



**Inverness City Council**  
Glenurquhart Road  
Inverness  
IV3 5NX

17 Old Edinburgh Road, Inverness - Change of use from class 4 (office) to class 7 (guest house)

**Supporting Statement**

This statement has been produced on behalf of the applicant to support their Planning Application for the change of use from Class 4 (Office) to Class 7 (Guest house) at 17 Old Edinburgh Road, Inverness.

The proposed building will remain unaltered externally and internally. The proposed guest rooms will utilise existing room divisions and a combination of existing W.C's converted to shower rooms + newly formed shower rooms. Accommodation will be located over three floors between the original property and the later East extension to the building. Total accommodation will be 11 Guest Rooms comprising 5 en-suite guest rooms and 6 guest rooms with shared bathrooms. Dining on site will be for guests only.

The facility will operate using an online booking system and will be managed by one staff member located in an office within the premises on a 24 hours basis 7 days a week. Staff members will work on a shift basis, 3 members off staff daily on 8 hour shifts.

The existing parking facility is on site with vehicle access from Porterfield Bank on the east side of the site. All 29 spaces will be retained. 1 disabled space exists and will be retained and there are no current proposals for electric charging facilities on site. A cycle storage facility will be located within the existing garage on site. This will be a locked secure facility accommodating more than the minimum requirement of 11 cycles.

Waste facilities on site will comprise conventional 240 litre wheelie bins which will be collected by a private contractor on a three day cycle with the bins being placed by the roadside on the day of collection. The bins will otherwise be stored within the site perimeter as noted on the plan.

Yours Sincerely,



KS Architectural