



SOUTH TOWER

LINK BUILDING

NORTH TOWER

PROPOSED WORKS TO THE SOUTH TOWER (EAST ELEVATION)

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.
- Provide additional maintenance access to parapet gutters via conservation type rooflights set behind parapets to replace present route.
- See detailed axonometric of roof level intervention comprising the extension of the service stair to roof level to access the new roof terrace.
- 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.
- Virtually all the wall heads are crenelated parapets. The towers and the main blocks are articulated by having raised and machicolated crenelated parapets. These parapets above the machicolation or stringcourses are in matching coursed ashlar incised with crosslets and capped with an articulated coping. The copes all appear to have been bedded on a red mortar so that there is an obvious continuous red line around the walls at high level. This is assumed to be a proprietary product. Repoint all parapets where mortar is friable

MASONRY WORKS:

- The building is predominantly in coursed ashlar. The general surface was originally lightly tooled with polished detail and mouldings. It is comparatively finely jointed. Window and door margins are chamfered. Stringcourses are generally quite simple with angled top surfaces and well undercut, providing good run off. How much of this surface finish survives appears to depend on the specific characteristics of the original stone block and its exposure/location.
- The original 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. The building underwent at least two phases of stone replacement in the 1990s when under the control of the Scottish Courts Service. Two different stones were used; one potentially St Bees, the other more orange. It is noted that while the earlier work in the deeper red stone appears to exclusively involve whole stone indents, the later work in the orange stone often involves partial indents, particularly at window surrounds that stand out even more clearly because of the mismatch in colour. The pointing is a gritty cement based mortar throughout.
- The proposal is to undertake a repair scheme across the whole building including repointing the masonry and 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.
- On the East elevation the extent of replacement of the decayed rybats etc is detailed in the accompanying fabric report.
- In order to comply with the Technical Standards for escape it is necessary to provide a larger external plat at the present entrance door and this new set of steps is to be detailed in matching red sandstone with a new wrought iron handrail set into the steps with lead.

WINDOW WORKS:

- Existing double glazed windows dating from the 1980s to be overhauled. See detailed condition report.
- Existing original external door 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.

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.

For information on the proposed South Tower roof terrace and lift and stair lobby refer to drawing F1902 MW L(→) 140.

GENERAL NOTE:

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

For detailed information on the Link Building refer to drawing F1902 MW A(Z1) 401.

PROPOSED WORKS TO THE NORTH TOWER (EAST 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 studded (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.
- On the East elevation the missing and damaged stringcourses are to be reinstated, 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 door 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.

RAINWATER GOODS ETC.:

- Overhaul existing cast iron system and enlarge downpipes where appropriate to equip the system for climate change, including redecoration.

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	
02	Existing door to North Tower Viewpoint reinstated.	

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Job Title:

INVERNESS CASTLE

Drawing Title:

PROPOSED
East Elevation

Drawing Status:

Planning & Listed Building Consent

Drawing Number:

F1902 MW L(→) 012

Revision:

A

Scale:

1:100 @ A1
1:200 @ A3

Date:

Oct 2020

Drawn by:

MS / IF

Reviewed by:

SM



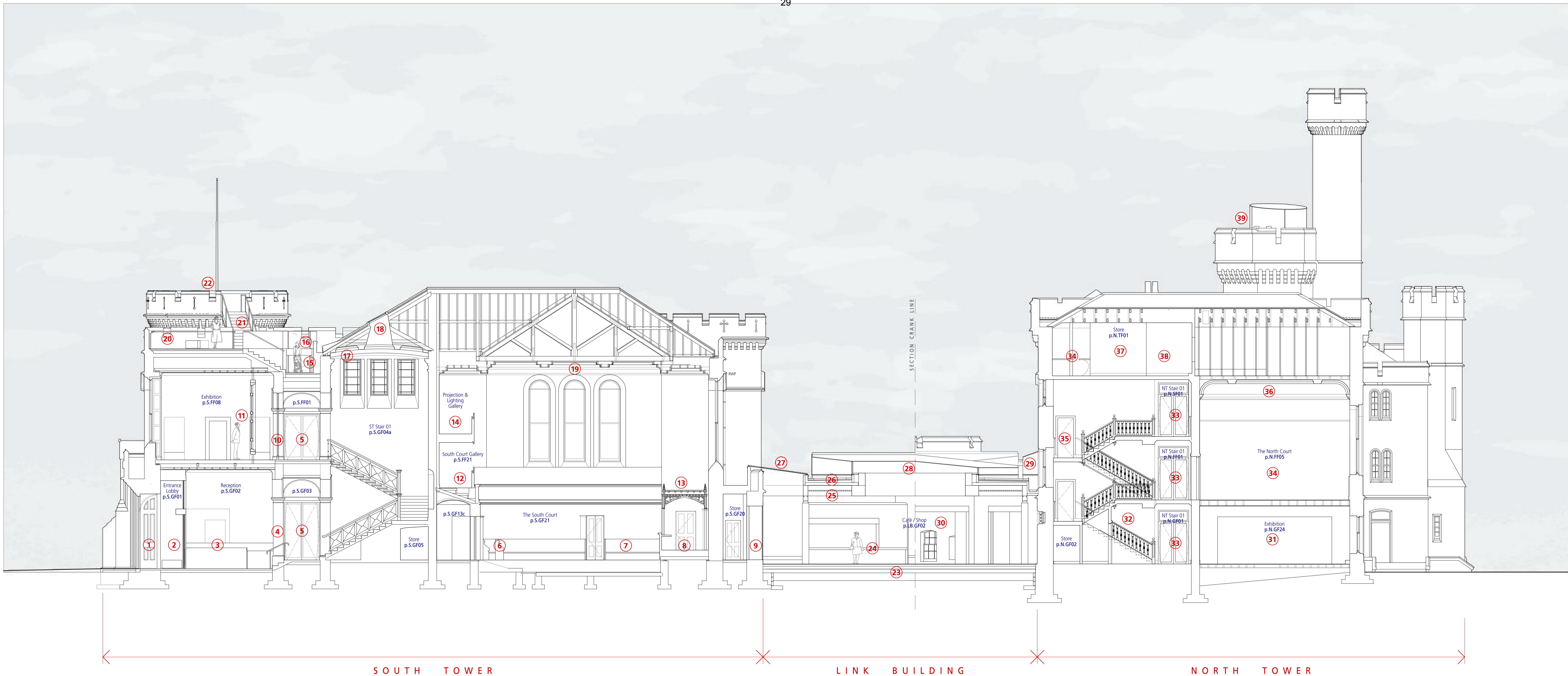
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SOUTH TOWER ANNOTATIONS

1. Historic main entrance door reinstated as principal entrance to the Castle.
2. New sliding glass doors to form contemporary draught lobby.
3. New joiner-made timber ramp with central display.
4. Existing archways re-exposed and opened up to main stair and atrium space.
5. New tall glass pivot doors in main vaulted corridor.
6. Existing fixed seating removed, leaving in place the final two original benches.
7. Original benches reinstated, reusing timber and ends from removed benches.
8. Wings to Judge's Bench removed and Judge's Bench altered with new steps.
9. Historic doorway (currently concealed by cell block) to be expressed as a display within the Link Building.
10. Existing wall between central south room and main central stair removed and new archways formed to match existing, with glass screens and doors between.
11. Rose Window (currently in Highland Council storage) to be installed with new steel frame, the stained glass will cast coloured light into the central stair.
12. Existing stepped gallery leveled off and a new joiner-made timber balustrade installed around gallery edge.
13. Existing Judge's Bench canopy retained.
14. New timber and steel projection and lighting gallery to service 'The South Court' exhibitions.
15. Lower 'Roof Terrace Run' (~1.2m below the Roof Terrace level) to provide access to the main Roof Terrace.
16. New platform lift to provide full accessibility to the Roof Terrace.
17. 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.
18. 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.
19. Existing plaster and timber coffered ceiling over 'The South Court' is to be retained and redecorated, with repairs where required.
20. New roof terrace deck offering outstanding vistas over Southern Inverness, River Ness, and the Great Glen - deck 1.1m below existing parapet level.
21. New lightweight steel staircase with steel mesh panel balustrading.
22. New viewing tower with metal grid deck 1.1m below existing parapet level and new flagpole.

LINK BUILDING ANNOTATIONS

23. Suspended concrete floor with terrazzo floor finish with brass inlay strips to mirror the structural roof beam grid above.
24. New café servery.
25. New exposed concrete roof structure with expressed crossing beams, perimeter beams, and structural columns.
26. New green roof system on insulated roof with gravel margins.
27. New glass lean-to rooflight connecting to the central bay of the South Tower.
28. New rhomboidal glass and polished stainless-steel roof lanterns sitting between roof structure beams.
29. New glass lean-to rooflight connecting to the central bay of the North Tower.
30. Existing West Tower to be opened up to Link Building with new large slapping and is to become a single volume.

NORTH TOWER ANNOTATIONS

31. Existing rooms opened up into a single large exhibition space.
32. Existing timber staircase retained.
33. New tall glass pivot doors.
34. 'The North Court' to be cleared of existing fittings and redecorated to form new flexible function space.
35. New steel spiral service stair to connect up to third floor level storage space.
36. Existing plaster and timber coffered ceiling over 'The North Court' is to be retained and redecorated, with repairs where required.
37. New passenger lift connecting ground, first, and second floor levels.
38. Existing space rearranged to form new storage space.
39. Existing Viewing Tower to be retained.

Revisions:

Rev A	2021.03.23	MS
01	South Tower courtroom updated.	
02	Roof between ST courtroom and Link Building updated.	
03	Annotations updated.	

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Job Title:
INVERNESS CASTLE

Drawing Title:
PROPOSED Long Section

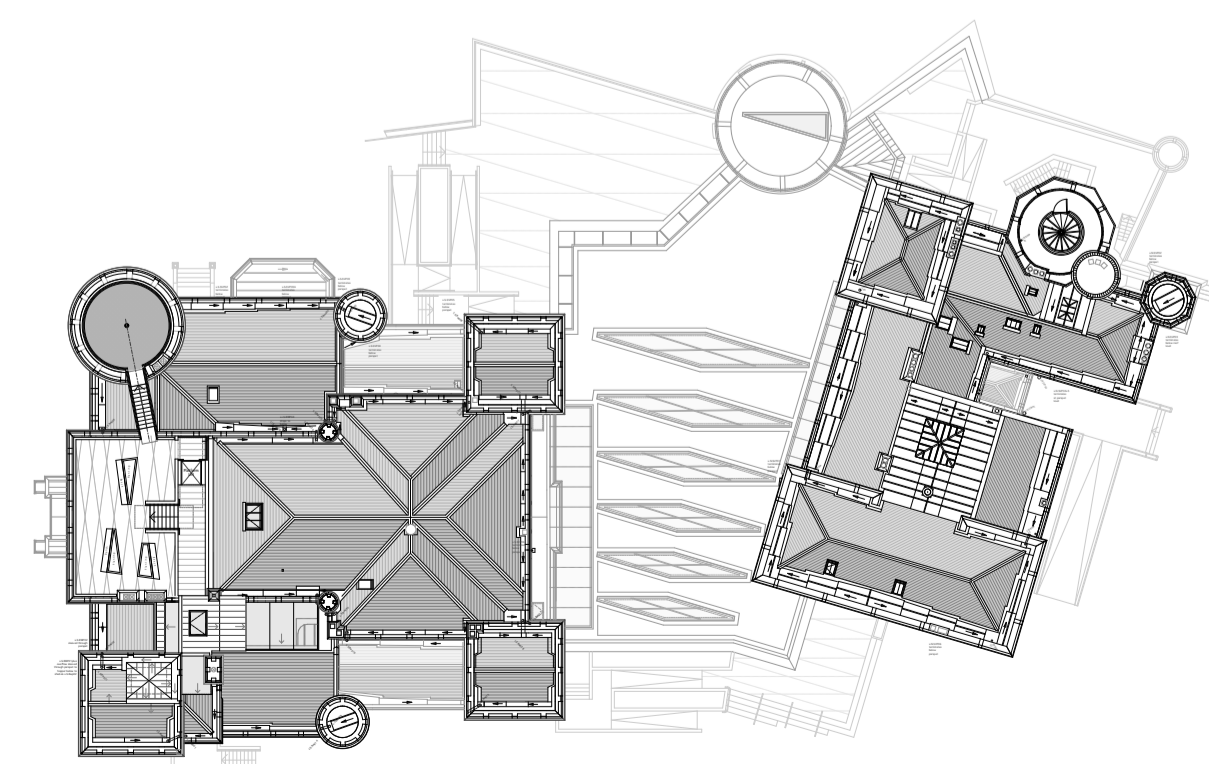
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Planning & Listed Building Consent

Drawing Number:
F1902 MW L(-) 021

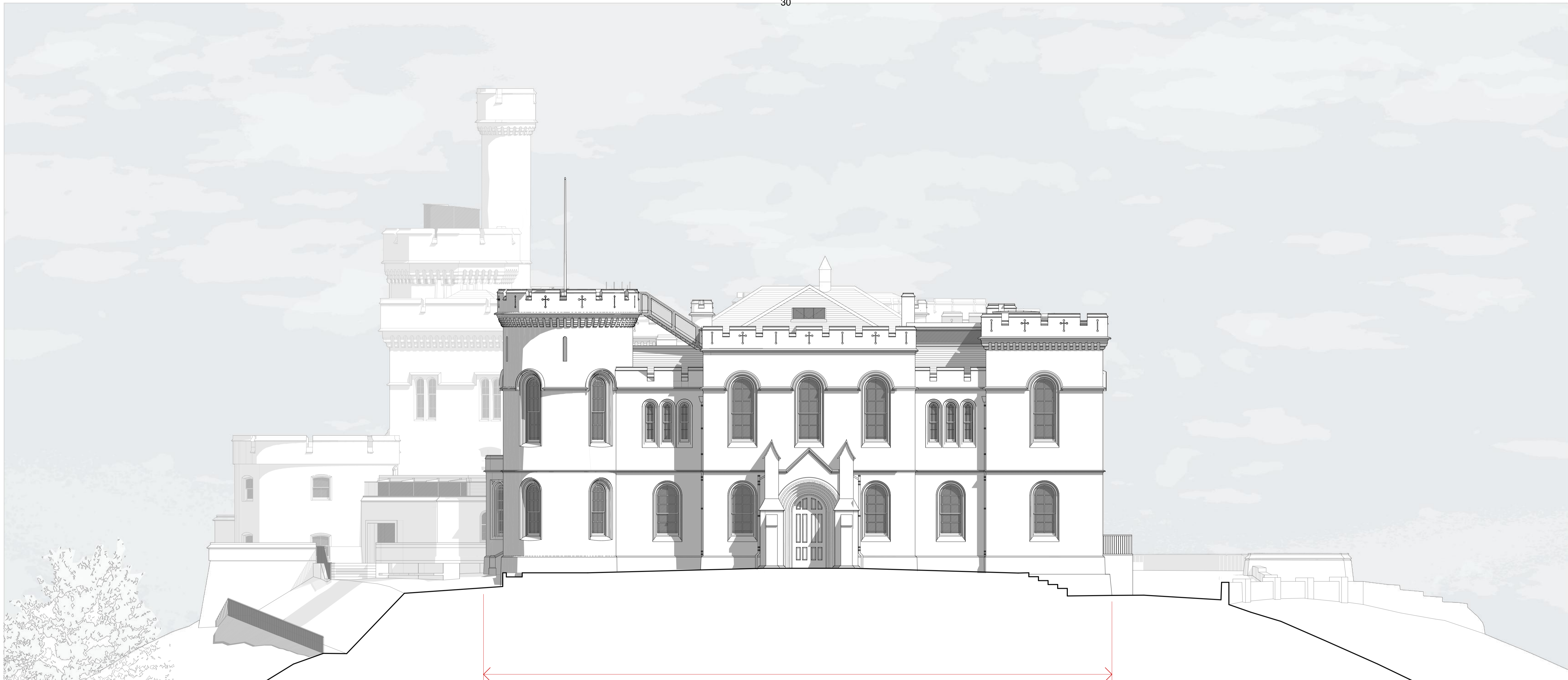
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1:200 @ A3			
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GENERAL NOTE:
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SECTION KEY



SOUTH TOWER

PROPOSED WORKS TO THE SOUTH TOWER (SOUTH ELEVATION)

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.

MASONRY WORKS:

- The building is predominantly in coursed ashlar. The general surface was originally lightly tooled with polished detail and mouldings. It is comparatively finely jointed. Window and door margins are chamfered. Stringcourses are generally quite simple with angled top surfaces and well undercut, providing good run off. How much of this surface finish survives appears to depend on the specific characteristics of the original stone block and its exposure/location.
- The original 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. The building underwent at least two phases of stone replacement in the 1990s when under the control of the Scottish Courts Service. Two different stones were used; one potentially St Bees, the other more orange. It is noted that while the earlier work in the deeper red stone appears to exclusively involve whole stone indents, the later work in the orange stone often involves partial indents, particularly at window surrounds that stand out even more clearly because of the mismatch in colour. The pointing is a gritty cement based mortar throughout.
- The proposal is to undertake a repair scheme across the whole building including repointing the masonry and 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.

WINDOW WORKS:

- Existing double glazed windows dating from the 1980s to be overhauled. See detailed condition report.
- The original entrance is to be reopened and the existing doors reinstated.
- 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.

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.

For information on the proposed South Tower roof terrace and lift and stair lobby refer to drawing F1902 MW L(→) 140.

GENERAL NOTE:

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

Revisions:

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Job Title:

INVERNESS CASTLE

Drawing Title:

**PROPOSED
South Elevation**

Drawing Status:

Planning & Listed Building Consent

Drawing Number:
F1902 MW L(→) 013

Revision:

-

Scale: 1:100 @ A1
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Oct 2020

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SM

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PROPOSED WORKS TO THE NORTH TOWER (WEST 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 drowed 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 hue 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. Many of the windows originally were barred. The means of originally installing bars varied depending on the original design and size of openings but all involved the introduction of ferrous bars. Different windows exhibit cement infilled sockets for bars in soffits and sills and or rybats, or both. Certain windows have had iron plates bolted to their sills and soffits. In the case of bars in pockets, it is unclear whether in all cases the iron has been fully removed from the stone or just partially cut out. In certain cases the sills have been faced to cover the stubs of the ferrous bars. Given the significance of the bars it is suggested that the evidence is retained but treated and painted.

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 door 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.

RAINWATER GOODS ETC:

- Overhaul existing cast iron system and enlarge downpipes where appropriate to equip the system for climate change, including redecoration.

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.

PROPOSED WORKS TO THE WEST TOWER

ROOF WORKS:

- New green roof system on new deck to replace existing lead detailed roof. New roof to be kept below level of existing parapet.

MASONRY WORKS:

- Existing coursed rubble wall rising from a splayed base with more formal parapet.
- The original masonry is a local pink hue 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. It is particularly heavily eroded on its SE side with render patching. It exhibits various phases of cement repointing but retains evidence of its original pointing. The proposal is to undertake a repair scheme across the whole tower including repointing the masonry and 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.

WINDOW WORKS:

- Windows to be replaced with new sash and case windows with thin double glazing. Fenestration to match existing. See detailed condition report.

RAINWATER GOODS ETC:

- Overhaul existing cast iron system and enlarge downpipes where appropriate to equip the system for climate change, including redecoration.

PROPOSED WORKS TO EXISTING FABRIC

ROOF WORKS:

- Existing roof and roof structure is to be removed to allow for a new kitchen space and associated services.

MASONRY WORKS:

- Flush cement pointed rubblework with arched openings to be repaired and repointed 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.
- New structural opening against West Tower with new dressed rybats and lintel.

WINDOW WORKS:

- Existing double glazed windows dating from the 1980s to be overhauled. See detailed condition report.
- Steel and glass sliding door assembly.

PROPOSED LINK BUILDING

For detailed information on the Link Building refer to drawing F1902 MS A(2) 401.

PROPOSED WESTERN TERRACE

The proposed Western Terrace is detailed to respond to the triangular bastion walls elsewhere on the site so that the new-build can aesthetically blend-in with the existing. There is a variety of colour and texture in the existing masonry to these walls, and the choice of new masonry source(s) will reflect this and can be approved by sample panel to ensure that from a distance this is a fairly consistent pinky-red. The angle of the new wall will be outward-splayed to meet the adjacent West tower with a vertical parapet above the stringcourse; its external detailing accurately reflecting those walls on the opposite side of the West Tower and elsewhere on the site. The return wall, railings and steps will reflect this detailing.

PROPOSED WORKS TO THE SOUTH TOWER (WEST ELEVATION)

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.
- Provide additional maintenance access to parapet gutters via conservation type rooflights set behind parapets to replace present route.
- See detailed axonometric of roof level intervention comprising the extension of the service stair to roof level to access the new roof terrace.
- 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.
- Virtually all the wall heads are crenelated parapets. The towers and the main blocks are articulated by having raised and machicolated crenelated parapets. These parapets above the machicolation or stringcourses are in matching coursed ashlar incised with crosslets and capped with an articulated coping. The copes all appear to have been bedded on a red mortar so that there is an obvious continuous red line around the walls at high level. This is assumed to be a proprietary product. Repoint all parapets where mortar is friable

MASONRY WORKS:

- The building is predominantly in coursed ashlar. The general surface was originally lightly tooled with polished detail and mouldings. It is comparatively finely jointed. Window and door margins are chamfered. Stringcourses are generally quite simple with angled top surfaces and well undercut, providing good run off. How much of this surface finish survives appears to depend on the specific characteristics of the original stone block and its exposure/location.
- The original masonry is a local pink hue 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. The building underwent at least two phases of stone replacement in the 1990s when under the control of the Scottish Courts Service. Two different stones were used; one potentially St Bees, the other more orange. It is noted that while the earlier work in the deeper red stone appears to exclusively involve whole stone indents, the later work in the orange stone often involves partial indents, particularly at window surrounds that stand out even more clearly because of the mismatch in colour. The pointing is a gritty cement based mortar throughout.
- The proposal is to undertake a repair scheme across the whole building including repointing the masonry and 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. On the West elevation the extent of replacement of the decayed rybats etc is detailed in the accompanying fabric report.
- The new doorway is to be detailed to match the existing including the fanlight detail.

WINDOW WORKS:

- Existing double glazed windows dating from the 1980s to be overhauled. See detailed condition report.
- Existing original external door to be overhauled and reproduced for the new doorway.

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.

GENERAL NOTE:

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

Revisions:

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Job Title:

INVERNESS CASTLE

Drawing Title:

**PROPOSED
West Elevation**

Drawing Status:

Planning & Listed Building Consent

Drawing Number:

F1902 MW L(-) 014

Scale:

1:100 @ A1
1:200 @ A3

Date:

Oct 2020

Drawn by:

MS / IF

Reviewed by:

SM

0m 5m

NOTE:

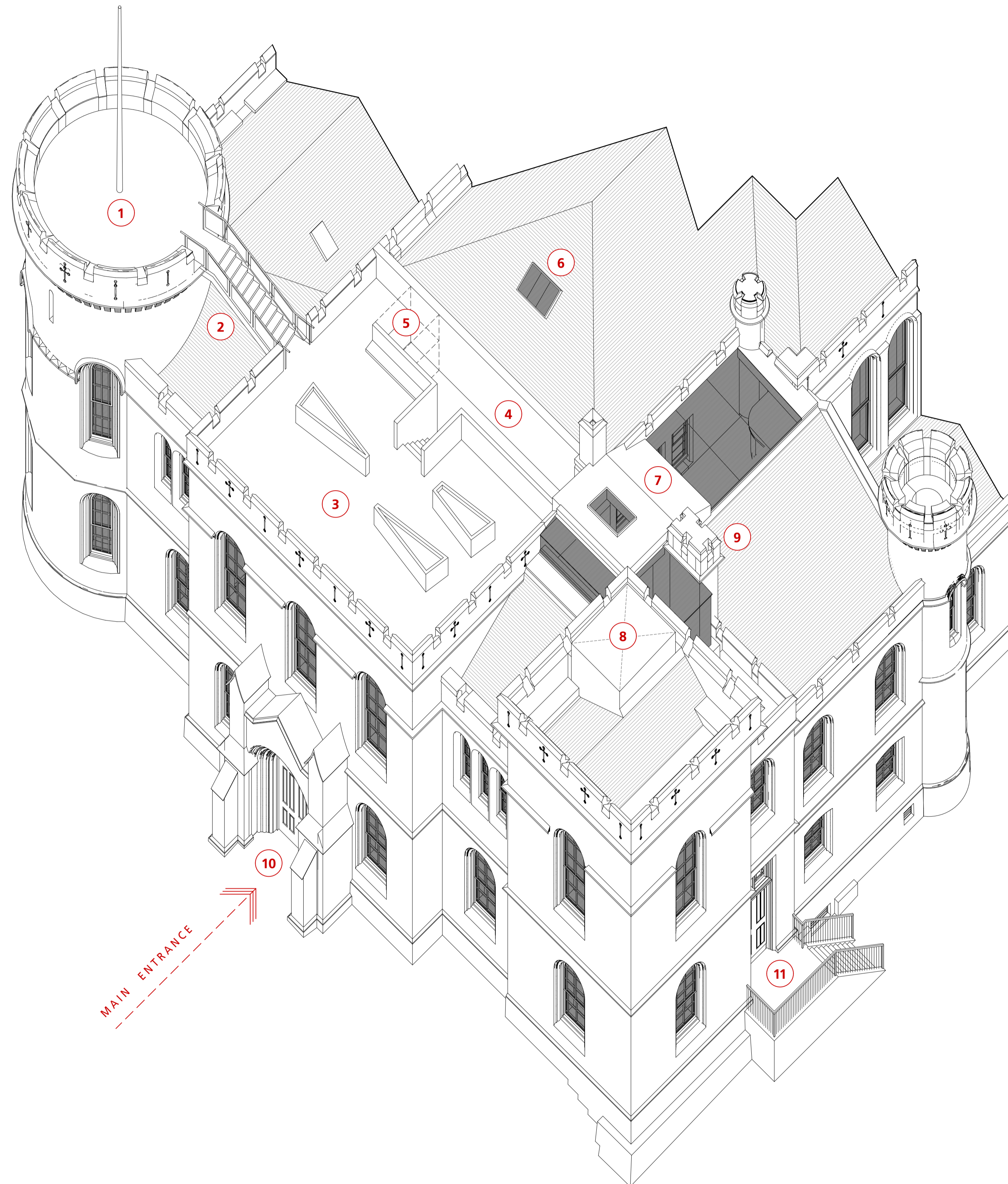
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Annotations Key

1. **South-West Viewing Tower**
 - The existing viewing deck, staircase, flagpole, and supporting structure to be removed to make way for a new formalised viewing tower.
 - New metal grid deck on supporting steel structure fixed back to existing stone walls, suspended over existing roof structure so that the rainwater drainage to remain as existing.
 - In order to reduce the visual impact (and improve upon the existing), the new deck will sit 1100mm below the existing parapet level with an internal handrail.
 - New flagpole is to be positioned centrally, and is to be no taller than the existing flagpole.
2. **New Staircase**
 - The new staircase is to be as visually light as practicable.
 - Constructed with:
 - Steel stringers,
 - steel risers and treads,
 - steel handrails,
 - steel mesh panel balustrading fixed to the outside of the stringer to reduce the visual depth of the stringer.
3. **South Tower Roof Terrace**
 - The existing slated roof structure is to be dismantled as carefully as practicable and existing materials set aside for fabric repairs elsewhere on the Castle roofs.
 - A new Roof Terrace deck is proposed, offering outstanding vistas over Southern Inverness, the River Ness, and the Great Glen.
 - Formed on a new insulated and waterproofed steel and concrete structure and finished with paving to match the landscaping strategy around the site.
 - In order to reduce the visual impact, the new deck will sit 1100mm below the existing parapet level with an internal handrail.
 - The Roof Terrace will also feature new low level planters with in-built benches.
4. **Roof Terrace Run**
 - To reduce the visual impact of the new Roof Terrace Lobby, the floor level is ~1200mm lower than the Roof Terrace, forming a lowered access route.
 - In addition to reducing the visual impact, the 'Run' serves as an architectural device to restrict the views from the Castle to the very last moment.
5. **Platform Lift**
 - In order to provide full accessibility to the Roof Terrace, a new external platform lift is proposed at the end of the 'Run'.
6. **Conservation Rooflight & Smoke Vent**
 - To support the proposed fire strategy for the South Tower and to increase the levels of natural light in the central stair and atrium, a new conservation style rooflight (serving as an automatic opening smoke vent) is proposed on the Southern pitch of the main roof.
7. **Roof Terrace Lobby**
 - A new Roof Terrace Lobby is proposed to provide safe and fully accessible access to the new Roof Terrace.
 - The existing service staircase is to be continued up to this new level, and a new passenger lift connects ground and first floor levels up to the lobby.
 - This Lobby is mostly composed of glass elements to maximise natural light and views, while significantly reducing the visual impact to the roofscape.
 - The central solid roof is proposed to be clad in a light standing seam zinc or lead and will house a manually opening smoke vent.
8. **Passenger Lift Over-run**
 - The new passenger lift will connect the ground and first floor levels, as well as the new Roof Terrace Lobby, ensuring accessibility for all to the vast majority of the South Tower.
 - The lift has been positioned in the tall South-Eastern corner tower to reduce its visibility as far as possible whilst maintaining access to all levels.
 - Where the lift shaft extends through the roof, it shall be mostly concealed by the existing stone parapet.
 - It is to be clad in a light standing seam zinc or lead to match the Roof Terrace Lobby roof.
9. **Reused Chimney Stack**
 - Existing chimney stack is to be carefully dismantled and rebuilt approximately 1000mm further to the East.
 - Chimney stack is to be rebuilt approximately 300-400mm taller to allow space for new roof structure to connect.
 - Rebuilt chimney stack is to contain the new flue for new gas boilers housed in the plant room below.
10. **Main Entrance**
 - The historic main entrance is currently sealed on the inside with the door to the East (see 11 below) used as the main entrance.
 - It is proposed to reinstate this door as the main entrance, providing level access to the Castle.
 - The existing historic doors are to be retained and used as external shutter doors (secured during closed hours).
 - Internally, new glass sliding doors provide an accessible draught lobby before entering the Reception space.
11. **East Exit Door**
 - This door was used as the main entrance to the Sheriff Court, however was not an accessible entrance.
 - It is proposed to use this door as an emergency exit.
 - Through consultation with The Highland Council Building Standards Officers, the existing step arrangement is to be replaced with new steps, providing:
 - Compliant stepped access/egress,
 - Larger landing with sufficient space for temporary wheelchair waiting in the event of emergency,
 - Level threshold at the door to provide a more compliant access/egress point.



Revisions:

LDN Architects | 29 St Leonards Road, Forres IV36 1EN
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Job Title:

INVERNESS CASTLE

Drawing Title:

PROPOSED
South Tower Roof Terrace Axonometric

Drawing Status:

Planning & Listed Building Consent

Drawing Number:

F1902 MW L(-) 140

Revision:

-

Scale:

1:100 @ A1
1:200 @ A3

Date:

Dec 2020

Drawn by:

MS

Reviewed by:

IF / SM

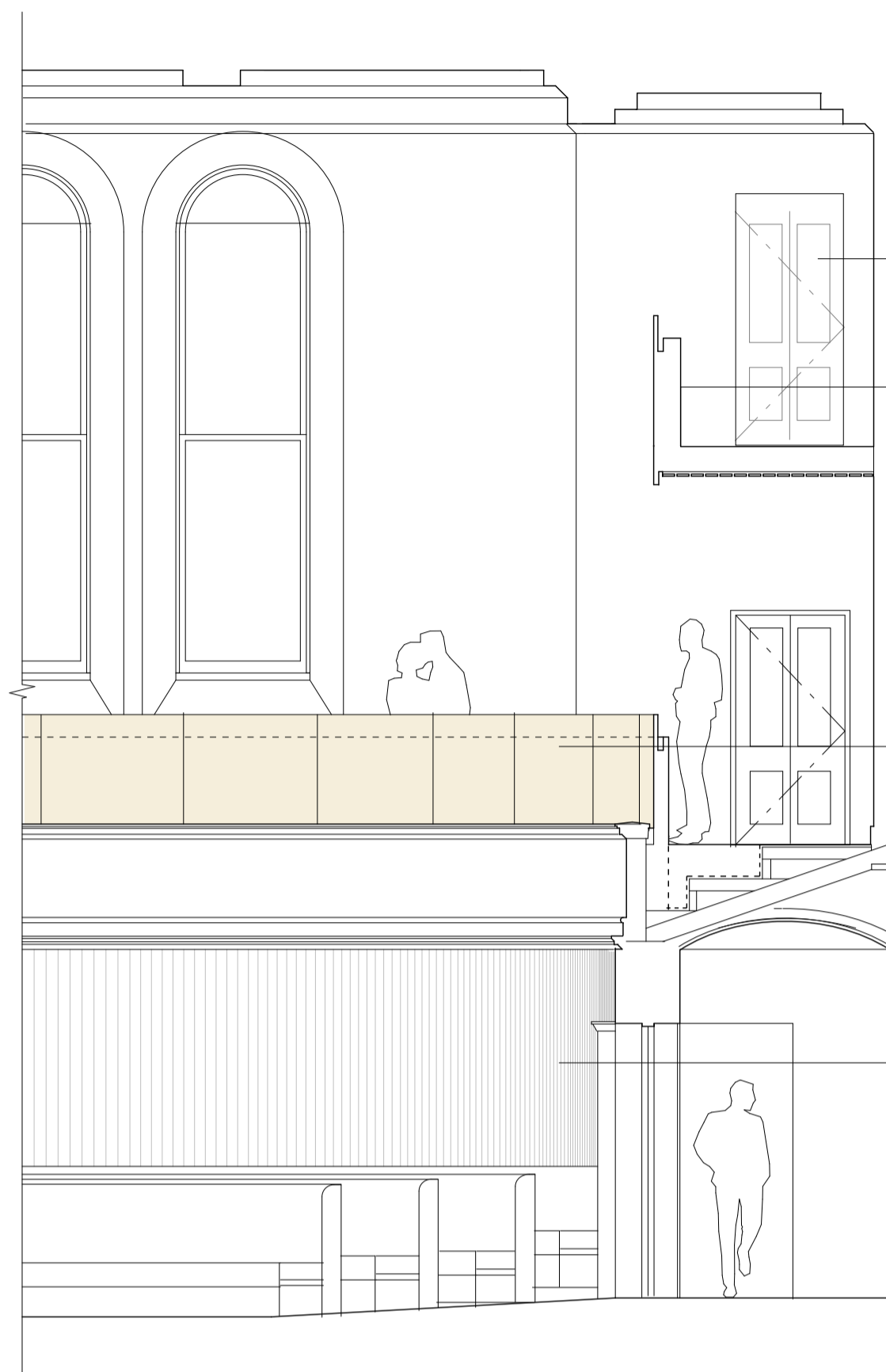
0m 5m

NOTE:

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New slappings through to landing accessed from Service Stair

New balcony structure comprising girder truss in handrail spanning between masonry walls, supporting steel and timber floor structure.

Both balcony front and soffit clad in veneered cladding panels. Hardwood Flooring.

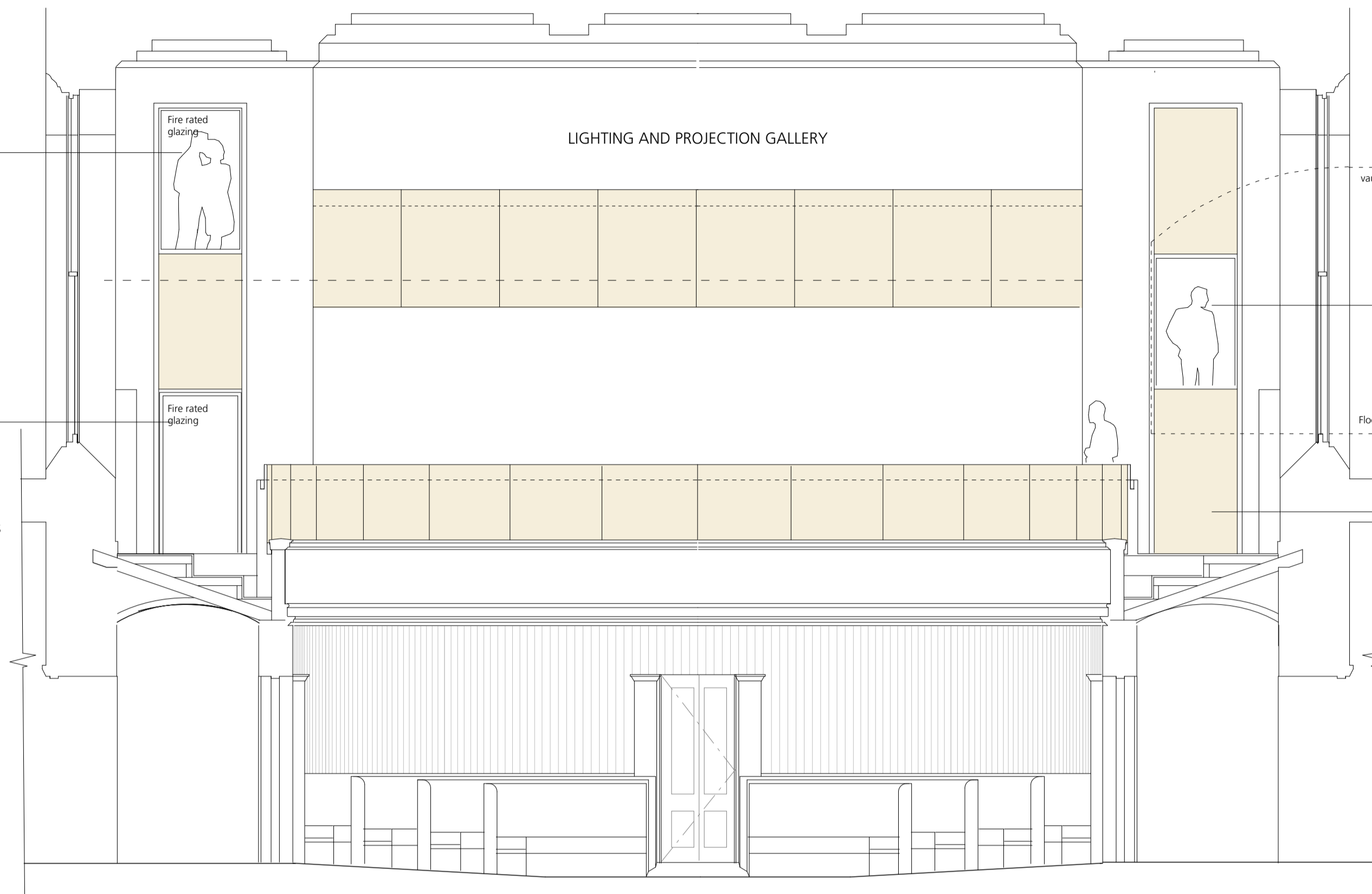
Existing doorway incorporated into composition as a new glazed screen

Existing stepped gallery floor levelled.

New 1100mm high barrier built inboard from the existing stone topped handrail and both faces clad in veneered cladding panels with hardwood handrail.

Existing honey coloured strip timber boarding taken as palette for new veneered panelling. barrier to gallery follows curve of existing horseshoe and comprise steam bent veneered panels.

PART LONG SECTION THROUGH COURT ROOM AS PROPOSED scale 1:50



Fire rated glazing

Fire rated glazing

Lighting and Projection Gallery

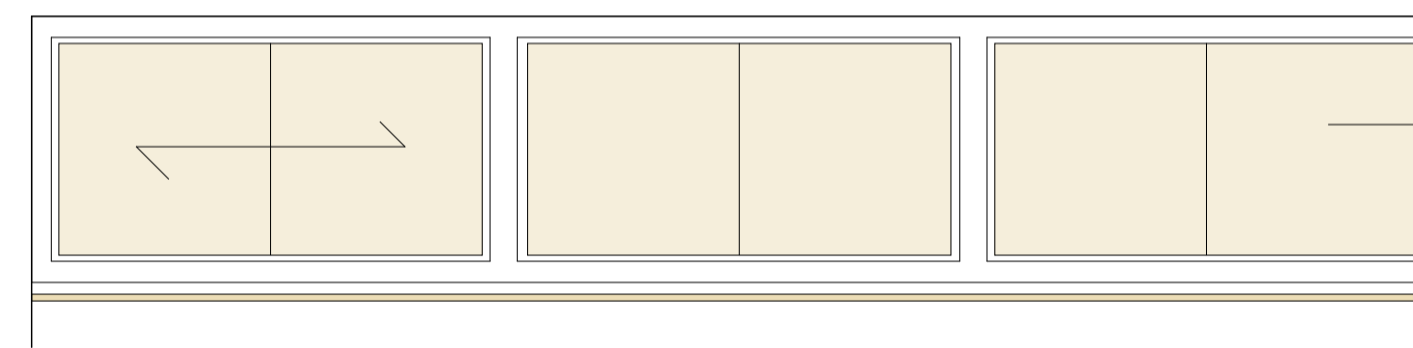
vault line beyond

New slappings through to room beyond allows view into courtroom for those unable to access gallery by stair.

Floor level in Room beyond

Openings on either side of gallery unified within an applied timber frame with veneered cladding panels set between fire glazing.

CROSS SECTION THROUGH COURT ROOM AS PROPOSED scale 1:50

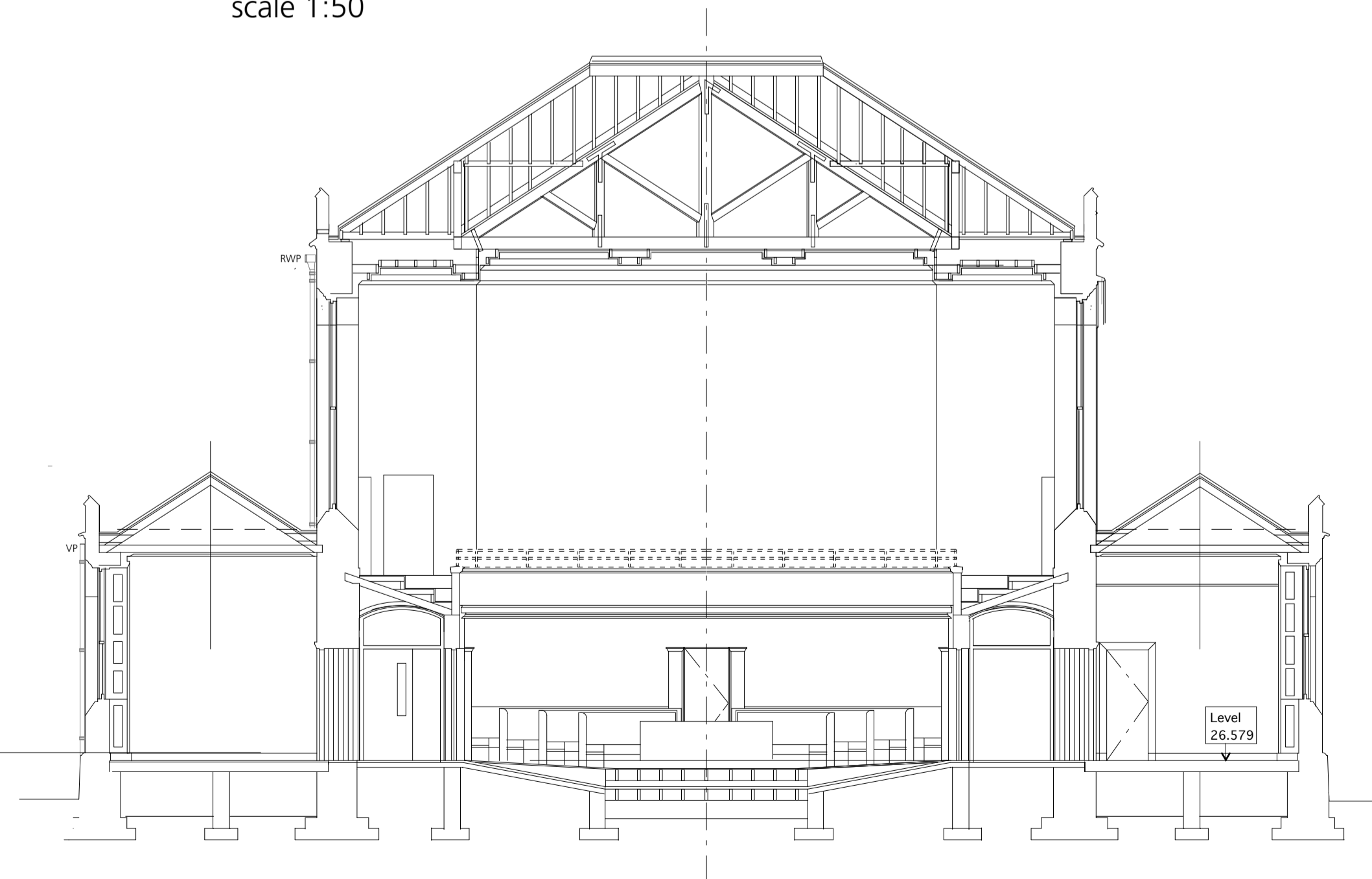


Expressed steel floor structure with coffering expressed as veneered panels

DETAIL THROUGH BALCONY SOFFIT scale 1:50



LONG SECTION THROUGH COURT ROOM AS PROPOSED scale 1:100



CROSS SECTION THROUGH COURT ROOM AS EXISTING scale 1:50



Photo of existing Court Room.

Revisions:
 Rev A 2020.12.23 MS
 01. Status changed
 02. Title block updated.

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Job Title:
INVERNESS CASTLE

Drawing Title:
**PROPOSED
 New Balustrading & Gallery in South Court**

Drawing Status:
Planning & Listed Building Consent

Architects Drawing No: F1902 MW L(21) 101 Revision: **A**

Scale: 1:50 @A1 Date: May 20 Drawn: IF Reviewed: SM
 1:100 @A3



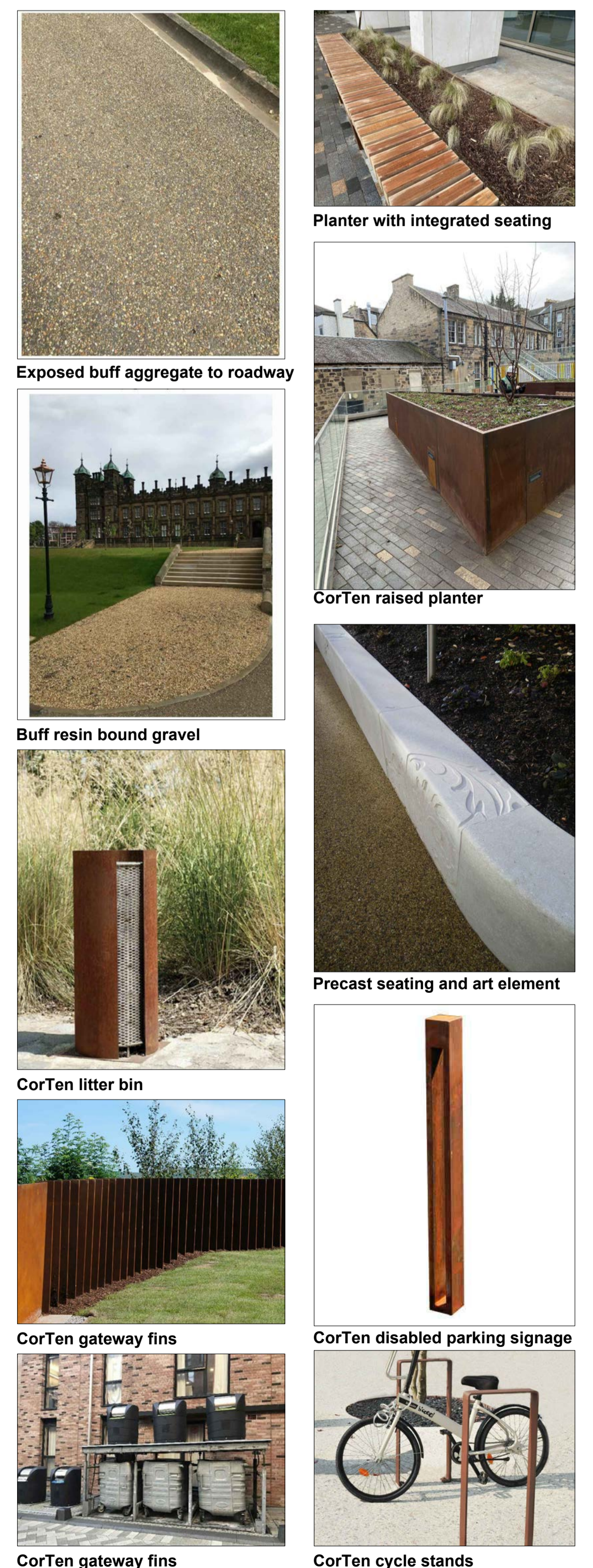
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1. Entrance area opened up.
2. Access road narrowed.
3. Opportunity for gateway feature.
4. Feature tree, for example, Scots Pine.
5. Access road narrowed with pedestrian priority.
6. Pedestrian routes graded for universal access.
7. Linear gardens, seating with Spirit of The Highlands.
8. Entrance lawn.
9. Regraded western slope with lower path and planting.
10. Selective tree felling and native wildflowers on upper slopes.
11. Circulation around Flora Macdonald.
12. Raised terrace for outdoor gatherings.
13. Access steps to and from lower pathway.
14. Universal access ramps allow visitors up to the new viewing platform.
15. Annual area for the new Link.
16. Planting and seating designed to allow vehicle turning.
17. Gateway feature reminiscent of original Gatehouse.
18. Disabled parking bays.
19. Drop-off point.

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.



Planter with integrated seating

CorTen raised planter

Precast seating and art element

CorTen disabled parking signage

Issue	Revision	Initial	Date
01	Issued for PLANNING		11/02/21

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Client: **THE HIGHLAND COUNCIL**

Project: **INVERNESS CASTLE**
INVERNESS

Drawing Title: **ILLUSTRATIVE BASE**

Scale Bar: 2m 4m 6m 8m 10m North

Scale: 1:200@A1 Date: JAN 2021

By: LJ Status: PLANNING

Checked: SW Approved: BP

Drawing Number: **191434_OPEN_IVC_X01** Rev: **01**