Agenda Item	6.8
Report No	PLS 010/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 29 January 2019

Report Title: 18/04829/FUL: NHS Highland

Land 330M NW Of Inverness College UHI, 1 Inverness Campus, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Construction of a new Centre for Health Science 2 including an Elective Care Centre (NHSH), Life Science Business Incubator (HIE) and Health Innovation Facility (UHI)

Ward: Ward 19 – Inverness South

Development category: Major

Reason referred to Committee: Major Development

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought to construct a new healthcare and multidisciplinary life sciences centre to serve the Highlands and Islands area and is a collaborative project between NHS Highland, the University of the Highlands and Islands (UHI) and Highlands and Islands Enterprise (HIE).

1.2 For NHS Highland the development will consist of a 28-bed elective care centre featuring four operating theatres and will house NHS Highland's ophthalmology service. For UHI the development will provide a research and innovation centre and will form an integral part of the School of Health within the university. For HIE the development will provide laboratories and office space as they look to bring a commercial focus to the project.

1.3 The building has been designed on a rectilinear footprint and is two storeys in height. It features a clinical area in the central main section with two wings extending out from the northern section at an angle of 120 degrees housing the patient zones and two smaller wings branching out on the southern section at 100 degrees that will host the health innovation and research hub. The primary frontage will be the eastern elevation, facing onto the central avenue that runs through the heart of the campus complex.

1.4 The sheer scale of the development, coupled with the need to ensure that all elements within the building are interconnected, means that it has been necessary for the development to combine three of the original campus plots into one larger area. This has resulted in a number of deviations from the original masterplan including the removal of the landscape buffer strips that separate the individual plots.

1.5 The main public entrance to the building is located to the north with car parking split across the overall site. The general parking area associated with the NHS use of the building is to the north with general parking for UHI and HIE located to the south. The service yard area sits behind the west elevation adjacent to the A9 trunk road. In total 245 parking spaces, 25 of which will be disabled spaces, will be provided for the development.

1.6 A varied palette of external materials is proposed intended to compliment the high quality contemporary designs and finishes of other Campus buildings. Specifically, Caithness stone or similar will feature throughout the development, anodised effect metal panelling will be used on the UHI and HIE elevations and gables, timber cladding will be utilised to soften the harder materials, and the roof will be finished in standing seam metal.

1.7 High quality landscape treatment forms an integral part of the overall design and will include a variety of spaces, viewing gardens, rehabilitation area. The existing landscape and wildlife corridors separating the plots will be relocated and the existing planting reused where possible. The intention is to provide a rich and stimulating environment for both people and wildlife.

1.8 Surface water drainage scheme will be discharged to the existing sewer systems running parallel with the road to the east of the site. The treatment of surface water

prior to discharge will consist of under ground storage tanks from permeable paving in the car park areas with tree pits and swales located in other areas.

1.9 Pre Application Consultation: PAC was carried out by the applicant in July 2018 and included three public exhibitions held on 3rd, 4th and 25th of July.

1.10 The applicant has also presented the proposal to the Inverness Design Review Panel. The Panel's Executive Summary is referred to below and the main report is included as Appendix 1.

"The Panel welcomes this opportunity to comment on proposals for a very substantial suite of buildings spanning two Campus plots, which is expected to be a significant catalyst for future development. While acknowledging the challenge and complexity of working to a healthcare brief, the Panel encourages the developer to maintain the Campus' high standard of investment in the public realm, architectural quality, connectivity and wayfinding that have so far delivered award-winning standards of environmental design.

This report highlights aspects of the draft design that are somewhat at odds with Design Guidelines set out in the Campus Masterplan, in particular the extent to which car parking has replaced built form, active frontages and buffering. In addition to suggesting ways in which the design could align more closely with these guidelines, the report makes a case to depart from the requirement to restrict building heights to two storeys because this could achieve more satisfactory massing/landscape/public realm design and more effective screening of car parking.

Layout and massing should attach greater priority to views from both the Golden Bridge and the A9 because of the visual impact that development will have on these important gateways. The importance of achieving homogeneity in the design and treatment of elevations is also emphasised, along with a need to ensure that: the palette of building materials is in keeping with what already exists on Campus; internal greenspace is attractive and fit for purpose; tree-planting and SuDS make a positive contribution to the public realm; and access arrangements contribute proactively to achieving modal shift.

The developer is invited to submit a more detailed scheme for design review at an appropriate stage between now and the planning application."

1.11 Supporting Information: the following information has been submitted in support of the application:

- Pre-application Consultation Report;
- Design and Access Statement;
- Transport Assessment;
- Ground Investigation Report;
- Surface Water Management Plan;
- Landscape Strategy, Specification and Maintenance Schedule;
- Archaeological Watching Brief;
- Waste Management Strategy

1.12 Variations: Not applicable.

2. SITE DESCRIPTION

2.1 The site is a relatively flat 3.2 Ha greenfield area consisting of plots 3, 4 and 5 of the Inverness Campus development. The plots are located on the northwestern half of the site bounded to the south by Inverness College and to the west by the A9 trunk road.

2.2 The overall site area comprises two main elements. The largest part of the development site that will wholly contain the building measures approximately 103 metres in width at its narrowest point towards the northern end of the site and expands out to approximately 123 metres at its widest point to the south. The smaller part of the overall site is a narrow offshoot extending approximately 160 metres further south to provide additional car parking spaces. It is approximately 35 metres in width at its widest point.

3. PLANNING HISTORY

3.1	08 March 2011	09/00887/PIPIN: Education Campus comprising non-residential institution, business, residential institutions, assembly and leisure and associated landscaping, open space, parking and infrastructure, services and means of access.	Granted planning permission in principle
3.2	01 August 2016	15/00094/MSC: Matters specified in Condition 21 of 09/00887/PIPIN – Travel Plan	Approval of matters specified in condition

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 02 November 2018

Representation deadline: 16 November 2018

Timeous representations: None

Late representations: None

5. CONSULTATIONS

5.1 **Community Council:** No comment received.

5.2 **Flood Risk Management:** No objection subject to a condition requiring approval of the final drainage design.

5.3 **Access Officer:** No objection. Resin-bound paths into existing routes are welcomed. Combined loss of wildlife corridors does not appear to be adequately

mitigated.

5.4 **Environmental Health:** No objection. Recommend conditions requiring compliance with Construction Methodology Statement and approval of a site specific Noise Management Plan.

5.5 **Archaeology:** No objection. Recommend a condition requiring approval of an archaeological watching brief.

5.6 **Transport Planning:** No objection. Recommend conditions relating to enhanced active travel and public transport infrastructure; public transport infrastructure improvements at Inverness Campus and Raigmore Hospital; new active travel route from Inshes to the Campus; and delivery of an enhanced bus service between Inverness Campus and Raigmore Hospital.

5.7 **Transport Scotland:** A holding response has been submitted. Awaiting formal response.

5.8 **Forestry Officer:** No comments to date.

5.9 **HIAL:** No comments to date.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality & Place-making
31 - Developer Contributions
41 - Business and Industrial Land
56 - Travel
57 - Natural, Built & Cultural Heritage
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
74 - Green Networks
75 - Open Space
77 - Public Access

6.3 Inner Moray Firth Local Development Plan 2015

2 – Delivering Development

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)

Flood Risk & Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Public Art Strategy (March 2013)
Sustainable Design Guide (Jan 2013)
Inverness East Development Brief (June 2018)
Developer Contributions (November 2018)

7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

a) compliance with the development plan and other planning policy
b) site layout and design
c) transport impacts
d) developer contributions
e) any other material considerations.

Development plan/other planning policy

8.4 The site lies within the Inverness Campus, allocated for mixed use development in the Highland-wide Local Development Plan (HwLDP) and was subsequently refined for business use, student accommodation and community uses within the Inner Moray Firth Local Development Plan (IMFLDP) and contained wholly to the south of the Highland Main Line. Supplementing the allocation is the Inverness East Development Brief which provides the detailed land use requirements for the Inverness East city expansion areas, including the Campus.

8.5 The IMFLDP requires development of the Campus in accordance with the original planning permission in principle 09/00887/PIPIN and related permissions, the need for active travel connections (including the previously delivered A9 overbridge); local road network improvements; and linkage to the green network.

8.6 The 2009 planning application for the Campus site was granted on 08 March 2011 and this gave planning permission in principle for an education campus comprising

non-residential institution, business, residential institutions, assembly and leisure and associated landscaping, open space, parking and infrastructure, services and access. Conditions imposed included a requirement to produce a masterplan for the campus development area and submission of design guidelines. A further condition required detailed plans for the siting, design and external appearance of all buildings to be broadly in accordance with the general principles set out in the master plan and design guidelines.

8.7 The proposed building will be used as an elective care centre (NHS Highland), laboratories and office space (HIE) and a health and life science innovation centre. This is a mixed use development that includes Class 4 business use (office and research and development), Class 8 residential institutions (hospital) and Class 10 non-residential institution (education). In terms of use, the proposed development accords with the description of development granted under the terms of the planning permission in principle.

8.8 Subject to the proposal adequately demonstrating that the development will broadly conform (i) to the design principles approved under the terms of the planning permission in principle (which in turn is a perquisite of the IMFLDP) and (ii) subject to the proposal having no significant detrimental impact in terms of transportation matters, and finally (iii) that any undesirable effects arising from the development can be adequately mitigated through appropriate developer contributions and/or planning conditions, the proposal would comply with the development plan.

Site layout and design

8.9 The approved planning permission in principle and subsequent approvals of matters specified in conditions set out broad parameters for development of the individual plots. The approved masterplans indicated that the plots subject to this application would likely comprise non-residential institutions, with an indicative building height up to 8 metres over no more than two storeys.

8.10 The Design Statement acknowledges that *"design guidelines define the key principles behind a masterplan and a set of requirements for the development of plots and common areas and are intended to regulate and control the overall quality and coherence of the Campus whilst allowing a reasonable degree of variety…"* It acknowledges that as a direct result of the nature of the collaborative approach to this development and the need for the individual elements of the project to be interconnected, there would be inevitable deviations from the masterplan.

8.11 The nature of the use necessitates increased floor to ceiling heights to accommodate the services associated with the main use as an elective care centre. The layout is such that the building has the appearance externally of two storeys in height, but also incorporates a second floor containing staff facilities and plant rooms within the roofspace.

8.12 The height to eaves level of the building is approximately 10.5 metres with an overall height to ridge level of approximately 14.5 metres. Whilst this exceeds the indicative masterplan requirements, it reflects one of the recommendations from the Inverness Design Review Panel in that increasing the height (10 metres

initially) would improve the massing/landscape/public realm design and more effective screening of the car parking. In comparison, the height to eaves of the flagship college building is 13.28 metres, increasing to an overall height of 24.12 metres. In terms of building footprint the current proposal equates to approximately 5,200 square metres, in comparison to the main college building's 8,700 square metres. The latter will therefore remain the dominant cornerstone building within the Campus.

8.13 The overall scale and form of the building has been considerably improved and refined since the initial proposal was presented to the Inverness Design Review Panel. Coupled with high quality proposed materials and finishes and comprehensive landscaping scheme, the proposal in terms of site layout and design will compliment and enhance the appearance of the Campus and, although not strictly relevant given this is a full application, these qualities justify what are in effect minor deviations from the early indicative masterplan proposals approved as part of the original planning in principle for the Campus and therefore the overall intent of the new development will see it integrate well with the existing neighbouring users ensuring that the overall original design ethos is maintained.

Transport impacts

8.14 The traffic survey results carried out for this application has revealed that the existing developments at the Campus are generating more traffic than originally predicted. This means that the existing signal controlled junction is operating at capacity. The Transport Assessment (TA) submitted in support of the application predicts that, without mitigation, there will be a negative impact on the performance of the Campus junction on the B9006 public road that will create congestion and will have a detrimental knock-on effect on the adjacent roads network.

8.15 The mitigation proposed by the TA is the re-classification of the existing priority bus lane for use by all traffic and altering the existing signal phasing for pedestrians crossing the junction. The Council's Transport Planning team has advised that this mitigation is unacceptable.

8.16 In recognising the regional importance of the proposed development Transport Planning has advised that the focus for any solutions should relate to improvements to public transport and active travel links, with a particular focus on the aspiration of creating a bus corridor linking the Campus site, Inverness Retail Park, Raigmore Hospital, Inverness City Centre and East Inverness.

8.17 The Transport Planning team has advised that in order for the proposal to be considered acceptable a number of suspensive conditions should be applied to any subsequent planning permission to ensure that they are functioning prior to the development being brought in to use.

Developer contributions

8.18 In order to address the concerns raised by the Council's Transport Planning team, discussions have taken place regarding the options for mitigating the undesirable impacts that are likely to arise from the development in terms of impact on the operation of the signalled junction on the B9006 public road.

8.19 Taking into account the guidance contained with Circular 4/1998 'The Use of Conditions in Planning Permissions' it has been determined that suitable mitigation can be secured through conditions.

8.20 Subject to acceptance by members, the proposed mitigation will include the following:

- requirement to create a new bus gate through the Raigmore Hospital site to link with the Raigmore Estate;
- the installation of a bus priority lane existing from the hospital site at the signalled junction on to Perth Road; and
- the installation of an active travel link between Culloden Road and the Campus.

8.21 In addition to the proposed infrastructure improvements which are considered necessary to mitigate the potential undesirable traffic impacts arising from the development, the following additional matters that can also be imposed as conditions support the measures identified above:

- the existing dedicated bus lane existing the campus and the signalised junction arrangements should remain as currently operated in the interests of promoting sustainable travel;
- the building should not to be occupied until the North Bridge linking to Inverness Business and Retail Park has been completed and is available for use; and
- the requirement for the developer to produce a Travel Plan that will be subject to periodical review and revisions with the intention to reduce single occupancy car journeys and promote active travel arrangements, including improved bus services.

Other material considerations

8.22 The Inverness East Development Brief was approved as supplementary planning guidance and forming part of the development plan and is a material consideration in the determination of this application as the Campus site is located within the western boundary of the brief area.

8.23 The brief sets out a vision of how the whole of Inverness East should be developed over the coming years. It also sets out what will be expected in terms of developer contributions towards various infrastructure requirements. It is noted that some of these requirements relate to all new development, respective of type.

8.24 In relation to the Campus the brief simply states that development will follow the existing design code to deliver exemplars of modern design and layout.

8.25 There are no other material considerations.

Matters to be secured by Section 75 Agreement

8.26 None.

9. CONCLUSION

9.1 Full planning permission is sought to create an innovative healthcare and multidisciplinary life sciences centre that will serve the whole of the Highlands and Islands region in a collaboration involving NHS Highland, Highlands and Islands Enterprise and University of Highlands and Islands. The provision of a new 28-bed elective care centre will provide improved specialist healthcare facilities for the region and will be integrated with the provision of new commercial opportunities, products and services in technology and life sciences.

9.2 The building has been designed and sited to create a further exemplar development that will complement the high quality environment that already exists at the Campus. It is however recognised that the traffic generated by existing developments on the Campus site mean that the main signal controlled junction with the B9006 is operating at capacity. In order to address this a number of measures are recommended through the conditions appended to this report which will deliver significantly enhanced infrastructure improvements to promote a more sustainable approach to travel to and from the Campus and mitigate the potential adverse effects arising from the development. This is an opportunity that has only been afforded through the submission of a full planning application and should therefore be embraced, especially given the widespread community benefits that will arise from the proposal and the economic benefits it will bring to the area.

9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission be

GRANTED, subject to the following:

Conditions and Reasons:

1. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

   Reason: In order to protect the archaeological and historic interest of the site.

2. No development shall commence until full details of secure and protected cycle parking, located so as to be easily acceptable from the north and south entrances to the building, have been submitted to, and approved in writing by, the Planning Authority. The details shall include the dimensions, numbers and types of cycle parking proposed. No part of the development shall be occupied until the secure and protected cycle parking has been installed and available for use in accordance with the approved details.

   Reason: To ensure the necessary provision of cycle parking in accordance with planning for transport policies.

3. No development shall commence until full details of two public transport shelters and stops equipped to display real time information and serving both northerly and southerly direction of travel through Inverness Campus, have been submitted to, and approved in writing by, the Planning Authority. No part of the development shall be occupied until the two public transport shelters and stops have been installed and made available for use in accordance with the approved details.

   Reason: To ensure the necessary provision of public transport infrastructure in accordance with planning for transport policies and to mitigate the impact of the development traffic on the surrounding transport network.

4. No development shall commence until full details of the provision of a bus gateway at Churchill Road/Ashton Road leading through the Raigmore Hospital site to enable a continuous bus link between Churchill Road/Ashton Road and Perth Road, through the Raigmore Hospital site, has been submitted to, and approved in writing by, the Planning Authority. No part of the development shall be occupied until the bus gateway, including the access road through Raigmore Hospital, has been constructed and made available for use in accordance with these approved details.

   Reason: To ensure the adequate and timeous provision of a bus gateway through Raigmore Hospital to promote public transport and active travel links with the surrounding area in accordance with planning for transport policies

and to mitigate the impact of the development traffic.)

5. No development shall commence until full details of the provision of a priority bus lane exiting from Raigmore Hospital at the signalled junction on Perth Road has been submitted to, and approved in writing by, the Planning Authority. No part of the development shall be occupied until the priority bus lane has been constructed and made available for use in accordance with these approved details.

   Reason: To ensure the adequate and timeous provision of a priority bus lane existing Raigmore Hospital to promote enhanced public transport connectivity with the surrounding area consistent with planning for transport policies and to mitigate the impact of the development traffic.

6. No development shall commence until full details of a new active travel link between Culloden Road (B9006) and Inverness Campus has been submitted to, and approved in writing by, the Planning Authority. No part of the development shall be occupied until the new active travel link has been constructed and made available for use in accordance with the approved details.

   Reason: To ensure the adequate and timeous provision of an active travel link to mitigate the impact of the development traffic.

7. No development shall commence until full details of the final drainage design for the site have been submitted to, and approved in writing by, the Planning Authority. This shall include network simulations that demonstrate that the system will cope with a 1:200 year plus climate change storm event without flooding to buildings or critical roads. Thereafter, development and work shall progress in accordance with these approved details

   Reason: To ensure that the final scheme is fit for purpose.

8. No development shall commence until a Site Noise Management Plan required as part of the approved Construction Methodology Statement has been submitted to, and approved in writing by, the Planning Authority. Thereafter development and works shall proceed in accordance with the approved details.

   Reason: To ensure that suitable safeguards are in place to manage noise in the interests of environmental protection.

9. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

   Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.

10. No development shall commence until details for the provision of public art, in accordance with the Council's Public Art Strategy – Supplementary Guidance has been submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure the adequate provision of public art in accordance with the Council's supplementary guidance.

11. No part of the development shall be occupied until the North Bridge, linking Inverness Campus with Inverness Business and Retail Park, has been constructed and made available for use.

Reason: To ensure the necessary provision of public transport infrastructure in accordance with planning for transport policies and to mitigate the impact of the development traffic on the surrounding transport network.

12. No part of the development shall be occupied until a Travel Plan specific to this development and targeted towards reducing the dependency on the use of the private car, with particular emphasis on single occupancy car trips, has been submitted to, and approved in writing by, the Planning Authority. The Travel Plan shall include as a minimum:

i. Defined aims and objectives for the Travel Plan including suitable Targets and/or Indicators that adhere with the principles of SMART (Specific, Measurable, Attainable, Relevant, Time-bound), including engagement with local bus operators with a view to extending and increasing the frequency of local bus services and the promotion of those services;

ii. The measures that will be implemented through the Travel Plan to achieve those aims and objectives;

iii. The name of the Travel Plan Coordinator responsible for developing and implementing the Plan, including all associated monitoring and reporting. This person shall be a member of staff working at this building and will be given the necessary authority or a suitable decision-making structure to undertake all tasks associated with developing and implementing the Plan;

iv. A defined structure for decision making linked with the implementation of the Travel Plan, including clear roles and responsibilities at all levels and a commitment from senior management towards the delivery of the Plan;

v. The arrangements for monitoring the performance of the Plan and how that monitoring will be reported and acted on. For clarity, a minimum of 5 years' worth of annual monitoring reports will be required, which the Plan should define how and when they will be produced and issued to the Planning Authority. Given that a key indicator for the success of the Travel Plan will be how effective the Plan is in limiting the number of vehicle trips in

and out of the development at the busiest times on the road network in the local area, the Travel Plan shall include the establishment of permanent traffic counters at each point of vehicular access into the site, which will need to be implemented and maintained by the owners / occupiers of the development;

vi. The process for making changes to the Travel Plan as a result of the monitoring being undertaken.

Thereafter, the Travel Plan shall be implemented in full and reviewed in accordance with those approved details.

Reason: To promote the delivery of sustainable travel patterns associated with the development in accordance with planning for transport policies.

13. No part of the development shall be occupied until all roads, footpaths and the car parking areas have been formed, completed and made available for use.

Reason: In the interests of public safety, and that the works involved comply with applicable standards.

14. Notwithstanding the recommendations contained within the Transport Statement prepared by Fairhurst (document number 125303/ED/T/R01) the existing bus priority lane at Inverness Campus shall remain strictly in operation and classified as a bus lane and no changes shall be carried out to the phasing of the signal controlled junction.

Reason: The mitigation measure proposed in the Transport Statement are not acceptable and do not accord with Scottish Planning Policy and national and regional transport policy that seeks to reduce single occupancy car trips and promote alternative active and sustainable travel methods.

15. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained

within the Development Plan and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices
The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions
You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Archaeology
Further to Condition 1 of this planning permission you are advised that a controlled soil strip will ensure that any features uncovered will be adequately recorded, while causing minimum delay to the development. You should engage the services of a professional archaeologist. The work will result in a report which will be lodged in the Historic Environment Record (HER), where it may be consulted for research. Archaeological contractors are asked to send copies of such reports directly to

HER who will advise you of receipt and confirm that they form a satisfactory record. Further information is available from: Environmental Advice & Consultancy Team, The Highland Council, Glenurquhart Road, Inverness IV3 5NX. 01463 702504.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: http://www.highland.gov.uk/yourenvironment/roadsandtransport

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud & Debris on Road

Please note that it an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities: You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is

audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Signature:	David Mudie
Designation:	Area Planning Manager – South
Author:	John Kelly
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - Site Layout Plan
	Plan 2 - Ground Floor Plan
	Plan 3 - First Floor Plan
	Plan 4 - Second Floor Plan
	Plan 5 - Elevations UHI/HIE Elevations & Sections
	Plan 6 - Elevations Massing North
	Plan 7 - Elevations Massing South
	Plan 8 - Landscape Plan 1:500
	Plan 9 - Landscaping Plan – North
	Plan 10 - Landscaping Plan – South

APPENDIX 1

Inverness Design Review Panel

Panel Report

Centre for Health Sciences 2
Inverness Campus

14 June 2018

This report is the view of the Inverness Design Review Panel and is not attributable to any one individual. It does not prejudice any of the organisations represented on the Panel forming a differing view about development proposals at a later stage.

Executive summary

The Panel welcomes this opportunity to comment on proposals for a very substantial suite of buildings spanning two Campus plots, which is expected to be a significant catalyst for future development. While acknowledging the challenge and complexity of working to a healthcare brief, the Panel encourages the developer to maintain the Campus' high standard of investment in the public realm, architectural quality, connectivity and wayfinding that have so far delivered award-winning standards of environmental design. This report highlights aspects of the draft design that are somewhat at odds with Design Guidelines set out in the Campus Masterplan, in particular the extent to which car parking has replaced built form, active frontages and buffering. In addition to suggesting ways in which the design could align more closely with these guidelines, the report makes a case to depart from the requirement to restrict building heights to two storeys because this could achieve more satisfactory massing/landscape/public realm design and more effective screening of car parking. Layout and massing should attach greater priority to views from both the Golden Bridge and the A9 because of the visual impact that development will have on these important gateways. The importance of achieving homogeneity in the design and treatment of elevations is also emphasised, along with a need to ensure that: the palette of building materials is in keeping with what already exists on Campus; internal greenspace is attractive and fit for purpose; tree-planting and SuDS make a positive contribution to the public realm; and access arrangements contribute proactively to achieving modal shift. The developer is invited to submit a more detailed scheme for design review at an appropriate stage between now and the planning application.

1. INTRODUCTION

1.1. This report relates to proposed development of the partnership-funded Centre for Health Science Phase II at Plots 4 and 5, Inverness Campus. It should be read in conjunction with meeting papers that describe the site context (including the Campus Masterplan) and the detailed project brief together with information on design development, including site layouts, floor plans, landscape proposals and options for elevations, massing and materials.

2. RECOMMENDATIONS

2.1. The Panel's recommendations for taking forward this proposal are to:

a. Align the design more closely with Campus Masterplan Guidelines, as advised in Paras 4.2-4.3, and provide a clear design rationale for any departure from these design guidelines.
b. Use additional height in some parts of the building to improve massing and landscape design, and screen parking areas more effectively.
c. Make sure layout and massing attach greater priority to views from the Golden Bridge and the A9.
d. Prioritise homogeneity in the design and treatment of elevations.
e. Use a material palette that is in keeping with existing buildings on the Campus.
f. Ensure tree-planting and SUDS make a positive contribution to the public realm.
g. Prioritise high quality design of internal greenspace.
h. Re-consider the location of the children's play area.
i. Ensure that access arrangements contribute to modal shift.
j. Consult Police Scotland on security issues, as necessary.
k. Consider using the Council's pre-application advice service to identify the range of considerations to be taken into account in determining the planning application.
l. Consider submitting a more detailed scheme for design review at an appropriate stage between now and the planning application.

3. OVERVIEW

3.1. The Panel welcomes this opportunity to comment on this proposal for a very substantial suite of buildings that could act as a significant catalyst for future development at the Campus as well as connecting Inverness College UHI to other parts of the site. It acknowledges the challenge and complexity of working to a healthcare brief and thanks the design team for their comprehensive introduction to the scheme.

3.2. The Panel's expectation is that CFHS2 will maintain the high standard of investment in the public realm, architectural quality, connectivity and wayfinding that are the hallmarks of Campus development to date. It emphasises the site's prominence in relation to important movement routes, including the A9 and active travel connections from other parts of the city.

3.3. The Panel is concerned that aspects of the site layout are at odds with Design Guidelines set out in the Campus Masterplan, which to date has delivered award-winning standards of environmental design that are important to maintain. Any departure from these guidelines should be acknowledged and clearly justified in the design rationale.

3.4. Attention is drawn to the benefit of using the Council's pre-application advice service, which maps out the wide range of considerations to be taken into account when determining a planning application for a specific use/site.

3.5. The developer is also invited to submit a more detailed scheme for design review at an appropriate stage between now and the planning application.

4. RESPONSE TO CONTEXT/CAMPUS MASTERPLAN

4.1. The Panel recognises that restricting the height to two storeys, as proposed in the Campus Masterplan, may not be appropriate for a development of this size that spans two plots. Adding height to some parts of the building could achieve more satisfactory massing, better landscape design, and more effective screening of parking areas.

4.2. Particular attention is drawn to the following aspects of the design that are at odds with Masterplan guidelines:

- Views from important active travel routes are dominated by parking and hard surfaces.

- Areas of hardstanding and parking are accentuated by positioning the building in the centre of the expanded plot.
- There is a move away from relatively continuous active frontages overlooking Beechwood Park.
- The buffer proposed for the northern edge of the site has not been achieved.
- The building layout has neither been influenced by, nor seeks to maximise opportunities for high quality landscape or public realm design.

4.3. The following improvements are suggested with a particular focus on safeguarding the intended character of Beechwood Park and respecting a significant gateway to the Campus for pedestrians and cyclists using the Golden Bridge and future bus passengers arriving from the retail park:

- Wrap the building closer to the eastern edge of the plots, enabling a larger proportion of parking to be "lost" to the edge abutting the A9.
- Add more build-up/3-D mass to the view unveiled from the Golden Bridge.
- Give greater expression to the roofline (consider using a green roof, or making it a recreational area for patients)
- Make effective, more extensive use of planting and landscape design to screen parking areas.

4.4. It would be appropriate for design to respond stridently to the view from, and proximity to the A9, where an important gateway precedent is set by the Lifescan building.

4.5. Although it is acknowledged that the Centre will be expected to provide convenient public car parking, there is considerable concern that the proposed level of parking provision will prevent this development from contributing proactively to modal shift. There is a need to alter public perception that the Campus is best accessed by car.

5. MATERIALS

5.1. It is important for CFHS2 to make a strong visual contribution to the Campus that reflects the gravitas of a public building and achieves homogeneity in the design and treatment of elevations, particularly between parts of the building that are in separate ownership.

5.2. The Panel favours a materials palette that is in keeping with what already exists on Campus because these materials are varied enough, and of sufficiently high quality, to achieve distinctiveness and commonality with neighbouring developments.

5.3. The Panel cautions against extensive use of quirky materials, such as hexagonal-patterned cladding, because this risks the Campus looking like a hotch potch. Materials should be justifiable on functional rather than purely aesthetic grounds. Although hexagonal cladding is considered inappropriate, there may be some role for reflective cladding that mirrors the external environment.

6. INTERNAL LAYOUT

6.1. The Panel acknowledges the complexity of the project brief, in particular the requirement to accommodate three separate functions/owners and provide building users with access to natural light and attractive views of nature. It is in favour of creating strong physical and visual links between separately owned blocks. The Panel welcomes the fact that the designers have considered adaptability to take account of future change in operational/organisational need.

6.2. The proposed use of internal greenspace has potential to create positive landmarks for building users as long as light, function and planting are handled well. Poor quality precedents for this type of greenspace highlight the importance of high quality design and maintenance. It

is worth considering whether wildlife corridors can be expressed on the interior of the building as well as externally.

6.3. Although the children's play area relates well to the internal layout, its exterior location is queried because this sits next to the vehicle drop off area and activity at the main entrance.

7. EXTERNAL WORKS

7.1. The quality of public ream design is high and will contribute positively to the elevation facing Beechwood Park if delivery is in keeping with the imagery put forward for design review.

7.2. It is appropriate to use tree planting to break up the relatively flat landform of the Campus and provide shelter and enclosure. The Panel endorses the proposed re-location of existing trees to provide mature landscaping/screening on completion of the development.

7.3. The development of a detailed SuDS strategy in the early stage of the design process is extremely important and should ensure that SuDS make a positive contribution to the public realm.

8. COMMUNITY SAFETY (*comments submitted by email*)

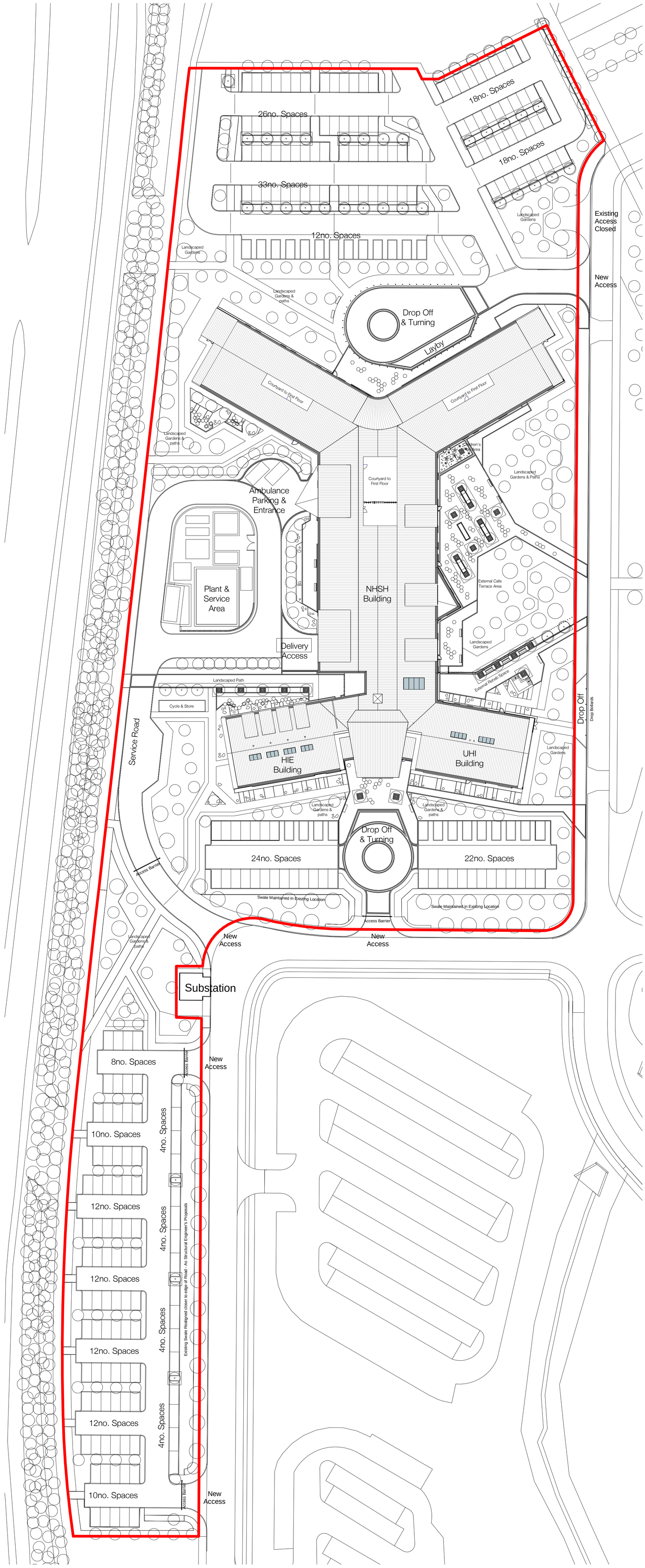
8.1. Although this location does not pose any security concerns, the design team is invited to consult Police Scotland regarding the finer details of site security such as access to the delivery area, routes into the building and internal access to each area.

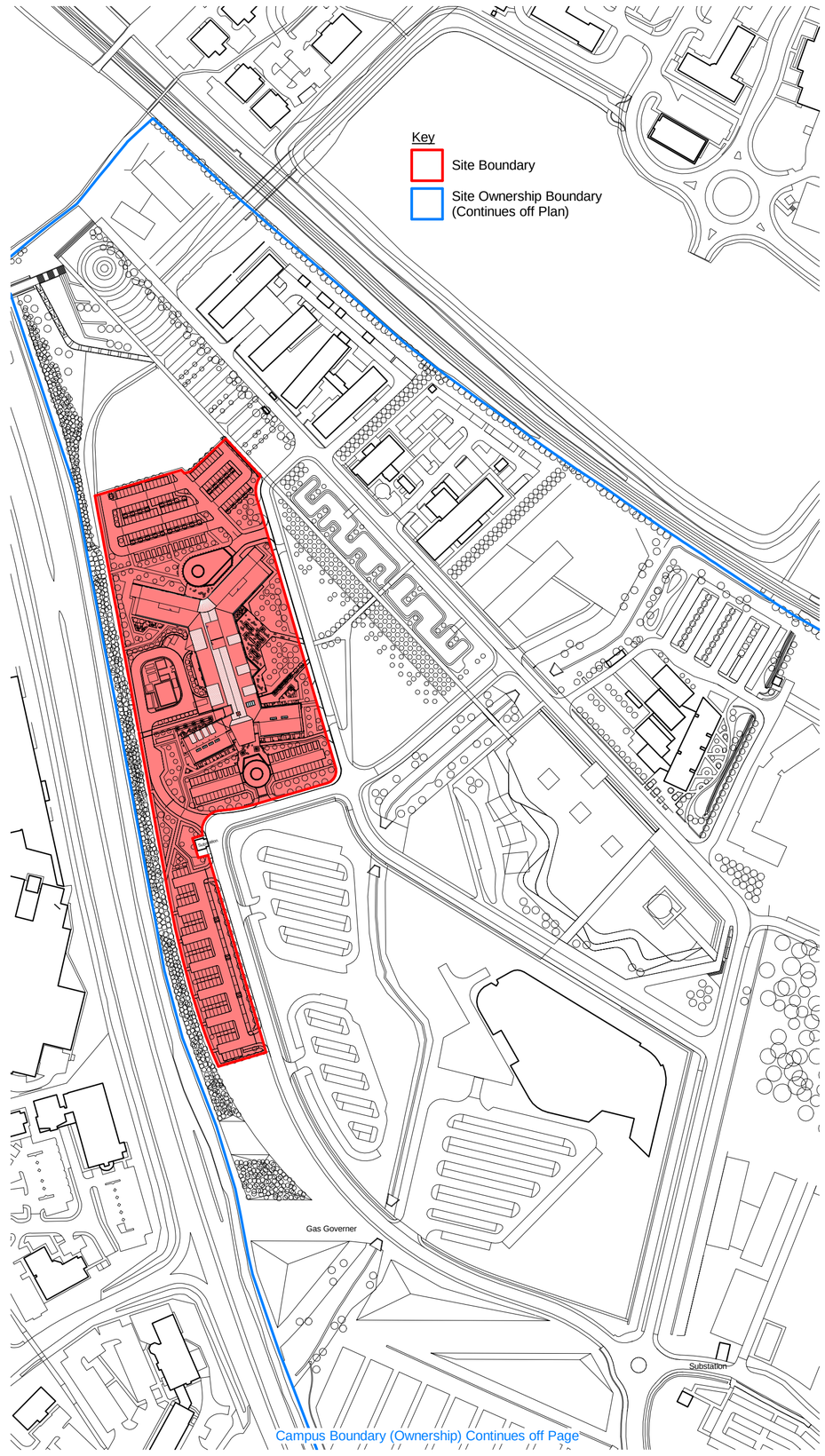
North

Scale convertor

A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment





Site 1:2500
1 : 2500

0m 50m 100m 150m 200m 250m

VISUAL SCALE 1:2500 @ A1

Site
1 : 500

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ A1

oberlanders

Project Name
CfHS2
Inverness Campus

Title
Site Plan &
Location Plan Within Campus

Status
Planning

Project no. - Drawing no. - Rev
2311 - CHS-OBE-SITE-XX-DR-A-(PL)102 -

Drawn By
MP

Drawn date
10/17/18

Scale(s) @ A1
As indicated

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North

Scale convertor

A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment

Plant
P0-001
150.0m2

Fire Exit
Canopy Over
Stair 1
C0-005
25.0m2
Consulting Room
0-043
15.0m2
Consulting Room
0-022
15.0m2
Consulting Room
0-021
15.0m2
Minor Ops Room
0-020
15.0m2
Sub-Wait (Clinic)
0-039
62.8m2
Corridor
C0-004
30.4m2
Teach & Treat
0-019
15.0m2
Teach & Treat
0-018
15.0m2
CDU Office
0-017
15.0m2
SLT Laser Room
0-037
9.5m2
Store
0-024
2.8m2
YAG Laser Room
0-038
8.5m2
FFA & Fundus Widefield
0-035
12.5m2
Nurse Assessment
0-033
10.8m2
Corridor
C0-003
30.2m2
Consulting Room
0-047
15.0m2
Consulting Room
0-046
15.0m2
Consulting Room
0-045
15.0m2
Consulting Room
0-044
15.0m2
Consulting Room
0-041
15.0m2
Consulting Room
0-042
15.0m2
Corridor
C0-008
30.4m2
Argon Laser Room
0-034
10.8m2
Omnicell
0-031
6.7m2
Corridor
C0-007
20.3m2
Resus Bay
0-032
1.3m2
Corridor
C0-005
7.1m2
Dis WC
0-026
4.5m2
WC
0-027
2.7m2
WC
0-028
2.7m2
WC
0-029
2.7m2
Toilet Lobby
0-030
8.7m2
Injection Room
0-041
15.0m2
Injection Room
0-040
15.0m2
Transition Area / Wait
0-016
120.3m2
VA Lane
0-008
8.0m2
VA Lane
0-007
8.0m2
VA Lane
0-006
8.0m2
VA Lane
0-005
8.0m2
VA Lane
0-012
8.0m2
VA Lane
0-011
8.0m2
Corridor
C0-001
15.3m2
VF Room (Humphrey)
0-010
8.0m2
VF Room (Humphrey)
0-009
8.0m2
Elec. Cupd
P0-009
2.7m2
OCT
0-014
8.0m2
OCT
0-013
9.0m2
Comms Room
P0-008
8.7m2
Ophthalmology Lounge
0-004
110.3m2
Ophthalmology Reception
0-003
19.3m2
Foyer
0-002
62.3m2
Fundus
0-015
10.3m2
Corridor
C0-002
20.2m2
Entrance Lobby
0-001
15.1m2
Patients / Visitors In
Screen to cyle store and pend
Stair 2
C0-011
24.3m2
Visitor Cycle Store (Racks)
OCS-001
53.0m2
Landscape
2965
221.4m2
Cycle Store (Lockers)
OCS-002
52.6m2
Optometry & Orthoptic Resource Room
0-062
15.0m2
Optometry Room
0-061
15.0m2
Consulting Room
0-060
15.0m2
Consulting Room
0-059
15.0m2
ECLO Office
0-058
12.2m2
Corridor
C0-010
19.0m2
Orthoptic Room (6m)
0-056
19.5m2
Orthoptic Room (6m)
0-055
19.5m2
Store
0-058
5.5m2
Disabled Changing
0-057
13.7m2
Dis WC
0-054
4.0m2
Corridor
C0-009
36.6m2
Adult Lounge
0-053
14.0m2
Nappy Changing
0-052
6.8m2
Corridor
C0-012
17.5m2
Orthoptic Room
0-063
15.0m2
Orthoptic Room
0-062
15.0m2
Sensory Lounge
0-061
11.9m2
Children's Lounge
0-060
35.7m2
Staff Direction
Ambulance Access
Disposal Hold
0-074
25.9m2
Corridor
C0-013
13.6m2
Medical Illustration Room
0-005
11.8m2
Anterior Segment & Penta Camera
0-006
10.3m2
Visual Acuity / Biometry (IOL Master)
0-007
11.3m2
Visual Acuity / Biometry (IOL Master)
0-008
11.7m2
Visual Acuity / Visual Fields
0-076
11.3m2
OCT / Fundus Disc / Anterior Tonometry
0-071
11.7m2
Temp. Med. Records Notes Store
0-072
11.3m2
Temp. Med. Records Notes Store
0-073
11.7m2
Security Office
0-075
12.8m2
DSR
0-070
11.3m2
Corridor
C0-011
26.3m2
Ophthalmology Hot Desk (4 Persons)
0-065
20.6m2
Wheelchair & Parking Bay
0-064
11.0m2
Street
0-181
119.7m2
WC
0-077
2.6m2
WC
0-078
2.6m2
WC
0-079
2.6m2
WC
0-080
2.6m2
Lift 1
C0-013
2.5m2
Lift 2
C0-012
2.5m2
Lift 4
C0-049
10.4m2
Lobby 4
C0-048
22.0m2
Stair 4
C0-015
26.8m2
Corridor
C0-020
12.4m2
Corridor
C0-021
15.0m2
Admission / Discharge
0-063
8.0m2
Admission / Discharge
0-064
8.0m2
Admission / Discharge
0-065
8.0m2
Admission / Discharge
0-066
8.0m2
Ophthalmology Theatres Entrance
0-068
7.2m2
Staff Access
Pre-Op Theatres Lounge
0-100
33.3m2
In Corridor
0-098
39.6m2
Tea Prep
0-105
4.4m2
Administative Staff Base
0-107
10.9m2
Patient Property
0-106
4.4m2
Discharge Lounge
0-108
25.6m2
Clinical Staff Base
0-104
7.2m2
Pre-Op Prep / Recovery Bay
0-101
7.2m2
Pre-Op Prep / Recovery Bay
0-102
6.4m2
Pre-Op Prep / Recovery Bay
0-103
6.4m2
Out Corridor
0-099
22.3m2
Staff Rest
0-115
18.9m2
Staff WC
0-114
2.6m2
Staff WC
0-113
2.6m2
Dis WC
0-111
4.6m2
WC
0-110
2.6m2
Resus Bay
0-109
2.3m2
Sim. Room
0-109
8.0m2
DSR
0-116
12.6m2
Comms Room
P0-007
11.3m2
Elec. Cupd
P0-006
2.7m2
Lift 3
C0-003
2.5m2
Anaesthetic Room
0-124
15.5m2
Exit Bay
0-131
17.9m2
Dirty Utility
0-127
10.8m2
Elec Cupd
P0-005
2.7m2
Exit Bay
0-122
14.5m2
Prep. Room
0-120
16.2m2
Barn Theatre
0-129
44.2m2
Prep. Room
0-125
15.5m2
Corridor 012
C0-012
37.3m2
Scrub Bay
0-117
10.5m2
Anaesthetic Room
0-118
15.5m2
Ophthalmology Theatre
0-121
47.7m2
Cafe Dining
0-083
90.4m2
Cafe Servery
0-082
18.6m2
Vending
0-085
2.0m2
Cafe Food Prep
0-084
14.3m2
Feeding Room
0-066
8.0m2
Shared Scrub Room
0-123
22.1m2
Dirty Utility
0-119
10.5m2
Barn Theatre
0-130
40.1m2
Prep. Room
0-126
15.5m2
Dis WC
0-089
4.5m2
Nappy Changing
0-090
4.6m2
WC
0-091
2.6m2
WC
0-092
2.6m2
Toilet Lobby
0-093
2.6m2
WCs
Corridor 013
C0-014
20.0m2
Eye Store
0-134
42.0m2
Exit Bay
0-132
15.4m2
Dirty Utility
0-128
10.4m2
Equipment Bay
0-133
3.1m2
Elec Cupd
P0-010
2.8m2
Glazed Screen (Partially Opaque at Low Level)
Stair 5
C0-026
19.1m2
Unboxing Room (Clean)
0-136
21.5m2
Trolley Bay
Plant (UPS / LV Main Switch)
P0-002
24.1m2
Plant (Gas Manifold)
P0-003
26.1m2
Plant (DHW)
P0-004
23.6m2
Lift 5
C0-025
3.1m2
Unboxing Room (Dirty)
0-135
12.8m2
Disposal Hold
0-137
13.2m2
UHI / HIE Cafe Dining
0-087
62.7m2
Lobby 5
C0-05
13.5m2
Corridor
C0-027
24.7m2
Waste Out
Deliveries In
Screen to plant and delivery area
Lift
UHI-007
5.8m2
Stair 9
UHI-006
9.4m2
FM Store
UHI-005
3.9m2
Reception
UHI-004
16.8m2
Break-Out Area
UHI-003
25.2m2
Rear / Staff Entrance
Foyer
UHI-002
148.2m2
Lab Module 1a
105.9m2
Lab Module 1b
HO-009
105.9m2
Toilets
HO-011
10.5m2
WC
HO-018
2.3m2
WC
HO-014
2.3m2
WC
HO-013
2.3m2
WC
HO-012
2.3m2
Shower
HO-019
2.4m2
Locker Room
HO-018
6.8m2
Shower
HO-020
2.4m2
Dis WC
HO-017
4.3m2
Drying Room
HO-021
7.0m2
Cleaner Cupd
HO-003
7.0m2
Tea Prep
HO-002
6.7m2
Corridor
HO-010
28.2m2
Printing & Stationary
HO-004
3.2m2
Circulation & Bump Zone
HO-001
39.2m2
Electrical Switch Room
HPO-01
8.6m2
Stair 8
HCO-03
23.3m2
Stair Lobby
HCO-02
5.0m2
Office Module 1d
HO-008
24.1m2
Office Module 1c
HO-007
24.1m2
Office Module 1b
HO-006
24.1m2
Office Module 1a
HO-005
24.1m2
Lobby
UHO-001
9.5m2
Exhibition Space
LO-001
163.3m2
Stair 7
LCO-01
5.7m2
Stair Lobby
LCO-01
5.7m2
Waiting Area
LO-002
42.0m2
Consulting Room 3
LO-215
20.6m2
Consulting Room 2
LO-214
15.0m2
Consulting Room 1
LO-213
15.0m2
Electrical Switch Room
LPO-01
11.7m2
Stair 6
LCO-04
8.0m2
Gas Bottle Store
LPO-03
3.9m2
Corridor
LCO-03
53.5m2
Dis WC
LO-003
4.5m2
Store
LO-005
6.7m2
Dis WC & SH
LO-006
7.5m2
Dis WC & SH
LO-007
7.5m2
SEM Lab
LO-011
19.9m2
Multi Modal Rehabilitation Gym
LO-004
120.1m2
Blood Processing
LO-009
11.3m2
Store
LO-010
4.8m2
CPET Lab
LO-008
36.9m2
Hot Desk Space
LO-012
66.4m2
Fire Exit
Canopy Over
Entrance
Fire Exit
Screen to cyle store and pend
1000
Canopy Over

By Department Legend

- Active Health
- External space
- HIE / UHI Shared
- HIE Lab Space
- NHS Shared
- Open Cycle Storage
- Out-Patients
- Plant
- Theatres

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

oberlanders

Project Name
CfHS2
Inverness Campus

Title
1:200 Plans
Ground Floor Plan

Status
Planning

Project no. - Drawing no. - Rev
2311 - CHS-OBE-XX-XX-DR-A-(PL)120 -

Drawn By
MC

Drawn date
10/17/18

Scale(s) @ A1
1 : 200

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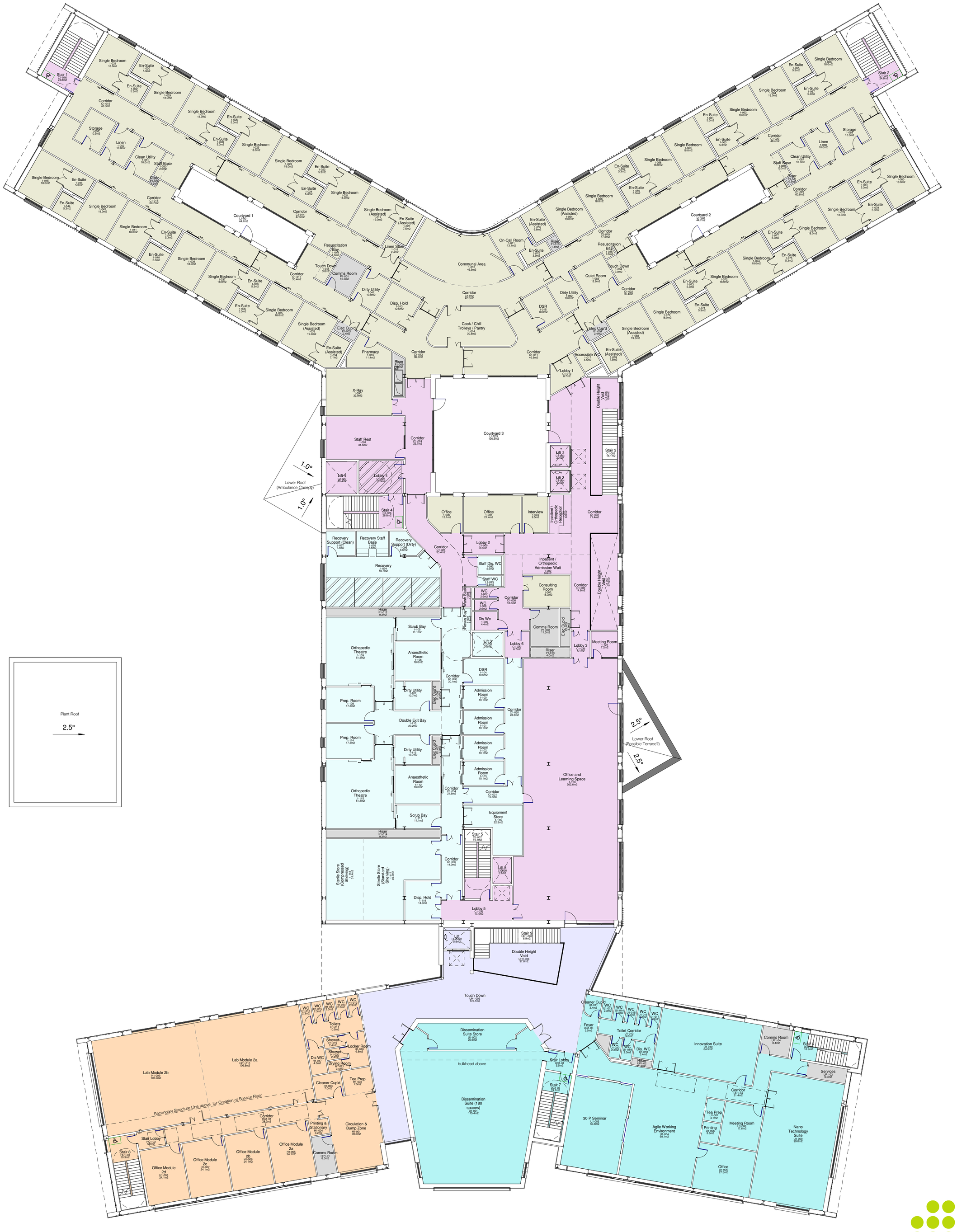
North

Scale convertor

A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment



By Department Legend

- HIE / UHI Shared
- HIE Office Space
- In-Patient
- Knowledge Exchange Suite
- Landscaping
- NHS Shared
- Plant
- Theatres

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

oberlanders

Project Name
CfHS2
Inverness Campus

Title
1:200 Plans
First Floor Plan

Status
Planning

Project no. - Drawing no. - Rev
2311 - CHS-OBE-XX-XX-DR-A-(PL)121 -

Drawn By
MC

Drawn date
10/17/18

Scale(s) @ A1
1 : 200

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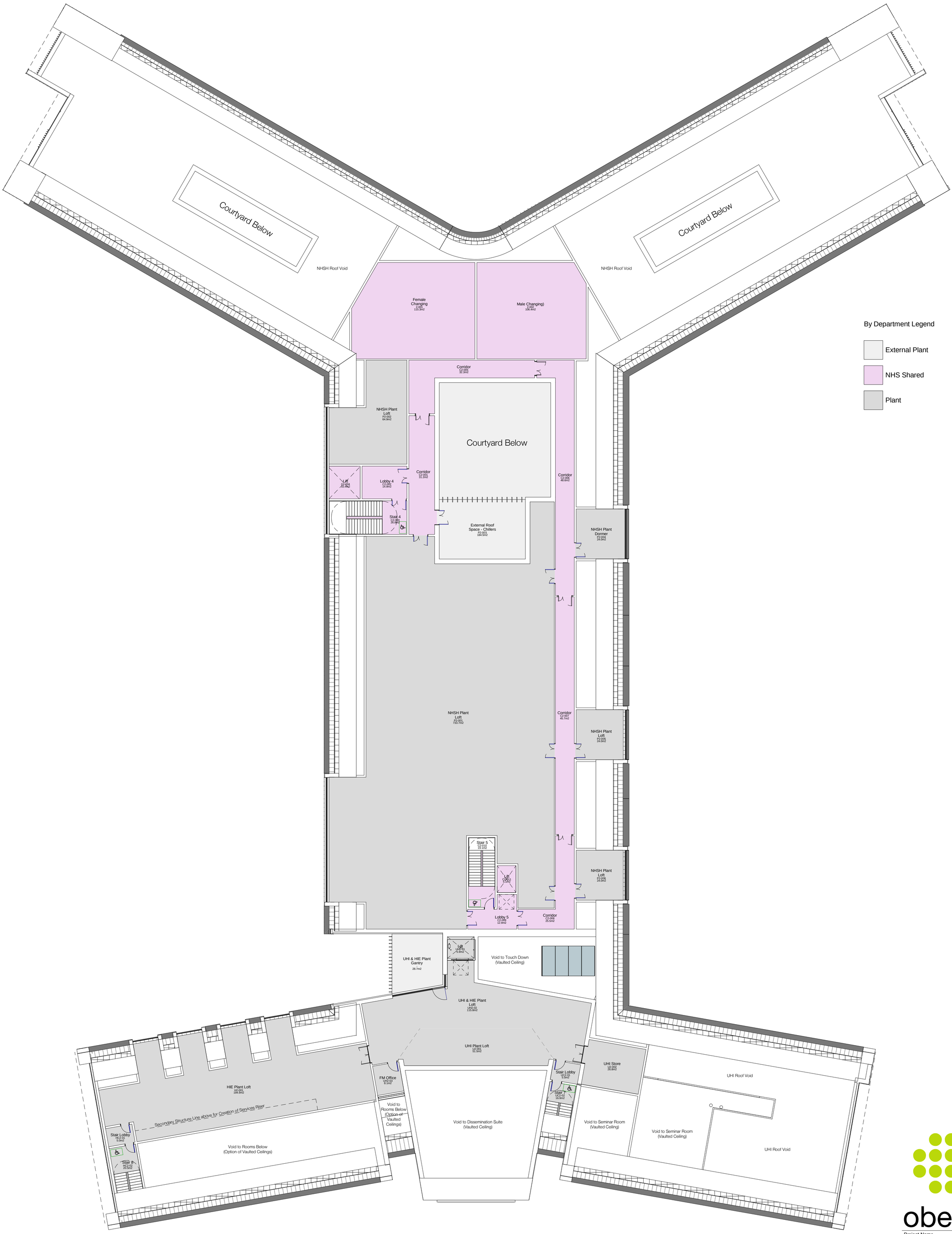
North

Scale convertor

A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment



By Department Legend

- External Plant
- NHS Shared
- Plant

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

oberlanders

Project Name
CfHS2
Inverness Campus

Title
1:200 Plans
Second Floor / Roof Plan

Status
Planning

Project no. - Drawing no. - Rev
2311 - CHS-OBE-XX-XX-DR-A-(PL)122 -

Drawn By
MC

Drawn date
10/17/18

Scale(s) @ A1
1 : 200

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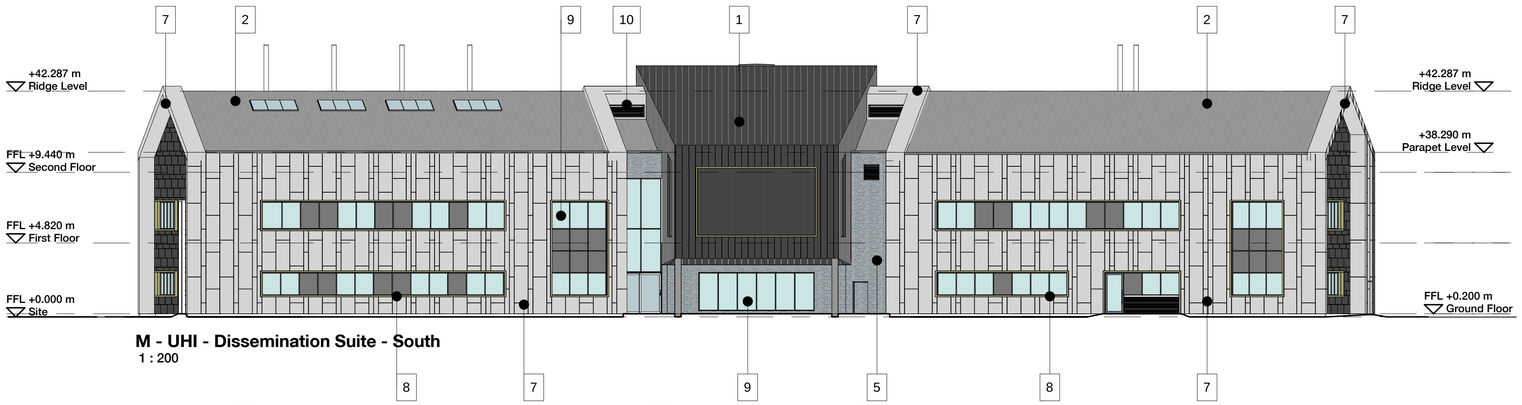
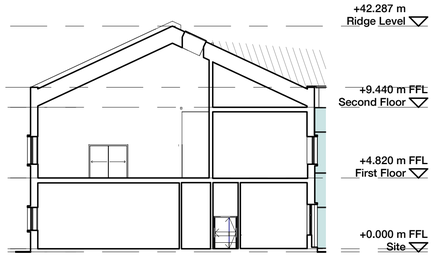
Scale convertor

A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

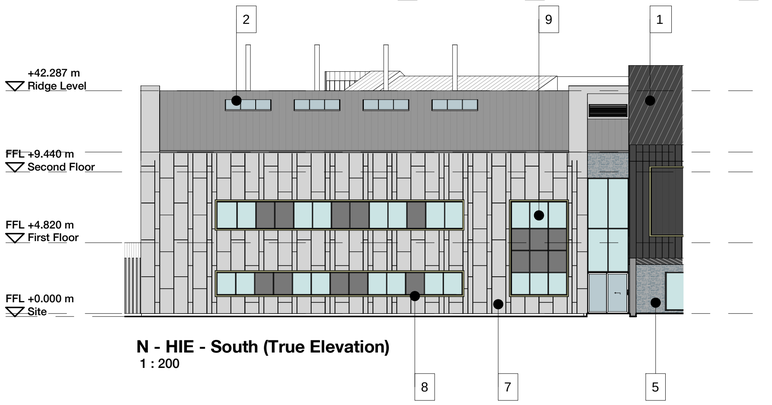
Rev.	Date	Amendment



M - UHI - Dissemination Suite - South
1 : 200

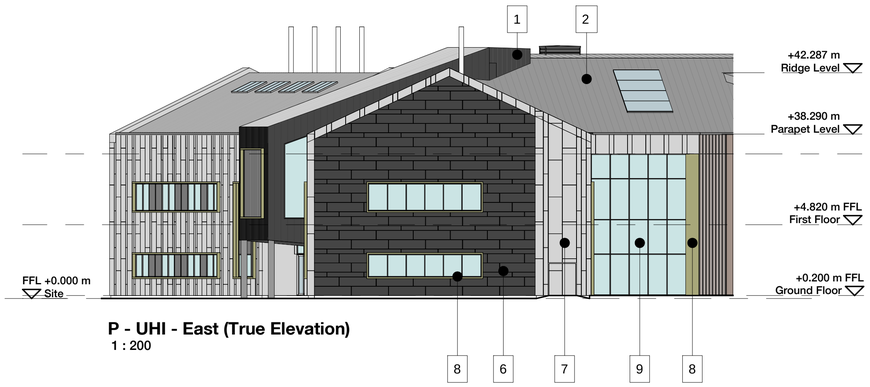


UHI - Typical Section - PLANNING
1 : 200

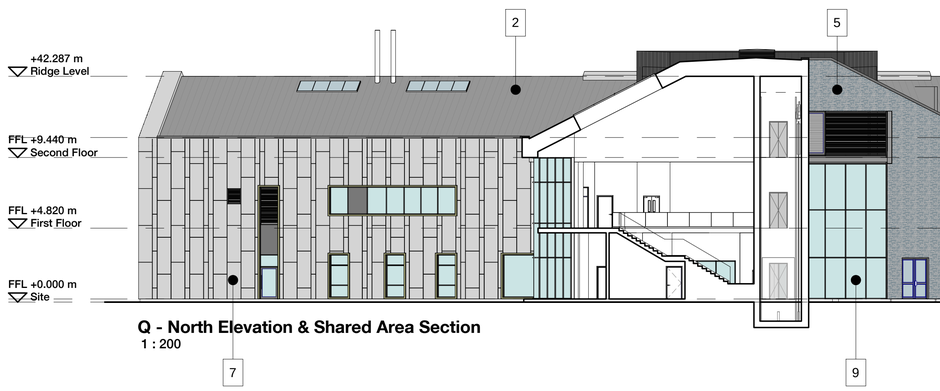


N - HIE - South (True Elevation)
1 : 200

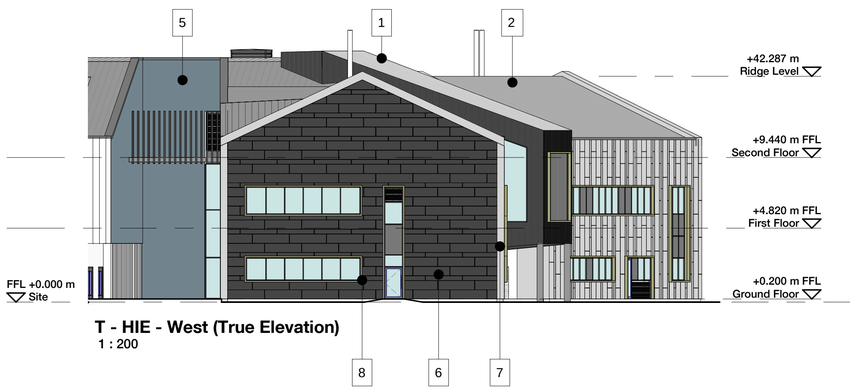
O - UHI - South (True Elevation)
1 : 200



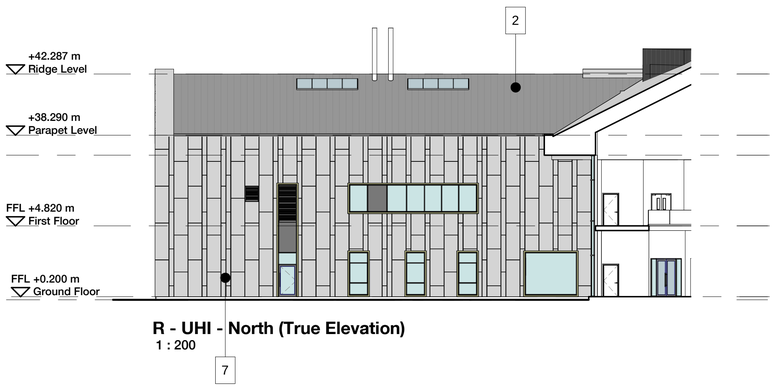
P - UHI - East (True Elevation)
1 : 200



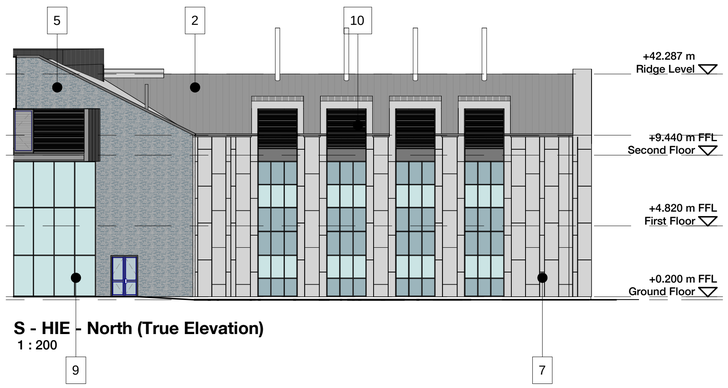
Q - North Elevation & Shared Area Section
1 : 200



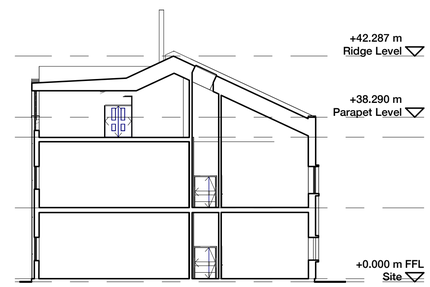
T - HIE - West (True Elevation)
1 : 200



R - UHI - North (True Elevation)
1 : 200



S - HIE - North (True Elevation)
1 : 200



HIE - Typical Section - PLANNING
1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

Materials Key

	1	Metal Standing Seam - Dark Grey / Black
	2	Metal Standing Seam - Grey
	3	Metal Standing Seam - Brown
	4	Timber Cladding - Larch
	5	Stone Cladding
	6	Metal Cassette Panel - Black
	7	Metal Cassette Panel - Silver
	8	Metal Cassette Panel - Gold
	9	Curtain Wall / Glass
	10	Louvre Panel

oberlanders

Project Name
CfHS2
Inverness Campus

Title
1:200 Elevations
UHI & HIE
Elevations & Sections

Status
Planning

Project no. - Drawing no. - Rev
2311 - CHS-OBE-XX-XX-DR-A-(PL)151 -

Drawn By
MC

Drawn date
10/17/18

Scale(s) @ A1
As indicated

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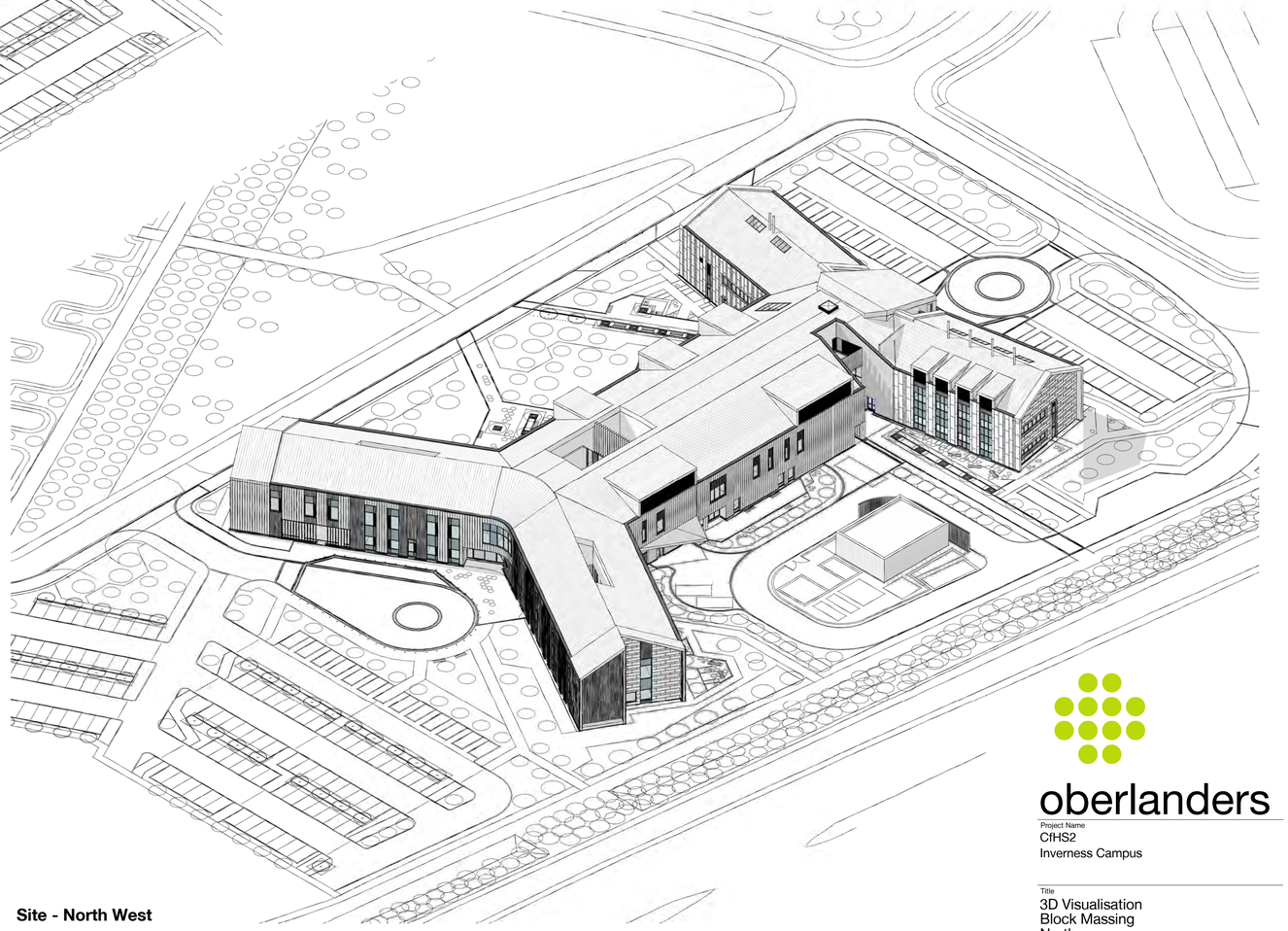
Site - North East

3D Planning - Inpatient Wing

3D Planning - NHSH Entrance



Site - North West

Scale convertor

A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment

oberlanders

Project Name
CfHS2
Inverness Campus

Title
3D Visualisation
Block Massing
North

Status
Planning

Project no. - Drawing no. - Rev
2311 - CHS-OBE-XX-XX-DR-A-(PL)130 -

Drawn By
MC

Drawn date
10/17/18

Scale(s) @ A1

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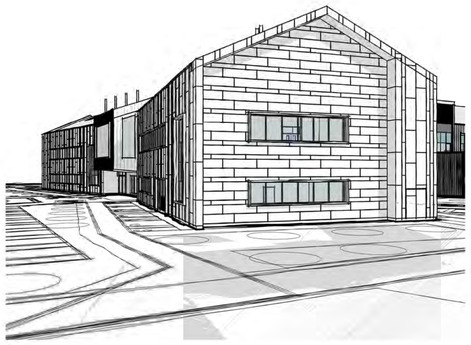

UHI & HIE East Approach

UHI & HIE West Approach

Site - South East

Site - South West

UHI & HIE Entrance Approach

UHI & HIE North Courtyard View

Scale convertor

A1 Scale - A3 Scale		A1 Scale - A3 Scale	
1:1	1:2	1:5	1:10
1:10	1:20	1:25	1:50
1:50	1:100	1:100	1:200
1:250	1:500		

Rev.	Date	Amendment

oberlanders

Project Name
CfHS2
Inverness Campus

Title
3D Visualisation
Block Massing
South

Status
Planning

Project no. - Drawing no. - Rev
2311 - CHS-OBE-XX-XX-DR-A-(PL)131 -

Drawn By
MC

Drawn date
10/17/18

Scale(s) @ A1

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Site boundary

Future development

Existing swale to be maintained / culverted as indicated by Engineers

SOFT LANDSCAPE

Tree planting

Temporary tree planting

Ornamental shrub, herbaceous, groundcover planting

Existing beech hedgerow

Beech hedgerow

Temporary beech hedgerow

Species rich grass seeding

Existing grass verge

Amenity grass seeding/turf

HARD LANDSCAPE

Asphalt road

Concrete hardstanding

Permeable block paving

Heavy duty concrete block paving
(hexagonal blocks)

Bespoke hexagonal paving flag details

Concrete slab paving in contemporary linear pattern

Random sized concrete sett/block paving

Regular sized concrete sett/block paving

Resin bound paving
(aluminium edge)

Self-binding gravel footpath
(timber edge)

Wet pour paving and children's play

Scottish shingle, pebbles, and cobbles

Feature Boulders
(300-700mm)

STREET FURNITURE AND BOUNDARY TREATMENT

Timber benches

Timber benches - backrest

Tree Grille

Timber bollard screening to external multi modal

Litter bins

Existing stone walling
(new access points to be created as shown)

Stone walling
(UHI typical walling detail)

Children's play area boundary

Timber bollards

Electric car charging points

1:500

10m 0 10m 20m 30m 40m

Revision	Date	No.

horner + maclennan
landscape architects

Client
Balfour Beatty

Project
Centre for Health Sciences 2

Drawing Title
Landscape Proposals
Landscape General Arrangement

Drawing No	CHS-HM-XX-XX-DR-L-100			Revision No	-
Status	PLANNING	Drawn By	KW	Checked By	RM
Scale @ A1	1:500	Date	12.09.18		

1 Dochfour Business Centre Dochgarroch
Inverness IV3 8GY tel 01463 861 460
inv@hornermaclennan.co.uk

Site boundary

Future development

SOFT LANDSCAPE

Tree planting - soft - 193no.
(GreenBlueUrban tree planting system - vertical and horizontal root barriers as appropriate - refer to outline specification)

Tree planting - soil cells - 59no.
(GreenBlueUrban tree planting system - vertical and horizontal root barriers as appropriate - dashed line denotes extent of tree planting system - refer to outline specification)

Temporary tree planting - soft - 5no.
(GreenBlueUrban tree planting system - refer to outline specification - to be removed/relocated on commencement of Plot 5)

Ornamental shrub, herbaceous, groundcover planting - 2400m²
(refer to outline specification and planting schedule)

Existing beech hedgerow
(to be maintained with any failures due to construction replaced)

Beech hedgerow - 565m
(1500mm width planting zone with rabbit proof fencing - triple row - refer to outline specification and planting schedule)

Temporary beech hedgerow - 65m
(1500mm width planting zone with rabbit proof fencing - triple row - refer to outline specification and planting schedule - to be maintained prior to commencement of Plot 5)

Species rich grass seeding - 2170m²
(refer to outline specification and planting schedule)

Existing grass verge - 730m²
(to be made good following completion of all works)

Amenity grass seeding/turf - 3800m²
(refer to outline specification and planting schedule)

HARD LANDSCAPE

Asphalt road
(To Engineer's specification)

Concrete hardstanding
(To Engineer's specification)

Permeable block paving
(Permeable concrete blocks, 200x100 x 60/80mm, charcoal grey colour laid in herringbone - bay divisions, surrounds and logo to accessible bays identified with white colour top blocks)

Block paving
(Marshalls Eskoo Six heavy duty concrete paving, charcoal grey, with double header course concrete block to kerb/building edge)

Bespoke hexagonal paving flag details
(bespoke precast concrete paving flags (suggest 500mm edge, 1000mm dia (actual size determined following detailed paving layout), 50-60mm thick (approx. 94kg), acid etched, warm silver grey TBC, chamfered edges - suggest Plean Precast for manufacture and advice)

Concrete paving
(Concrete paving flags in contemporary linear stretcher bond pattern of random lengths, silver/light grey)

Random sized concrete sett/block paving
(Concrete setts/blocks in a variety of lengths and widths, coursed in linear bands, silver/light grey)

Regular sized concrete sett paving
(Concrete setts approx. 100mm², silver/light grey, laid stretcher bond)

Concrete sett/block header course
(Concrete setts/block approx. 100x100/120x160mm, silver/light grey, single or double header course (as shown) - double course in stretcher bond)

Conservation kerb - standard top
(145x255mm conservation kerb, silver grey - allow for standard, drop, transition, radius, and quadrant kerbs as appropriate)

Conservation kerb - wide top
(255x145mm conservation kerb, silver grey - all drop kerbs flush to road level)

PCC kerb
(125x255mm precast concrete kerb, bullnosed - allow for standard, drop, transition, radius, and quadrant kerbs as appropriate)

Timber edging
(38mm treated timber edging with stakes at 1.2m ctrs)

Aluminium edging

Resin bound paving
(6mm aggregate, 40mm depth, golden, with aluminium edging - vehicle suitable specification for bus overruns at NHS entrance area)

Self-binding gravel footpath
(self-binding gravel, grey, 50mm depth with 38mm timber edge as necessary)

Wet pour paving and children's play
(design and colours TBC with supplier - 50mm PCC edging - Richter Spielgerate timber play house, pony and mushroom seats, as shown)

14mm Gravel
(50-75mm depth, 14-20mm Scottish shingle on Terram geotextile)

20-45mm Pebbles
(75-100mm depth, 20-45mm Scottish pebbles, on Terram geotextile)

40-100mm Cobbles
(100-150mm depth, 40-100mm Scottish cobbles, on Terram geotextile)

Feature Boulders
(300-700mm)

STREET FURNITURE AND BOUNDARY TREATMENT

Timber benches
(Artform Urban Campus seat, 435x2000x621mm, powder coated anthracite grey RAL 7016/corten colour (TBC) steel frame with exotic timber seat - or similar TBC)

Timber benches - backrest
(Artform Urban Campus seat with back rest, 780x2000x621mm, powder coated anthracite grey RAL 7016/corten colour (TBC) steel frame with exotic timber seat - or similar TBC)

Tree Grille
(GreenBlueUrban Clyde tree grill, powder coated anthracite grey RAL 7016/corten colour (TBC), 1200x1200mm fixed within tree planting system as per manufacturer's recommendations)

Timber bollard screening to external multi modal
(100x150x1200mm (above ground) hardwood timber bollards with angled top, UHI standard, 75mm spacings incrementally increasing to 550mm at boundary wall)

Litter bins
(Artform Urban Box litter bin, 110L, 1005x393x400mm, powder coated anthracite grey RAL 7016/corten colour (TBC) steel body with timber door - or similar TBC)

Existing stone walling
(new access points to be created as shown)

Stone walling
(UHI typical walling detail)

Gate
(Hardwood timber gates TBC)

Children's play area boundary
(1000x1500mm laser cut, powder coated/corten (TBC) steel panels framed between UHI style timber bollards (100/150x150x1200mm - above ground))

Timber bollards
(150x150x1000mm hardwood timber bollards with angled top, 1.8m ctrs or to suit - 90x90x1000mm drop bollards to UHI layby)

NOTES 1

108no. Quercus robur available to be relocated within development. Suggest safe relocation of existing Oak trees under watching Arboriculturalist brief - Oaks to be temporarily planted in Plot 5 with surplus specimens maintained as suitable replacements for any failures.

Replace any damaged or dead beech hedgerow plants as a result of construction works along western boundary.

NOTES 2

Allow for for ReRoot 600/1000 vertical root barriers for all trees adjacent/within close proximity of hard surfaces/utilities and ReRoot 2000 for all trees above service runs - TBC with Engineer.

Allow for linear slot drainage channels to tie in with Engineer's drainage proposals, recessed manhole covers, and tactile paving as necessary.

1:200
4m 0 4m 8m 12m 16m 20m

Revision	Date	No.

horner + maclennan
landscape architects

Client: Balfour Beatty

Project: Centre for Health Sciences 2

Drawing Title: Landscape Proposals - North

Drawing No	CHS-HM-XX-XX-DR-L-101	Revision No	-
Status	PLANNING	Drawn By	KW
Scale @ A0	1:200	Date	12.09.18
		Checked By	RM

1 Dochfour Business Centre Dochgarroch
Inverness IV3 8GY tel 01463 861 460
inv@hornermaclennan.co.uk

PLANTING SCHEDULE

Specimen Avenue and Street Trees *(260no.)*

species	supply height	root	girth	form
3no. Acer palmatum (for internal courtyards)	200 – 300	RB	8 – 10	multi-stem
102no. Alnus glutinosa ***(Ag)***	400 – 500 (2.2m clear stem)	RB	14 – 16	extra heavy standard
34no. Betula pendula ***(Bp)***	400 – 500 (2.2m clear stem)	RB	14 – 16	extra heavy standard
32no. Betula albosinensis 'Fascination' ***(Ba)***	400 – 500 (2.2m clear stem)	RB	14 – 16	extra heavy standard
37no. Betula utilis jacquemontii 'Greyswood Ghost' ***(BuJ)***	400 – 500 (2.2m clear stem)	RB	14 – 16	extra heavy standard
52no. Quercus robur (relocated from existing plot boundaries – 108no. in total existing, 56no. for further relocation/failures) ***(Qr)*** - maintained with min. 2.2m clear stem				

Ornamental Shrub, Herbaceous, and Ground Cover Planting *(2400m² – use average density of 5 per m² prior to detailed planting plan)*

species	supply height	root	size (L)	form / habit	density (m2)
Armeria juniperifolia 'Alba'	10 - 20	C	1	mat forming	9
Artemisia 'Powis Castle'	30 - 40	C	2	bushy	4
Ajuga reptans 'Atropurpurea'	10 - 20	C	1	mat forming	9
Ajuga reptans 'Caitlin's Giant'	20 - 30	C	2	mat forming	7
Carex 'Milk Chocolate'	40 - 60	C	3	bushy	4
Deschampsia cespitosa 'Goldtau'	40 - 60	C	3	bushy	4
Deschampsia flexuosa 'Tatra Gold'	40 - 60	C	3	bushy	4
Dryopteris affinis	30 - 40	C	2	upright	3
Echinops retro 'Veitch's Blue'	30 - 40	C	2	upright	5
Eryngium bourgatii 'Picos Amethyst'	30 - 40	C	2	upright	5
Eryngium giganteum 'Silver Ghost'	30 - 40	C	2	upright	5
Euonymus fortunei 'Emerald Gaiety'	30 - 40	C	2	bushy	5
Festuca amethystina	30 - 40	C	2	tufted	5
Festuca glauca 'Elijah Blue'	30 - 40	C	2	tufted	5
Hakonechloa macra 'Aureola'	30 - 40	C	2	tufted	5
Hebe 'Pewter Dome'	30 - 40	C	2	bushy	5
Hebe pinguifolia 'Pagei'	20 - 30	C	2	mat forming	5
Hebe sutherlandii	30 - 40	C	2	bushy	4
Hebe 'Dark Angel'	30 - 40	C	2	bushy	4
Hebe 'Youngii'	15 - 20	C	2	mat-forming	5
Lamium maculatum 'Beacon Silver'	10 - 20	C	1	mat-forming	7
Lavandula angustifolia 'Hidcote'	20 - 30	C	2	bushy	5
Liriope muscari	30 - 40	C	2	tufted	5
Luzula sylvatica 'Aurea'	30 - 40	C	2	tufted	4
Luzula sylvatica 'Nivea'	30 - 40	C	2	tufted	4
Juniperus chinensis 'Blue Alps'	40 - 60	C	3	branched	4
Juniperus scopulorum 'Blue Arrow'	40 - 60	C	3	columnar	5
Juniperus squamata 'Blue Star'	30 - 40	C	2	bushy	3
Nepeta × faassenii 'Kit Cat'	30 - 40	C	2	bushy	4
Perovskia 'Blue Spire'	30 - 40	C	3	bushy	3
Perovskia 'Little Spire'	20 - 30	C	2	bushy	5
Persicaria affinis 'Superba'	20 - 30	C	2	mat-forming	5
Rosmarinus officinalis 'Miss Jessopp's Upright'	40 - 60	C	3	bushy	3
Salvia x sylvestris 'Mainacht'	30 - 40	C	2	upright	5
Stipa tenuissima	40 - 60	C	3	bushy	4
Ophiopogon planiscapus 'Nigrescens'	15 - 20	C	2	clump forming	6
Panicum virgatum 'PurpleBreeze'	30 - 40	C	2	tufted	5

Hedging *(565m)*

species	supply height	root	form
Fagus sylvatica – four offset rows at 4 per lm (maintained at 1m once established)	*80-100cm (immediately cut back to 50-75cm upon planting to promote bushiness)*	*B*	*transplant/feathered*

Amenity Lawn *(3800m²)*

Rowlawn Medalion Turf or Germinal A19 All Purpose 50g/m²

Species Rich Grassland *(2170m²) (low fertility soils – limit degree of topsoil used)*

Germinal WFG4 Neutral Soils 5g/m²

Site boundary

Future development

SOFT LANDSCAPE

Tree planting - soft - 193no.
(GreenBlueUrban tree planting system - vertical and horizontal root barriers as appropriate - refer to outline specification)

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Existing grass verge - 730m²
(to be made good following completion of all works)

Amenity grass seeding/turf - 3800m²
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HARD LANDSCAPE

Asphalt road
(To Engineer's specification)

Concrete hardstanding
(To Engineer's specification)

Permeable block paving
(Permeable concrete blocks, 200x100 x 60/80mm, charcoal grey colour laid in herringbone - bay divisions, surrounds and logo to accessible bays identified with white colour top blocks)

Block paving
(Marshalls Eskoo Six heavy duty concrete paving, charcoal grey, with double header course concrete block to kerb/building edge)

Bespoke hexagonal paving flag details
(bespoke precast concrete paving flags (suggest 500mm edge, 1000mm dia (actual size determined following detailed paving layout), 50-60mm thick (approx. 94kg), acid etched, warm silver grey TBC, chamfered edges - suggest Plean Precast for manufacture and advice)

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Timber edging
(38mm treated timber edging with stakes at 1.2m ctrs)

Aluminium edging

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Self-binding gravel footpath
(self-binding gravel, grey, 50mm depth with 38mm timber edge as necessary)

Wet pour paving and children's play
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20-45mm Pebbles
(75-100mm depth, 20-45mm Scottish pebbles, on Terram geotextile)

40-100mm Cobbles
(100-150mm depth, 40-100mm Scottish cobbles, on Terram geotextile)

Feature Boulders
(300-700mm)

STREET FURNITURE AND BOUNDARY TREATMENT

Timber benches
(Artform Urban Campus seat, 435x2000x621mm, powder coated anthracite grey RAL 7016/corten colour (TBC) steel frame with exotic timber seat - or similar TBC)

Timber benches - backrest
(Artform Urban Campus seat with back rest, 780x2000x621mm, powder coated anthracite grey RAL 7016/corten colour (TBC) steel frame with exotic timber seat - or similar TBC)

Tree Grille
(GreenBlueUrban Clyde tree grill, powder coated anthracite grey RAL 7016/corten colour (TBC), 1200x1200mm fixed within tree planting system as per manufacturer's recommendations)

Timber bollard screening to external multi modal
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Litter bins
(Artform Urban Box litter bin, 110L, 1005x393x400mm, powder coated anthracite grey RAL 7016/corten colour (TBC) steel body with timber door - or similar TBC)

Existing stone walling
(new access points to be created as shown)

Stone walling
(UHI typical walling detail)

Gate
(Hardwood timber gates TBC)

Children's play area boundary
(1000x1500mm laser cut, powder coated/corten (TBC) steel panels framed between UHI style timber bollards (100/150x150x1200mm - above ground))

Timber bollards
(150x150x1000mm hardwood timber bollards with angled top, 1.8m ctrs or to suit - 90x90x1000mm drop bollards to UHI layby)

NOTES 1

108no. Quercus robur available to be relocated within development. Suggest safe relocation of existing Oak trees under watching Arboriculturalist brief - Oaks to be temporarily planted in Plot 5 with surplus specimens maintained as suitable replacements for any failures.

Replace any damaged or dead beech hedgerow plants as a result of construction works along western boundary.

NOTES 2

Allow for for ReRoot 600/1000 vertical root barriers for all trees adjacent/within close proximity of hard surfaces/utilities and ReRoot 2000 for all trees above service runs - TBC with Engineer.

Allow for linear slot drainage channels to tie in with Engineer's drainage proposals, recessed manhole covers, and tactile paving as necessary.

1:200
4m 0 4m 8m 12m 16m 20m

Revision	Date	No.

horner + maclennan
landscape architects

Client: Balfour Beatty

Project: Centre for Health Sciences 2

Drawing Title: Landscape Proposals - South

Drawing No	CHS-HM-XX-XX-DR-L-102	Revision No	-
Status	PLANNING	Drawn By	KW
Scale @ A0	1:200	Date	12.09.18
		Checked By	RM

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