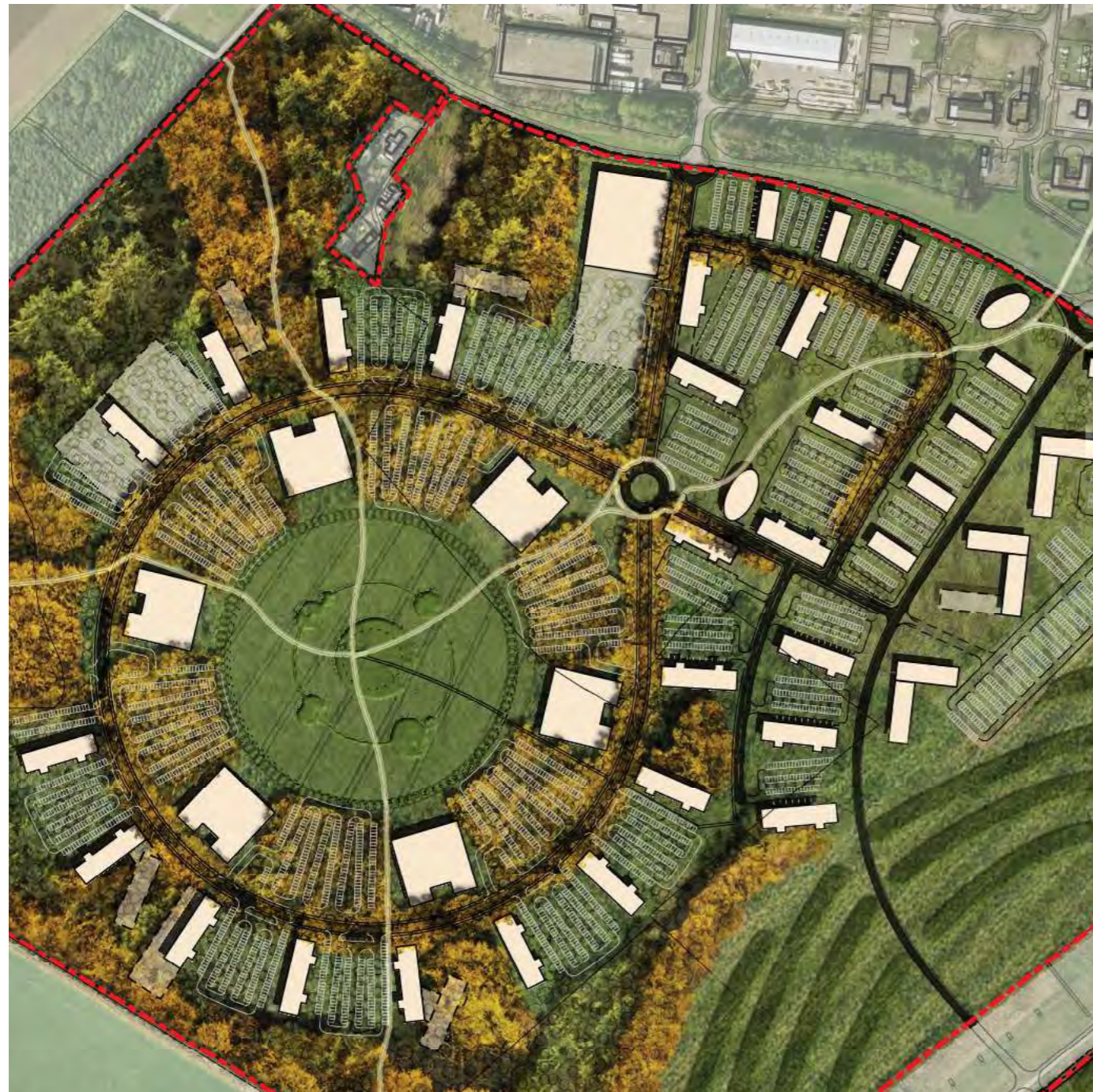


**INVERNESS AIRPORT
BUSINESS PARK**



Design Guide

July 2017



This Design Guide presents guidelines which provide a framework design quality to control the coherence and quality of the overall development of Inverness Airport Business Park.

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Vision

Inverness is one of Europe's fastest growing cities and is well connected by the rapidly expanding international airport and local transport networks. The creation of a high quality, planned and coherent business park, coupled with the existing Inverness Airport, will respond to this strong regional economy, by acting as a key business location for Inverness and the Inner Moray Firth.

The IABP, in addition to offering an unrivalled business location that is well served by transport connections, is fully integrated with local development plans. Thus, the Business Park will set a benchmark for local economic development as well as put Inverness firmly on the world map, as a place sensitively integrated into the landscaped, that follows the highest design standards, where people aspire to work and conduct business.



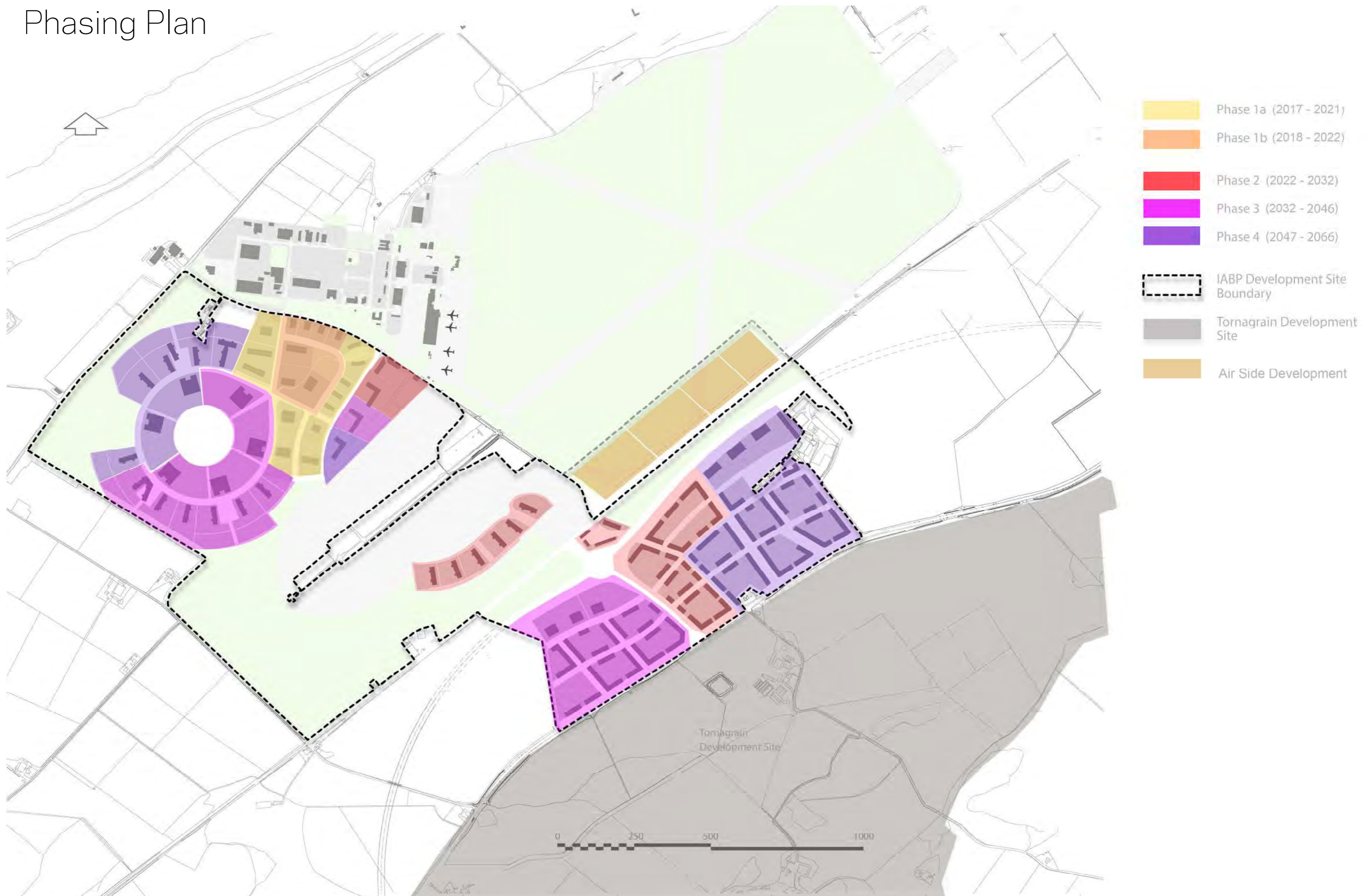
Illustrative Masterplan



Use Classes



Phasing Plan



Phase 1 Layout

-  Pedestrian link - Hotel plot to Airport subject to RCC.
-  Land safe-guarded for roundabout
-  Phase 1 Site Boundaries



Landscape

The landscape guiding principles are defined according to different character areas and integrated with the laid-out infrastructure, such as the airport link road. Proposed landscape features support and complement development, whilst retained landscape elements demonstrate the commitment to conservation, embracing surrounding woodland conditions.

Greater formality is reflected in the landscaping efforts bordering the A96 road and in the vicinity of the airport's entrance as these are areas where a greater degree of control is required. Hence, formal hedging is encouraged and tree planting should not interfere with visibility splays and plot entrances. Clear and appropriate signage is required in this area.

Conversely, a greater degree on informality is encouraged in areas of former woodland, with mature trees retained wherever possible. Development frontage conditions in this area are consistent with the 'woodland plot' character: orientation of buildings at right angles to the road forming active frontages, whilst allowing access to the deep plots, maximising development land without additional infrastructure.

In between the major developable areas, woodland planting is encouraged.



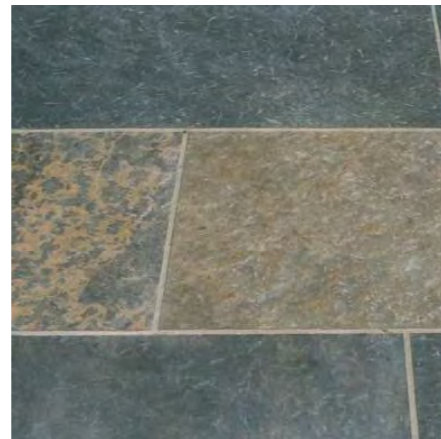
Hard Landscape Materials and Signage

This section describes the extent and nature of the estate-managed land within the IABP.

The estate managed land offers one of the most certain ways to define the quality of the IABP development. These areas are identified on subsequent pages but largely defined as zones adjacent to adopted roads in which street/amenity tree planting, cycleways and footpaths, and boundary hedge treatments are provided and maintained by the IABP estate.

All plot signage to obtain IABP approval, which will be consistent across the developmnet.

Corporate logo's can be incorporated and installed in a pre agreed location on building elevations.



Retention of mature trees where possible Key formal planting at strategic areas



Avenue planting at Dundee Technology Park (image: IWA)

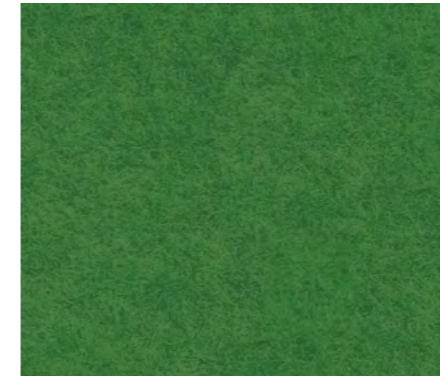


Street materials

Key surface materials:



Concrete paving



Hedge (as specified)



Rough meadow grass



Lawn



Asphalt



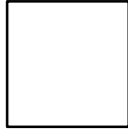
Trees (as specified)


Material Palettes





- Material palette 1
- Material palette 2
- Material palette 3


Material Palette 1 - Woodland


- 


RAL 9003 Colour:
Neutrals, greys, pale green, olive and oxidised red
- 


RAL 1013 Materials:
Powder-coated aluminium, profiled steel, timber, glass
- 


RAL 1015 Restricted materials:
Brick, harl, blockwork (not to be used on primary elevations; see detail plans for extent of restricted materials zone)
- 

RAL 7044
- 

RAL 7039 Public realm:
Concrete block, asphalt, bonded gravel, re-inforced grass for any parking provision above THC standards, pre-cast concrete kerbs
- 

RAL 6021
- 

RAL 3009 Street trees:
Mature field maple, beech, hornbeam hedges, woodland (all tree and hedge species subject to CAA guidance due to proximity to Airport)
- 

RAL 7015
- 

RAL 1020 Colours for render/steel profile specifications, see RAL colour chart



Existing woodland



Reinforced grass



Meadow grass



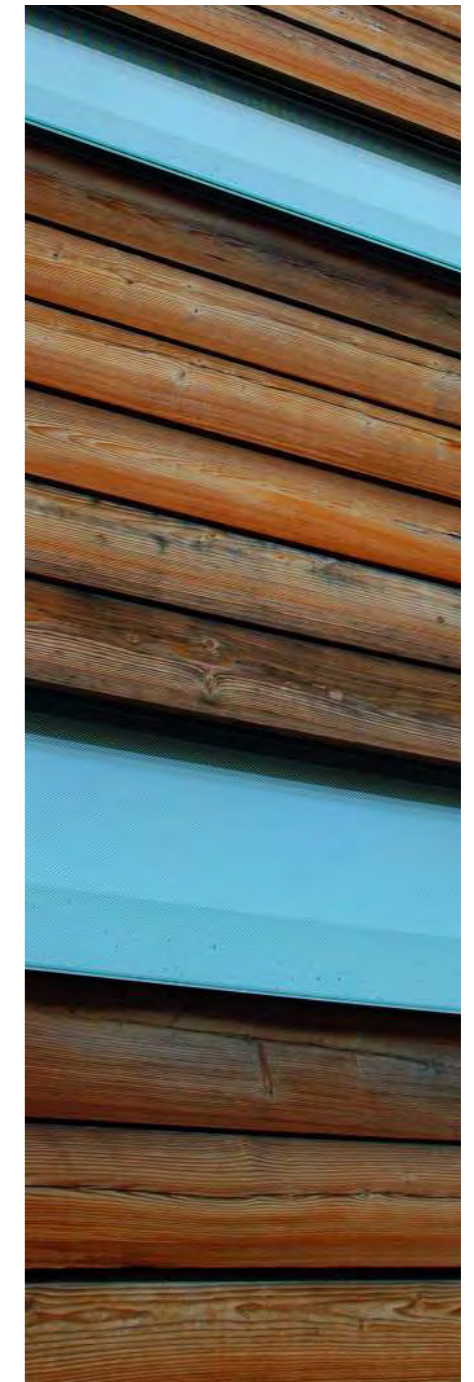
Integration of renewable energy systems with elevation



Informal boundaries with woodland












Field Maple. Acer campestre



Timber and glass on primary elevations

Material Palette 2 - Landscape Link

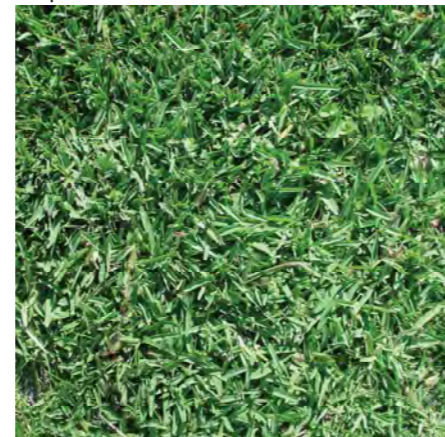
	RAL 9003	Colour: Neutrals, greys, browns
	RAL 1013	Materials: Steel, timber, glass, render, pre-cast concrete
	RAL 1015	Restricted materials: Brick (not to be used on primary elevations; see detail plans for extent of restricted materials zone)
	RAL 7044	Public realm: Concrete block, asphalt, bonded gravel, pre-cast concrete kerbs, re-inforced grass, grasscrete for parking
	RAL 7039	
	RAL 7040	Street trees: Mature field maple, beech, hornbeam hedges, woodland (all tree and hedge species subject to CAA guidance due to proximity to Airport)
	RAL 1011	
	RAL 8025	
	RAL 8028	Colours for render/steel profile specifications, see RAL colour chart



Concrete block and stone setts



Asphalt



Lawn grass




Formal planting in car park





Field maple/Beech formal street trees




Material Palette 3 - Tornagrain

- 

RAL 9003 Materials:
Render, timber, glass,
stone, pre-patinated
copper, powder coated
steel and aluminium
- 

RAL 1013 Colour:
Neutrals, greys, blues
- 


RAL 1015 Restricted:
Brick, concrete,
re-constituted stone (not
to be used on primary
elevations; see detail plans
for extent of restricted
materials zone)
- 

RAL 5014
- 

RAL 7035 Public realm:
Caithness slab, granite
setts, concrete block,
asphalt, bonded gravel,
natural stone kerb
- 

RAL 7040
- 

RAL 7015 Street trees:
Mature field maple, beech,
hornbeam hedges,
woodland (all tree and
hedge species subject to
CAA guidance due to
proximity to Airport)
- 

RAL 7036
- 

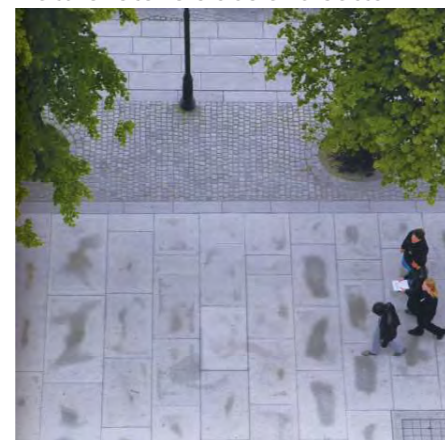
RAL 1000 Colours for render/steel
profile specifications, see
RAL colour chart



Natural stone slabs and setts



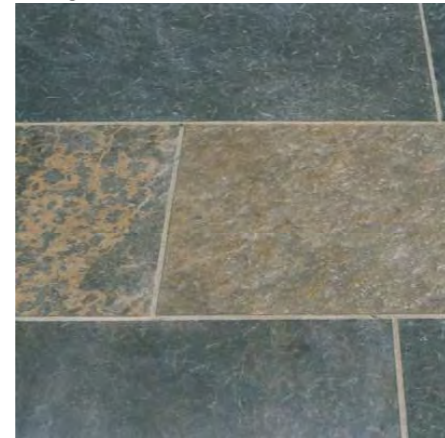
High quality render



Integrated street furniture and trees



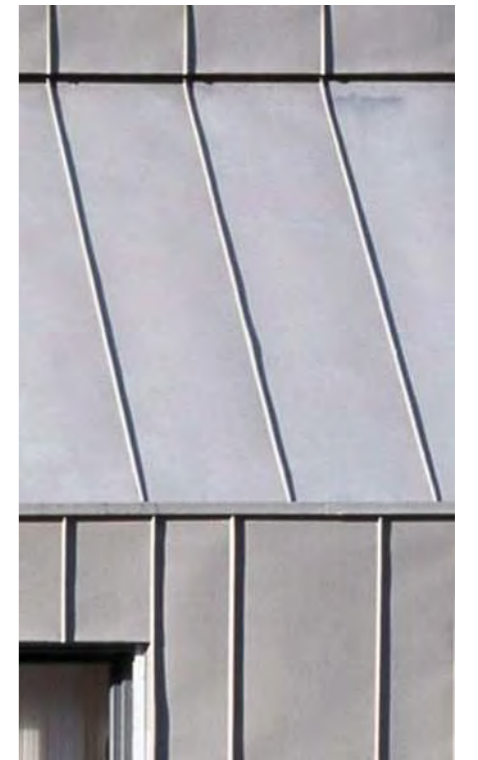
Glazing systems



Caithness slab



Metal cladding: copper, zinc, lead



Metal roofs



Ash street trees

Typical Plot A

Key principles:

- Materials Palette 1 applies.
- Buildings should be set back 5m from the plot frontage and screened by the estate tree and hedge planting.
- Buildings should be perpendicular to the highway so their narrowest elevation is presented to the front of the plot.
- No materials from the stated "restricted materials" should be used in the "restricted materials zone".
- Car parking should be set out within, and screened by, avenues or grids of trees.
- Perimeter tree planting should screen the plot from adjacent plots.



Typical Plot B

Key principles:

- Materials Palette 1 applies.
- Buildings should be set back 5m from the plot frontage and screened by the estate tree and hedge planting.
- Buildings should be perpendicular to the highway so their narrowest elevation is presented to the front of the plot.
- Buildings should be located within the defined "building zone".
- The wooded area to the south of the plot should only be used for development if it can be demonstrated that it is necessary for the operation of the business. Trees in this area must be retained until such time as their removal is agreed with the estate.
- No materials from the stated "restricted materials" should be used in the "restricted materials zone".
- Car parking should be set out within, and screened by, avenues or grids of trees.
- Perimeter tree planting should screen the plot from adjacent plots.



Typical Plot C

Key principles:

- Materials Palette 2 applies.
- Buildings should be set back 5m from the plot frontage, screened by the estate tree and hedge planting, and 8m from the north boundary.
- Buildings should be perpendicular to the highway so their narrowest elevation is presented to the front of the plot.
- No materials from the stated "restricted materials" should be used in the "restricted materials zone".
- Car parking should be set out within, and screened by, avenues or grids of trees.
- Perimeter tree planting should screen the plot from adjacent plots.



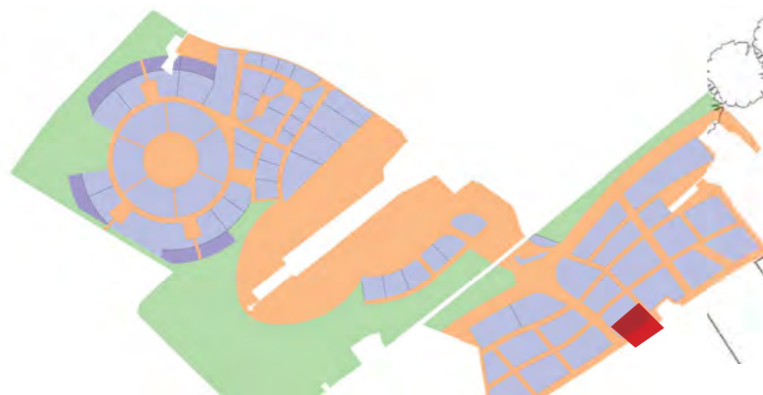
vehicle entry / exit

- plot boundary
- estate hedge
- building zone
- parking zone
- structure landscape by developer
- estate street trees
- restricted materials zone

Typical Plot D

Key principles:

- Materials Palette 3 applies.
- Buildings should be built to the edge of the plot boundary to define the public realm through a perimeter block structure.
- No materials from the stated "restricted materials" should be used on the street envelope of these buildings.
- All car parking should be set out within the perimeter block.





make