05

Estate Boundaries and Interfaces

Boundaries and Interfaces

Typical sections are presented here as the primary means of defining spaces, boundaries and treatments within the masterplan. These sections also apply to both Occupier plots and Estate areas. They specify mandatory setbacks and dimensions to adhered to in order to convey the design concept. There are areas within Occupier ownership which will be constructed and maintained by the Estate, such as boundary planting and pedestrian/cycle path.

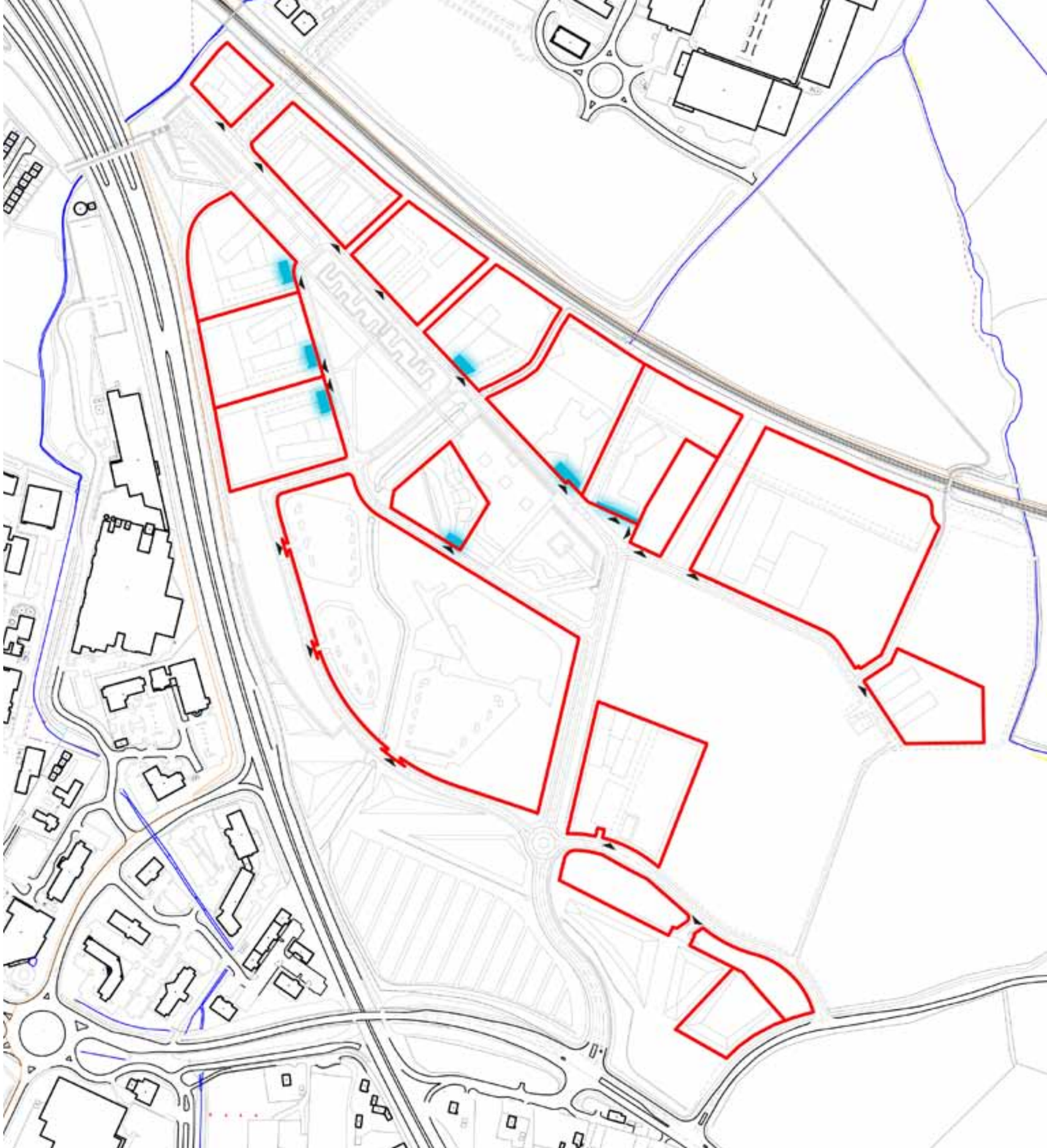
Section A: Campus boundary with A9
Section B: Campus boundary with railway line
Section C: Campus boundary with mature tree line
Section D: Interplot boundary
Section E: Interplot boundary at existing watercourse
Section F: Interplot boundary with future path zone
Section G: Campus boundary to North
Section H: Entrance approach from crossroads
Section I: Entrance Avenue
Section J: Inverness College and Campus Green
Section K: Central landscape park and typical plot entrance
Section L: Central landscape park and typical building drop-off
Section M: Central landscape park and building setting
Section N: North Park and loop road
Section O: Campus Green and loop road
Section P: Interplot boundary
Section Q: South Loop side streets
Section R: Inverness College access road
Section S: Interplot boundary

Preferred Plot Access Zones

Plot access
A preferred plot access point is identified for each occupier plot; these are distributed so as to consistently provide the main vehicular access on the south of the plots and allow a landscape buffer to remain on the north of each plot.

Building entrances
Entrances to the individual buildings should be generally positioned in the zones illustrated opposite. These zones are positioned to support the design concept that the individual entrances face consistently onto the central estate landscape spaces and are generally oriented towards the south-east of the Campus loop road. As indicated by the illustrative masterplan, where this guidance is adhered to, a coherent and legible sequence of buildings emerges, allowing visitors to quickly and consistently orient themselves within the Campus.

Entrance levels
In addition to the horizontal positioning, the vertical positioning of the building entrances is very important: the main building entrance for each plot must be set flush with the adjacent Estate road. Where this condition is demonstrably not achievable, the design should attempt to visually achieve the same. The aim is to avoid buildings either appearing to sit in a 'hole' relative to the adjacent Campus road, or appearing to sit at a level significantly above the adjacent Campus road.



preferred plot access point

building entrance zone

Build Zones

A series of setbacks and offsets have been established to define specific 'build zones' within each of the occupier plots. These are zones within which construction is allowed; their purpose is to ensure that appopriate distances are kept between buildings and that a suitable spatial condition is maintained along the main Campus roads and landscape spaces.

plot boundary

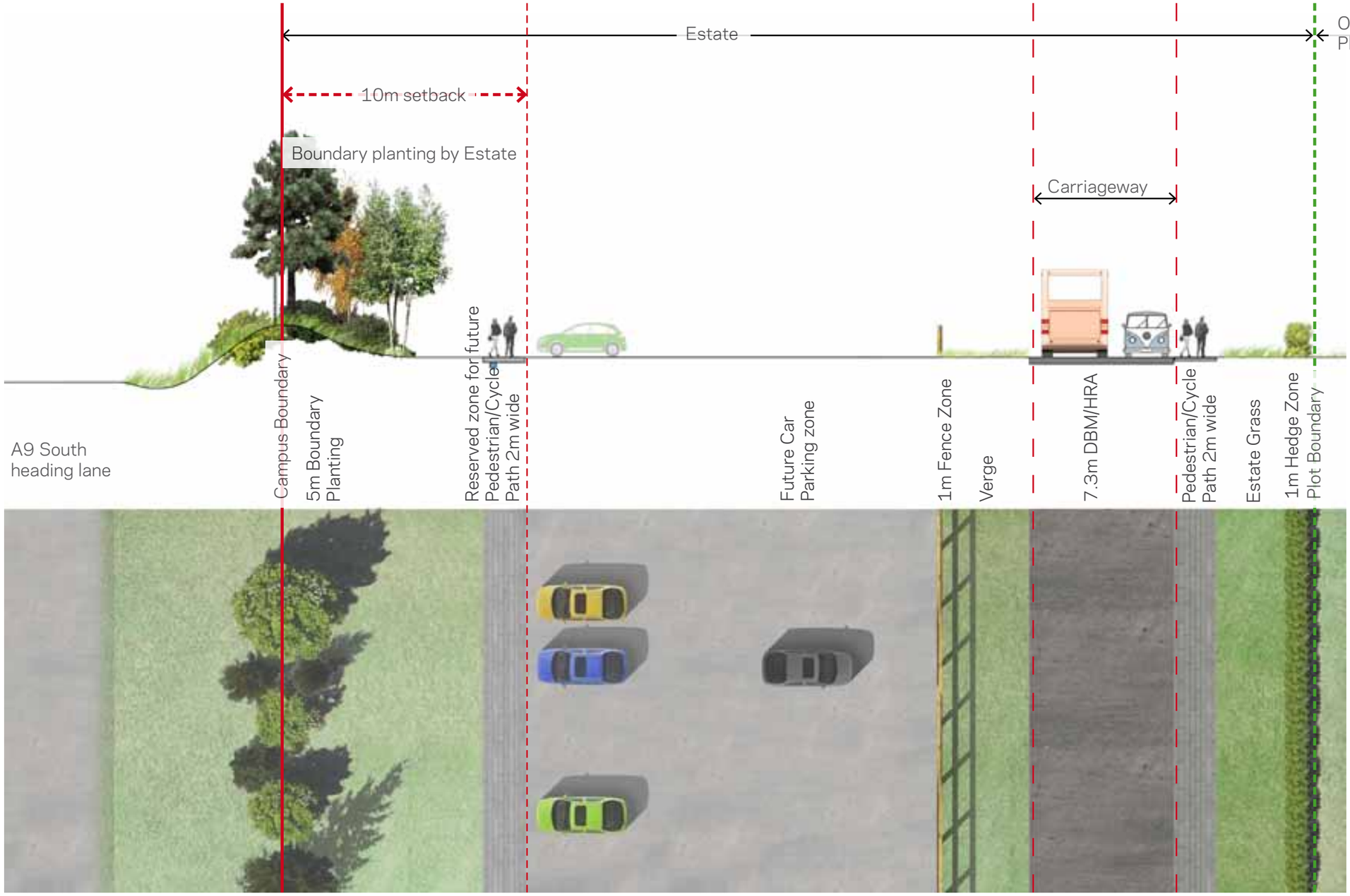
build zone

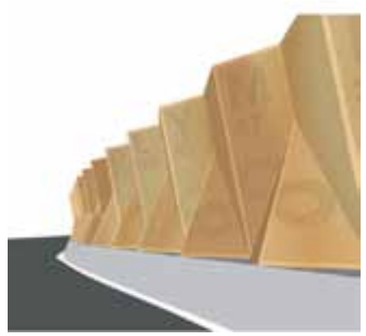
parking zone

extent of parking zone

Section A: Campus boundary with A9

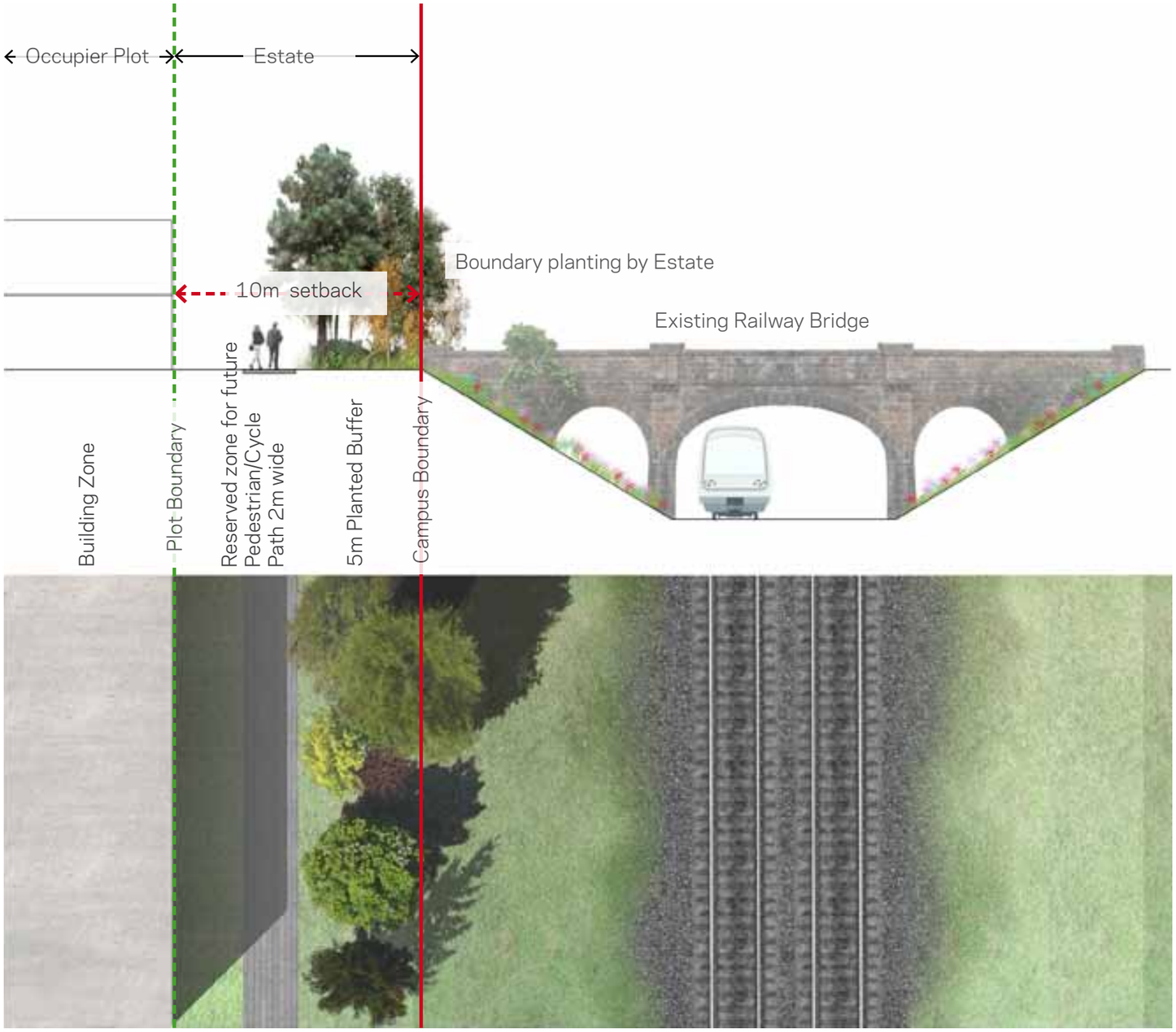
The edge along the A9 is defined by planting and earth bunding which deal with noise from the trunk road. A zone is reserved for a future public pedestrian/cycle path to run around the perimeter of the Campus.





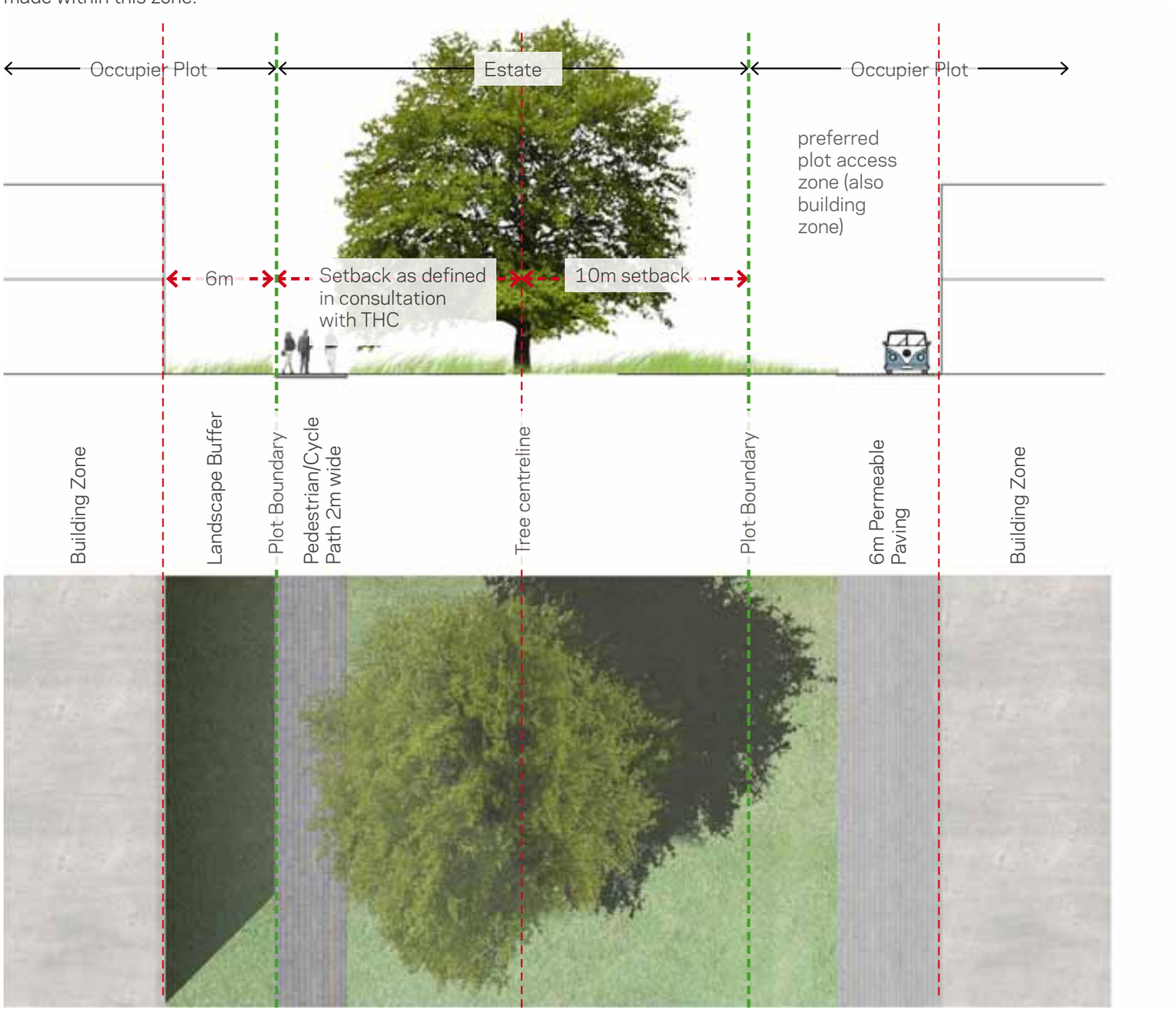
Section B: Campus boundary with railway line

The edge along the railway line is defined by planting, a secure fence to the railway line and a zone for future public pedestrian/ cycle path to run around the perimeter of the Campus. The car parking areas for individual Occupiers are tucked behind this planted buffer.



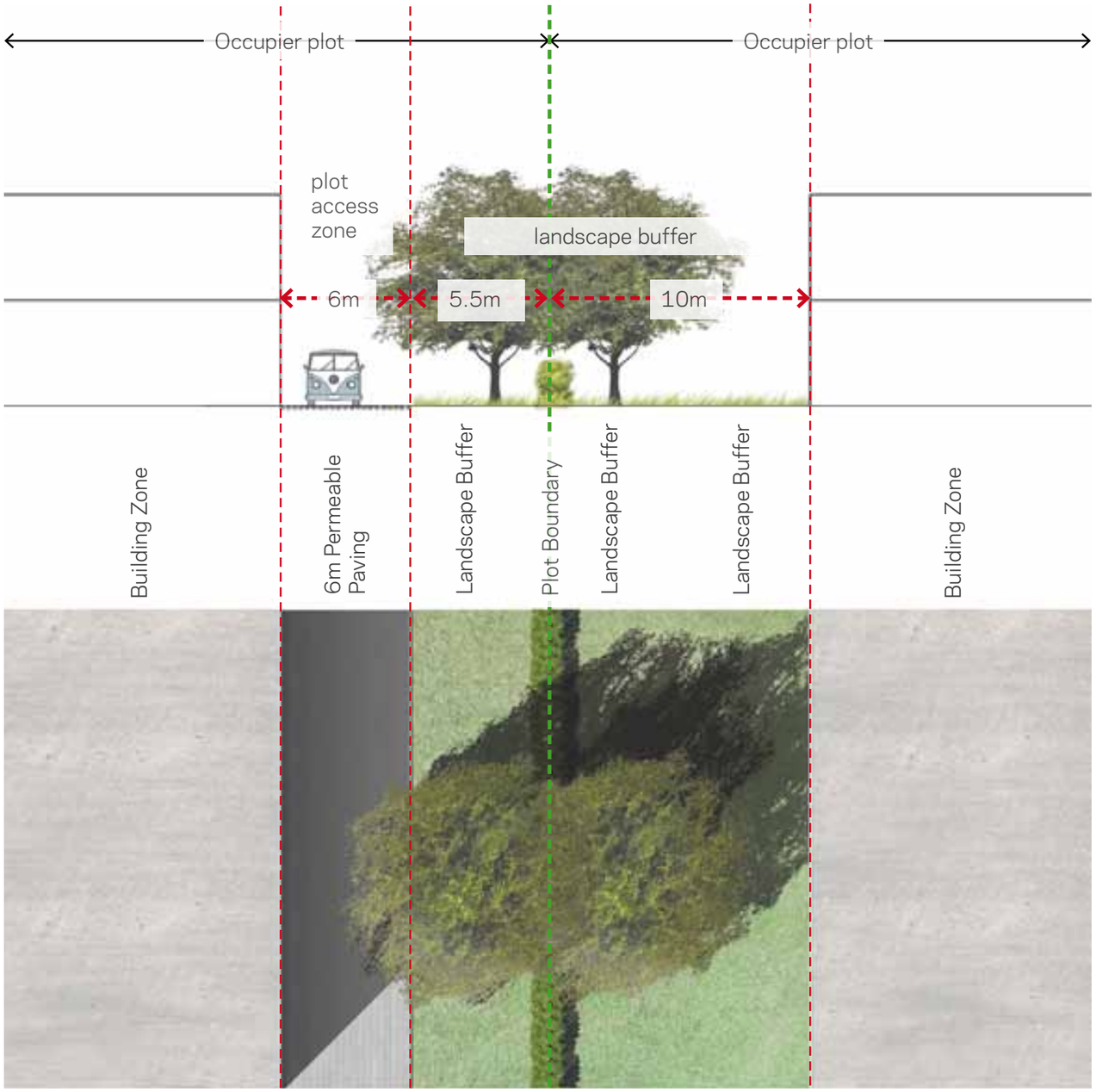
Section C: Campus boundary with mature tree line

A mature tree line runs between the sports facility plot and other occupier plots. The existing trees are critical to screening the mass of the sports centre and an appropriate construction setback has been defined for their protection. A connection to the future pedestrian/cycle path on the Campus perimeter is made within this zone.

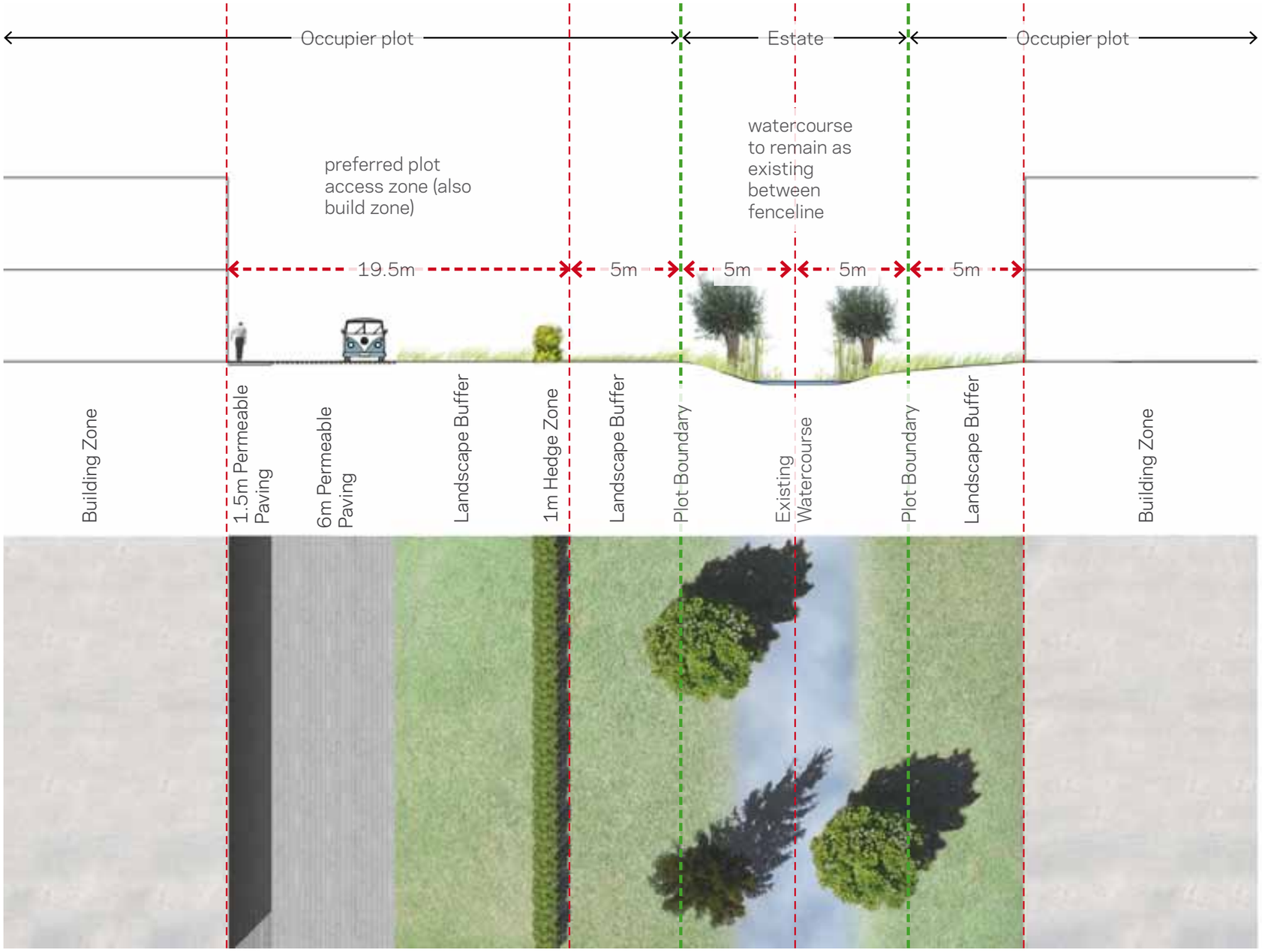


Section D: Interplot boundary

A landscape buffer should be implemented either side of the plot boundary.

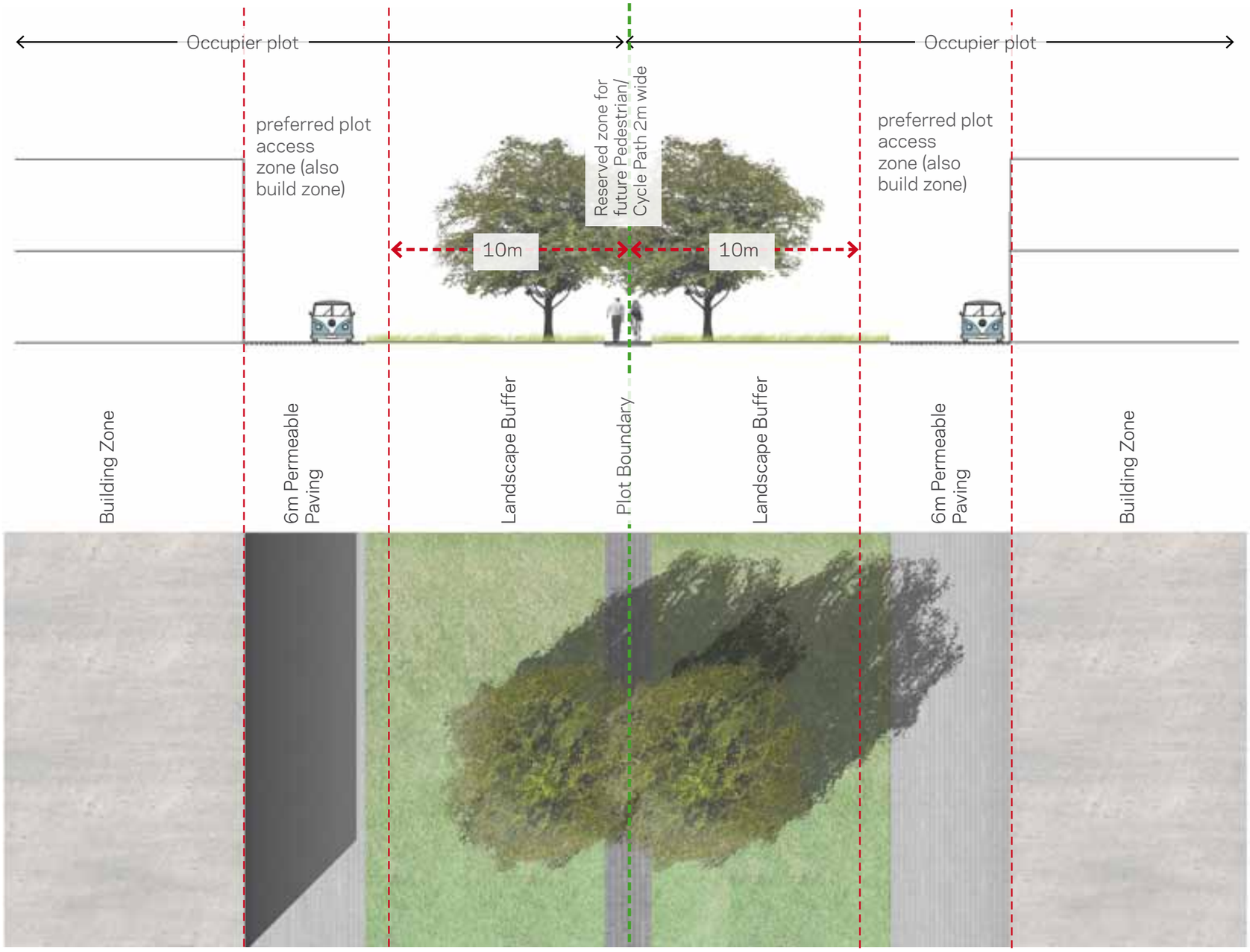


Section E: Interplot boundary at existing watercourse



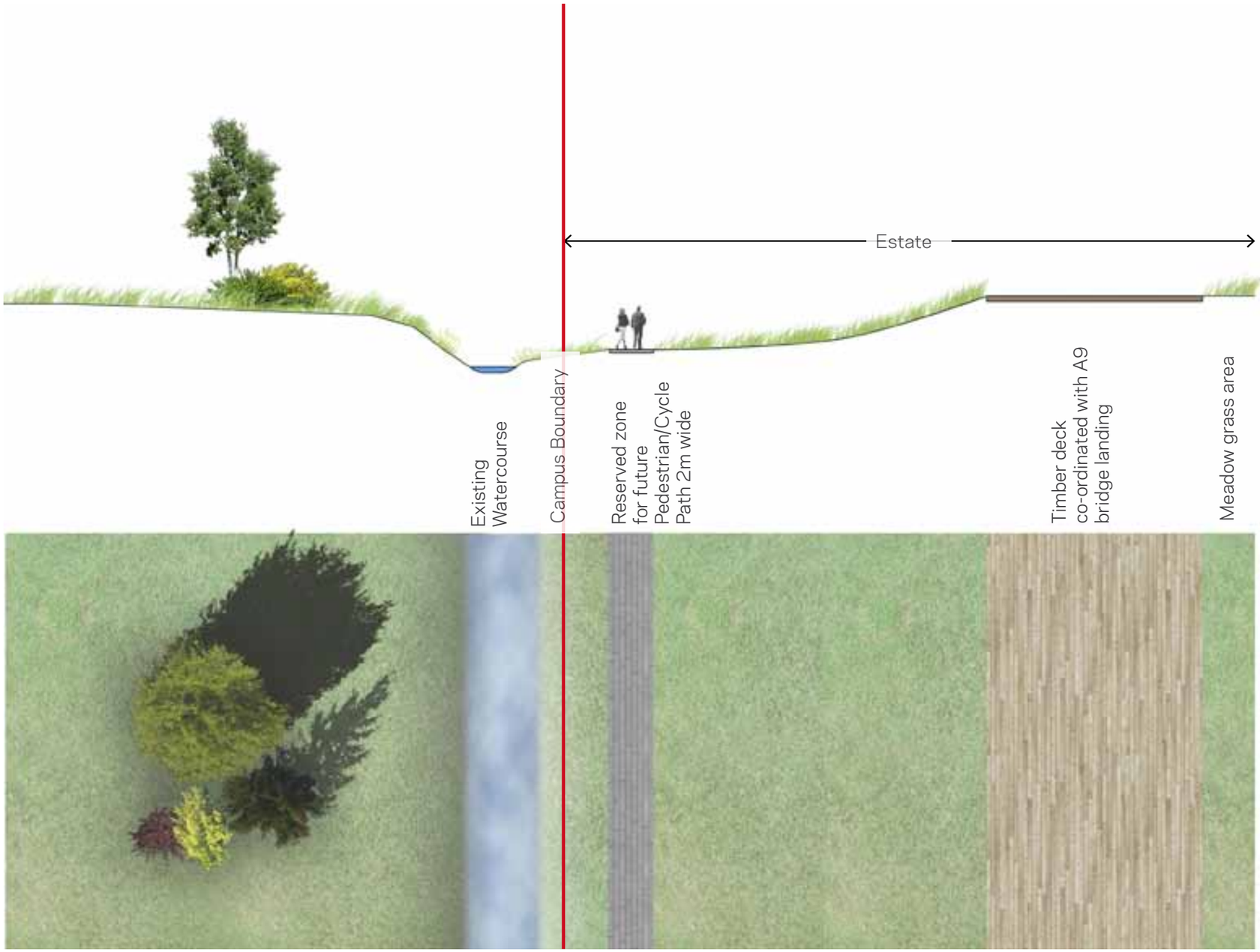
Section F: Interplot boundary with future path zone

A landscape buffer should be implemented either side of the plot boundary. A zone for a future public pedestrian/cycle path is reserved within the landscape buffer.



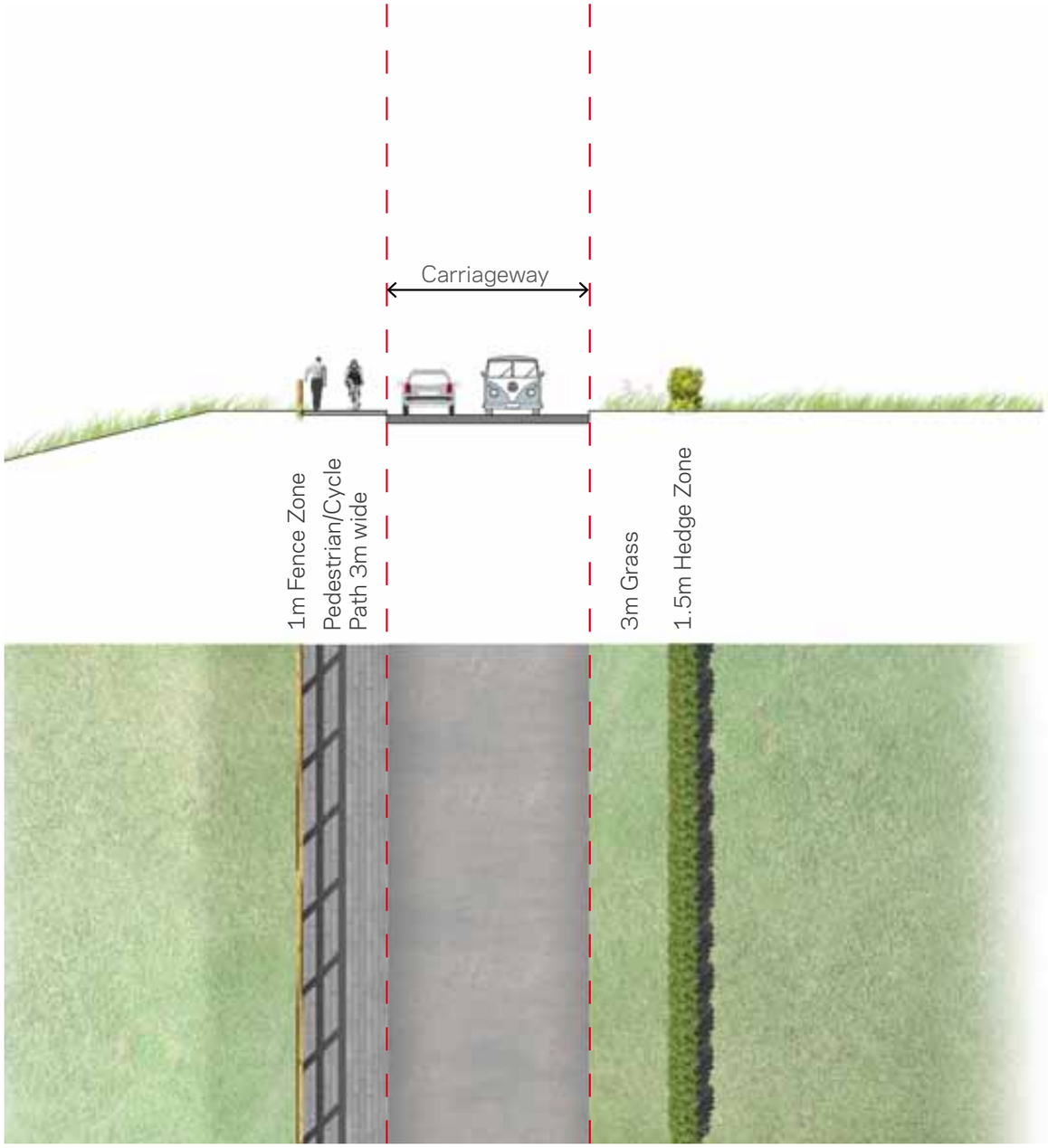
Section G: Campus boundary to North

The Campus boundary to the north is defined by an existing watercourse. The landing of the A9 pedestrian/cycle bridge is located in this area and a timber deck is positioned at the foot of the access stairs. A zone for a pedestrian / cycle route on the campus perimeter is reserved.



Section H: Entrance approach from crossroads

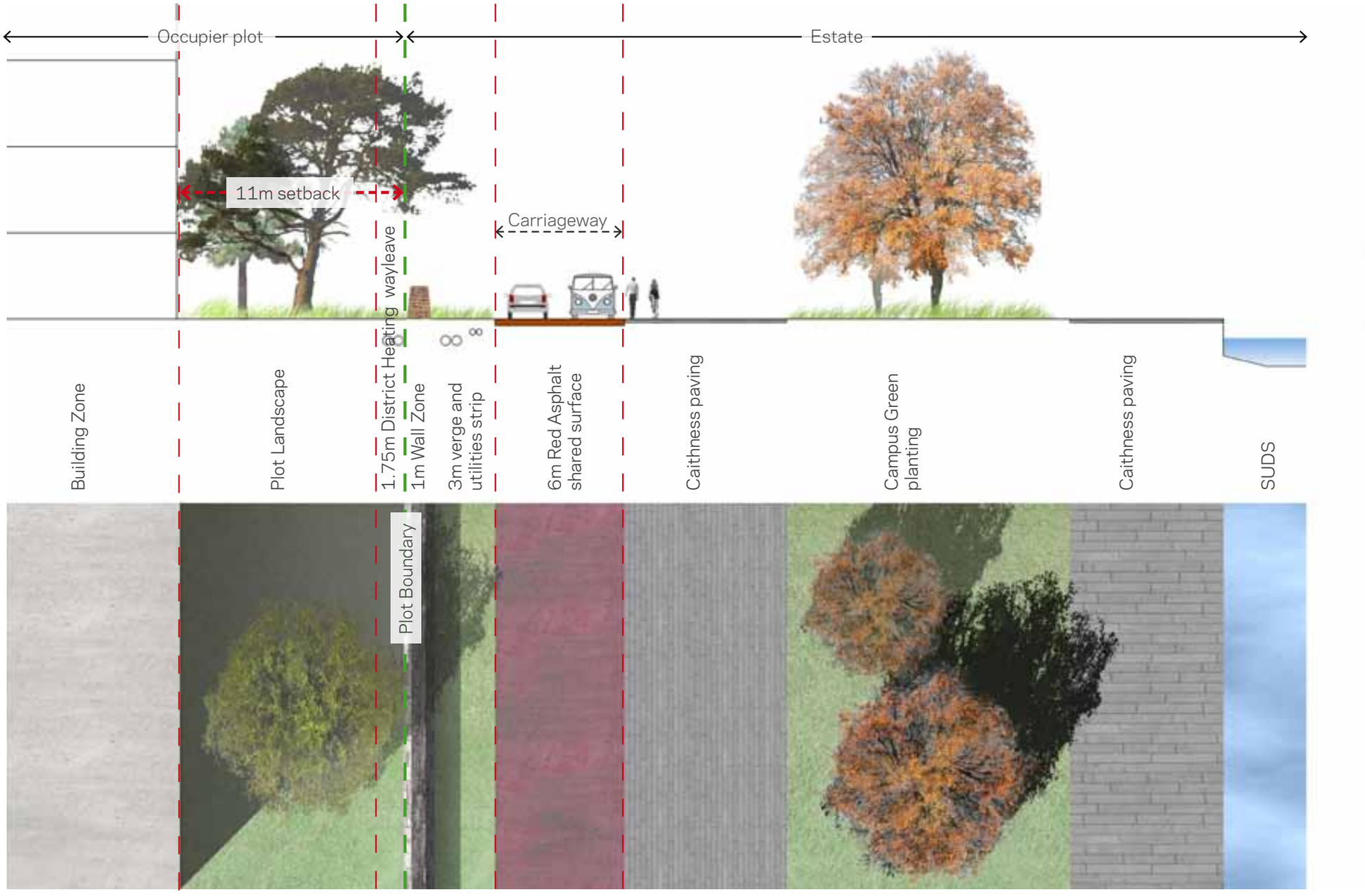
The campus approach from the new crossroads is bounded by an estate hedge and fence. A pedestrian cycle route is provided on the western edge.



Section I: Entrance Avenue

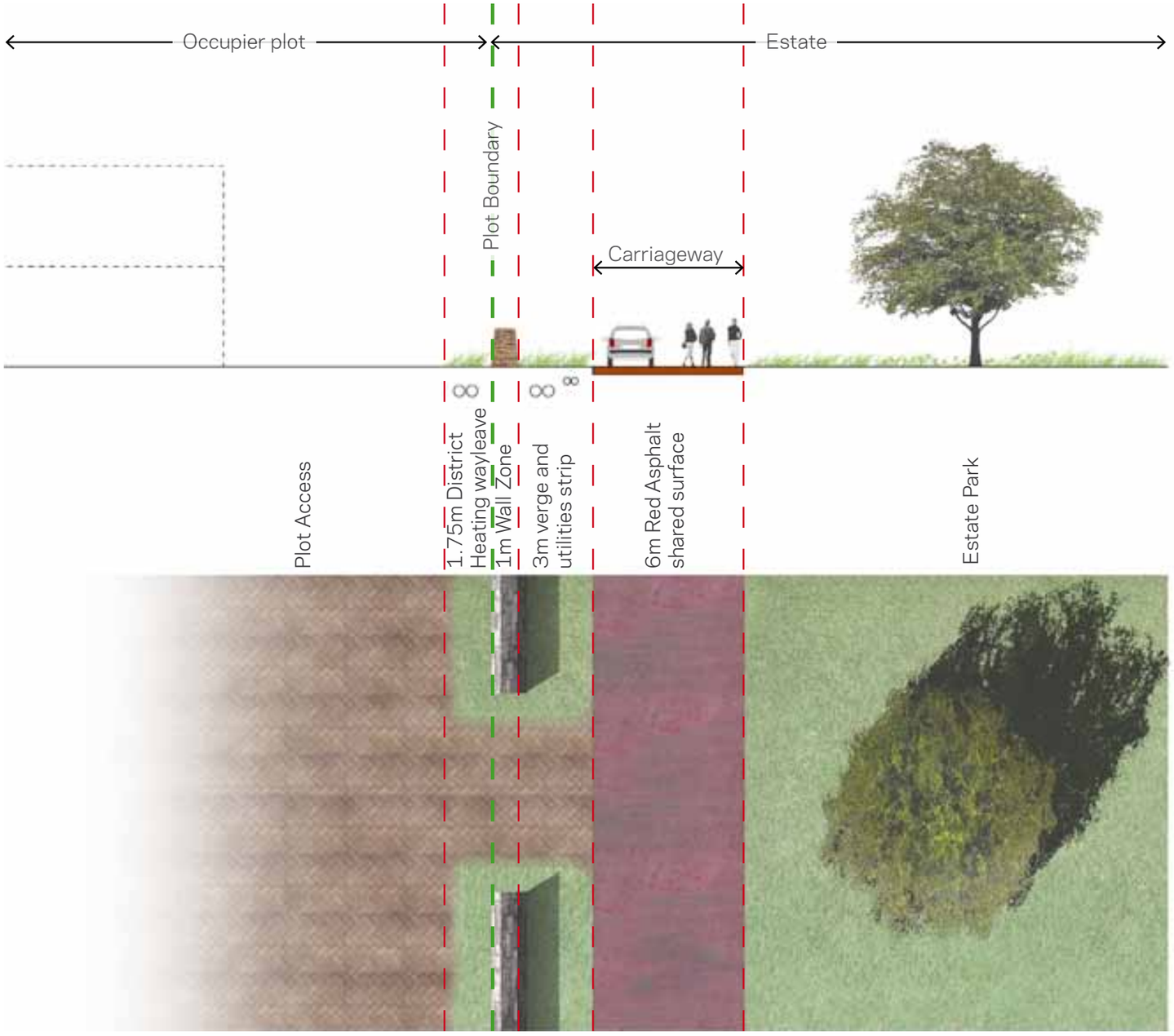
An avenue of Beech trees defines the entrance approach to the Campus and is bounded on the west side by the main pedestrian/ cycle route into the site. Estate dry stone walls define the edge of the entrance avenue plot and a minimum setback is defined to the built edge of the adjacent plot.

Section J: Inverness College and Campus Green



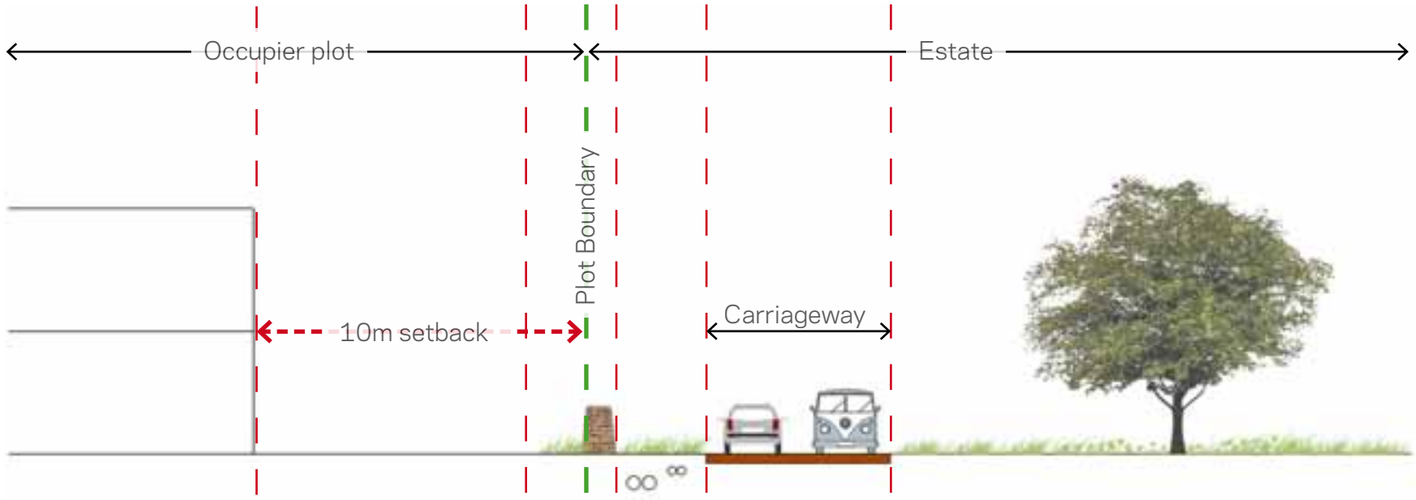
Section K: Central landscape park and typical plot entrance

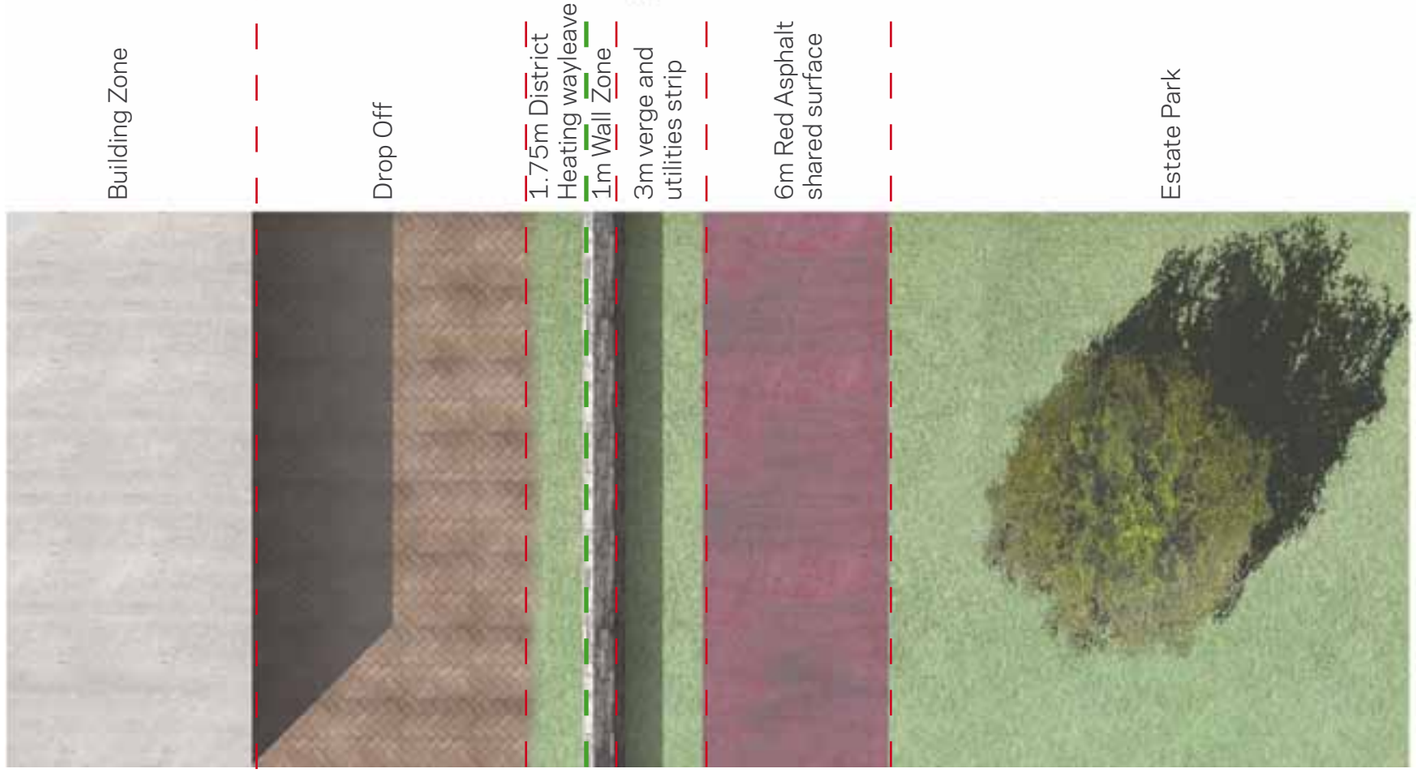
Several conditions are defined for the boundaries of the Satellite plots. This condition describes the plot access entrance with a shared surface of reinforced grass/tegula paving leading to the dropoff at the front of the plot and parking at the rear.



Section L: Central landscape park and typical building drop off

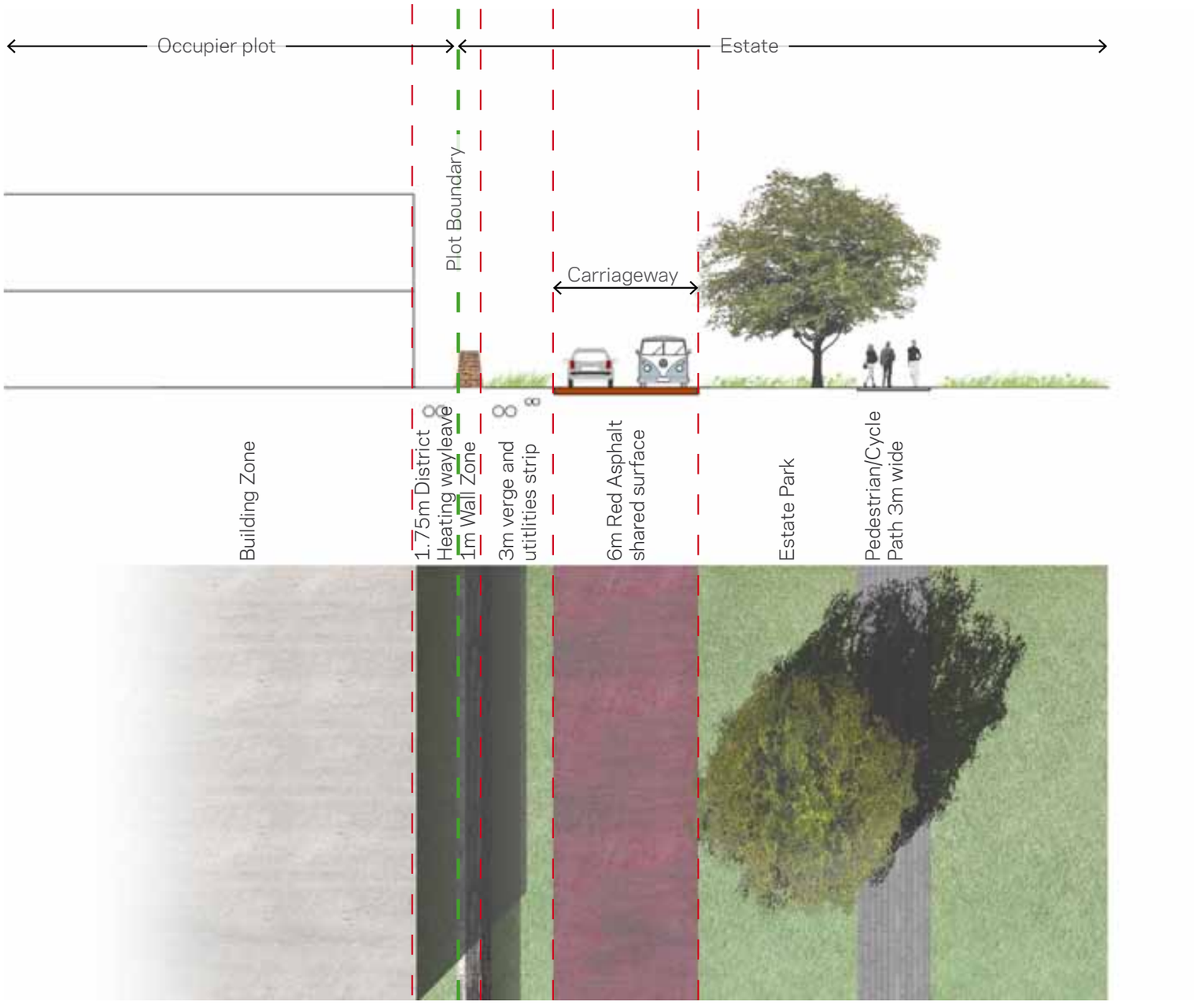
Several conditions are defined for the boundaries of the Satellite plots. This condition describes the building dropoff condition behind a Campus dry stone wall.





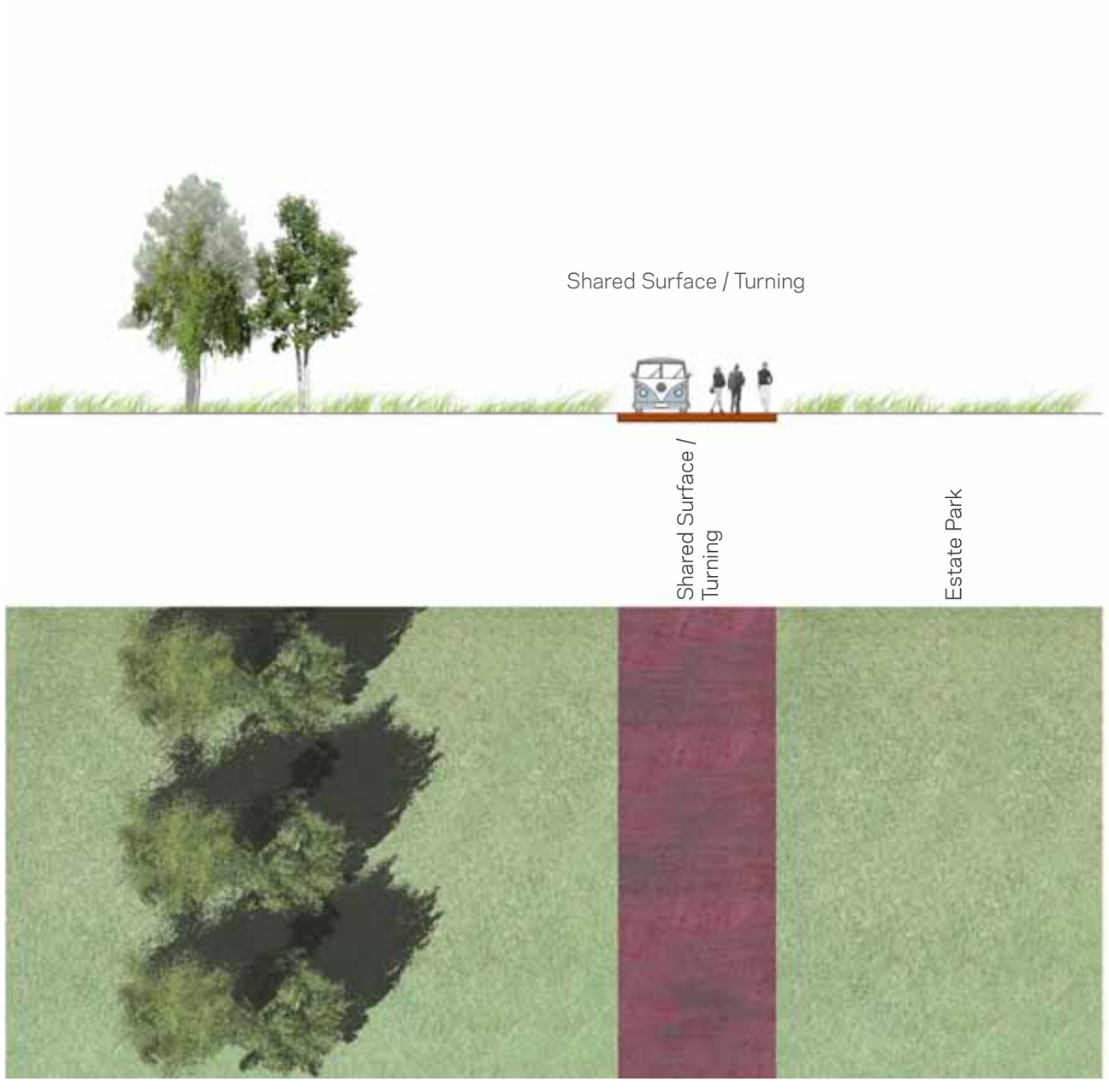
Section M: Central landscape park and typical building setting

Several conditions are defined for the boundaries of the Satellite plots. This condition describes the landscape setting to the building behind a Campus dry stone wall.

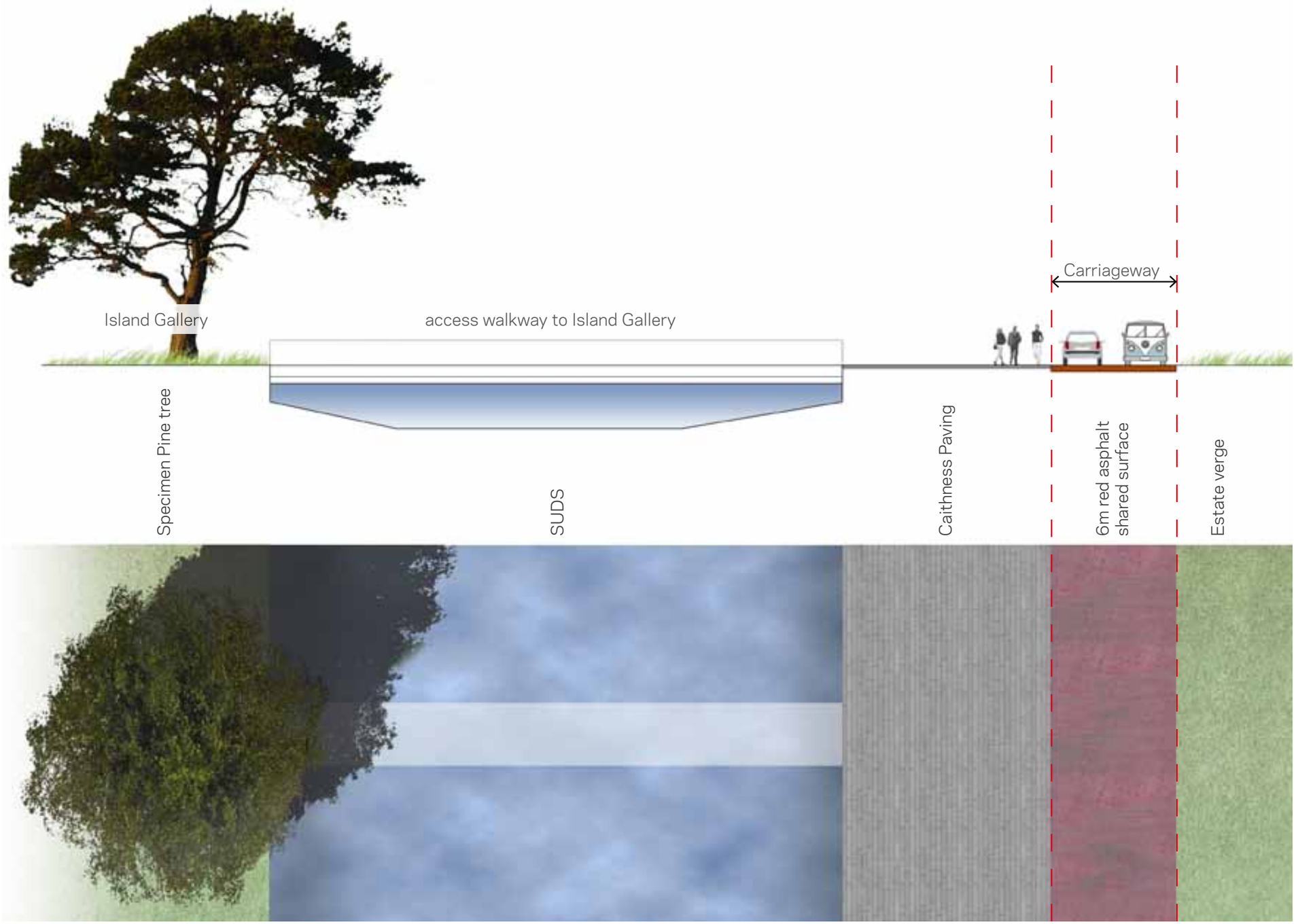


Section N: North Park and loop road

This section describes land reserved for a plaza/access to future phases to the north.

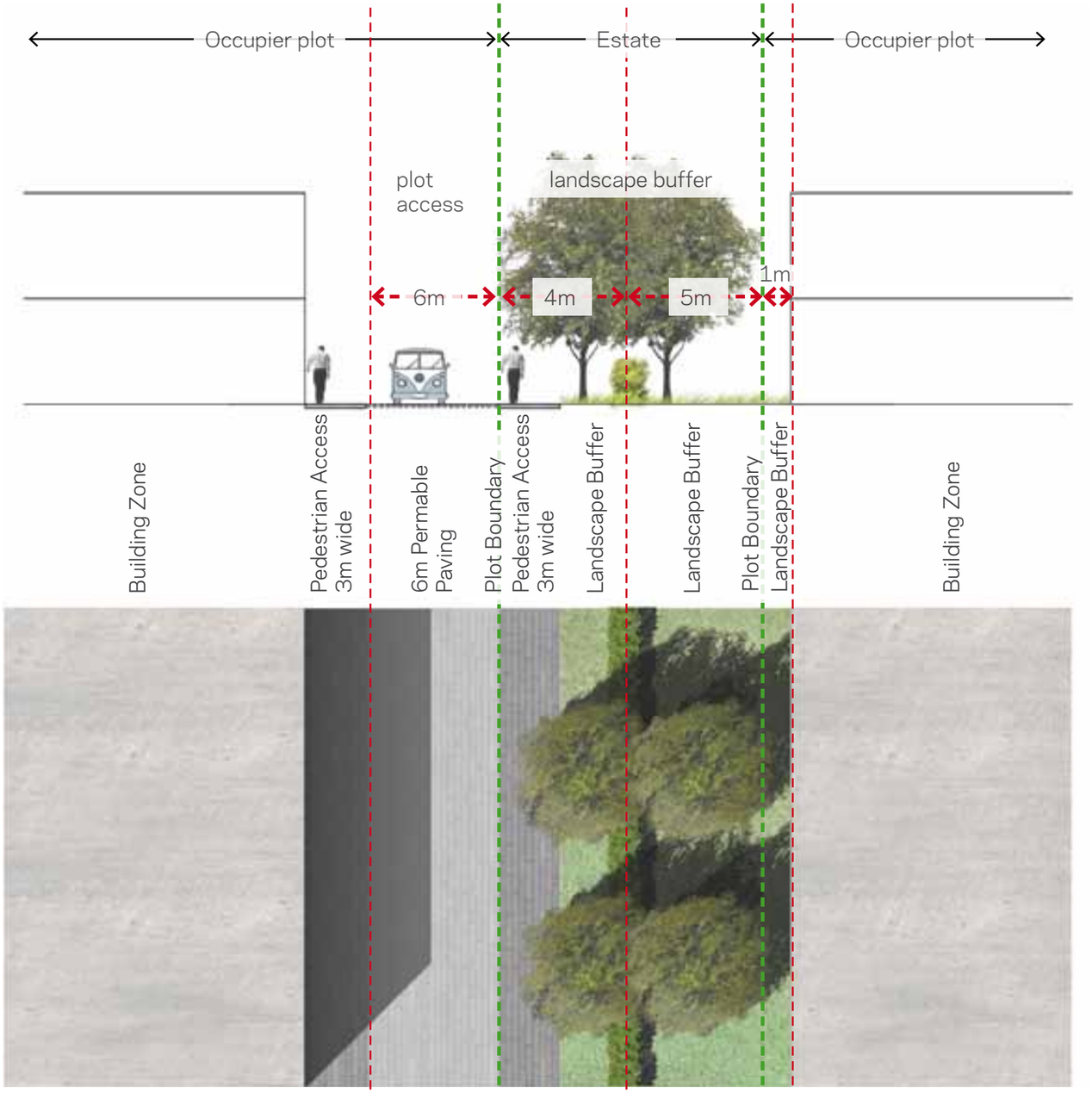


Section O: Campus Green and loop road



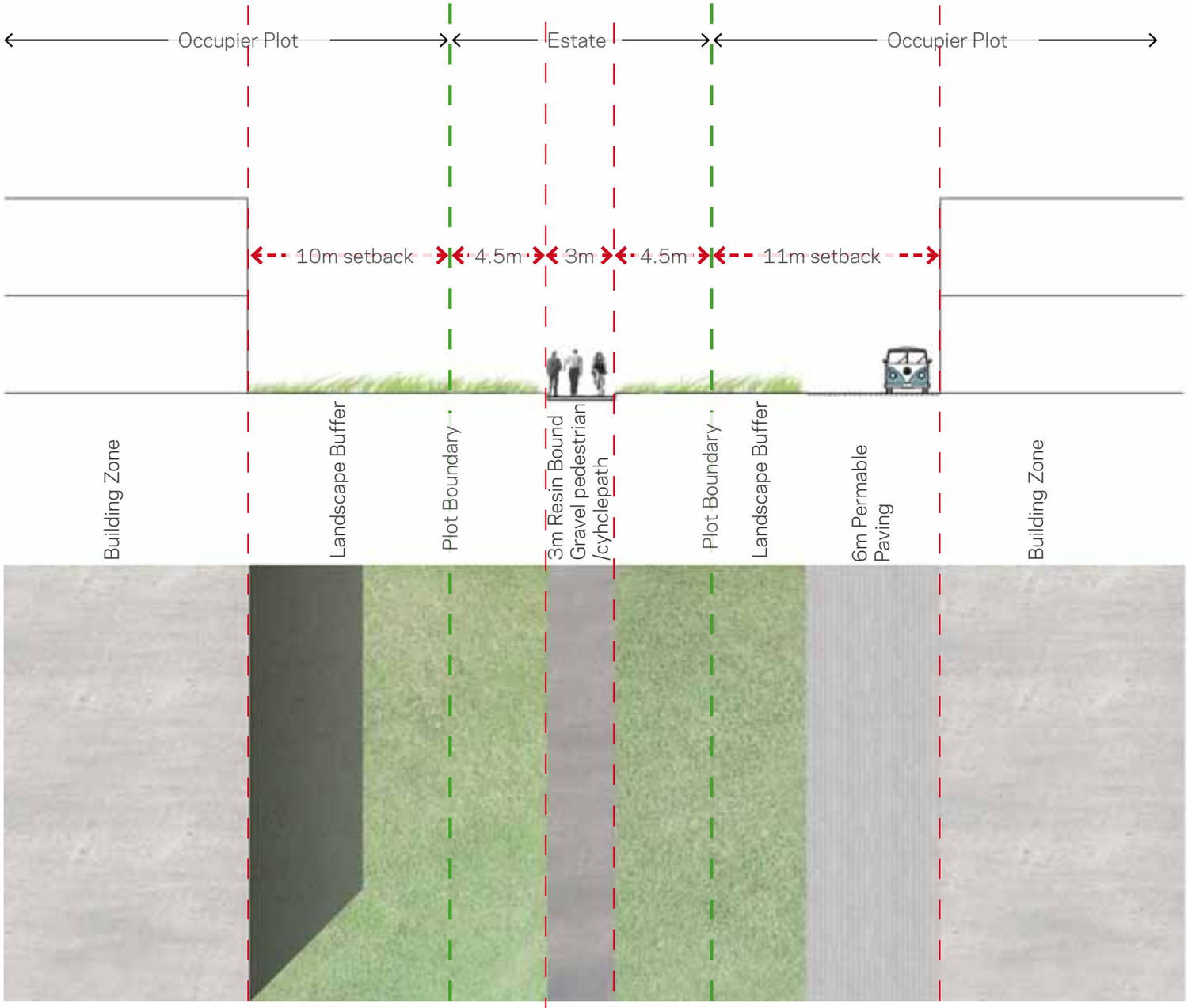
Section P: Interplot boundary

A landscape buffer separates the plot boundaries.

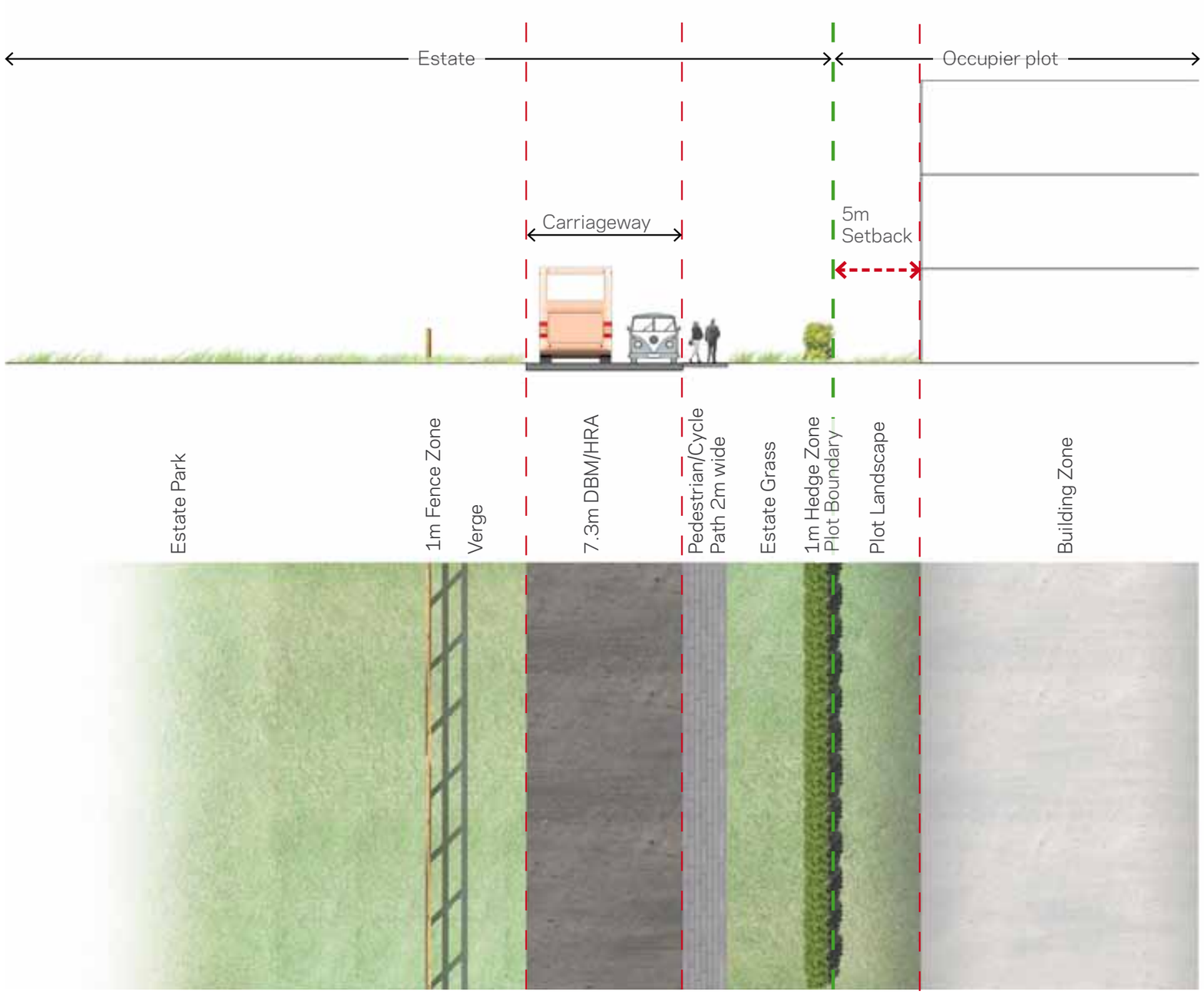


Section Q: South Loop side streets

The southern section of the masterplan is largely reserved for future expansion along a loop.

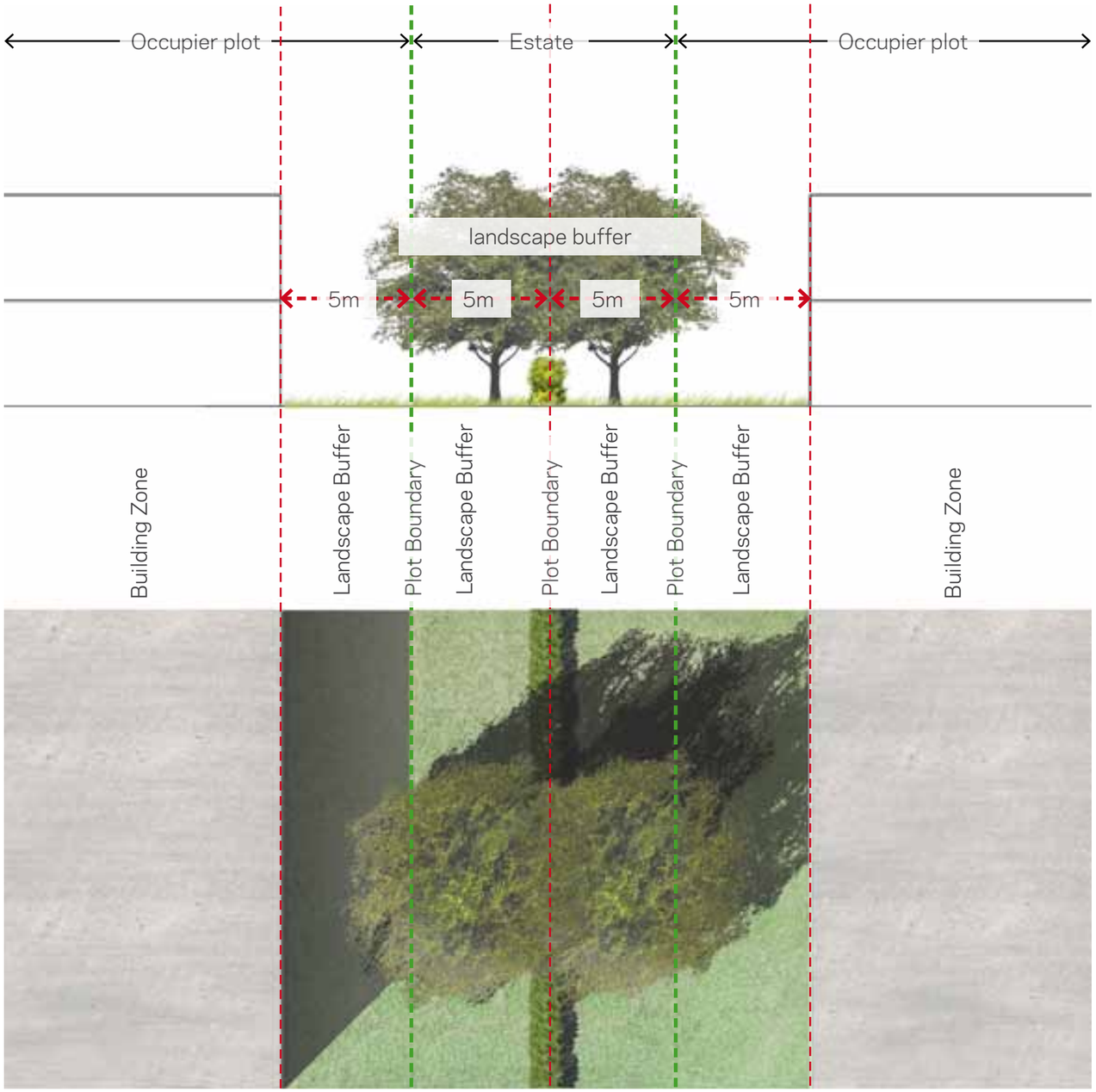


Section R: Inverness College access road



Section S: Interplot boundary

A landscape buffer should be implemented either side of the plot boundaries.



06 Character areas

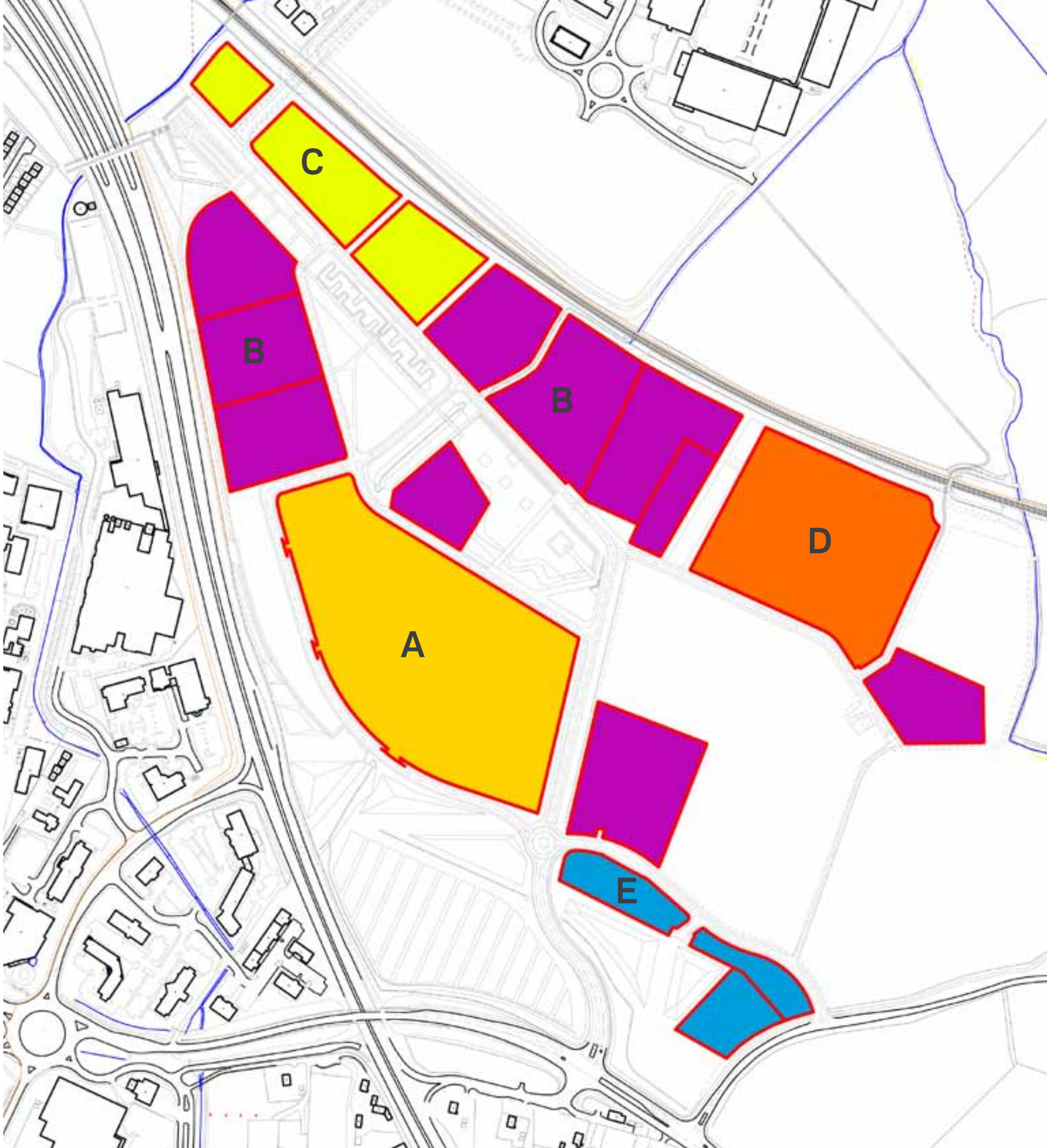
Occupier plot character areas

Specific character areas are defined within the overall masterplan to regulate building types, materials, colours, planting and hardscape. The character areas group specific Occupiers and uses together in order to describe a consistent approach and coherent environment.

The key character areas for Occupiers are:
A: Inverness College
B: Satellite buildings
C: Residential and Business quarter
D: Sports facilities
E: Campus ancillary

In addition to these character areas, guidance is also set out for parking areas within Occupier plots and precedents/examplars provided for the potential temporary Marketing Pavilion and Gatehouse structures on Plot 16.

Parking Courtyards
All parking areas are required to be designed as 'parking courtyards' which utilise tree planting and hedges to break up expanses of hard standing.

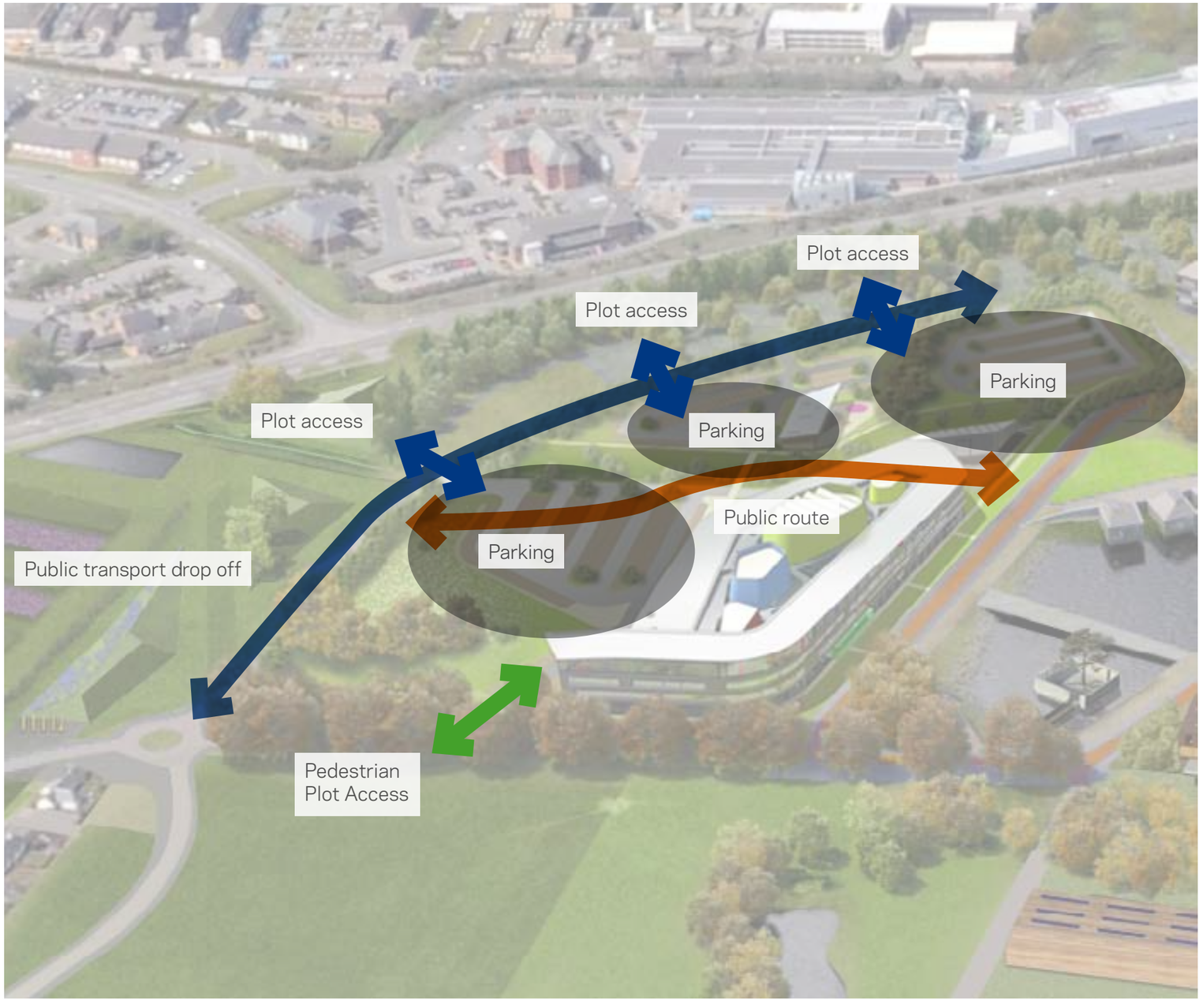


Inverness College:
Key principles

This area accommodates Inverness College and is one of the most prominent components of the masterplan. The building is sited close to the Campus entrance and overlooks the main Campus Green landscape space. Pedestrian routes run across the plot to allow connections to be made between other occupiers. Car parking is split into two areas located to the south-east and north-west of the main building.

The key principles for the character area are:

- Building heights and massing builds towards Campus Green
- Public pedestrian/cycle route should be provided through plot
- Buildings to be oriented to avoid excessive solar gain
- Building massing to be broken into various blocks to avoid ‘slab’ presence



Inverness College: Materials

The materials have been selected to facilitate a coherent family of high quality buildings without burdening the Occupiers with premium construction costs.

Building materials for buildings within the Main Campus Hub character area should be taken from the following palette:

- stone
- patinated metal
- timber
- coloured render
- glass
- Staffordshire Blue facing brick

Where colour is used, it should be taken from a palette of neutrals, greys and creams. A RAL colour palette is provided here for reproduction and reference purposes rather than as an absolute prescriptive range.

The following materials must not be used:

- brick other than Staffordshire Blue facing brick
- re-constituted stone

Within service areas which are not public-facing, or visible from public areas, other materials may be considered following discussion with the Estate.

Public realm materials must be taken from the following palette in order of preference:

- Caithness slab
- granite setts
- natural stone kerb
- asphalt
- self-binding gravel

Concrete block should not be used unless good quality product such as Marshall's 'Tegula' or equivalent. Self-binding gravel should be Breedon Gravel or similar local equivalent in neutral tone to co-ordinate with RAL colour palette

RAL 9003

RAL 1013

RAL 1015

RAL 7035

RAL 7040

RAL 7015

RAL 7036

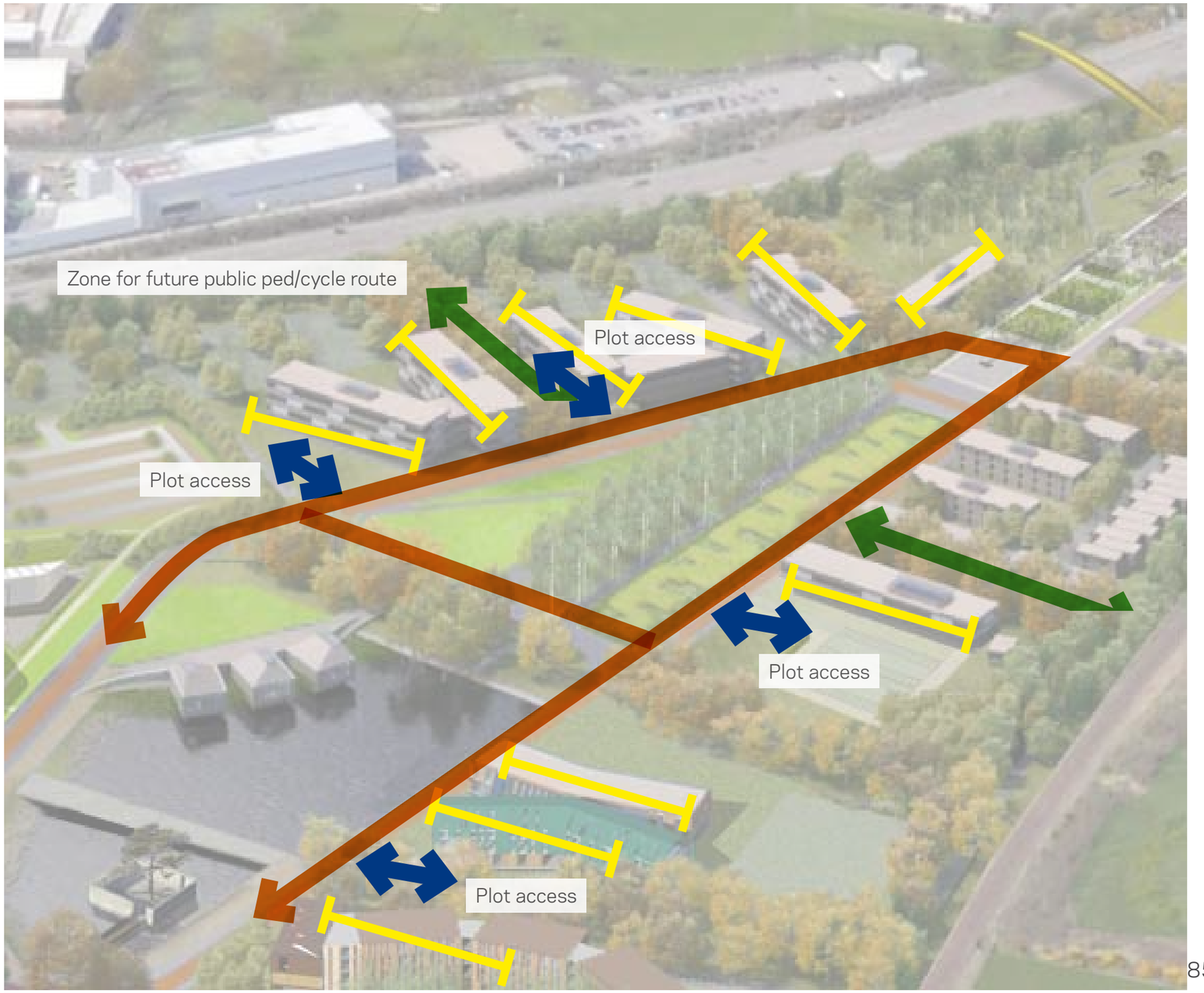
RAL 1000

Satellite Buildings:
Key principles

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 semi-private 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 key principles for the character area are:

- Buildings oriented with short side to Campus Green and Beechwood Park
- Main shared surface and entrances to south
- Parking areas to rear
- Buffer landscape between plots



Satellite Buildings:
Precedents and building types

Satellite Buildings: Materials

The materials have been selected to facilitate a coherent family of high quality buildings without burdening the Occupiers with premium construction costs.

Building materials within the Satellite Buildings character area should be taken from the following palette:

- timber
- coloured render
- Staffordshire Blue facing brick
- patinated metal

Where colour is used, it should be taken from a palette of neutrals, greys and blues. A RAL colour palette is provided here for reproduction and reference purposes rather than as an absolute prescriptive range.

The following materials must not be used on primary elevations:

- brick other than Staffordshire Blue facing brick
- corrugated section metal panels
- coloured metal panels

Within service areas which are not public-facing, or visible from public areas, other materials may be considered following discussion with the Estate.

Public realm materials must be taken from the following palette in order of preference:

- Caithness slab
- granite setts
- natural stone kerb
- asphalt
- self-binding gravel

Concrete block should not be used unless good quality product such as Marshall's 'Tegula' or equivalent. Self-binding gravel should be Breedon Gravel or similar local equivalent in neutral tone to co-ordinate with RAL colour palette

RAL 9003

RAL 1013

RAL 1015

RAL 5014

RAL 7035

RAL 7040

RAL 7015

RAL 7036

RAL 1000

Residential and Business quarter: Principles and precedents

This area accommodates a mix of medium and low density residential and business institutions set on the edge of the main central landscape space. Woodland planting in this character areas allows the development of a distinctive woodland landscape setting for the timber residences. External spaces provides space for living and space for learning.

The key principles for the character area are:
- woodland setting
- shared surfaces throughout
- timber construction

Residential and Business quarter: Materials

The materials have been selected to facilitate a coherent family of high quality buildings without burdening the Occupiers with premium construction costs.

Building materials within the residential quarter character area should be taken from the following palette:

- timber
- coloured render

Where colour is used, it should be taken from a palette of reds, browns, and creams. A RAL colour palette is provided here for reproduction and reference purposes rather than as an absolute prescriptive range.

The following materials must not be used on primary elevations:

- brick other than Staffordshire Blue facing brick
- corrugated section metal panels
- coloured metal panels

Within service areas which are not public-facing, or visible from public areas, other materials may be considered following discussion with the Estate.

Public realm materials must be taken from the following palette in order of preference:

- natural stone
- granite setts
- asphalt
- self-binding gravel

Concrete block should not be used unless good quality product such as Marshall's 'Tegula' or equivalent. Self-binding gravel should be Breedon Gravel or similar local equivalent in neutral tone to co-ordinate with RAL colour palette

RAL 9003

RAL 1013

RAL 1015

RAL 7044

RAL 7039

RAL 7040

RAL 1011

RAL 8025

RAL 8028

RAL 3004

Sports facilities:
Principles and precedents

This area accommodates a sports centre and playing fields and is located where future links across the railway line can potentially allow easy access for local residents from expansion in East Inverness. Woodland is to be established to enclose and define the external 'arenas' for the sports pitches, to envelop the southern end of the central landscape space and to set up links to expansion areas in the south of the masterplan site.

The key principles for the character area are:
- integration of existing line of mature trees to screen and define edge of sports faciliy land
- structure planting and berms separate playing fields to form natural arenas

Sports facilities: Materials

The materials have been selected to facilitate a coherent family of high quality buildings without burdening the Occupiers with premium construction costs.

Building materials within the sports facilities character area should be taken from the following palette:

- timber
- Staffordshire Blue facing brick

Where colour is used, it should be taken from a palette of neutrals, greys and blues. A RAL colour palette is provided here for reproduction and reference purposes rather than as an absolute prescriptive range.

The following materials must not be used on primary elevations:

- brick other than Staffordshire Blue facing brick
- walls of corrugated section metal panels
- walls of coloured metal panels

Public realm materials must be taken from the following palette in order of preference:

- natural stone
- granite setts
- asphalt
- self-binding gravel

Concrete block should not be used unless good quality product such as Marshall's 'Tegula' or equivalent. Self-binding gravel should be Breedon Gravel or similar local equivalent in neutral tone to co-ordinate with RAL colour palette

RAL 9003

RAL 1013

RAL 1015

RAL 5014

RAL 7035

RAL 7040

RAL 7015

RAL 7036

RAL 1000

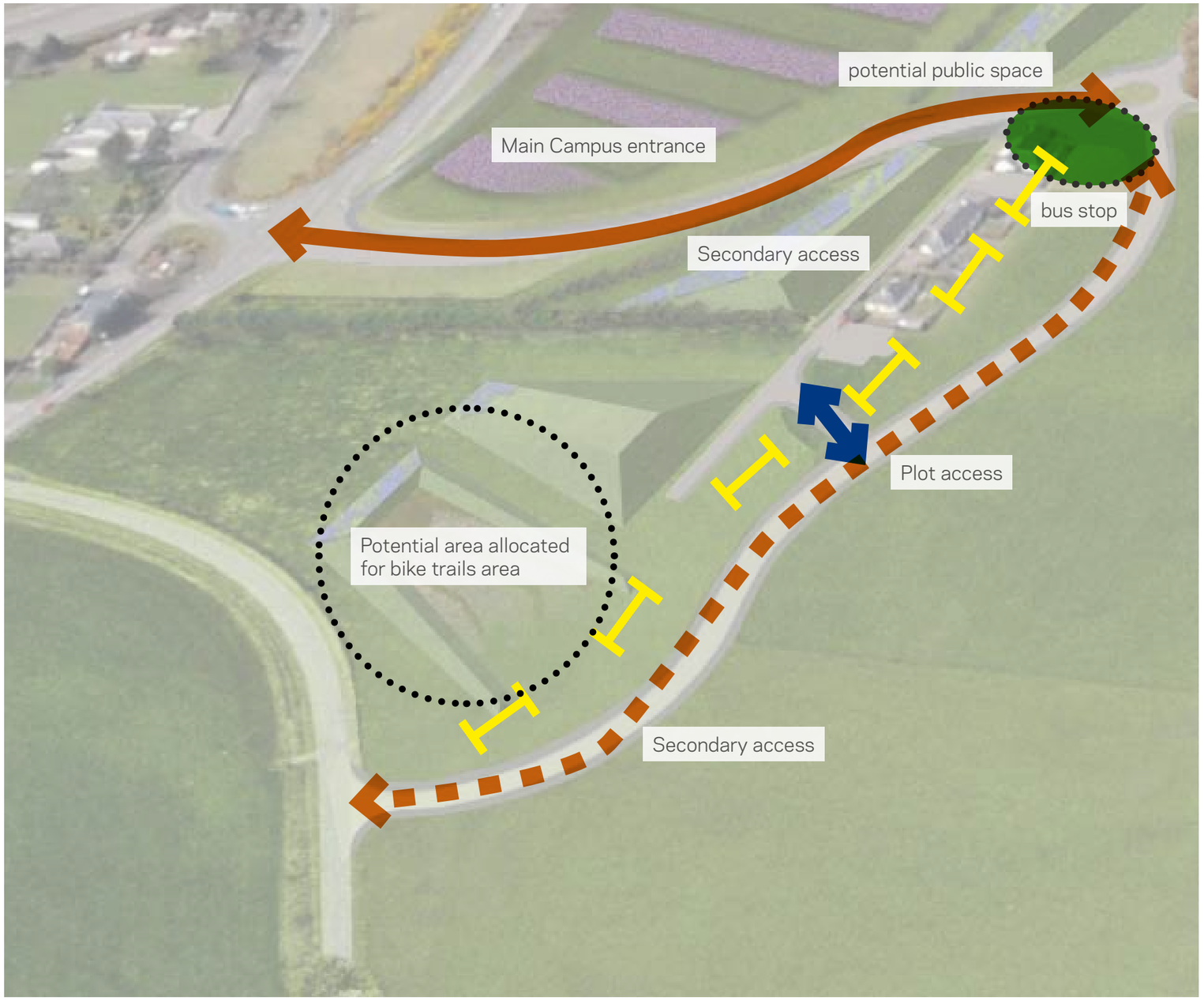
Campus ancillary:
Key principles

The Campus ancillary character area is largely the plot(s) created by the previous sites of the now demolished cottages. I

The area is likely to accommodate the smallest area requirements of the plots within the Campus. Buildings are of low density, up to 2 storeys high. Common Estate verges and hedging delineate the boundary of plots as elsewhere.

The key principles for the character area are:

- Buildings aligned along Secondary Access road
- Where public activities are contained within the buildings, they should be organised to allow an active frontage onto the main Campus roundabout and bus stop.
- Single vehible access point from Secondary access road
- Parking areas generally to rear of plot (to south)



Campus ancillary:
Capacity tests

'Villa' style block typology as proposed for later phases of Campus; would accommodate range of uses and suit economical timber frame construction.

225m^2 GEA footprint per block equates to approximately 1350m^2 GEA development on Plot 14 and 900m^2 GEA development on Plot 15.

12x45m linear block would suit naturally-ventilated office uses or workshop functions.

540m^2 GEA footprint per block equates to approximately 2160m^2 GEA development on Plot 14 and 1080m^2 GEA development on Plot 15.

Campus ancillary:
Precedents and building types

Campus ancillary: Materials

The materials have been selected to facilitate a coherent family of high quality buildings without burdening the Occupiers with premium construction costs.

Building materials within the Satellite Buildings character area should be taken from the following palette:

- timber
- coloured render
- Staffordshire Blue facing brick
- patinated metal

Where colour is used, it should be taken from a palette of neutrals, greys and blues. A RAL colour palette is provided here for reproduction and reference purposes rather than as an absolute prescriptive range.

The following materials must not be used on primary elevations:

- brick other than Staffordshire Blue facing brick
- corrugated section metal panels
- coloured metal panels

Within service areas which are not public-facing, or visible from public areas, other materials may be considered following discussion with the Estate.

Public realm materials must be taken from the following palette in order of preference:

- Caithness slab
- granite setts
- natural stone kerb
- asphalt
- self-binding gravel

Concrete block such as Marshall's 'Tegula' or equivalent may be used in service areas. Self-binding gravel should be Breedon Gravel or similar local equivalent in neutral tone to co-ordinate with RAL colour palette

RAL 9003

RAL 1013

RAL 1015

RAL 5014

RAL 7035

RAL 7040

RAL 7015

RAL 7036

RAL 1000

Parking courtyards:
Principles, precedents and materials

All parking areas within the Campus are to be designed as ‘parking courtyards’, utlising tree planting and hedges to break up expanses of hard standing. These parking areas should integrate SUDs systems and porous paving to reduce the extent and impact of large areas of impervious surfaces.
The key principles for the parking courtyards are:

- porous paving
- tree planting to form courtyards

These spaces will be bordered by biologically diverse but visually open permeable thresholds. Mature trees will regulate micro-climate and will be clear stemmed in order to prevent dense or impenetrable lines.

The materials have been selected to facilitate a coherent family of high quality buildings without burdening the Occupiers with premium construction costs.

Public realm materials must be taken from the following palette in order of preference:

- natural stone
- granite setts
- asphalt
- self-binding gravel

Concrete block should not be used unless good quality product such as Marshall’s ‘Tegula’ or equivalent. Self-binding gravel should be Breedon Gravel or similar local equivalent in neutral tone to co-ordinate with RAL colour palette

Parking ‘courtyards’, Alba Campus.

Lighting: Guidance for Occupier plots

In general, Occupiers must adhere to the principles as set out within the Campus Lighting Design Strategy. This includes:

- a commitment to providing light of the highest quality colour rendering;
- ensuring that high quality optical controls are specified and light is not allowed to spill beyond where it is required and cause light pollution;
- preventing lighting which confuses the overall legibility of the Campus or degrades the hierachy of elements established by the key Estate lighting elements;
- creating a low light corridor along the length of any existing watercourses within the Occupier plot.

Additionally, Occupiers must design their own plot lighting to adhere to the following guidance:

Car parking
Fittings and fixtures should be in keeping with those specified in the Estate areas and there will be a presumption against high level highway lighting solutions. Light levels should adhere to the guidance set out by the Design Team.

Plot pathways and routes
Fittings and fixtures should be in keeping with those specified in the Estate areas and should be low level fixtures.

ACDC - Magna

Encapsulite - MT50

Thorn - Dyana

Bega 8637 Bollard

Marketing Pavilion: Examples and character

Plot 16 has been identified for a potential temporary marketing pavilion, which might also function as a short-term estate office as the Campus becomes established. Several precedents and exemplars of appropriately scaled structures are set out here which display the types of materials and treatments that would fit with the Campus identity. Materials should generally be drawn from the overall Campus palette, with particular reference to the materials used on the A9 bridge cladding and the timber elements of the estate bridges and balustrades. Although likely to be only a single storey of accommodation, the opportunity should be taken to make the structure read as a taller building, as shown in several of the examples here. The structure should be welcoming and set the appropriate quality benchmark for the rest of the Campus.

Gate House:
Examples and character

Plot 16 has been identified for a potential temporary gatehouse/security building which would be located adjacent to the main entrance boulevard. This building would serve to direct visitors/deliveries/enquiries during the early stages of the Campus before a permanent location and structure is developed for more general estate management functions. The precedents set out here therefore show robust and simple building forms which predominantly utilise timber cladding and are of a modest scale.

There is the potential for the building to introduce associated landscape treatments both as a complementary setting, but also as a buffer and screen between the servicing requirements of the building and the rest of the Campus.