



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

Inverness Campus The Village

Plot 14 Design Guidelines
01 December 2023



INDICATIVE IMAGE

Introduction

This document has been prepared by Threesixty Architecture on behalf of Highlands and Islands Enterprise to illustrate the potential of creating a new 'neighbourhood' within Inverness Campus. The proposed neighbourhood or Village would be located at Plot 14 and would have its own distinctive character to attract a collaborative group of small companies, offering the support and infrastructure of the larger Campus but at a scale appropriate for new or SME businesses.

The document demonstrates the range of scales, typologies and modern construction methods appropriate for innovative start up businesses based on the Campus. Guidance has been prepared to assist with future development and supplement the existing Campus Design Guidelines, with particular reference to Satellite Buildings.

The document is an expansion on a study by 7N Architects.

Plot 14 Context

Plot 14 is at the south east end of the campus. Primary access to the site is through the Campus, at the southern end of the site.

To the north and west of the site are plots 13, 15 and 17, all of which will be developed but at a scale more common to the rest of the Campus.

The Village Concept and Character

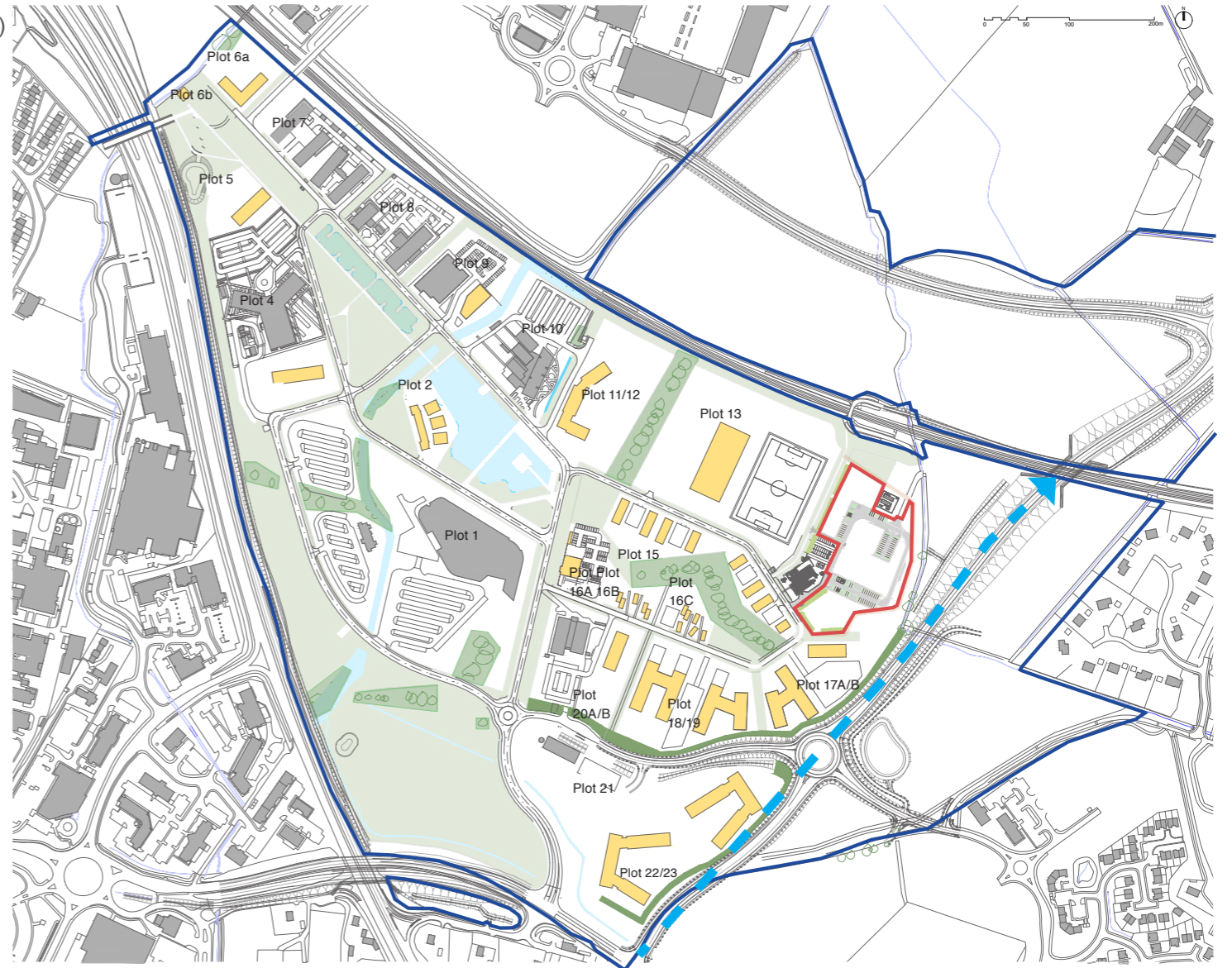
Plot 14 sits within the Satellite Buildings Character Area. The Campus Design Guidelines describe the character area as follows:

"These character areas accommodate occupiers with smaller area requirements. The areas are of medium to low density and frame Beechwood Park. Planting has a strong focus on providing readable and definable edges and thresholds to help users differentiate public and semiprivate spaces. Estate verges, hedging, walls and structure tree planting serve to delineate boundary plots and enforce the identity of individual occupiers whilst adhering to the landscape framework of the site as a whole."

The Village should **follow the spirit of the original Design Guidelines**, however more specific guidance has been set out on the following pages to assist with the future development of Plot 14. The concept layout has been designed to promote community through a clearly defined Village boundary and zoned spaces for separate user groups. The zones promote ownership of space and collaboration between businesses of similar scales.

The Village access road gives direct vehicular access to all of these units to allow for the delivery and removal of larger equipment.

-  Proposed Future Road (East Link)
-  Proposed Buildings
-  Existing Buildings
-  Land in HIE ownership
-  Development Plot 14



INDICATIVE IMAGE

Site Constraints, Concepts & Parameters

Site Constraints

A Flood Risk Assessment for the proposed East link road to the east of Plot 14 has identified that this area of the Campus is at risk from a 1:200 year flood event from the existing burn.

In order to mitigate risk from flooding, the indicative plot layout has been designed to avoid building development within the flood plain. Landscaping and public realm, including parking, is permitted within the flood plain.

The extent of the flood risk shown is for illustrative purposes only, derived from a third party report. Development plot proposals will be required to demonstrate that they have mitigated all flood risk as part of a detailed application, with Finished Floor Levels 600mm above predicted flood level.

Plot 14 Concepts & Parameters

Concept proposals for the Village have been illustrated in this document. These will be subject to further detailed design by each Developer. However proposals should align with the principles set out below.

To continue the quality and consistency of the Campus, HIE will look to collaborate with individual developers at the concept stage. HIE's agreement to the design should be obtained prior to planning being submitted.

- The only vehicle access should extend from the existing access road. This will ensure no additional junctions are required from the primary Campus road.
- Creating a Village Collaborative business community.
- Flexibility for the future ensured with the inclusion of no build zones.
- Sense of arrival created by key frontages at Plot 14 H + J.
- Connecting to active travel routes.
- Provide frontages that address the estate infrastructure, with areas reserved for Plot access.
- Restrict areas of flood risk to development of landscape and public realm only.
- Parking for the Village is provided as communal parking courtyards within the estate infrastructure, to maximise the developable area of plots. No significant vehicle parking on Plots is permitted. Where parking is provided this must adhere to Highland Council guidelines.
- Attractive landscaping to clearly define Plot boundaries. No building to be within 1m of boundary.
- Flexible Plot boundaries to allow subdivision or combined Plots.

- ① Access to Village
- ② Communal parking courtyards. Location for accessible parking and electrical vehicle charging points
- ③ Connection to active travel routes
- ④ Landscape buffer with single lane access road
- ⑤ Element of dry stone dyke at plot entrance to match existing implementation

➡ Proposed Future Road (East Link)

➡ Active travel connections

■ Development plot flood risk zone

■ Illustrative extent of 1:200 year flood event

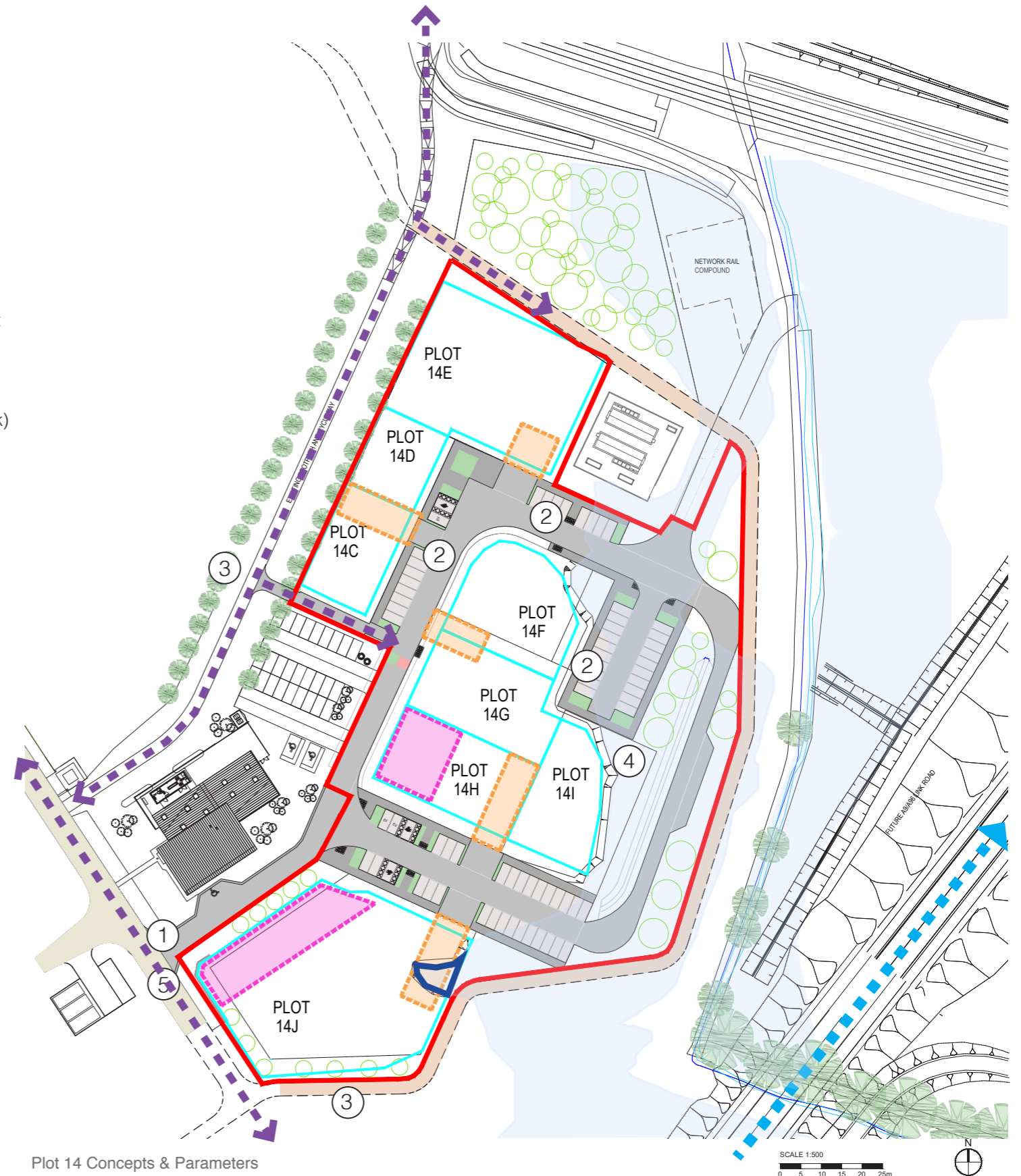
■ Site Boundary

■ Haul Road/ future jogging track

■ Key plot frontages to main entrance. Build zone or landscaping only, no car parking

■ 8m zone for potential future access

■ Development Plots








Plot 14 Concepts & Parameters

Indicative Layout

Indicative layouts and building densities are shown for reference based on a 1 and 2 storey developments. Each plot has a permitted development capacity shown on the table below, with up to 3,000 sqm floorspace available. The planning consent for the development (Ref 20/03004/FUL) required Developer Contributions to be made in accordance with the Inverness East Development Brief. HIE has made this contribution to facilitate up to 3,000 sqm gross floorspace. If any developer wishes to develop beyond the allocated amount a further payment will be required to the Local Authority.

Plot 14	Site Area (HA)	% Total Allowance	1 Storey Allowance (sqm)	2 Storey Allowance (sqm)
14C	0.047	6.8%	203	101
14D	0.035	5.0%	151	76
14E	0.141	20.3%	609	304
14F	0.069	9.9%	298	149
14G	0.068	9.8%	294	147
14H	0.069	9.9%	298	149
14I	0.053	7.6%	229	114
14J	0.213	30.6%	919	460
ALL / Totals	0.695	100%	3000	3000

-  Key plot frontages to main entrance. Build zone or landscaping only, no car parking
-  8m zone for potential future access
-  Plot 14 Individual Plots
-  Plot 14 Development Boundary
-  Indicative Footprint - no building to be within 1m of landscaping



Design Criteria

Planning & Development Policy

Proposals should set out their means of complying with applicable planning and development policies including NPF 4, and provide a statement on sustainability including embodied and operational carbon - initiatives such as solar photovoltaics and rainwater harvesting are encouraged.

Campus Design Guidelines

As this guidance has been prepared to supplement the existing Campus Design Guidelines, with particular reference to Satellite Buildings, proposals should reference both this document and the existing Campus Design Guidelines.

Material Palette

The materials selected for Plot 14 should complement the existing palette of materials across the campus and the ethos of the campus design guide. Whilst particular reference is to be made to Satellite Buildings, materials from the wider character areas will also be considered acceptable with an emphasis on use of natural materials.

Landscaping & Parking

Public Realm should be designed to complement the character and quality of the existing Campus.

Supporting Infrastructure

Bin storage should be considered within the design and stores are to be located towards the rear of plots away from the road frontage and fenced or within a compound. Any fencing proposed is to be appropriate depending on use and agreed on a case-by-case basis, located away from plot frontage. Street lighting is already provided and bollard lighting or lighting not mounted on buildings is preferred for proposed external lighting.

References

1. Inverness Campus Strategy, criteria and supporting information: <https://www.invernesscampus.co.uk/about-inverness-campus/criteria-for-businesses/>
2. Inverness Campus Design Guidelines: <https://www.invernesscampus.co.uk/media/10191/dguidelines-boundaries.pdf>

