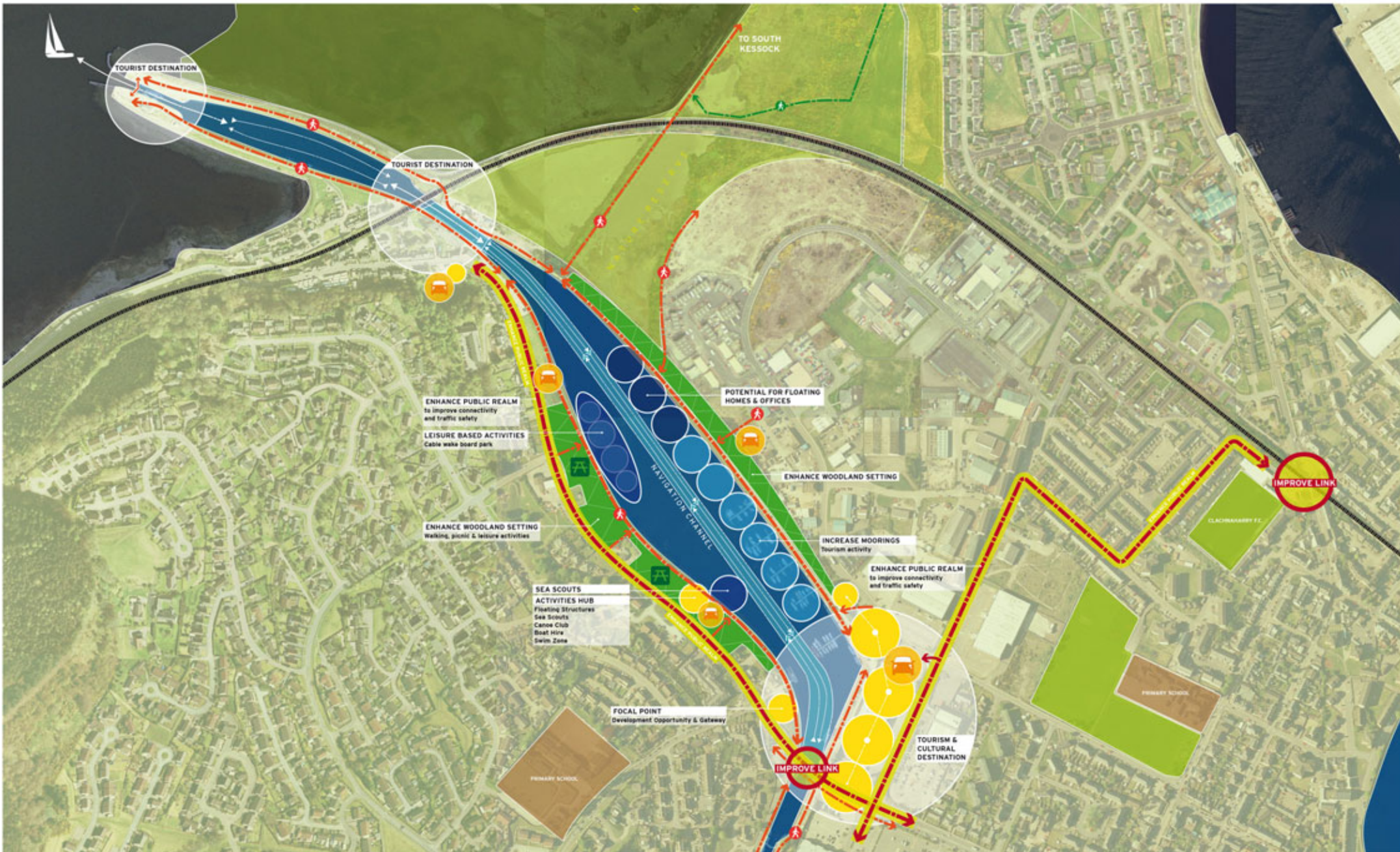


# OPPORTUNITIES: MUIRTOWN

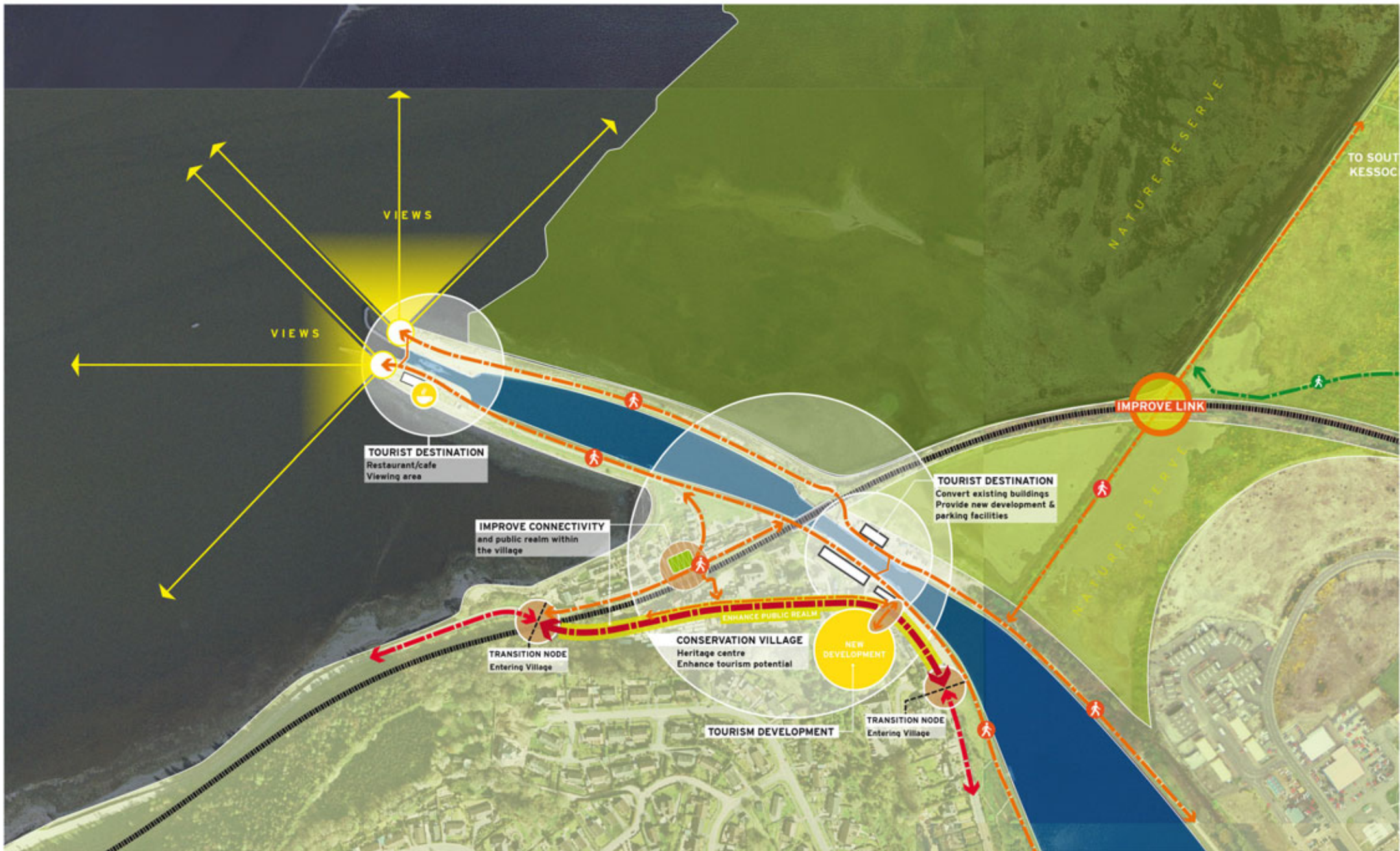




# OPPORTUNITIES: MUIRTOWN BASIN & WATERSPACE



# OPPORTUNITIES: CLACHNAHARRY



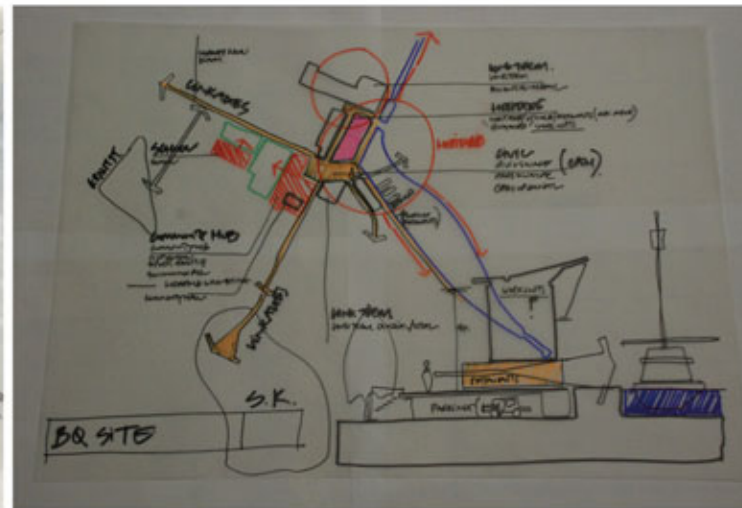
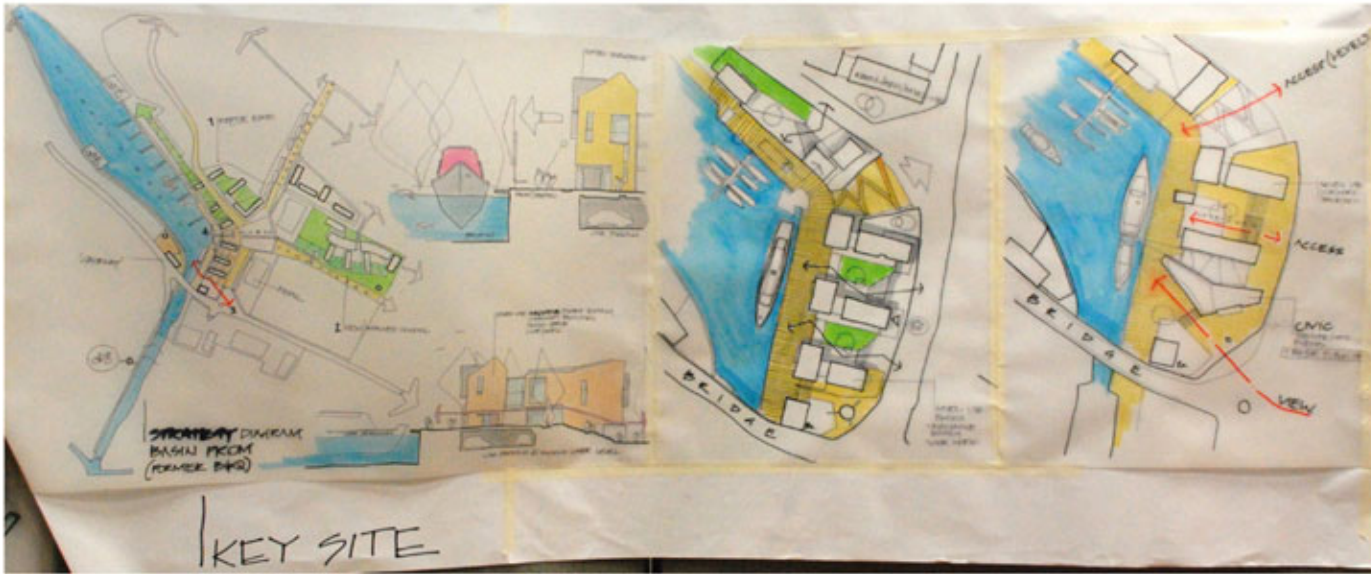


# OPPORTUNITIES: SOUTH KESSOCK





# CHARENTE: ON THE DAY



# OPPORTUNITY - DEVELOPMENT CONCEPT PRECEDENT

## COMMUNITY & CULTURAL FACILITIES

### CULTURAL FACILITIES



## LOW DENSITY HOUSING



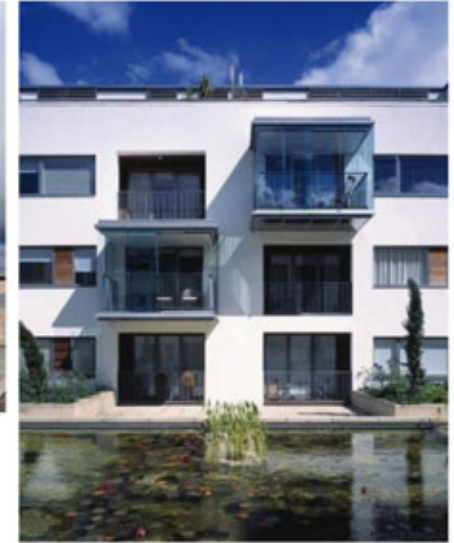
### LANDMARK BUILDINGS



### CULTURAL CENTRE



### CIVIC FACILITIES/ SOCIAL BUILDINGS



# OPPORTUNITY - DEVELOPMENT CONCEPT PRECEDENT

## ACTIVE WATER SPACE & WATER'S EDGE

### SPORTING ACTIVITIES

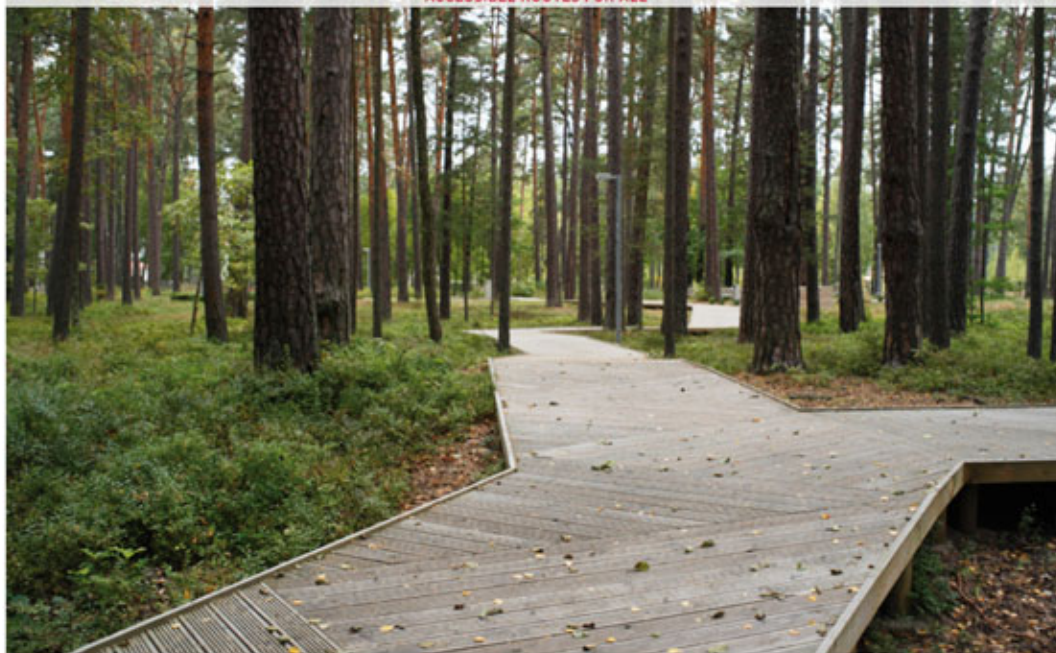


### COMMUNITY EVENTS



## WOODLAND/WATER'S EDGE ENHANCEMENT

### ACCESSIBLE ROUTES FOR ALL



### WATERSIDE FESTIVALS



### ACTIVE HARBOUR AREA



### SENSITIVE INTERVENTIONS INTO THE NATURAL LANDSCAPE



### INNOVATIVE PUBLIC REALM & QUALITY HARD LANDSCAPING



# OPPORTUNITY - DEVELOPMENT CONCEPT PRECEDENT

FLOATING STRUCTURES - HOMES & OFFICES

FLOATING STRUCTURES



CAFE, FOOD AND RETAIL

POP UP FOOD/CAFE



JETTYS WHARFS & PIERS



IMPROVED MOORINGS



RIVER CAFE



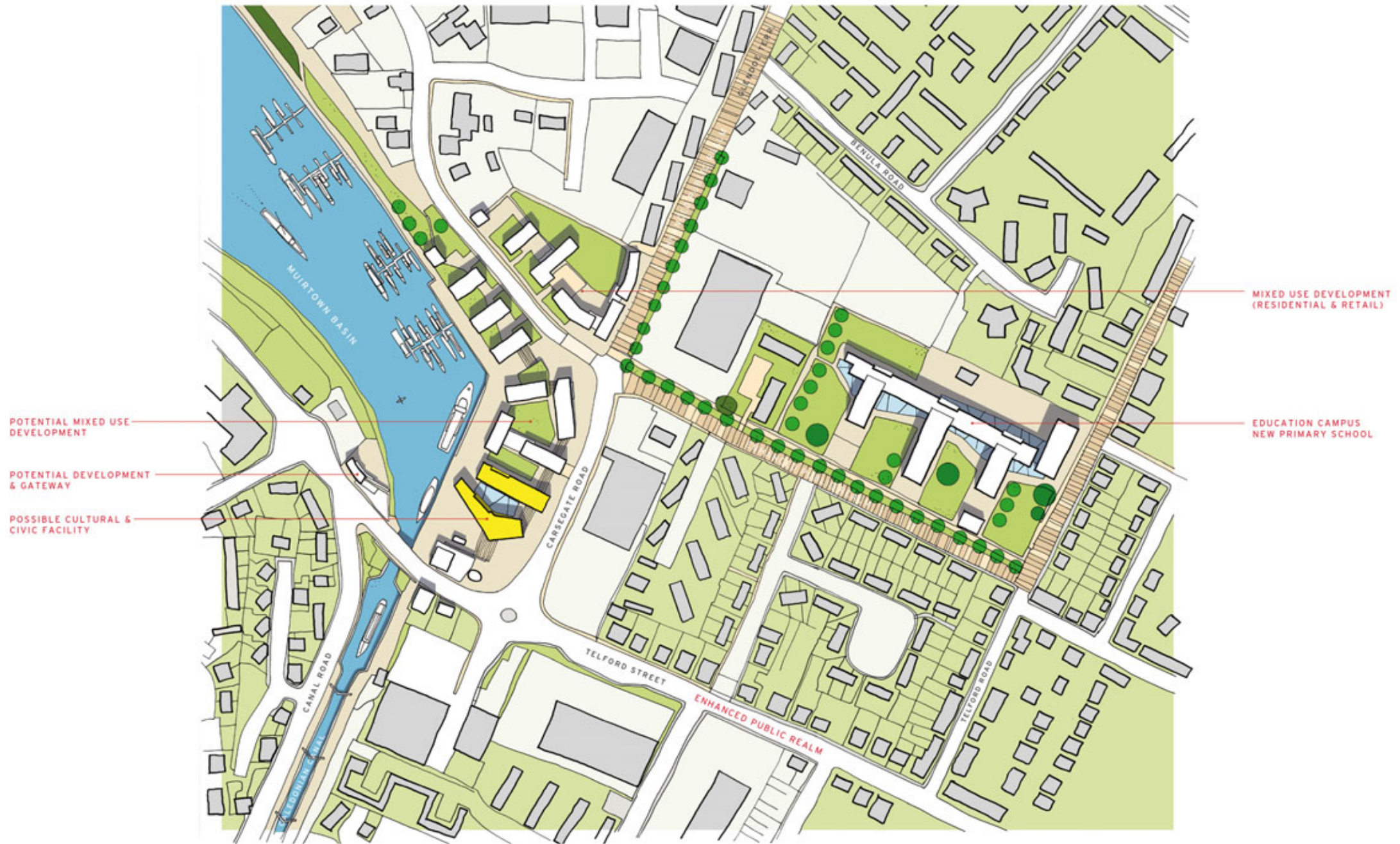
RETAIL



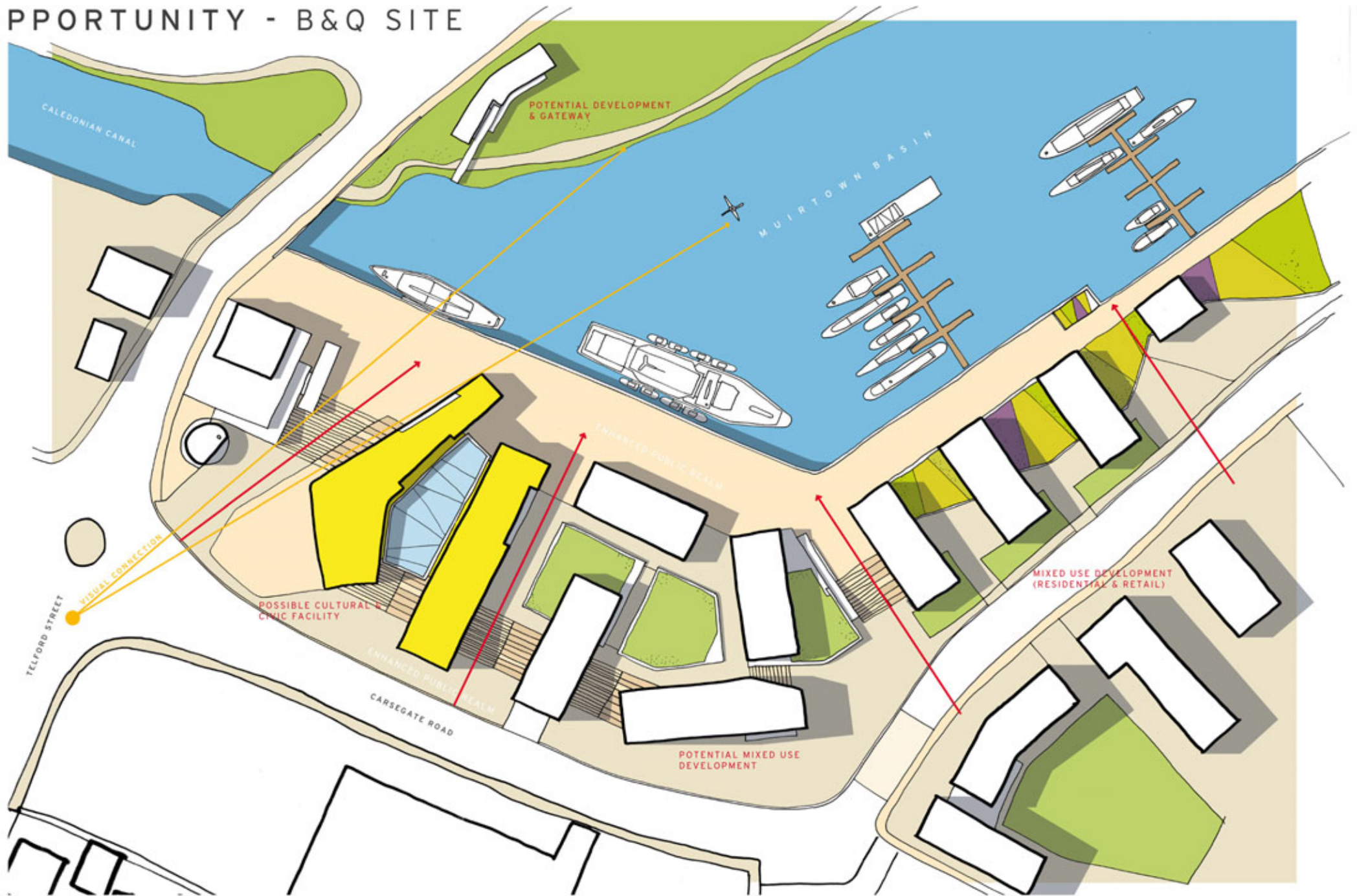
SPECIALTY RETAIL



# OPPORTUNITY - DEVELOPMENT CONCEPT MASTERPLAN



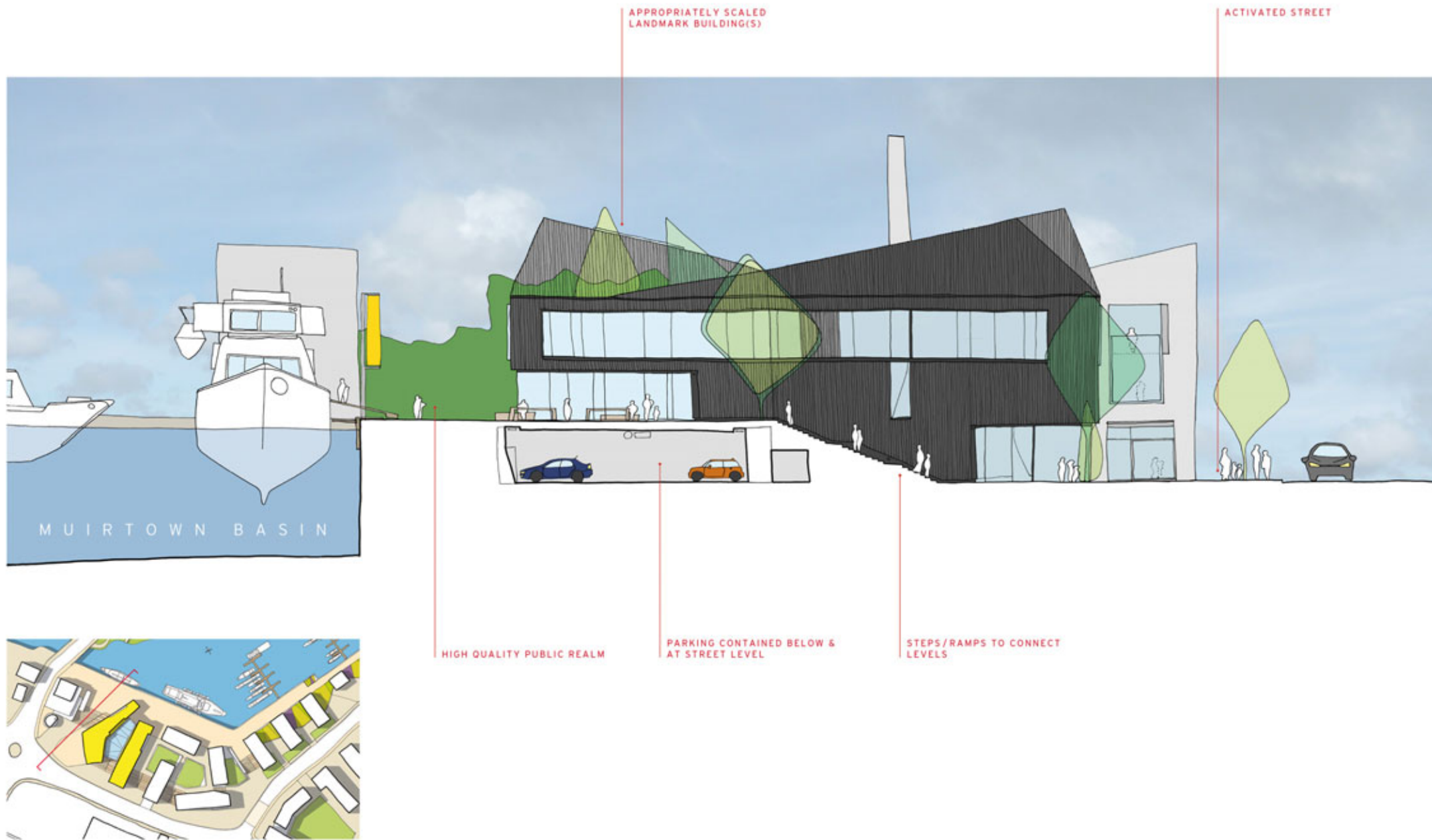
# OPPORTUNITY - B&Q SITE



# OPPORTUNITY - B&Q SITE



# OPPORTUNITY - B&Q SITE



# OPPORTUNITY - GATEWAY SITE



SENSITIVELY DESIGNED DEVELOPMENT  
TO GATEWAY SITE

HIGH QUALITY PUBLIC REALM  
IMPROVED PEDESTRIAN AND CYCLE LINKS

# OPPORTUNITY - ENHANCED PUBLIC REALM

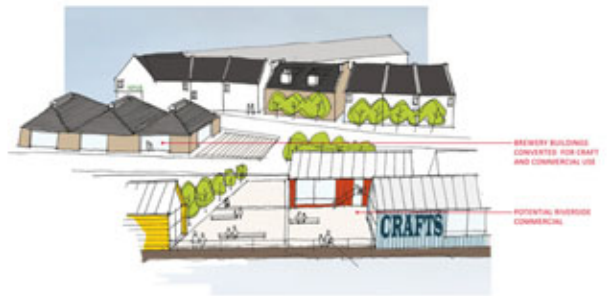


# CLACHNAHARRY





# SOUTH KESSOCK





- 1 - Proposed viewpoints and landscape shelters
- 2 - Picnic areas set into landscape edge
- 3 - Improve connections from residential areas to waterfront
- 4 - Recreational zones
- 5 - Improvements to linear footpath along waterfront
- 6 - Improvements to linear footpath along west side of Muirtown Basin
- 7 - Improve connections to landscape path



Example of viewpoint



Example of picnic area



Sketch view looking west along waterfront path



Example of landscape shelters







