

Agenda Item	<b>6.5</b>
Report No	<b>PLS/20/25</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 02 April 2025

**Report Title:** 24/04408/FUL: Shamrock Wellbeing  
Gun Lodge Hotel, High Street, Ardersier, IV2 7QB

**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Alteration and extensions

**Ward:** 17 – Culloden and Ardersier

**Development category:** Local

**Reason referred to Committee:** Member interest.

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** the application as set out in section 11 of the report

## **1. PROPOSED DEVELOPMENT**

- 1.1 The proposed development is for the alteration and extension of the former Gun Lodge Hotel converting the existing hotel to a boutique wellness hotel with a restaurant available to the public. The large building on the edge of the village has been vacant for some time and is in a state of disrepair. The proposal seeks to improve the quality of the building which has undergone insensitive previous renovations to create a modern, fashionable hotel.
- 1.2 The site has existing parking with a total of 25 spaces, including overflow parking. It is currently connected to the public water supply and sewer. It will be accessible from the existing access onto Ardersier High Street.
- 1.3 Pre-Application Consultation: None
- 1.4 Supporting Information: None
- 1.5 Variations: Fenestration interest added to the windows and consistent colour Anthracite Grey of frames to restore character to the building.

## **2. SITE DESCRIPTION**

- 2.1 The former Gun Lodge Hotel lies on the northern edge of the Ardersier Conservation Area on the east side of the High Street. The building is L-plan, 1¾ storey with whitewashed stone/wet harl walls and a slate roof. To the north side of the building is the car park. The main building is set back from the street and is separated from it by a number of outbuildings.
- 2.2 Surrounding the site is residential development, to the northwest there are large historic villas, to the south smaller houses, and directly to the north there is open space. The land to the east of the hotel is forested hillside.
- 2.3 The main views of the hotel building are from the northwest, and west. The view from the south is principally of the upper floors. Direct visibility of the lower floors is reduced by trees, the outbuildings along the street and the wall enclosing the car park. The scale of the building is considerably larger than its neighbours to the south.
- 2.4 The site is within the 100m buffer for the Cromal Mount mound and earthworks Scheduled Ancient Monument which is located to the northeast of the hotel site. Part of the site lies within the area identified by SEPA's future medium likelihood coastal flooding mapping.
- 2.5 Although the site lies within the identified mapped coastal flooding area, the relatively minor scale and extent of the proposed works are not considered to result in any additional flooding risk.

## **3. PLANNING HISTORY**

- 3.1 There is no relevant planning history

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: Section 65 Affect Conservation Area, Unknown Neighbour.

Date Advertised: 08.11.2024

Representation deadline: 29.11.2024

Timeous representations: 1

Late representations: None

4.2 Material considerations raised are summarised as follows:

- a) Windows: The existing windows were almost all traditional 4-pane sash windows, plans do not show any window designs. Single pane window would be highly detrimental to the historic building dating back to 1769 and originally the Fort George officer's residence.
- b) Positioning of bins: positioning of the bins, should be sited out of view, either at back of property or further forward nearer the stable block.
- c) Lighting: low level lights to serve the overflow parking spaces would be beneficial.

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](http://www.wam.highland.gov.uk/wam).

#### 5. CONSULTATIONS

5.1 **Historic Environment Team:** The hotel sits in the NE-corner of the Ardersier Conservation Area, set-back from the High Street behind car-parking and outbuildings, which reduce its visibility and impact upon the townscape. The proposals appear to represent a significant upgrade and modernisation of the building, with new reception, a conservatory replacing the existing toilet-extension, and re-modelling of the north-wing. All of these elements are generally acceptable, but as is often the case, the replacement windows represent a significant stripping of the building's historic character. These windows are not only to be all upvc, but they are (in the original building) replacing 2-over-2 timber sash and case windows with single-paned units, thereby stripping the building of what traditional character it currently has left. Some of the hotel windows are already replaced with white upvc units, but these at least have a central transom for some fenestration interest. It is noted that the conservatory and two new entrances have window/door-framing in aluminium, which will likely give more slender framing, which we are not opposed to. As the hotel is not listed, we do not object to the proposals, but neither do we support the stripping of any character from the windows, nor the upvc materiality. We consider that the fenestration to the rooms (within the original hotel building at least) need to be re-considered with regards the reduction in their character/interest; the single-paned windows will not only detract from the heritage character of the original building but will have a resultant adverse impact upon the character and appearance of the Conservation Area. In addition, we will require a condition to retain the decorative barge-boards and fascia to the gables and dormers.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 7 - Historic Assets and Places

Policy 14 - Design Quality and Place

Policy 22 – Flood Risk and Water Management

Policy 30 - Tourism

### **6.2 Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design

29 - Design Quality & Place-making

44 - Tourist Accommodation

57 - Natural, Built & Cultural Heritage

### **6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

Placemaking Priority 2 – Ardersier

### **6.4 Highland Council Supplementary Planning Policy Guidance**

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Managing Waste in New Developments (March 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 None**

## **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.**

#### **Determining Issues**

### **8.3 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**

- 8.4 The key considerations in this case are:
- a) Compliance with the development plan and other planning policy
  - b) Siting, layout, and design
  - c) Impact on historic environment.
  - d) Infrastructure and services
  - e) Other material considerations

### **Development plan/other planning policy**

- 8.5 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats, and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions where possible.
- 8.6 The reuse of an existing building is preferential to demolishing and rebuilding, particularly in this instance where the building is historic, as extending the lifecycle of the embodied carbon within the building minimises greenhouse gas emissions that would result from the construction of an entirely new building.
- 8.7 NPF4 Policy 30 (Tourism) states that development proposals for new or extended tourist facilities or accommodation in locations identified in the LDP will be supported. Proposals for tourism related development will take into account: the contribution made to the local economy; compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors, accessibility for disabled people and opportunities to provide access to the natural environment.
- 8.8 HwLDP Policy 44 (Tourist Accommodation) supports proposals within settlement boundaries provided that the Council is satisfied that it can be accommodated without adverse impacts upon neighbouring uses; complies with Policy 28 (Sustainable Design); and will not prejudice the residential housing land supply.
- 8.9 NPF4 Policy 14 (Design, Quality and Place) states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale and proposals will be supported where they meet the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable.
- 8.10 Proposals which are poorly designed, detrimental to the amenity of the surrounding area or are inconsistent with the six qualities of successful places will not be supported.
- 8.11 HwLDP Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on

individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community.

- 8.12 HwLDP Policy 29 (Design Quality and Placemaking) requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.
- 8.13 NPF4 Policy 7 (Historic Assets and Places) states that development proposals in or affecting Conservation Areas will only be supported where the character and appearance of the Conservation Area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area, existing density, built form and layout, context and siting, quality of design and suitable materials.
- 8.14 HwLDP Policy 57 (Natural, Built and Cultural Heritage) supports developments where it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.
- 8.15 Subject to the proposal preserving or enhancing the character and appearance of the Ardersier Conservation Area; having no significant detrimental impact on the character of the area or amenity of neighbours; considering its contribution to the local economy; and compatibility with the surrounding area in terms of the nature and scale of the activity; the proposal would comply with the development plan.

### **Siting, layout, and design**

- 8.16 The main hotel building will be modernised to bedrooms and the restaurant space, while the former manager's house will become the wellness centre. The works proposed comprise of three main elements. The first element is the replacement of the flat roofed toilet block with an aluminium framed conservatory. The second element is the refurbishment of the former managers house to convert it into the wellness centre portion of the hotel. Finally, the proposal replaces existing windows.
- 8.17 The small rectangular plan form flat roofed toilet block on the southwest elevation is understood to be a recent addition to the hotel and is to be removed. A glazed anthracite grey coloured aluminium framed lean-to conservatory will be erected in its place across the whole southwest facing gable of the hotel. The proposed conservatory will be blocked from view from the street by the existing outbuildings.
- 8.18 The former single storey manager's house on the north part of the hotel is to be renovated as it is in a state of disrepair. The proposal adds anthracite grey vertically oriented larch cladding to the exterior and a door in place of what is currently a uPVC window. This will create the wellness centre portion of the hotel and will have treatment rooms for clients and would be used to store holistic medicine. This will adjoin to the accommodation portion of the hotel via the reception area.
- 8.19 Currently, the hotel has a mix of window types in both glazing pattern and materials, with the upper first floor having traditional 4 pane sash and case windows, while the lower floors have uPVC windows. It is considered that there is a disconnect between the upper and lower floors as a result of this difference in fenestration, and previous

insensitive renovations have removed much of the original character from the building.

- 8.20 The proposed change to all the windows to UPVC would result in the ground floor windows changing to single paned, with a transom bar to the upper floor windows, thus giving a '1 over 1' pattern. When read together, the changes to ground and first floor windows will restore a degree of regularity to the glazing pattern and therefore the character to the building. The changes to the glazing were agreed with the developer following a period of negotiation. During this, the applicant also clarified that the bin storage area would be situated to the rear (east) of the hotel away from main northwestern entrance and view of the car park.
- 8.21 The renovation works also include repairs to the natural slate roof which is welcomed. The reception area on the southwest elevation is to be clad with larch board and painted anthracite grey to match the proposed framing of the windows. These repairs and finishings are considered to be acceptable with regards to the Development Plan policies.
- 8.22 The overall programme of works will make the building consistent with the place qualities, particularly healthy, pleasant, distinctive and sustainable, delivering high quality design that is in keeping with the local character and contributes to the historic environment. Accordingly, the siting, layout and design is considered to comply with the development plan.
- 8.23 The proposal will provide its guests with opportunities to access the natural environment as the coast is within a short walking distance of the hotel. The hotel also is accessible to those with additional mobility needs and offers rooms and facilities specifically designed for them. The increased number of visitors being able to stay within Ardersier and the publicly available restaurant are expected to be a benefit to the local economy. The proposal does also not prejudice residential housing supply. For these reasons the proposal is considered to accord with the tourism policies of the development plan.

#### **Impact on historic environment**

- 8.24 The site lies within the Ardersier Conservation Area. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 Act imposes a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.25 The character of this part of the Conservation Area is mainly defined by larger buildings with gables facing the road. The hotel is set back from the road to the rear of a former stable block and is on the northern edge of the Conservation Area. The lower floors of the hotel are mainly hidden from public view from the street. From the southern approach on the street, only the upper floors are generally visible, while the view from the north when entering the village is longer, with a more limited view of the ground floor including the main entrance and the former manager's house / proposed wellbeing centre. The stable block building is to be retained, and this protects the building from the street, and thereby gives it its own distinct character from the rest of this part of the Conservation Area.

- 8.26 While uPVC is not the preferred material for windows within a Conservation Area, the building currently has a range of window materials and glazing patterns due to an irregular programme of window works and maintenance in the past. The hotel is currently closed and the project as presented provides an opportunity to re-open the premises and provide a renewed economic use of the hotel with resultant local community benefit. Accordingly, matters relating to the preservation of some of the now poorly maintained historic fabric embodied in existing windows has to be balanced against the wider economic benefit of updating and modernising the existing building fabric, securing it for the longer term, and thereby providing economic betterment.
- 8.27 The replacement of the flat roofed bulky toilet block with a light sleek profile anthracite grey aluminium conservatory is considered to significantly improve the gable treatment of the building; the use of dark coloured aluminium will provide a positive contrast to the white painted gable of the hotel.
- 8.28 The use of timber cladding, particularly on the hipped gabled manager's house is also considered to complement its fabric and form, providing a modern lift to an otherwise relatively unremarkable part of the overall built fabric of the hotel buildings. The restoration and reuse of the significant commercial building in the village is welcome and is considered to have a net positive impact on the Conservation Area. The fenestration interest added through the consolidation of window pattern and materials is considered to protect some of the character that has been previously removed from the building during previous works.
- 8.29 Overall, the repairs to the internal fabric of the building and its resultant reuse are considered to preserve the character and appearance of the Conservation Area.

#### **Infrastructure and services**

- 8.30 The existing car parking arrangements are unchanged as a result of the proposal and are considered to be acceptable. In addition, no changes are proposed to the existing water and sewer connections.

#### **Other material considerations**

- 8.31 There are no other material considerations.

#### **Non-material considerations**

- 8.32 None

#### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.33 None

### **9. CONCLUSION**

- 9.1 The proposal is for relatively small-scale works to refurbish the hotel, with the demolition of a toilet block and its replacement with a gable conservatory, upgrading



and conversion of the former manager's house to a wellness centre, and the replacement of windows.

- 9.2 The proposal will help to retain and consolidate an existing building within the Ardersier Conservation Area, contributing positively to the historic environment, and also provide a renewed and positive economic opportunity for hospitality and tourism in the village.
- 9.3 Accordingly, the proposal is considered to comply with the historic environment policies (NPF4 Policy 7 and HwLDP 5), the design policies (NPF4 14, HwLDP 28, 29) and the tourism policies (NPF4 Policy 30, and HwLDP 44); and preserves the character and appearance of the Ardersier Conservation Area.
- 9.4 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 actions**, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. 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.

**Reason:** In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. The original fascia and decorative barge-boards present on the gables and dormers shall be retained.

**Reason:** In order to safeguard the character and qualities of the building, and the wider Ardersier Conservation Area.

## **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.

## **INFORMATIVES**

### **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.

### **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](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

## **Mud and Debris on Road**

Please note that it is 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](mailto:env.health@highland.gov.uk) for more information.

## **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

**Trees in Conservation Area** – You are advised that all trees within a Conservation Area are protected under the Town and Country Planning (Scotland) Act 1997. It is an offence to remove any such tree within a Conservation Area regardless of tree preservation order status. Prior notice to the authority must be served in order to remove, uproot, or destroy a tree with indication of the specific tree that is to be felled. It shall be the duty of the landowner to plant another tree of appropriate size and species at the same place as soon as they reasonably can.

Signature: David Mudie

Designation: Area Planning Manager – South

Author: Ross Mcateer

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

Relevant Plans:

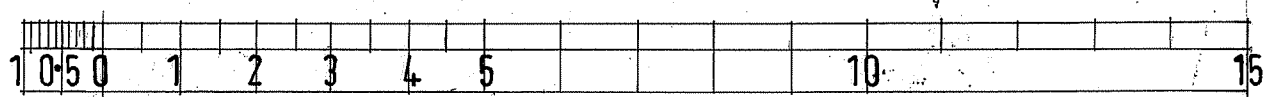
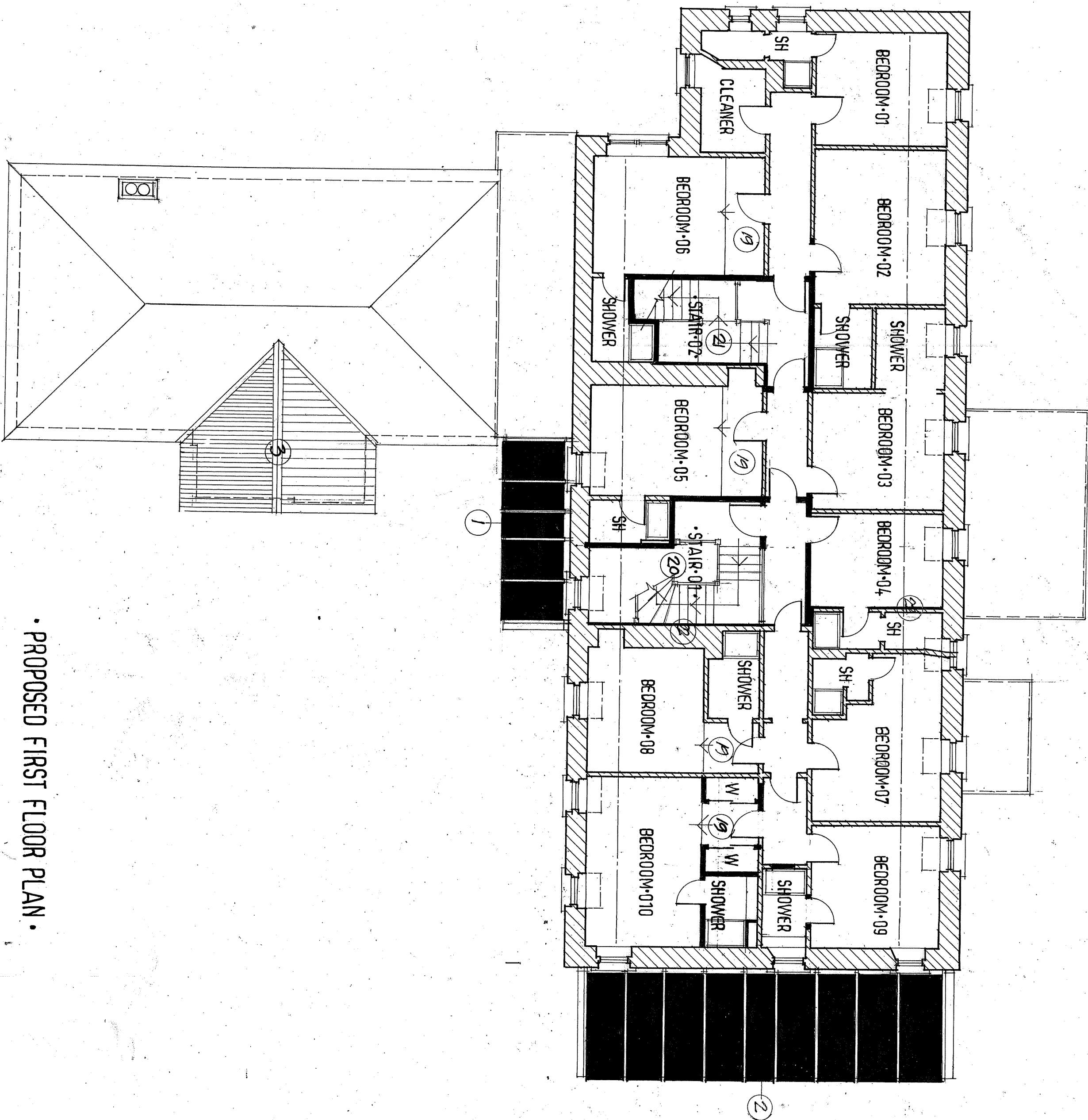
Plan 1 - 2024/GLH.1/020 REV C - Location Plan- Index and Location Plan

Plan 2 -2024/GLH-1/021 REV C – Proposed Site Layout Plan

Plan 3 - 2024/GLH-1/028 REV A – Proposed Elevations – South West and South East

Plan 4 - 2024/GLH-1/029 REV A - Proposed Elevations North West and North East

Plan 5 - 2024/GLH-1/030 REV A – Sectional Elevations



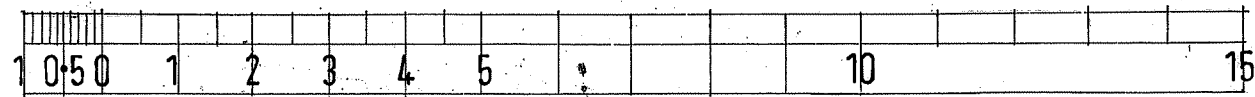
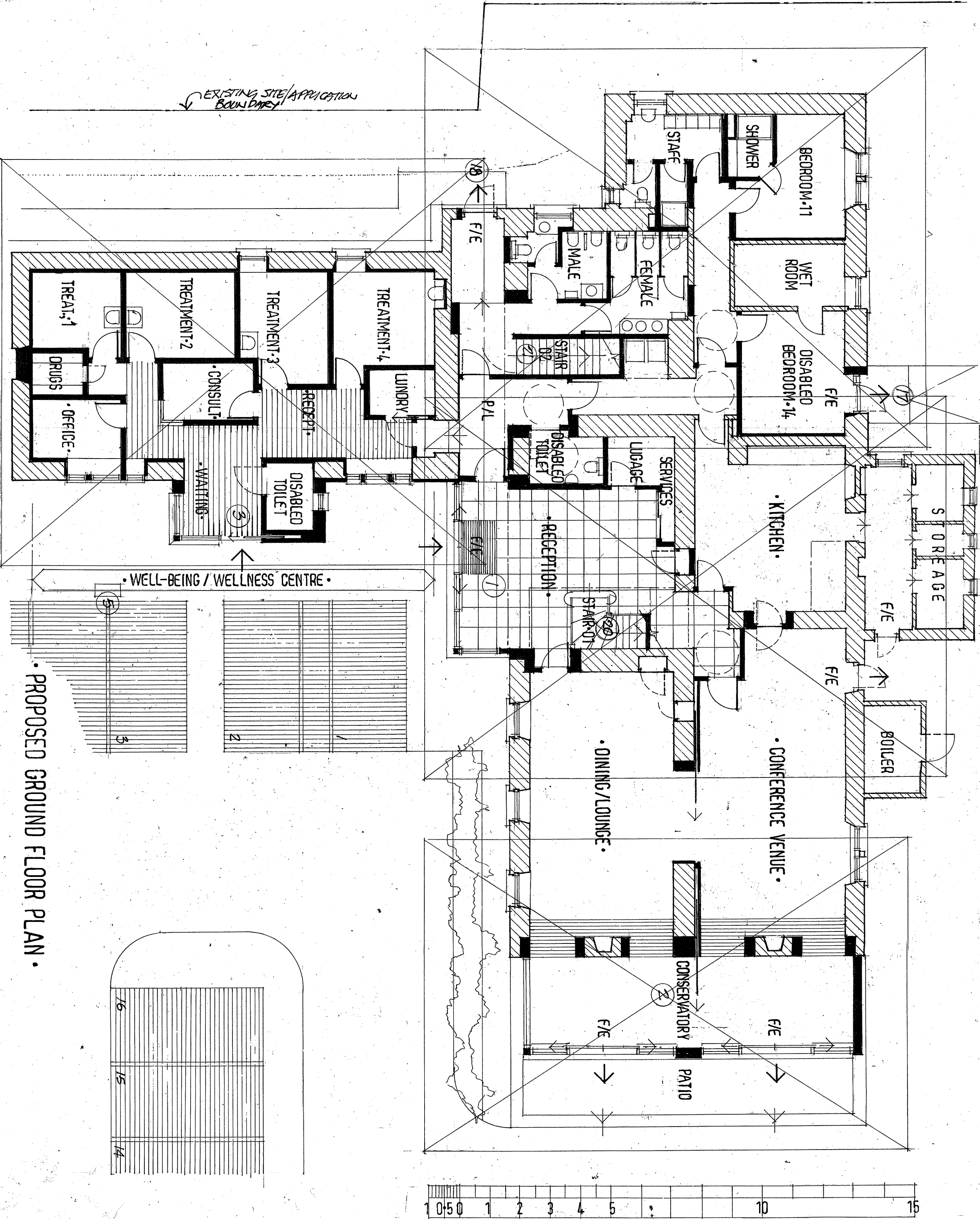
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ALTERATIONS AND EXTENSIONS  
TO • THE GUN LODGE HOTEL •  
HIGH STREET • ARDERSIER •  
INVERNESS • IV2 7QB • FOR  
SHAMROCK WELLBEING

DRG.No. • 2024/GLH.1/027 •  
PROPOSED FIRST FLOOR PLAN

OCT • 2024



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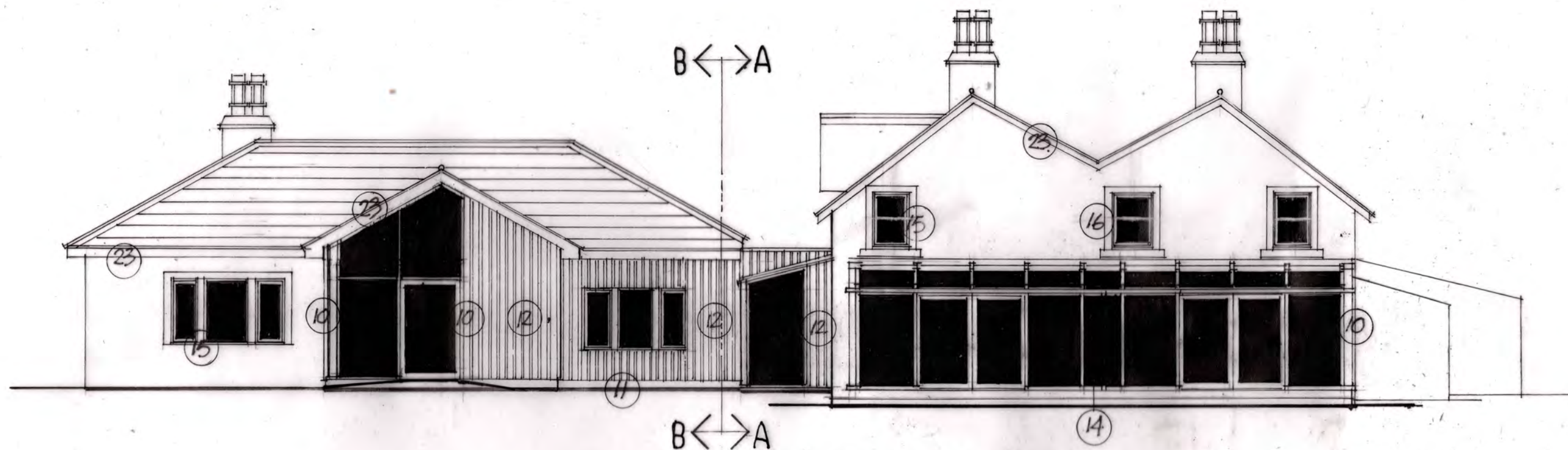
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ALTERATIONS AND EXTENSIONS  
TO • THE GUN LODGE • HOTEL •  
HIGH STREET • ARDERSIER •  
INVERNESS • IV2 7QB • FOR  
SHAMROCK WELLBEING

ORG. No. • 2024/GLH-1/026 •  
PROPOSED GROUND FLOOR PLAN

OCT • 2024





• PROPOSED SOUTH WEST ELEVATION •



• PROPOSED NORTH WEST ELEVATION •



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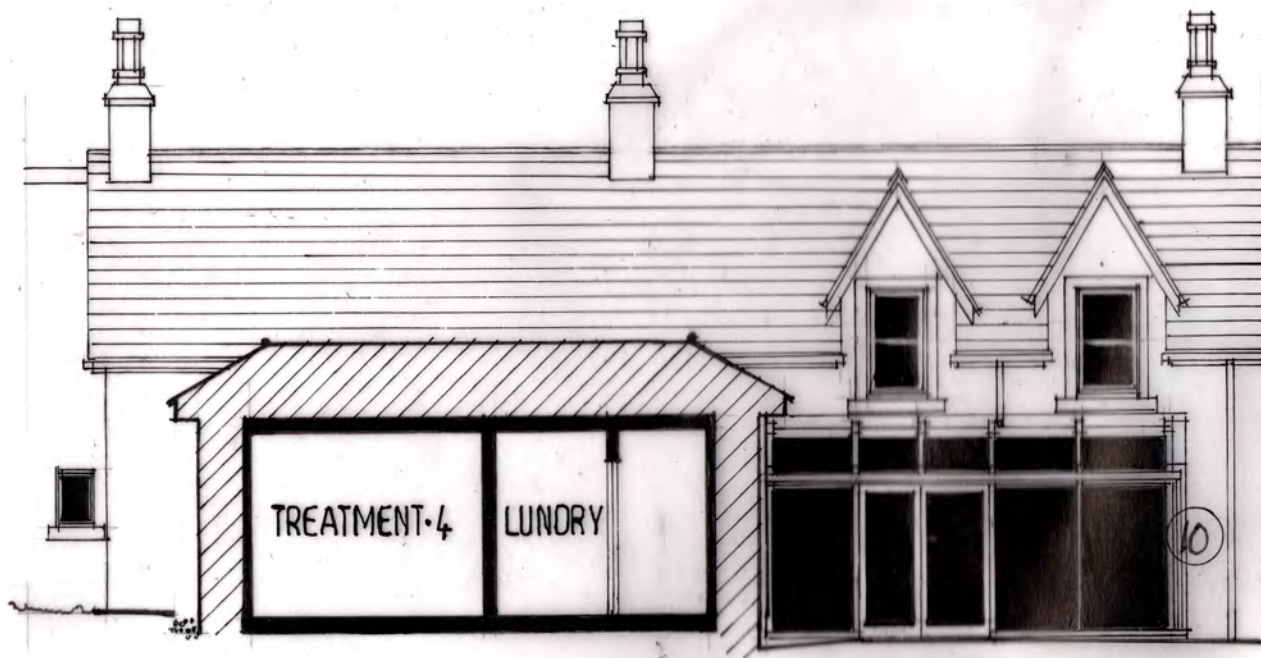
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REV. A - JAN. 25 - FIRST FLOOR WINDOWS  
TRANSOME ADDED TO MEET  
PLANNING COMMENTS.

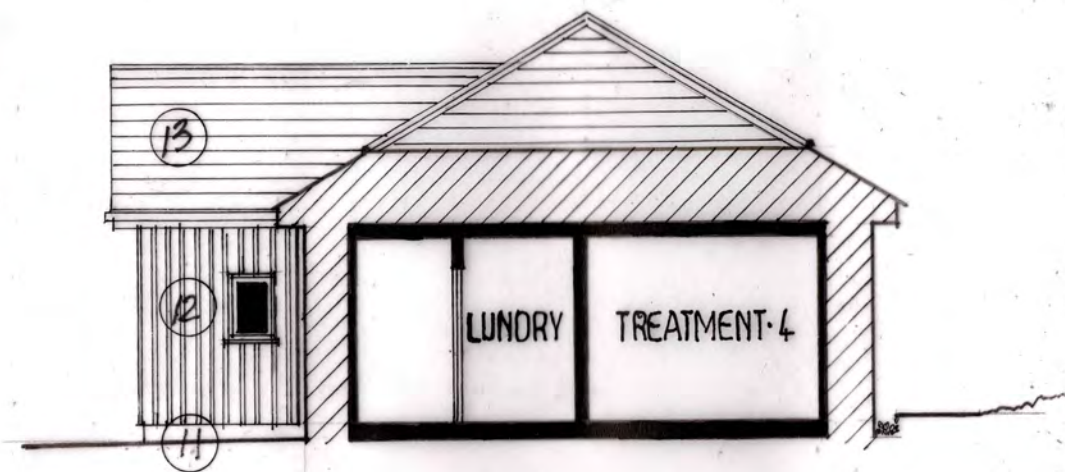
ALTERATIONS AND EXTENSIONS  
TO THE GUN LODGE HOTEL  
HIGH STREET ARDERSIER  
INVERNESS IV2 7QB FOR  
SHAMROCK WELLBEING

ORG. No. 2024/GLH.1/028.A  
PROPOSED SOUTH WEST AND  
NORTH WEST ELEVATIONS  
OCT. 2024

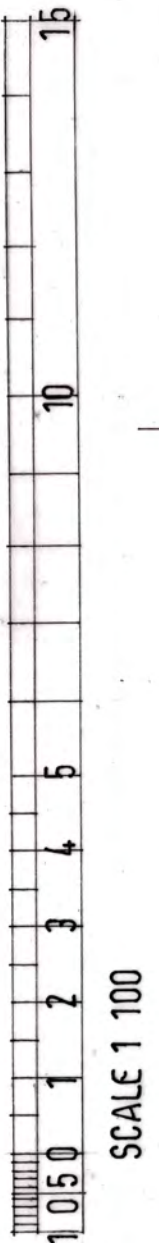




• SECTIONAL ELEVATION A-A •



• SECTIONAL ELEVATION B-B •



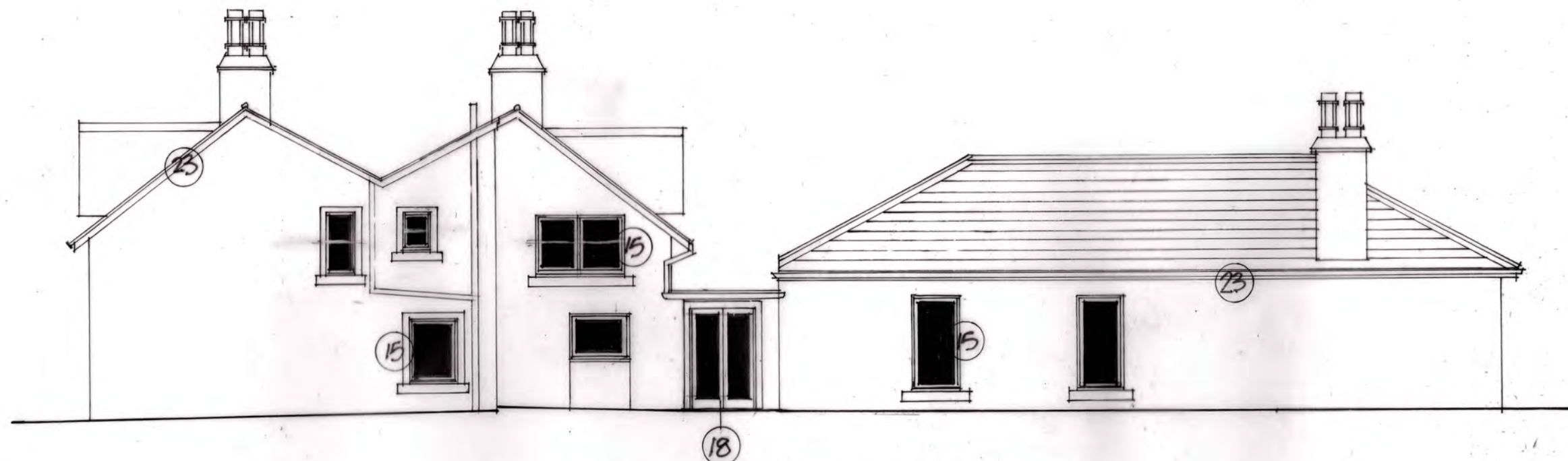
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REV-A-JAN-25-FIRST FLOOR WINDOWS  
TRANSOMES ADDED TO MEET FIREWORKS  
COMMENTS.

ALTERATIONS AND EXTENSIONS  
TO THE GUN LODGE HOTEL  
HIGH STREET ARDERSIER  
INVERNESS IV2 7QB FOR  
SHAMROCK WELLBEING

ORG. No. 2024/GLH-1/030-A  
SECTIONAL ELEVATIONS A-A &  
B-B  
OCT-2024





• PROPOSED NORTH WEST ELEVATION •



• PROPOSED SOUTH EAST ELEVATION •



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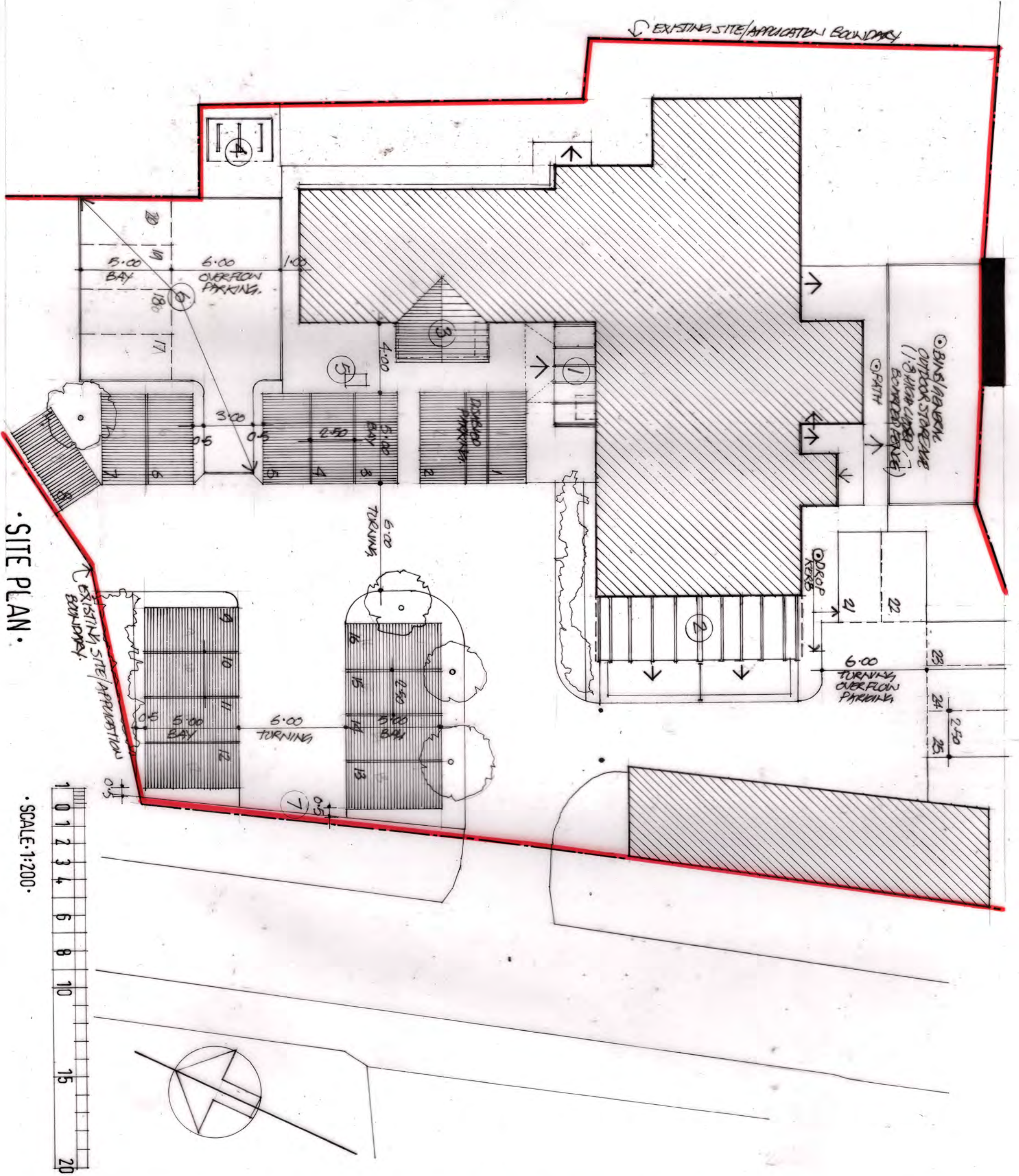
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REV. A - JUN. 25 - FIRST FLOOR WINDOWS  
TRANSOME ADDED TO MEET  
PLANNING COMMENTS.

ALTERATIONS AND EXTENSIONS  
TO THE GUN LODGE HOTEL.  
HIGH STREET, ARDERSIER.  
INVERNESS, IV2 7QB, FOR  
SHAMROCK WELLBEING

DRG. No. 2024/GLH.1/029.A.  
PROPOSED NORTH WEST AND  
SOUTH EAST ELEVATIONS  
OCT. 2024





• SITE PLAN •

• SCALE 1:200 •

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SCALE 1:200  
REV. A - JAN. 25 - AMENDMENTS  
SHOWN THUS TO MEET PLANNING  
COMMENTS.

ALTERATIONS AND EXTENSIONS  
TO THE GUN LODGE HOTEL  
HIGH STREET, ARDERSIER  
INVERNESS, IV2 7QB, FOR  
SHAMROCK WELLBEING

DRG. No. 2024/GLH.1/021.A  
PROPOSED SITE PLAN  
OCT. 2024



2024/GLH.1/-	REVISION:	THIS DETAILED PLANNING APPLICATION COMPRISES OF UPGRADING THE EXISTING HOTEL, DEMOLISHING EXISTING BLOCK AND REPLACING WITH GLAZED CONSERVATORY. DEMOLISHING PAINT TOILET FACILITY TO PRIVATE ACCOMMODATION AND REPLACING WITH NEW ENTRANCE TO WELL-BEING/ WELLNESS CENTRE + ERECTION OF GLAZED ENTRANCE/RECEPTION COMPRISING OF THE FOLLOWING INFORMATION:-
DRG. NO.		DRAWING CONTENT.
020	C	INDEX AND LOCATION PLAN. (1:500)
021	C	SITE PLAN (1:200)
022		EXISTING GROUND FLOOR PLAN (1:100)
023		EXISTING FIRST FLOOR PLAN (1:100)
024		EXISTING SOUTH WEST + NORTH WEST ELEVATIONS (1:100)
025		EXISTING NORTH EAST + SOUTH EAST ELEVATIONS (1:100)
026		PROPOSED GROUND FLOOR PLAN (1:100)
027		PROPOSED FIRST FLOOR PLAN (1:100)
028		PROPOSED SOUTH WEST + NORTH WEST ELEVATIONS (1:100)
029		PROPOSED NORTH EAST + SOUTH EAST ELEVATIONS (1:100)
030		PROPOSED SECTIONAL ELEVATIONS A-A AND B-B (1:100)

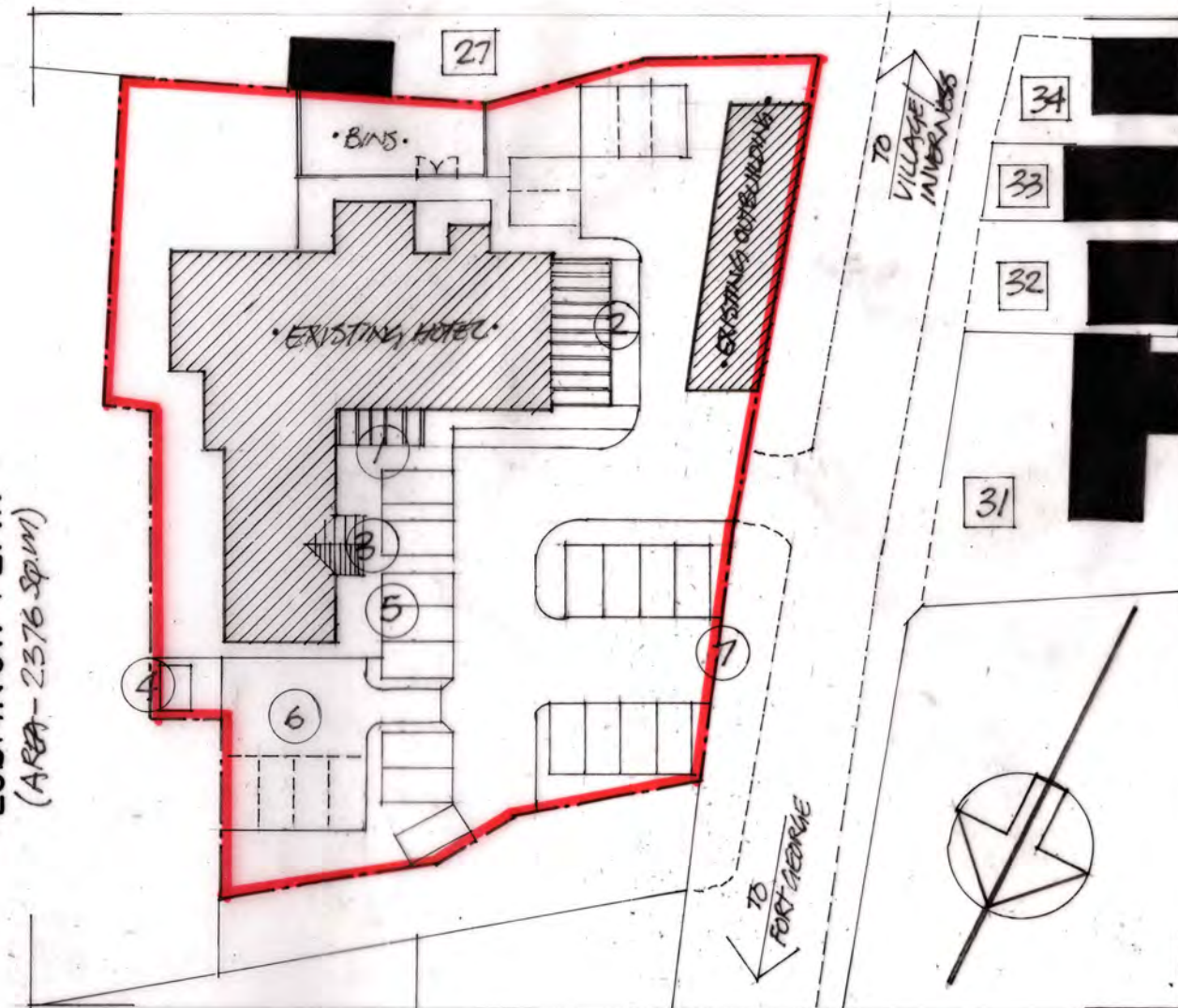
		EXTERNAL FEATURES.
1		GLAZED ENTRANCE/RECEPTION EXTENSION
2		EXISTING TOILET BLOCK CONSERVATOR GLAZED EXTENSION.
3		REPLACEMENT ENTRANCE EXTENSION TO WELL-BEING/ WELLNESS CENTRE.
4		6 CYCLE SHELTER CLEAR POLYCARBONATE
5		EV CAR CHARGER POINT (2 CAR)
6		PARKING DRAINAGE SYSTEM AS PER ENGINEERS DETAILS.
7		EXISTING STONE BOUNDARY/ WALL JOINTS TO BE PICKED/ POINTED
8		BLACK 4 ALL SHALLOW DRAINAGE CHANNEL. (HEAVY DUTY)
8/A		110 DIA. PIPE ENCASED IN CONCRETE.
9		110 DIA. TWIN WALL PERFORATED PIPE AS PER ENGINEERS DETAILS.
10		EXTERNAL ELEVATION FINISHES.
11		ALUMINIUM DOUBLE GLAZED WINDOW/ DOOR SYSTEM - COLOUR - RAL 7039
12		SMOOTH CEMENT RENDER BASE COURSE - COLOUR - BLACK.
13		LARCH OVER LAPPED BOARDING STAINED - COLOUR - RAL 7044
14		NATURAL SLATE TO MATCH EXISTING BUILDING ROOF.
15		METAL SHEET IN FULL PANEL COLOUR TO MATCH ALUMINIUM GLAZING SYSTEM.
16		WOOD GRAINED DOUBLE GLAZED U.P.V.C REPLACEMENT WINDOWS - COLOUR RAL 7016
17		WINDOW SURROUND BANDS AND CHUS - COLOUR - RAL 7001
18		ENLARGE EXISTING WINDOW TO FORM DISABLED FIRE EXIT.



SCALE 1:500

### LOCATION PLAN

(AREA - 2376 sq.m)



18		FORM FIRE EXIT DOUBLE DOOR WITH SMOOTH CEMENT SURROUND BANDS.
19		EXISTING STEP AT DOOR TO BE EXTENDED AS RAISED FLOOR.
20		EXISTING TIMBER STAIR TO BE REPLACED AS SHOWN WITHIN PROTECTED ZONE.
21		EXISTING TIMBER STAIR TO BE REPLACED WITH PRESSED STEEL STAIR WITHIN PROTECTED ZONE AS FIRE EXIT.

22		EXISTING PARTITIONS TO BE UPGRADDED TO PROVIDE COMPARTMENT WALL (TO REDUCE TRAVEL DISTANCE).
23		VERGE/PASIC - COLOUR - BLACK
		EXISTING TO BE RETAINED AND MADE GOOD AS REQUIRED.
		PROPOSED

A3. SHEET  
SCALE 1:500

REV. A - JAN. 24 - NOTE AMENDED SHOWN THIS © TO MEET PLANNING AMENDMENTS.  
REV. B - JAN. 25 - WARRANT APPLICATION.  
REV. C - MARCH. 25 - COLOUR ADDED ITEM 15 + ITEMS 8 + 8/A + 9.

ALTERATIONS AND EXTENSIONS TO THE GUN LODGE HOTEL.  
HIGH STREET. ARDERSIER.  
INVERESS. IV2 7QB. FOR  
SHAMROCK WELLBEING

DRG. No. 2024/GLH.1/020.C  
INDEX AND LOCATION PLAN

OCT. 2024