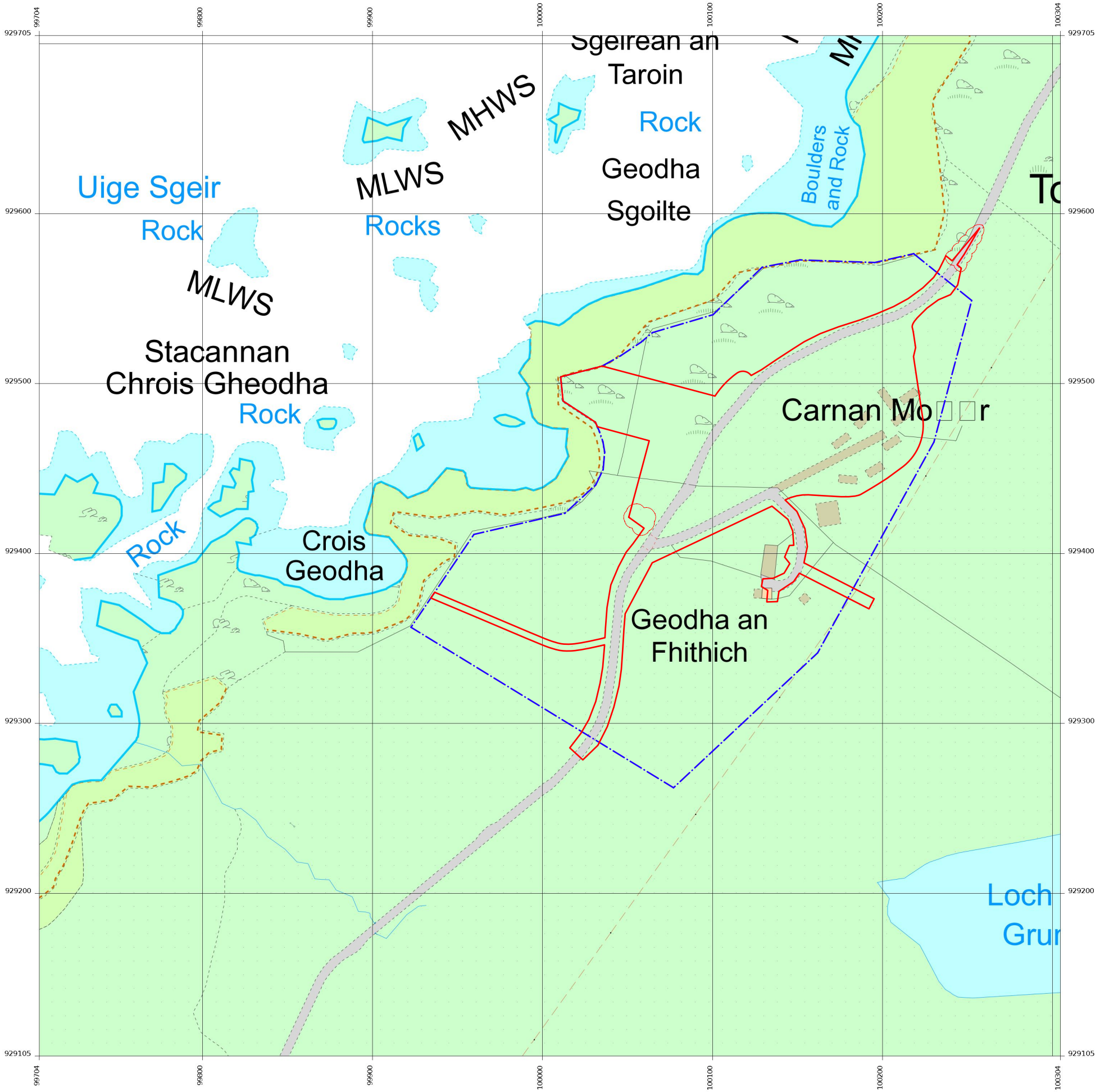


# IONAD HIORT

THE ST. KILDA CENTRE

**VOLUME 3: APPENDICES**  
**APPENDIX VII: ARCHITECTURAL DRAWINGS**

**ENVIRONMENTAL IMPACT ASSESSMENT REPORT**  
**FEBRUARY 2024**



Produced 09 Nov 2022 from the Ordnance Survey MasterMap(Topography)Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Version 1.0 Unversioned directory PNG

Supplied by: Stanfords 09 Nov 2022  
 © Crown copyright and database rights 2022 OS 100035409  
 Reference: O11570353  
 Centre coordinates: 100004 929405

Site Blue Line Area:  
55125m<sup>2</sup>

Site Red Line Area:  
20115m<sup>2</sup>



A	01/02/2024	Red line boundary adjusted
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REV	DATE	NOTE
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PROJECT NAME  
**IONAD HIORT**

NOTES  
 © Dualchas Architects / Reiulf Ramstad Arkitekter To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET  
**PLANNING**

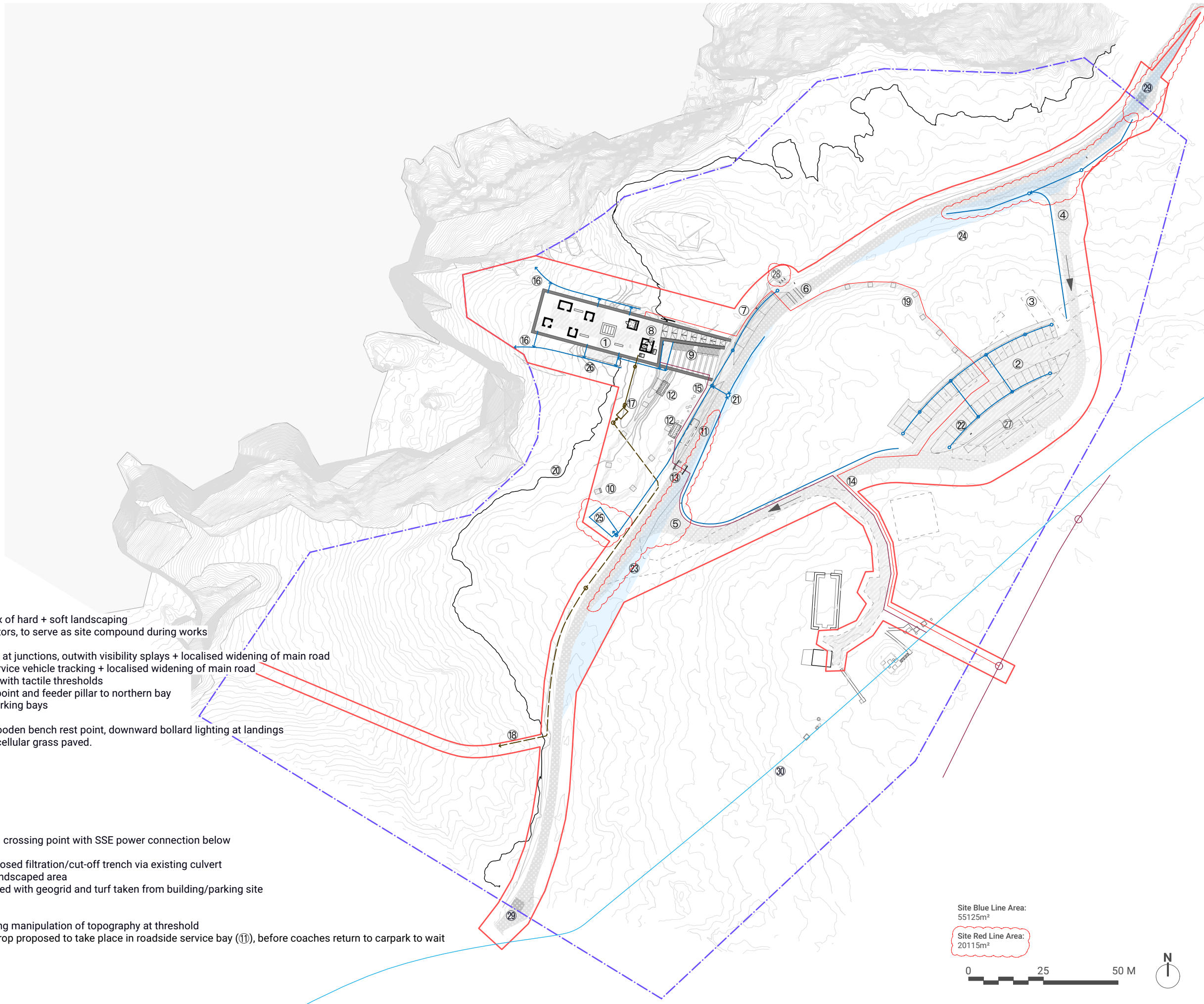
DRAWING TITLE  
**LOCATION PLAN**

DRAWING NUMBER  
**924\_001**

DRAWN / CHECKED  
**MOC**

DATE  
**01/02/2024**

SCALE @A3  
**1:2500**



**NOTES**

- ① Proposed visitor centre with accessible roof terrace featuring mix of hard + soft landscaping
- ② Proposed tarmac + permeable compacted gravel parking for visitors, to serve as site compound during works
- ③ Existing concrete Nissen hut pad footprints shown dashed
- ④ Proposed tarmac access spur to car park with indicative signage at junctions, outwith visibility splays + localised widening of main road
- ⑤ Proposed upgrades to road junction geometry to suit coach + service vehicle tracking + localised widening of main road
- ⑥ Proposed dropped kerb pedestrian crossing point (uncontrolled) with tactile thresholds
- ⑦ Proposed disabled parking bays, stone paved, 7kW EV charging point and feeder pillar to northern bay
- ⑧ Lift access to common entrance lobby within 45m of disabled parking bays
- ⑨ Stepped approach to entrance lobby with handrail to one side
- ⑩ Alternative step free route to entrance lobby, stone paved with wooden bench rest point, downward bollard lighting at landings
- ⑪ Service / loading bay to Highways standard CD169 Fig. 7.10.1a, cellular grass paved.
- ⑫ Bin store, stone-built, turf-roofed
- ⑬ Existing cattle grid to be removed
- ⑭ Proposed service ducts containing power and water supply
- ⑮ Proposed fire hydrant adjacent to loading bay
- ⑯ Proposed surface water drainage swales to follow topography
- ⑰ Proposed treatment plant in existing septic tank pit
- ⑱ Pumped outfall to existing drainage culvert along dashed route
- ⑲ Bound gravel surfaced footpath between car park and pedestrian crossing point with SSE power connection below
- ⑳ 61m AOD contour shown bold, equivalent to ground floor FFL
- ㉑ Surface water drainage from roadside swales transferred to proposed filtration/cut-off trench via existing culvert
- ㉒ 4no. 7kW EV charging points with feeder pillar in adjacent soft landscaped area
- ㉓ Dashed footprint of existing track, redundant surface to be repaired with geogrid and turf taken from building/parking site
- ㉔ Visibility splays hatched blue
- ㉕ Proposed collector filtration soakaway
- ㉖ Stone paved café terrace enclosed by low drystone wall facilitating manipulation of topography at threshold
- ㉗ Flexible parking area for 4no coaches (bays unmarked). Coach drop proposed to take place in roadside service bay (⑪), before coaches return to carpark to wait
- ㉘ 3no. Sheffield bike stands providing 6no. cycle parking spaces
- ㉙ Proposed cattle grids at fenced site boundary
- ㉚ Approx. location of existing HDPE water main

Site Blue Line Area:  
55125m<sup>2</sup>  
Site Red Line Area:  
20115m<sup>2</sup>



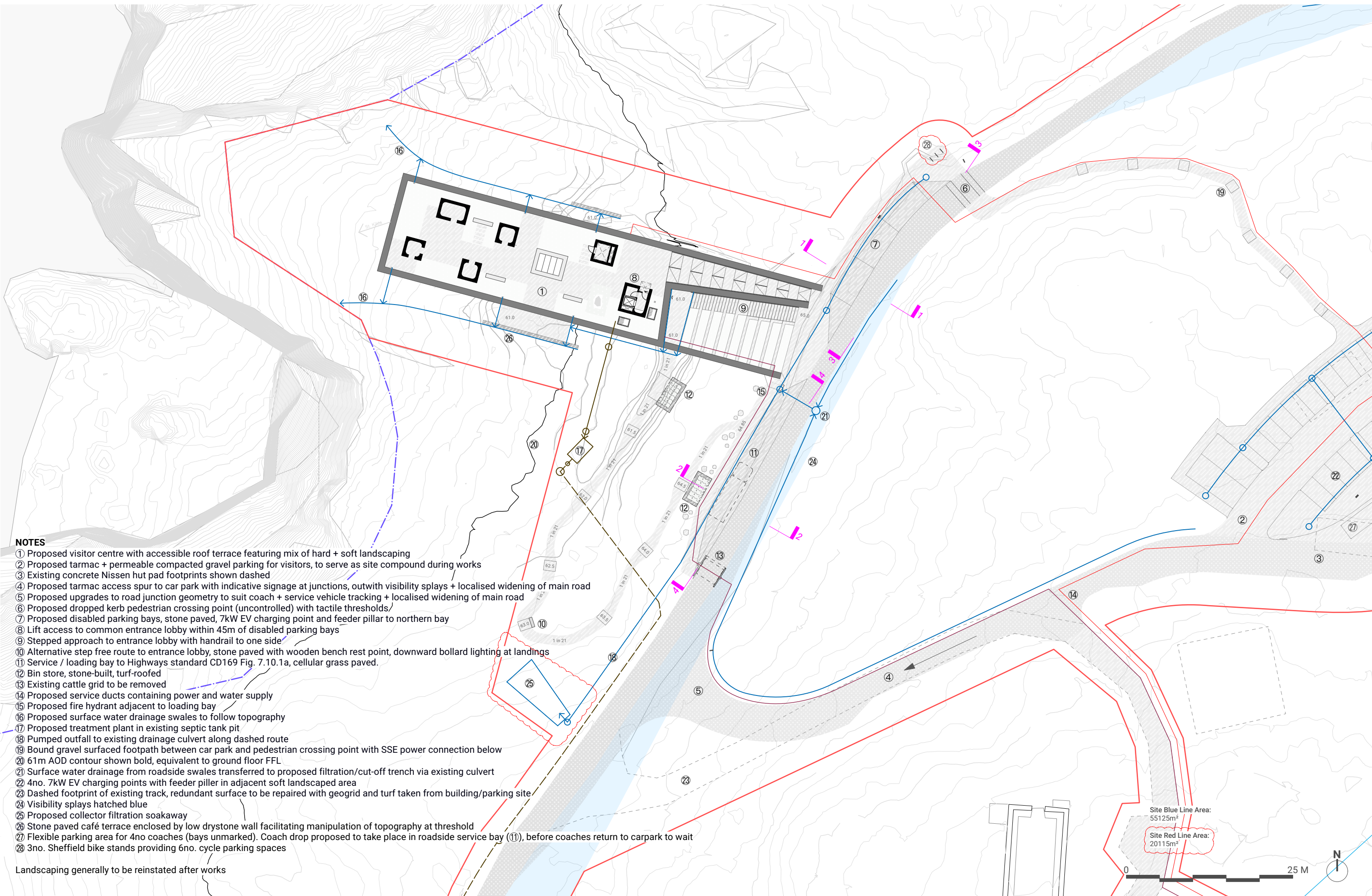
Landscaping generally to be reinstated after works

REV	DATE	NOTE
A	01/02/2024	Redline boundary + proposed junction geometry adjusted; coach bays indicated, annotation numbering edited, EV upstand location adjusted, drainage updated, cycle parking added

PROJECT NAME <b>IONAD HIORT</b>
NOTES © Dualchas Architects / Reiulf Ramstad Arkitekter To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET <b>PLANNING</b>
DRAWING TITLE <b>PROPOSED BLOCK PLAN</b>

DRAWING NUMBER <b>924_002</b>	DATE <b>01/02/2024</b>
DRAWN / CHECKED <b>MOC</b>	SCALE @A3 <b>1:1250</b>



**NOTES**

- ① Proposed visitor centre with accessible roof terrace featuring mix of hard + soft landscaping
- ② Proposed tarmac + permeable compacted gravel parking for visitors, to serve as site compound during works
- ③ Existing concrete Nissen hut pad footprints shown dashed
- ④ Proposed tarmac access spur to car park with indicative signage at junctions, outwith visibility splays + localised widening of main road
- ⑤ Proposed upgrades to road junction geometry to suit coach + service vehicle tracking + localised widening of main road
- ⑥ Proposed dropped kerb pedestrian crossing point (uncontrolled) with tactile thresholds/
- ⑦ Proposed disabled parking bays, stone paved, 7kW EV charging point and feeder pillar to northern bay
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- ⑫ Bin store, stone-built, turf-roofed
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- ⑭ Proposed service ducts containing power and water supply
- ⑮ Proposed fire hydrant adjacent to loading bay
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- ㉖ Stone paved café terrace enclosed by low drystone wall facilitating manipulation of topography at threshold
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- ㉘ 3no. Sheffield bike stands providing 6no. cycle parking spaces

Landscaping generally to be reinstated after works

Site Blue Line Area:  
55125m<sup>2</sup>

Site Red Line Area:  
20115m<sup>2</sup>

0 25 M



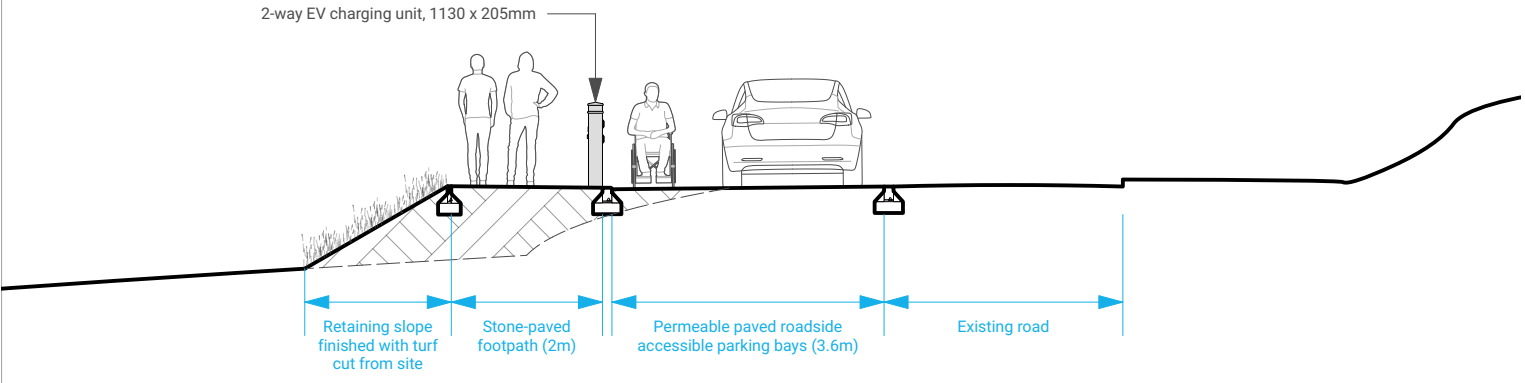
A	01/02/2024	Redline boundary adjusted; coach bays indicated, annotation numbering edited, EV upstand location adjusted, drainage updated, cycle parking added
REV	DATE	NOTE

PROJECT NAME	IONAD HIORT
NOTES	© Dualchas Architects / Reiulf Ramstad Arkitekter To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

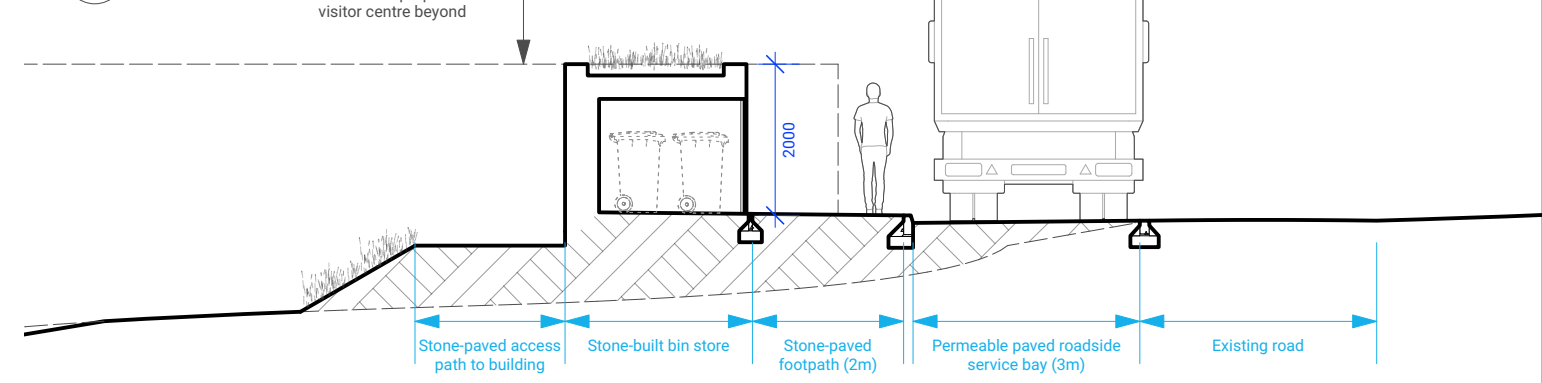
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DRAWING TITLE	PROPOSED SITE PLAN

DRAWING NUMBER	924_003	DATE	01/02/2024
DRAWN / CHECKED	MOC	SCALE @A3	1:500

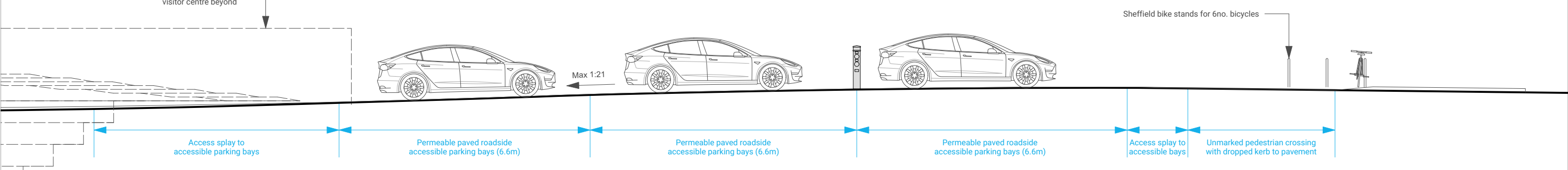
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Scale: 1:100



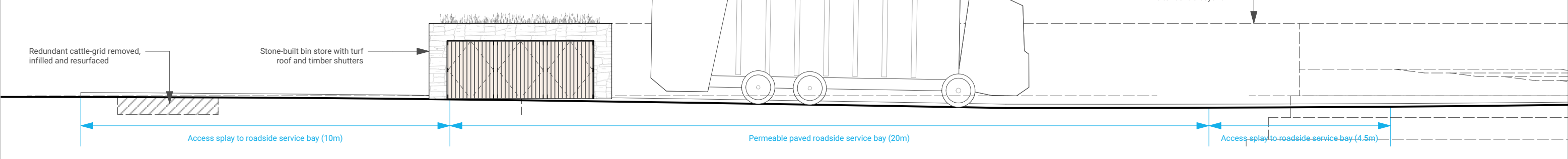
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Scale: 1:100



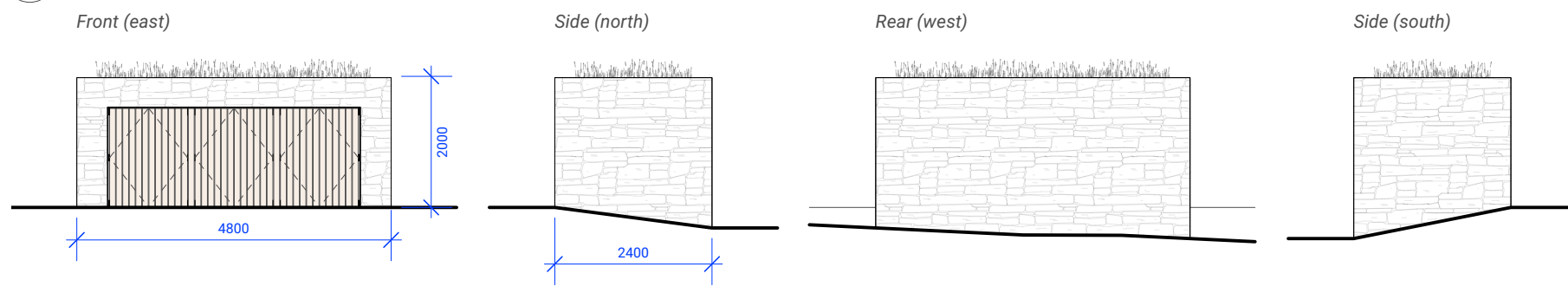
3 Section 3  
Scale: 1:100



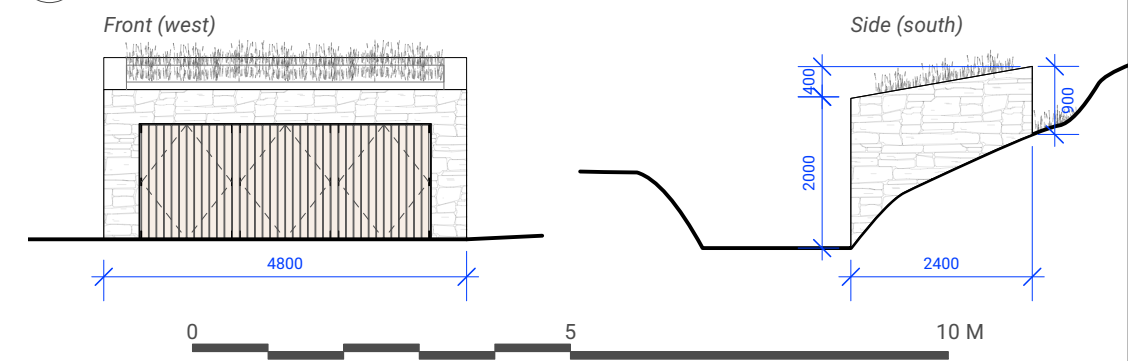
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Scale: 1:100

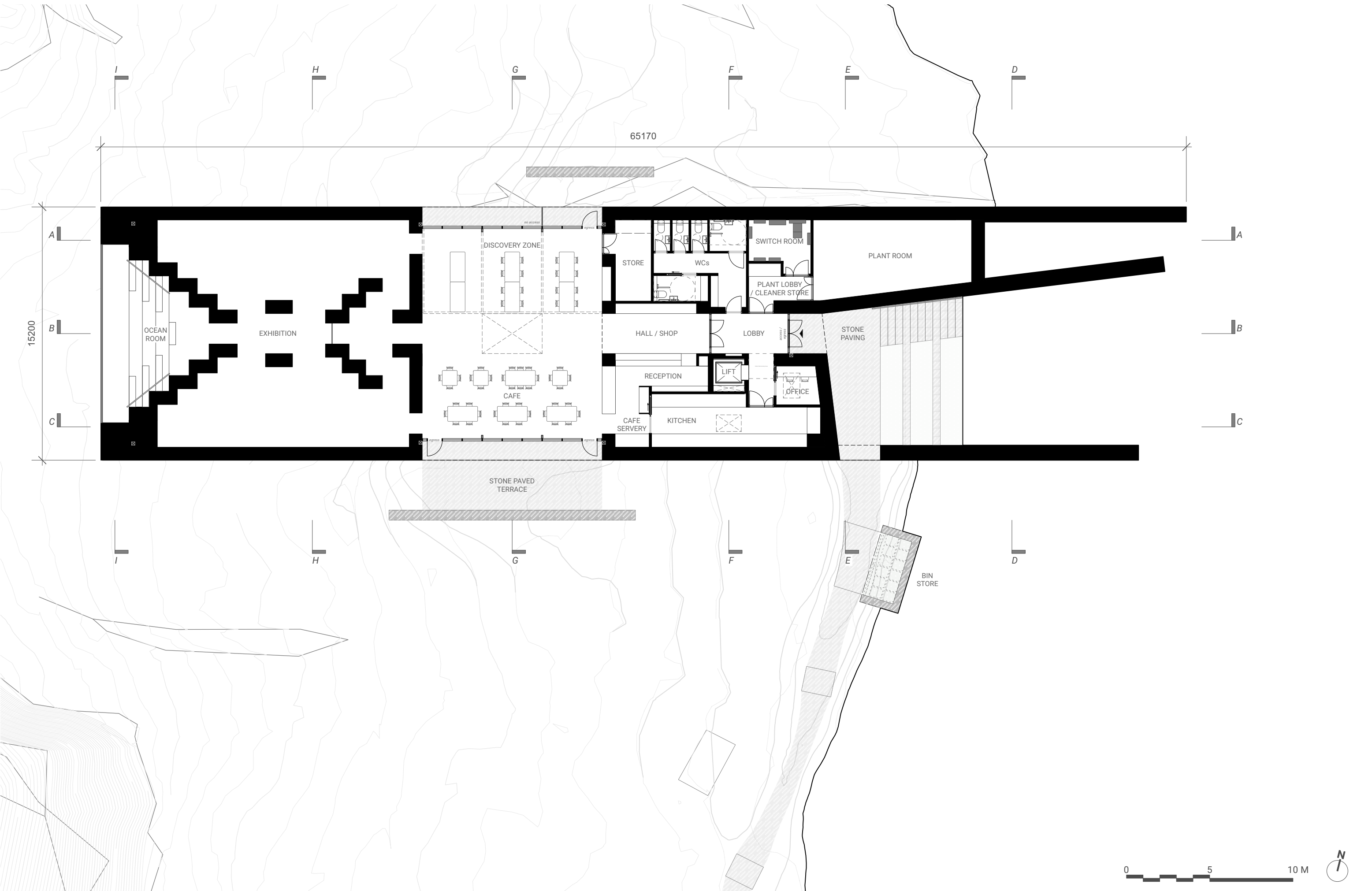


5 Street level bin store elevations  
Scale: 1:100




6 Lower level bin store elevations  
Scale: 1:100



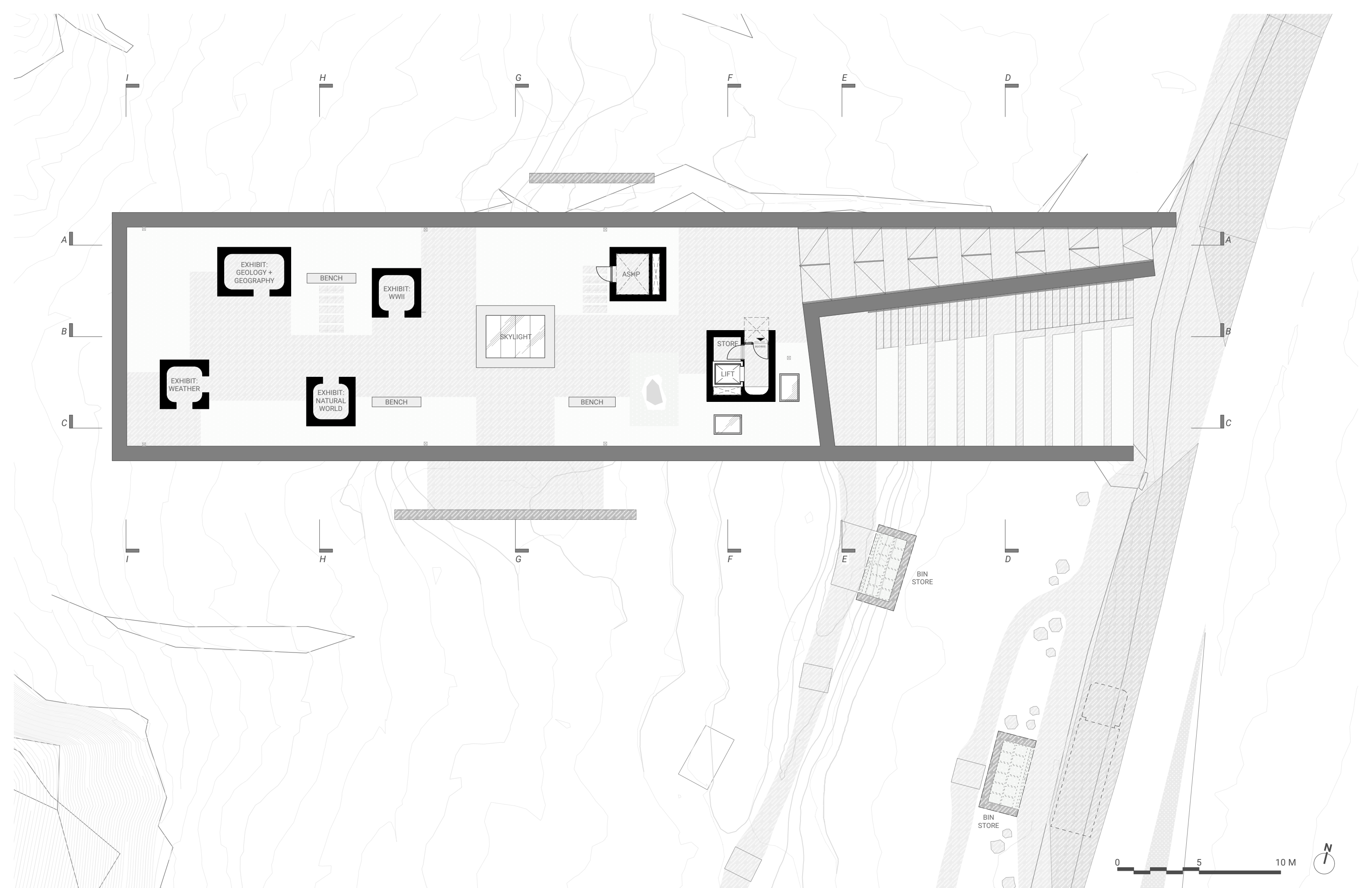


15200

65170

 <p>Glasgow 1.06 McLellan Works, 274 Sauchiehall Street, Glasgow G2 3EH +44 (0)141 550 1401</p> <p>Skye Fàs, Sabhal Mòr Ostaig Sheaf, Isle of Skye IV44 6PQ +44 (0)1471 833 300</p> <p><b>Reiulf Ramstad Arkitekter</b></p>	<p>A 01/02/2024 Stone paved terrace, access + egress annotations added</p>	<p>PROJECT NAME <b>IONAD HIORT</b></p> <p>NOTES © Dualchas Architects info@dualchas.com To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.</p>	<p>DRAWING SET <b>PLANNING</b></p>	<p>DRAWING NUMBER <b>924_101</b></p>	<p>DATE <b>01/02/2024</b></p>
	<p>REV DATE NOTE</p>	<p>DRAWING TITLE <b>GROUND FLOOR PLAN</b></p>	<p>DRAWN / CHECKED <b>MOC / RF</b></p>	<p>SCALE @A3 <b>1:200</b></p>	





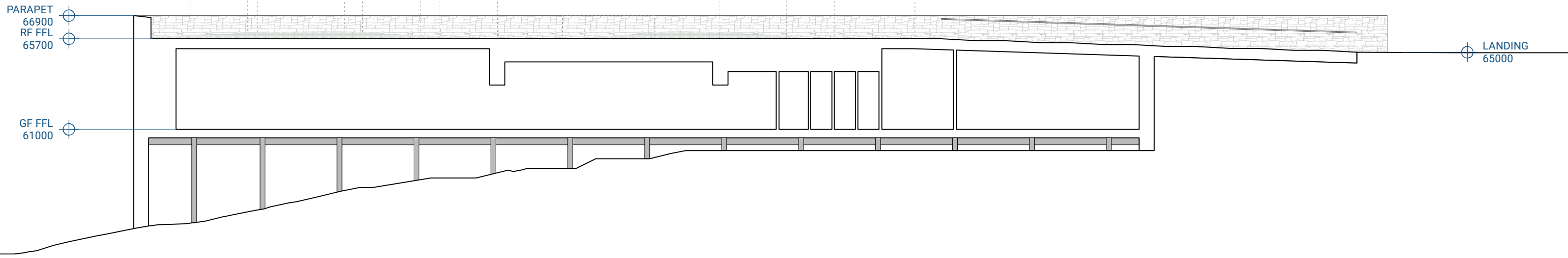
REV	DATE	NOTE
A	01/02/2024	Access annotation added

PROJECT NAME	IONAD HIORT
NOTES	© Dualchas Architects info@dualchas.com To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

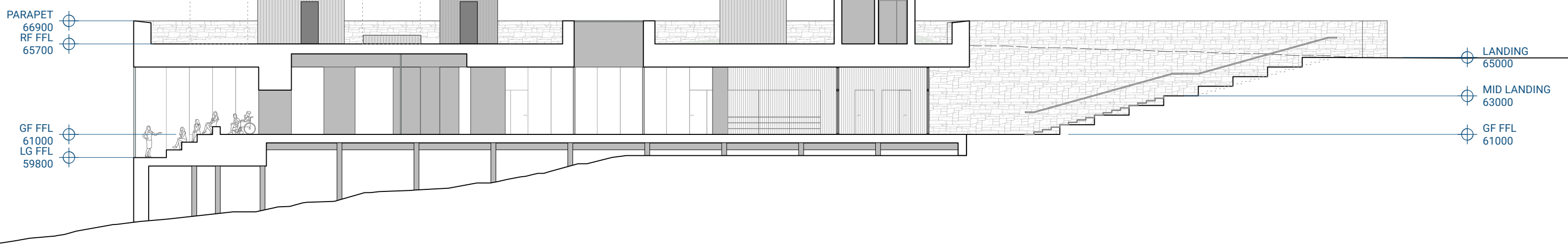
DRAWING SET	PLANNING
DRAWING TITLE	ROOF PLAN

DRAWING NUMBER	924_102	DATE	01/02/2024
DRAWN / CHECKED	MOC / RF	SCALE @A3	1:200

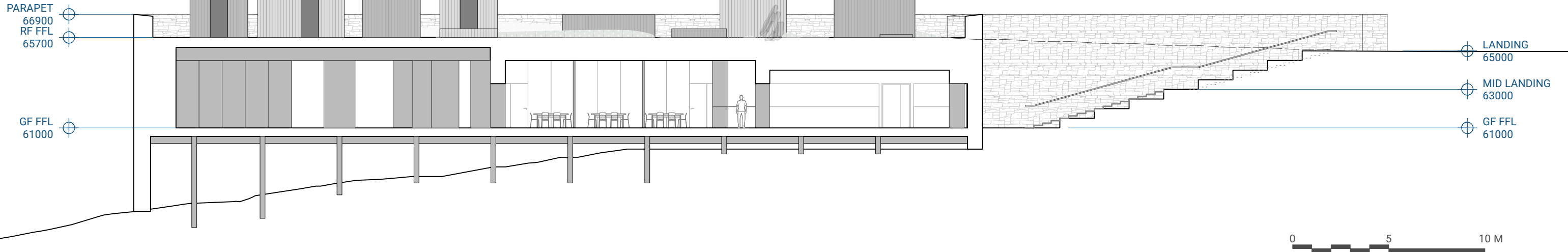
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Scale: 1:200




2 Section BB  
Scale: 1:200

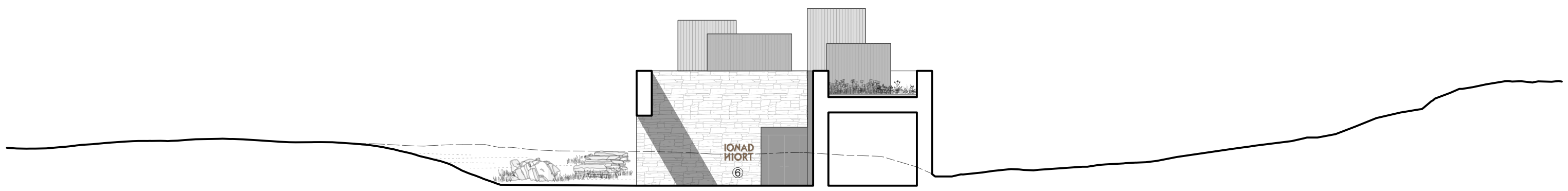
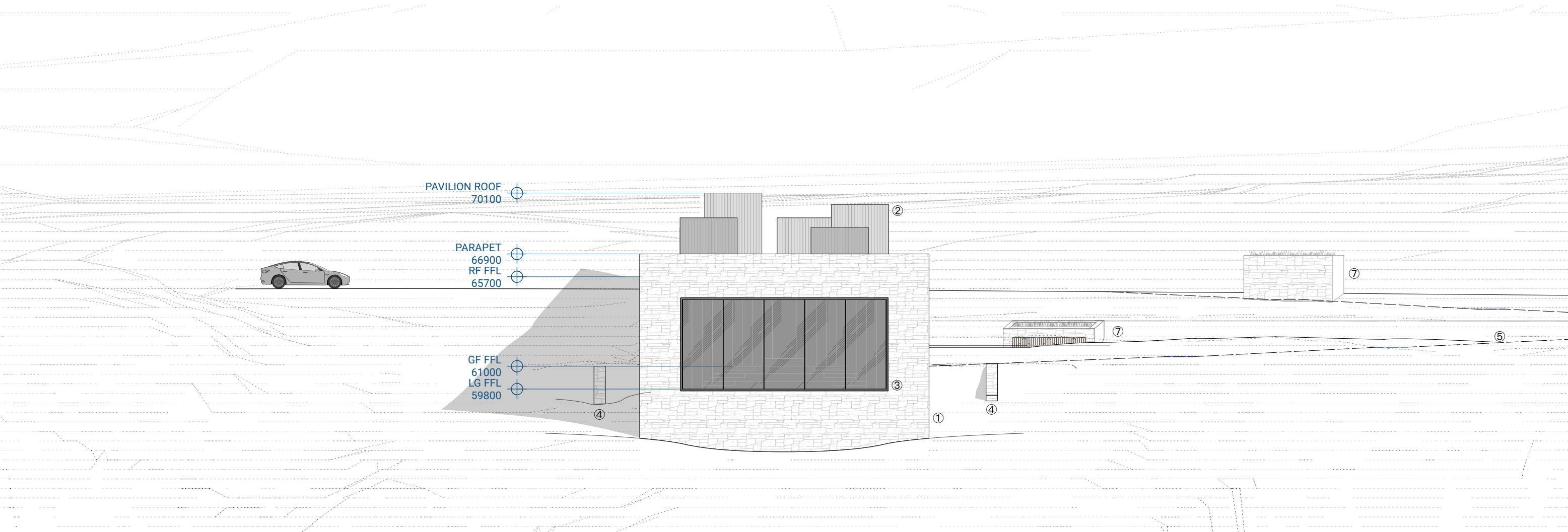


3 Section CC  
Scale: 1:200



 <p>Glasgow 1.06 McLellan Works, 274 Sauchiehall Street, Glasgow G2 3JH +44 (0)141 550 1401</p> <p>Skye Fàs, Sabhal Mòr Ostaig Sléac, Isle of Skye IV44 6BQ +44 (0)1471 833 300</p> <p><b>Reiulf Ramstad Arkitekter</b></p>	<p>A 01/02/2024 Access step landing heights adjusted</p>	<p>PROJECT NAME <b>IONAD HIORT</b></p> <p>NOTES © Dualchas Architects info@dualchas.com To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.</p>	<p>DRAWING SET <b>PLANNING</b></p> <p>DRAWING TITLE <b>LONG SECTIONS</b></p>	<p>DRAWING NUMBER <b>924_301</b></p> <p>DRAWN / CHECKED <b>MOC / RF</b></p>	<p>DATE <b>01/02/2024</b></p> <p>SCALE @A3 <b>1:200</b></p>
	<p>REV DATE NOTE</p>				




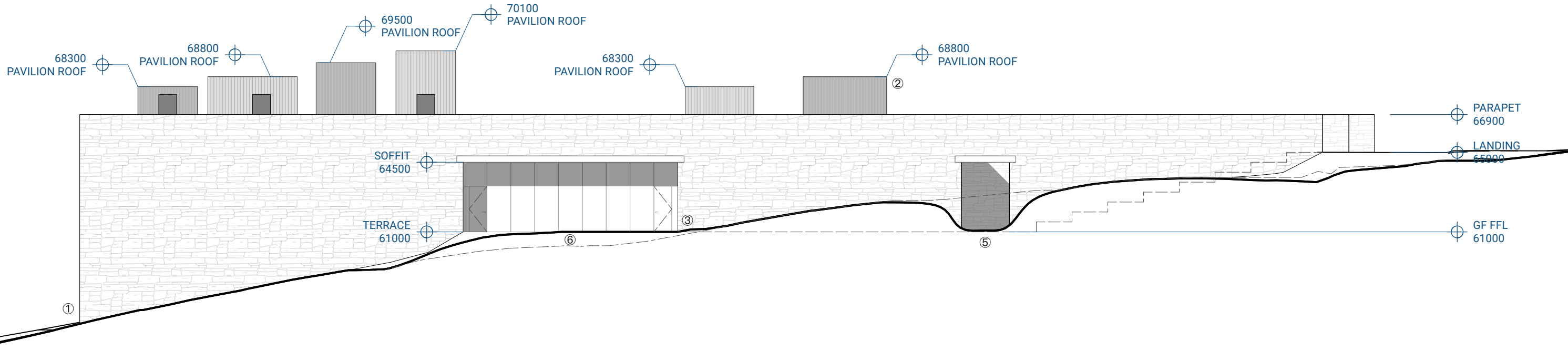


**NOTES**

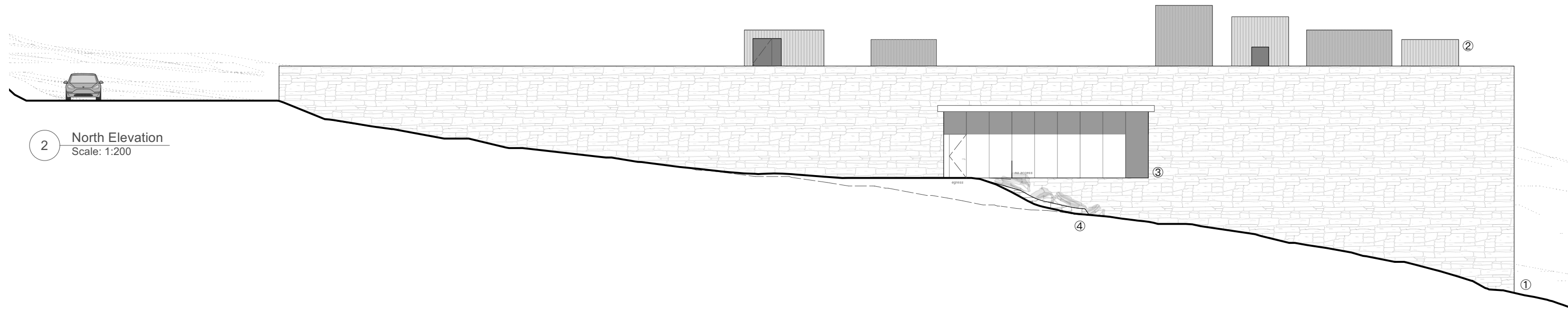
- ① Random coursed walling in a mix of locally quarried, and locally reclaimed stone, with precast concrete lintels and coping details
- ② Open jointed timber rainscreen clad roof pavilion structures with natural earthen stain
- ③ Metal framed glazing set flush with stonework
- ④ Low drystone retaining walls to enclose stone paved terrace and facilitate manipulation of topography at thresholds
- ⑤ Stone paved footpath between levels
- ⑥ Patinated metal entrance signage with rear illumination
- ⑦ Ancillary store structures, stone built, turf roofed. Lower structure embedded in bank of landscape cut for footpath, screened in front elevation



 <p style="font-size: 8px; margin-top: 5px;">Glasgow 106 McLellan Works, 274 Sauchiehall Street, Glasgow G2 3EH +44 (0)141 550 1401</p> <p style="font-size: 8px; margin-top: 5px;">Skye Fàs, Sabhal Mòr Ostaig Sheil, Isle of Skye IV44 8PQ +44 (0)1471 833 300</p> <p style="font-size: 12px; font-weight: bold; margin-top: 10px;">Reiulf Ramstad Arkitekter</p>	<p style="font-size: 8px;">A    01/02/2024    Annotation added in relation to stone paved terrace, bin store elevations updated</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th style="width: 10%;">REV</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">NOTE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	NOTE				<p style="font-size: 8px;">PROJECT NAME <b>IONAD HIORT</b></p> <p style="font-size: 8px;">NOTES © Dualchas Architects    info@dualchas.com    To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.</p>	<p style="font-size: 8px;">DRAWING SET <b>PLANNING</b></p> <p style="font-size: 8px;">DRAWING TITLE <b>FRONT + REAR ELEVATIONS</b></p>	<p style="font-size: 8px;">DRAWING NUMBER <b>924_201</b></p> <p style="font-size: 8px;">DRAWN / CHECKED <b>MOC / RF</b></p>	<p style="font-size: 8px;">DATE <b>01/02/2024</b></p> <p style="font-size: 8px;">SCALE @A3 <b>1:200</b></p>
REV	DATE	NOTE									

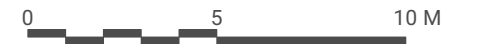



1 South Elevation  
Scale: 1:200



2 North Elevation  
Scale: 1:200

- NOTES**
- ① Random coursed walling in a mix of locally quarried, and locally reclaimed stone, with precast concrete lintels and coping details
  - ② Open jointed timber rainscreen clad roof pavilion structures with natural earthen stain
  - ③ Recessed metal framed glazed curtain walling
  - ④ Low drystone retaining walls to facilitate manipulation of topography at thresholds
  - ⑤ Stone paved footpath between levels, cut into terrain on approach to opening
  - ⑥ Stone paved terrace



 <p>Glasgow 1.06 McLellan Works, 274 Sauchiehall Street, Glasgow G2 3EH +44 (0)141 550 1401</p> <p>Skye Fàs, Sabhal Mòr Ostaig Skew, Isle of Skye IV44 8PQ +44 (0)1471 833 300</p> <p><b>Reiulf Ramstad Arkitekter</b></p>	<p>A 01/02/2024 Annotation added in relation to stone paved terrace</p>	<p>PROJECT NAME <b>IONAD HIORT</b></p>	<p>DRAWING SET <b>PLANNING</b></p>	<p>DRAWING NUMBER <b>924_202</b></p>	<p>DATE <b>01/02/2024</b></p>
	<p>REV DATE NOTE</p>	<p>NOTES © Dualchas Architects info@dualchas.com To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.</p>	<p>DRAWING TITLE <b>SIDE ELEVATIONS</b></p>	<p>DRAWN / CHECKED <b>MOC / RF</b></p>	<p>SCALE @A3 <b>1:200</b></p>

