

Agenda Item	6.13
Report No	PLS-069-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 8 December 2020

Report Title: 20/01085/FUL: Bricks Capital
122B Academy Street, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Demolition of building and erection of hotel, formation of Class 11 commercial unit

Ward: 14 – Inverness Central

Development category: Major

Reason referred to Committee: Manager's discretion

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the demolition of an existing building and the erection of a six storey 162 bedroom hotel, featuring a gym (Class 11 use) on the ground floor, and located on land fronting onto Academy Street and Rose Street, Inverness. The building proposed to be demolished to accommodate the development is the Ironworks music venue. Access for drop-off/pick-up and servicing would be via Manse Place, itself leading off Academy Street, Inverness.
- 1.2 The hotel is rectilinear in form and features two main components. The larger rectangular section of the building is located to the rear of the site, on a northwest/southeast axis behind the existing Academy Street buildings and adjacent to Rose Street. The smaller rectangular section of the building lies to the northwest on a northeast/southwest axis, projecting forward towards Academy Street.
- 1.3 The massing of the building consists of four main elements. The entrance is a double-height structure featuring extensive glazing and sandstone-clad walls contained within an articulated sculptured canopy. Sitting behind this entrance feature is the hotel accommodation comprising three six-storey high blocks, two of which are staggered with the block adjacent to Rose Street sitting the furthest back from Academy Street.
- 1.4 The proposed palette of materials and finishes include aluminium rainscreen cladding in hues of brown, red and grey, influenced by materials present within the historic fabric of the city centre. The main windows will be aluminium framed with sandstone reveals. Sandstone reveals feature on the hotel bedroom windows and thin horizontal sandstone bands delineate the floor levels.
- 1.5 Pre Application Consultation: The applicant held a public consultation event on 18 September 2019 at the Mercure Hotel, Inverness.
- 1.6 The applicant engaged with the Council's Major pre-application advice Service and also presented the proposal to the Inverness Design Review Panel. The Panel's Executive Summary is referred to below with the main report included as Appendix 2.
- 1.7 *"The Panel welcomes the opportunity to comment on emerging proposals at this important location where height, scale and massing could have a substantial impact on the character of city centre growth. While the Panel recognises opportunities for increased height on this site, careful handling of scale/bulk is necessary to avoid negative impacts on key views to and from the Conservation Area. In particular the Panel advises against replicating the height of the extant planning permission which, at eight storeys, is too tall for this context. More analysis is needed to test and mitigate impact on important views. The Academy Street frontage should be a distinctive, high quality landmark that respects the character and scale of the street. This requires a reduction in the proposed height and bulk of this frontage. Building heights should be configured to rise between Academy Street and Rose Street. This report acknowledges significant potential to enhance natural surveillance and improve the quality of the public realm by prioritising high quality design and finishes. Design should take account of safety measures set out in Secured by Design Commercial Developments (2015). The developer is encouraged to enter into*

dialogue with the neighbouring Rose Street developer to identify design solutions that improve the public realm, including measures to prevent the street becoming a wind tunnel. The Panel would welcome opportunity to comment on proposals in a second review at a later stage in design development.”

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

- Pre-application Consultation Report;
- Design and Access Statement;
- Drainage Impact Assessment;
- Transport Statement;
- Construction Noise Assessment;
- Energy and Sustainability Statement;
- Green Travel framework;
- Construction Noise Assessment; and
- Dust Management Plan.

1.9 Variations: minor variations to elevational treatment and alterations to roof top plant area and enclosure.

2. SITE DESCRIPTION

2.1 The site is ‘L’ shaped and is divided into two separate land uses. To the northwest and facing onto Academy Street is the existing Ironworks music venue building. The remaining site is an area of brownfield land adjacent to Rose Street that has been in use as a temporary works compound associated with construction works to buildings on Academy Street. There is an extant planning permission (as detailed in Section 3 below) for this area of brownfield land for a multi-storey building with retail units on the ground floor and student flats above.

2.2 The site is within the defined City Centre boundary and the north-western section, containing the Ironworks building, is within the designated Inverness (Riverside) Conservation Area. The remaining part of the site directly behind the existing Academy Street buildings, is outwith, but immediately adjacent to, the Conservation Area.

3. PLANNING HISTORY

3.1	14 July 2004	04/01394/FULIN: Proposed music venue	Planning permission granted
3.2	05 Feb 2007	06/01122/FULIN: Amendment of condition 2 (of 04/01394/FULIN) to extend opening hours	Planning permission granted

3.3	01 Oct 2012	12/02567/FUL: Erection of multi storey building with retail units on ground floor and student flats above	Planning permission granted
3.4	27 Oct 2015	15/03549/FUL: Partial change of use to café – Class 3	Planning permission granted
3.5	23 July 2019	19/03401/PAN: Demolition of the existing building and erection of 162 bedroom courtyard by Marriott Hotel comprising retail unit on the ground floor	PAN Submitted
3.6	06 March 2020	20/01086/CON: Complete demolition in Conservation Area	Pending Consideration

4. PUBLIC PARTICIPATION

4.1 Advertised: Conservation Area and Schedule 3 Development

Date Advertised: 27.03.2020

Representation deadline: 17.04.2020

Timeous representations: 4

Late representations: 1

4.2 Material considerations raised are summarised as follows:

- a) The proposal is contrary to the Development Plan;
- b) The height, bulk and massing of the proposed building will unacceptably dominate key views from the riverside and Longman Road;
- c) Proposed design conflicts with the heritage and character of the Conservation Area and does not preserve or enhance the appearance of the Conservation Area;
- d) Development will adversely affect the setting of nearby listed buildings; and
- e) Lack of parking provision.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Crown and City Centre Community Council:** No response.

5.2 **Historic Environment Team (Conservation)** object on the grounds that the amendments are very minor and fail to address principal concerns raised regarding scale, mass and bulk. In its view the proposal remains as three monolithic blocks lacking in design quality and contextual response. It goes on to suggest that the amendments do not disguise or mitigate the fundamental underlying design issues,

or reduce the adverse impact on the setting and character of Academy Street and the wider Conservation Area.

- 5.3 **Transport Planning Team:** No objection on the grounds of traffic impacts on the local public road network. However, this is subject to suitable financial contributions being sought towards delivering city centre connectivity improvements. A number of additional technical matters remain to be resolved before the application can be supported including the need for a construction traffic management plan; clarification on the future status of Manse Place; the requirement for vehicle tracking information; details of waste storage arrangements; details of construction form and finishes to streetscape and mechanisms for delivery; anticipated staffing provision; and clarification on drainage arrangements.
- 5.4 **Flood Risk Management Team:** No objection subject to a condition requiring a revised Drainage Impact Assessment (DIA) to address matters raised in our consultation response.
- 5.5 **Environmental Health:** No objection subject to conditions relating to the control of noise (construction and operational); a dust suppression scheme; and requirement for off-street refuse and recycling materials.
- 5.6 **Contaminated Land:** No objection subject to revision of the existing contaminated land report to take account of previous investigations. This can be controlled through condition.
- 5.7 **SEPA:** No objection subject to a condition requiring a connection to the public sewer.
- 5.8 **Historic Environment Scotland:** No objection as the proposal does not raise historic environment issues of national significance. However, the proposal will have a significant adverse effect on the setting of the category A listed Old High Church for the reasons set out in our consultation response. Our decision not to object should not be taken as our support for the proposals.

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
- 34 - Settlement Development Areas
- 40 - Retail Development
- 42 - Previously Used Land
- 44 - Tourist Accommodation
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 Inner Moray Firth Local Development Plan 2015

- 1 – Promoting and Protecting City and Town Centres
- 2 – Delivering Development

6.3 Highland Council Supplementary Planning Policy Guidance

- Inverness City Centre Development Brief (February 2018)
- Developer Contributions (March 2013)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Managing Waste in New Developments (March 2013)
- Public Art Strategy (March 2013)
- Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 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.
- 8.2 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, the Planning Authority has to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 8.3 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that when considering whether to grant planning permission for development that affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Determining Issues

- 8.4 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

- 8.5 The key considerations in this case are:
 - a) compliance with the development plan and other planning policy
 - b) layout, scale, mass and design of proposal
 - c) effect on historic environment

d) any other material considerations.

Development plan/other planning policy

- 8.6 The site is located within Inverness city centre and forms part of a larger land allocation identified in the Inner Moray Firth Local Development Plan (IN5) for mixed use development comprising business, residential, community and retail uses, and requires development to be in accordance with the Inverness City Centre Development Brief.
- 8.7 The proposal represents a major redevelopment within the heart of the city, lying on the periphery of one of the four key city centre districts (Station Quarter) identified in the Brief where the aim is to improve city centre access and connections, the physical enhancement of Academy Square and its surroundings, and the redevelopment of key sites to create new visitor and cultural attractions.
- 8.8 The general policies of the Highland-wide Local Development Plan seek to support development that makes effective use of brownfield land, is accessible by public transport, cycling and walking, and can demonstrate sensitive siting and high quality design that is compatible with surrounding land uses. New development must also make a positive contribution to the architectural and visual quality of the city centre.
- 8.9 Policy 1 (Promoting and Protecting City and Town Centres) of the Inner Moray Firth Local Development Plan promotes the “Town Centres First” principle and seeks to ensure that proposals that are likely to have an adverse effect on the vitality and viability of the city centre and other town centres and aims to bolster their role as well connected meeting places, and as hubs for local facilities. Consideration has to be given as to whether the loss of the Ironworks music venue arising from this proposal would comply with this policy.
- 8.10 Similarly, some consideration needs to be given to the effect on the vitality and viability of the city centre from a concentration of one particular use within the city; with a particular representation pointing to a lack of any policy constraint on the numbers and locations of hotels being developed within the city centre.
- 8.11 Subject to the proposal having no significant detrimental impact on townscape and cultural heritage assets, existing infrastructure, or the viability and vitality of the city centre, the proposal would comply with the development plan.

Layout, scale, mass and design of proposal

- 8.12 While there are outstanding technical matters raised by consultees still to be addressed by the applicant, the main focus of discussions to-date has centred on design considerations. The applicant has stated that they wish the application to proceed to a determination based on the current design submission, which is the primary reason this report has been prepared at this juncture.
- 8.13 The proposed layout makes effective use of the constraints of the site by utilising almost all of the site area behind the existing Academy Street buildings for the main hotel building, with the proposed double height entrance feature occupying the area of the current Ironworks building and with the access and servicing road wrapping

around the northwest and southeast boundaries of the site. A pedestrian footway consisting of natural stone Caithness paving stones would be provided along the northern boundary of the site, providing a link between Manse Place and Rose Street.

- 8.14 At six storeys high and with the main bulk of the building being of a uniform height of approximately 22 metres, it is large in scale and mass, especially in the comparison with the two and three storey buildings in the immediate vicinity that front onto Academy Street.
- 8.15 With the exception of the double-height entrance feature, which is an attractive and elegant contemporary structure featuring sandstone-clad walls and extensive full height glazing, the three blocks to the rear are monolithic and overbearing in scale and mass. Whilst the recently submitted minor revisions to the main elevations (essentially seeking to replicate the sandstone window reveal details seen in the smaller block lying immediately behind the main entrance) arguably add some visual interest to the appearance of the building, the overall design is devoid of architectural quality due to the aforementioned monolithic blocks and repetitive building fenestration and cladding. The soft-toned colour palette proposed for the cladding is however pleasant in its own right, offering a contemporary interpretation of the colours present within the fabric of the surrounding historic buildings.
- 8.16 The extant planning permission, to develop retail units and student flats on the rear section of the site adjacent to Rose Street is material to the determination of this application. By comparison, that building has an overall height of 28 metres and is therefore almost two storeys higher but steps down over four levels to 20 metres at its lowest point. In addition, the upper floors have sections of the main elevations that are set back to varying degrees. The effect of this is that the overall building's mass is broken up and the building's appearance is significantly modulated.
- 8.17 In determining the acceptability of the development in terms of the scale, mass and overall design, it has to be assessed within the context of its potential effect on the historic environment.

Effect on historic environment

1. Inverness (Riverside) Conservation Area

- 8.18 The site is partly located within the Inverness (Riverside) Conservation Area. In addition, a number of surrounding buildings are Listed, perhaps most notably the Category A listed Old High Church in Church Street. The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing a conservation area when determining planning applications and must have special regard to the desirability of preserving the setting of any listed building.
- 8.19 The Council's Historic Environment Team (HET) in its initial consultation response raised a number of concerns with the scale, mass and bulk of the proposal. In particular, it was noted that the northwest end of Academy Street has been the focus of a number of high quality restoration projects, including the AI Welders building and Blackfriars public house. In its opinion whilst contemporary design would be welcomed, this location demands a proposal of exemplary architectural quality which

would enhance its heritage context. If a building of the scale and mass proposed was to be acceptable at this location, HET considers that it would have to demonstrate high quality design with greater modulation and variation across the building and with an elevational treatment that better responds, relates and reflects the character of Academy Street and the built heritage within the wider historic core of the Conservation Area.

- 8.20 HET further states that *“the proposal is devoid of architectural quality in its monolithic blocks and featureless cladding. Quality in the detail design and materiality will be vital to enliven the facades of such a large and featureless proposal.”*
- 8.21 The minor elevational changes that have been made to the proposal since submission have not addressed the fundamental concerns raised by HET. The proposed development would in its view have an adverse impact on the historic character and appearance of the Conservation Area. This impact would be most acutely experienced from the immediate local area, but would also impact on wider views of the city’s roofscape, including views from key landmark buildings located within and outwith the Conservation Area. In addition, the development would adversely affect the setting of nearby listed buildings and views to and from those buildings.

2. Setting of listed buildings

- 8.22 Historic Environment Scotland’s (HES) role in the consultation process is to consider the potential impacts of the proposal on A Listed Buildings, Scheduled Monuments and their settings. In this case, three buildings are considered; (i) Dunbar’s Hospital at 86 and 88 Church Street; (ii) former Farraline Park School at Margaret Street; and (iii) Old High Church, Church Street. HES state that, in their view, the development would not impact significantly on key views to Dunbar’s Hospital or the scheduled former Friary site. In relation to the former Farraline Park School, HES advise that whilst it is reasonably enclosed by the streetscape, and its setting is predominately modern, the development is likely to be a dominant presence within its wider setting and this may affect the way it is perceived as one of the city’s key historic civic buildings.
- 8.23 Most notably, HES has advised that the most significant impact would be on the setting of the Category A listed Old High Church as it would impact on the way the Kirk is appreciated and understood, particularly in longer views where it is probably best appreciated from across the river. It notes that the Church effectively still retains its historic setting as the buildings around it are mostly limited to two and three stories high. As such, its tower still dominates its surroundings as it always has. Although the telephone exchange building is an exception at five storeys high, it does not encroach on the Church to the degree that its status as a key building in the townscape is significantly affected.
- 8.24 HES conclude by stating *“the design statement provided with the application indicates that the south elevation would be the most prominent side of the new hotel in views to the Church and site from the west. This is probably the most uncompromising elevation of the proposed new building and it seems likely that it would have a significant backdropping effect on Old High Church. Our view is that*

the proposed new hotel building would have a significant adverse effect on the setting of the Old High Church for the reasons set out above.”

Other material considerations

- 8.25 There are outstanding and largely technical matters relating to infrastructure and servicing that remain to be resolved by the applicant. It is not considered that these are insurmountable however and could be resolved by design and/or an element of further conditioning. However, at the present time there is insufficient information on which to address these aspects and this would require further consideration in the event that the Council was minded to grant planning permission.

Non-material considerations

- 8.26 One objector highlights a discrepancy between the development as submitted, and that referred to in the Proposal of Application Notice (PAN) submitted to the Council on 23 July 2019 signalling the start of the public Pre-Application Consultation process. Specifically, the objector has highlighted that the PAN described the proposal as including a retail unit on the ground floor, whereas the subsequent planning application is for a Class 11 gym. In response, the description of development, primarily related to the erection of a multi-storey hotel, is sufficiently robust to meet the relevant legislative requirements set out in the Regulations.

Matters to be secured by Section 75 Agreement

- 8.27 In the event that the Council is minded to grant planning permission for the development, it will be necessary for the Council and applicant to agree on an appropriate level of developer contributions to offset the lack of car parking by improving city centre connectivity, as well as contributing to streetscape improvements, all in accordance with the Inverness City Centre Design Brief and related guidance.
- 8.28 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application may be refused under delegated powers.

9. CONCLUSION

- 9.1 Planning permission is sought to demolish the existing Ironworks music venue and replace it with a six-storey hotel featuring a gym on the ground floor, accessible from Rose Street.
- 9.2 Inverness is a popular leisure destination where existing hotel bed spaces have in recent years consistently been nearing capacity and are able to command high room rates, particularly in peak season. Hotel use is one of a number of acceptable land uses for sites within the city centre. The principle of the development is therefore acceptable. The market clearly considers there to be insufficient supply in the sector at the moment and the Council has not felt the need to interfere with the market at this time.

- 9.3 While it could be argued that the potential loss of the Ironworks music venue would have an adverse effect on the vitality and viability of the city centre, this is not a matter that the Council, as Planning Authority, has any direct control over being largely a matter in the hands of the owner. Therefore, as a material planning consideration in the determination of this application, it must be given limited weight in the decision-making process.
- 9.4 Turning to design, there are elements of the design that are considered acceptable, most notably the double height main entrance section of building facing onto Academy Street. However, the remaining and substantial element is monolithic in appearance, and would dominate the townscape of this part of the city centre, to the detriment of the adjacent historic buildings and the wider Conservation Area.
- 9.5 The applicant has carried out minor revisions to the proposal, notably changes to the elevational treatment and alterations to roof top plant area and enclosure. However, these changes do not address the more fundamental concerns over the scale, mass and bulk of the proposed development. While officers have been willing to work with the applicant in pursuing further changes and offering advice on what form these could take, the applicant has indicated that any further revisions would make the development completely unviable and therefore the applicant wishes the proposal to be determined based on the current design.
- 9.6 In assessing the proposal, the Council has a statutory duty, enshrined in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, to ensure that special regard is had to preserving a listed building or its setting in considering whether to grant planning permission. In addition, the Act imposes a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 9.7 In this case, notwithstanding that part of the site has an extant planning permission for a large building, it is considered that the mass, scale, bulk and design of the hotel development fails to meet these tests and that the proposed development would, if implemented, have a significant adverse impact on the historic environment and the wider townscape as demonstrated by the applicant's visualisations that show the impact on Academy Street, on the Church Street approach, and the approach from Longman Road.
- 9.8 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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

The application is recommended for refusal for the reasons set out below.

Reasons for Refusal

1. The development, if implemented, would have a significant adverse impact on the character and appearance of the Inverness (Riverside) Conservation Area and three adjacent Listed Buildings and their settings (Dunbar's Hospital, 86 and 88 Church Street; former Farraline Park School, Margaret Street; and Old High Church, Church Street) by virtue of the scale, mass and design of the hotel and would fail to demonstrate sensitive siting and high quality design in keeping with local character and the historic environment and in making use of appropriate materials. The development would also fail to make a positive contribution to the architectural and visual quality of the place in which it would be located; and would have an unacceptable impact on built heritage resources, contrary to Policies 28 (Sustainable design); 29 (Design Quality & Place-making); and 57 (Natural, Built and Cultural Heritage) of the Highland-wide Local Development Plan 2013, as well as the relevant provisions of the Inverness City Centre Development Brief Supplementary Guidance as they relate to this site.
2. The development, if implemented, would fail to comply with the key placemaking principles for new development as set out in the Inverness City Centre Development Brief 2018, in that the scale, mass and design of the development would have an adverse impact on key views to Old High Church, Church Lane and the setting of other historic buildings in the vicinity of the site; would fail to safeguard the setting of the built heritage and retain the character and distinctiveness of heritage assets; and the height, scale and massing of the development would not be in keeping with the predominant pattern of the adjacent historic urban fabric.

Designation: Area Planning Manager – South

Author: John Kelly

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - Proposed Site Plan
Plan 2 - North/South Elevations
Plan 3 - East/West Elevations
Plan 4 - Ground floor Plan

- Plan 5 - First Floor Plan
- Plan 6 - Second to Fifth Floor Plan
- Plan 7 - Sixth Floor Plan
- Plan 8 - Landscape Layout

Inverness Design Review Panel

Panel Report

Proposed hotel development at Rose Street/Academy Street, Inverness 20 February 2019

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 the opportunity to comment on emerging proposals at this important location where height, scale and massing could have a substantial impact on the character of city centre growth. While the Panel recognises opportunities for increased height on this site, careful handling of scale/bulk is necessary to avoid negative impacts on key views to and from the Conservation Area. In particular the Panel advises against replicating the height of the extant planning permission which, at eight storeys, is too tall for this context. More analysis is needed to test and mitigate impact on important views. The Academy Street frontage should be a distinctive, high quality landmark that respects the character and scale of the street. This requires a reduction in the proposed height and bulk of this frontage. Building heights should be configured to rise between Academy Street and Rose Street. This report acknowledges significant potential to enhance natural surveillance and improve the quality of the public realm by prioritising high quality design and finishes. Design should take account of safety measures set out in Secured by Design Commercial Developments (2015). The developer is encouraged to enter into dialogue with the neighbouring Rose Street developer to identify design solutions that improve the public realm, including measures to prevent the street becoming a wind tunnel. The Panel would welcome opportunity to comment on proposals in a second review at a later stage in design development.

1. INTRODUCTION 1.1. This report relates to proposed hotel development fronting onto Rose Street and Academy Street, incorporating the site of previously consented mixed-use development that included student flats. It should be read in conjunction with meeting papers that provide an analysis of site context and morphology, an appraisal of design options in terms of height, scale and massing, and information on the emerging materials palette.

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

- a. Continue to use contextual analysis to test and mitigate impact on important views (see Para 4.3) and the setting of adjacent listed properties (Old Kirk, A I Welders building, Chapel Yard Burial Ground).
- b. Apply a sensitive, articulate approach to height and massing that complements this prominent gateway to the city centre, and protects views into the Conservation Area (see Section 4).
- c. Reduce the height and bulk of accommodation fronting onto Academy Street.
- d. Locate taller elements on the eastern edge of the site, configuring building heights to rise from Academy Street to Rose Street.

- e. Design the Academy Street frontage as a distinctive, high quality landmark that respects the character and scale of the street.
- f. Prioritise the delivery of a high quality public realm.
- g. Take crime prevention into account at an early stage in the design process. Maximise opportunities for natural surveillance.
- h. Enter into dialogue with the neighbouring Rose Street developer to identify design solutions that benefit both hotels, and the public realm. Take steps to avoid the street becoming a wind tunnel.
- i. Bring the scheme forward for a second review at a later stage in design development.

2.2. The Panel does not support:

- Replicating the height of the extant planning permission which, at eight storeys, is too tall for this location.
- Creating bulk and height on Academy Street that is out-of-scale with adjacent built heritage and/or has a detrimental impact on important views and streetscape

3. OVERVIEW 3.1. The Panel welcomes the opportunity to comment on proposals for development at this important location, where a sensitive approach to scale and massing could have a significantly positive impact on growth in this part of the city. The focus on contemporary design, including the emerging materials palette, is welcomed and encouraged.

3.2. The development team is thanked for bringing proposals forward at a suitably early stage, and providing a comprehensive introduction to the scheme.

3.3. The opportunity to review and comment on emerging options for scale and massing, by morphological study, is particularly welcome. Of the designs put forward, Option 2 shows more sensitivity to the city centre context. The Panel is concerned, however, that the proposed bulk and height continues to have a detrimental impact on important townscape, as explained in Section 4 below.

3.4. The developer is encouraged to bring the scheme forward for a second review at a later stage in design development.

4. KEY ISSUE: IMPACT OF HEIGHT AND MASSING ON IMPORTANT VIEWS

4.1. Careful handling of scale/bulk and their impact on key views is a significant design challenge. The Panel recognises that parts of the city centre can and should accommodate increased height, particularly where scale and massing make an important contribution to metropolitan character. Development at this location, however, should also have regard for its prominent position at an important gateway to the city centre/Conservation Area.

4.2. A sensitive, articulate approach to height and massing is needed, bearing in mind that neighbouring heights are generally no more than 4-5 storeys, and exceeding this has potential to compromise views into the Conservation Area.

4.3. More contextual analysis is needed to examine and mitigate impact on important views including:

- Street level views, capturing the experience of the pedestrian/human eye, including views from Academy Street towards the Chapel Yard Burial Ground, and vice versa.
- Approach from Friar's Lane.
- Approach along Longman Road (A82).

- Streetscape at the junction of Chapel Street, Academy Street and Friar's Lane.
- View from Inverness Castle North Tower viewing platform.
- Long distance views that take account of the city centre skyline (steeple, roofs, sensitive features)
- Views across the river from Huntly Street, taking care to avoid replicating the negative impact of key post-War buildings.

4.4. The impact of development on the setting of the A-listed Old Kirk, B-listed A I Welders building, and the Chapel Yard Burial Ground should also be considered.

4.5. Priorities for progressing this proposal are to:

- Avoid replicating the height of extant planning permission which, at eight storeys, is too tall for this location.
- Reduce height and bulk on Academy Street to be in keeping with the scale and character of surrounding built heritage/streetscape. Avoid blocking views into and out of the street.
- Locate taller elements on the eastern edge of the site, configuring building heights to rise from Academy Street to Rose Street. This height should, however, avoid:
 - compromising views towards the city centre from the riverside, and
 - towering over neighbouring properties to dominate the view from the A82.

5. ACADEMY STREET FRONTAGE 5.1. The frontage to Academy Street needs to complement significant public investment taking place at this end of Academy Street, including Townscape Heritage projects that already provide a catalyst for regenerating the wider area.

5.2. This frontage/principal entrance should be designed as a distinctive, high quality landmark that complements the scale of the street.

5.3. Both the building and the surrounding public realm should be detailed to an exceptionally high standard. Suggestions include:

- Use of natural stone cladding.
- Reconfiguring the public realm to achieve a better balance between pedestrian and vehicle movement.
- Use of public art to break up bulk.

6. COMMUNITY SAFETY 6.1. Hotel use at this location has potential to enhance natural surveillance, benefitting community safety. This also presents a welcome opportunity to reduce anti-social behaviour at the existing service yard.

6.2. Crime prevention should be taken into account at this early stage of the design process. Contact Police Scotland for site-specific advice and refer to safety measures set out in Secured by Design Commercial Developments (2015).

7. ROSE STREET FRONTAGE 7.1. The Panel welcomes the potential for this development to improve views from Longman Road and significantly enhance Rose Street's public realm.

7.2. Public realm design and finishes need to high quality, matching the standard for Academy Street.

7.3. Ideally, the Rose Street frontage should be designed to complement the hotel proposal on the opposite side of Rose Street (replacing the open deck carpark). Consider starting a discussion with

the neighbouring developer to take account of how the buildings could interact and relate to each other.

7.4. Take steps to avoid the street becoming a wind tunnel, which is likely to happen if it is straddled by two tall buildings/hotels.

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Rev.	Date	Description	Sig.
A	06.03.20	Planning Submission	SL

KEY:

- Planning Application Boundary
- Ownership Boundary
- Circulation
- FOH
- BOH
- Hotel Bedroom
- Gym
- Plant Enclosure

- 01 Existing Retail Complex
- 02 Existing Retail Car Park
- 03 Proposed Live Hotel Application
- 04 Proposed Gym
- 05 Proposed Hotel
- 06 Proposed Cycle Parking
- 07 Proposed Motorcycle & Secure Cycle Parking
- 08 Proposed Parking
- 09 Proposed Service Yard
- 10 Proposed Smoking Area

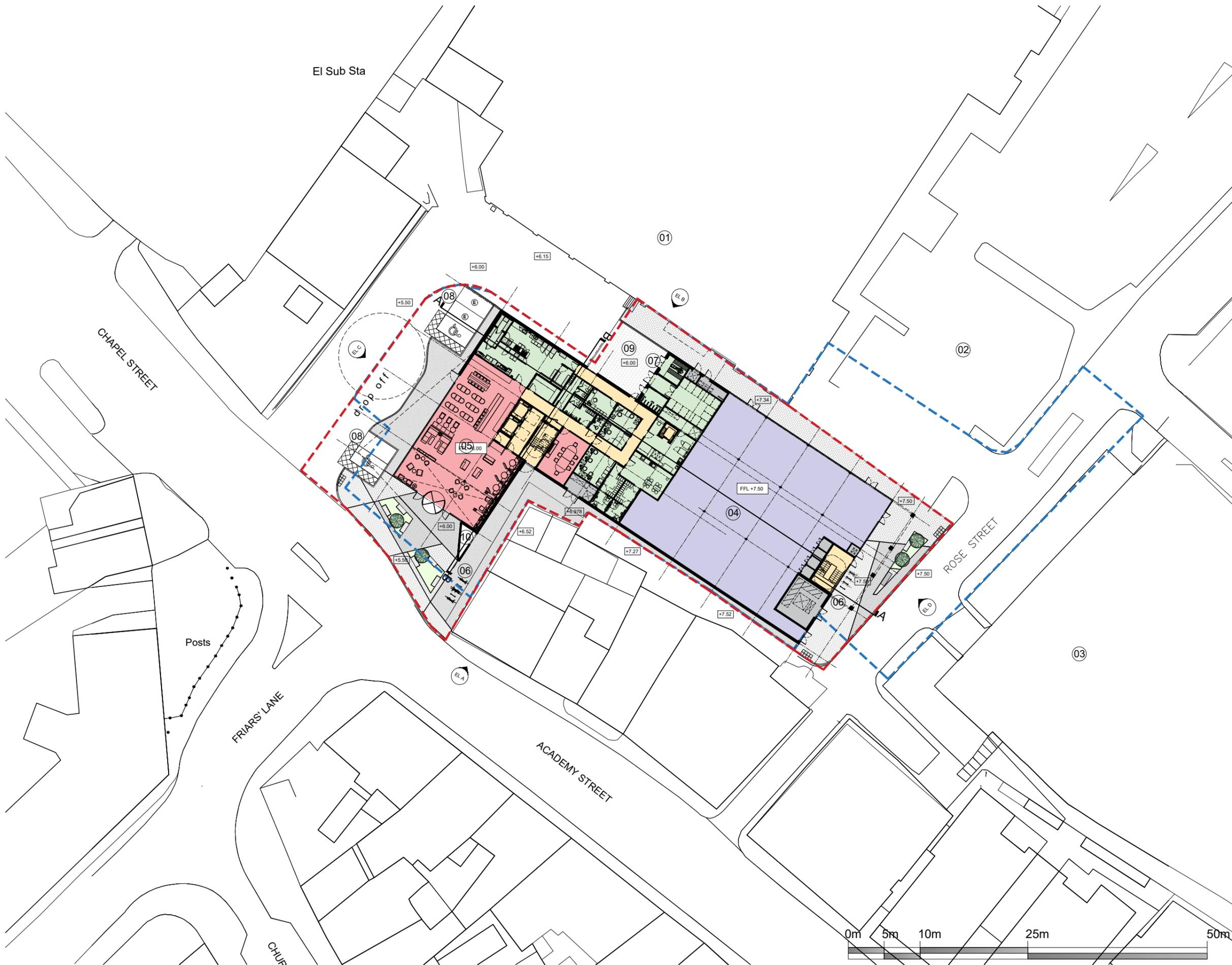
Parking Schedule

- 1No Standard Spaces
- 2No Standard Vehicle Charging Space
- 2No Accessible Spaces
- 2No Motorcycle Spaces
- 7No Total Spaces**
- 7No Staff Cycle Parking (Secured)
- 18No Cycle Parking
- 25No Total Cycle Spaces**



COURTYARD BY MARRIOTT
ACADEMY STREET, INVERNESS
Proposed Site Plan

4539 SK101A
SCALE 1:500



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South Elevation



North Elevation

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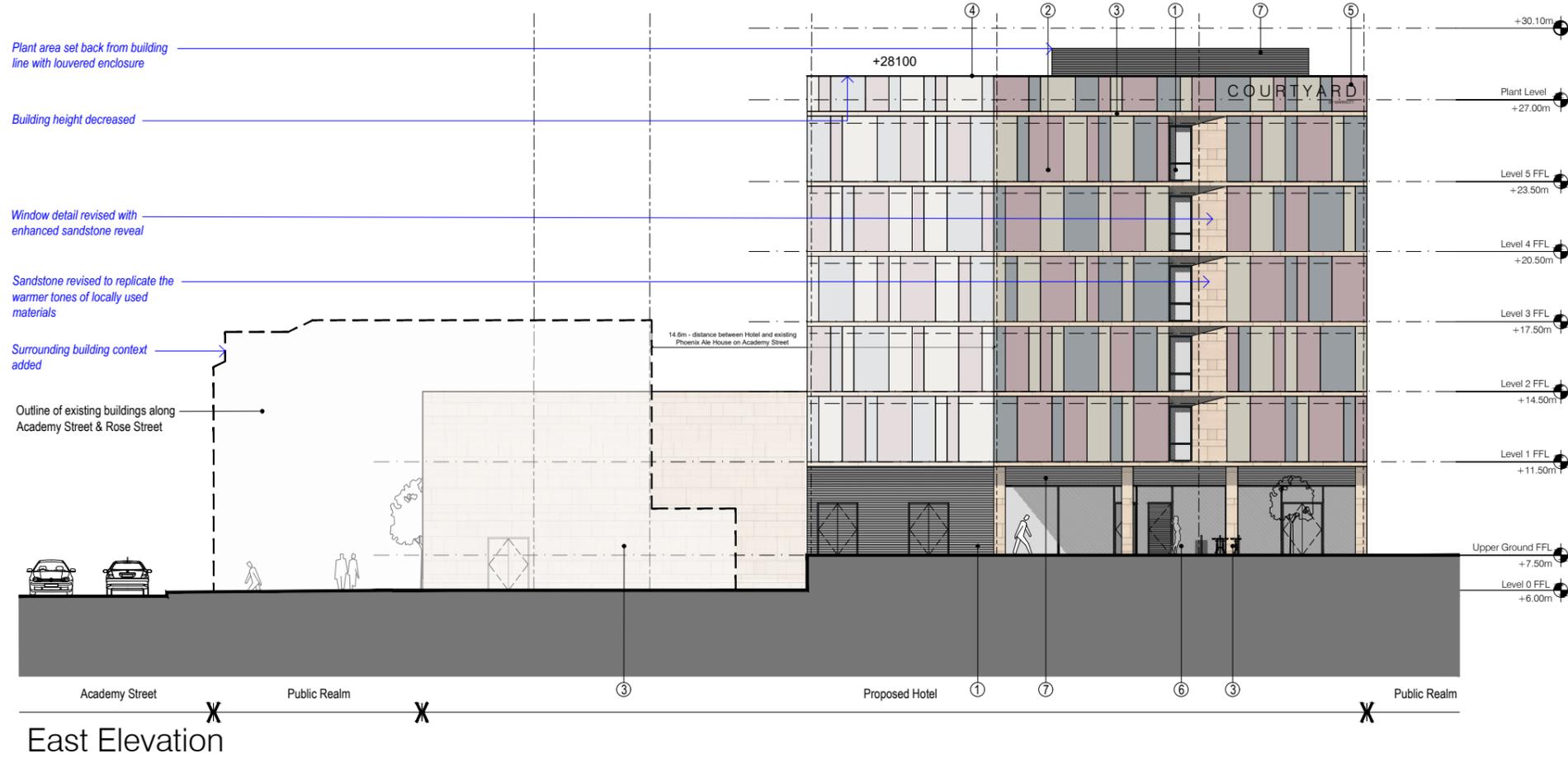
Rev.	Date	Description	Sig.
A	06.03.20	Planning Submission	SL
B	16.10.20	Draft Issue	VB

MATERIALS KEY:

- 01 PPC Aluminium Bedroom Window - Dark Grey Finish, Clear Glazing
- 02 PPC Aluminium Rainscreen Cladding
- 03 Sandstone Cladding
- 04 PPC Aluminium Coping - Dark Grey Finish
- 05 Illuminated Signage - subject to separate application
- 06 PPC Aluminium Curtain Walling
- 07 PPC Aluminium Louvres - Dark Grey Finish
- 08 Revolving Door Integrated Into Ground Floor Curtain Walling

COURTYARD BY MARRIOTT
 ACADEMY STREET, INVERNESS
 Proposed Elevations
 North / South
 4539 SK108 B
 SCALE 1:250





East Elevation

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Rev.	Date	Description	Sig.
A	06.03.20	Planning Submission	SL
B	16.10.20	Draft Issue	VB

MATERIALS KEY:

- 01 PPC Aluminium Bedroom Window - Dark Grey Finish, Clear Glazing
- 02 PPC Aluminium Rainscreen Cladding Sandstone Cladding
- 03 PPC Aluminium Coping - Dark Grey Finish
- 04 Illuminated Signage - subject to separate application
- 05 PPC Aluminium Curtain Walling
- 06 PPC Aluminium Louvres - Dark Grey Finish
- 07 Revolving Door Integrated Into Ground Floor Curtain Walling



West Elevation



COURTYARD BY MARRIOTT
 ACADEMY STREET, INVERNESS
 Proposed Elevations
 East / West
 4539 SK109 B
 SCALE 1:250



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Rev.	Date	Description	Sig.
A	06.03.20	Planning Submission	SL

- KEY:**
- - - Planning Application Boundary
 - - - Ownership Boundary
 - Circulation
 - FOH
 - BOH
 - Hotel Bedroom
 - Gym
 - Plant Enclosure

SCHEDULE OF ACCOMMODATION

LEVEL	king	twin	acc
Level 01	24	08	02
Level 02	22	08	02
Level 03	22	08	02
Level 04	22	08	02
Level 05	22	08	02
SUB TOTAL	112	40	10
TOTAL	69%	25%	6%
TOTAL	162 GUESTROOMS		

Level 0	Ground Floor	GIFA - 1376.5m ²
Level 01	First Floor	GIFA - 1168.7m ²
Level 02 - 05	Typical Floor	GIFA - 1004.3m ²
TOTAL		GIFA - 6562.4m²



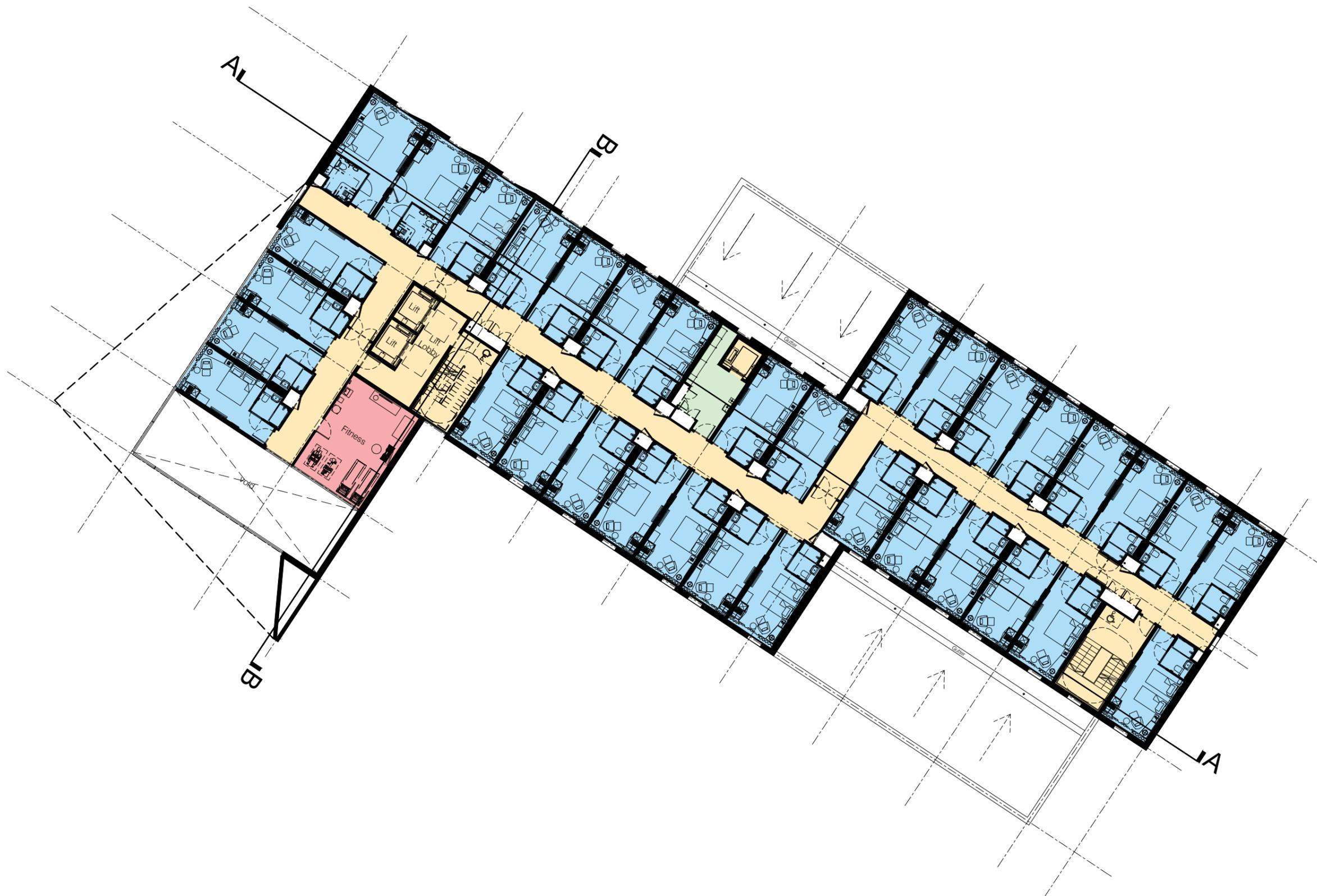
COURTYARD BY MARRIOTT
ACADEMY STREET, INVERNESS
Proposed Ground Floor Plan

4539 SK102 A
SCALE 1:250



This drawing must be read in conjunction with all architects, consultants, subcontractors and specialists drawings. Do not scale from this drawing.

Rev.	Date	Description	Sig.
A	06.03.20	Planning Submission	SL



KEY:

- Planning Application Boundary
- Ownership Boundary
- Circulation
- FOH
- BOH
- Hotel Bedroom
- Gym
- Plant Enclosure

SCHEDULE OF ACCOMMODATION

LEVEL	king	twin	acc
Level 01	24	08	02
Level 02	22	08	02
Level 03	22	08	02
Level 04	22	08	02
Level 05	22	08	02
SUB TOTAL	112	40	10
TOTAL	69%	25%	6%
TOTAL	162 GUESTROOMS		

Level 0
Ground Floor GIFA - 1376.5m²

Level 01
First Floor GIFA - 1168.7m²

Level 02 - 05
Typical Floor GIFA - 1004.3m²

TOTAL GIFA - 6562.4m²



COURTYARD BY MARRIOTT
ACADEMY STREET, INVERNESS
Proposed First Floor Plan

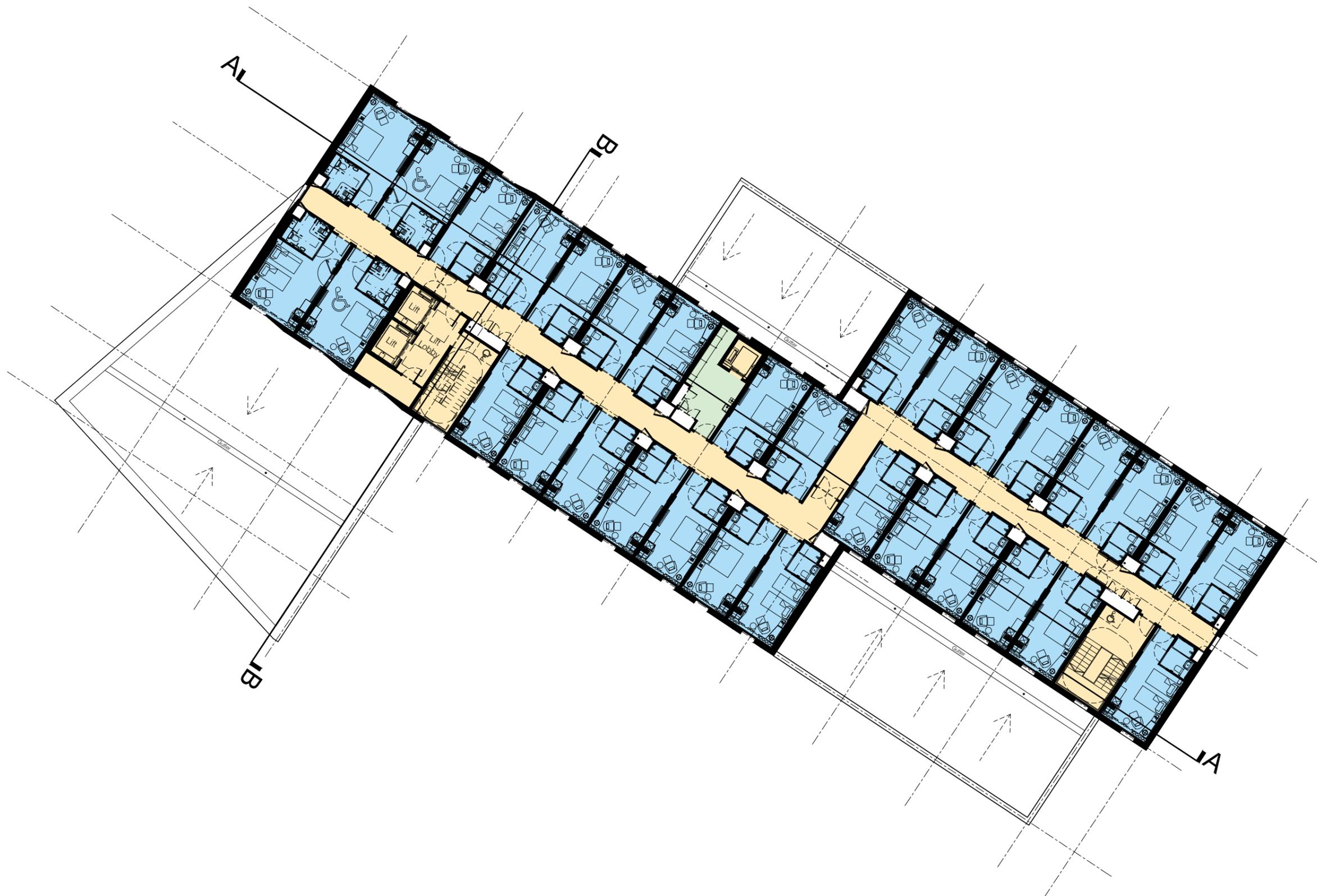
4539 SK103 A

SCALE 1:250



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Rev.	Date	Description	Sig.
A	06.03.20	Planning Submission	SL



KEY:

- Planning Application Boundary
- Ownership Boundary
- Circulation
- FOH
- BOH
- Hotel Bedroom
- Gym
- Plant Enclosure

SCHEDULE OF ACCOMMODATION

LEVEL	king	twin	acc
Level 01	24	08	02
Level 02	22	08	02
Level 03	22	08	02
Level 04	22	08	02
Level 05	22	08	02
SUB TOTAL	112	40	10
TOTAL	69%	25%	6%
TOTAL	162 GUESTROOMS		

Level 0
Ground Floor GIFA - 1376.5m²

Level 01
First Floor GIFA - 1168.7m²

Level 02 - 05
Typical Floor GIFA - 1004.3m²

TOTAL GIFA - 6562.4m²



COURTYARD BY MARRIOTT
ACADEMY STREET, INVERNESS
Proposed Second-Fifth Floor Plan

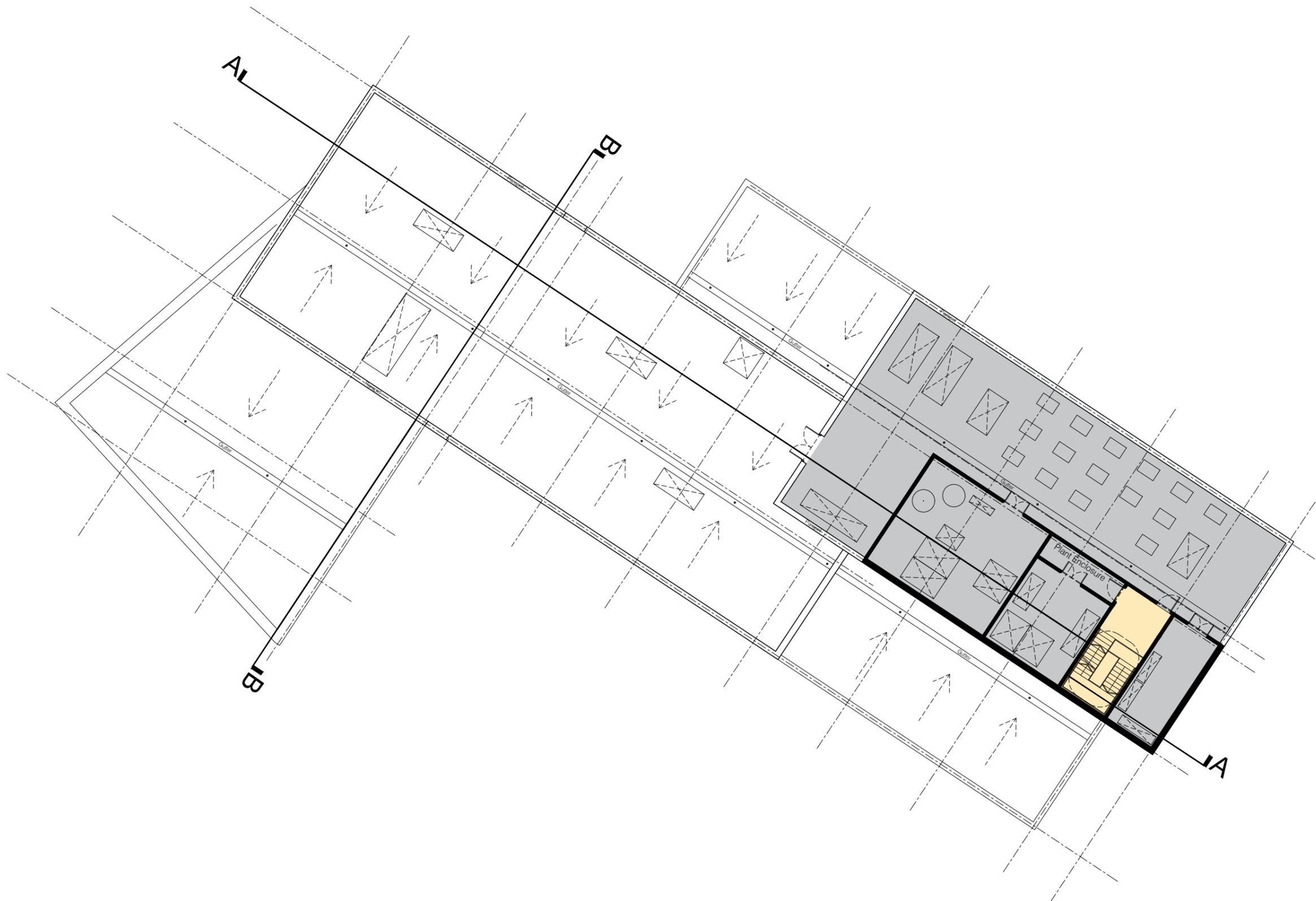
4539 SK104 A

SCALE 1:250



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Rev.	Date	Description	Sig.
A	06.03.20	Planning Submission	SL



KEY:

- Planning Application Boundary
- Ownership Boundary
- Circulation
- FOH
- BOH
- Hotel Bedroom
- Gym
- Plant Enclosure

SCHEDULE OF ACCOMMODATION

LEVEL	king	twin	acc
Level 01	24	08	02
Level 02	22	08	02
Level 03	22	08	02
Level 04	22	08	02
Level 05	22	08	02
SUB TOTAL	112	40	10
TOTAL	69%	25%	6%
TOTAL	162 GUESTROOMS		

Level 0
Ground Floor GIFA - 1376.5m²

Level 01
First Floor GIFA - 1168.7m²

Level 02 - 05
Typical Floor GIFA - 1004.3m²

TOTAL GIFA - 6562.4m²



COURTYARD BY MARRIOTT
ACADEMY STREET, INVERNESS
Proposed Sixth Floor Plan

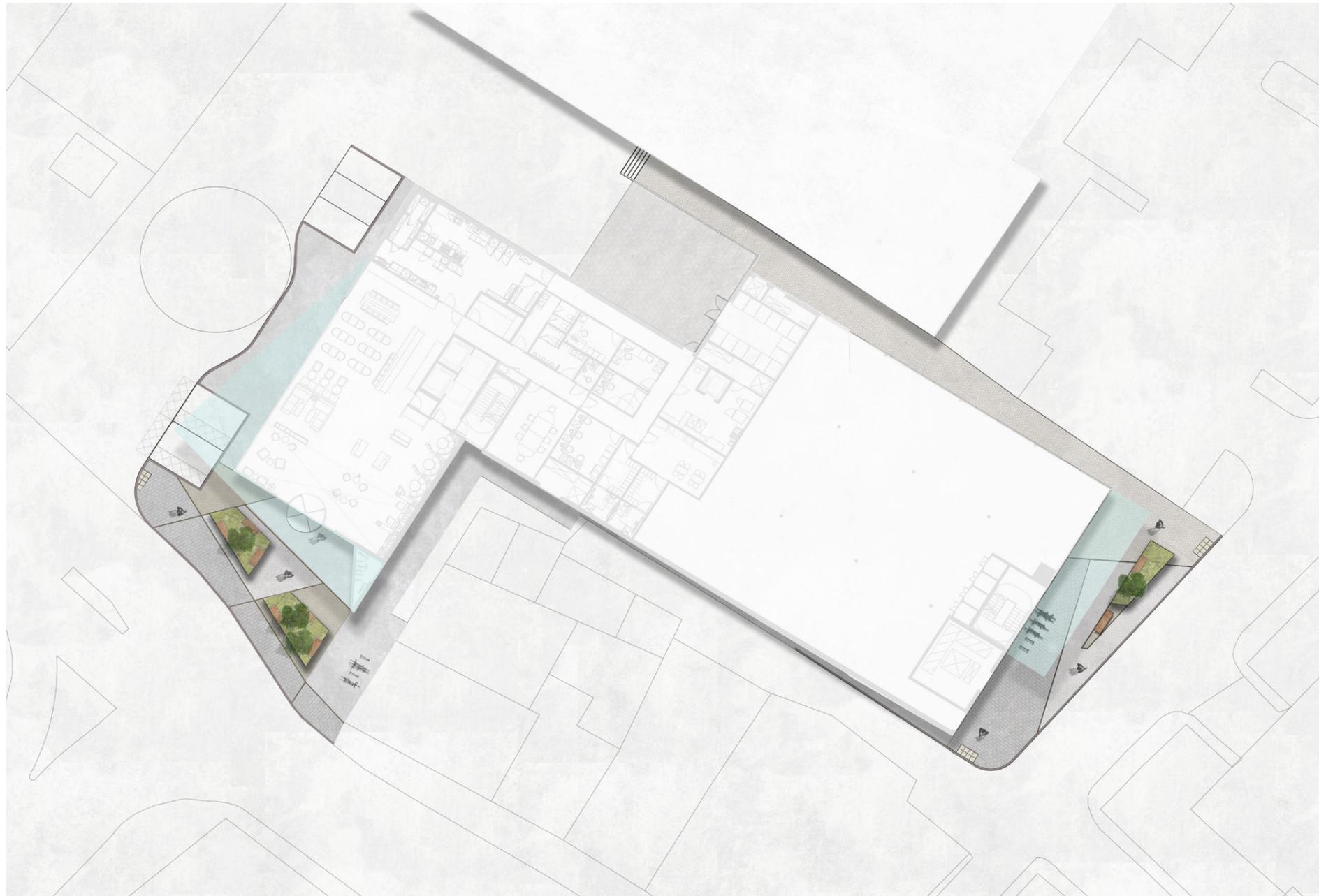
4539 SK105 A

SCALE 1:250



LANDSCAPE LAYOUT

MARRIOTT HOTEL, INVERNESS



DESIGN FEATURES

Pin kerbs for delineation

Raised planters with downlighters

Feature trees

Evergreen shrubs and herbaceous planting

Plaza area featuring two types of paving units for variation

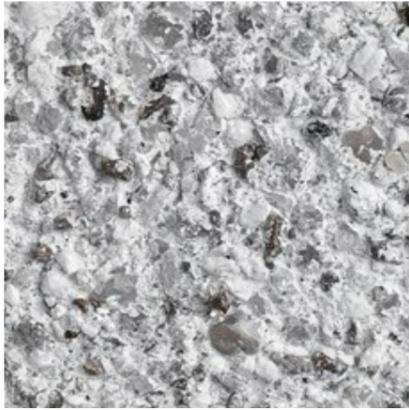
Timber seating embedded into raised planters

Paved footway tying into existing pavements

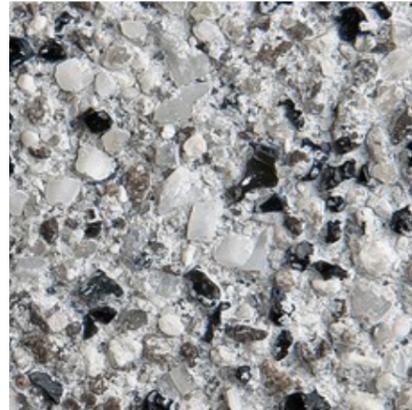
MATERIALS, SHRUBS & HERBACEOUS PLANTING

MARRIOTT HOTEL, INVERNESS

HARD SURFACING



'Plaza - Salt' by Acheson + Glover
Dimensions: 600 (L) x 200 (W) x 80 (D) mm



'Plaza - Birkes' by Acheson + Glover
Dimensions: 600 (L) x 200 (W) x 80 (D) mm



Caithness natural stone paver by BBS
Dimensions: 600 (L) x 400 (W) x 60 (D) mm

SHRUBS & HERBACEOUS PLANTING



Cornus canadensis



Epimedium perralderianum



Polystichum setiferum 'Plumosum'



Asplenium scolopendrium

SPECIMEN TREES



Betula utilis var. *jacquemontii*



RAISED PLANTERS WITH SEATING & LIGHTING



Raised Planters - Perimeter Planterline by Kinley, with integrated timber seating units
Dimensions: 600 (H) x 20 (W) x varied (L) mm



Downlighters integrated into raised planters



- Legend**
-  **Natural stone Calthness pavers by BBS**
Dimensions: 600 (L) x 400 (W) x 60 (D) mm
Finish: Flamed
Bond: Stretcher
 -  **'Plaza - Salt' by Acheson + Glover**
Dimensions: 600 (L) x 200 (W) x 80 (D) mm
Finish: Salt
Bond: Stretcher
 -  **'Plaza - Birkes' by Acheson + Glover**
Dimensions: 600 (L) x 200 (W) x 80 (D) mm
Finish: Salt
Bond: Stretcher
 -  **'Terrapave - Rimini ground' by Acheson + Glover**
Dimensions: 600 (L) x 400 (W) x 80 (D) mm
Finish: Rimini ground
Bond: Stretcher
 -  **Tarmac or similar approved**
 -  **'Road kerb - flat top' by Acheson + Glover**
Dimensions: 50 (W) x 150 (D) x 915 (L) mm.
Finish: Silver grey
 -  **Standard road kerb**
to engineer's specification
 -  **Standard road kerb laid flush**
to engineer's specification
 -  **Standard drop kerb**
to engineer's specification
 -  **Tactile blister paving by Marshalls**
Dimensions: 400 (L) x 400 (W) x 50 (D) mm
Finish: Charcoal
 -  **Perimeter Planterline 3mm Folded Steel Panel System by Kinley**
Dimensions: 20 (W) x 600 (H) x varied (L) mm.
Finish: Powder coated (RAL 7022 - Umbrage grey)
 -  **Integrated Planterline seating units by Kinley**
Dimensions: 600 (W) x 50 (D) x 1500 (L) mm.
Finish: FSC certified timber
 -  **Campus Seat by Artform Urban**
Dimensions: 2000 (W) x 621 (D) x 780 (H) mm.
Finish: FSC certified timber; powder coated steel (RAL 7022 - Umbrage Grey)

- Soft Landscape**
-  **Shrub & herbaceous planting**
 -  **Proposed Tree**
 -  **Planning boundary**

19.02.20 Rev A. Amendments to suit comments

TGP LANDSCAPE ARCHITECTS
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 Glasgow, G5 8BE Tel: 0141 429 2999
 info@tgp.uk.com/www.tgp.uk.com
 Also in Edinburgh & Newcastle

Project Marriott Hotel Inverness						
Title Landscape Layout						
Date 10.02.20	Scale 1:150 @ A1	Drawn CE	Checked GS			
Job 1995	Suitability -	No. L01	Issue Revision - A			
LI WORKSTAGE	0/1	2	3	4	5	6
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