

THE HIGHLAND COUNCIL

**PLANNING APPLICATIONS COMMITTEE
8 April 2014**

Agenda Item	6.5
Report No	PLS/024/14

**13/04024/FUL and 13/04159/LBC : The Highland Council
Huntly House, 1-2 Huntly Place, Inverness**

Report by Area Planning Manager - South

SUMMARY

Description : Erection of new flatted development and renovation of 2 No. existing buildings

Recommendation - GRANT

Ward : 15 - Inverness Central

Development category : Local

Pre-determination hearing : N/A

Reason referred to Committee : Five or more objections from individual households.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is to erect a new building containing 17 flats and renovate two adjoining category "B" listed buildings to accommodate two flats and a single large house at the junction of Huntly Place and Abban Street. The flats will be a mixture of one and two bedrooms with the house accommodating up to eight people. The new build flats will generally face on to Abban Street and consist of three stepped blocks rising from two to four storeys with the latter section forming the corner with Huntly Place and facing the river. The flats will be finished in a cream coloured render with a very low pitched (5°) aluminium standing seam roof. The guttering and windows will be finished in a bronze colour. The windows on the four storey block will "turn the corner" at the Abban Street/Huntly Place junction.
- 1.2 The proposal to renovate the "B" listed buildings involves re-roofing using existing slate, reinstatement of original dormers, provision of new doors and timber sash and case windows together with new wet dash render. The proposal also involves the reinstatement of stone boundary walls with cast iron railings.
- 1.3 The flats will face immediately on to the pavement with all parking facilities, bin and bike storage and small garden areas to the rear, accessed via a pend on to Abban Street. The whole development will use the existing public water and sewerage networks with a SUDS system being used to attenuate surface water run off.

An element of new planting is proposed along Abban Street.

- 1.4 The proposal was the subject of pre-application discussion and informal advice was given to the effect that the principle of redevelopment was considered acceptable. The application was referred to PLACE – the Inverness Design Review Panel - for consideration. The Panel’s final report welcomed the general approach, particularly the “turning the corner” and stepping down of the massing at Abban Street. Particular concern was expressed over the access stair for the four storey block where it connected to the listed building. The proposal was re-designed to accommodate this concern.
- 1.5 A Design Statement and a Drainage Statement have been submitted in support of the application.
- 1.6 Members are advised that since this is a listed building application by the Highland Council it must be formally referred to Historic Scotland for determination.
- 1.7 **Variations:** The layout of the rear courtyard, the design of the pend and the corner windows have been amended.

2. SITE DESCRIPTION

- 2.1 The site is located at the junction of Abban Street and Huntly Place and extends to approximately 1500 sq.m. It originally consisted of the two listed buildings at 3 and 4 Huntly Place and Huntly House, a hostel run by the Salvation Army. This was a four storey building that was recently demolished by the Council. Nos. 3 and 4 Huntly Place consist of former Georgian town houses. They are 2.5 storeys in height with a basement and are of rubble construction with ashlar dressing. The site is generally bounded by residential properties and the river to the east. The whole site is located within the Inverness (Riverside) Conservation Area.

3. PLANNING HISTORY

- 3.1 The site has been the subject of several planning and listed building applications, as follows.
 - 00/00049/FULIN - Temporary structure providing facilities at Huntly House - Granted
 - 01/00155/FULIN - Erection of games hut in garden (amended location) - Granted
 - 02/01114/FULIN - 20' x 15' I/T skills development hut – Granted
 - 02/00927/FULIN & 02/00971/LBCIN - Extension and alterations – Granted
 - 08/00047/FULIN - Change of use from residential to day care service – Granted
 - 13/00230/CON - Demolition of building and outhouse - Granted

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Development affecting a Conservation Area and Listed Building
Representation deadline : 20.12.2013
Timeous representations : 15
Late representations : 0

4.2 Material considerations raised are summarised as follows:

- The design of the flats is not sympathetic to the conservation area. In particular, the scale, modern design and flat roof are not compatible with the surrounding traditional development.
- Road safety concerns with bend at Huntly Place/Abban Street.
- Potential impact on privacy.
- Loss of amenity through loss of light.
- Over-development.
- Loss of local parking.
- Lack of parking in new development.

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. Access to computers can be made available via Planning and Development Service offices.

5. APPLICANT RESPONSE

5.1 Modern design / Flat roof / Over-development

Intention was not to design a pastiche of the surrounding buildings but to design a contemporary building which would link with the adjacent property on Huntly Place, and complete Abban Street with a nodal cornerblock of 4 storeys.

Parking Provision / Loss of permit parking / Narrowing of Abban Street at the pend

TEC Services have agreed a revised layout, including parking arrangements, and the width of the pend and road. The widening of the pavement at the pend entrance allows a carriageway width of 5.5m which is wider than the clearance between the permit parking on the remainder of Abban Street. The pend width was agreed at 4.8m of shared surface with a 1m zone to one side and a 600mm zone to the other.

Blind Corner

We understand that there may be an issue of vehicles going round the corner on the wrong side of the road. This appears to be caused by people thinking it is a one way street, because Gilbert Street and the far end of Abban Street are one way.

6. CONSULTATIONS

6.1 **TEC Services (Roads)** : No objections subject to agreed amendments to layout.

6.2 **TECS (Flood Team)** : No objections subject to conditions in relation to the timing of development and finished floor levels. Concerns expressed over surface water drainage and ask that they are re-consulted by applicant if Scottish Water raise any issues with use of the combined sewer.

6.3 **TEC Services (Waste)** : No objections subject to appropriate space for waste bins.

- 6.4 **Forestry Officer** : No objection but further details required on tree/shrub numbers, species and means of protection.
- 6.5 **Conservation Officer** : No objections.
- 6.6 **SEPA** : Refer to their standing advice.
- 6.7 **Historic Scotland** : No comments at present. The Listed Building application will be referred to Historic Scotland for determination.

7. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

7.1 Highland-wide Local Development Plan 2012

- 28 Sustainable Design
- 29 Design Quality and Place-Making
- 34 Settlement Development Areas
- 42 Previously Used Land
- 57 Natural, Built and Cultural Heritage
- 64 Flood Risk
- 65 Waste Water Treatment
- 66 Surface Water Drainage

7.2 Inverness Local Plan (As Continued in Force)

- 1 Uses
- 2 Design
- H Housing

8. OTHER MATERIAL CONSIDERATIONS

8.1 Draft Development Plan

Inner Moray Firth Proposed Local Development Plan

- Settlement Development Area

8.2 Highland Council Supplementary Planning Policy Guidance

Sustainable Design Guide

Flood Risk and Drainage Impact Assessment Supplementary Guidance

Highland Historic Environment Strategy

Sustainable Design Guide Supplementary Guidance

Managing Waste in New Developments Supplementary Guidance

8.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

Scottish Historic Environment Policy

PAN 71 Conservation Area Management

9. **PLANNING APPRAISAL**

9.1 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.

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

9.3 **Development Plan Policy Assessment**

The site is a brownfield site at a key location on the margins of Inverness city centre. It occupies a prominent corner location within the Inverness (Riverside) Conservation Area immediately adjacent to the River Ness. The key issues in considering the proposal are: the acceptability of the site for the use proposed; the design of the scheme; the impact on the listed buildings; the impact on the conservation area; and the technical issues in relation to the layout/parking and drainage/flooding.

9.4 The Inverness Local Plan identifies the site under the H (Housing) policy which seeks to safeguard the function and character of established residential areas. Both the Highland-wide Local Development Plan and the proposed Inner Moray Firth Local Development Plan identify the site under the Settlement Development Area policy, which assesses proposals on their compatibility with the existing pattern of development and impact on the built heritage. Policy 42 of the Highland-wide Local Development Plan generally supports bringing previously used land back into beneficial use. In policy terms, therefore, it is considered that the site's use for new Council housing is consistent with the existing settlement pattern and surrounding uses and will not significantly affect the function and character of the overall area. In this regard, therefore, the use of the site for housing is consistent with the development plan.

9.5 Siting and Design

The proposed development involves the erection of a new flatted development in a modern architectural style together with the renovation of two adjoining listed buildings. The key issue to be considered is the impact of the new build aspect on the listed buildings, conservation area and the surrounding, more traditional style development. All the representations submitted consider that the design is not compatible with the surrounding area and suggest a more traditional approach with a pitched roof would be more appropriate. The applicant has advised that the intention was not to create a pastiche of the existing building style but to provide a contemporary design that would create a four-storey feature on the junction but step down to a more modest height adjacent to the houses on Abban Street.

9.6 Members will be aware that the insertion of a contemporary style building within the more traditional, historic layout and design within the conservation area generally creates an element of “for” and “against”. The Committee has considered the issue on a number of occasions, for example, the new hotel on Huntly Street. There is, perhaps, no “right” answer in dealing with the issues raised as much can come down to personal tastes.

9.7 Policy 29 of the Highland-wide Local Development Plan states that new development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located. Applicants should demonstrate sensitivity and respect towards the local distinctiveness of the landscape, architecture, design and layouts in their proposals. In addition, the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The Committee must also be aware of the potential impact on the adjoining listed buildings.

9.8 The height of the development, at four storeys, reducing to two, is considered acceptable. It will generally be in line with the ridge height of the listed buildings and the step down on Abban Street will relate well to the adjoining houses. Moreover, this is a corner site that can accept a building of this height. As noted above, the design and architectural features are of a contemporary nature and, to an extent, it is a matter of personal taste whether or not this is considered acceptable. In this instance, given the location within the conservation area and proximity to the listed buildings, the views of the Council’s Conservation Officer are particularly relevant.

9.9 Her advice is that the scale and massing of the new blocks has been designed to link with and respond to the adjacent traditional buildings. The flat roof contemporary design allows the scheme to maximise the development potential of the site without adding unnecessary height and mass or creating a poor pastiche of the surrounding buildings. The rhythm and proportions of the design, its fenestration and detailing, are all appropriate to the design of the new development whilst having due regard to the established historic built form of the conservation area. It is considered that the new build will be an enhancement for the conservation area and will be an improvement for the setting of the adjacent listed buildings.

On the basis of this advice it is considered that the proposal is acceptable and does not detract from the listed buildings or conservation area.

- 9.10 The proposals for the renovation of the two listed buildings have been extensively discussed with the Conservation Officer who is supportive of the proposal. The renovation scheme has been well considered and the proposals will undoubtedly enhance the listed terrace.

9.11 **Residential Amenity**

Concerns have been expressed over the potential impact on privacy and loss of light. Given the location of the development, it is unlikely that there will be any significant loss of daylighting/sunlight to the adjoining properties. Similarly, the windows on the upper storeys will generally overlook the rear courtyard with minimal impact on other properties.

9.12 **Infrastructure**

The site is relatively constrained and it is important that the internal layout in relation to parking and servicing is acceptable. Extensive discussions have been held with representatives from TEC Services. As a result, the design of the pond, parking layout and bin storage have been amended and TEC Services now consider the proposal to be acceptable. Whilst it may be a relatively tight site and amenity space/parking restricted, this must be balanced against the need for new affordable housing. Members will be aware of the Council's commitment to providing 600 affordable homes by 2017.

- 9.13 The proposal has been considered by TEC Services (Flood Team). They are satisfied that once the River Ness flood alleviation scheme is in place, development of the site would be acceptable and conditions are recommended in this regard. A Drainage Statement has been submitted, particularly dealing with surface water disposal. It is intended to use the present Scottish Water combined system together with an attenuation strategy involving a SUDS system within the rear courtyard. The Flood Team have no objections to the proposal but would seek to be consulted if Scottish Water raise any concerns over surface water disposal.

9.14 **Material Considerations**

None

8.5 **Other Considerations – not material**

None

8.6 **Matters to be secured by Section 75 Agreement**

None

9. CONCLUSION

- 9.1 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. RECOMMENDATION

Action required before decision issued	Y	
Notification to Scottish Ministers	N	
Notification to Historic Scotland	Y	Listed Building application by Highland Council
Conclusion of Section 75 Agreement	N	
Revocation of previous permission	N	

Subject to the above, it is recommended the applications be **Granted** subject to the following conditions and reasons / notes to applicant:

Application Number : 13/04024/FUL

- The development hereby approved shall not be occupied until the River Ness Flood Alleviation Scheme is operational.

Reason : To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring, and in the interests of public safety.
- The finished floor level of the new flats hereby approved shall be 300mm above surrounding ground levels.

Reason : In order to protect against residual, fluvial, pluvial and groundwater flood risk.
- Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on the approved plans shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason : In order to ensure that the level of off-street parking is adequate.

4. No development, site excavation or groundwork shall commence until a Tree Planting Plan and Maintenance Programme has been submitted to, and approved in writing by, the Planning Authority. The approved Tree Planting Plan shall be implemented in full during the first planting season following commencement of development, or as otherwise approved in writing by the Planning Authority, with maintenance thereafter being carried out in accordance with the approved Maintenance Programme. For the avoidance of doubt, this shall include details of the trees species.

Reason : In order to ensure that the proposed tree planting is appropriate for the site.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

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

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

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

Accordance with Approved Plans & Conditions

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

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 (p.198), 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 dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS 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/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & 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 for more information.

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

Application 13/04159/LBC

1. No development or work to which this permission relates shall commence until full details of all rooflights, which shall be 'conservation' style, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved rooflights shall be installed.

Reason : In order to safeguard the character and qualities of the listed building.

2. No development or work to which this permission relates shall commence until full details of all new windows and doors have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved windows and doors shall be installed.

Reason : In order to safeguard the character and qualities of the listed building.

3. No development or work to which this permission relates shall commence until full details of the proposed render has been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved render shall be installed.

Reason : In order to safeguard the character and qualities of the listed building.

4. The existing slate roof shall be salvaged and re-laid on the building to match existing. Only where there are insufficient slates shall substitutes be used, details of which (including samples) shall be submitted to, and approved in writing by, the Planning Authority before use.

Reason: In order to safeguard the character and qualities of the listed building.

FOOTNOTE TO APPLICANT

Time Limit For The Implementation of This Listed Building Consent

In accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

Accordance with Approved Plans & Conditions

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

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. Consent may also be required for any works impacting upon the road surface, the verge, drainage or any roadside footway or pavement. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS 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/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & 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.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Signature:	Allan J. Todd
Designation:	Area Planning Manager - South
Author:	J. Harbison
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – AL(0)13 Location Plan Plan 2 – AL(0)22 Rev E Elevation Plan Plan 3 – AL(0)23 Rev C Elevation Plan Plan 4 – AL(0)34 Rev A Roof Plan Plan 5 – AL(0)40 Existing Ground Floor Plan Plan 6 – AL(0)42 Existing Elevation Plan Plan 7 – AL(0)43 Existing Elevation Plan Plan 8 – AL(0)41 Existing Upper Floor Plan Plan 9 – AL(0)20 Rev G Proposed Elevation Plan Plan 10 – AL(0)21 Rev G Proposed Elevation Plan Plan 11 – AL(0)29 Rev A Lower Ground Floor Plan

Plan 12 – AL(0)30 Rev D Proposed Ground Floor Plan

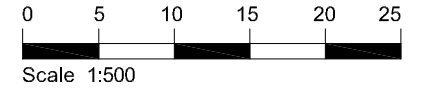
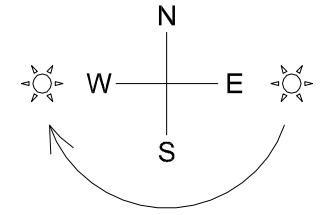
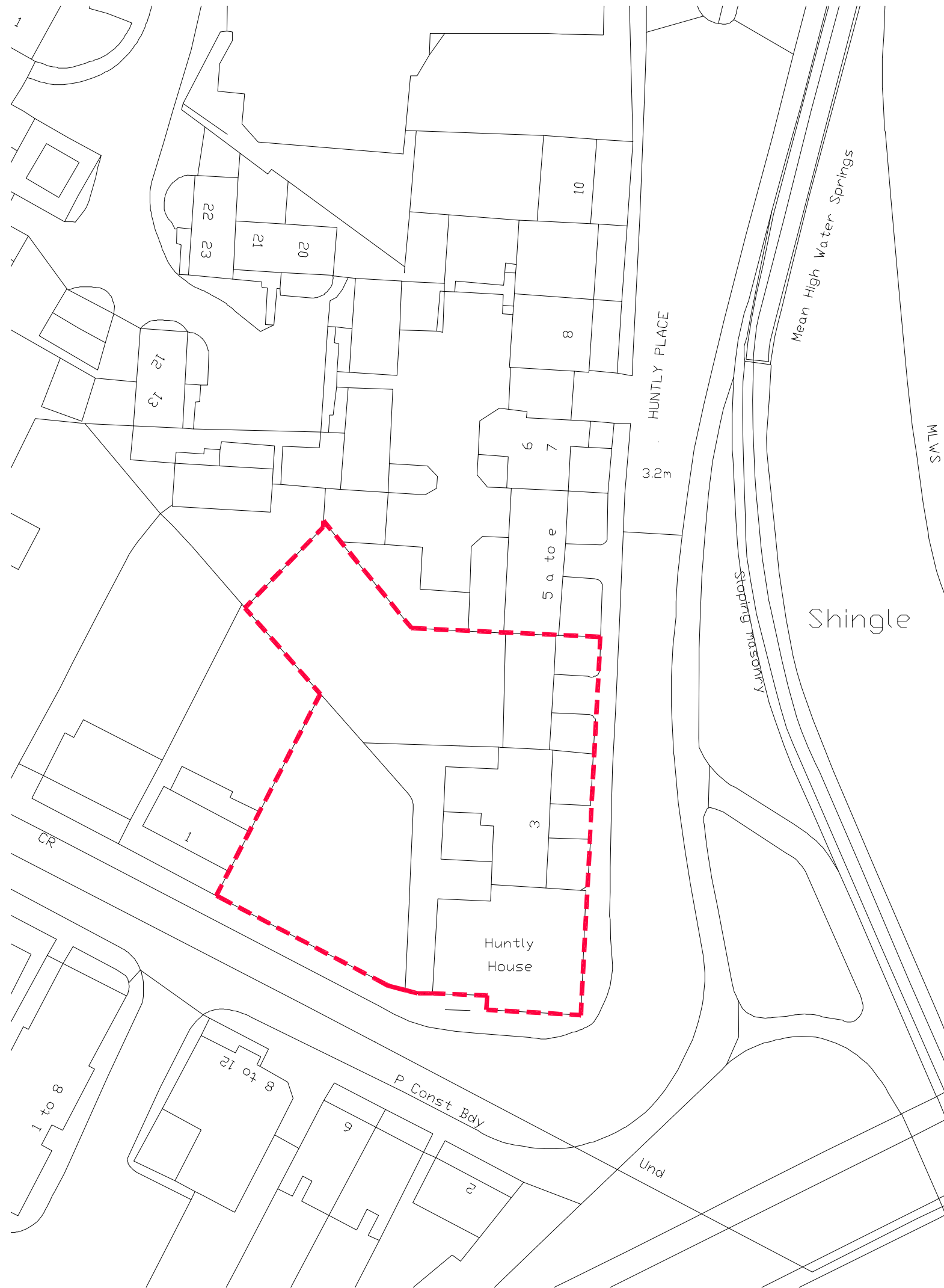
Plan 13 – AL(0)31 Rev C Proposed First Floor Plan

Plan 14 – AL(0)32 Rev A Proposed Second Floor Plan

Plan 15 – AL(0)33 Rev A Proposed Third Floor Plan

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
E. Pearce	8 Abban Street, Inverness	20.11.2013	A
V. Pearce	10 Abban Street, Inverness	20.11.2013	A
Highland Chiropractic Clinic	8-10 Abban Street, Inverness	28.11.2013	A
E. Crawford	12 Abban Street, Inverness	29.11.2013	A
I. Bisset	2 Abban Street, Inverness	02.12.2013	A
J. MacLean	5 Blackmuir Wood, Strathpeffer	02.12.2013	A
N. MacLennan	40 Dunain Road, Inverness	05.12.2013	A
B. Goddard	3 Abban Street, Inverness	08.12.2013	A
W. Turnbull	4 Abban Street, Inverness	09.12.2013	A
A. Duncan	1 Abban Street, Inverness	10.12.2013	A
L. Young	17A Lochalsh Road, Inverness	10.12.2013	A
Merkinch CC	60 Grant Street, Inverness	10.12.2013	A
D. MacNaughton	6 Friars Shott, Abban Street, Inverness	11.12.2013	A
M. Scammell	7 Abban Street, Inverness	11.12.2013	A
E. Smillie	35 Abban Street, Inverness	06.12.2013	A

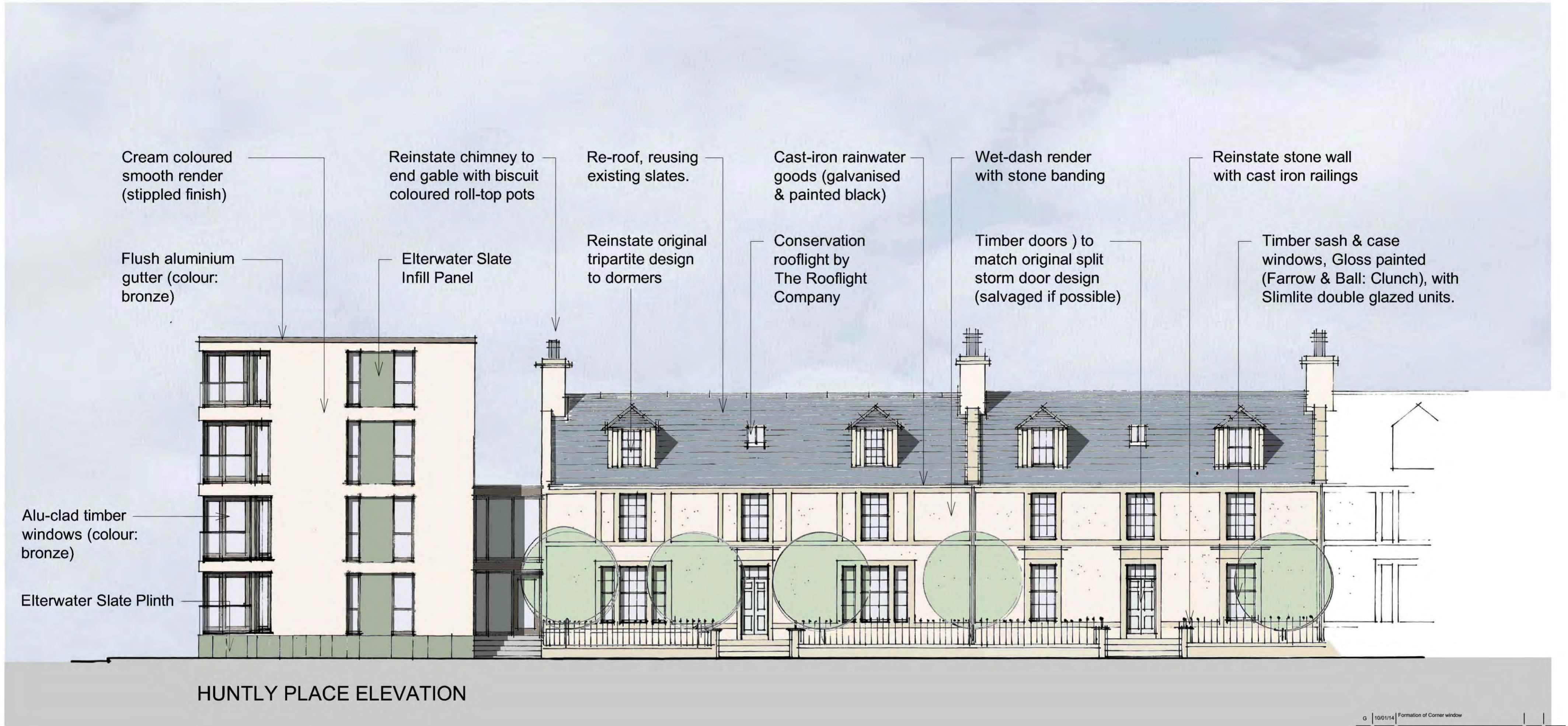


Rev.	Date	Detail	Drawn	Checked
Issued for:				
Project/Client:		Project No:		
HUNTLY HOUSE		120022		
DEMOLITION		Dwg No:		
INVERNESS		AL(0)13		
		Rev:		
Drawing:		Scale:		
LOCATION PLAN		1 : 500 @A3		
		Drawn By:		
		Date:		
		7.12.12		
		Checked By:		
		Date:		

ARCHIAL

5 Longman Road, Inverness, IV1 1RY
 T: +44 (0)146 372 9307 F: +44 (0)146 322 5284
 www.archialgroup.com

Contractors must work only to figured dimensions which are to be checked on site.
 © INVERNESS ARCHIAL LIMITED. All Rights Reserved.



HUNTLY PLACE ELEVATION

G	10/01/14	Formation of Corner window		
E	09/10/13	Fenestration updated & coloured panels added		
D	01/10/13	Elevations amended to be render finish in line of back		
C	03/07/13	Updated as per client comments		
B	07/05/13	Material notes added		
A	05/04/13	Updated following PLACE design review		
Rev	Date	Details	Drawn	Checked

Project/Client: HUNTLY HOUSE
 INVERNESS
 THE HIGHLAND COUNCIL
 Project No: IAIV 120092
 Dwg No: AL(0)20
 Rev:

Drawing: PROPOSED ELEVATIONS
 HUNTLY PLACE
 Scale: 1:100 @A2
 Drawn By: Date:
 Checked By: Date:



ARCHIAL

5 Longman Road, Inverness, IV1 1RY
 T: +44 (0)146 372 9307 F: +44 (0)146 322 5284
 www.archialgroup.com

Contractors must work only to figured dimensions which are to be checked on site.
 © INGENIUM ARCHIAL LIMITED. An Ingenium International Company



ABBAN STREET ELEVATION

G	10/01/14	Formation of Corner window		
F	09/10/13	Fenestration updated & coloured panels added		
E	01/10/13	Elevations amended to be render finish in lieu of brick		
D	28/07/13	RVP positions indicated		
C	03/07/13	Updated as per client comments		
Rev	Date	Details	Drawn	Checked

Project/Client: HUNTLY HOUSE
 INVERNESS
 THE HIGHLAND COUNCIL

Project No: IAIV 120092
 Dwg No: AL(0)21
 Rev:

Drawing: PROPOSED ELEVATIONS
 ABBAN STREET

Scale: 1:100 @A2
 Drawn By: Date:
 Checked By: Date:



ARCHIAL

5 Longman Road, Inverness, IV1 1RY
 T: +44 (0)146 372 9307 F: +44 (0)146 322 5284
 www.archialgroup.com

Contractors must work only to figured dimensions which are to be checked on site
 © INGENIUM ARCHIAL LIMITED An Ingenium International Company

Schedule of Accommodation

- 16 No 1 Bed (2P) Flats
- 2 No 2 Bed (3P) Flats
- 1 No 2 Bed (4P) Flats
- 1 No 4 Bed (8P) House

Total = 20 Unit



GROUND FLOOR PLAN



INVERNESS FLA...
BUILDING CONTROL SERVICES
17 JAN 2014
RECEIVED

D	10/01/14	Car park layout and send with enlarged and formation of corner window.		
C	26/07/13	Bin stores etc updated		
B	08/07/13	Site in link updated		
A	05/04/13	Link between old & new buildings revised		
Rev.	Date	Details	Drawn	Checked

Project/Client:
HUNTLY HOUSE
INVERNESS
THE HIGHLAND COUNCIL

Project No:
IAIV 120092
Dwg No:
AL(0)30
Rev: **D**

Scale:
1:100 @A1

Drawing:
PROPOSED
GROUND FLOOR PLAN

Drawn By: _____ Date: _____
Checked By: _____ Date: _____

ARCHAL

5 Longman Road, Inverness, IV1 1RY
T: +44 (0)146 372 9307 F: +44 (0)146 322 5284
www.archalgroup.com

Construction must work only to figured dimensions which are to be checked on site.
© PENNUN ARCHAL LIMITED. An Inverness International Company