

An aerial photograph of the Inverness campus and surrounding landscape. The image shows a mix of urban development, green spaces, and a large body of water in the background. A large white number '7' is overlaid on the left side, and the text 'Character Areas' is overlaid in the center-right. The scene includes a mix of residential areas, commercial buildings, and green fields, with a large body of water visible in the background.

7

Character Areas

Character Areas

Now, with the campus's character established, Phase 2 presents an opportunity to evolve. Phase 2 will facilitate a shift from a prescriptive aesthetic to a more nuanced, contextually responsive architectural approach. As well as ongoing support for the Life Sciences sector, Phase 2 will create the opportunity to accommodate multiple uses class and developments of various scales.

The aim is to foster a diverse and dynamic environment that reflects the unique characteristics of each character area, while maintaining the overarching quality and connectivity of the campus. The Character zones are intended to:

Maintain distinctive character and identity.

Maintaining the established visual language of diverse planting and high-quality materials, while introducing variations to reflect the evolving campus narrative.

Create a framework for diversity and flexibility.

Different character areas will be defined by distinct architectural responses, fostering a rich tapestry of built forms and experiences.

Create Memorable experiences.

Creating engaging and interactive spaces that foster a sense of place and encourage exploration.

Encourage a contextual response.

A move from a prescriptive aesthetic to an architectural aesthetic that responds to context of the campus and the identified character zones.

Sustainability

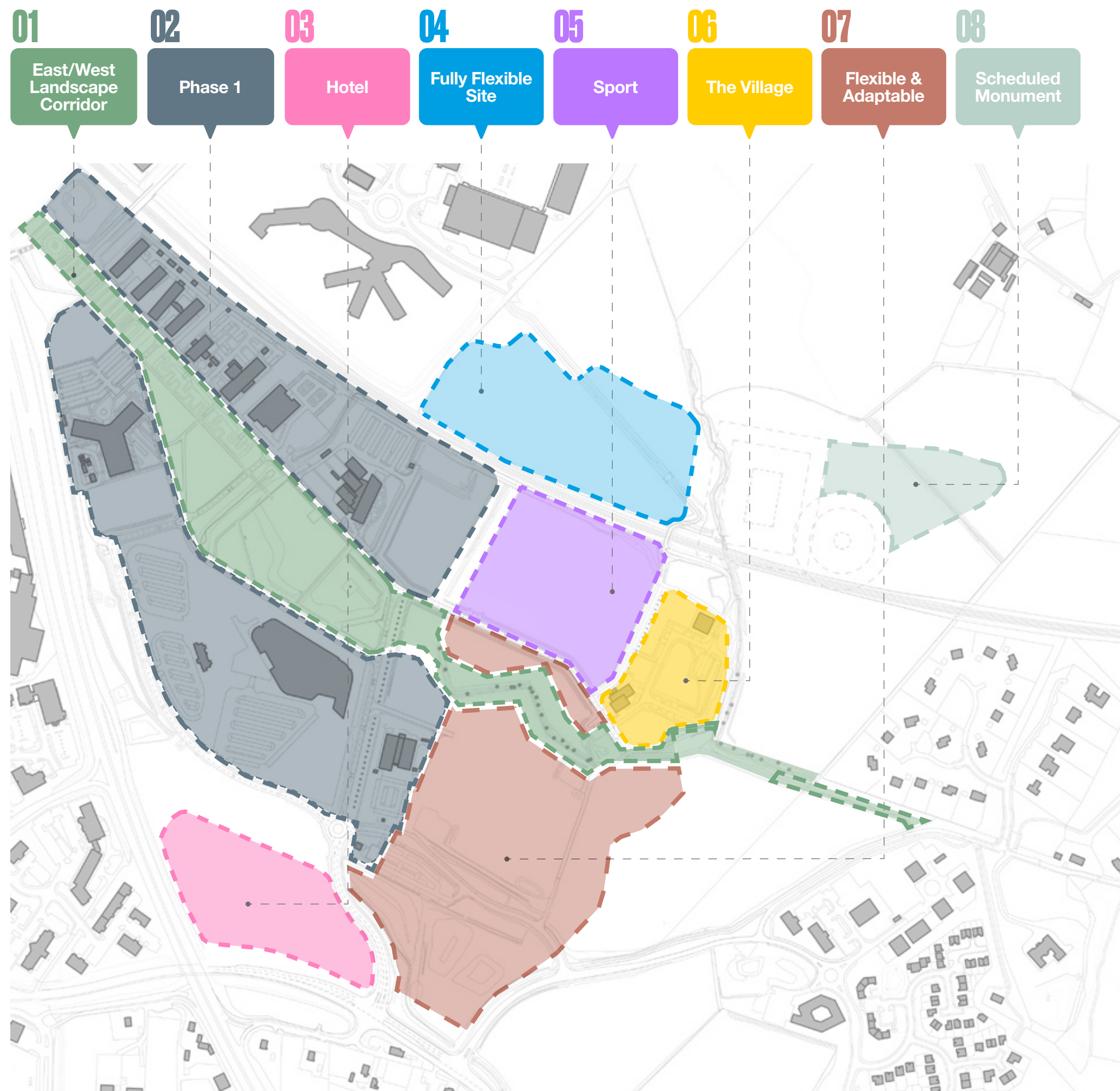
There is a desire that all buildings should achieve the highest level of sustainability. The Guidance is not prescriptive regarding achieving particular accreditations or benchmarking; however, there is an expectation that all buildings should surpass the most current Scottish building standards. All buildings should have a strategy and sustainability statement clearly stating how they embrace sustainable design principles and surpass the requirements of the building standards.

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.

Plot Parameters

In addition to the character zones, individual plot guidance should be referenced.



01

Character Area East/West Landscape Corridor

‘Landscape will unify and order the Campus masterplan whilst rooting it to the site through the retention and enhancement of existing tree lines, watercourses and habitats. The central parkland, which flows from the North Park to the wooded hillside to the south, is composed of a layered sequence of spaces characterised by interpretations of different Highland landscapes which will define the essence of the place.’

- Inverness Campus Consolidated Design Guidelines 3rd July 2013

This green spine should be a natural extension of the established Campus Green (that includes Lòchran/ An Innis/ An t-Eilean), maintaining the established visual language of the Phase 1 landscaping while introducing subtle variations to reflect the evolving campus narrative. The green corridor will connect from the Northeast (Golden Bridge & North Bridge) to the Southwest (Castle Hill Road and National Cycle Route No. 7). This corridor should:

Enhance Permeability

Prioritise pedestrian and cycle access, particularly to the perimeter path, fostering a sense of connectivity and encouraging active travel.

Address the East Link Road

Provide a safe and visually appealing crossing point for the future East Link Road, minimising its impact on the green corridor's integrity.

Environmental and Ecological Enhancement

This ecological corridor is an opportunity to enhance biodiversity and environmental sustainability through the retention, protection, and enhancement of existing trees and habitats.

Tree Preservation and Enhancement

All trees that can be preserved will be protected and enhanced.



Character Area Phase1

Phase 1 is the essence of Inverness campus and is inextricably defined by the Campus Core and Campus Green (including Lochran/ An Innis/ An t-Eilean) creating a unique identity and sense of place. The Campus core is the benchmark for all future development and has informed the new character zones.

Phase 1 of Inverness Campus accommodates UHI Inverness, An Lòchran, LSIC , RAVIC, Solasta House, Aurora House, the National Treatment Centre, and the student accommodation buildings. All overlooking the Campus Green. New development within the with area should reinforce the identity and quality of the existing Inverness Campus.

The key principles for the character area are:

- Building heights and massing build towards the Campus Green.
- A public pedestrian/cycle route should be provided through the plot.
- Buildings oriented with the short side to the Campus Green.
- Parking areas to the rear.
- A majority of shared surfaces, avoiding any large expanses of tarmac.
- Building massing to be broken into various blocks to avoid a 'slab' presence.
- Planting should have a strong focus on providing readable and definable edges and thresholds to help users differentiate public and semi-private spaces.
- Hedging, walls, and structured tree planting should delineate boundary plots and reinforce the identity of individual occupiers.



02

Character Area
Phase 1

Campus Core Area Materials:

Guidance on materials should be informed by the Consolidated Design Guidelines, 3rd July 2013 (Inverness College (now UHI Inverness) /Satellite Buildings/Residential and Business Quarter). To date, this guidance has been prescriptive; this status is now advisory. However, any deviation from the guidance should be appropriate and justified in terms of approach and aesthetics.

The materials should contribute to a coherent family of high-quality buildings without burdening the occupiers with premium construction costs.

Building materials within the Core character area should generally be selected from the following palette:

- Timber
- Metal/cement panels in plank format
- Coloured render
- Staffordshire Blue facing brick
- Patinated metal

Where colour is used, it should generally be selected from a palette of neutrals, greys, and blues. Please reference the RAL colour palettes from the (Inverness College/Satellite Buildings/Residential and Business Quarter). This 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
- Large-format coloured metal panels

Within service areas that are not public-facing or visible from public areas, other materials may be considered following discussion with the Estate. Public realm materials should generally be selected 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 a good-quality product such as Marshall’s ‘Tegula’ or an equivalent is selected. Self-binding gravel should be Breedon Gravel or a similar local equivalent in a neutral tone to coordinate with the RAL colour palette *.

Where tarmac is specified, blacktop should be avoided, and tarmac with coloured chips should be specified.

*Consolidated Design Guidelines, 3rd July 2013

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:

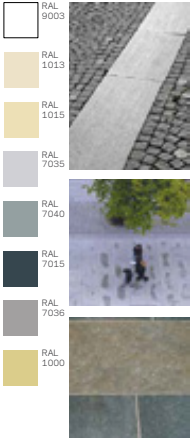
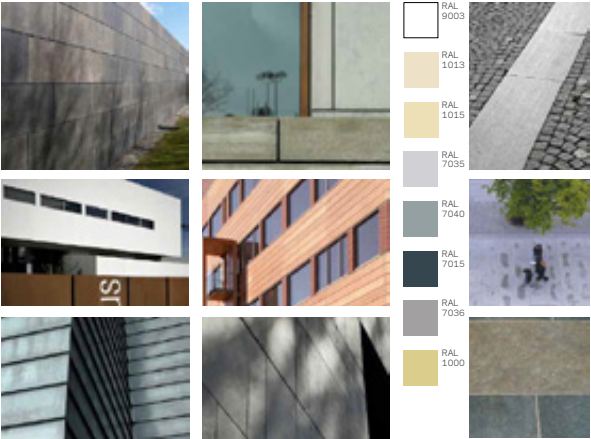
- brick other than Staffordshire Blue facing brick
- re-constituted stone

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



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:

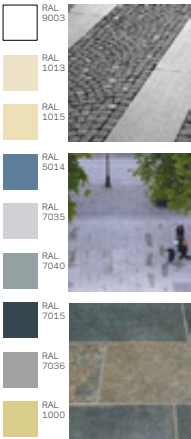
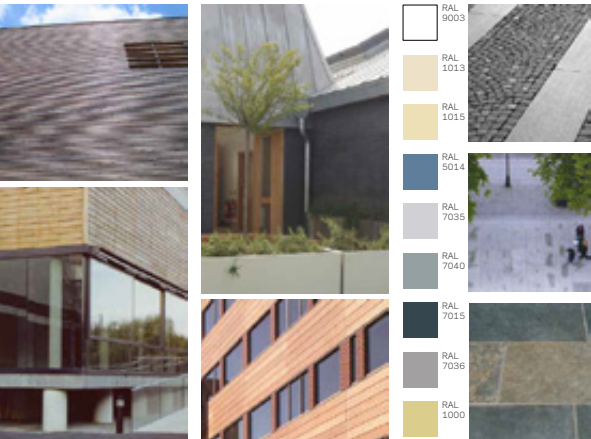
- brick other than Staffordshire Blue facing brick
- corrugated section metal panels
- coloured metal panels

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



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:

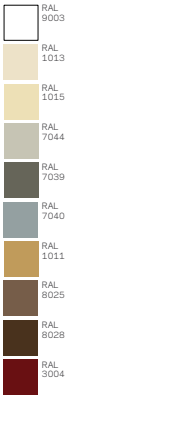
- brick other than Staffordshire Blue facing brick
- corrugated section metal panels
- coloured metal panels

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





03

Character Area Hotel

A welcoming gateway to the Campus. The hotel should act as a welcoming gateway, responding sensitively to its prominent location near the principal entrance. Designers should consider how the hotel can embody the ethos of the campus and be designed to foster social interaction, creating a vibrant environment that can be used not only by those who live and work at Inverness Campus, but also by visitors to the Campus

The Hotel Character Zone is allocated in a prominent area adjacent to the main entrance from Culloden Road (B9006). The hotel should address Culloden Road, the access road to the east, and the road to the north that accesses the UHI Inverness building.

The key principles for the character area are:

- The hotel's design should acknowledge its proximity to the principal entrance. It should contribute to the visual richness of this area without overpowering it.
- The hotel should project a welcoming atmosphere, creating a sense of arrival for visitors.
- The entrance should be clearly defined and easily accessible.
- Adopt a contemporary design that complements the campus.
- Avoid excessive bulk, using simple forms and avoiding overly ornate or 'traditional' styles.
- Blend with the surrounding landscape.
- Ensure the building's massing and scale are appropriate for its location. The building should not dominate or detract from the entrance experience, avoiding excessive bulk or height.
- The building should have a strong connection to the landscape.
- Ensure good pedestrian and cycle connections to the rest of the campus.
- Consider connections to public transportation.



Lomond Wing at Cameron House Hotel
An example of hotel sitting within the landscape



The relationship with Campus landscape is key
Source: <https://archello.com/project/sotelia>



The area identified for the potential hotel is prominent to entrance Gateway A



Premier Inn Aviemore
An example of a chain hotel responding to its context

04

Character Area Fully Flexible Site

The Fully Flexible Zone is located to the north of the railway line. This location presents a number of opportunities for flexibility and adaptability that are not offered south of the railway line, particularly regarding units that could accommodate larger Class 4 uses

While acknowledging the visual separation from the campus's core presents a number of opportunities for flexibility and adaptability, there should be cohesion in the architecture and character of the Campus

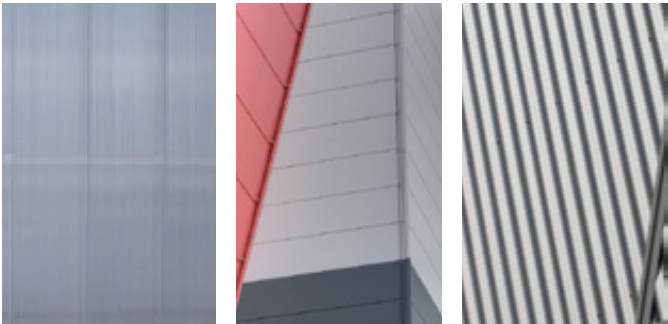
The key principles for the character area are:
Active travel links should be extended and connected through to the Retail Park. Surfaces should be designed to prioritize cycle/pedestrian use in a safe manner, and all plots should make allowance for both long-term cycle storage and visitor cycle parking.

Building Form:
Building form will depend on activities. Low-pitched roofs are suitable for manufacturing areas. Office and support elements may have pitched or flat roofs, and the use of green roofs on these is encouraged.

Materials:
The buildings on this site should reflect the technology uses on site. As such, standard cladding materials will only be suitable on non-visible frontages, and better-quality cladding materials should be used on the key elevations. This may include flat panel/rainscreen panels or carefully detailed cladding, translucent polycarbonate, or similar. Office areas may use a similar palette, but substantial areas of curtain walling/fenestration would be welcomed. A restrained colour palette should be employed, with muted tones, though colour may be used to emphasise key areas.

Landscaping:
Landscaping will be key to the success of this zone. It will generally be concentrated along the main frontage, and it is expected that this will include new tree planting and soft landscaping. This should generally have a natural feel, and an overly 'manicured' or formal style should be avoided. Where there are large building forms, and in particular where frontages lack activation, good compensatory planting will be expected to soften the appearance. Drainage features should be integrated within the overall landscaping scheme, either as ponds, swales, or similar, and should support biodiversity. Planting should consider habitat potential and should use native species where possible. Tree planting to soften areas of paving will be expected.

Building detailing should be sophisticated and refined. Well detailed exposed structure may be used as features and there should generally be a 'high-tech' feel. Greys should predominate and the preferences will be for lighter tones/silvers for most areas.



Beldona Textile Factory
source: <https://architizer.com/idea/989532/>



Streetmekka Viborg
source: <https://www.archdaily.com/902877/streetmekka-viborg-effekt>



Nuttassociati
<https://divisare.com/projects/489428-geza-javier-callejas-sevilla-pratic-2-0>



Large Class 4
© Copyright McAteer



Levering Trade Warehouse
source: <https://www.archdaily.com/771468/levering-trade-atelier-ars-degrees>

05

Character Area Sport

Sporting facilities at the Campus will bring a different dimension to the Campus, providing facilities for those who work at the campus and the local community.

Planning approval has been granted for sports facilities in this area. With the introduction of the East Link Road, these facilities could become a key sports facility for the expansion of Inverness.

The key principles for the character area are:

- Woodland is to be established to enclose and define the external 'arenas' for the sports pitches.
- Supporting buildings are envisaged to be modest in scale but are potentially prominent within the vistas of the campus.
- Integration of the existing line of mature trees to screen and define the edge of the sports facility land.
- Structured planting and berms separate playing fields to form natural arenas.
- Any building should have the ability to open up to the landscape and be a welcoming presence on the Campus.

Building Form:

Any supporting building form should not dominate the area. Any supporting pavilions' elements may have pitched or flat roofs, given their predominance; high-quality detailing and a simple aesthetic are desirable.

Materials:

The pavilions should be clad in timber or natural materials.

The following materials should be avoided on primary elevations:

- Brick other than Staffordshire Blue facing brick
- Corrugated section metal panels
- Large-format coloured metal panels

Eton College Pavilion: Charred timber with a warm and welcoming interior
source: <https://www.dezeen.com/2018/12/20/lewandowski-architects-willowbrook-outdoor-sports-centre-eton-college/>



Eton College Pavilion: Seating built into the building form
source: <https://www.dezeen.com/2018/12/20/lewandowski-architects-willowbrook-outdoor-sports-centre-eton-college/>



Canal Park Inverness: A successful 4G pitch in Inverness
source: <https://willsbros.com/portfolio/inverness-westlink/>

06

Character Area The Village

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 Village should reference the spirit of the original Satellite Buildings Character Area Consolidated Design Guidelines, 3rd July 2013. However, the aspiration of the Village is to promote community, with a unique identity and collaboration between businesses of similar scales.

The key principles for the character area are:

The serviced plots have been laid out to give flexibility to potential users. The Village access road provides direct vehicular access to all of these plots to allow for the delivery and removal of larger equipment.

- Creating a collaborative Village 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 and 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 maximize the developable area of plots.
- No significant vehicle parking on plots is permitted. Where parking is provided, it must adhere to Highland Council guidelines.
- Attractive landscaping to clearly define plot boundaries. No building to be within 1 meter of a boundary.
- Flexible plot boundaries to allow subdivision or combined plots.

Material Palette:

The materials should complement the existing palette of materials across the campus and the ethos of the campus design guide. Innovation and R&D are key to the Village Ethos, and as such, new building technologies and materials, particularly from Scotland and the Highlands, would be considered.



07

Character Area Flexible & Adaptable

This zone aims to foster innovation and collaboration across a diverse range of sectors, capitalising on the Campus's designation within the Inverness and Cromarty Firth Green Freeport. While respecting the overall context of the Campus, this area will offer greater design flexibility to attract a broad spectrum of occupiers.

The plots within this area can accommodate a variety of uses, from laboratories and workshops to office spaces and light manufacturing. Bringing bring together many potential end users, including Life Sciences, Offshore Wind, Hydrogen, Marine Technology, Space, and Advanced Manufacturing.

Key Principles for the Character Area:

- Designs should encourage interaction and potential cross-pollination between the potential mix of sectors – with shared spaces and visible adjacencies.
- Buildings should actively engage with the 'Landscape corridor', perhaps with outdoor workspaces, break-out areas, or green facades. Similarly, frontages should address the loop access road and Gateway A and future Gateway B, to be active and inviting, creating a strong sense of arrival and connection.
- Given the Green Freeport designation of many of the plots and the focus on renewable energy sectors, sustainability should be deeply embedded in any design.

Building Form:

- Generally 2-3 Storeys: This scale aligns with the existing Campus and promotes a human-scale environment. It also allows for good natural light and ventilation.
- Building form is not prescriptive, but slab or monolithic buildings should generally be avoided.
- Consideration should be given to how any building can be subdivided or adapted to suit different needs.
- Active Frontages: Unless dictated by the end use, the preference would be for all buildings to be designed to be active and engaging, expressing the activities within.

Materials:

- Material choices should reflect the principles of sustainability, durability, and a contemporary aesthetic that complements the Campus while allowing for some distinctiveness.
- While allowing for design flexibility, buildings should aim for a cohesive and limited material palette within the zone.



08

Character Area Scheduled Monument

The scheduled monument consists of a ring ditch and three pit circles, interpreted as archaeological remains of a prehistoric settlement. The scheduling is divided into two areas: a rectangular western area and a circular eastern area, both encompassing the described features.

Character Area: Key Principles

- Proposals within this character area should acknowledge the scheduled monument, and designs should respond appropriately.
- Buildings should engage with the scheduled monument area, potentially through outdoor workspaces, break-out areas, or opening facades.
- Designs should incorporate pedestrian and cycle links to the Campus Core.

Building Form

- 2 storeys.
- Designs should consider adaptability and subdivision for various uses.
- Active frontages are preferred to express internal activities, unless the end use dictates otherwise.

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Materials

- Material selection should prioritise sustainability, durability, and a contemporary aesthetic that complements the Campus while allowing for distinctiveness.
- A cohesive and limited material palette is encouraged within the zone, while allowing for design flexibility.



