

WEST TOWER ANNOTATIONS

- 15. New large triangular glass rooflight above, in new roof structure over the West Tower.
- 16. New green roof system on insulated roof with gravel margins.

NORTH TOWER ANNOTATIONS

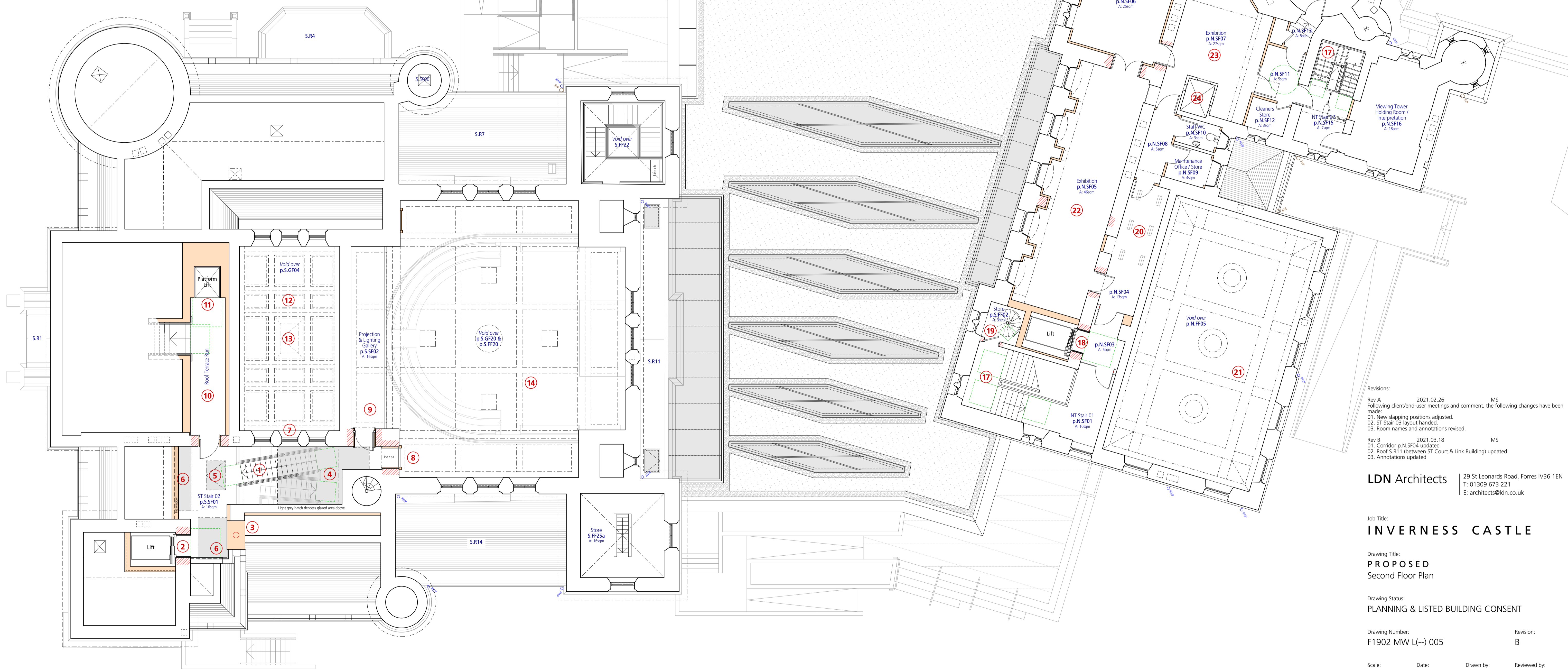
- 17. Existing timber staircase retained.
- 18. New passenger lift to connect ground, first, and second floor levels.
- 19. New steel spiral service stair to connect up to third floor level storage space.
- 20. Existing glass prisms in floor structure are to be overhauled and reinstated to allow natural light to filter down from roof lantern above.
- 21. Existing plaster and timber coffered ceiling over 'The North Court' is to be retained and redecorated, with repairs where required.
- 22. Existing rooms opened up into a single space to create new exhibition space.
- 23. Existing rooms enlarged and rearranged to create new exhibition space.
- 24. Lightwell from above to first floor level retained, with new windows to allow light to spill into exhibition space and views down to first floor level.

KEY:

- Proposed new linings, partitions, and structure.
- Proposed new slappings through existing fabric.

SOUTH TOWER ANNOTATIONS

- 1. Existing service stair to be continued up another flight to Roof Terrace level with a new steel stair at an offset angle.
- 2. New passenger lift to connect ground and first floor levels to new Roof Terrace Lobby.
- 3. Existing chimney stack to be moved ~1m East and rebuilt 300-400mm taller to allow space for new roof structure. Stack is to contain gas boiler flue.
- 4. New glass lean-to rooflight over service stair to allow natural light into service stair and through into main central stair.
- 5. New manually opening smoke ventilation to provide ventilation to the service stair, which acts as the main fire escape stair.
- 6. New glazed sections to the Roof Terrace Lobby structure.
- 7. Existing windows over main central stair to become encapsulated into the service stair well.
- 8. New slapping through existing wall to create a new viewing point over 'The South Court'.
- 9. New timber and steel projection and lighting gallery to service 'The South Court' exhibitions.
- 10. Lower 'Roof Terrace Run' (~1.2m below the Roof Terrace level) to provide access to the main Roof Terrace.
- 11. New platform lift to provide fully accessibility to the Roof Terrace.
- 12. Existing plaster and timber barrel-vaulted coffered ceiling over the central stair and atrium space is to be retained and redecorated, with repairs where required.
- 13. New automatic opening smoke vent positioned centrally in existing barrel-vaulted coffered ceiling, styled as a conservation style roof light, also providing increased natural light to the central stair and atrium space.
- 14. Existing plaster and timber coffered ceiling over 'The South Court' is to be retained and redecorated, with repairs where required.



Revisions:

Rev A	2021.02.26	MS
Following client/end-user meetings and comment, the following changes have been made:		
01.	New slapping positions adjusted.	
02.	ST Stair 03 layout handed.	
03.	Room names and annotations revised.	
Rev B	2021.03.18	MS
01.	Corridor p.N.SF04 updated	
02.	Roof S.R11 (between ST Court & Link Building) updated	
03.	Annotations updated	

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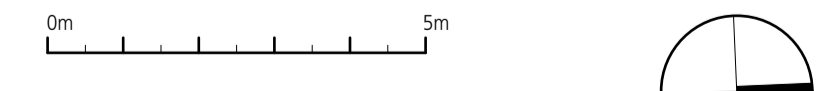
Job Title:
INVERNESS CASTLE

Drawing Title:
PROPOSED
 Second Floor Plan

Drawing Status:
PLANNING & LISTED BUILDING CONSENT

Drawing Number: **F1902 MW L(-) 005** | Revision: **B**

Scale: 1:100 @ A1 | Date: Oct 2020 | Drawn by: MS | Reviewed by: IF / SM
 1:200 @ A3



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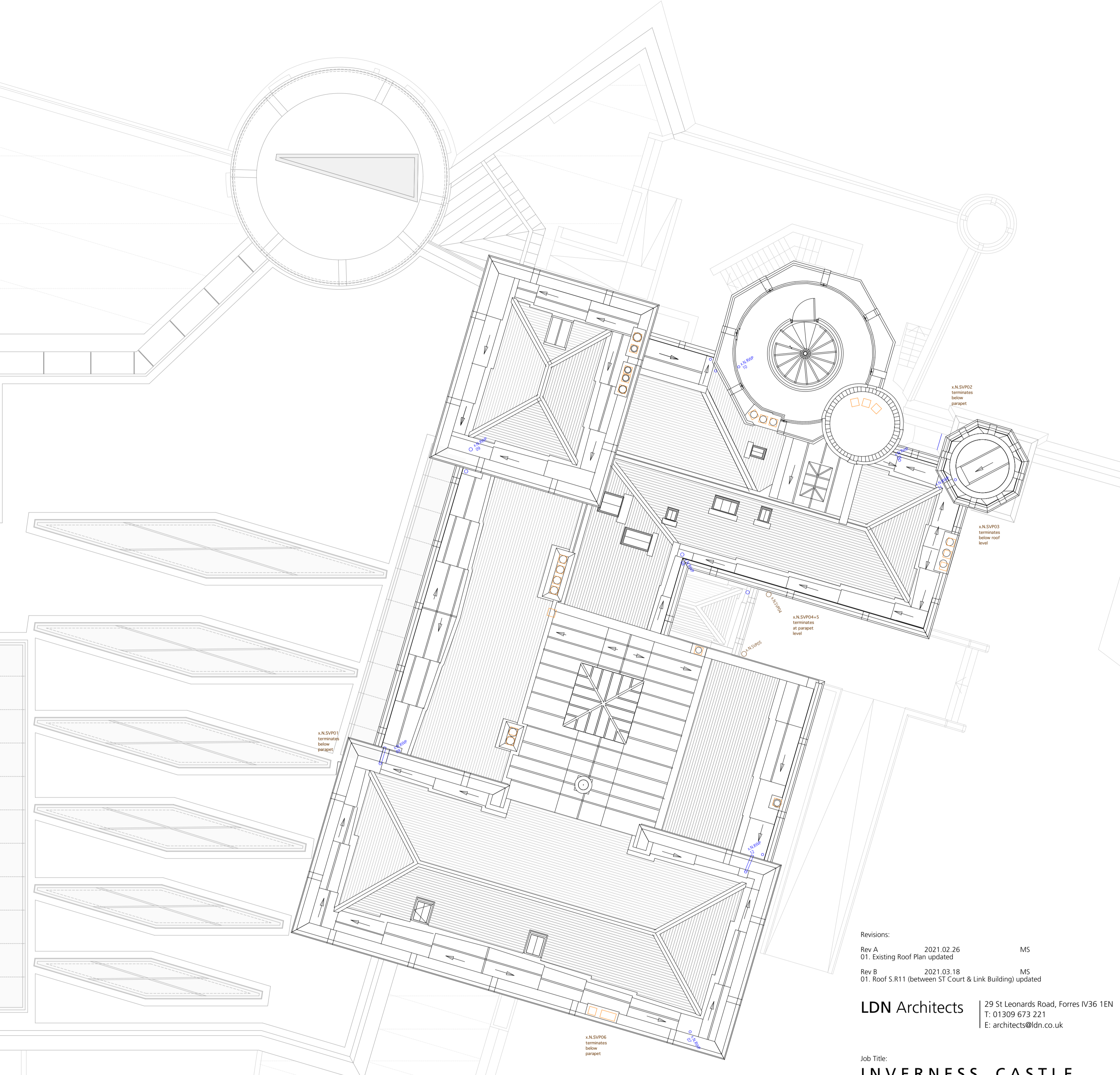
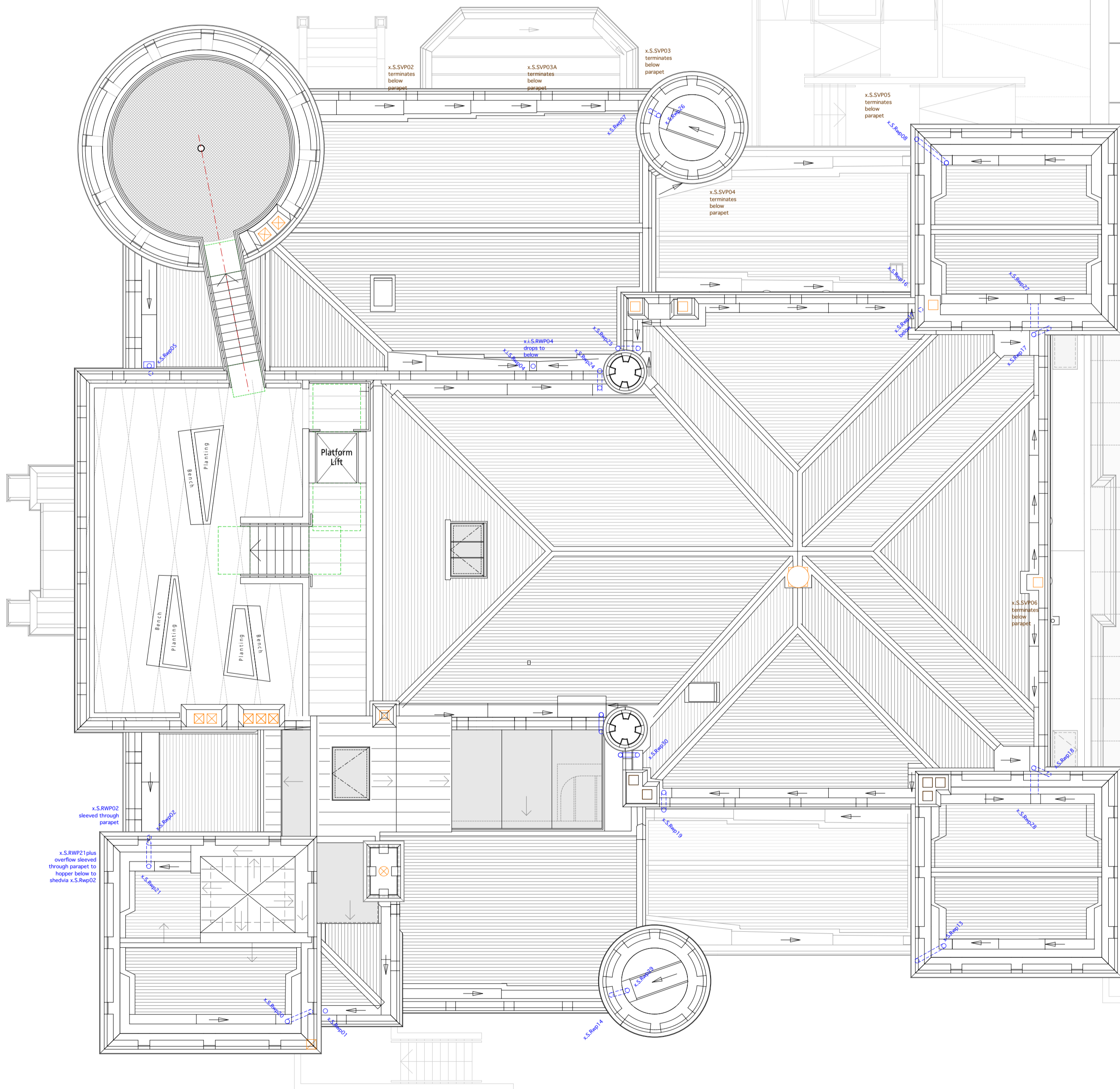
PROPOSED WORKS TO THE SOUTH TOWER ROOFS

ROOF WORKS:

- Overhaul existing slate roofs comprising large format slates in even courses typical of a William Burn roof. Provide additional discrete ventilation to pitches.
- Overhaul existing LSA compliant leadwork including timber cored ridge rolls, lead valleys, lead flat roofs within turrets and parapet gutters.
- See detailed axonometric of roof level intervention comprising the extension of the service stair to roof level to access the new roof terrace. This includes the complete removal of one pavilion roof comprising timber trusses, purlins and rafters thus providing spare large format slates for repairs elsewhere.
- Adjust masonry to allow the replacement of the existing steel walkway to the SW Tower with a new compliant walkway set lower down, comprising steel treads and mesh guardings to meet the current Technical Standards.
- Replace narrow walkway on SW Tower with deck covering the whole of the tower comprising a galvanised steel mesh on a steel structure set below parapet level so that handrail is below the parapet height. Note that the existing slate and lead roof will remain undisturbed.
- Retain the existing fibreglass flagpole installation on this tower.
- In order to comply with the Technical Standards it is necessary to provide a new electrically operated rooflight over the main staircase to allow smoke evacuation.
- The majority of the existing chimneys are incorporated into the parapet walls and currently capped flush with paving slabs. Existing flues to be ventilated by marginally spacing new stone slabs off chimney flues.
- Check compliance of existing Lightning Protection System.
- Repoint all parapets where mortar is friable.

RAINWATER GOODS ETC:

- Overhaul and redecorate existing cast iron system and enlarge downpipes where appropriate to equip the system for climate change while retaining existing hopper heads.
- Rationalise soil system to remove extraneous pipework from facades.



PROPOSED WORKS TO THE NORTH TOWER ROOF

ROOF WORKS:

- Overhaul existing slate roofs comprising Scots slates laid in diminishing courses.
- Overhaul existing LSA compliant leadwork including timber cored ridge rolls, lead valleys and parapet gutters.
- Overhaul existing cast iron roof lights and lead clad timber lanterns.
- Provide additional maintenance access to parapet gutters via conservation type rooflights set behind parapets.
- No work proposed to existing glass pavilion and access deck on NW corner tower.
- Overhaul existing chimneys where out with work completed in 2016 and install ventilators to unused flues.
- Check compliance of existing Lightning Protection System.
- Integrate existing parapet level floodlighting scheme into new proposals.
- Repoint all parapets where mortar is friable.

RAINWATER GOODS ETC:

- Overhaul existing cast iron system and enlarge downpipes where appropriate to equip the system for climate change, including redecoration.
- Rationalise soil system to remove extraneous pipework from facades.

Revisions:

Rev A	2021.02.26	MS
01. Existing Roof Plan updated		
Rev B	2021.03.18	MS
01. Roof S.R11 (between ST Court & Link Building) updated		

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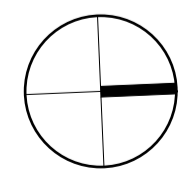
Job Title:
INVERNESS CASTLE

Drawing Title:
PROPOSED Roof Plan

Drawing Status:
PLANNING & LISTED BUILDING CONSENT

Drawing Number:
F1902 MW L(-) 007

Scale: 1:100 @ A1
 1:200 @ A3
 Date: Oct 2020
 Drawn by: MS
 Reviewed by: IF / SM



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SOUTH TOWER

LINK BUILDING

NORTH TOWER

PROPOSED WORKS TO THE NORTH TOWER (NORTH ELEVATION)

ROOF WORKS:

- Overhaul existing slate roofs comprising Scots slates laid in diminishing courses.
- Overhaul existing LSA compliant leadwork including timber cored ridge rolls, lead valleys and parapet gutters.
- Overhaul existing cast iron roof lights and lead clad timber lanterns.
- Provide additional maintenance access to parapet gutters via conservation type rooflights set behind parapets.
- No work proposed to existing glass pavilion and access deck on NW corner tower.
- Overhaul existing chimneys where out with work completed in 2016 and install ventilators to unused flues.
- Check compliance of existing Lightning Protection System.
- Integrate existing parapet level floodlighting scheme into new proposals.
- Repoint all parapets where mortar is friable.

MASONRY WORKS:

- The general rubble walling which is squared and partially brought to courses has a rough stugged (tooled) surface.
- The ashlar quoins, window dressings and base course in matching stone have a finer tooling with a droved finish to the margins.
- Window and door margins are chamfered. Stringcourses are generally quite simple with angled top surfaces and well undercut, providing good run off.
- The masonry is a local pink hued Black Isle conglomerate. Depending on its exposure to weather, it has lost its surface and exhibits crumbling, flaking, granular disintegration due to salts, binder dissolution and exfoliation along grain boundaries. We also see some cuboidal cracking due to clay expansion.
- Part of this elevation associated with the Viewing Tower was the subject of a masonry repair and repointing contract in 2016. This was undertaken using a hydraulic lime mortar and a combination of stone indenting using Lazenby stone and plastic repairs on the highest tower. The remainder of the facades are cement pointed but retain the earlier lime mortar.
- The proposal is to extend the existing repair scheme across the remainder of the building using a suitable source of matching stone subject to the results of a stone and mortar analysis report to be commissioned as part of the detailed design work. See Fabric report for extent of intervention.
- The new doorway is to be detailed to match the existing.

WINDOW WORKS:

- Windows to be replaced with new sash and case windows with thin double glazing. Fenestration to match existing. See detailed condition report.
- Existing external doors to be overhauled.
- Window and door colours to be the subject of historic paint investigation but windows provisionally to be painted a darker colour rather than white as at present, subject to agreement of sample for new overall decorative scheme for woodwork and cast iron.
- Window bars to be retained, treated and repainted.

RAINWATER GOODS ETC:

- Overhaul existing cast iron system and enlarge downpipes where appropriate to equip the system for climate change, including redecoration.
- Rationalise soil system to remove extraneous pipework from facades.

ANCILLARY WALLS:

- The existing mass masonry retaining bastion walls are to be raked out and repointed using a hydraulic mortar with limited stone indenting. A suitable source of matching stone and mortar will be subject to the results of a stone and mortar analysis report to be commissioned as part of the detailed design work.

Revisions:

Rev A 2021.03.23 MS
01. Link Building entrance arrangement updated

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Job Title:

INVERNESS CASTLE

Drawing Title:

PROPOSED
North Elevation

Drawing Status:

Planning & Listed Building Consent

Drawing Number:

F1902 MW L(-) 011

Revision:

A

Scale:
1:100 @ A1
1:200 @ A3

Date:
Oct 2020

Drawn by:
MS / IF

Reviewed by:
SM

0m 5m

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GENERAL NOTE:

Please refer to individual 'Fabric Reports' dated October 2017 submitted with the application.