



**HIE / UHI - Enterprise + Research Centre | Plot 10 Inverness Campus**

SHEPPARD ROBSON









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Aerial view of  
Inverness Campus from East

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# 1

## 1.0 Project Details

### 1.1 Introduction

This Design Statement has been prepared in support of the Matters Specified by Condition Application for the Enterprise and Research Centre to be constructed on Plot 10 of the Inverness Campus. The Centre will provide mixed use accommodation for Highlands and Island Enterprise (HIE) and University of Highlands and Islands (UHI).

As required by Condition 2C of the Campus Permission in Principle (09/00887/PIPIN), details of the external appearance of the proposed building are submitted for approval.

### 1.2 Client and Project Team

Applicant: Highlands and Islands Enterprise (HIE) / University of Highlands and Islands (UHI)  
Architect: Sheppard Robson  
Project Manager: Torrance Partnership  
Quantity Surveyor: Torrance Partnership  
Structural Engineer: Waterman  
M&E Engineer: Waterman  
Landscape Architect: Hirst Landscape Architects

### 1.3 Project Design Overview

HIE and UHI proposal is for a new shared development on Plot 10 of the Inverness Campus.

The development is required to achieve a shared facility that offers a mix of accommodation including: laboratory space, workshop areas, offices and shared facilities such as café and shared meeting areas in a similar way that was achieved at the Centre for Health Science in Inverness, which was previously developed by HIE to provide shared accommodation for a range of other education, research and businesses organisations in the healthcare sector.

HIE are consolidating its current accommodation which are located around Inverness and Dingwall. The University of the Highlands and Islands (UHI) wishes to develop a new facility for translational research and education, and this will complement the work of HIE to promote the Highland region.

It also wishes to create sufficient accommodation to co-locate certain research based activities of the Scotland's Rural College (SRUC) as well as the joint Highland Council and UHI Science Academy project. Co-locating the two facilities would allow for greater cooperation and flow of information between HIE and UHI, and would also allow the respective organisations to share facilities; including reception and public areas, meeting, seminar and conferencing space, social space and other functional support space.

Outline Brief Specification:

- 4900 m2 headquarter style building to be designed to accommodate HIE and UHI. The mixed use building is to accommodate teaching, teaching and research laboratory space, workshop accommodation and offices.
- Building to be fully fitted out for appropriate users
- Specialist fit out works to be incorporated into design
- Building should be capable of being sub-divided
- Access road into plot and parking to be incorporated into design as defined within the Inverness Campus masterplan design guide/coding for plots.
- Building to be designed with capacity for future expansion by 50% -100% HIE's aspirations for this unit are that it:
- Incorporates the requirements of the current Inverness Campus Design Guide <http://www.invernesscampus.co.uk/opportunities/locating-on-the-campus.html>

- Is a building of profile and stature that reflects regional characteristics
- Matches the world-class natural environment of the Highlands and Islands with a world-class built environment
- Incorporates design elements which support the construction and fit out of this development within the required tight timescales
- Maximises use of the allocated plot area and site layout that complies with the campus design guide/coding.



Context Plan

# 2

## 2.0 Site Details

### 2.1 Introduction

The site for the new Enterprise and Research Centre (ERC) lies east of the A9 approximately 1½ miles east of Inverness City centre on undeveloped 'green field' land known as the Inverness Campus and is owned by the Highlands and Islands Enterprise (HIE).

### 2.2 The Existing Site

Plot 10 within the Campus is set out and clearly defined. It has an established and existing water course either side of the Plot and as a defined separation with Plot 9 and Plot 11. Along the northern edge runs the main train line into Inverness and a proposed bicycle access route. The site itself is relatively flat.

Plot 10 is a 3-acre site on the eastern side of the Central Beechwood Avenue loop, bordered by a rail line on the eastern side and a row of trees on the northern side, which is the border with Plot 9.

The design guidelines dictate that the facility should be constructed on the half of the site closer to the roadway, with the rear reserved for landscaping and parking.

### 2.3 Proposed Inverness Campus Masterplan

HIE submitted a Masterplan proposal for a mixed use phased development early in 2009. Following discussions with the Inverness College Design Team HIE submitted a revised Phase 1 proposal that moved the Inverness College plot to a more prominent position within the overall Masterplan.

The Inverness College is now located on the Southern side of the Campus Green, While Plot 10 is immediately to the North of the Green and Beechwood Avenue.

On the basis of the campus masterplan HIE are to develop the overall site to provide serviced plots, roads and services infrastructure for prospective developments under a phased strategy that will continue up to 2030.

There are 3 planned phases for the Beechwood Masterplan, they comprise of:

- 8 different mixed development plots that includes Plot 10.
- Campus Green - A central landscaped public amenity
- Road and Services Infrastructure

All 3 phases of Beechwood Masterplan is programmed to be complete by 2030, with the Road and Services Infrastructure programmed and agreed with HIE.

### 2.4 Site - Climate

The site is relatively exposed, lacking any substantial shelter through belt planting or ground topography. The proposal seeks to deliver a favourable micro-climate through building orientation and landscape treatments.

### 2.5 Views

The open nature of the site offers the potential for tremendous views to the city and across the Firth to the Black Isle. These views should be exploited to the advantage of the proposed development.

### 2.6 Movement + links

The Inverness Campus is located between the busy A9 trunk road to the west, and the main Inverness / South rail line to the north and east. Both these features presently have the effect of severing the site from its surroundings—links, both pedestrian and vehicular are extremely limited. Proposals for the establishment of new links to the site are captured within the scope of the Inverness Campus Masterplan Planning Approval. The new pedestrian and cycle bridge across the A9 is now a major feature to attract investors into the various plots.

# 3

## 3.0 Design Principles + Planning Context

### Inverness Campus – Vision

The approach to the masterplan for the Inverness Campus project has been driven by a desire to create a gathering place that is integrated with the social, physical and cultural fabric of Inverness, on a site which is presently isolated by surrounding road and rail infrastructure. A Campus which will be accessible to all, a local and regional centre for lifelong learning where people will come together and exchange ideas, knowledge and friendship. For some people, such as students from outwith Inverness, the Campus will be their home, for others it will be a place they visit regularly to work, learn, keep fit or just relax. For some it will simply be an inspiring place that they pass through as they move around the city.

The Inverness Campus masterplan is structured around a central parkland landscape which defines the high quality of the Campus environment and provides a cohesive framework within which the diverse group of occupiers can establish their own identities. This green spine is focused on the views to Ben Wyvis and the mountains to the north, drawing the distant Highland landscape deep into the site through a variety of special, interpretative spaces such as the Campus Green which will be the social heart of the first phase of the project. In future phases the axis will culminate in a prospect building and vantage point on the northern promontory acting as a highly visible gateway to the city and the Highlands and Islands. This will also be the landing point for a new pedestrian-cycle bridge which will open up connections between the Campus, the city to the west and the future expansion of Inverness to the east.

Landscape will unify and order the Campus masterplan whilst rooting it to the site through the retention and enhancement of existing tree lines, watercourses and habitats. The central parkland, which flows from the North Park to the wooded hillside to the south, is composed of a layered sequence of spaces characterised by interpretations of different Highland landscapes which will define the essence of the place.

### Planning Context

This section sets out the planning framework within which the proposals for the Plot 10 building are being brought forward for approval, setting out the relevant planning history for the site and then briefly discussing the planning policy context.

### Planning History

On 8th March 2011 The Highland Council granted Permission in Principle Permission (reference 09/00887/PIPIN) for the first phase of the Inverness Campus comprising the following:

“Non-residential institution (34,000m<sup>2</sup>), business (4,000m<sup>2</sup>), residential institutions (10,000m<sup>2</sup>), assembly and leisure (8,000m<sup>2</sup>) and associated landscaping, open space, parking and infrastructure, services and means of access”

The permission included approval of an indicative masterplan for the site as well as range of supporting technical reports which, when taken together, set out the parameters for development on the Campus. Attached to the permission were a number of conditions which sought further detail in respect the development proposals for the site. With the exception of Condition 2c, which is discussed below, these conditions related to the entire campus site and as such these were discharged to facilitate the delivery of the Campus wide infrastructure which is now completed.

Whilst these conditions have been fully discharged, individual plot holders are expected to observe the approved details in preparing and developing proposals for their individual sites. We can confirm that the current application proposals have been prepared entirely in accordance with the details approved in respect of these Permission In Principle and all the subsequent conditions submissions.

### Matters Specified by Condition 2c – External Appearance

Condition 2c of the Permission states the following:

“Following submission of details required by conditions 2a and 2b the further detailed matters specified by this condition will include detailed plans, sections and elevations of the siting, design and external appearance of all buildings and other structures. The development shall follow the general principles set out in the masterplan and design guidelines.”

The application proposals are submitted in respect of this condition by way of a ‘Matters Specified by Condition’ (MSC) application. This document sets out how the proposals for Plot 10 have had regard to the requirements of the masterplan and the design guidelines.

### Planning Policy Context

The development plan for the site comprises the Highland wide Local Development Plan (HwLDP) which was adopted in April 2012. The Inner Moray Firth Local Development Plan (IMLDP) will also cover the application site; however this is still emerging and so is not considered relevant to the determination of this application.

The HwLDP sets out the vision and spatial strategy for the whole of the Highland Council Area. Central to the vision for the area is the expansion and growth of Inverness east along the A96 corridor.



To deliver growth within the A96 Corridor the HwLDP allocates several strategic development sites including the Campus. In support of the allocation the HwLDP explains that the Campus is key element of the spatial strategy for the A96 Corridor, stating at paragraph 11.6.1:

“The development of this area for the relocation of Inverness College and as a Campus for the University of the Highlands and Islands will deliver significant benefits to the City of Inverness and the wider Highlands and Islands. The main benefit is as an enabler of sustainable economic growth, although there will be spin off benefits including creating a more vibrant City, and helping the Highlands become a leader in world class research.”

The site at Beechwood gives the opportunity for the location of a wide range of campus users including educational, recreation, research and institutional residential opportunities. The site is of a considerable size and offers potential for expansion of facilities, while remaining predominantly a green site. Policy 10 of the HwLDP provides in principle support for the development of the campus. In addition Policy 10 also includes several strategic policy requirements for the Campus, particularly in respect of the delivery of infrastructure. However we note that these have all been addressed through the Permission In Principle, the subsequent approval of conditions and delivery of the Phase 1 Campus infrastructure.

Alongside strategic site allocations the HwLDP also includes several general policies with which all development proposals are expected to comply. Of particular relevance to the application proposals are:

- Policy 28 Sustainable Design
- Policy 29 Design Quality and Place-making

We note that the approved Campus Masterplan and Design Guidelines have been prepared in accordance with these policies. As explained above, this document demonstrates that the Plot 10 proposals have been prepared in accordance with the approved Mastepplan and Design

Guidelines, thereby demonstrating that the application proposals are fully compliant with these general design policies.

In addition the plan includes several policies which relate to ‘safeguarding the environment’ including policies in respect of flooding, bio-diversity, landscape, waste water, surface water and waste water. As explained above these environmental issues were all considered and addressed as part of the application in principle and subsequent conditions submissions. Given that the application proposals are being brought forward within the framework of these approvals this demonstrates that the scheme is entirely in accordance with these environmental policy requirements.



Plot 10



Boundaries



Watercourse + trees



Watercourses



Car parking + Build Zone



Plot Access



Plot Access



# Inverness Campus Masterplan Phase 1

Pedestrian and cycle bridge over A9

North Park

Residential / Business institutions

Beechwood Park

Plot 10

Campus Green

Sports facilities

Inverness College

Land reserved for future phases and expansion

Campus Ancillary



# 4

## 4.0 Inverness Campus: Masterplan + Design Guidelines

Masterplan Design Guidelines for the development of the initial phase of Inverness Campus at Beechwood, Inverness have been developed by Highlands and Islands Enterprise (HIE). and approved by Planning. The guidelines provide a design framework to deliver coherence and quality in the overall masterplan, with specific guidance details for the plots included in an initial phase outlined in red on the plan opposite. The Guidelines define the design principles and parameters that are requirements for the development of the Occupier plots and outline the quality and nature of the Estate landscape and infrastructure to be developed by HIE.

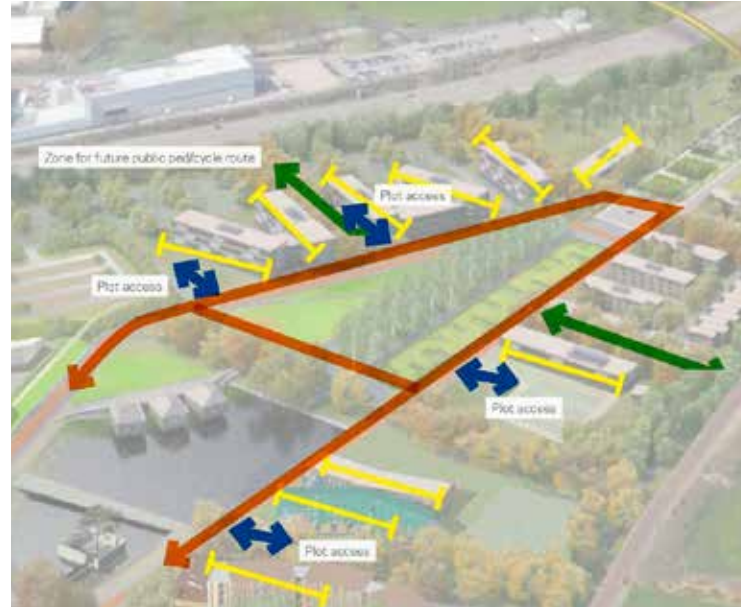
The design guidelines provide details of:

- 01 General Masterplan principles
- 02 Character areas
- 03 Boundaries and Interfaces
- 04 Occupier plots

The guiding principles of the masterplan are to:

- Establish and strengthen connections to the city centre and beyond
- Create a strong identity for the campus through distinctive masterplan elements and character areas
- Strengthen and incorporate existing mature landscape structure
- Provide significant public open space that can become a resource for campus users and surrounding residents
- Assign densities which are appropriate to location and character
- Provide a flexible access strategy that ensures Campus access from the outset, but does not prevent the construction of the Inverness Trunk Link Road in the future
- Plan flexible plots which can accommodate expansion
- Design a high quality place for living, working and playing
- Provide high quality services and recreational facilities for the local area
- Allow for flexible economic and business growth
- Provide opportunities for innovation, commercial and co-location within the masterplan

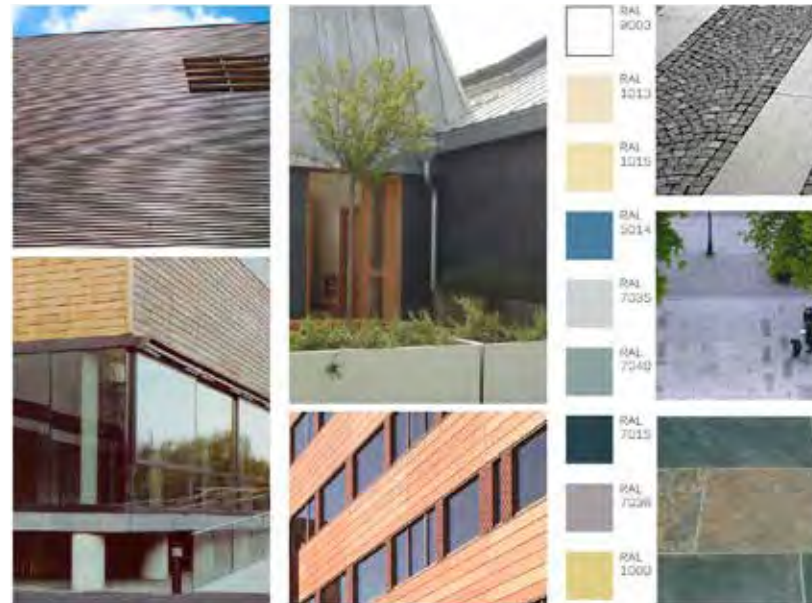




Campus Masterplan Key Principles

Building materials within the Satellite Buildings character area should be taken from the following palette:

- timber
- coloured render
- Staffordshire Blue facing brick
- patinated metal



Extracts from Design Coding External Materials

## Build zone and active frontages



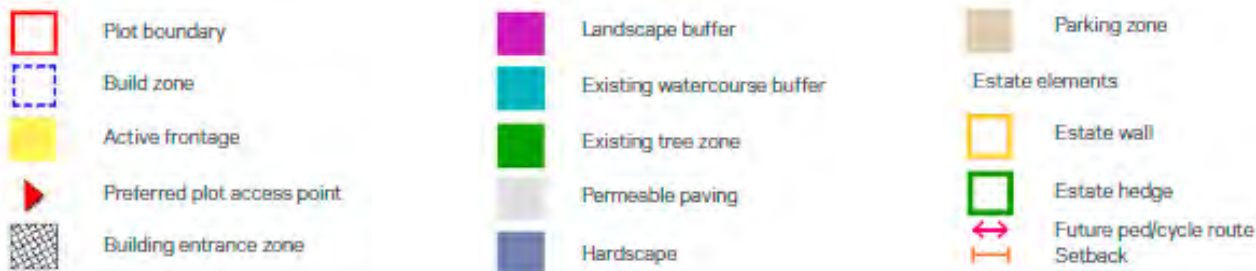
## Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development must

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park/Campus Green central landscape area
- arrange car parking along railway boundary to north-east



Extracts from Plot 10 Design Coding



# 5

## 5.0 Initial Design Response

### 5.1 Outline Design

Our initial proposed building design accommodated the two distinct wings (HIE and UHI) as defined and set out within the project brief with the central shared space which will encourage collaboration between the different stakeholders.

The HIE wing has been set out as a 15m wide linear block following the south-east boundary to Plot 11 while the UHI stakeholders are located to the north-west side of the site. Both wings were orientated orthogonally towards the frontage of Beechwood Park/Campus Green with short sides. The geometry and arrangement of the various blocks on the site provides the sense of arrival at the building between the two separated wings and via random breaks in the stone dyke and plaza forecourt.

At the south east and north east of the HIE wing the site layout provides vehicle drop off and disabled parking spaces close to entrances. Along with this cycle parking spaces provided internally/under cover and a minimal number externally along with welfare facilities. Cycle parking provision allows for 76 spaces and the appropriate shower facilities to meet the requirements at this stage for BREEAM 'excellent'. The north-west side of the building will provide service access and deliveries for the building generally and particularly the vehicle requirements of Oil + Gas and SRUC. The same service and delivery area facilitated the tracking movement of larger vehicles and also buses following drop off/pick up.

The south-west part of the overall site was retained as predominantly 'green' landscape and facilitating a mixture of seating and hard/ soft surfaces. This addresses and respects the adjacency to the Beechwood Park/Campus Green.

Internally the main circulation between the two wings was conceived as a linear route and allowing for staff/visitors arriving/leaving from either the Campus

Green frontage or the car/cycle parking at the rear. All shared spaces occur along the length of the internal circulation spine with focus on the Hub/ social space and reception at the centre.

The UHI wing of the overall building was arranged to take cognisance of the operation differences of the various individual stakeholders but at the same time encourage the coming together and collaboration within the central spine spaces. This arrangement translates architecturally into separately defined blocks with circulation and servicing routes running between. These routes become secondary routes to the main circulation spine. This separation also provides a clear way finding within the building for staff and visitors. Each individual block pushed into and away from the central spine along its length creating a series and sequence of varying active and exciting spaces with double height opening voids and walkways above continually enlivening the route. Along this central spine occur the various shared spaces from the Regional Marketing Suite at as a shop front at the entrance to the meeting spaces, reception desk area and the central Hub/social space.

Separating the UHI stakeholders into defined blocks also allowed for each individual future requirement in terms of adaptability and flexibility or operational change to accommodation requirements over time. Further expansion of individual stakeholders operation can also be accommodated with this arrangement by extending out to the North-West.

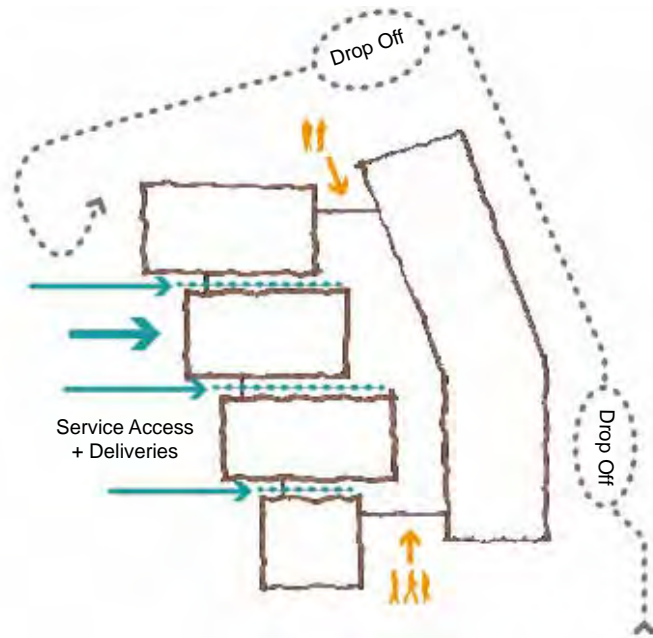
The overall architectural massing of the design proposals reinforce the separation of the various elements from HIE and UHI to the individual stakeholder blocks. The UHI office wing is a three storey 15m wide block predominantly clad in copper with vertical seamed jointing and strip window openings at centres to align with a 1.5m planning grid.

Separately the UHI stakeholder blocks were two storey and run at right angles to the office wing. Those blocks were clad in timber vertical planks (Larch) with a window fenestration within the same horizontal module discipline.

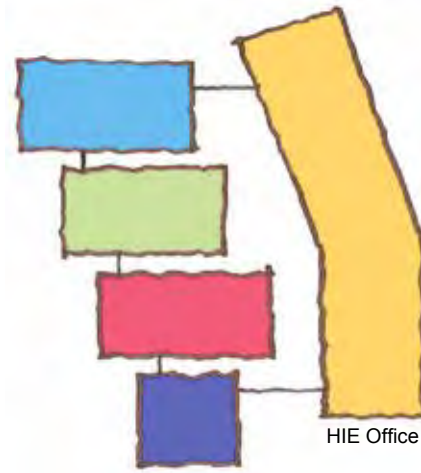
Generally all internal occupied spaces that require daylight and ventilation will achieve this naturally. The roof geometry over the UHI stakeholder blocks are rake to facilitate photovoltaic on the south-west axis and natural daylight deep into the building plan from the north along with encouraging a stack ventilation solution.

Both the HIE and UHI wings at the upper most levels have exposed roof rafters creating light airy environments.

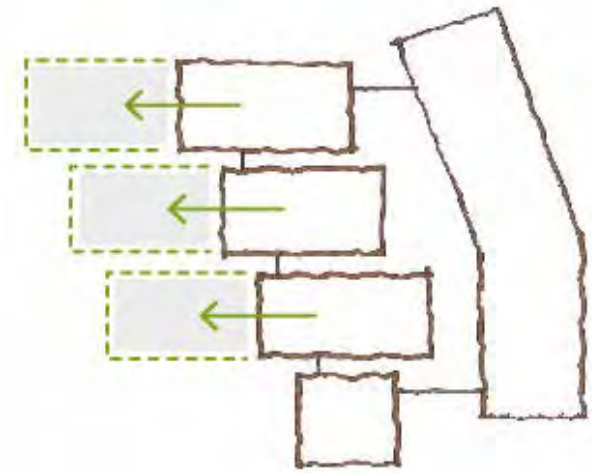




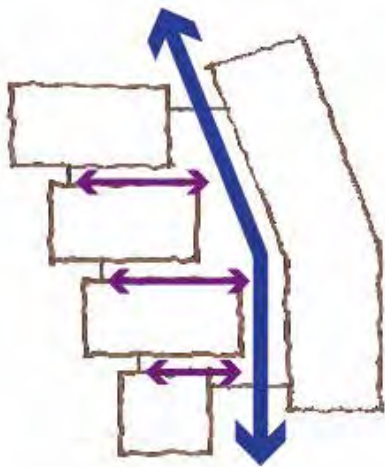
Vehicle Movement



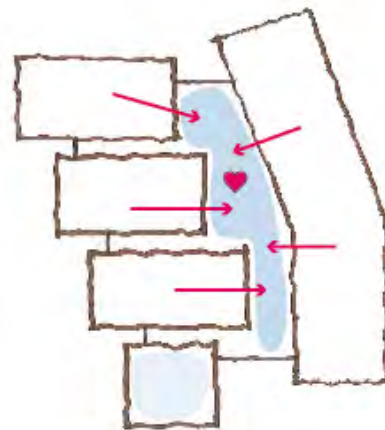
Building Circulation allows clear definition + wayfinding



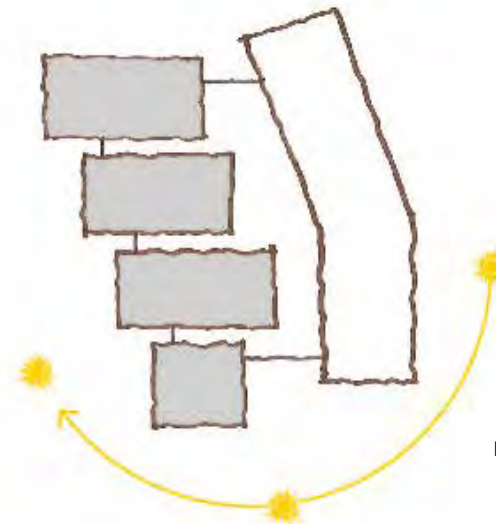
Future Expansion



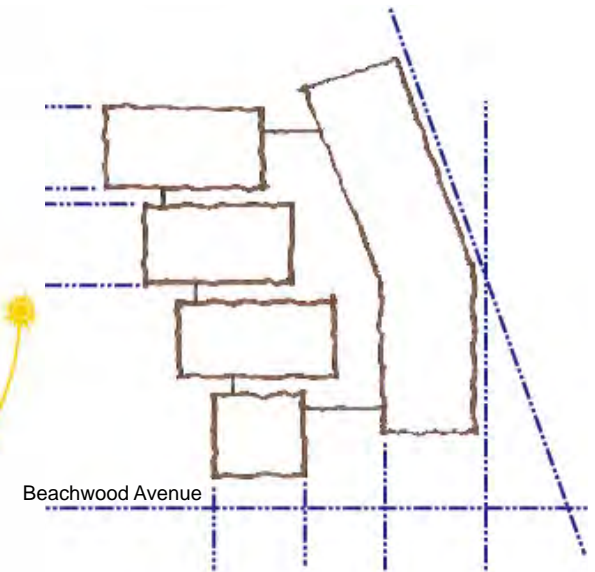
Primary + Secondary Circulation



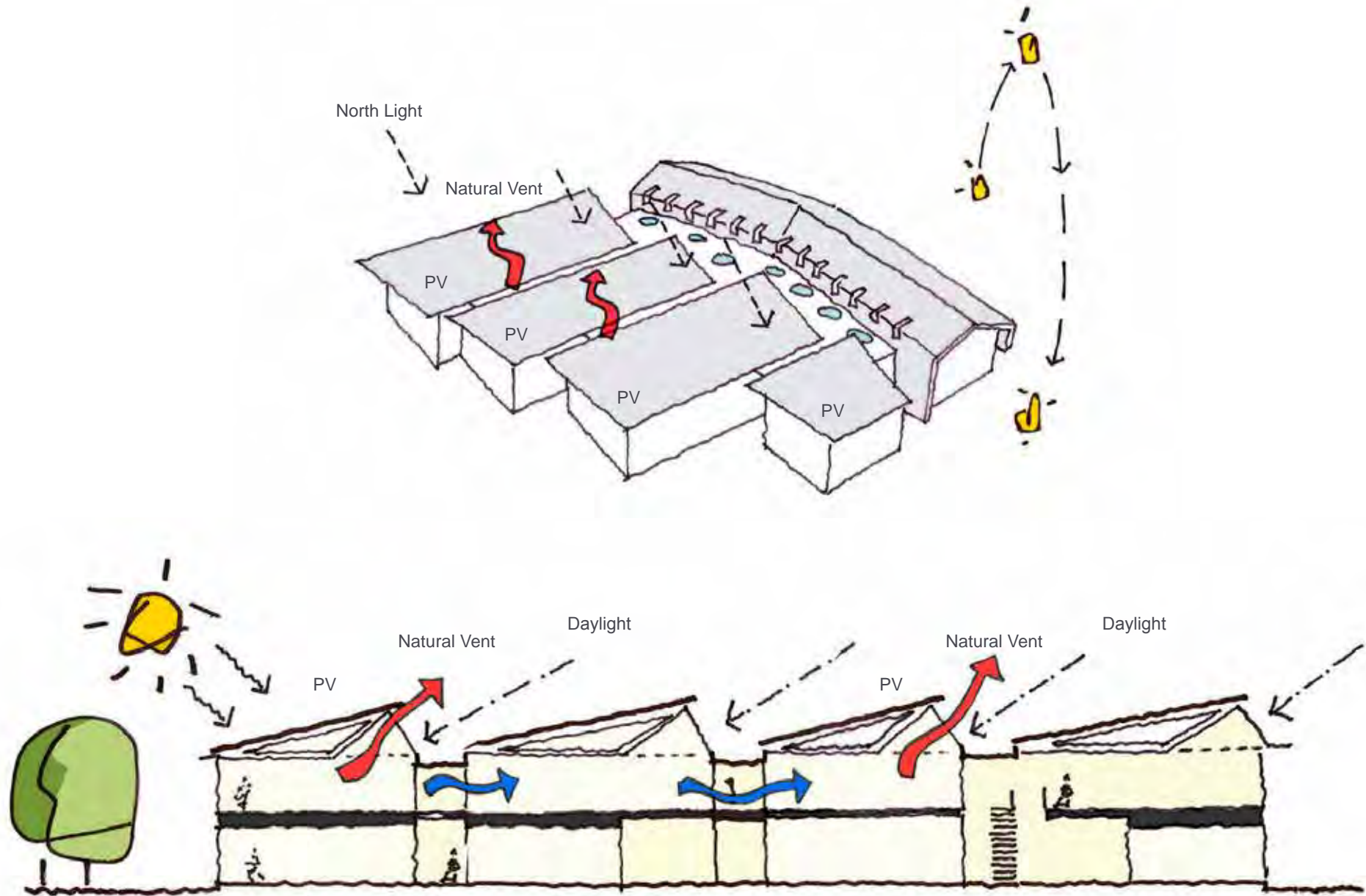
Shared Space



Orientation



Frontage





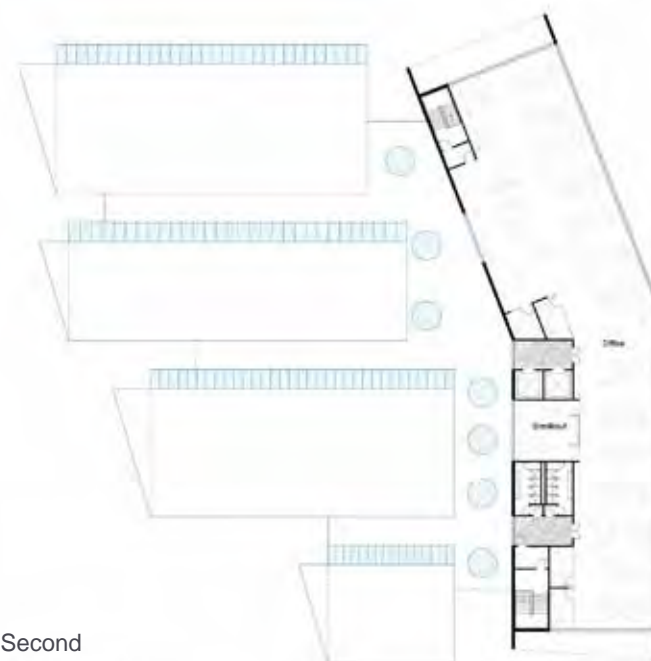
Site Plan



Ground



First



Second





Section A-A



Section B-B

Main Entrance = Reception



3D visuals at Outline Design Stage



# 6

## 6.0 Architectural Design

### 6.1 Design Proposals

Following a detailed briefing process with the Client and the various stakeholders following the initial design proposal we refined. This included –

- Moving the Science Academy to the front of the building and creating a roof terrace. External terrace as teaching space outside Science Academy.
- HIE office element became straight block.

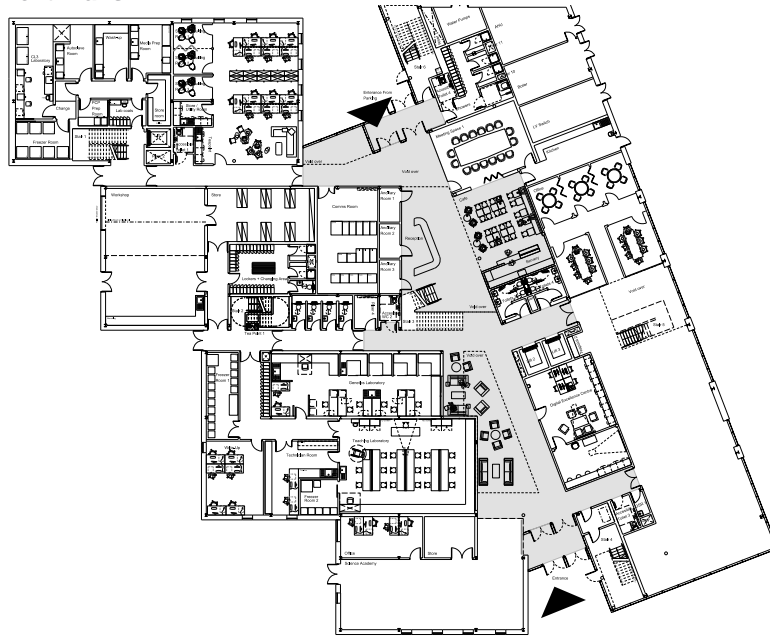
This was considered a preferable office floor plate for HIE working team environment.

- Various internal accommodation spaces would move to suit HIE and UHI split in the building.
- Achieve as much 'shop front' activity along the shared 'street' space.
- General massing and building diagram unchanged from outline design stage.
- External Materiality change for UHI blocks away from timber to PPC Aluminum rain-screen paneling.
- Introduction of a road 'out' configuration to avoid large vehicle maneuvering within the site. This has the advantage of maintaining as much as possible 'green' landscape.
- Maintain 'green' landscape to front half of building.

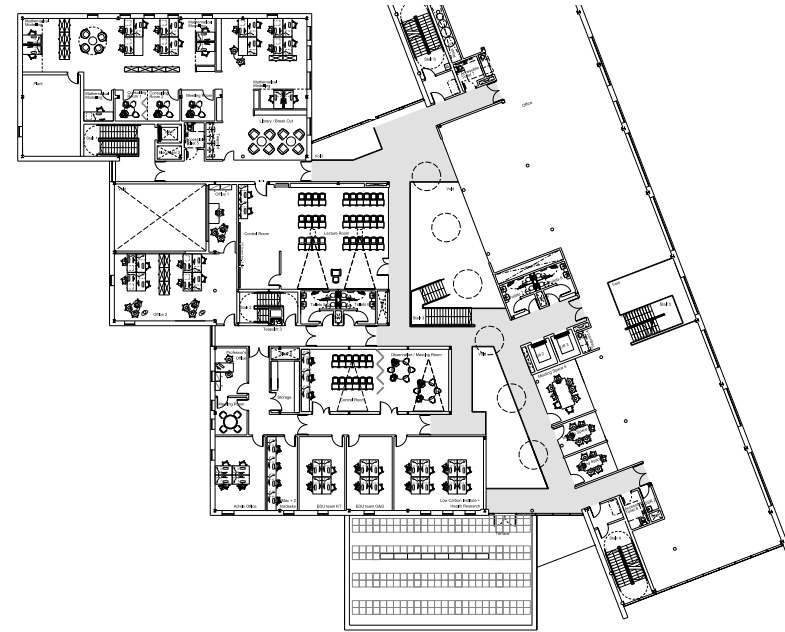


Proposed Site Plan

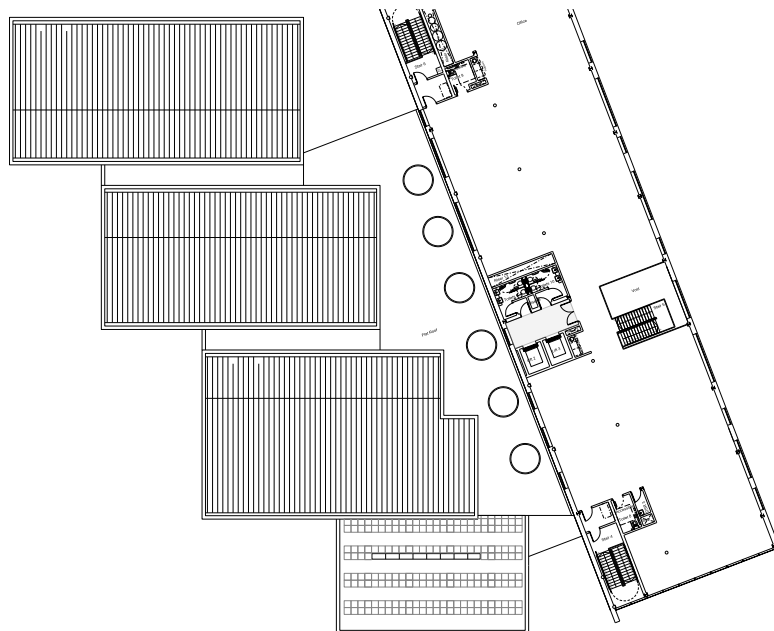
## 6.2 General Arrangement Plans



Ground Floor Plan



First Floor Plan



Second Floor Plan



### 6.3 Building Materiality + Colour Palette

The architectural design intention is that the building materiality and colour would take reference from the surrounding and distance context landscape.

We have carried out a detailed study of the landscape to investigate more closely the texture and mix of colour tones that can be translated into building elevations. The mixture of tones would also be representative of seasonal variation.

This page demonstrates in more detail how this analysis translates into colour contrast and tones. We have taken various surrounding and distance photographs then broken this into a pixelation of the colours. From this establishing the predominant and highlight colours along with matching tones that can then be tested in facade cladding combinations.

For the HIE office building we have proposed a Nordic Blue Copper standing seam type cladding. This proposed material is consistent with material proposals for other buildings within the campus, but the Nordic Blue colour tone is predominant from the surrounding and distant colour study. The HIE building blocks would be a more literal interpretation of these natural colour tones and therefore investing a complementary combination.



View



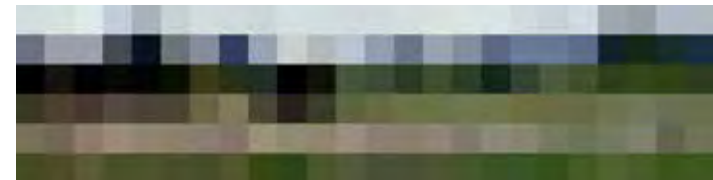
View as Pixelation of Colours



Predominant Colours



View



View as Pixelation of Colours



Predominant Colours

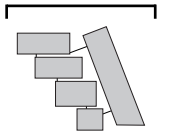




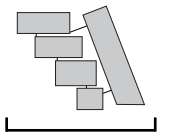
## 6.4 Elevations



North

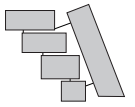


South

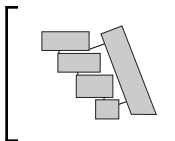




East

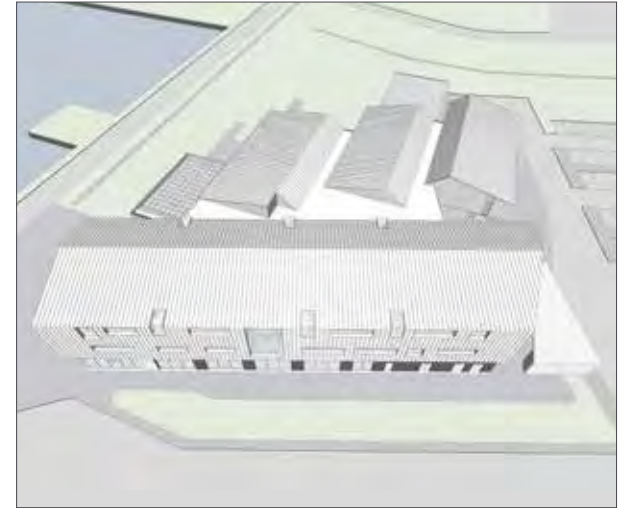
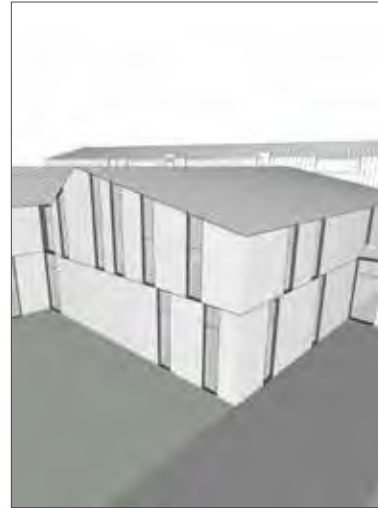
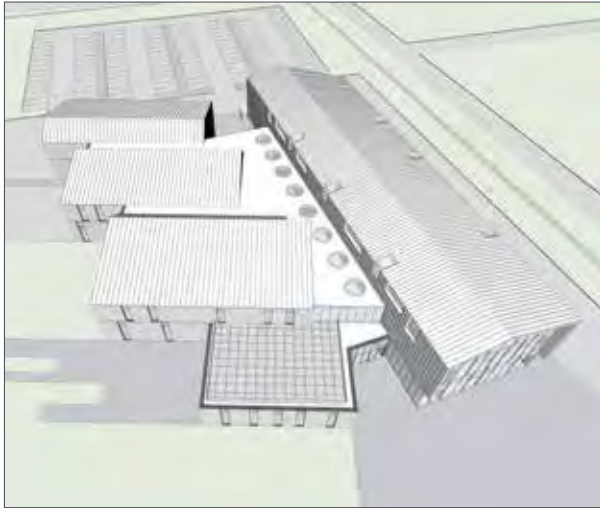


West





## 6.5 Sketchup Visuals



External Massing Study



Internal Views of Shared Street



6.6 External Visuals







## 6.7 Landscape

The landscape design has been developed in accordance with the general principles of the Campus masterplan, its associated design guides and the established key principles stated for the individual plot layouts.

The plot boundary will be marked with a continuation of the low Caithness Stone wall, extending from the adjacent Plot 9 for approximately two thirds of the frontage length. Along the last third, the line of the wall is punctuated by a series of openings opposite the principal pedestrian entrance to the building, culminating in an open frontage coincident with the proposed access road adjacent to Plot 11. This approach provides a carefully arranged transition between the continuous wall treatment of the plots to the west and the more open frontages envisaged for the plots further east. This transition zone is focussed on the entrance of the building, providing permeability and ease of pedestrian movement between the building and the wider campus, and reinforces the importance of new building as a focal point.

One of the key principles of the masterplan is that new buildings within the plots should not be sat at a lower level, but relate strongly to established levels along the principal campus roadways. The proposed plot layout and building level addresses this point and is further reinforced by the proposed hard landscape treatment. This envisages the use of Caithness Stone paving as a visual link, extending the material from the existing pavement in a series of bend through to the entrance of the building. Within the entrance, the scale of the space is stepped down to a more human level, with the use of planted islands and seating set within the paving matrix and related strongly to the geometry of the openings in the boundary wall, to provide a logical and harmonious visual treatment. The proposed car park has been developed on the principle of a 'parking courtyard' as outlined in the masterplan, incorporating strong, structured tree planting with intervening hedges sub-dividing the porous paved parking spaces. The hedges are specified as a mix of native species but will be maintained in a semi-formal appearance. Trees will be planted with clear stems to ensure that lines of sight and user security are not impeded.

The landscape design also seeks to reinforce and enhance existing landscape features and develop the plot boundary edges as landscape buffer zones, in accordance with the

masterplan principles. The boundaries of the plot to the east, north and west, adjacent to existing water courses and ditches, will be re-planted with a combination of native trees, native hedgerow groups appropriate to the water course location and wildflower seeding along the fence margins. Wherever possible, existing recent tree planting will be salvaged and re-used in the final scheme. Existing established bushes and vegetation will be selectively trimmed and cut back to facilitate the new works and allowed to re-grow thereafter. The existing ditch to the eastern boundary will be carefully cleared of any debris and overgrown vegetation which is currently choking it, to allow it to be opened up and regenerate naturally. Wildflower seeding and additional tree planting will be carried out along the fenceline margins into the plot boundary.

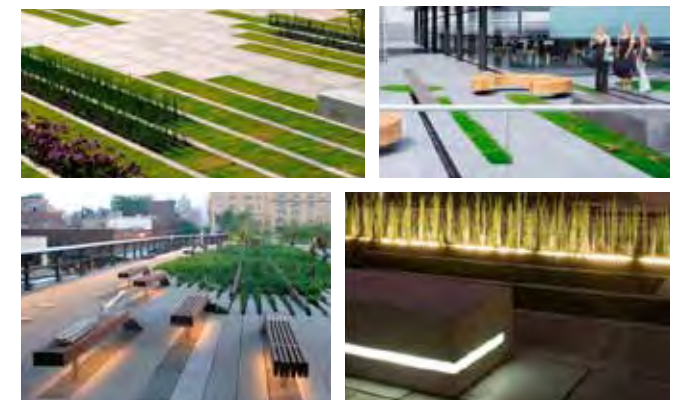
Within the layout, space along the northern boundary has been retained as an informal verge to accommodate the potential future cycle path that requires to come within the site boundary to avoid the existing water course ditch that interrupts its general alignment. A cycle path connection will be constructed as part of the works from the boundary (and this future alignment) into the site towards the Bike Store. This route has been arranged to coincide with the principle egress point from the car park towards the northern entrance to the building. The proposed materials for the public realm are in accordance with the requirements of the campus masterplan and design guide. Beyond the entrance zones, where Caithness Stone paving is not being employed the paving will consist of high quality concrete paving units and edgings as required. Similarly, a high quality permeable block treatment, similar to the Marshalls 'Tegula' is also proposed for the car park.

The soft landscape treatment also follows the principles of the campus masterplan and takes references from both the immediate site, the infrastructure landscape works and previously agreed proposals for adjacent plot developments. The proposed landscape structure picks up on the strong linear movement across the site suggested by the stepped layout of the building plan and is expressed in a series of linear bunds and tree planting, reflective of the strong geometrical arrangements utilised elsewhere on the campus. Immediately behind the proposed stone boundary wall will be a line of native Oak trees, consistent with the infrastructure

planting carried out between adjacent plots to the west. Subsequent rows further back within the site will consist of smaller and more decorative trees. The formal mound and tree planting furthest north forms an edge and screen to the adjacent yard area.

In general, the planting palette utilises native species as far as possible for structure, particularly along the plot edges and boundaries. More decorative, ornamental tree planting is confined to discrete locations immediately around the building. The planting plan utilises a range of appropriate ornamental planting, similar to that used throughout the campus and on adjacent plots and again, this is focussed on the zones immediately surrounding the building. Towards the site boundaries, the planting becomes more native and natural in form.

The design also utilises a variety of native wildflower seed mixes in different locations to provide a bio-diverse plant community and to provide visual and seasonal interest. Areas of ornamental grass will be sown immediately along road verges, paths and building edges, to provide neat and tidy edges. An informal 'ride' will be taken through the native species rich grasslands to provide an informal walking route alongside the water courses around the site boundaries. In combination with the proposed path layout, this allows the plot to be fully utilised for informal recreation and access. The landscape incorporates space for larger areas of SUDS treatment required, all of which are below ground. These areas are integrated carefully into the overall plan through a combination of ground modelling and species rich grass.









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