



# 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

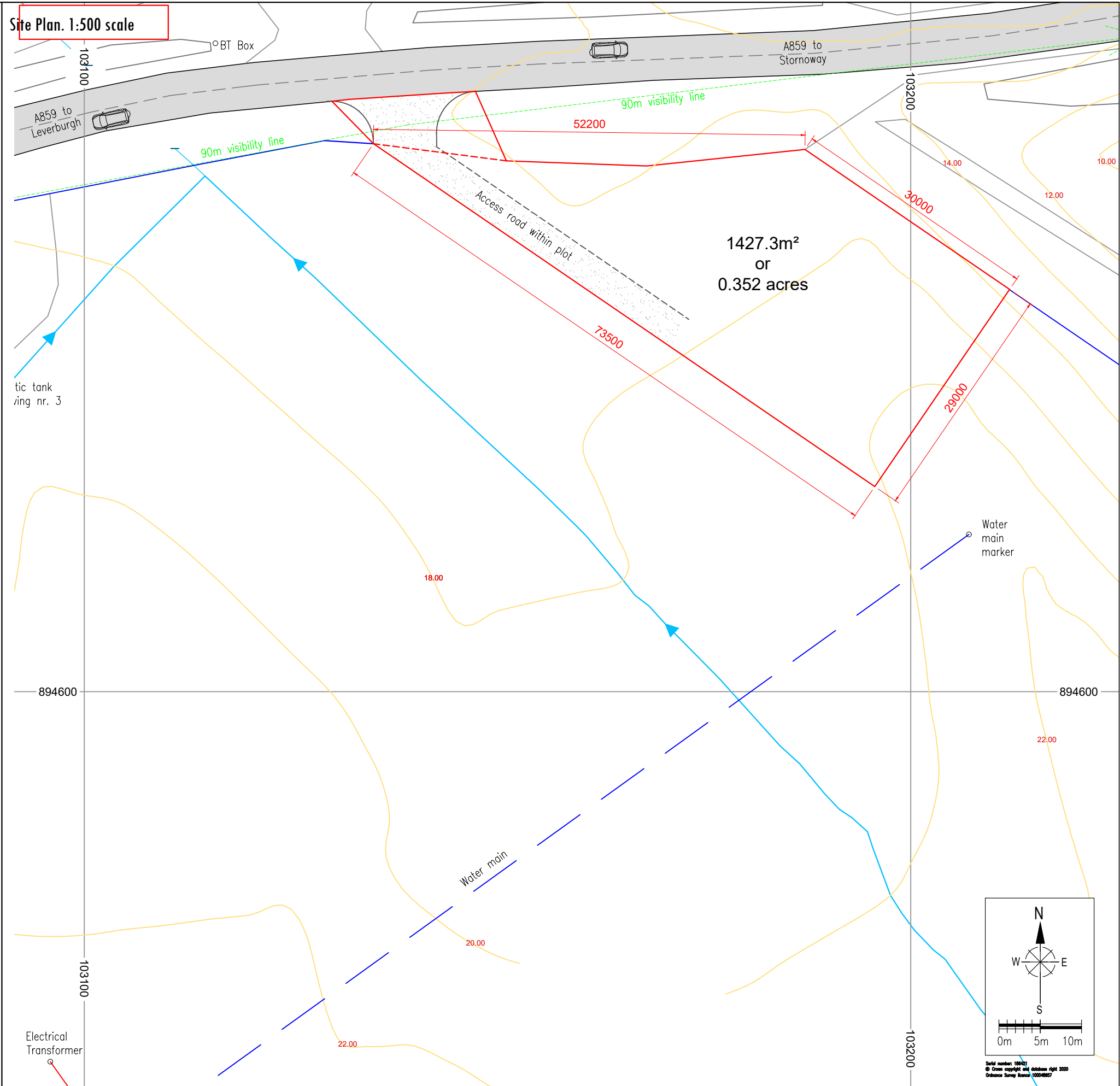
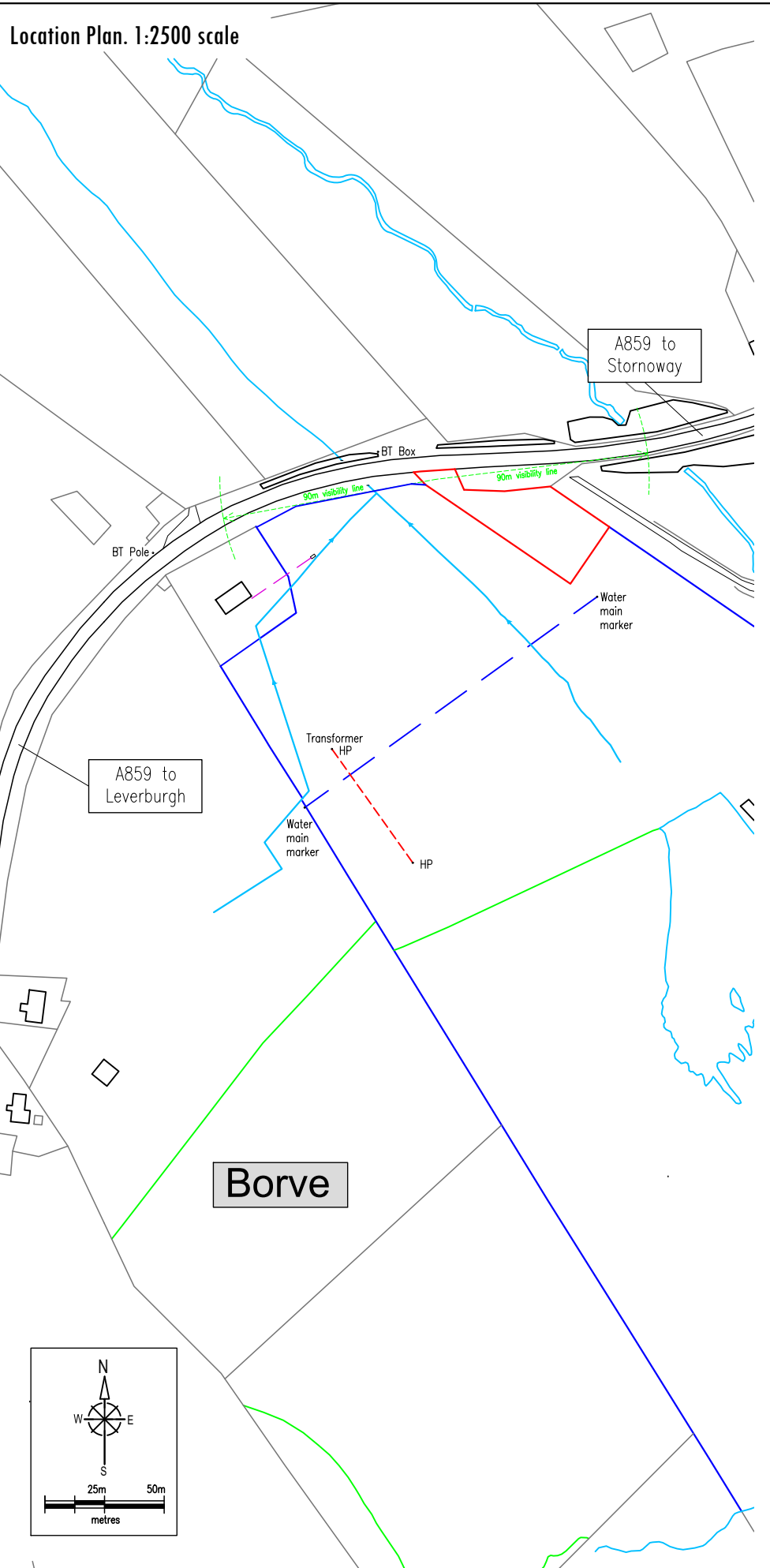
Reference Number	23/00458/PPD
Date registered as valid	31/10/2023
Description of Development	Erect house and detached garage. Create access. Install private drainage system. Install roof mounted PV array.
Address or description of location to which the development relates	3B Borve, Isle of Harris
Applicant Name	Mr Clive Maidment
Applicant Address	Southfield House, Bath Road, Woolhampton, Berkshire, RG7 5RE
Agent name (if applicable)	Dualchas Architects
Agent address (if applicable)	Fas Building, Sabhal Mor Ostaig, Sleat, Isle of Skye, IV44 8RQ

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.

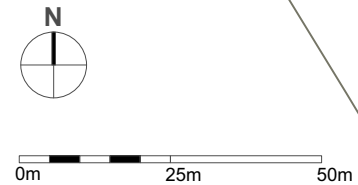
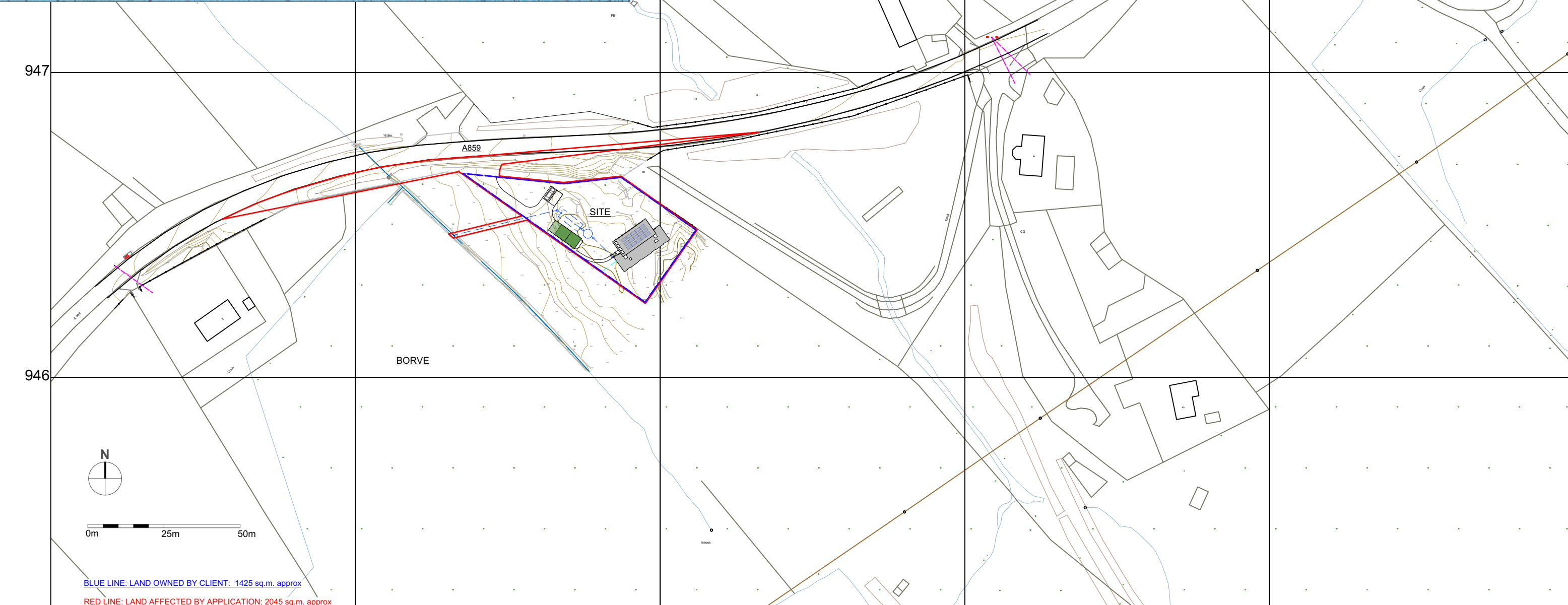
The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan 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](mailto:planning@cne-siar.gov.uk)



Do not scale from drawings - use written dimensions only. Report any discrepancies immediately.

Title <b>Location &amp; 1:500 site plan</b>	Project <b>Proposed new house site</b>	Issue <b>Planning permission in principle application</b>	Drawn <b>J. Smith</b>	Sheet <b>1 of 1</b>	Revision <b>A</b>	Scale <b>1:2500 &amp; 1:500</b>	Sheet size <b>A3</b>	Date <b>14th Dec 2020</b>
Client <b>Scott Inglis</b>	Site address <b>3 Borve, Isle of Harris. HS3 3HT</b>	Copyright <b>© The Draftsman Ltd 2020</b>	Email <b>thedraftsman@mail.com</b>	Website <b>www.thedraftsman.co.uk</b>	Telephone <b>07884 112 181</b>	 <b>The Draftsman Ltd. Architectural Design Service</b> 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ		



BLUE LINE: LAND OWNED BY CLIENT: 1425 sq.m. approx  
 RED LINE: LAND AFFECTED BY APPLICATION: 2045 sq.m. approx



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DRAWING SET  
 PLANNING APPLICATION

DRAWING TITLE  
 SITE PLAN

DRAWING NUMBER  
 956\_101

SCALE  
 1:1250 @ A3

CLIENT  
 956\_M Aidment

DRAWN BY  
 LS

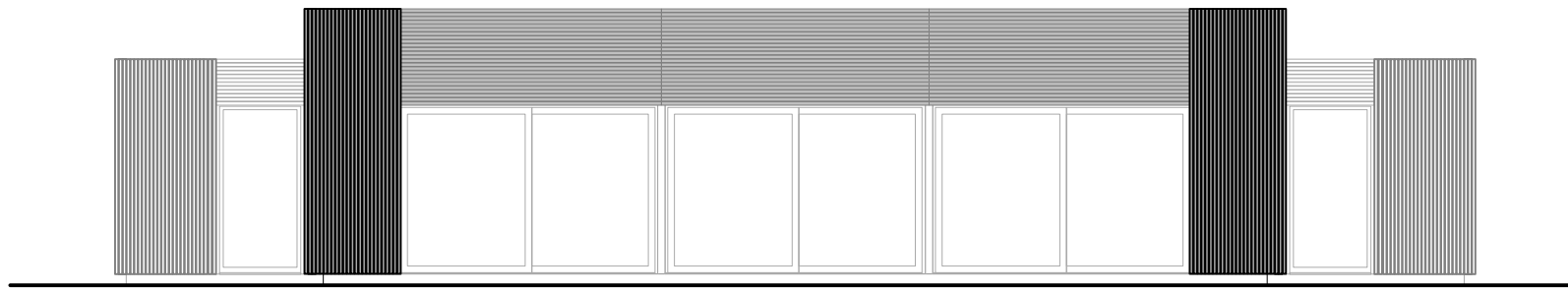
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REV DATE NOTE

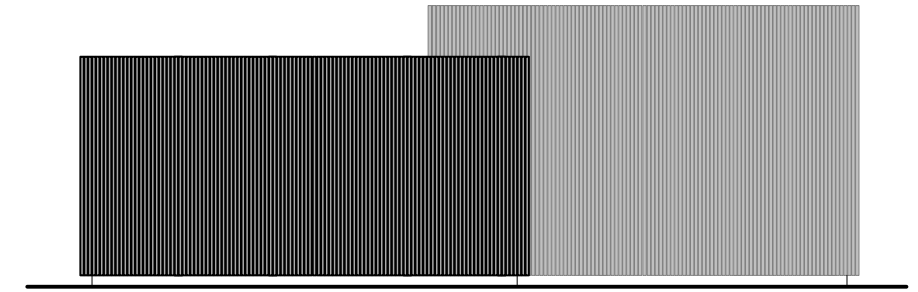
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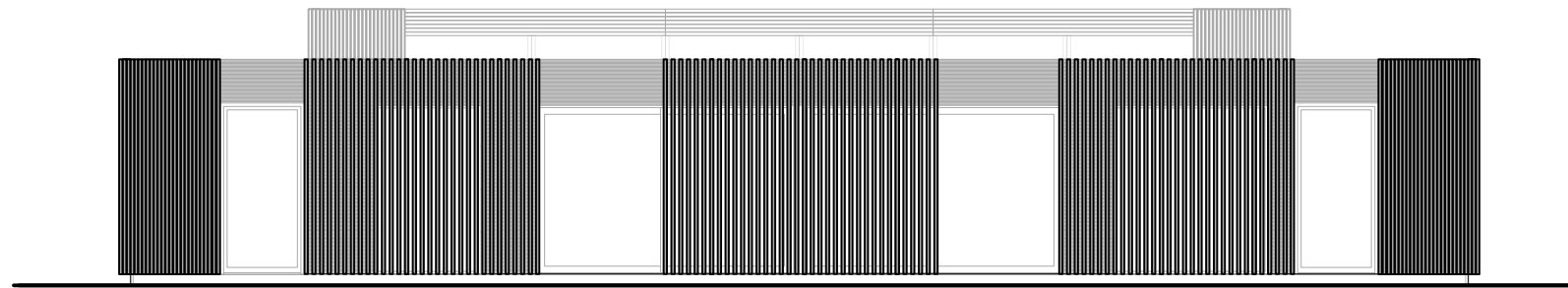




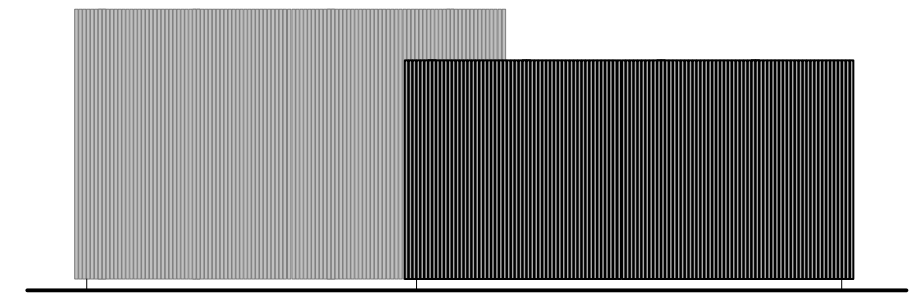
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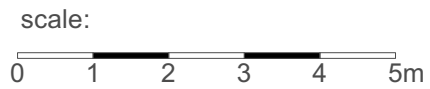


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Scale: 1:100  
south west elevation 4

External Wall Finish:  
All walls clad in untreated Thermopine or similar (silver grey) vertical and horizontal rainscreen cladding as shown



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DRAWING SET  
PLANNING APPLICATION

CLIENT  
956\_MAIDMENT

DRAWING TITLE  
ELEVATIONS

DRAWING NUMBER  
956\_401

DRAWN BY  
LS

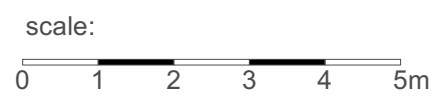
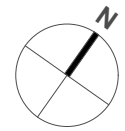
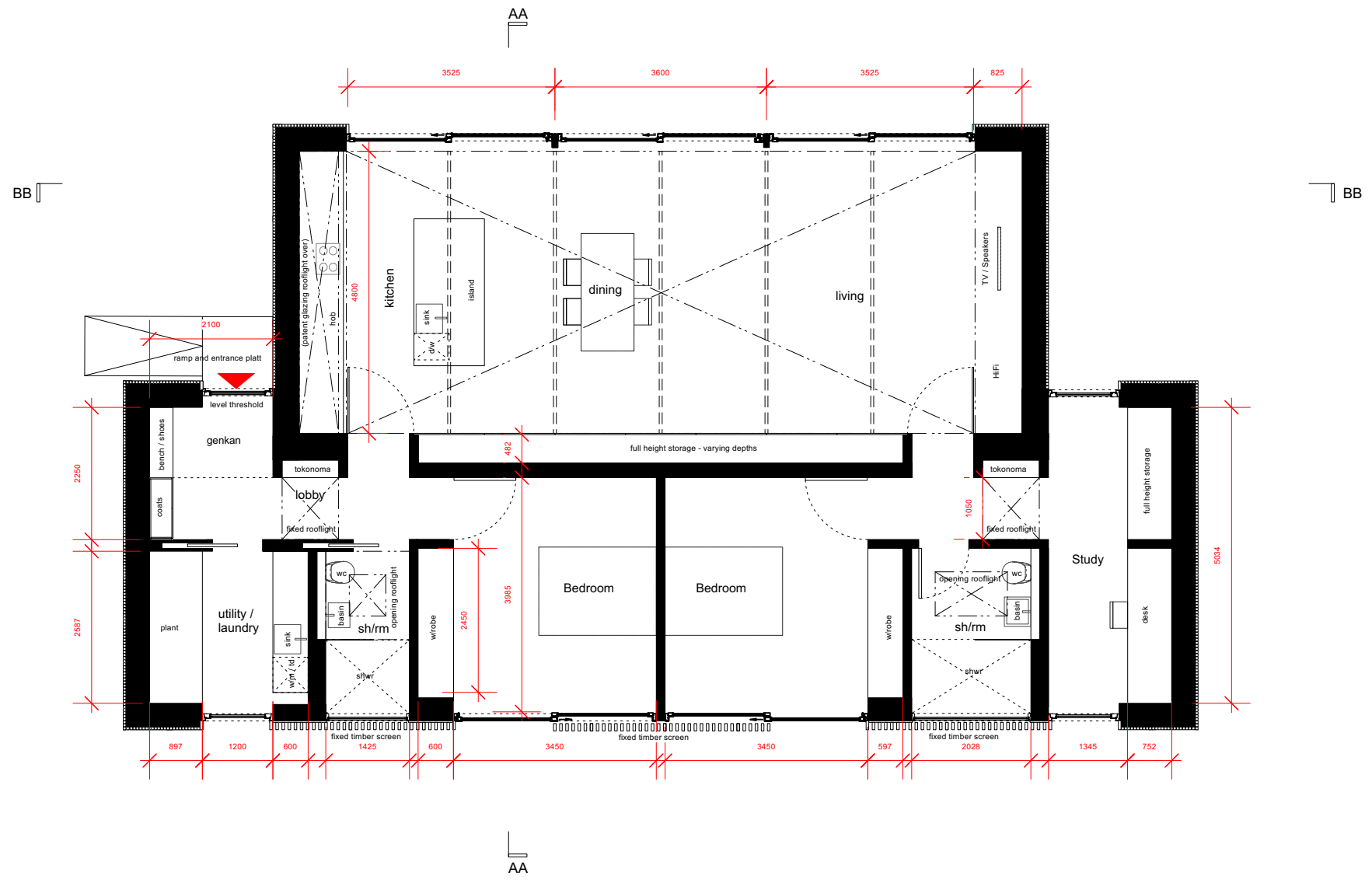
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DATE  
06/10/23

REV. DATE NOTE

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DRAWING SET  
 PLANNING APPLICATION

DRAWING TITLE  
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DRAWING NUMBER  
 956\_201

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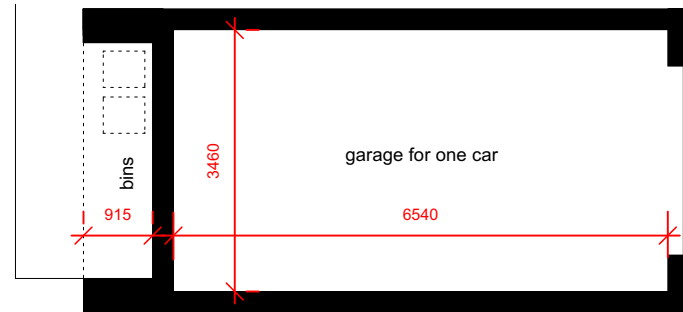
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DATE  
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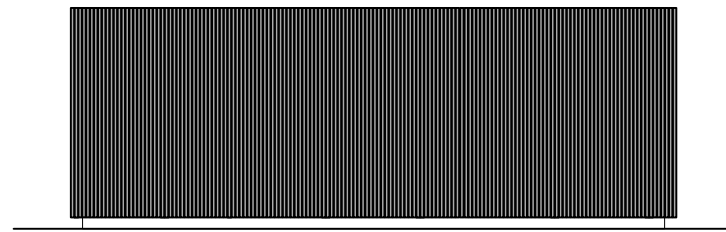
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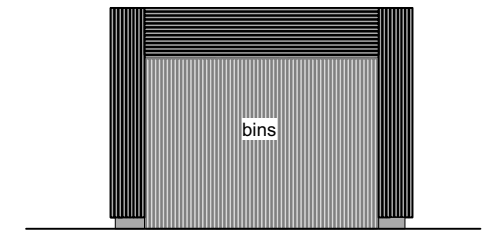


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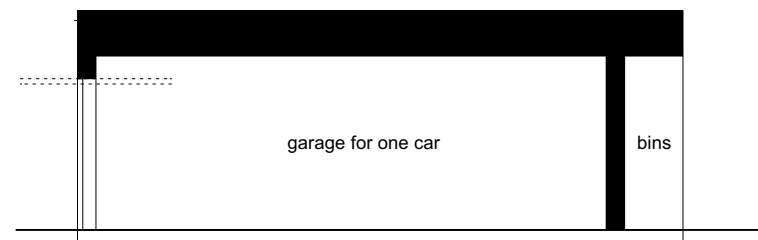
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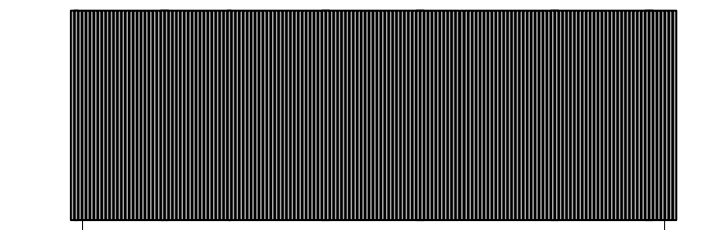
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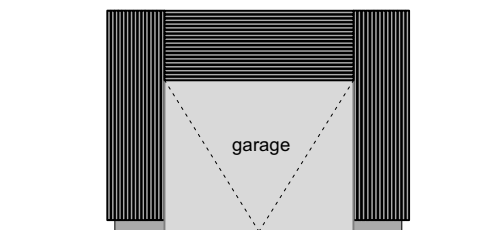
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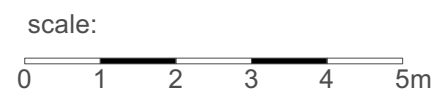


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north east elevation 5



6 north west elevation  
Scale: 1:100

External Wall Finish:  
All walls clad in untreated Thermopine or similar (silver grey) vertical and horizontal rainscreen cladding as shown



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DRAWING SET  
PLANNING APPLICATION

DRAWING TITLE  
SHED DRAWINGS

DRAWING NUMBER  
956\_501

SCALE  
1:100 @ A3

CLIENT  
956\_MAIDMENT

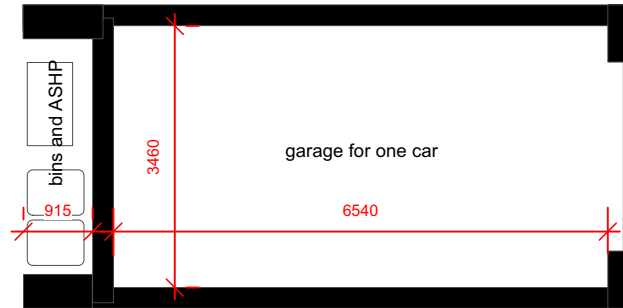
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DATE  
06/10/23

REV. DATE NOTE

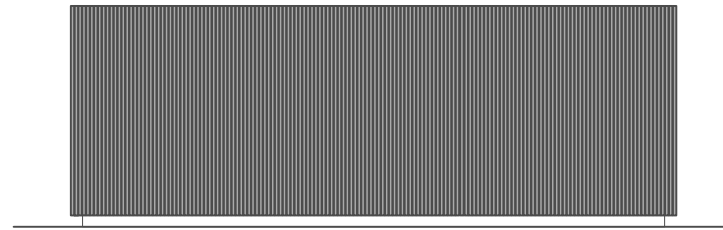
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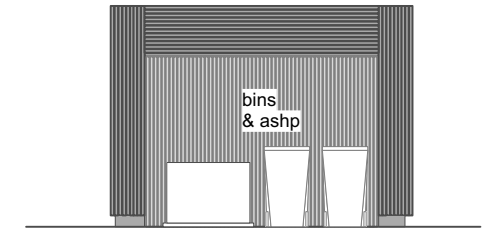


Internal floor area: 25 sqm

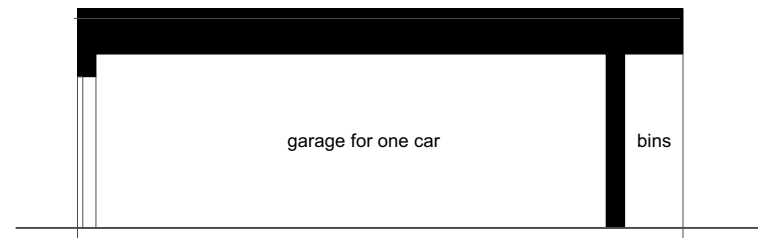
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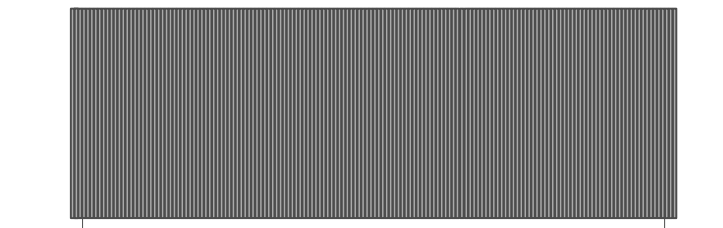
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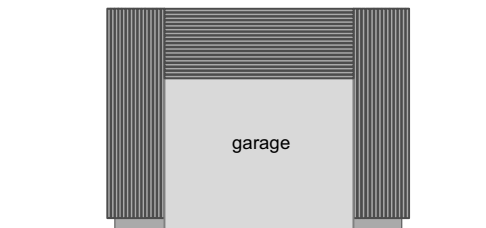
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Scale: 1:100  
SECTION 4

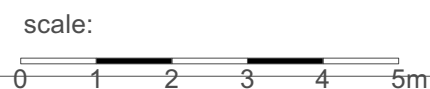


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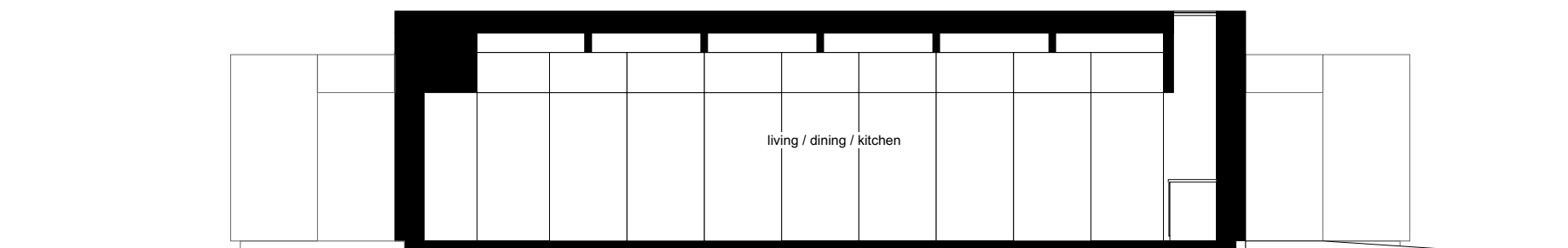
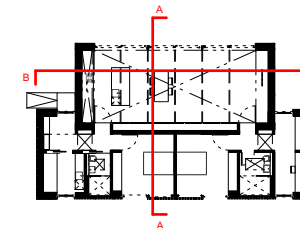


6 north west elevation  
Scale: 1:100

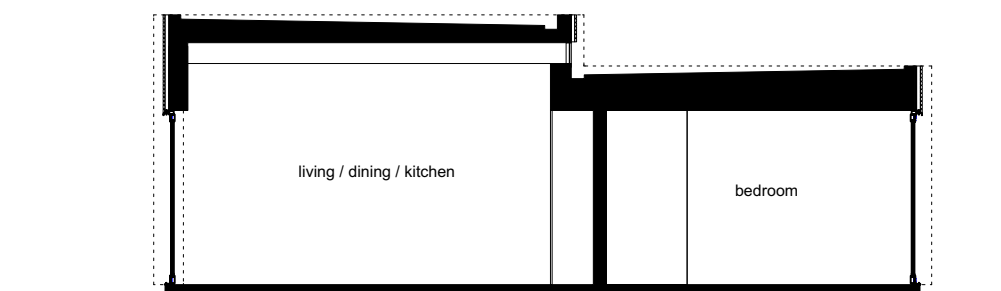
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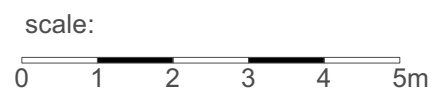




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section BB 1



Scale: 1:100  
section AA 2



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DRAWING SET  
PLANNING APPLICATION

DRAWING TITLE  
PROPOSED SECTIONS

DRAWING NUMBER  
956\_302

SCALE  
1:100 @ A3

CLIENT  
956\_MAJDMENT

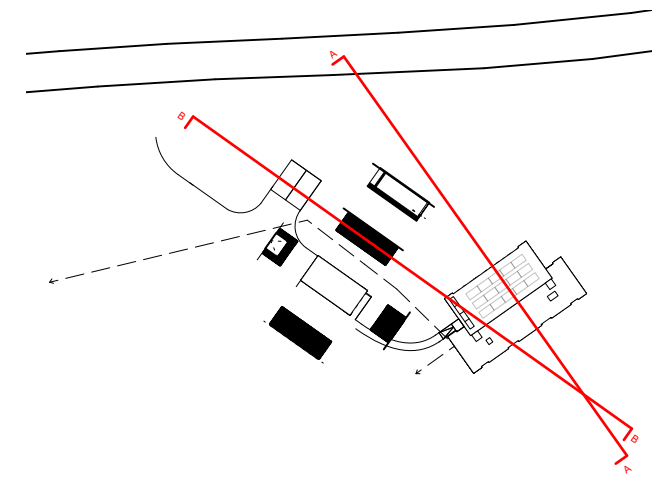
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DATE  
06/10/23

REV DATE NOTE

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WALL HEAD: + 2.9 (22.05)    REAR GROUND FCL: + 2.3 (21.45)  
 WALL HEAD: + 3.57 (22.72)    GROUND FCL: + 3.2 (22.35)  
 GROUND FFL: + 0 (19.15)

SECTION AA

WALL HEAD: + 2.9 (20.8)  
 GROUND FCL: + 2.1 (20.2)  
 SHED  
 GROUND FFL: + 0 (17.9)

SECTION BB



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DRAWING SET  
**PLANNING APPLICATION**  
  
 DRAWING TITLE  
**PROPOSED SITE SECTIONS**  
  
 DRAWING NUMBER  
**956\_301**  
  
 SCALE  
**1:100 @ A3**

CLIENT  
**956\_M Aidment**  
  
 DRAWN BY  
**TM**  
  
 DATE  
**05/10/23**

REV	DATE	NOTE

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**NEW HOUSE**  
**3B Borve, Isle of Harris**

**Planning History**

The site at 3B Borve, Isle of Harris currently has planning in principle (PIP) reference 20/00380.

**Site**

The proposed development is located within a linear crofting township along the A859 along the west side of Harris. The road has a series of crofts along the length of the road, with Borve connecting into Sgarasta Mhor to the south west. Most of the houses within the townships are located to the south east of the road, with occasional houses to the shoreside.

**Site History**

There is no evidence of previous structures on the site. It is characterised by rocky ridges and peatland, as is much of Harris.

**Design Team**

Dualchas Architects is acting as the applicant's agent, working collaboratively with Narro Associates, Structural Engineers and Lùths Services Ltd, Sustainable Building Services. The collective experience of the design team has facilitated a detailed design process which is outlined in this document.

At Dualchas Architects, we believe that good quality design is integral to the development of the built environment. Our ethos, that truly sustainable architecture has a connection to the past and its place, is reflected in our work through creating architecture which responds to topography, climate, and the local culture. Careful siting in a specific location, creating shelter from the wind, and capturing sunlight and views are all lessons that can be applied. We also consider creating beautiful volumes, carefully crafted detailing and the integration of modern technologies.

Dualchas has significant expertise in producing architecture of the highest quality which has been acknowledged at a national level. Our projects have received awards from several respected bodies including the RIBA, RIAS, IAA and The Saltire Society. Our work is exhibited at the National Museum for Scotland and the V&A Dundee, and is also currently featured in the *Corderie dell'Arsenale, Venezia*.



View from behind site looking north west to the A859



View to site showing pitched-roof buildings against the skyline



Close view of the site from the road, showing materials of the landscape – weathered timber posts, metal and rocky outcrops.

## Client Brief

The applicants approached Dualchas Architects with the ambition of developing his site to accommodate a new two bedroom dwelling house, which is to be his permanent home. The brief was for a distinctive dwelling house which quietly sits in the landscape, exploits the views, minimises energy demands, is accessible and provides space for study and books. He was also interested in Japanese design, so quiet simplicity and the use of screens – the importance of the ritual of ablution, were all part of his thoughts.

In form, the applicants wanted it to feel as if it were part of the landscape. The brief is also inherently sustainable in its ambitions for construction techniques, energy design and future adaptability for use in later years. This includes an allowance for sustainable energy systems, natural materials and innovative technologies which fostered a holistic approach to the project.

## Planning policy

The Outer Hebrides Local Development Plan 2018. The context to Policy PD1 (Placemaking and Design), states that 'Proposals which incorporate place-making principles and design tools, and are well sited and designed, will ensure good quality development that fits into its surroundings'.

The Policy then goes on to state that 'Development proposals must demonstrate a satisfactory quality of place-making, siting, scale and design that respect and reflect positive local characteristics and will complement or enhance the surrounding built and natural environment, while taking account of the guidance contained within the Outer Hebrides Design Guide' and in terms of Design states that 'development should be designed for the site ensuring design, scale, form and mass respect the surrounding built and natural environment...'.

It also falls under policy NBH1 relating to the landscape. Policy NBH1 states that development proposals 'should not have an unacceptable significant landscape or visual impact and should relate to the specific landscape and visual characteristics of the local area, ensuring that the overall integrity of landscape character is maintained'.

The proposal submitted falls under the National Planning Framework 4 adopted in February this year. The site lies within Remote Rural Area as per the government's 6-fold Urban Rural Classification 2020 therefore Policy 17 applies when considering erection of house in this location.



Local character



Jorvemor Blackhouse on the Isle of Harris



Local character

## Local Character

There is a huge variety of house and building forms along the A859. There are traditional house forms with 42 degree slate pitched roofs, turf roofed houses inspired by the blackhouse, mono-pitched house forms, pebble-dashed houses and timber-clad houses. There are also houses with concealed roofs. The houses which stand out in the landscape the most tend to be those in white render, but it is hard to define now what is the architectural character of the place. The key thing should be is that the architecture fits, and is respectful of the place.

## Proposal

Just like the Dualchas project currently under construction in Sgarasta Mhor, the house has a parapet with a low-lying roof concealed behind. This allows it to sit lower against the skyline, with no visible eaves. Roof pipes and vents are concealed behind the cladding. This refinement helps keep the form simple and unfussy meaning that the building appears as one material.

The living space is to the front of the house with a simple fenestration of one large opening to capture the views to the north west. All bedrooms and ancillary accommodation is located in a lower lying part of the building to the rear.

The simplicity in form is not dissimilar to a project has done on Skye called Cliff House. The form is also reminiscent of the Uig Sands restaurant in Uig on Lewis, also by Dualchas Architects (refer to images).

## Materials

The aspiration is for a reserved and consistent material palette, finished with simple detailing to avoid unnecessary complexity.

We propose a pre-weathered timber, such as Thermo-Pine from Russwood. This will be carefully detailed with deep and narrow boards to give depth and texture to the facades.

The intention is that the silver grey colour of the weathered timber will reflect the colours and textures of the grey rock found in the surrounding landscape. When it rains, the timber will change colour with the climate, making it both responsive and subtle.



Local character



Cliff House on Skye



Uig Sands restaurant by Dualchas on the Isle of Lewis – simple form with weathered timber.

### **Accessibility**

The proposed house has been designed to be fully accessible under domestic Scottish Building Standards June 2023.

### **Site Access**

Access to the site will follow arrangement agreed and specified in PIP 20/00380, with visibility splays of 90m in each direction, as shown in drawing issued in November '20 as part of the PIP 20/00380 consent.

Parking for two cars and a turning area is incorporated into the curtilage of the proposal.

### **Landscape strategy**

The proposal is that the house sits gently withing the existing landscape, and that there is no attempt to create anything other than reinstate the existing natural setting. This will involve the careful removal and storage of the topsoil and reinstating it when construction is complete. The access will be built using a "Grasscrete" system or similar, so that the access road has minimal impact on the landscape.

### **Summary**

This design aims to achieve minimal impact on the landscape by creating low, simply detailed structures which sit quietly on their hillside site. Emphasis is placed on the natural qualities of the site and setting the building into the natural contours of the terrain.

By keeping the building modest in scale and form, using materials that reflect the immediate landscape the building will sit quietly in its setting, giving the users an intimate connection with the site and surrounding land.



Borerraig house – Dualchas precedent using weathered timber



Parapet with concealed roof of neighbouring Dualchas Architects project in Sgarasta Mhor

