DRUMOSSIE GATEWAY INVERNESS

MASTERPLAN: DESIGN & ACCESS STATEMENT

TOURISM & LEISURE DEVELOPMENT

3A PARTNERSHIP

G H JOHNSTON BUILDING CONSULTANTS LTD

OCTOBER 2015

Proposal : INVERNESS

DRUMOSSIE GATEWAYTOURISM & LEISURE DEVELOPMENT

Ownership	Site
3A Partnership	5 ha.

Ref

planning permission 15/4049/FUL dated 10th May 2016

Market Opportunity

a tourism and leisure development on an elevated "parkland" surrounded by mature trees and fine views, with potential for synergy with adjacent hotel:

- 48 lodges
- commercial/leisure facilities with potential to include niche-retailing restaurant/bar; mini-theatre; gallery/exhibition space
- reception/on-site marketing-sales office and ancillary grounds maintenance building
- 130 parking spaces including coaches
- open space and landscaping, including, substantial parkland "buffer" and amenities

Location

prestigious, "gateway" location, at the A9 southern entry point to Inverness, less than 3 km from the city centre. Adjacent to the *New Drumossie Hotel* (category B listed building) off the B9177 Culloden Battlefield-Cawdor *historic village* tourist route

Prospect

as the Highland capital and one of Scotland's primary visitor destinations, Inverness has significant potential to expand visitor accommodation and facilities, most especially in the high quality self catering sector. The proposal has the potential to inject £1.34m per annum into the local economy

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INDICATIVE MASTERPLAN

BUILDINGS

ACCOMMODATION

2 Storey

- 3 - bed lodge (4)
- 2 - bed lodge (4)
- 1 - bed apartment (26)

1 Storey

- 3 - bed lodge (6)
- 2 - bed lodge (6)
- 1 - bed apartment (2)

COMMERCIAL / LEISURE

- restaurant / bar
  retail / shop
  gallery / exhibition

Ancillary

- marketing / office
- grounds maintenance
- reception
- bin storage (18)

CIRCULATION

ACCESS

- road
- service
- pedestrian / cycle (shared surface)
- nature / cycle route

PARKING

- car (126)
- coach (2)
- cycle (communal) (100)
- motor cycle (6)
- disabled (8)

GREENSPACE

INTERNAL

- courtyard (hard)
- courtyard (soft)
- "green" / activity space
- partial dyke / restoration
- public art

PERIPHERAL

- principal trees / treed-lines / safeguard
- parkland / "buffer"

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planning & architecture

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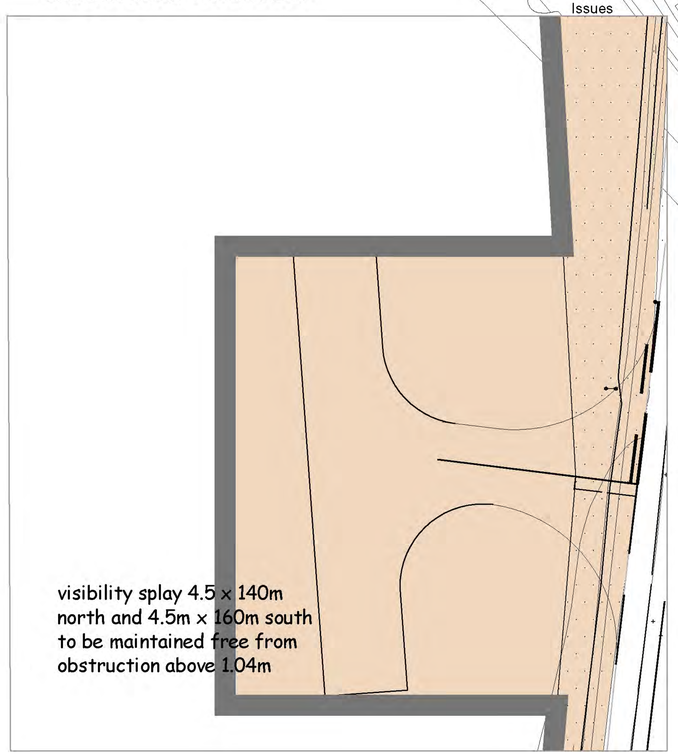
INDICATIVE MASTERPLAN

key

- area 1 — access and visibility
- area 2 — development area
- area 3 — landscaping and amenity area

entrance detail : scale 1:250



visibility splay 4.5 x 140m
north and 4.5m x 160m south
to be maintained free from
obstruction above 1.04m

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