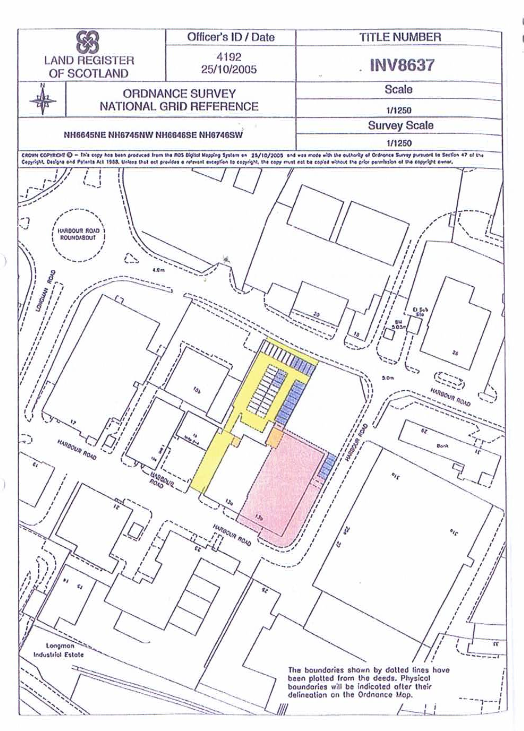
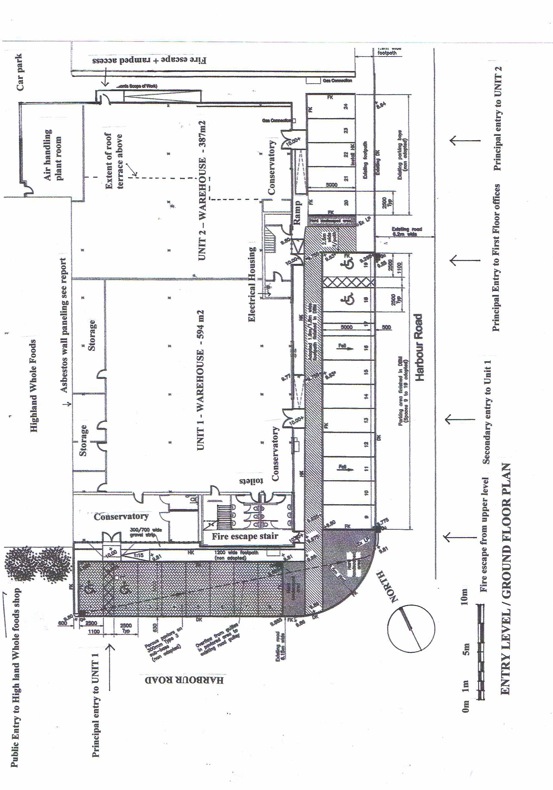
**KIUYH In consideration of what exists. 11 12 13**

Photography and Plans as existing of the site and Building at 13 Harbour Road

Inverness IV1 1SY

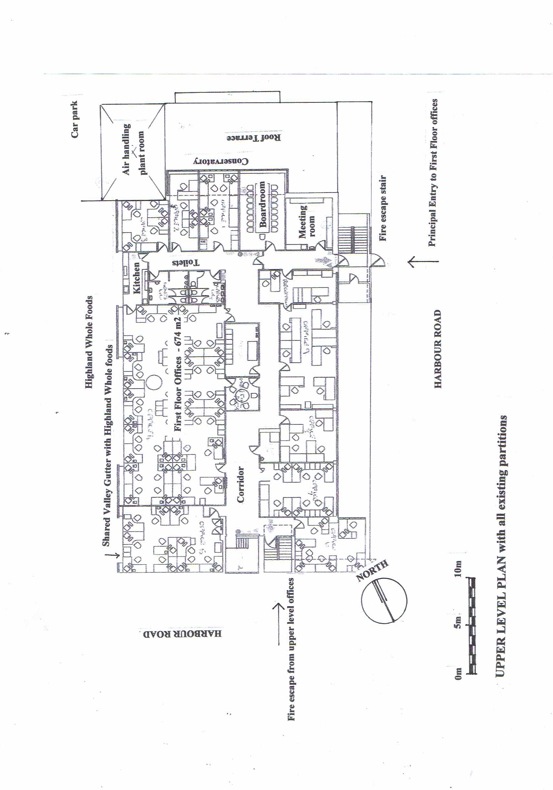


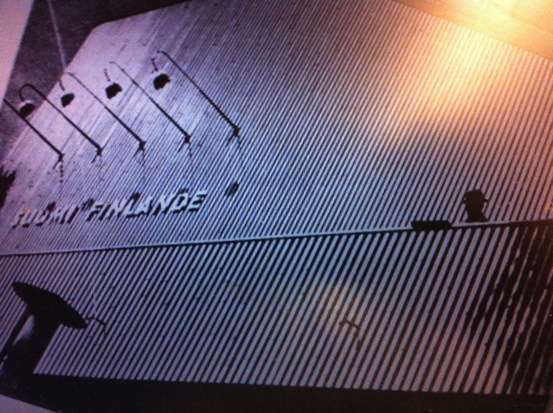
**Entry level / Ground Floor Plan as existing with notes on usage .**

**Not to scale **

**Upper level / First Floor Plan as existing with notes on usage .**

**Not to scale**

****



Looking for North



View of proposed KIUYH HQ Building from South



View from South west toward principal Entry to Unit 1



Immediate neighbor and adjacent Entry to 13 Harbour Road- Highland Whole foods



How Highland Whole Foods presently Existing customers, Ethics + no frills

presents itself .



The shop that draws people because of what it is + who runs it



Other neighbors – Majestic Wines Ware houses + renewables abide.



Simply Pets RBS offices



Car sales



Harbour Road looking From North East toward proposed KIUYH HQ - No 13



View from North East Showing Entry to Unit 2 with Roof Terrace above



View from North East showing Entry to Unit 2 with Roof Terrace above



View From North East to Entry to unit 2 , ramped access , passage way to car park, Louvred Plant Room Tower and upper Terrace



View From North West across Car Park shared with Highland Whole Foods toward Louvre’d Plant Room Tower of 13 Harbour Road and back door from Highland Whole Foods 17 designated spaces available for 13 Harbour Road in this Car park

Car Park and shared through way back to Harbour Road parallel to

Highland Whole Foods



Inside Unit 1 looking to Harbour Road



Inside Unit 1 Looking toward Party wall shared with Highland Whole foods



Inside Unit 1 Looking toward Harbour Road



Inside Unit 2



Inside Unit2



Inside Unit 2 Looking Out through Conservatory



Ramp from Fire exit from Unit 2 winds past entry to Unit 2



Roof terrace orientated toward North East is sheleterd from Prevailing wind

and deep enough to avoid shading. This provides access to main roof via

ladder only at the moement.



Dual pitch of main roof falls to valley shared with monopitch over Corner Tower



View down from Main roof over Terrace facing North East



Main roof Falling to Valley Gutter and Parapet.



Parapet between Main roof and terrace with Upper Conservatory showing.



Main Dual pitch roof



Typical Roof to Parapet

Ramp from Fire exit in Unit 2



Steps Down from Plant Room to car Vertical Galzing to Pitched Glazing

Park



Fire Door to Board Room Valley shared with Highland Whole Foods

Miscelaneous details – Sedum Roof over HI HO shop – Many outmoded air handling plant . Downstirs toilets 3 phase Electrical Housing . Composite Panels + Cover strips.



**The route to 13 Harbour Road from the Railway Station**



A walk parallel to the principal parking for the Railway station



Looking back over the railway line you wonder of there is another flush route to Harbour Road available – New Pedestrian Bridge in the future through the goods yards ?



The principal Car park for Inverness Town Centre sit half way betwixt the station and Harbour Road

Ascending Up onto the Railway bridge to the A 82

Problem for Elderly Disabled and Cyclists



The A82 and the path to Inverness College , the bakery, Long man and Harbour

Road



The A 82 and traffic from Kessock Bridge heading to Town.



Further along A82 you turn on to Harbour Road – Traffic is heavy and you

yearn to be off this road .



Inverness College due for replacement overlooking A82 ?

This will be a major cycling artery in the future .



Looking North up the A82 and the turn into Harbour Road



The turn into Harbour Road and Highland Whole Foods in white.. Calm returns …….

