

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**28 February 2017**

Agenda Item	6.6
Report No	PLS 016/17

**16/05588/FUL: Eastgate Unit Trust**  
**8 – 10 Academy Street, Inverness**

**Report by Area Planning Manager – South / Major Developments**

**SUMMARY**

**Description:** Erect extension

**Recommendation:** **GRANT**

**Ward:** 15 – Inverness Central

**Development category:** Local

**Pre-determination hearing:** Not required

**Reason referred to Committee:** Manager's discretion

**1. PROPOSED DEVELOPMENT**

- 1.1 This proposal is for an extension to the existing category 'C' listed Filling Station restaurant which fronts onto Academy Street. The extension is to the gable of the existing building and will extend out onto Falcon Square. The extension will join onto the gable elevation of the adjacent Falconer Building which is also listed category 'C'. It is a flat roofed single storey extension of contemporary design featuring glazed elevations. It is essentially a redesign of the scheme that was submitted in 2016 and refused by members at the South Planning Applications Committee meeting on 27 September 2016.
- 1.2 The extension will be set back slightly from the principal elevation and extend out into Falcon Square by approximately 6.5 metres. It will run the remaining depth of the existing building before being brought back just behind the front facade of the Falconer Building, enclosing the area between the existing buildings almost in an 'L' shaped footprint.
- 1.3 The applicant has engaged in informal pre-application discussions with officers in relation to the proposals. In addition, and since refusal of the previous application, the applicant has engaged with the Inverness Design Review Panel.

- 1.4 The main access to the building will remain on the Academy Street façade however there will be a secondary access to the extension from Falcon Square itself. The existing foul and surface water drainage infrastructure will be amended to facilitate the proposal.
- 1.5 A Design and Access Statement and a Tree Report have been submitted in support of the application.
- 1.6 **Variations:** Roof re-designed to feature thin cantilever edge and metal cladding upstand replaced with stone cladding.

## **2. SITE DESCRIPTION**

- 2.1 The site forms part of the existing civic open space area of Falcon Square. To the north-east is the two storey listed building currently occupied by Pizza Express and Laura Ashley. To the south of the site is the remainder of Falcon Square bounded by Academy Street and Millburn Road.
- 2.2 The existing building is a two-storey detached building featuring rough ashlar walls, slate roof and gable chimneys. There is a small area adjacent to the gable on Falcon Square that is used as an external seating area. There are three trees positioned parallel with the gable and located just in front of the arches. The arches are to be retained and will become an internal feature of the extension whilst the trees will have to be removed.
- 2.3 The adjacent Falconer Building to which the extension will adjoin is a two-storey detached building sub-divided into a restaurant and retail unit. It is rubble-built with ashlar dressings and has a slate roof featuring a tall French pyramidal attic projection.

## **3. PLANNING HISTORY**

- 3.1 21.08.98: Advertisement consent and listed building consent granted for signage (98/00541/ADVIN and 98/00542/LBCIN);  
  
13.03.00: Planning application and listed building consent application withdrawn for retaining existing ground floor as restaurant and first floor conversion for use as restaurant (00/00137/FULIN and 00/00138/LBCIN);  
  
12.07.05: Planning permission and listed building consent granted to form windows and door in east gable with retractable roller awnings, fascia board to receive letters and velux windows (05/00257/FULIN and 05/00258/LBCIN);  
  
08.09.05: Planning permission and listed building consent granted for change of use from restaurant to public house (05/00751/FULIN and 05/00752/LBCIN);  
  
20.04.16: Advertisement consent and listed building consent granted for signage and pelmet light (05/01164/ADVIN and 05/01165/LBCIN);  
  
27.09.16: Planning permission and Listed building consent refused for extension to restaurant and demolition of wall etc. (16/02798/FUL AND 16/02696/LBC).

#### **4. PUBLIC PARTICIPATION**

4.1 Advertised: Unknown Neighbour/Conservation Area. Expired 10.02.17.

Representation deadline: 10.02.17

Timeous representations: None

Late representations: None

#### **5. CONSULTATIONS**

5.1 **Historic Environment Team:** Design broadly acceptable. Recommend that consideration be given to a natural stone upstand instead of the metal clad option and that roof edge design should be reconsidered.

5.2 **Transport Planning:** No objection.

5.3 **Environmental Health:** No objection.

5.4 **Contaminated Land:** No objection.

5.5 **Crown and City Centre Community Council:** No objection. Welcome the refinements in design and continue to support improvements to Falcon Square.

#### **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

##### **6.1 Highland Wide Local Development Plan 2012**

28	Sustainable Design
29	Design Quality and Place-Making
31	Developer Contributions
40	Retail Development
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
65	Waste Water Treatment
66	Surface Water Drainage
70	Waste Management Facilities
75	Open Space

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

##### **7.1 Draft Development Plan**

Not applicable.

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

Inverness City Centre Development Brief  
Developer Contributions  
Sustainable Design Guide  
Managing Waste in New Developments  
Open Space  
Trees, Woodlands and Development  
Public Art Strategy

## 7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy  
Creating Places  
PAN 59 Improving Town Centres  
PAN 65 Planning and Open Space

## 7.4 **Other**

Managing Change in the Historic Environment (Extensions), Historic Environment Scotland

## **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 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.

8.3 Furthermore, with respect to any buildings or other land in a conservation area, Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

### 8.4 **Development Plan Policy Assessment**

8.4.1 The proposal relates to development that will generate further footfall and add to the vibrancy and vitality of the city centre and is therefore an appropriate location in principle subject to assessment against key development criteria.

8.4.2 The key determining issues in assessing this application are whether the design of the proposed extension is compatible with Policies 28 and 29 of the HwLDP; whether the proposal represents the acceptable loss of public open space provision; and the impact of the proposal in terms of natural and built heritage.

## 8.5 Material Considerations

### Design

8.5.1 Following concerns raised by members regarding the design of the previous extension and the subsequent refusal of the 2016 application, the applicant engaged with the Inverness Design Review Panel and presented several design options at their meeting on 20 October 2016.

8.5.2 The Panel subsequently prepared a feedback report to the applicant on 28 October 2016. A copy is appended to this report.

8.5.3 The executive summary states:

*“The Panel supports the principle of extending the Filling Station to create an active frontage facing Falcon Square, which has significant potential to improve the ambience of this important civic space. More information is needed, however, to demonstrate how this will integrate with wider plans to alter and improve the square, and how this will enhance the character and appearance of the wider city centre environment. The Panel supports the use of high quality proprietary glazing to create a light, transparent extension to the Filling Station that is orthogonal in plan. Steps should be taken, however, to improve the proposed relationship between the extension and the existing built form. The design should also prioritise high quality lighting and signage.”*

8.5.4 The redesigned extension reflects one of the Panel’s overarching recommendations, which is to use high quality proprietary glazing to create a light, transparent extension that is orthogonal in plan. In addition, and following consultation with the Historic Environment Team, the roof design has been altered to create a thin cantilevered edge, which was also a recommendation from the Panel as well as stone cladding to the upstand, replacing the somewhat incongruous grey metal cladding.

8.5.5 Further aspects of the proposal which have been adjusted to reflect the Panel’s advice include –

- Achieving a degree of separation between diners and street users by raising the internal floor level;
- Retaining existing openings in the gable wall to enhance the visual effect of layered space; aligning the roof edge with the Laura Ashley building’s string course;
- Ensuring services and ducting are not visible from Falcon Square or Academy Street; and
- Preparation of a masterplan that sets the extension in the wider context of altering and improving Falcon Square.

8.5.6 Overall, the redesigned extension is a significant improvement over the earlier design. Whilst the footprint, scale and mass remain the same, the overall design accords with the recommendations set out by the Design Review Panel and the careful and selective use of appropriate materials and detailing have enhanced the

scheme from the earlier iteration.

- 8.5.7 The extension is subordinate in both scale and form from the main building; it is located on a secondary elevation and it is of a high quality design. This modest contemporary intervention protects the character and appearance of the listed building. The redesigned extension meets the design principles set out in Historic Environment Scotland's guidance. It is therefore considered to be acceptable in design terms.

#### Loss of Open Space

- 8.5.8 Falcon Square is an important area of civic open space in the heart of the city centre. It provides direct access to the shopping centre as well as access to the Falcon Square entrance to the railway station which attracts the heaviest footfall of all three station entrances. As a civic space it does not function nearly as well as it could and would clearly benefit from enhancement. It functions largely as an area of land that people simply pass through. Improving the functionality of this civic space is a key component of the Council's City Centre Development Brief.
- 8.5.9 The proposed extension projects approximately 6.5 metres into Falcon Square and will enclose an area currently open between the rear of the Filling Station and the adjacent Falconer Building.
- 8.5.10 A small area adjacent to the gable elevation of the Filling Station is currently used as an outdoor seating/dining area associated with the existing restaurant. Adjacent to the arches are three tree pits containing three trees. The proposed extension will encompass these existing elements and therefore the physical area of active open space lost to the proposal is considered to be minimal.
- 8.5.11 The three trees adjacent to the arches, along with the two trees located just outside the shopping centre, have been the subject of an arboricultural report which considered the possibility of relocating the trees. Following detailed assessment it was concluded that this was only viable for two of the trees, one of which is affected by this proposal. The report advises that although viable, the success rate was likely to be low. The report suggests that a better alternative would be to seek replacement trees of a higher quality with a girth of 35-40 cm which would have an immediate positive impact in amenity terms.
- 8.5.12 The passageway between the two buildings leads to Station Lane. It contains a number of cycle stands which are under-used due to being largely out of sight from the remaining Square. It is not considered to be a particularly active area and most footfall leading to and from the railway station use the space between the east side of the Falconer Building and the Eastgate Shopping Centre as there is a more natural flow of movement at this location.
- 8.5.13 Both national and local planning policy advocate against the loss of open space especially where they are fit for purpose and contribute positively to the surrounding built environment.

- 8.5.14 The applicant has produced a masterplan which sets out indicative proposals for the use of the civic space of the Square, and takes into account the other development schemes approved last year including the change of use of the Laura Ashley building to a restaurant, the extension to the Eastgate Centre to provide four restaurants, and the Eastgate Centre rooftop bar/restaurant.
- 8.5.15 The masterplan shows the position of the relocated cycle stands, replacement trees, new seating provision, expanded bus shelter, additional planters, fixed screens to delineate the outside seating areas associated with the restaurants. These substantial civic space improvements are considered to adequately compensate for the minimal loss of existing open space arising from the extension to the Filling Station. It is recommended that in the event that members support this revised proposal and agree to grant planning permission, that a condition is imposed requiring the final design details of some of these elements of the civic space improvements to be approved in advance of works commencing. This is with specific reference to the proposed seating and the restaurant screens.

#### Refuse Storage

- 8.5.16 Members are asked to note that all waste associated with the Filling Station restaurant will be contained within a secure bin storage area located to the rear of the new extension.

#### Built Heritage

- 8.5.17 The site is located within the Inverness (Riverside) Conservation Area. Also of relevance is that the existing building and the adjacent Falconer Building occupied by Pizza Express and Laura Ashley are both category 'C' listed buildings.
- 8.5.18 As stated in paragraph 8.5.5 the design of the extension is considered acceptable. Subject to appropriate conditions relating to matters including materials and landscaping it is considered that the proposal will enhance the conservation area at this location in accordance with the Council's general duty under Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

#### 8.6 **Other Considerations – not material**

Not applicable.

#### 8.7 **Matters to be secured by Section 75 Agreement**

Not applicable.

### 9. **CONCLUSION**

- 9.1 Through the submission of this revised proposal, the applicant has demonstrated a willingness to engage with the Council in taking forward improvements to the original scheme, including attendance at the Design Review Panel and addressing many of the recommendations made by the Panel as well as addressing the concerns of members during deliberation of the original proposal. The net result is

a significantly improved proposal that enhances the original design of the extension as well as explaining the context of the proposal as it relates to the wider Falcon Square improvements.

- 9.2 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	Not required
Notification to Historic Scotland	N	Not required
Conclusion of Section 75 Agreement	Y	Developer contribution towards streetscape improvements
Revocation of previous permission	N	Not required

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

1. A detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) shall be submitted to, and approved in writing by, the Planning Authority prior to installation. Thereafter, development and work shall progress in accordance with these approved details.

**Reason:** To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

2. All refuse and recyclable materials associated with the use shall be stored within the approved bin storage area. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on day of collection.

**Reason:** To ensure that refuse and recyclable materials arising from the use are stored in an appropriate off-street location, in the interests of amenity.

3. No development shall commence until a detailed cycle parking plan has been submitted to and approved in writing by the Planning Authority. The plan shall show the precise type, number and location of all cycle parking provision within Falcon Square. Following approval of the cycle parking plan, the proposed cycle parking shall be installed and available for use prior to first occupation of the extension.

**Reason:** To ensure that adequate arrangements are made to replace the cycle parking that will be removed to facilitate the development.



4. No development shall commence until a Tree Planting Plan and Maintenance Programme has been submitted to and approved in writing by the Planning Authority. Following approval the Tree Planting Plan shall be implemented in full during the first planting season following commencement of development with maintenance thereafter being carried out in accordance with the approved Maintenance Programme.

**Reason:** To ensure that adequate and timeous provision is made for compensatory replacement tree planting in the interests of amenity.

5. No plant, machinery or equipment shall be installed on the roof of the extension.

**Reason:** In the interests of amenity and to protect the character of the listed building and the character and appearance of the conservation area.

### **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 LIMITS**

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**

#### **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

Signature: Nicola Drummond  
Designation: Area Planning Manager – South/Major Developments  
Author: John Kelly  
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 – Location Plan
- Plan 2 – Site Plan
- Plan 3 – Ground Floor Plan
- Plan 4 – Roof Plan
- Plan 5 – Falcon Square Elevation
- Plan 6 - Academy Street Elevation
- Plan 7 – Station Lane Elevation
- Plan 8 – Section AA
- Plan 9 – Section BB
- Plan 10 – Masterplan
- Visualisation A – Falcon Square Elevation
- Visualisation B – North View Close Up

# Inverness Design Review Panel

## Panel Report

### Extension to the Filling Station restaurant, Falcon Square, Inverness

28 OCTOBER 2016

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

#### Executive summary

The Panel supports the principle of extending the Filling Station to create an active frontage facing Falcon Square, which has significant potential to improve the ambience of this important civic space. More information is needed, however, to demonstrate how this will integrate with wider plans to alter and improve the square, and how these will enhance the character and appearance of the wider city centre environment. The Panel supports the use of high quality proprietary glazing to create a light, transparent extension to the Filling Station that is orthogonal in plan. Steps should be taken, however, to improve the proposed relationship between the extension and existing built form. The design should also prioritise high quality lighting and signage.

#### 1. INTRODUCTION

1.1. This report relates to proposed alterations to the Filling Station restaurant, Academy Street to form a single storey extension projecting into Falcon Square. It should be read in conjunction with pre-meeting papers presenting a range of design options including a curved plan, an orthogonal plan, fully glazed walls, and a combination of stone and glass walls. These papers also highlighted precedents for similar extensions to listed buildings in other parts of UK and explained the evolution of the scheme from inception to planning application using plans, elevations and 3D renderings.

#### 2. RECOMMENDATIONS

2.1. In taking forward this proposal, the Panel recommends that the applicant should:

- a) Prepare a masterplan that sets the Filling Station extension in the wider context of altering and improving Falcon Square.
- b) Improve the relationship between the extension and existing built form, as detailed in Para 5.1.
- c) Use high quality proprietary glazing to create a light, transparent extension that is orthogonal in plan.
- a) Prioritise high quality lighting and signage, as detailed in Paras 7.1 and 7.2.

### **3. OVERVIEW**

- 3.1. The Panel welcomes the opportunity to comment on proposed changes to this important civic space. It supports the principle of extending the Filling Station to create an active frontage facing Falcon Square, which has significant potential to improve the ambience of the square, in particular the area surrounding the arches, and the visual appearance of this corner. The Panel also recognises the requirement for the extension to be commercially viable, which dictates a minimum size.

### **MASTERPLAN**

- 3.2. The proposal lacks sufficient information on how it will be integrated into wider plans to alter and improve Falcon Square. A masterplan is needed to demonstrate how the square will be transformed from its existing role as a movement route to a fully functioning civic space where people want to linger.
- 3.3. The masterplan should also convey how all proposed alterations, including the Filling Station extension, will enhance the character and appearance of the wider Conservation Area.
- 3.4. The quality and position of new trees (compensating for removal of existing trees) is a key priority for this masterplan. New trees must be semi-mature. Effective ground preparation is needed to ensure they survive well and mature. Specification, preparation and planting technique should make use of an advanced proprietary system such as GreenBlue Urban Ltd. Trees must be positioned to add to people's enjoyment of the square.
- 3.5. The masterplan should clarify what improvements will be made to cycle parking and bin storage.

### **4. BUILT FORM OF EXTENSION**

- 4.1. The Filling Station extension needs to respond to and have a satisfactory relationship with each of three discrete architectural elements – the gable of the Filling Station, the stone arches, and the Laura Ashley building. The Panel's suggestions for improving these relationships are as follows:
- a) Do more to celebrate the Academy Street /Falcon Square corner – i.e. treat the area in front of the Filling Station as a corner building. If necessary extend this area a little further into the square.
  - b) Create/enlarge openings in the Filling Station's gable wall to enhance the visual effect of layered space. Remove the smooth render to expose the original stonework - all as demonstrated in the St Pancreas example.
  - c) Raise the floor level at this corner to achieve a degree of separation between diners and street users.
  - d) Introduce some opaque elements into the elevation, e.g. express arches and glaze them.
  - e) Play down the link between Laura Ashley and the Filling Station to allow Laura Ashley to continue to be read as a separate building.
  - f) Reconfigure the roof edge to achieve a skinny, razor sharp appearance.
  - g) Drop the roof edge to sit at or below Laura Ashley's string course. Ensure that the roof edge does not compete with or appear to be an extension of the string course.

- h) Drop the canopy over the new entrance to sit below the fascia.
- i) Take steps to ensure:
  - Neither services nor ducting are visible from Falcon Square or Academy Street;
  - The layout of the extension avoids creating a pinchpoint for pedestrians crossing from Baron Taylor Street.

## **5. MATERIALS**

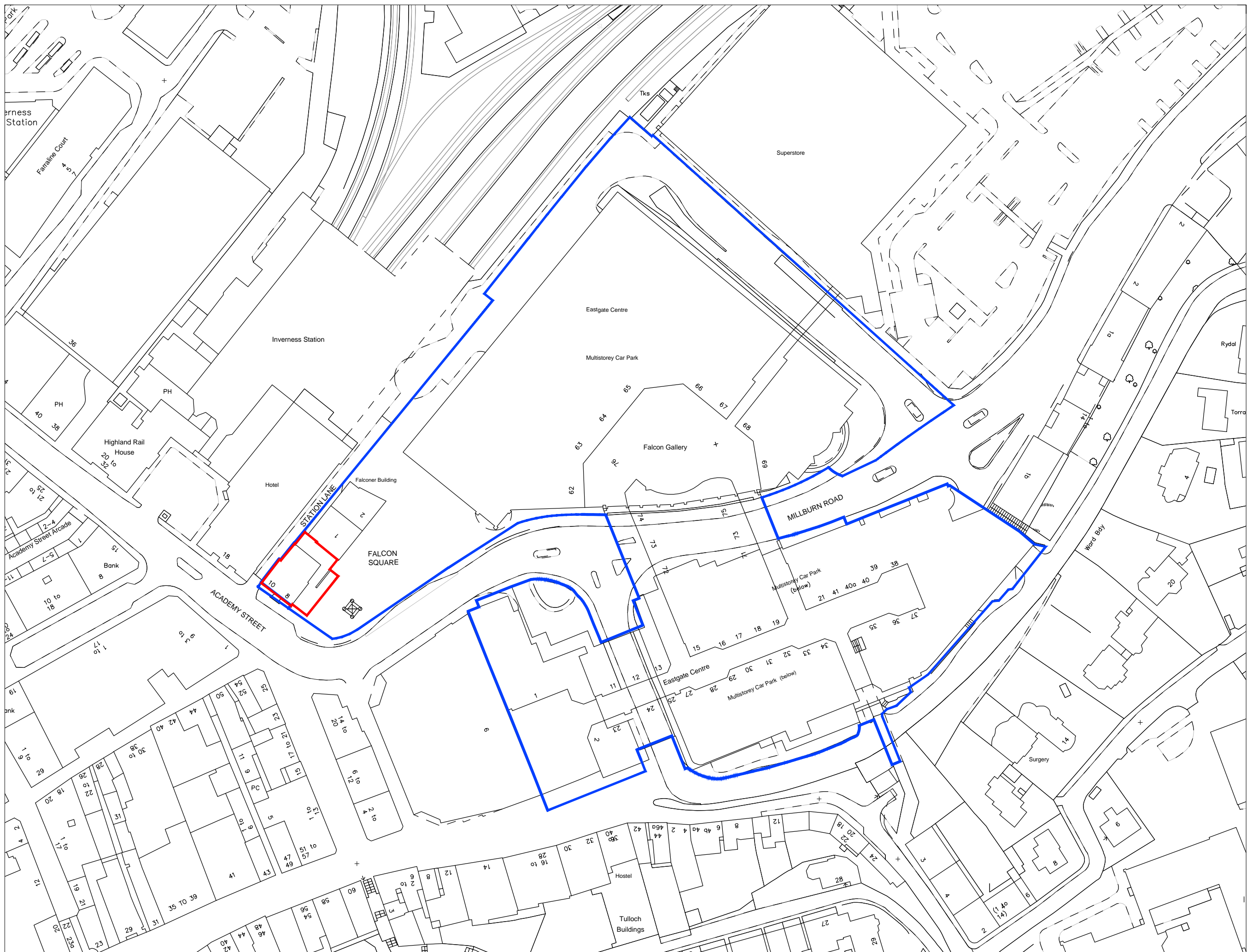
- 5.1. The Panel strongly favours the use of fully glazed walls in the extension rather than the combinations of glass and stone in New Scheme Options 1 & 2. The preference is for an elegant, light, transparent box mirroring the quality of the exemplars put forward in the pre-meeting papers. There is more support for the current orthogonal plan than the earlier curved version.
- 5.2. The use of a high quality proprietary glazing system is critical, both in terms of appearance and performance (which must also take account of taxi queues that form nearby and their potential for rowdy behaviour).

## **6. LIGHTING AND SIGNAGE**

- 6.1. Signage style, position, size and colour will have a significant effect on the appearance of the extension. Locating the restaurant name behind the glass or on the existing stone gable is preferable to positioning it on the fascia.
- 6.2. Interior lighting should serve a dual function by enhancing the ambience of square when daylight is in short supply. The opportunity to use light as public art should also be considered to improve the ambience of the square.

**KEY**  
 **APPLICATION BOUNDARY**  
 **OWNERSHIP BOUNDARY**

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.



3rd Floor, 36 Spital Square  
 London, E1 6DY  
 www.pod-architects.com  
 T +44 (0)20 7490 2246

podarchitects

Project  
**FILLING STATION**  
**8-10 ACADEMY STREET**  
**INVERNESS, IV1 1JT**

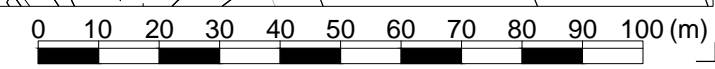
Drawing Title  
**LOCATION PLAN**

Status  
**TOWN PLANNING**  
**FOR FILLING STATION**  
**EXTENSION**

© Pod Architects Do not remove this panel from the drawing  
 No dimensions to be scaled from this drawing  
 Report all errors and omissions to the Architect  
 Dimensions to be checked on site before fabrication

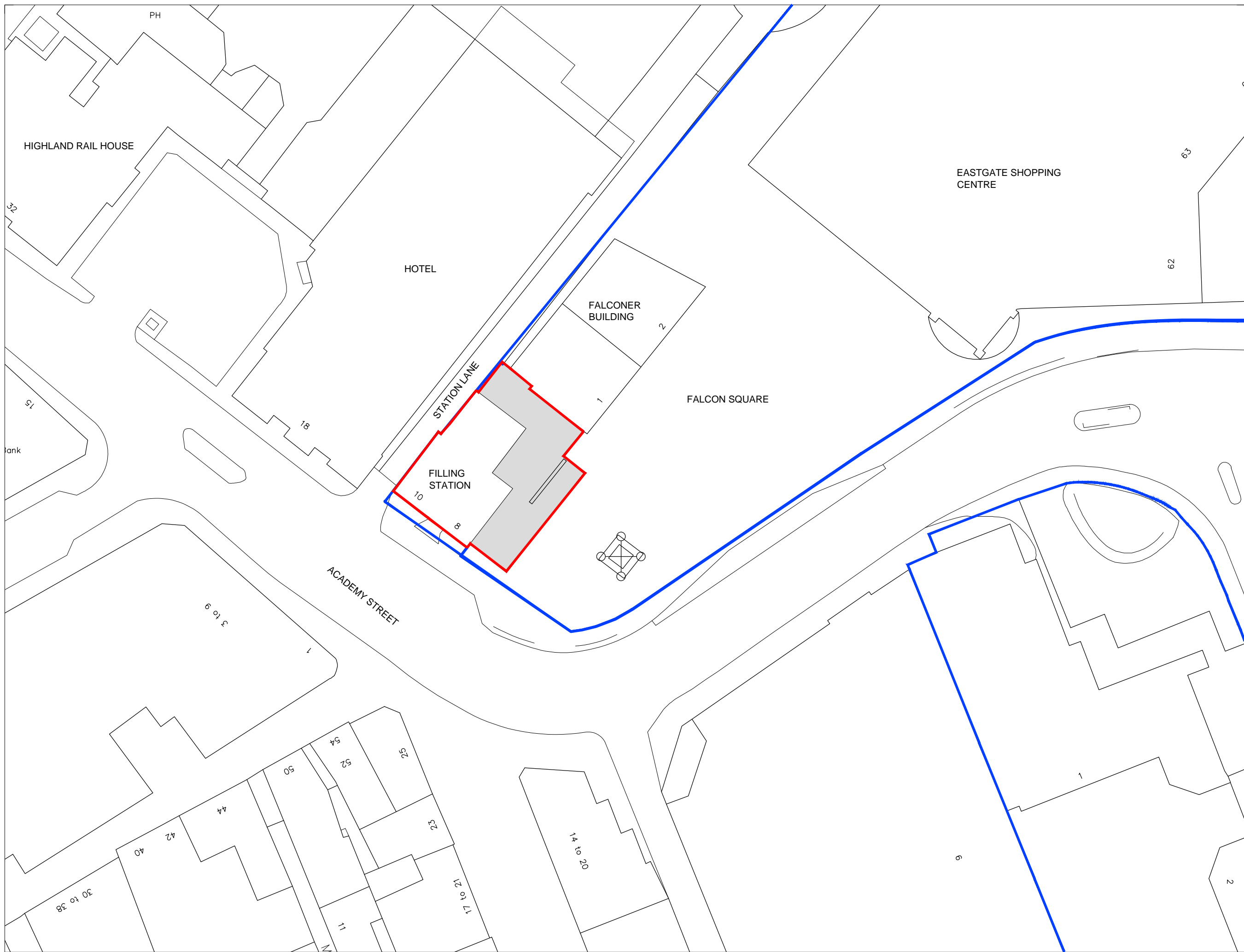
North 	Sheet	Scale	Drawn
	A3	1:1250	MF
	Date		Checked
	09/12/16		PS
Project no.	Drawing no.		Revision
122	TP04_002		00

1. LOCATION PLAN 1:1250

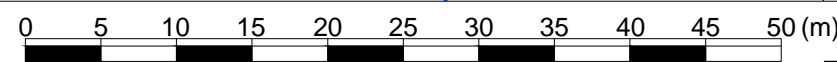


- KEY**
- APPLICATION BOUNDARY
  - OWNERSHIP BOUNDARY
  - EXTENSION AREA

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.



1. SITE PLAN 1:500



3rd Floor, 36 Spital Square  
London, E1 6DY  
www.pod-architects.com  
T +44 (0)20 7490 2246

**podarchitects**

Project  
**FILLING STATION**  
8-10 ACADEMY STREET  
INVERNESS, IV1 1JT

Drawing Title  
**SITE PLAN**

Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

© Pod Architects Do not remove this panel from the drawing  
No dimensions to be scaled from this drawing  
Report all errors and omissions to the Architect  
Dimensions to be checked on site before fabrication

North 	Sheet	Scale	Drawn
	A3	1:500	MF
	Date		Checked
	09/12/16		PS
Project no.	Drawing no.		Revision
122	TP04_003		00

Note:  
Drawing based on J.A. Leask Architects drawing supplied to POD by Eastgate Shopping Centre management- Drawing ASG 25416/(1-103C Proposed Ground Floor Plan

Drawing based on Derek Lovejoy Partnership- Drawing DL/E1/E01(97).H10

Drawing based on Malcolm Hollis DWG drawings: 50937-E-01-REVA 50937-T-01-REVB

AREAS

165 sq m Seating area  
21.5 sq m Kitchen  
7 sq m Bin Storage

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.

Indicative interior layout shown. Final proposal to tenants' interior architect design.

**DESIGN PANEL RECOMMENDATIONS INCLUDED IN PROPOSAL:**

**1. EXISTING WINDOWS REMOVED TO CREATE OPENINGS IN FILLING STATION GABLE WALL TO ENHANCE THE VISUAL EFFECT OF LAYERED SPACE.**

**2. INTERNAL LEVEL DIFFERENCE BETWEEN OUTSIDE LEVEL INCREASES TOWARDS ACADEMY STREET ELEVATION IN ORDER TO CREATE A DEGREE OF SEPARATION BETWEEN DINERS AND STREET USERS.**

**3. FRITTING ACROSS HIGH QUALITY GLAZING IN ORDER TO INTRODUCE OPAQUE ELEMENTS ACROSS FACADE.**

**4. PUBLIC ENHANCEMENT SCHEME FOR FALCON SQUARE PROVIDES, SEATING, LIGHTING, CYCLE PARKING, BIN STORAGE, TREE REPLACEMENT AND SOFT LANDSCAPING FEATURES.**

01	10/02/17	Existing RVP on corner of Filling Station gable wall repositioned to follow revised roof and parapet detail	RPP	PS
Rev	Date	Revision Description	Dm	Chk

3rd Floor, 36 Spital Square  
London, E1 6DY  
www.pod-architects.com  
T +44 (0)20 7490 2246



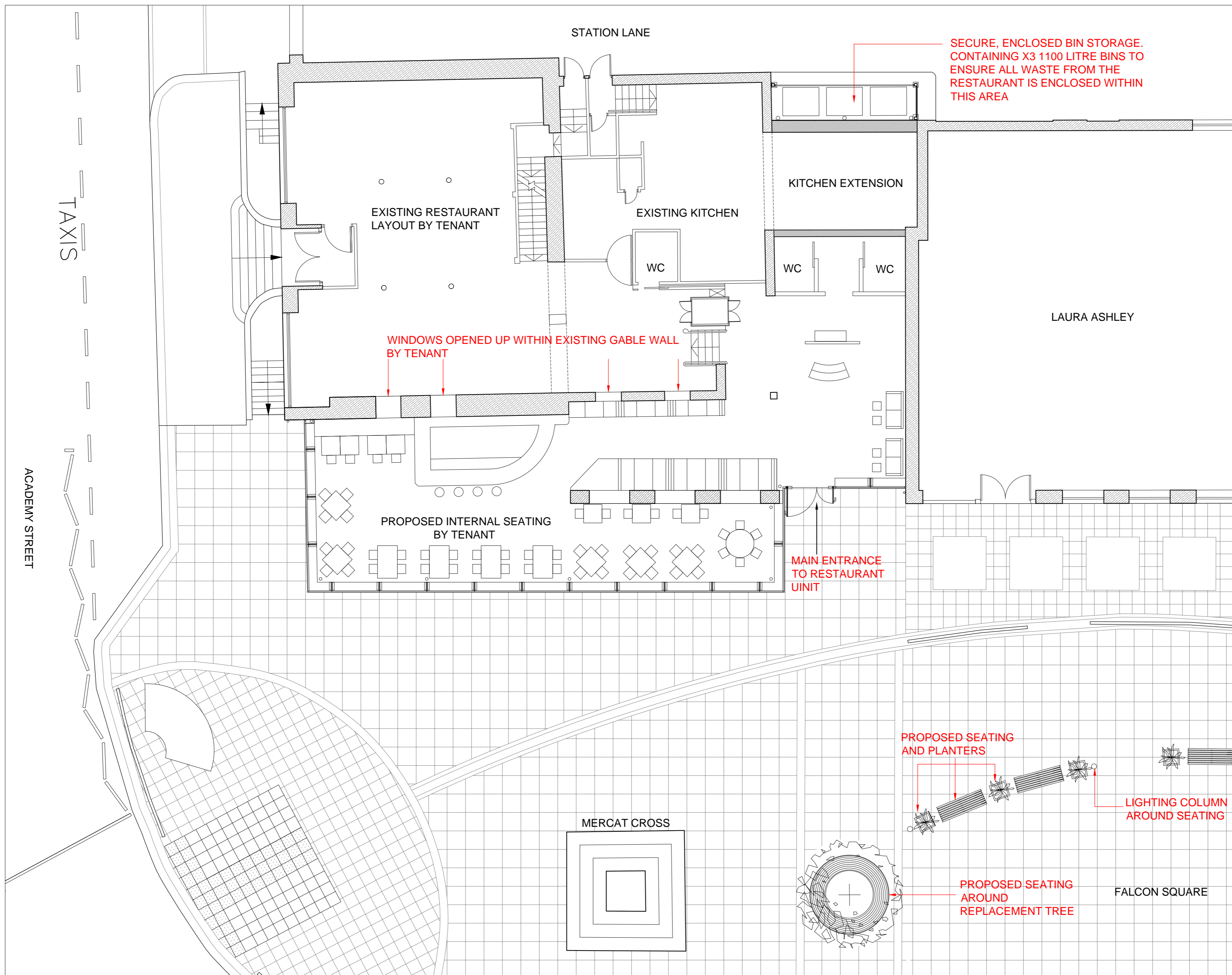
Project  
**FILLING STATION**  
8-10 ACADEMY STREET  
INVERNESS, IV1 1JT

Drawing Title  
**PROPOSED GROUND FLOOR PLAN**

Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

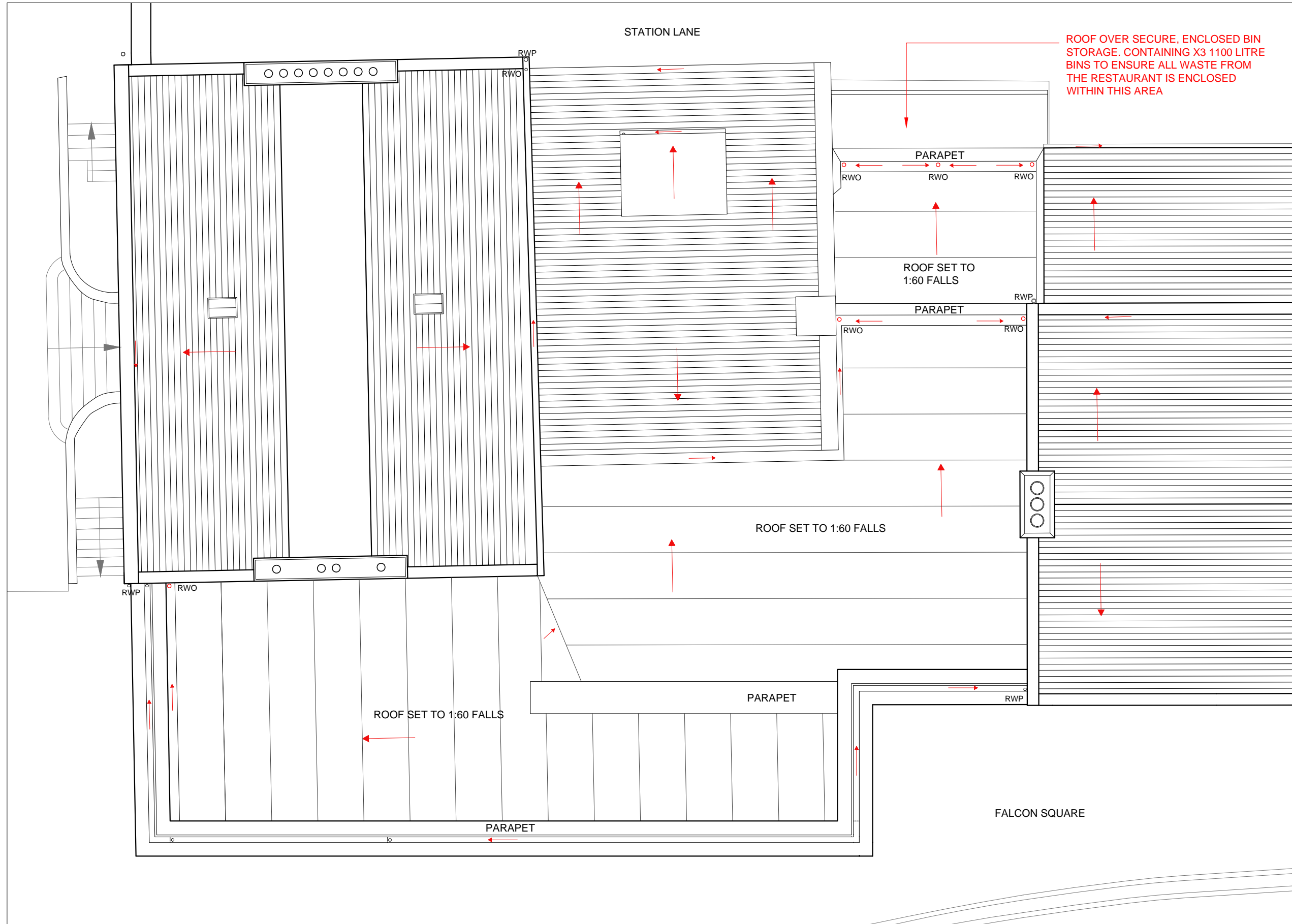
© Pod Architects Do not remove this panel from the drawing. No dimensions to be scaled from this drawing. Report all errors and omissions to the Architect. Dimensions to be checked on site before fabrication.

North	Sheet	Scale	Drawn
	A2	1:100	MF
	Date		Checked
	09/12/16		PS
Project no.	Drawing no.		Revision
122	TP04_041		01



1. GROUND FLOOR PLAN 1:100





1. ROOF PLAN 1:100

**KEY:**

- Roof slope
- Drainpipe slope
- RWP** Rainwater pipe
- RWO** Rainwater outlet

Note:  
 Drawing based on J.A.Leask Architects drawing supplied to POD by Eastgate Shopping Centre management- Drawing ASG 25416/(1-)-03C Proposed Ground Floor Plan

Drawing based on Derek Lovejoy Partnership- Drawing DL/E1/E01(97).H10

Drawing based on Malcolm Hollis DWG drawings:  
 50937-E-01-REVA  
 50937-T-01-REVB

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.

**DESIGN PANEL RECOMMENDATIONS INCLUDED IN PROPOSAL:**

**1. ROOF PROFILE DESIGNED TO ACHIEVE SKINNY, RAZOR SHARP PROFILE. THICKNESS OF ROOF IS THE SMALLEST ACHIEVABLE FOR THE STRUCTURAL BUILD UP OF THE ROOF**

Rev	Date	Revision Description	Dim	Chk
01	10/02/17	Roof plan updated to reflect revised roof and parapet detail	RPP	PS

3rd Floor, 36 Spital Square  
 London, E1 6DY  
 www.pod-architects.com  
 T +44 (0)20 7490 2246



Project  
**FILLING STATION**  
 8-10 ACADEMY STREET  
 INVERNESS, IV1 1JT

Drawing Title  
**PROPOSED ROOF PLAN PLAN**

Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

© Pod Architects Do not remove this panel from the drawing  
 No dimensions to be scaled from this drawing  
 Report all errors and omissions to the Architect  
 Dimensions to be checked on site before fabrication

North	Sheet	Scale	Drawn
	A3	1:100	MF
	Date		Checked
	09/12/16		PS
Project no.	Drawing no.		Revision
122	TP04_044		01



1. ELEVATION A 1:100

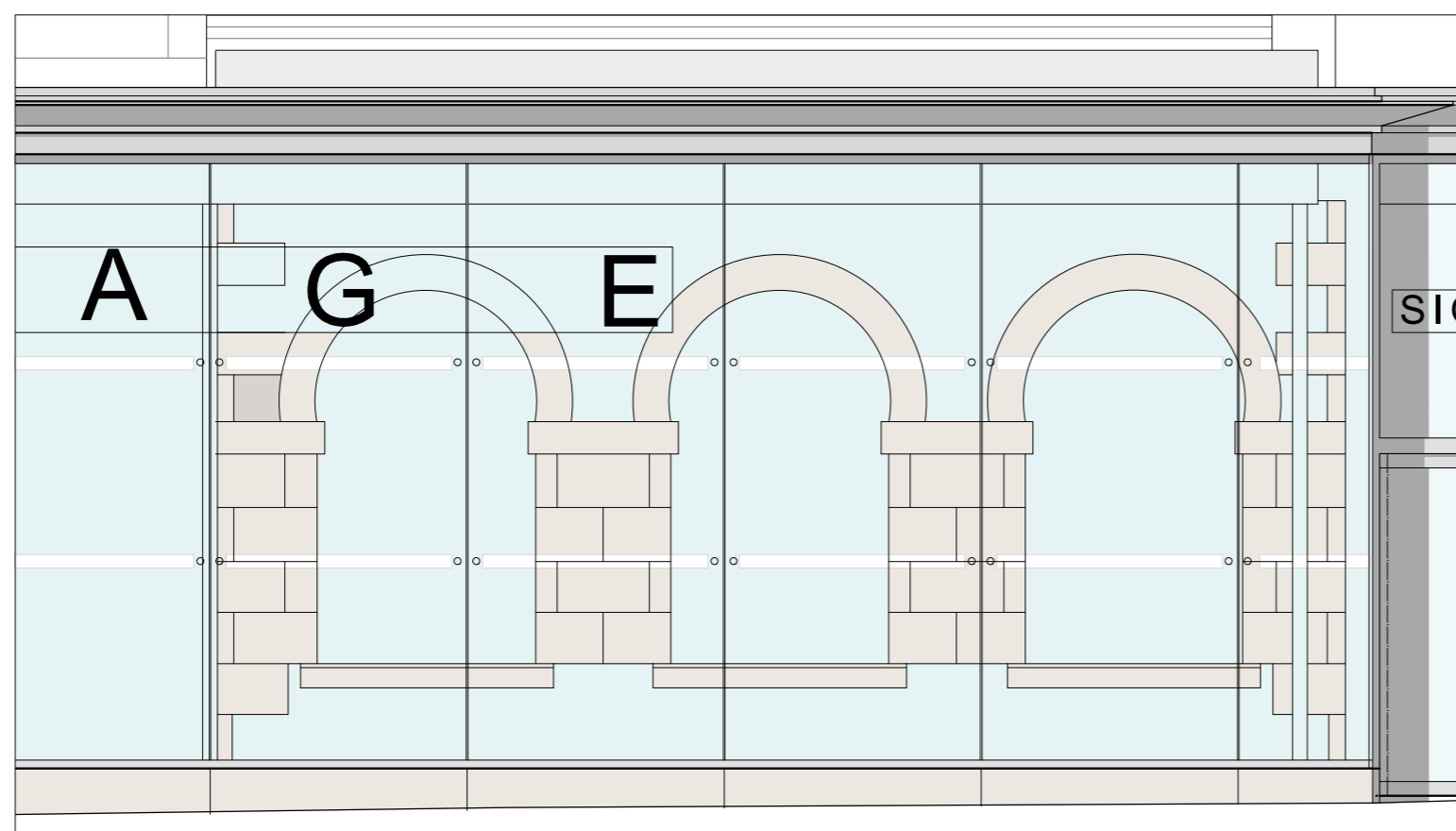
FACADE MADE UP OF STRUCTURAL GLAZING SYSTEM WITH SIGNAGE TO INTERNAL FACE OF GLAZING WHERE INDICATED.

WINDOWS OPENED UP WITHIN EXISTING GABLE WALL

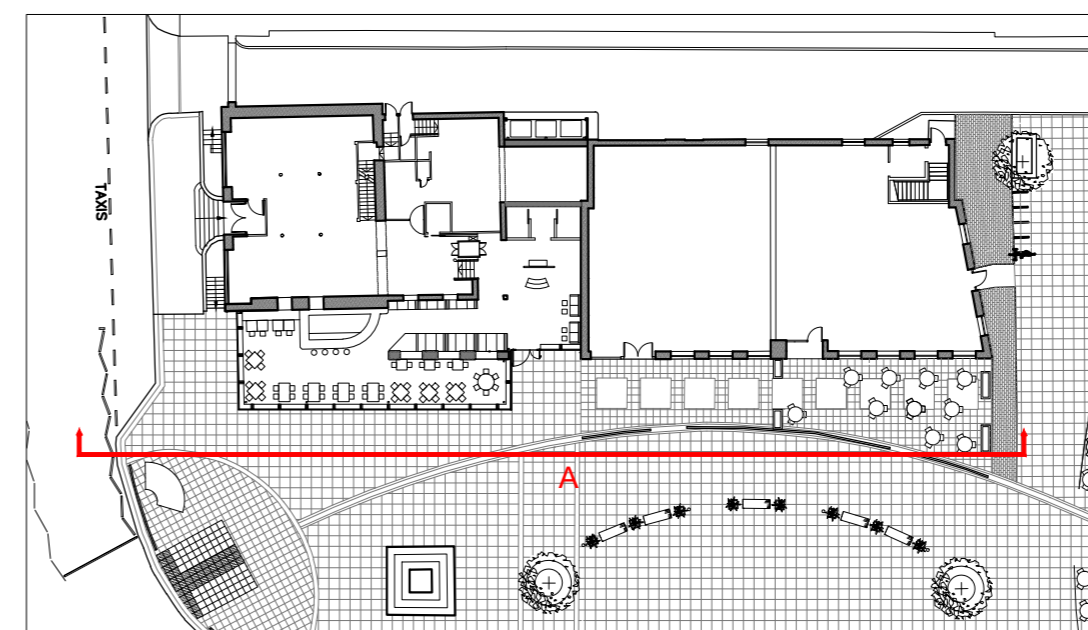
NATURAL STONE PANELS TO UPSTAND

FRITTING ACROSS GLAZING

MAIN ENTRANCE DOOR FITTED WITH PUSH BUTTON POWER ASSSITED OPENING, STAINLESS STEEL PULL HANDLES. DOOR TO BE MADE OF LAMINATED 17.5MM GLASS.



2. ARCHES ENCLOSED IN PROPOSAL 1:50



3. KEY PLAN 1:500

**DESIGN PANEL RECOMMENDATIONS INCLUDED IN PROPOSAL:**

- 1. EXISTING WINDOWS REMOVED TO CREATE OPENINGS IN FILLING STATION GABLE WALL TO ENHANCE THE VISUAL EFFECT OF LAYERED SPACE.
- 2. INTERNAL LEVEL DIFFERENCE BETWEEN OUTSIDE LEVEL INCREASES TOWARDS ACADEMY STREET ELEVATION IN ORDER TO CREATE A DEGREE OF SEPARATION BETWEEN DINERS AND STREET USERS.

- 3. FACADES OF THE EXTENSION ARE GLAZED. THE GLAZING ENABLES THE PROPOSAL TO CREATE A LIGHT TRANSPARENT DESIGN WHICH IS THE PREFERRED MATERIAL CHOICE FROM THE DESIGN PANEL.
- 4. FRITTING ACROSS HIGH QUALITY GLAZING IN ORDER TO INTRODUCE OPAQUE ELEMENTS ACROSS FACADE.

- 5. PUBLIC ENHANCEMENT SCHEME FOR FALCON SQUARE PROVIDES, SEATING, LIGHTING, CYCLE PARKING, BIN STORAGE, TREE REPLACEMENT AND SOFT LANDSCAPING FEATURES.

- 6. ROOF PROFILE DESIGNED TO ACHIEVE SKINNY, RAZOR SHARP PROFILE. THICKNESS OF ROOF IS SMALLEST ACHIEVABLE FOR THE STRUCTURAL BUILD UP OF THE ROOF. TOP OF PARAPET FOLLOWS LINE OF STONE BANDING ON FALCONER BUILDING.

- 7. SERVICES ARE NOT VISIBLE FROM FALCON SQUARE OR ACADEMY STREET.

- 8. APPROPRIATE LIGHTING WILL BE UTILISED FOR THE PROPOSAL. THIS WILL BE PUT FORWARD TO THE TENANT TO ENSURE THAT THIS IS DEVELOPED IN THE TENANT FIT OUT.

Note:  
Drawing based on J.A.Leask Architects drawing supplied to POD by Eastgate Shopping Centre management- Drawing ASG 25416/(2-02D Proposed Elevations

Drawing based on Derek Lovejoy Partnership- Drawing DL/E1/E01(97).H10

Drawing based on Malcolm Hollis DWG drawings: 50937-E-01-REVA 50937-T-01-REVB

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.

Rev	Date	Revision Description	Dim	Chk
01	10/02/17	Roof and parapet detail revised, Stone panels to upstand	RPP	PS

3rd Floor, 36 Spital Square  
London, E1 6DX  
www.pod-architects.com  
T +44 (0)20 7490 2246  
**podarchitects**

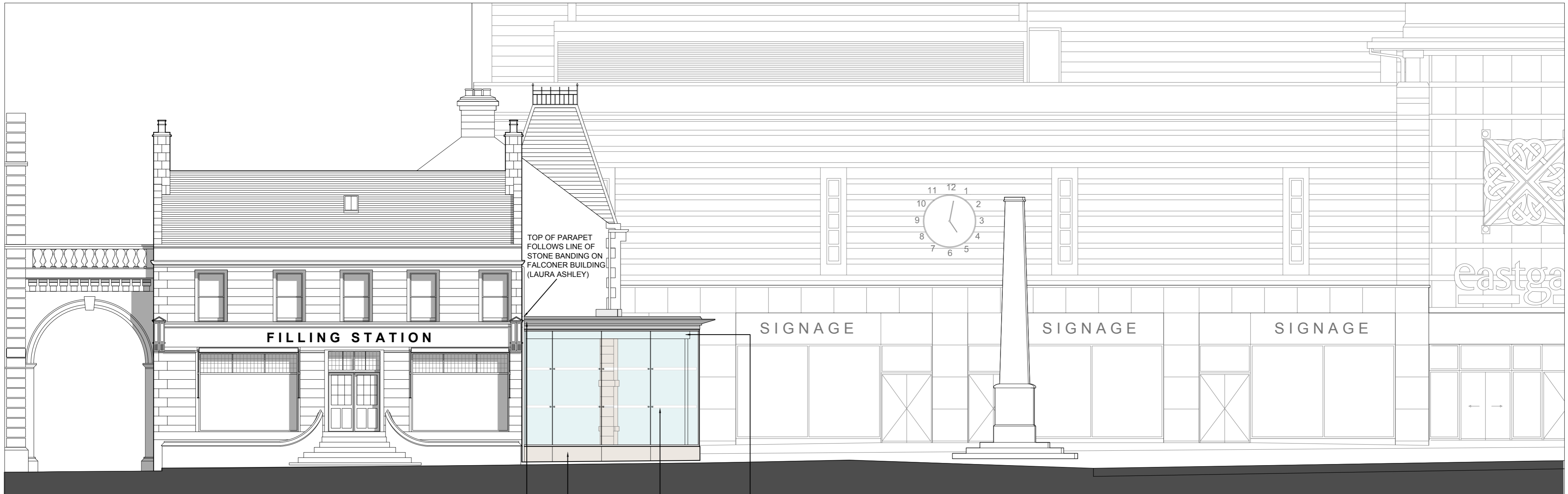
Project  
**FILLING STATION**  
8-10 ACADEMY STREET  
INVERNESS, IV1 1JT

Drawing Title  
**PROPOSED ELEVATION A**

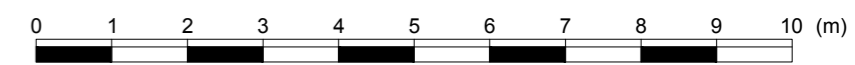
Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

© Pod Architects Do not remove this panel from the drawing No dimensions to be scaled from this drawing Report all errors and omissions to the Architect Dimensions to be checked on site before fabrication

North	Sheet	Scale	Drawn
	A2	1:100	MF
	Date		Checked
	09/12/16		PS
Project no.	Drawing no.		Revision
122	TP04_050		01



1. ELEVATION B 1:100



TOP OF PARAPET FOLLOWS LINE OF STONE BANDING ON FALCONER BUILDING (LAURA ASHLEY)

NATURAL STONE PANELS TO BASE

DARK GREY METAL CLADDING TO PARAPET

FACADE MADE UP OF STRUCTURAL GLAZING SYSTEM WITH SIGNAGE TO INTERNAL FACE OF GLAZING WHERE INDICATED. FRITTING ACROSS GLAZING

RECESSED INTERNAL BULKHEAD

Note:  
Drawing based on J.A.Leask Architects drawing supplied to POD by Eastgate Shopping Centre management- Drawing ASG 25416/(2-)02D Proposed Elevations

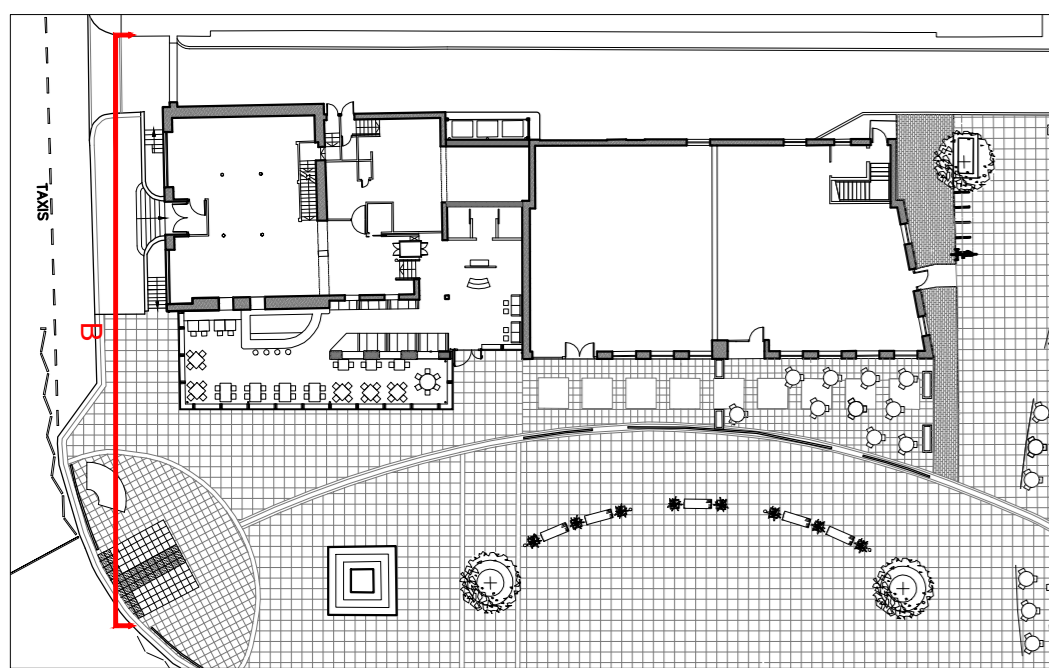
Drawing based on Derek Lovejoy Partnership- Drawing DL/E1/E01(97),H10

Drawing based on Malcolm Hollis DWG drawings:  
50937-E-01-REVA  
50937-T-01-REVB

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.

Rev	Date	Revision Description	Dim	CHK
01	10/02/17	Roof and parapet detail revised, Stone panels to upstand	RPP	PS

3rd Floor, 36 Spital Square  
London, E1 6DY  
www.pod-architects.com  
T +44 (0)20 7490 2246  
**podarchitects**



2. KEY PLAN 1:500

**DESIGN PANEL RECOMMENDATIONS INCLUDED IN PROPOSAL:**

- EXISTING WINDOWS REMOVED TO CREATE OPENINGS IN FILLING STATION GABLE WALL TO ENHANCE THE VISUAL EFFECT OF LAYERED SPACE.
- INTERNAL LEVEL DIFFERENCE BETWEEN OUTSIDE LEVEL INCREASES TOWARDS ACADEMY STREET ELEVATION IN ORDER TO CREATE A DEGREE OF SEPARATION BETWEEN DINERS AND STREET USERS.
- FACADES OF THE EXTENSION ARE GLAZED. THE GLAZING ENABLES THE PROPOSAL TO CREATE A LIGHT TRANSPARENT DESIGN WHICH IS THE PREFERRED MATERIAL CHOICE FROM THE DESIGN PANEL.
- FRITTING ACROSS HIGH QUALITY GLAZING IN ORDER TO INTRODUCE OPAQUE ELEMENTS ACROSS FACADE.
- PUBLIC ENHANCEMENT SCHEME FOR FALCON SQUARE PROVIDES, SEATING, LIGHTING, CYCLE PARKING, BIN STORAGE, TREE REPLACEMENT AND SOFT LANDSCAPING FEATURES.
- ROOF PROFILE DESIGNED TO ACHIEVE SKINNY, RAZOR SHARP PROFILE. THICKNESS OF ROOF IS SMALLEST ACHIEVABLE FOR THE STRUCTURAL BUILD UP OF THE ROOF. TOP OF PARAPET FOLLOWS LINE OF STONE BANDING ON FALCONER BUILDING .
- SERVICES ARE NOT VISIBLE FROM FALCON SQUARE OR ACADEMY STREET.
- APPROPRIATE LIGHTING WILL BE UTILISED FOR THE PROPOSAL. THIS WILL BE PUT FORWARD TO THE TENANT TO ENSURE THAT THIS IS DEVELOPED IN THE TENANT FIT OUT.

Project  
**FILLING STATION**  
8-10 ACADEMY STREET  
INVERNESS, IV1 1JT

Drawing Title  
**PROPOSED ELEVATION B**

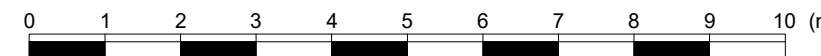
Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

© Pod Architects Do not remove this panel from the drawing  
No dimensions to be scaled from this drawing  
Report all errors and omissions to the Architect  
Dimensions to be checked on site before fabrication

North	Sheet	Scale	Drawn
	A2	1:100	MA
	Date		Checked
	09/12/16		PS
Project no.	Drawing no.	Revision	
122	TP04_051	01	



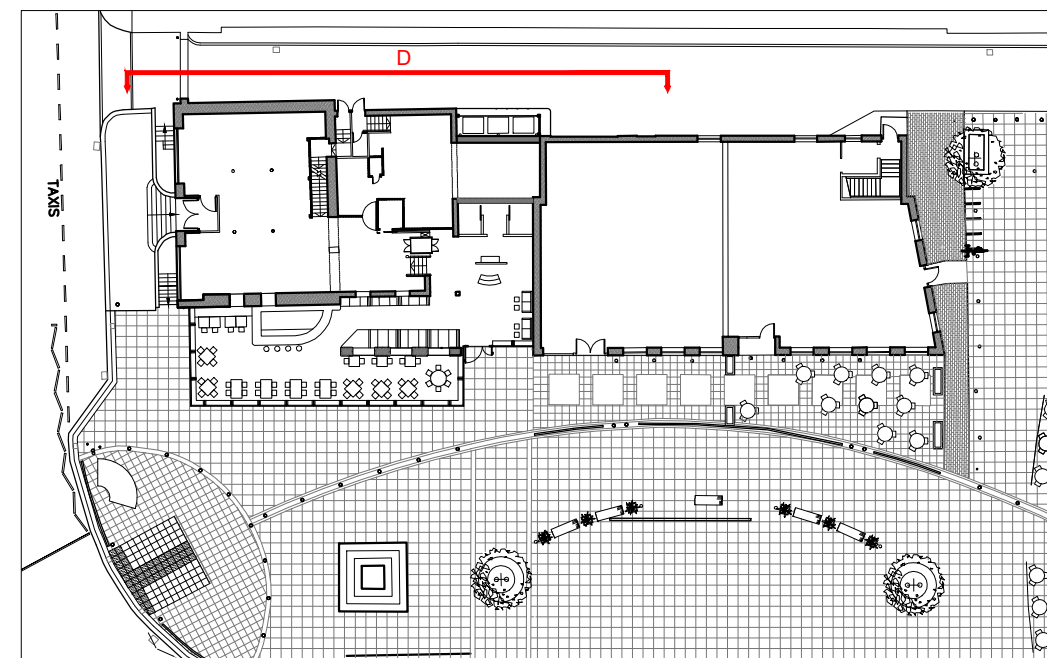
1. ELEVATION D 1:100



- BLOCKWORK WALL WITH RENDER TO MATCH ADJACENT
- ENCLOSED BIN STORAGE WITH SECURED ROLLER SHUTTER. CONTAINING X3 1100 LITRE BINS TO ENSURE ALL WASTE FROM THE RESAURANT IS ENCLOSED WITHIN THIS AREA
- PROPOSED CONDENSER UNITS 1345 X 900 X 320MM, 1338 X 1050 350MM
- EXISTING CONDENSER UNITS
- PROPOSED KITCHEN AIR INTAKE 1025 X 525MM

**DESIGN PANEL RECOMMENDATIONS INCLUDED IN PROPOSAL:**

**1. SERVICES ARE NOT VISIBLE FROM FALCON SQUARE OR ACADEMY STREET.**



2. KEY PLAN 1:500

Note:  
Drawing based on J.A.Leask Architects drawing supplied to POD by Eastgate Shopping Centre management- Drawing ASG 25416/(3-)02A Proposed Sections

Drawing based on Derek Lovejoy Partnership- Drawing DL/E1/E01(97).H10

Drawing based on Malcolm Hollis DWG drawings: 50937-E-01-REVA 50937-T-01-REVB

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.

3rd Floor, 36 Spital Square  
London, E1 6DY  
www.pod-architects.com  
T +44 (0)20 7490 2246



Project  
**FILLING STATION**  
8-10 ACADEMY STREET  
INVERNESS, IV1 1JT

Drawing Title  
**PROPOSED ELEVATION D**

Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

© Pod Architects Do not remove this panel from the drawing  
No dimensions to be scaled from this drawing  
Report all errors and omissions to the Architect  
Dimensions to be checked on site before fabrication

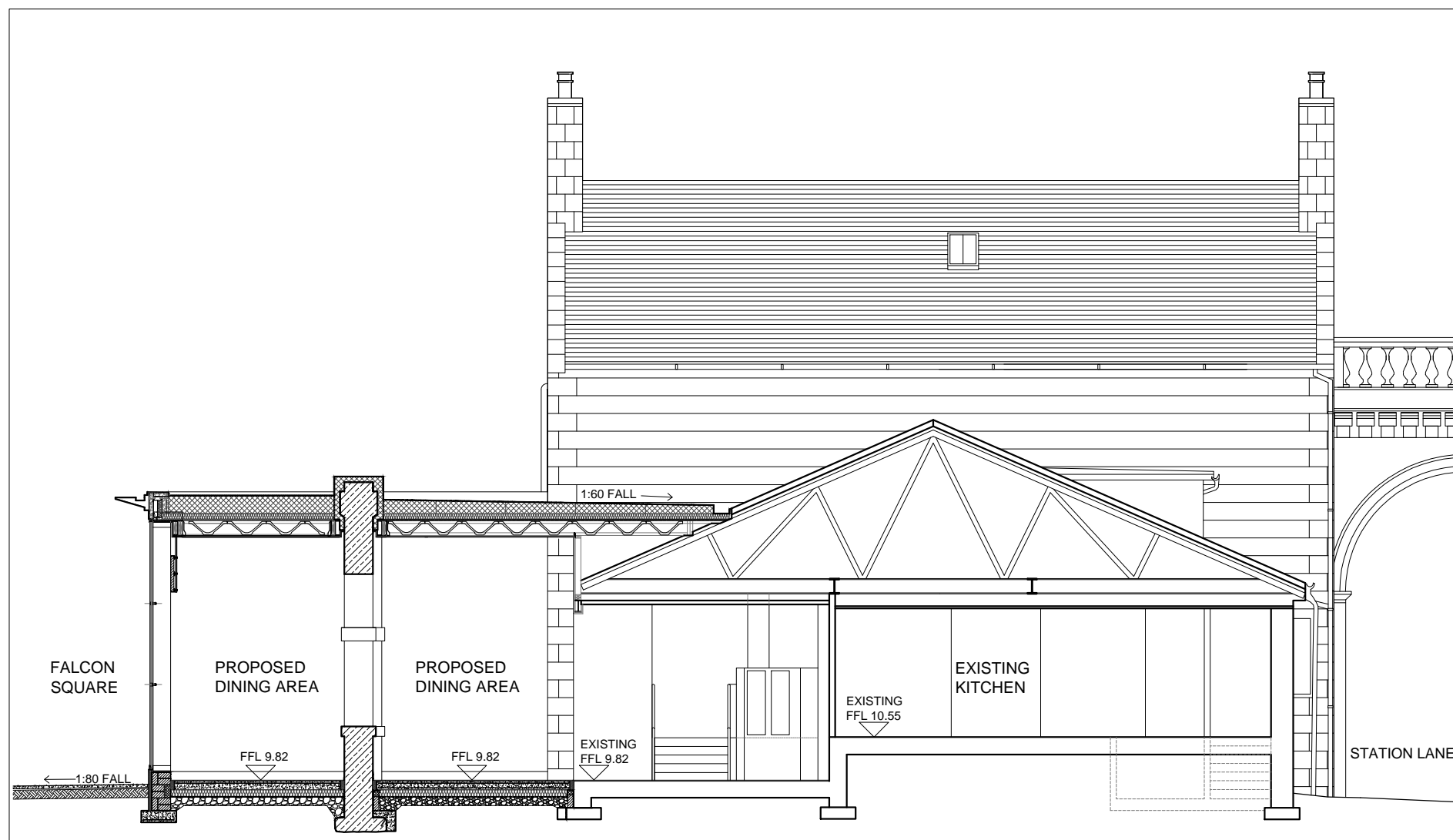
North	Sheet	Scale	Drawn
	A3	1:100	MF
	Date	09/12/16	Checked PS
Project no.	Drawing no.	Revision	
122	TP04_053	00	

Note:  
 Drawing based on J.A.Leask Architects drawing supplied to POD by Eastgate Shopping Centre management- Drawing ASG 25416/(3-)02A Proposed Sections

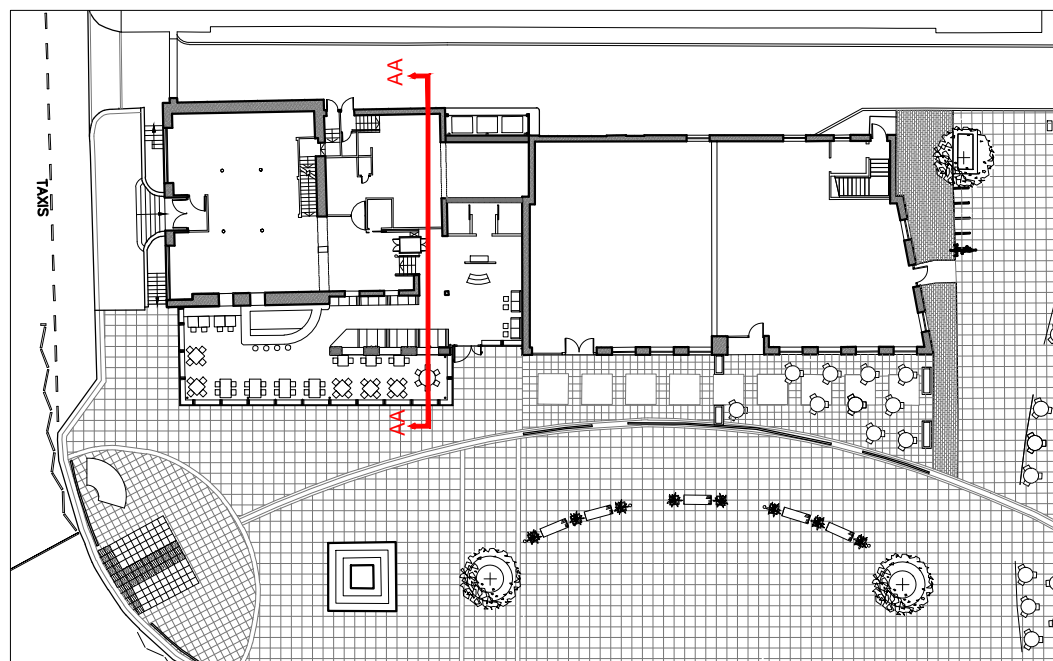
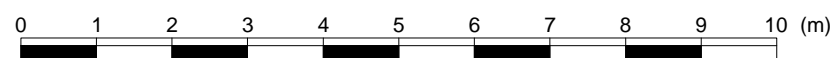
Drawing based on Derek Lovejoy Partnership- Drawing DL/E1/E01(97).H10

Drawing based on Malcolm Hollis DWG drawings: 50937-E-01-REVA 50937-T-01-REVB

These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.



1. SECTION AA 1:100



2. KEY PLAN 1:500

**DESIGN PANEL RECOMMENDATIONS INCLUDED IN PROPOSAL:**

1. EXISTING WINDOWS REMOVED TO CREATE OPENINGS IN FILLING STATION GABLE WALL TO ENHANCE THE VISUAL EFFECT OF LAYERED SPACE.
2. INTERNAL LEVEL DIFFERENCE BETWEEN OUTSIDE LEVEL INCREASES TOWARDS ACADEMY STREET ELEVATION IN ORDER TO CREATE A DEGREE OF SEPARATION BETWEEN DINERS AND STREET USERS.
3. FACADES OF THE EXTENSION ARE GLAZED. THE GLAZING ENABLES THE PROPOSAL TO CREATE A LIGHT TRANSPARENT DESIGN WHICH IS THE PREFERRED MATERIAL CHOICE FROM THE DESIGN PANEL.
4. FRITTING ACROSS HIGH QUALITY GLAZING IN ORDER TO INTRODUCE OPAQUE ELEMENTS ACROSS FACADE.
5. PUBLIC ENHANCEMENT SCHEME FOR FALCON SQUARE PROVIDES, SEATING, LIGHTING, CYCLE PARKING, BIN STORAGE, TREE REPLACEMENT AND SOFT LANDSCAPING FEATURES.
6. ROOF PROFILE DESIGNED TO ACHIEVE SKINNY, RAZOR SHARP PROFILE. THICKNESS OF ROOF IS SMALLEST ACHIEVABLE FOR THE STRUCTURAL BUILD UP OF THE ROOF
7. SERVICES ARE NOT VISIBLE FROM FALCON SQUARE OR ACADEMY STREET.
8. APPROPRIATE LIGHTING WILL BE UTILISED FOR THE PROPOSAL. THIS WILL BE PUT FORWARD TO THE TENANT TO ENSURE THAT THIS IS DEVELOPED IN THE TENANT FIT OUT.

Rev	Date	Revision Description	RPP	PS
01	10/02/17	Roof and Parapet detail revised	RPP	PS

3rd Floor, 36 Spital Square  
 London, E1 6DY  
 www.pod-architects.com  
 T +44 (0)20 7490 2246



Project  
**FILLING STATION**  
 8-10 ACADEMY STREET  
 INVERNESS, IV1 1JT

Drawing Title  
**PROPOSED SECTION AA**

Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

© Pod Architects Do not remove this panel from the drawing  
 No dimensions to be scaled from this drawing  
 Report all errors and omissions to the Architect  
 Dimensions to be checked on site before fabrication

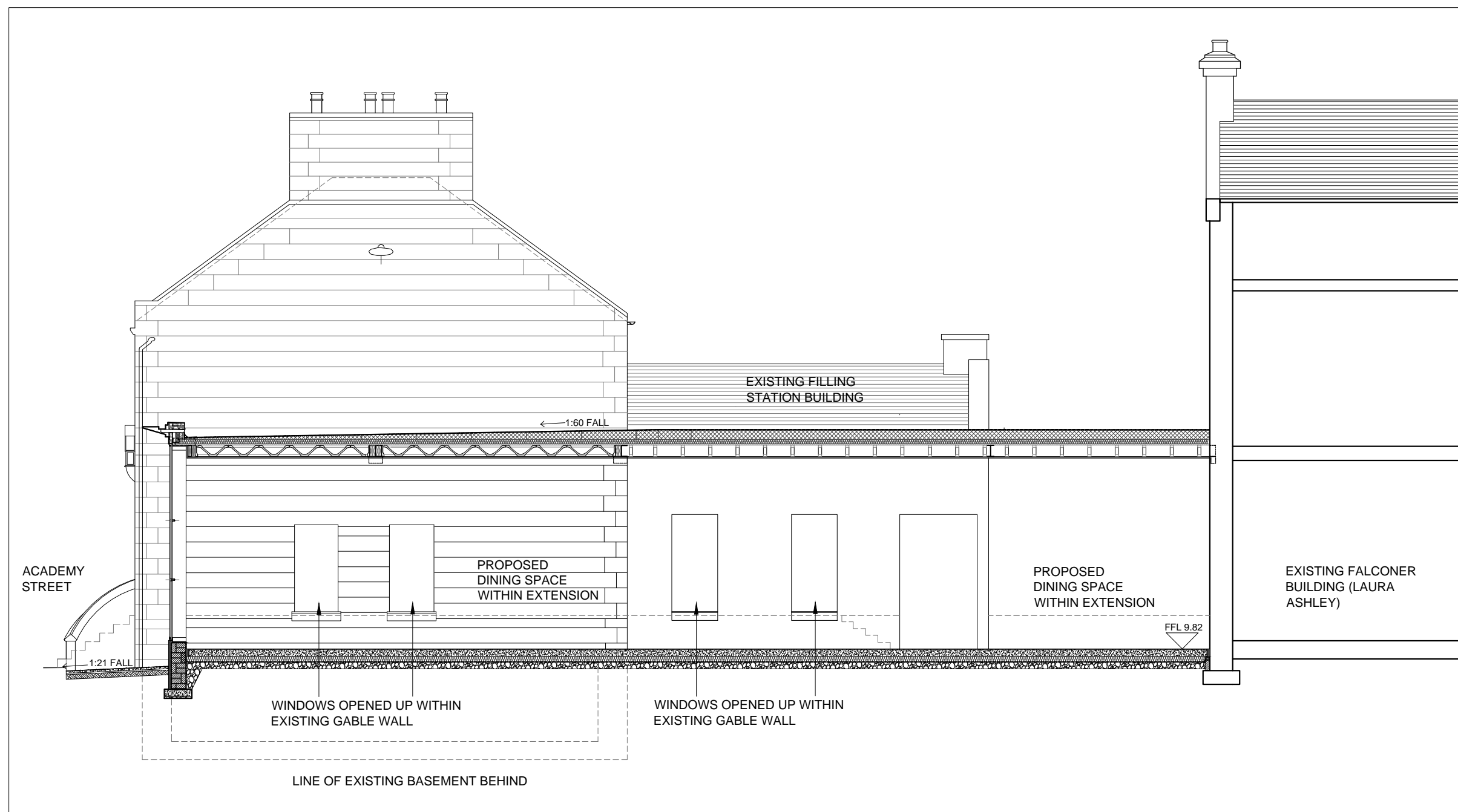
North	Sheet	Scale	Drawn
	A3	1:100	MF
	Date		Checked
	09/12/16		PS
Project no.	Drawing no.	Revision	
122	TP04_060	01	

Note:  
 Drawing based on J.A.Leask Architects drawing supplied to POD by Eastgate Shopping Centre management- Drawing ASG 25416/(3-)02A Proposed Sections

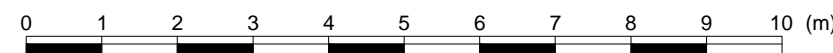
Drawing based on Derek Lovejoy Partnership- Drawing DL/E1/E01(97).H10

Drawing based on Malcolm Hollis DWG drawings: 50937-E-01-REVA 50937-T-01-REVB

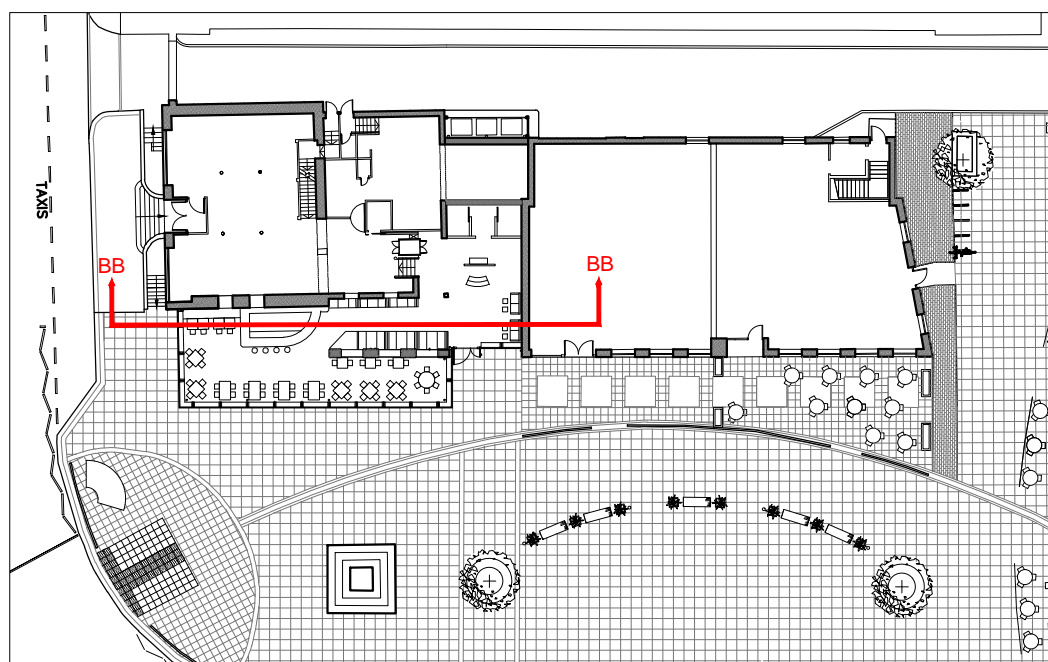
These drawings and associated notes are to indicate intent only for the purposes of a town planning submission only.



1. SECTION BB 1:100



Rev	Date	Revision Description	Dim	Chk
01	10/02/17	Roof and parapet detail revised	RPP	PS



2. KEY PLAN 1:500

**DESIGN PANEL RECOMMENDATIONS INCLUDED IN PROPOSAL:**

1. EXISTING WINDOWS REMOVED TO CREATE OPENINGS IN FILLING STATION GABLE WALL TO ENHANCE THE VISUAL EFFECT OF LAYERED SPACE.
2. INTERNAL LEVEL DIFFERENCE BETWEEN OUTSIDE LEVEL INCREASES TOWARDS ACADEMY STREET ELEVATION IN ORDER TO CREATE A DEGREE OF SEPARATION BETWEEN DINERS AND STREET USERS.
3. FACADES OF THE EXTENSION ARE GLAZED. THE GLAZING ENABLES THE PROPOSAL TO CREATE A LIGHT TRANSPARENT DESIGN WHICH IS THE PREFERRED MATERIAL CHOICE FROM THE DESIGN PANEL.
4. FRITTING ACROSS HIGH QUALITY GLAZING IN ORDER TO INTRODUCE OPAQUE ELEMENTS ACROSS FACADE.
5. PUBLIC ENHANCEMENT SCHEME FOR FALCON SQUARE PROVIDES, SEATING, LIGHTING, CYCLE PARKING, BIN STORAGE, TREE REPLACEMENT AND SOFT LANDSCAPING FEATURES.
6. ROOF PROFILE DESIGNED TO ACHIEVE SKINNY, RAZOR SHARP PROFILE. THICKNESS OF ROOF IS SMALLEST ACHIEVABLE FOR THE STRUCTURAL BUILD UP OF THE ROOF
7. SERVICES ARE NOT VISIBLE FROM FALCON SQUARE OR ACADEMY STREET.
8. APPROPRIATE LIGHTING WILL BE UTILISED FOR THE PROPOSAL. THIS WILL BE PUT FORWARD TO THE TENANT TO ENSURE THAT THIS IS DEVELOPED IN THE TENANT FIT OUT.

3rd Floor, 36 Spital Square  
 London, E1 6DY  
 www.pod-architects.com  
 T +44 (0)20 7490 2246



Project  
**FILLING STATION**  
 8-10 ACADEMY STREET  
 INVERNESS, IV1 1JT

Drawing Title  
**PROPOSED SECTION BB**

Status  
**TOWN PLANNING FOR FILLING STATION EXTENSION**

© Pod Architects Do not remove this panel from the drawing  
 No dimensions to be scaled from this drawing  
 Report all errors and omissions to the Architect  
 Dimensions to be checked on site before fabrication

North	Sheet	Scale	Drawn
	A3	1:100	MA
	Date	17/11/16	Checked PS
Project no.	Drawing no.	Revision	
122	TP04_061	01	



**LIGHTING**  
EXISTING LIGHTING COLUMNS RE-POSITIONED AROUND PROPOSED SEATING AREA IN FALCON SQUARE



**WASTE MANAGEMENT**  
ENCLOSED SECURE BIN STORAGE CONTAINING 3 1100 LITRE BINS FOR FILLING STATION PROPOSAL. ALL WASTE TO BE CONTAINED WITHIN THIS AREA. WASTE MANAGEMENT FOR PROPOSED F&B UNITS 1-4 SECURELY STORED IN EXISTING LOADING BAY 1.



**CYCLE STANDS**  
5 PROPOSED BIKE STANDS TO MATCH EXISTING D-SHAPED PROFILE BIKE STANDS



1. MASTERPLAN

**LIGHTING**



PROPOSED LIGHTING ACROSS FACADE OF PROPOSED EXTENSION TO EASTGATE SHOPPING CENTRE TO ENSURE ROUTE TO AND FROM INVERNESS STATION IS WELL LIT.

**PLANTERS**



8 PROPOSED POWDER COATED STEEL PLANTERS IN BRIGHT COLOUR

**PUBLIC SEATING**



5 PROPOSED STEEL SEATING IN BRIGHT COLOUR. SEATING SET OUT TO REFLECT SEATING AREA ADJACENT TO FALCONER BUILDING. PROPOSED SEATING POSITIONED IN ORDER TO CREATE AN EXHIBITION SPACE IN FALCON SQUARE WHILST MAINTAINING KEY ACCESS ROUTES AROUND THE SQUARE.

**CYCLE STANDS**



15 EXISTING D-SHAPED PROFILE BIKE STANDS RE-POSITIONED IN FALCON SQUARE. BIKES STANDS POSITIONED IN ACCESSIBLE LOCATIONS AROUND THE SQUARE.

**PROPOSED TREES AND SEATING**



2 REPLACEMENT TREES POSITIONED WITHIN CIRCULAR POWDER COATED STEEL SEATING IN FALCON SQUARE.

**BUS SHELTER**



PROPOSED ENLARGED BUS SHELTER 11M X 2.5M

**FIXED CAFE SCREEN**



CAFE SCREEN SYSTEM AROUND OUTSIDE SEATING AREAS FOR PROPOSED F&B UNITS 1-4. SYSTEM COMPRISED OF FABRIC AND POST SYSTEM FIXED INTO GROUND.

33 Great Sutton Street  
London EC1V 0DX  
www.pod-architects.com  
T +44 (0)20 7490 2246  
F +44 (0)20 7490 8967

Project  
**FILLING STATION**  
8-10 ACADEMY STREET  
INVERNESS IV1 1JT

Drawing Title  
**MASTERPLAN**

Status  
**TOWN PLANNING**

© Pod Architects Do not remove this panel from the drawing  
No dimensions to be scaled from this drawing  
Report all errors and omissions to the Architect  
Dimensions to be checked on site before fabrication

North	Sheet	Scale	Drawn
	A1	1:200	RPP
	Date		Checked
	09/12/16		PS

Project no.	Drawing no.	Revision
.122	TP04_001	00





