



COMHAIRLE NAN EILEAN SIAR

The Town and Country Planning Scotland Act 1997 – Section 36(1)

Town and Country Planning General Development Procedure Order 2013 Regulation 16

Planning Register – Part 1

Application Details

Reference Number	24/00271/LBC
Date registered as valid	15/08/2024
Description of Development	Internal renovation of manse, and replace all windows and doors
Address or description of location to which the development relates	Church of Scotland Manse, Manse Road, Tarbert, Isle of Harris, HS3 3DF
Co-ordinates	N 899 835, E 115 864
Applicant Name	Tarbert Church of Scotland Per Mr Gordon Ness
Applicant Address	Church of Scotland Manse, Manse Road, Tarbert, Isle of Harris, HS3 3DF
Agent name (if applicable)	Total Design per Mr John Macleod
Agent Address (if applicable)	22 Melbost, Isle of Lewis, HS2 0BG

The above application summary is accompanied by plans and drawings sufficient to describe the development and where relevant any design statement.

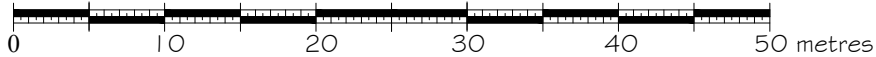
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan Eilean Siar, including a rudimentary facility to display a limited number of documents per application.

Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended that in advance of visiting an office to view an application that you make an appointment by sending an email to planning@cne-siar.gov.uk



Scale 1:500

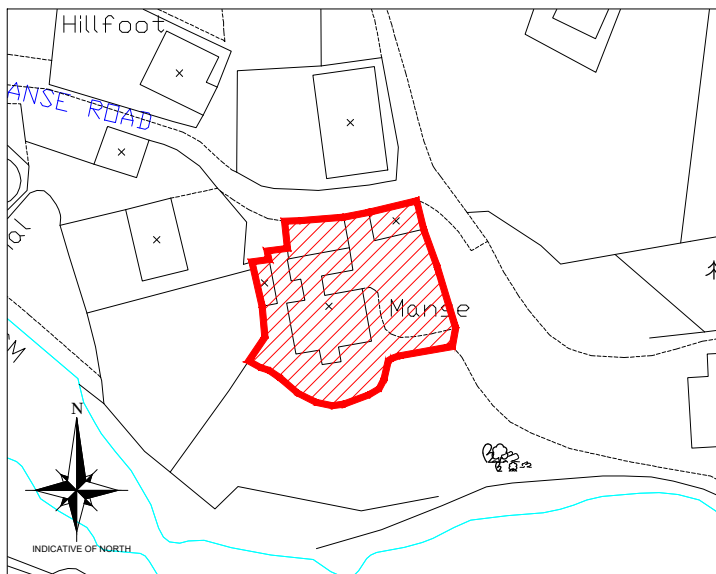


SITE PLAN
SCALE 1:500

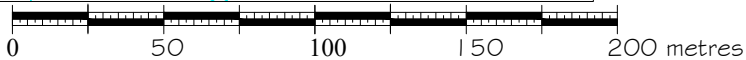
FOR APPROVAL

Notes:

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Scale 1:2500



LOCATION PLAN
SCALE 1:2500

02	JM	-	-	15.06.24	Re-issued for planning application
01	JM	-	-	30.07.24	Re-issued for planning application
00	JM	-	-	19.07.24	Issued for planning application
Rev	By	Chkd	Apprvd	Date	Description

Applicant:
The Church of Scotland

Project:
Church of Scotland Manse
Tarbert, Isle of Harris

Drawing:
SITE AND LOCATION PLAN

Drawn by: DM Date: 18.07.24

Checked by: - Date: -

Approved by: - Date: -

Drawing No.	Revision
S971-P01	02

Drawing Scale: 1:50 at A4



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

Rev	By	Chkd	Apprvd	Date	Description
02	JM			15.08.24	Re-issued for planning application
01	JM			30.07.24	Re-issued for planning application
00	JM			18.07.24	Issued for planning application

TOTAL DESIGN (LIGHTHILL) LTD

Balard, 68 Lighthill,
Buck, Isle of Lewis
HS2 0LF
Tel: 01851 827 137 Mob: 07917 806 013

Applicant:
Church of Scotland

Project
Church of Scotland Manse
Tarbert, Isle of Lewis

Drawing
PROPOSED ELEVATIONS

Drawn by: D Macleod Date: 17.07.24

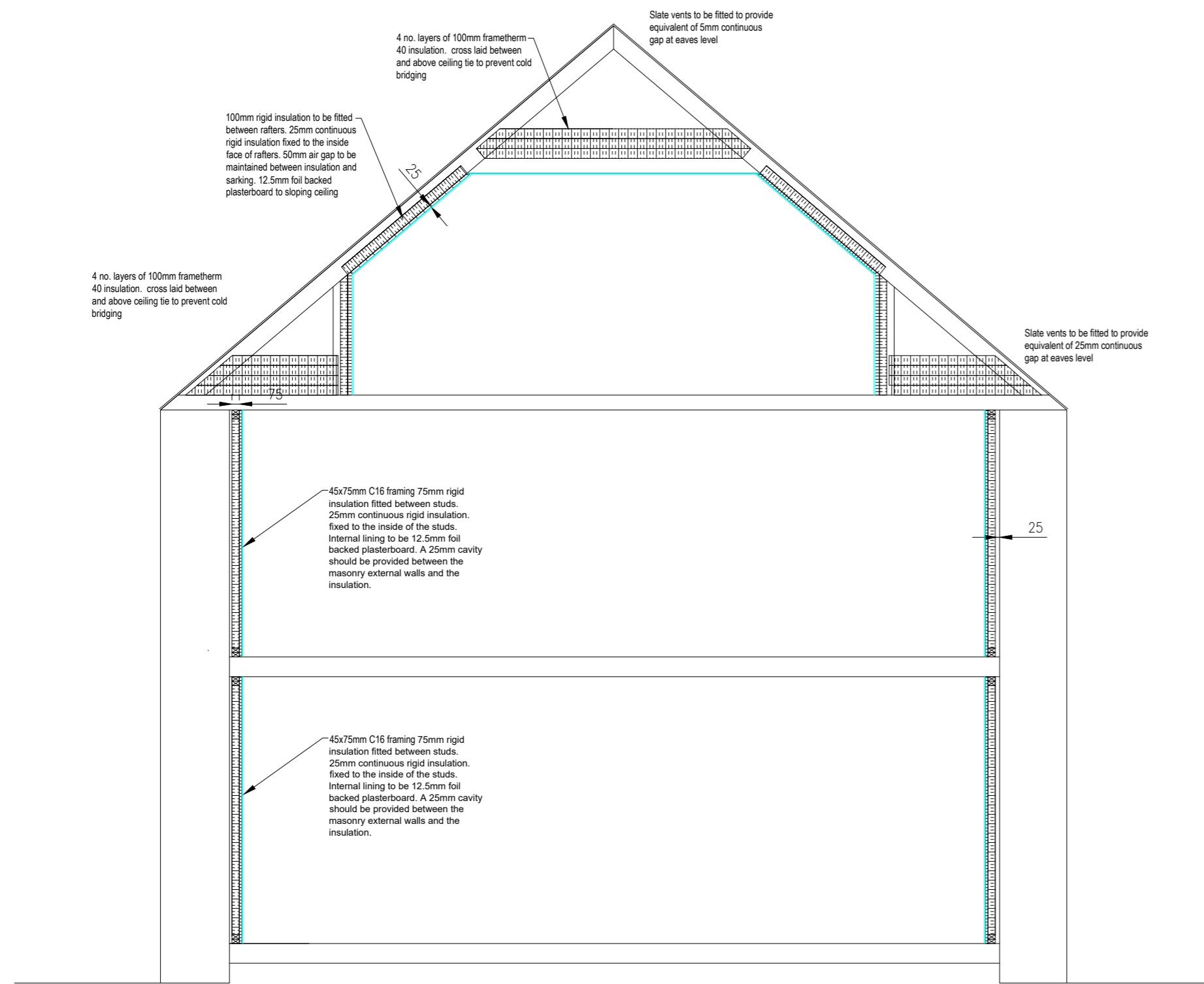
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Approved by: - Date: -

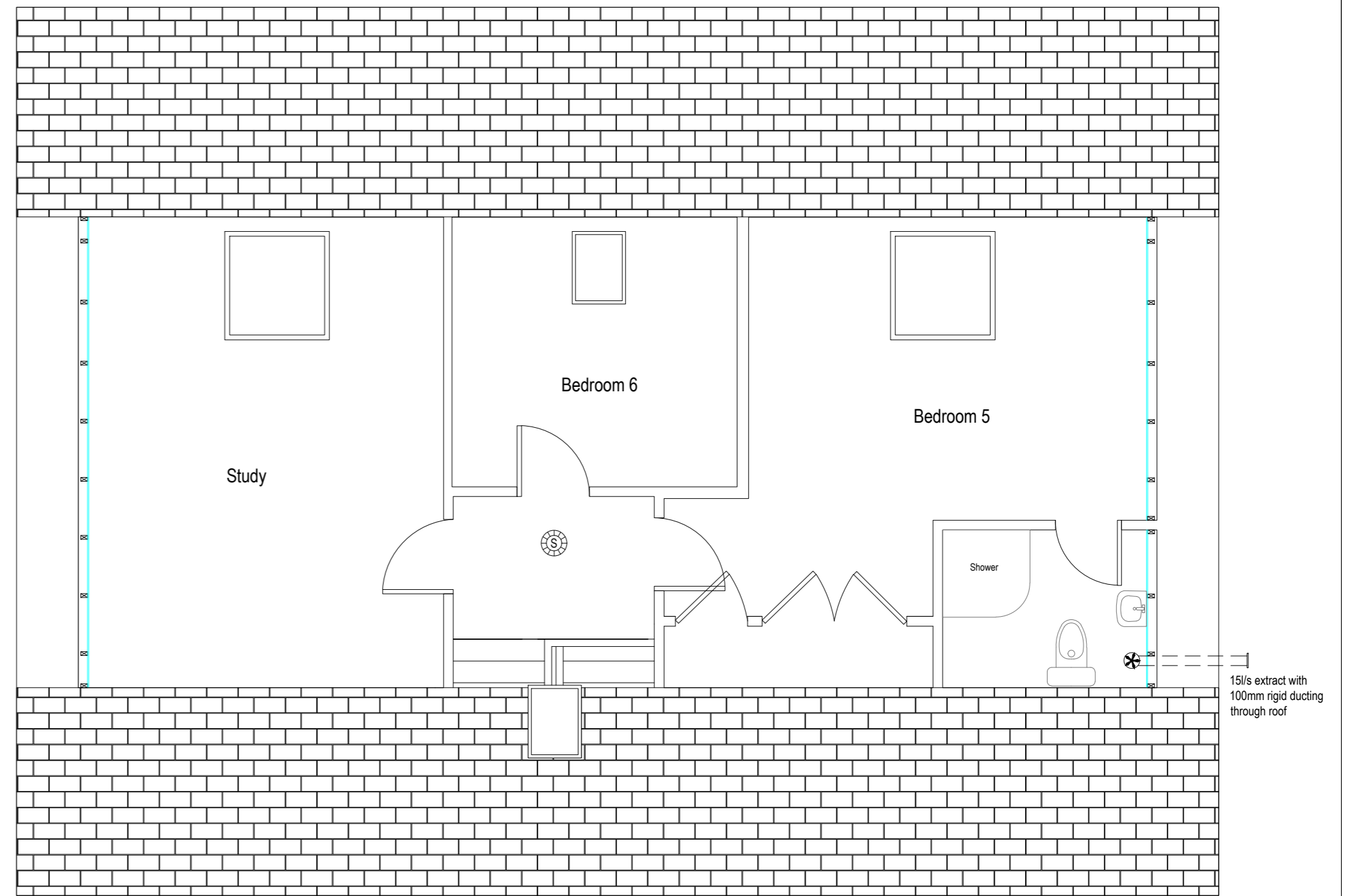
Drawing No. Revision

S971-B02 02

Drawing Scale: AS NOTED @ A2



TYPICAL SECTION
SCALE 1:50



PROPOSED ATTIC
FLOOR PLAN
SCALE 1:50

Rev	By	Chkd	Apprvd	Date	Description
01	JM			15.08.24	Re-issued for planning application
00	JM			17.07.24	Issued for planning application

TOTAL DESIGN (LIGHTHILL) LTD
 Balard, 68 Lighthill,
 Back, Isle of Lewis
 HS2 0LF
 Tel: 01851 827 137 Mob: 07917 806 013

Applicant:
 Church of Scotland

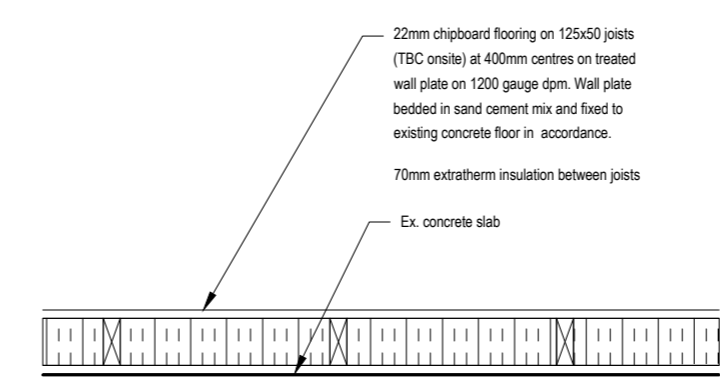
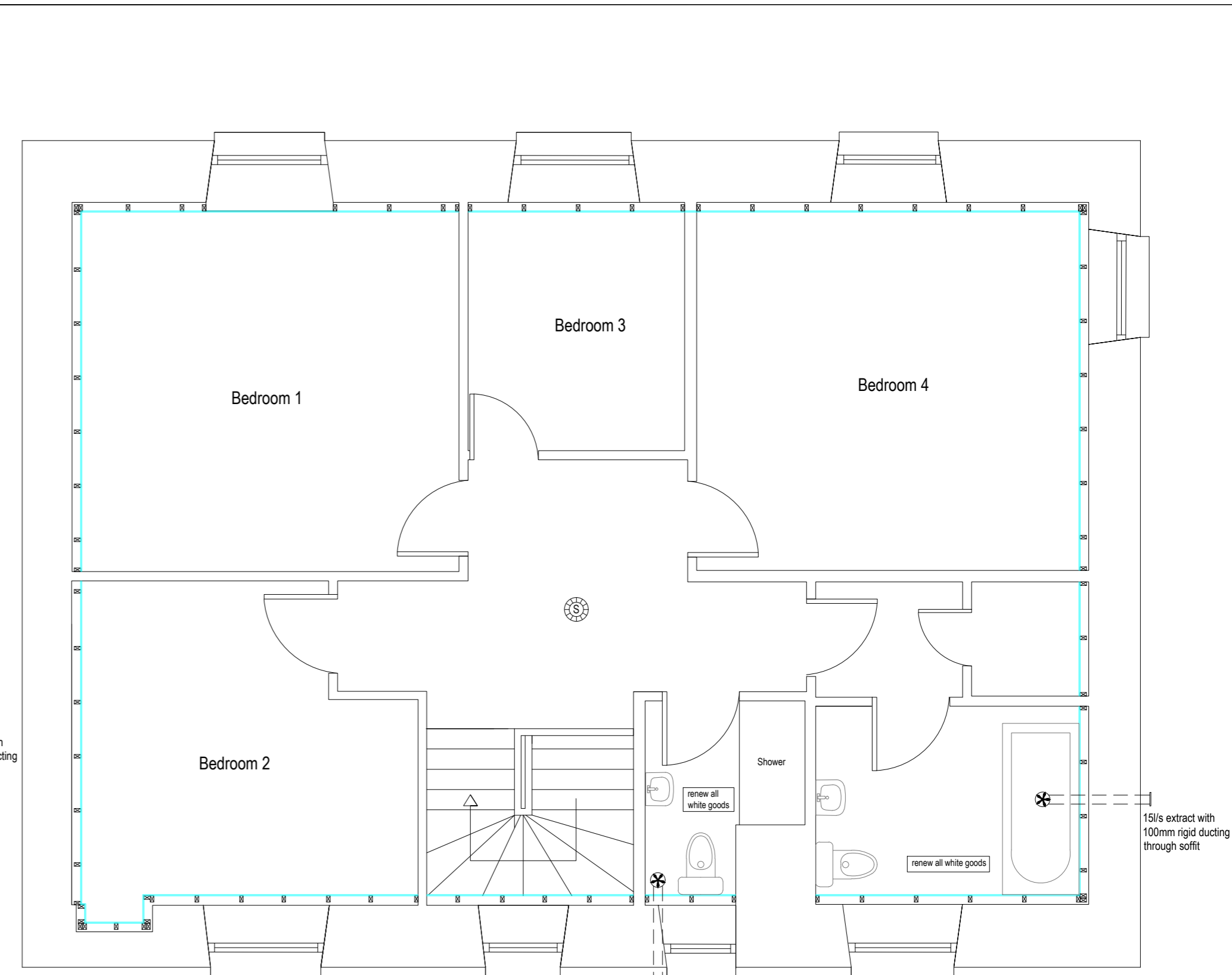
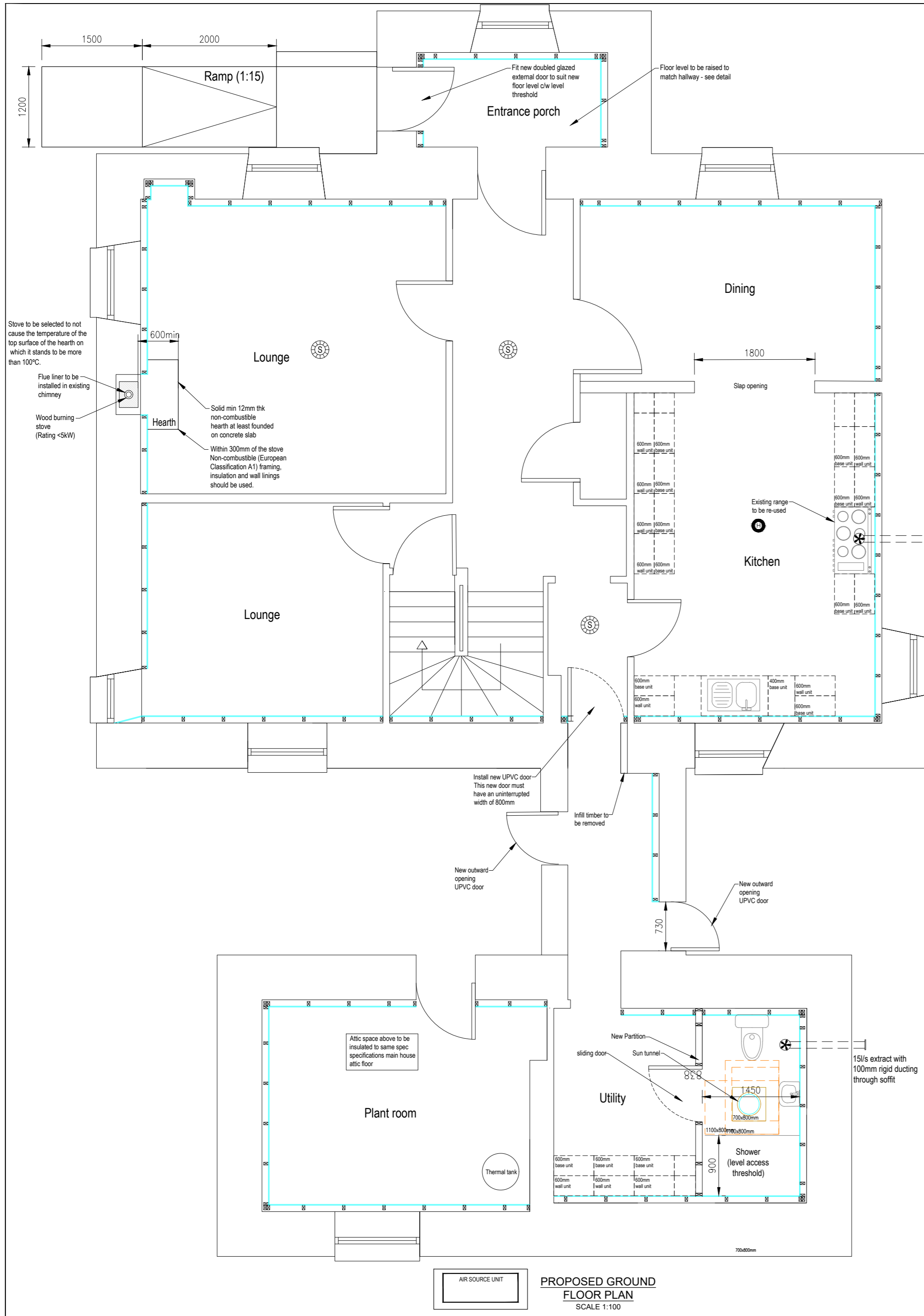
Project
 Church of Scotland Manse
 Tarbert, Isle of Lewis

Drawing
**PROPOSED FLOOR PLAN
 AND SECTIONS**

Drawn by: D Macleod Date: 17.07.24
 Checked by: - Date: -
 Approved by: - Date: -

Drawing No.	Revision
S971-B04	01

Drawing Scale: AS NOTED @ A2



Rev	By	Chkd	Apprvd	Date	Description
00	JM			18.07.24	Issued for planning application

TOTAL DESIGN (LIGHTHILL) LTD
Balard, 68 Lighthill,
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Applicant:
Church of Scotland

Project
Church of Scotland Manse
Tarbert, Isle of Lewis

PROPOSED FLOOR PLANS

Drawn by: D Macleod Date: 17.07.24
Checked by: - Date: -
Approved by: - Date: -

Drawing No. **S971-B03** Revision **00**

Drawing Scale: AS NOTED @ A2

FINISHES SCHEDULE

ROOM	WALLS	CEILING	FLOOR	NOTES
Dining	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	
Ground floor Hallway	Repair all facias, fix new contractor specification timber coving round complete room, prepare, and fix three coats white emulsion to all walls and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	
Entrance porch	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	Fit new UPVC door (accessible threshold) Install concrete ramp to door - refer to ground floor plan
Main Lounge	Strip back all external walls. Fix 75x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	Install multi fuel stove c/w flue liner in existing fire place - see floor plan
Rear lounge	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	
Kitchen	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	Strip out existing units and fix new kitchen units, dual sink to family requirement. Fix 100mm splash back, alter wiring and plumbing to suit. Renew floor covering with family requirement. Reuse/install the gas range and install new electric hob to occupier requirements
Utility room, small WC and small hall	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	WC - remove existing sanitary ware and set aside, include for isolating domestic pipework and temporary capping drains; demolish existing w.c. partition and remove existing utility room internal door. Electrical services in the area must be isolated during the work and upgraded if necessary. Create new bathroom incorporating w./c.; whb. and level access shower, including 'wet wall' panelling. - see floor plan for layout Infill timber to be removed to widen doorway to link walkway
Outbuilding	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	Replace oil boiler with contractor designed air source heat pump and hot water cylinder. Replace associated pipe work and radiators

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TOTAL DESIGN (LIGHTHILL) LTD					
Balaird, 68 Lighthill, Back, Isle of Lewis HS2 0LF Tel: 01851 827 137 Mob: 07917 806 013					
Applicant:					
Church of Scotland					
Project					
Church of Scotland Manse Tarbert, Isle of Lewis					
Drawing					
ROOM SCHEDULE 1 OF 2					
Drawn by: D Macleod Date: 17.07.24					
Checked by: - Date: -					
Approved by: - Date: -					
Drawing No. Revision					
S971-B05					00
Drawing Scale: AS NOTED @ A2					

FOR APPROVAL

FINISHES SCHEDULE - FIRST FLOOR

ROOM	WALLS	CEILING	FLOOR	NOTES
All Bedrooms	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	
All Bathrooms /Ensuits	Strip back all external walls. Fix 75 x 45 framing, 75mm extratherm between studs 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace window surrounds as original, replace skirting, fix new contractor specification timber coving round complete room, prepare and fix three coats white emulsion to all wall and ceiling, replace skirting and fix two coats satin paint to woodwork.	Prepare and fix three coats white emulsion to ceiling	TBC	All new white goods

FINISHES SCHEDULE - ATTIC FLOOR

ROOM	WALLS	CEILING	FLOOR	NOTES
All Bedrooms /Study	Strip back all external walls and combs. Fit 100mm extratherm between rafters and hanging posts, 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace all finishings back in place, fix three coats emulsion paint to walls and ceilings, fix two coats satin or gloss to woodwork,	Prepare and fix three coats white emulsion to ceiling	TBC	
Ensuities	Strip back all external walls and combs. Fit 100mm extratherm between rafters and hanging posts, 25mm continuous extratherm fixed to inside face, foil tape, 12mm plasterboard, all taped and filled, replace all finishings back in place, fix three coats emulsion paint to walls and ceilings, fix two coats satin or gloss to woodwork,	Prepare and fix three coats white emulsion to ceiling	TBC	

ADDITIONAL SCOPE OF WORK

ELECTRICAL WORKS

ELECTRICAL INSTALLATION TO BE REPLACED TO MEET THE REQUIREMENTS OF THE 16TH EDITION IEE REGULATIONS AND ANY RELEVANT AMENDMENTS. INSTALL SMOKE DETECTORS TO HOUSE AS SHOWN, INDEPENDENTLY WIRED WITH INTEGRAL BATTERY BACKUP, LOCATED 300MM MIN. FROM ANY LIGHTING POINTS AND WALLS, INTERCONNECTED, ALL TO BS5446: PART 1 1990 AND THE TECHNICAL STANDARDS.

CENTRAL HEATING AND HOT WATER SYSTEM

NEW CONTRACTOR DESIGNED AIR SOURCE HEAT PUMP AND WATER CYLINDER WITH ASSOCIATED PIPE WORK AND RADIATORS THROUGH OUT. MANIFOLDS TO BE PLACED ON EACH FLOOR TO ALLOW ZONING

WINDOWS

SUPPLY AND INSTALL REPLACEMENT UPVC DOUBLE GLAZED WINDOWS THROUGH OUT.
SUPPLY AND INSTALL VELUX WINDOWS TO ATTIC FLOOR

SPECIFICATION

GENERAL NOTES

ALL WORKMANSHIP TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE CURRENT CODES OF PRACTICE (C.P.'S)

ALL MATERIALS USED THROUGHOUT THE WORKS MUST BE TO THE LATEST BRITISH STANDARDS SPECIFICATIONS (B.S.S.'S)

ALL TIMBER USED THROUGHOUT THE WORKS TO BE TREATED AGAINST FUNGAL OR ROT ATTACKS.
ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING STANDARDS (SCOTLAND) REGULATIONS 1990.

ALL ELECTRICAL INSTALLATION WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF IEE REGULATIONS, RECOMMENDATIONS OF SCOTTISH POWER AND BS 7671:2001.

ALL ELECTRICAL WORKS TO BE UNDERTAKEN BY A SELECT OR NICEIC APPROVED ELECTRICIAN.

ALL DRAINAGE WORK TO BE TO THE SATISFACTION OF THE LOCAL AUTHORITY.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.

ALL PROPRIETARY PRODUCTS TO BE FITTED IN STRICT ACCORDANCE WITH GOOD PRACTICE AND MANUFACTURERS WRITTEN INSTRUCTIONS.

WINDOWS – GENERAL COMPLIANCE NOTES

EXPOSURE

WINDOWS ARE TO COMPLY WITH THE SEVERE EXPOSURE TEST IN BS 6375:PART 1
THE WINDOWS AND DOORS SHOULD HAVE A RESISTANCE TO WIND LOAD EQUIVALENT TO CLASS 4 AS DEFINED IN BS EN 12210:2000 AND BS 6375-1:2009

INSTALLATION

PVCu WINDOWS TO BE INSTALLED WITH A PERIMETER GAP BETWEEN THE WINDOWS OR DOORSETS AND THE STRUCTURAL FRAME, IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
WINDOWS TO BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ACCESS TO MANUAL CONTROLS (I.E. – LOCATIONS OF WINDOW HANDLES)

WINDOW HANDLES TO BE MAX 1700 ABOVE FINISHED F.L. FOR ANY OTHER APARTMENT.
WINDOW HANDLES TO BE MAX 1500 ABOVE FINISHED F.L. FOR KITCHEN.
WINDOW/FRENCH DOOR HANDLES TO BE MAX 1200 ABOVE FINISHED F.L. FOR LOUNGE AND SHOWER ROOM.
ALL TO COMPLY WITH STD 4.8.5.

SAFETY CRITERIA

ALL GLAZING BELOW 800MM FROM FLOOR LEVEL TO BE TOUGHENED SAFETY GLASS TO BS. 6262 PART 4 2005. (THIS ALSO APPLIES TO INTERNAL DOORS THAT MAY BE GLAZED AND ALSO TO WINDOWS WITHIN 300MM OF AN ADJACENT DOOR LEAF AND WITHIN 1.5m OF FLOOR LEVEL)

WINDOWS

DOUBLE GLAZED HIGH PERFORMANCE UPVC WINDOWS WITH ADJUSTABLE TRICKLE VENTS TO GIVE 6000mm² AVERAGE OPENING AREA.
ALL GLAZING IS STANDARD SUPER LOW 'E' TYPE GLASS WITH 16mm SPACE FILLED WITH EN = 0.1 ARGON GAS. A U-VALUE OF AT LEAST 1.4 Wm²k TO BE ACHIEVED BY THE WINDOWS.

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TOTAL DESIGN (LIGHTHILL) LTD

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HS2 0LF
Tel: 01851 827 137 Mob: 07917 806 013

Applicant:

Church of Scotland

Project

Church of Scotland Manse
Tarbert, Isle of Lewis

Drawing

ROOM SCHEDULE
2 of 2 AND
SPECIFICATION

Drawn by: D Macleod Date: 17.07.24

Checked by: - Date: -

Approved by: - Date: -

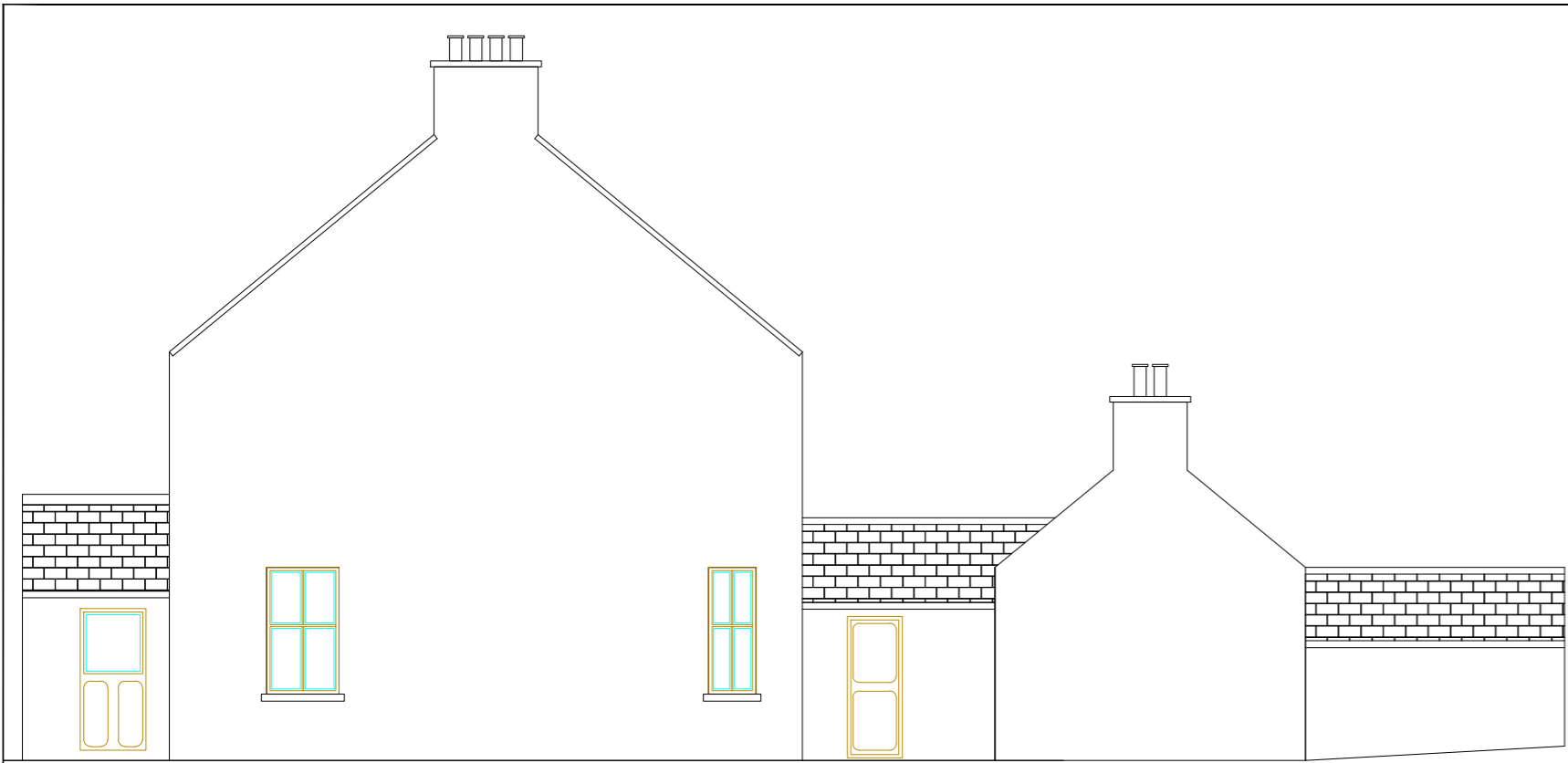
Drawing No. Revision

S971-B06

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FOR APPROVAL

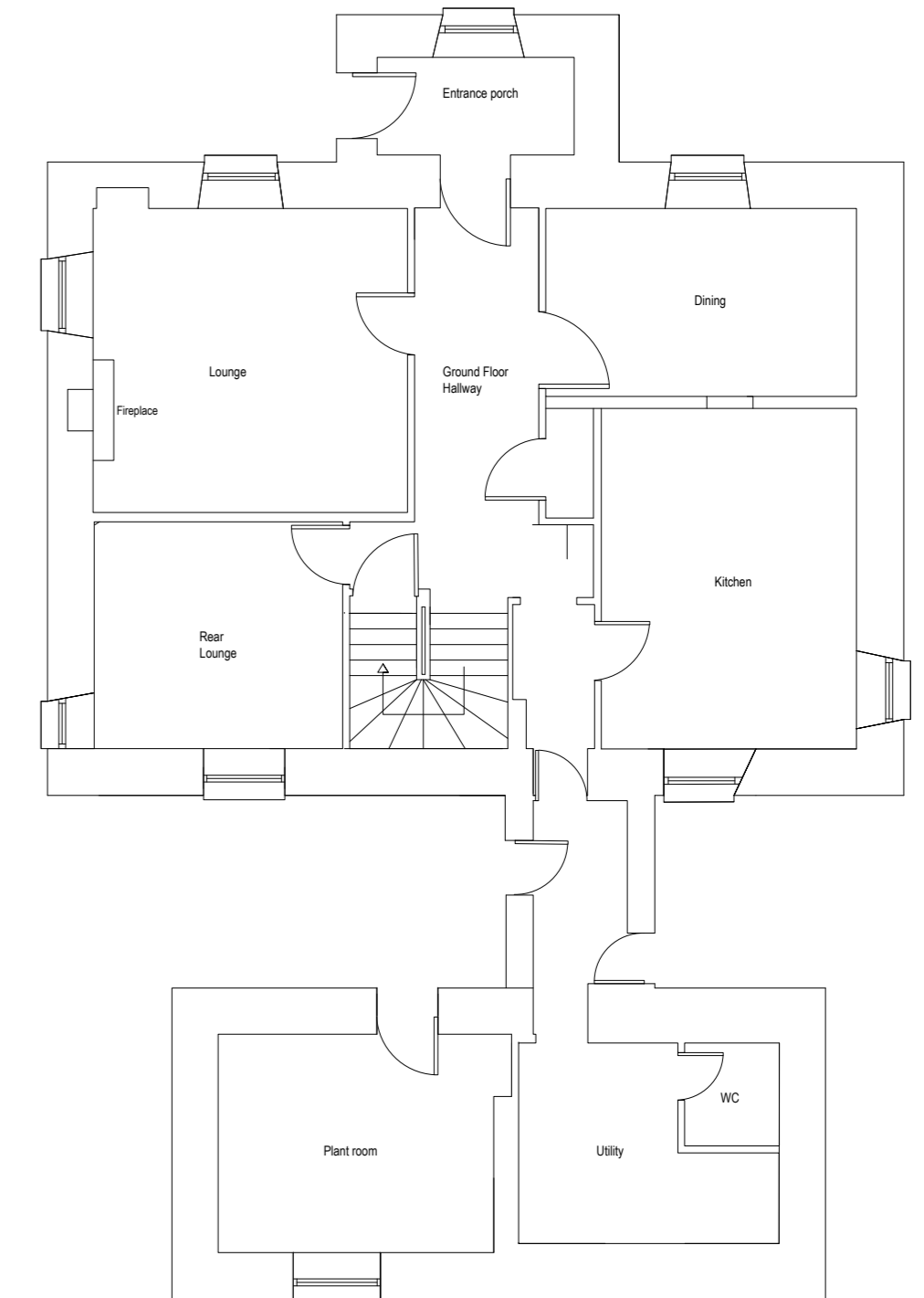
Drawing Scale: AS NOTED @ A2



EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING FRONT ELEVATION
SCALE 1:100



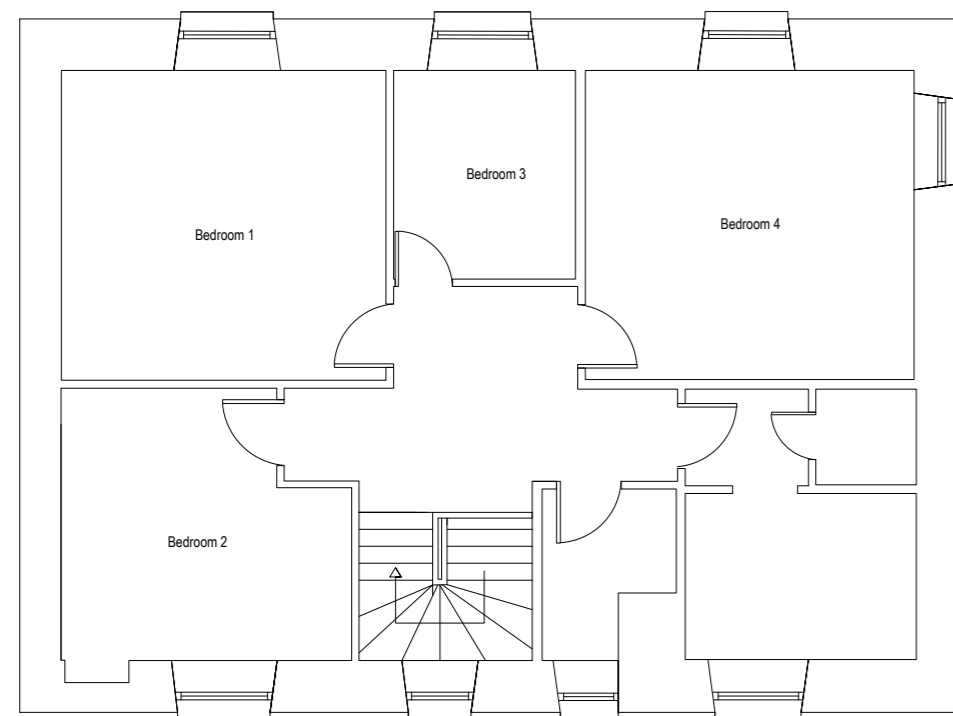
EXISTING GROUND FLOOR PLAN
SCALE 1:100



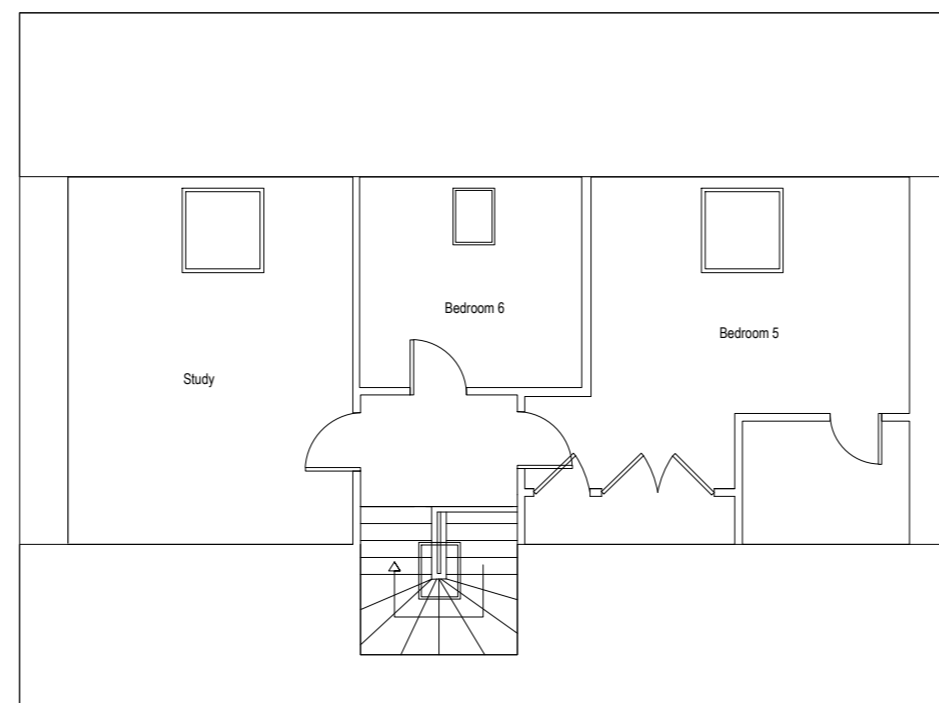
EXISTING SIDE ELEVATION
SCALE 1:100



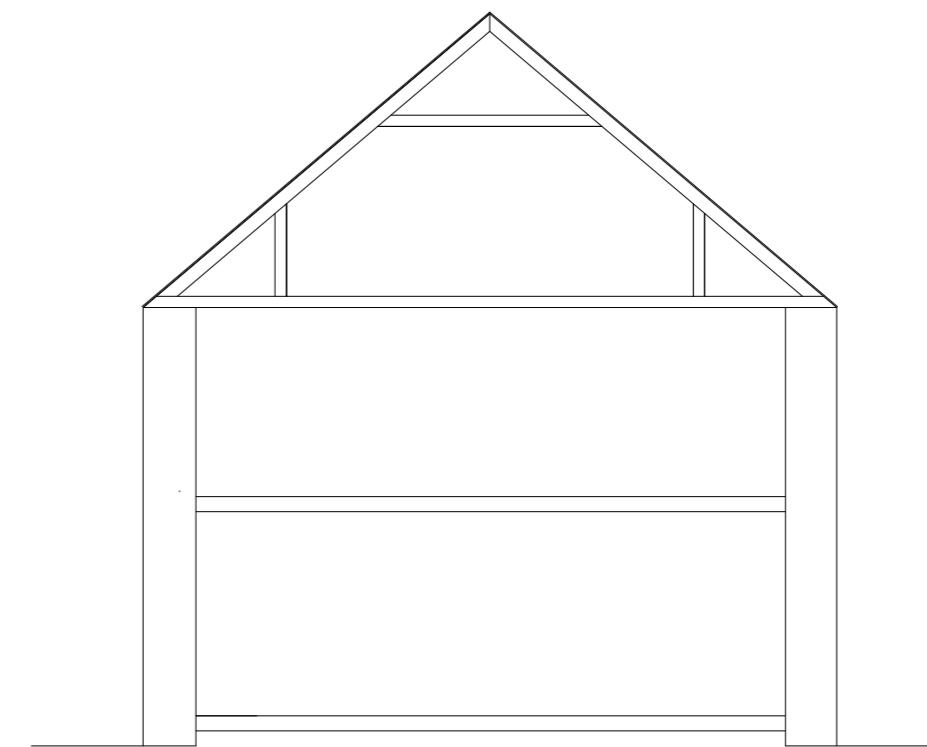
EXISTING REAR ELEVATION
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING ATTIC FLOOR PLAN
SCALE 1:100



TYPICAL SECTION
SCALE 1:100

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TOTAL DESIGN (LIGHTHILL) LTD
Balaid, 68 Lighthill,
Bark, Isle of Lewis
HS2 OLF
Tel: 01851 827 137 Mob: 07917 806 013

Applicant:
Church of Scotland

Project
Church of Scotland Manse
Tarbert, Isle of Lewis

Drawing
**EXISTING ELEVATIONS
AND FLOOR PLAN**

Drawn by: D Macleod Date: 17.07.24
Checked by: - Date: -
Approved by: - Date: -

Drawing No. S971-B01 Revision 00

Drawing Scale: AS NOTED @ A2

DESIGN STATEMENT

Applicant: Church of Scotland

Site: Church of Scotland Manse, Tarbert, Isle of Lewis

CONTEXT

The Church of Scotland Manse, Tarbert, Isle of Harris is located within the 'South Lewis, Harris and North Uist Scenic Area'. This design statement is to accompany the Listed building consent application for the alterations and renovation of the building.

SITE DESCRIPTION

The proposed development site is located on the south side of Manse Road, Tarbert, Isle of Harris.

The manse is a 2.5 story Victorian listed (Grade c) building, built around 1860. The dwelling consists of 6 bedrooms, 2 reception rooms, a study and various outbuildings. It has high ceilings and is typically finished internally with lathe and plaster onto stone walls. It has timber suspended floors throughout with some concrete flooring to the rear. It has a natural slate roof finish and painted rendered external walls. The principal elevations face South looking over East Loch Tarbert.



Figure 1 – Aerial photo of proposed development site

DEVELOPMENT ON THE SITE

The proposed alterations and renovations generally meet the criteria of the Outer Hebrides design guide.

The property currently has white UPVC windows and doors. They were installed in 2010 and are suffering from general degradation due to age and the exposed location of the site. It is proposed to replace all windows and doors with new thermally efficient UPVC units. The colour and design of the windows and doors will match the existing where possible.

Each room within the property is finished with various original features. These are noted in the table below along with a description of the condition of each element and the proposed works.

Original Feature	Condition	Proposed works
Skirting boards	The skirting boards are affected by general wear and tear consistent with the age and use of the property. They have also been negatively affected by the installation of electrical fixtures on the skirting boards at various location around the property. It is not deemed feasible to remove the skirting boards intact such that they can be re-used	Install new skirting boards- size, material and profile to be as close to existing as possible
Wooden feature ingos	The ingos are affected by general wear and tear consistent with the age and use of the property, however, they are generally in good condition.	If possible, existing timber ingos to be reused. Otherwise install new timber ingos- size, material and profile to be as close to existing as possible
Cornices	Cornices are affected by general wear and tear consistent with age and use of the property, however, they are generally in good condition. It is not deemed feasible to remove the cornices intact such that they can be re-used	Install new cornices - size, material and profile to be as close to existing as possible

SERVICES & SURFACEWATER

Public utilities are not adversely impacted on the development of the site.