



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

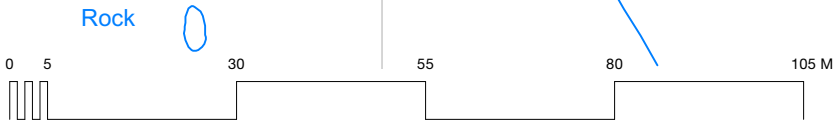
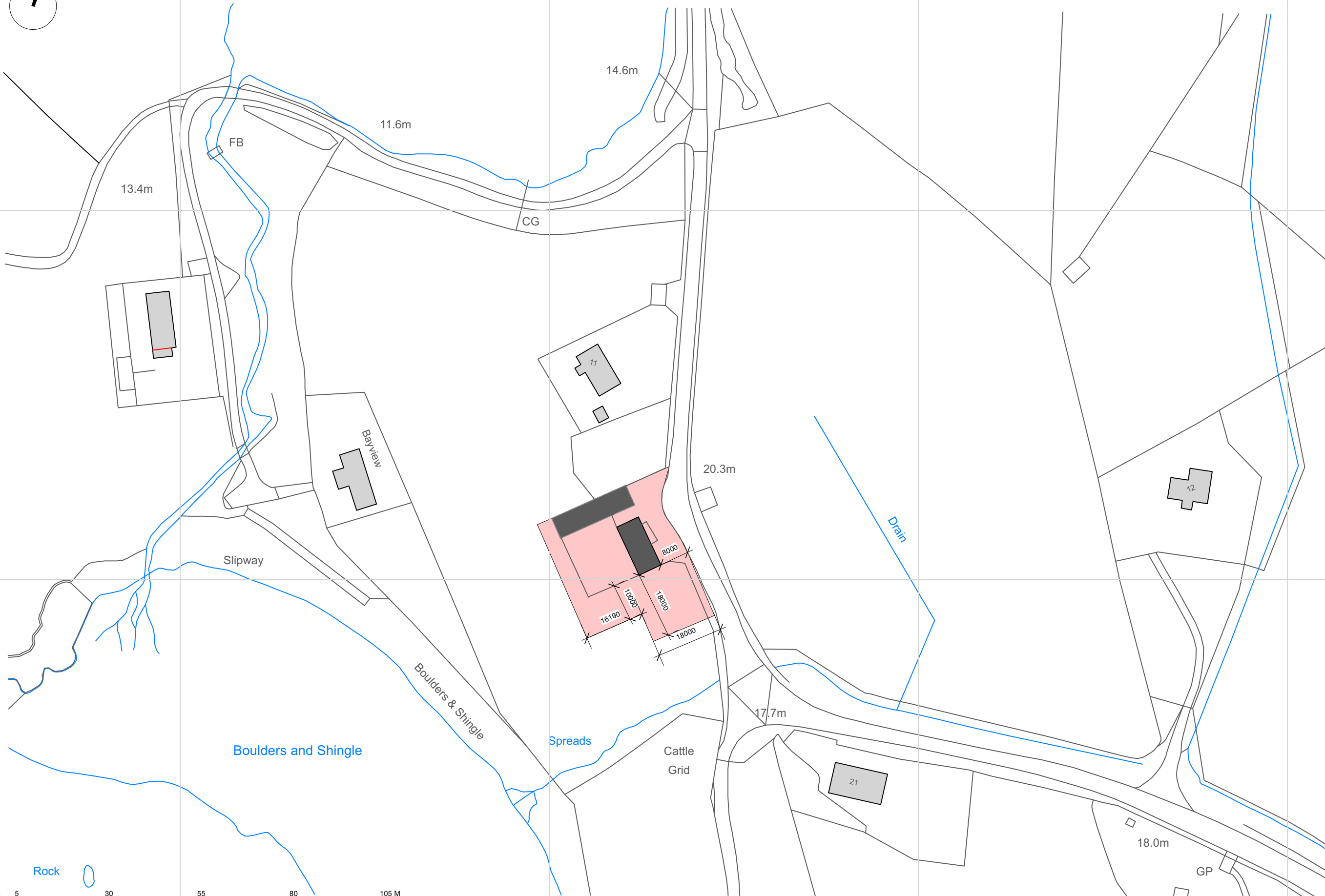
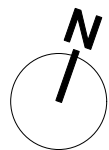
Reference Number:	24/00095/LBC
Date registered as valid:	15 March 2024
Description of Development:	Consolidation works to enable renovation of ruined house and steading for use as one dwelling with ancillary accommodation
Address or description of location to which the development relates:	Seann Taigh, Rodel, Isle of Harris (E:104619 N:883315)
Applicant Name:	Mr Anderson Bakewell
Applicant Address:	Rodel House, Rodel, Isle of Harris
Agent name (if applicable)	John Renshaw Architects
Agent address (if applicable)	90A Constitution Street, Edinburgh

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.

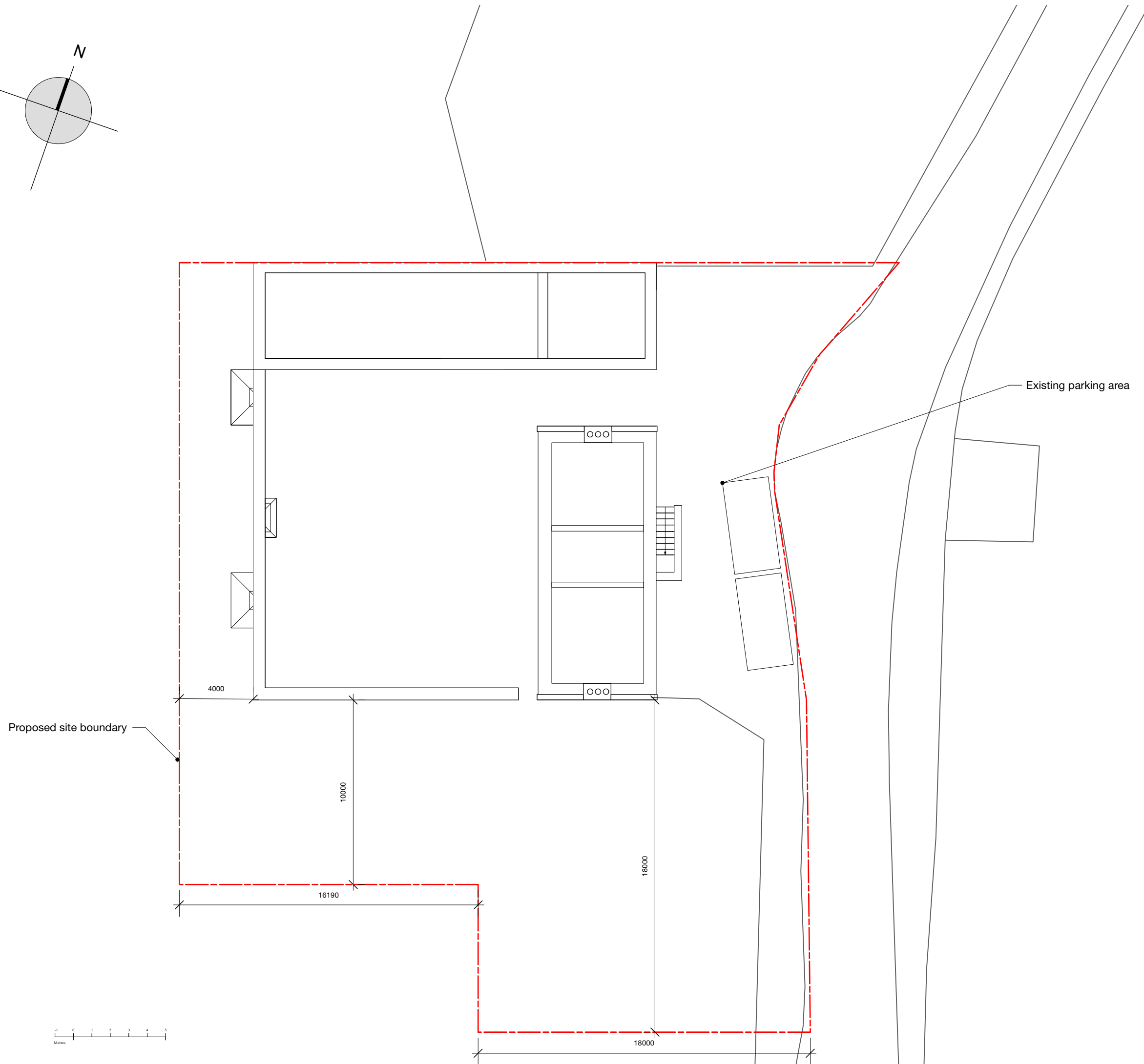
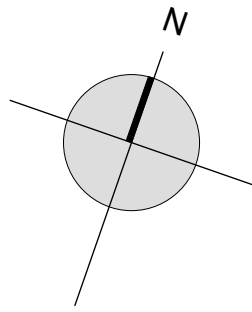
Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended 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



JOHN RENSHAW
ARCHITECTS

Location Plan

Project Seann Taigh, Rodel, Renovations	Project Ref. 23.15	Drawing Number 00-4001	Revision 2
Client A Bakewell & F Stone	Date 13/03/2024	Status PLANNING & LISTED BUILDING	Drawn by JR
		Scale 1:1000@A3	



P2- Site boundary adjusted to match ownership boundary 024.03.13
P1 - Planning and listed building consent applications 19.02.2024

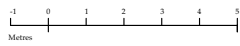
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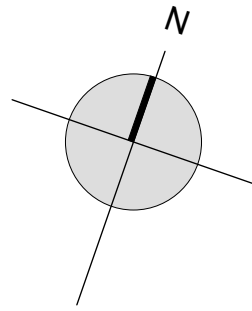
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Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 02	Revision P2
Drawing Site Plan as Existing	Scale 1:200 @ A3	
Issue Status Scheme Design	Date September 2023	

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The Square and Steading
Vegetation and soil overburden to
Square and Steading to be cleared
using machine and hand excavation to
facilitate recording of the ground /floor
surfaces and features and evaluate
areas of the site where
development/construction is proposed.
This will involve machine excavation
of targeted trenches to exposed any
floor surfaces or other features, which
could be evaluated and recorded by the
archaeologists.







Consolidate wall &
establish turf wall capping

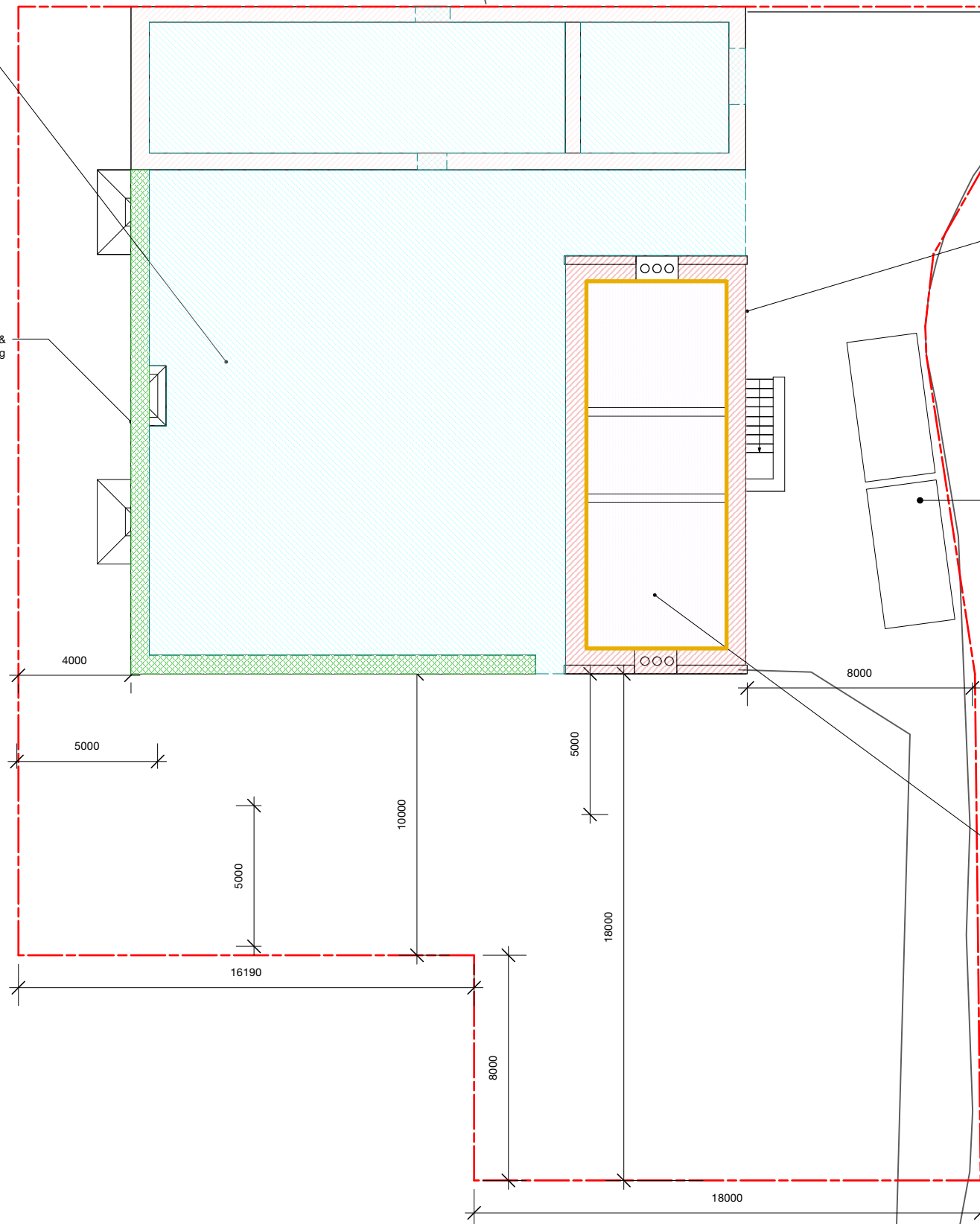
House & Steading range
Consolidate and rebuild
wall heads to match
existing construction,
materials and character to
stabilise structure in
advance of renovation of
existing building.

Proposed parking

First Floor
Ensure first floor is safely
accessible to permit
removal of collapsed
corrugated iron roof
sheets, roof structure and
associated debris and
detritus and recording of
collapsed roof structure
and building materials,
components, fixtures and
fittings of the building as
follows:-
Note: Risk assessments
and method statements to
be prepared and agreed in
advance of downtakings
and building recording to
ensure that all associated
activities are carried out
safely.

KEY

-  - Vegetation and soil overburden to Square and Steading to be cleared
-  - Removal of collapsed corrugated iron roof sheets, roof structure and associated debris
-  - Consolidate and rebuild wall heads to match existing construction, materials and character to stabilise structure in advance of renovation of existing building.
-  - Consolidate wall & establish turf wall capping
-  - Existing solid masonry
-  - Secure and provide temporary support to existing first floor structure.



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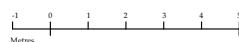
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 30	P1
Drawing	Scale	
Site Plan as Proposed	1:200 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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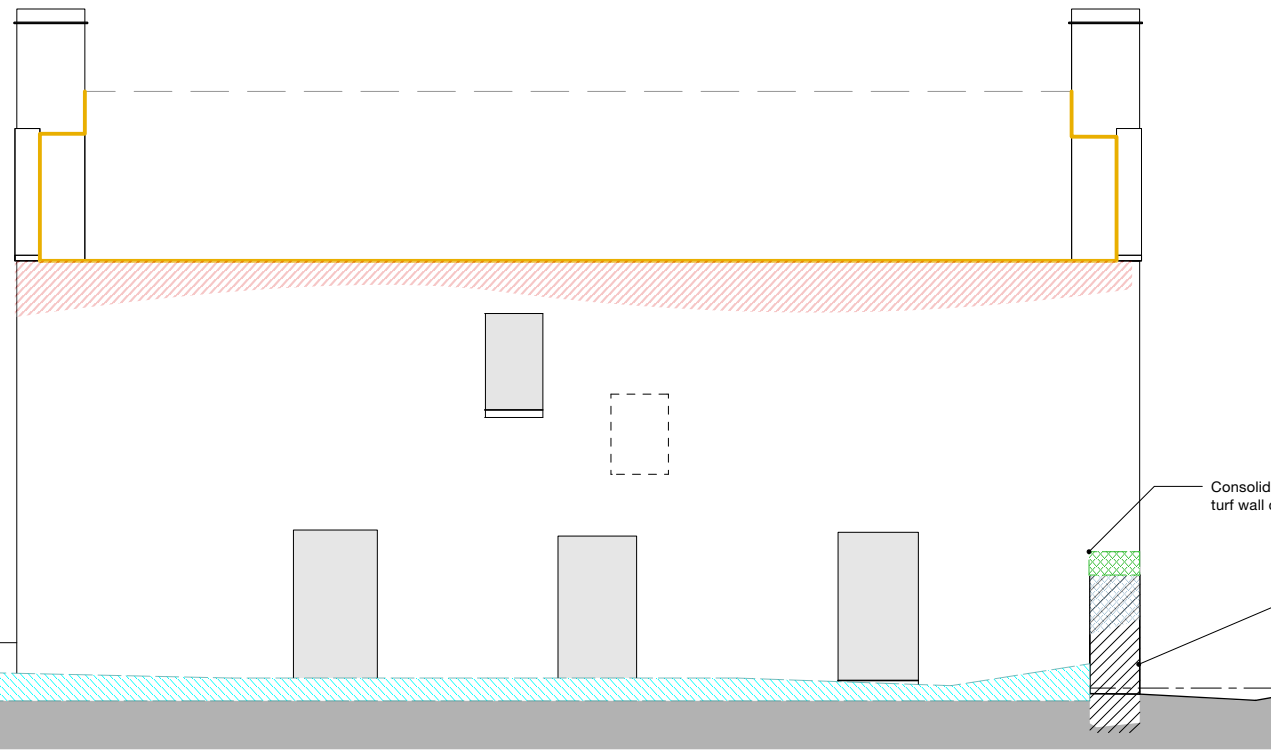
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House & Steading range
Consolidate and rebuild wall heads to match existing construction, materials and character to stabilise structure in advance of renovation of existing building.

The Square and Steading
Vegetation and soil overburden to Square and Steading to be cleared using machine and hand excavation to facilitate recording of the ground /floor surfaces and features and evaluate areas of the site where development/construction is proposed. This will involving machine excavation of targeted trenches to exposed any floor surfaces or other features, which could be evaluated and recorded by the archaeologists.

+10 Seann Taigh Existing GF Level

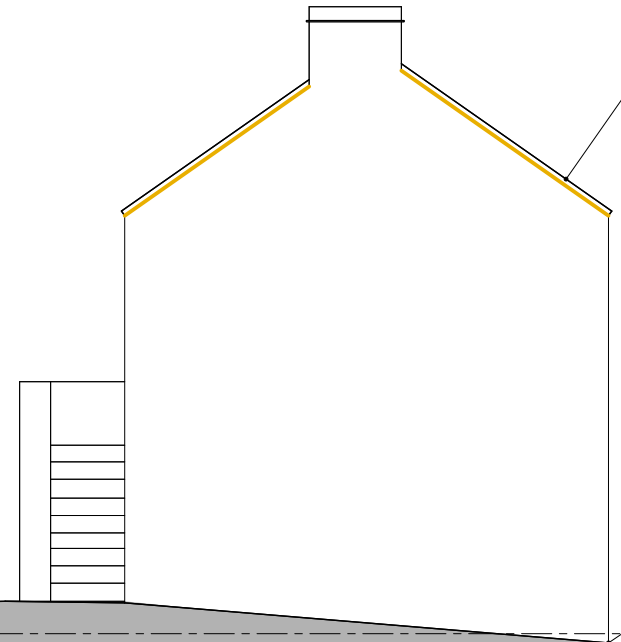


- KEY**
-  - Vegetation and soil overburden to Square and Steading to be cleared
 -  - Removal of collapsed corrugated iron roof sheets, roof structure and associated debris
 -  - Consolidate and rebuild wall heads to match existing construction, materials and character to stabilise structure in advance of renovation of existing building
 -  - Consolidate and repair existing retaining walls including stabilisation of wall heads and formation of turf wall cappings, the consolidation of loose pinnings and repointing with hydraulic lime mortar to march colour and character of existing mortar, all to preserve wall structure 'as found'.
 -  - Consolidate wall & establish turf wall capping
 -  - Existing solid masonry

Consolidate wall & establish turf wall capping

Vegetation and soil overburden to Square and Steading to be cleared to create level entry with Seann Taigh ground floor of +10m

West Elevation



First Floor
Ensure first floor is safely accessible to permit removal of collapsed corrugated iron roof sheets, roof structure and associated debris and detritus and recording of collapsed roof structure and building materials, components, fixtures and fittings of the building as follows:-
Note: Risk assessments and method statements to be prepared and agreed in advance of duntakings and building recording to ensure that all associated activities are carried out safely.

Vegetation and soil overburden to Square and Steading to be cleared to create level entry with Seann Taigh ground floor of +10m

Retaining walls to 'Square'
Consolidate and repair existing retaining walls including stabilisation of wall heads and formation of turf wall cappings, the consolidation of loose pinnings and repointing with hydraulic lime mortar to march colour and character of existing mortar, all to preserve wall structure 'as found'.

Consolidate wall & establish turf wall capping

The Square and Steading
Vegetation and soil overburden to Square and Steading to be cleared using machine and hand excavation to facilitate recording of the ground /floor surfaces and features and evaluate areas of the site where development/construction is proposed. This will involving machine excavation of targeted trenches to exposed any floor surfaces or other features, which could be evaluated and recorded by the archaeologists.

P2 - +10 existing & proposed ground floor level added to elevations 023.03.13

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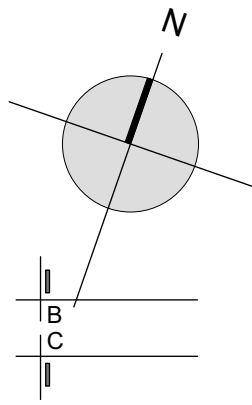
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
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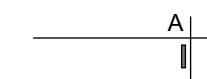
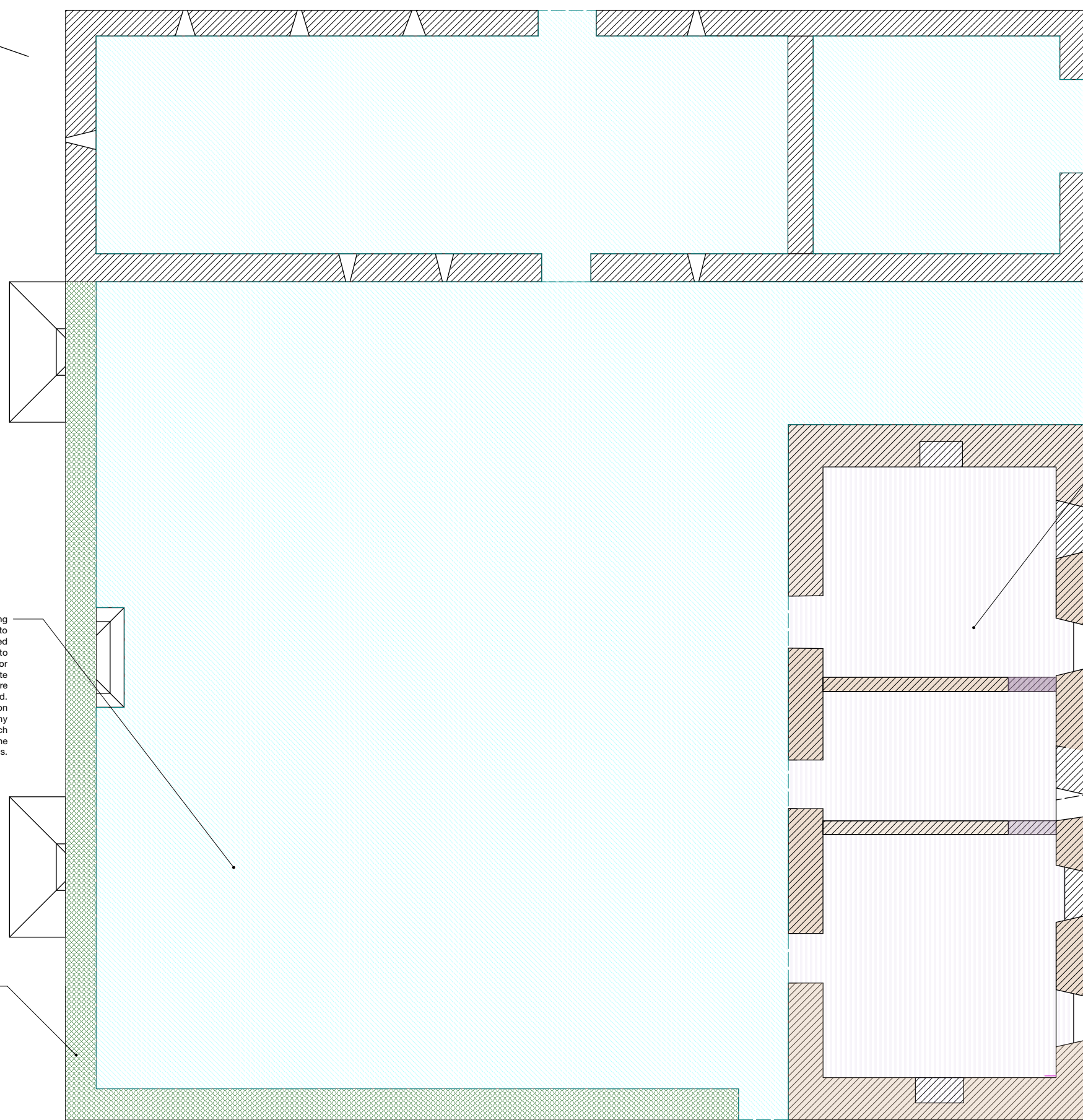
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 15	P2
Drawing	Scale	
West & North Elevations Proposed Consolidation	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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North Elevation



- KEY**
-  - Vegetation and soil overburden to Square and Steading to be cleared
 -  - Carefully remove debris and vegetable matter on the ground floor
 -  - Consolidate wall & establish turf wall capping
 -  - Existing solid masonry



The Square and Steading
Vegetation and soil overburden to Square and Steading to be cleared using machine and hand excavation to facilitate recording of the ground /floor surfaces and features and evaluate areas of the site where development/construction is proposed. This will involving machine excavation of targeted trenches to exposed any floor surfaces or other features, which could be evaluated and recorded by the archaeologists.

Ground Floor
Secure and provide temporary support to existing first floor structure. Carefully remove detritus and vegetable matter overburden to expose original floor surface: remnants of building structure, fixtures and fittings to be systematically recorded including its existing and original location;

Consolidate wall & establish turf wall capping

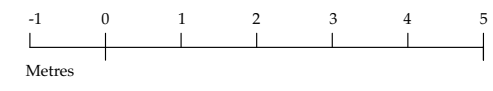
P0 - Planning and listed building consent applications 19.02.2024

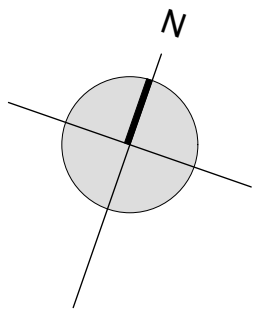
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 11	P1
Drawing	Scale	
Ground Floor Plan Proposed Consolidation	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	










House & Steading range
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 -  - Consolidate wall & establish turf wall capping
 -  - Secure and provide temporary support to existing first floor structure.
 -  - Existing solid masonry

P0 - Planning and listed building consent applications 19.02.2024

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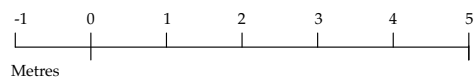
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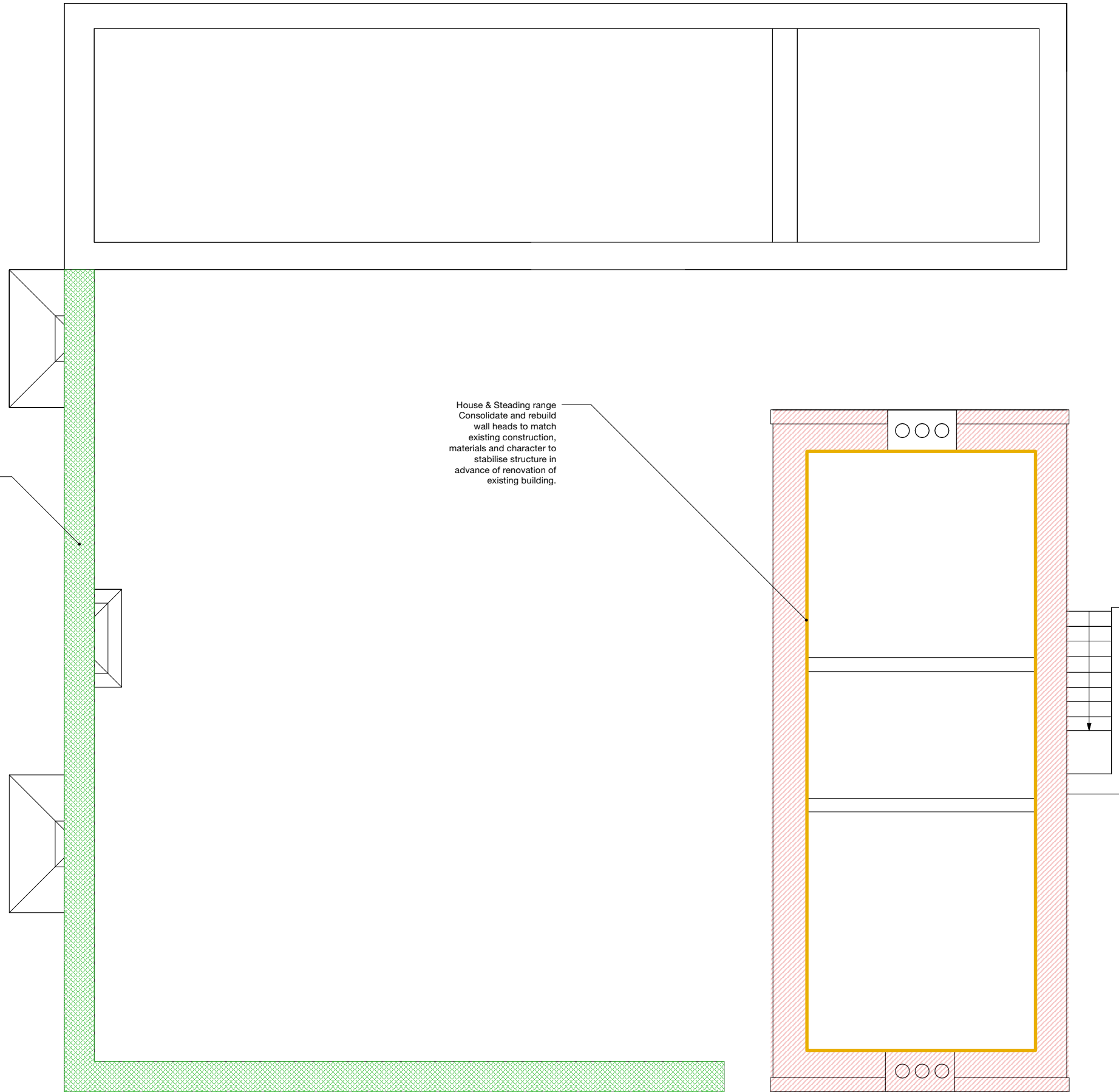
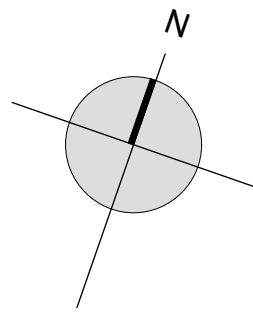
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 12	P1
Drawing	Scale	
First Floor Plan Proposed Consolidation	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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




Consolidate wall & establish turf wall capping

House & Steading range
Consolidate and rebuild wall heads to match existing construction, materials and character to stabilise structure in advance of renovation of existing building.

KEY

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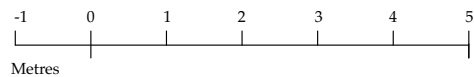
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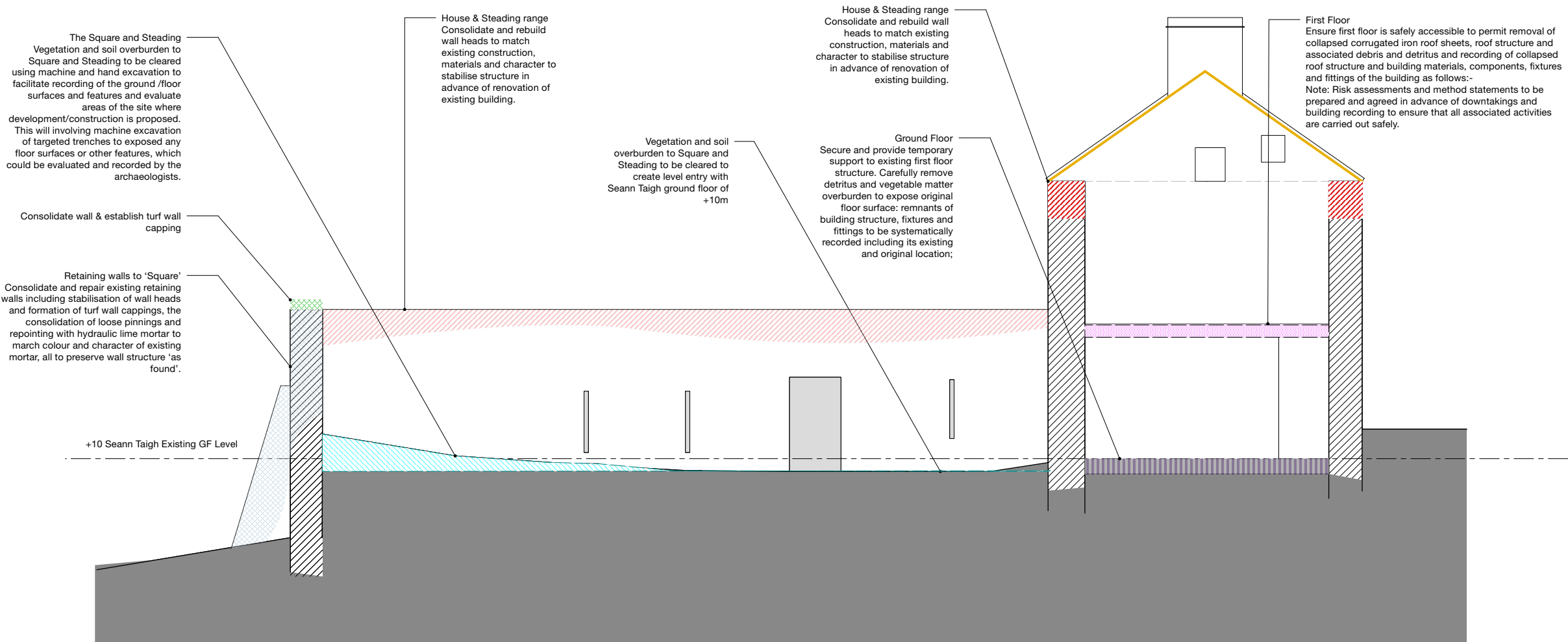
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Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 13	Revision P1
Drawing Roof Plan Proposed Consolidation	Scale 1:100 @ A3	
Issue Status Scheme Design PLANNING	Date 29/02/2024	

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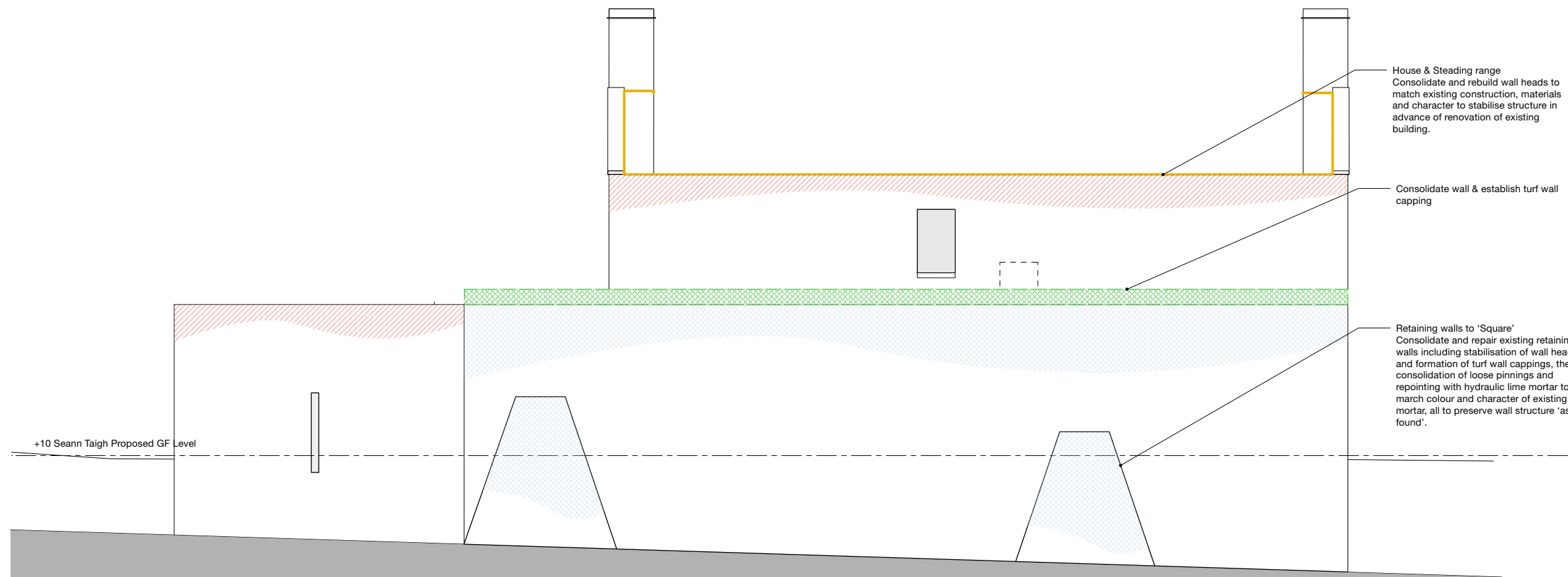
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- KEY**
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 -  - Existing solid masonry

Section A - A



West Elevation

P2 - +10 existing & proposed ground floor level added to elevations 023.03.13

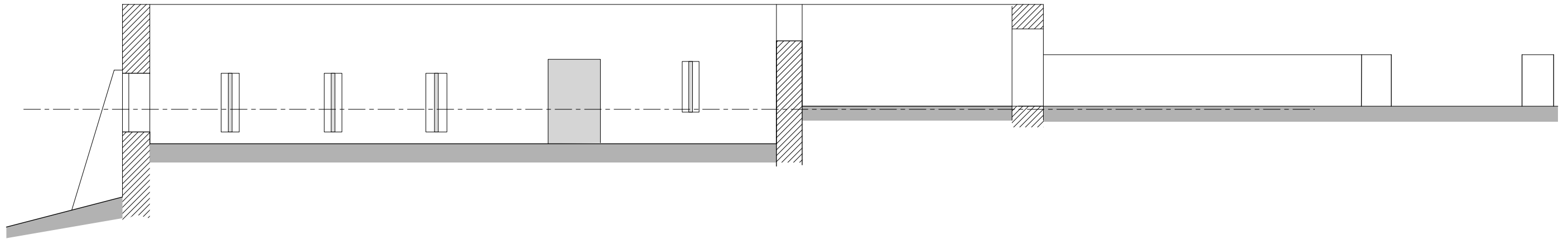
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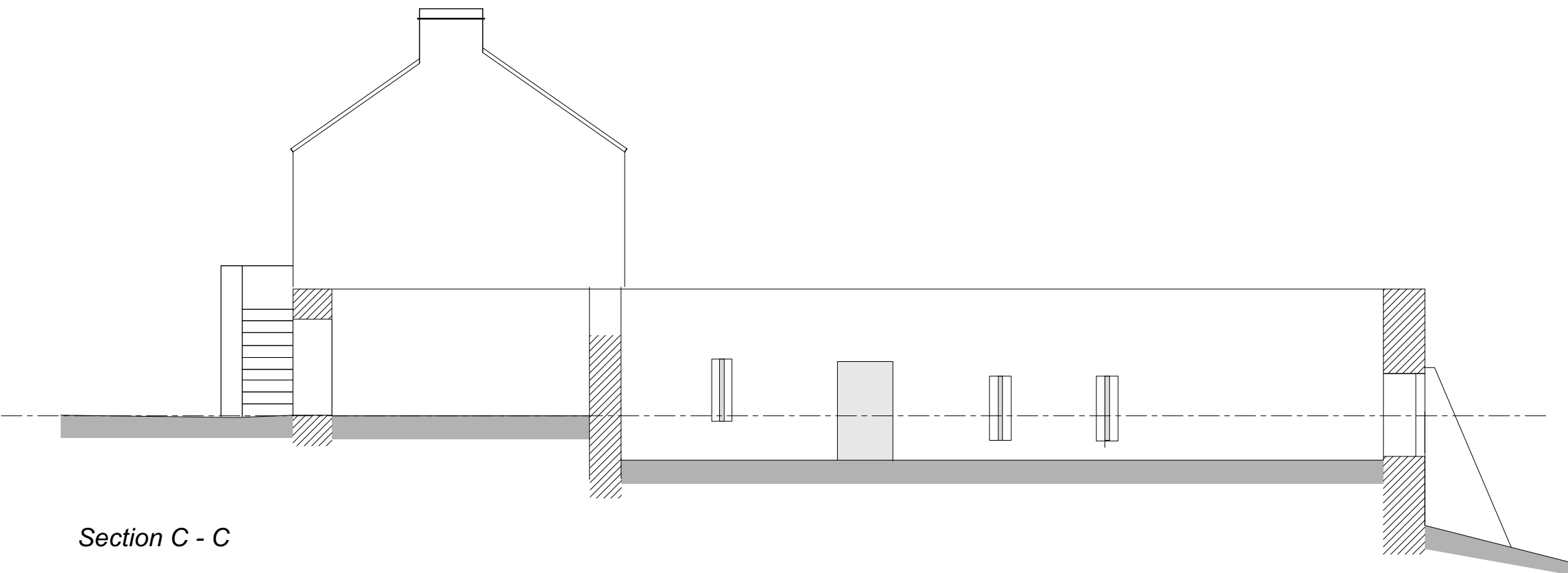
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Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 16	Revision P2
Drawing Section A - A & West Elevation Proposed Consolidation	Scale 1:100 @ A3	
Issue Status PLANNING	Date 29/02/2024	

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Section B - B



Section C - C

P0 - Planning and listed building consent applications 19.02.2024

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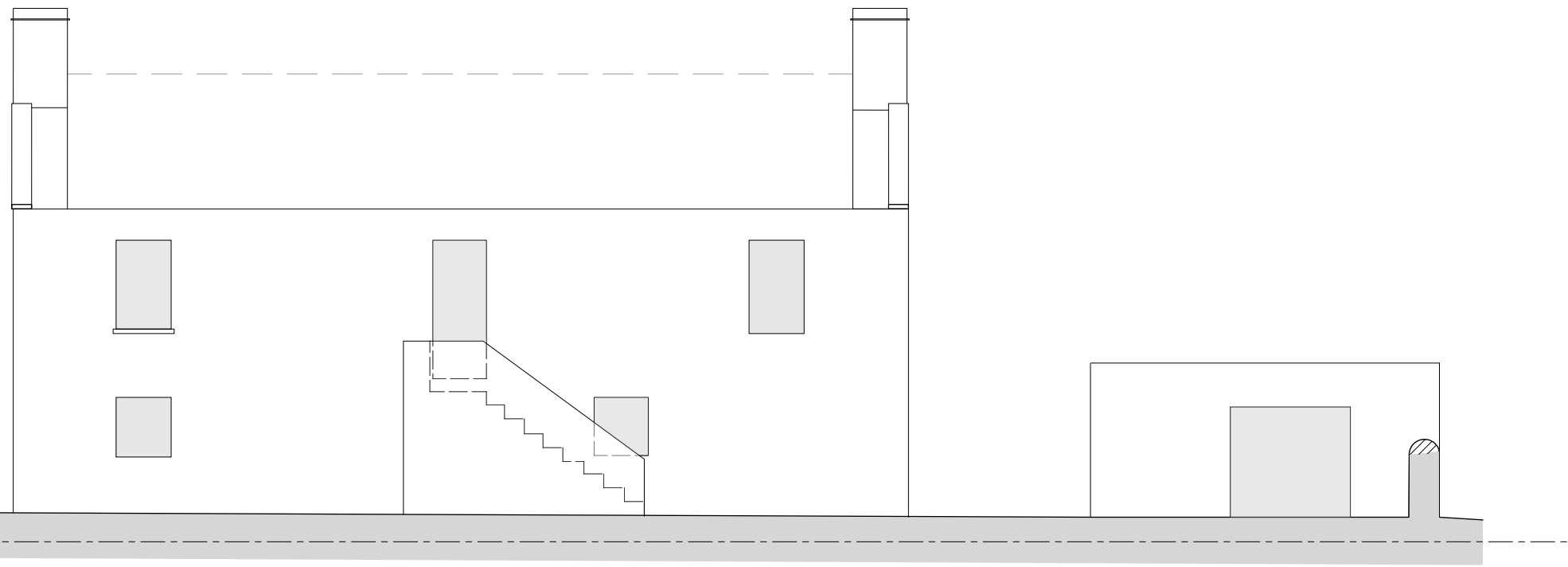
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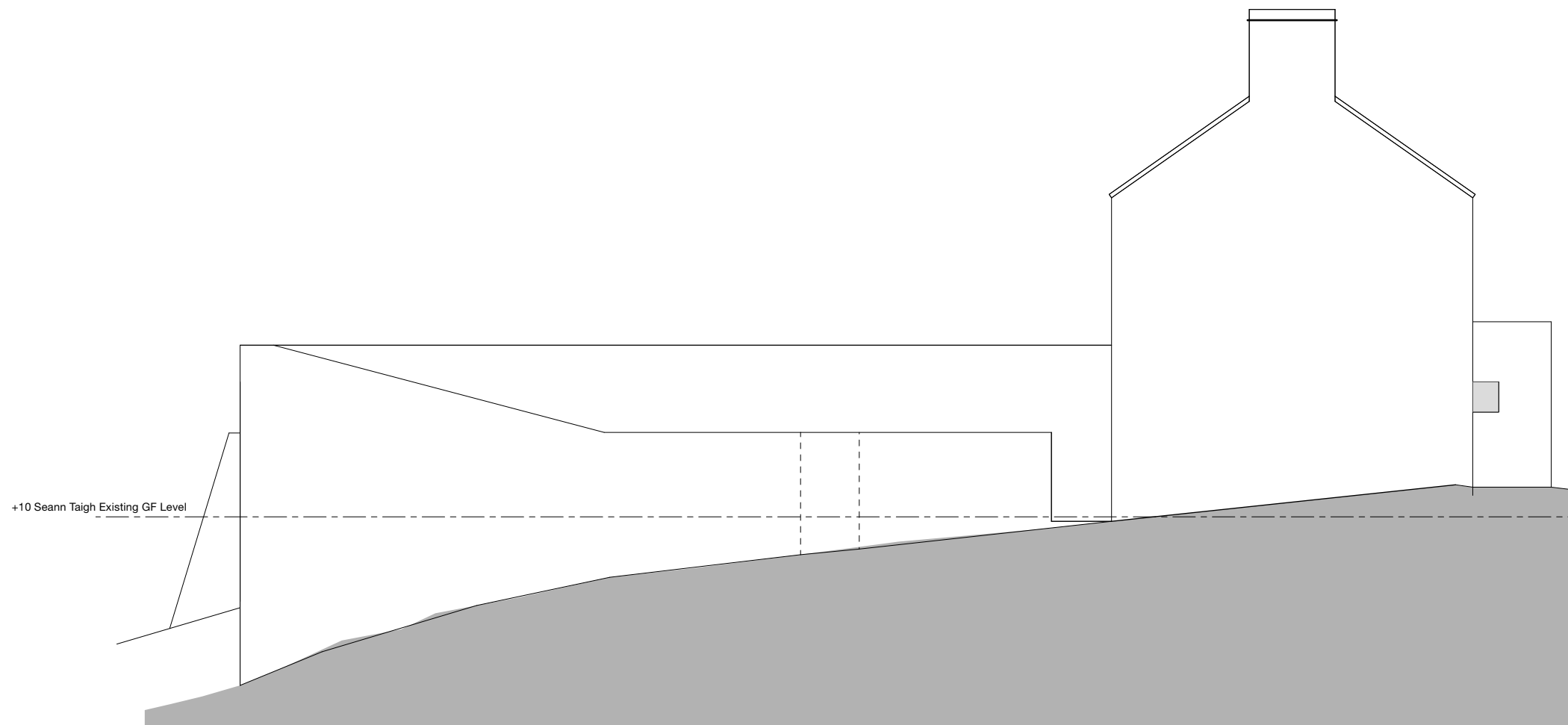
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 10	P0
Drawing	Scale	
Section B - B & Section C - C as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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East Elevation



South Elevation

P2 - +10 existing & proposed ground floor level added to elevations
P1 - Planning and listed building consent applications 19.02.2024

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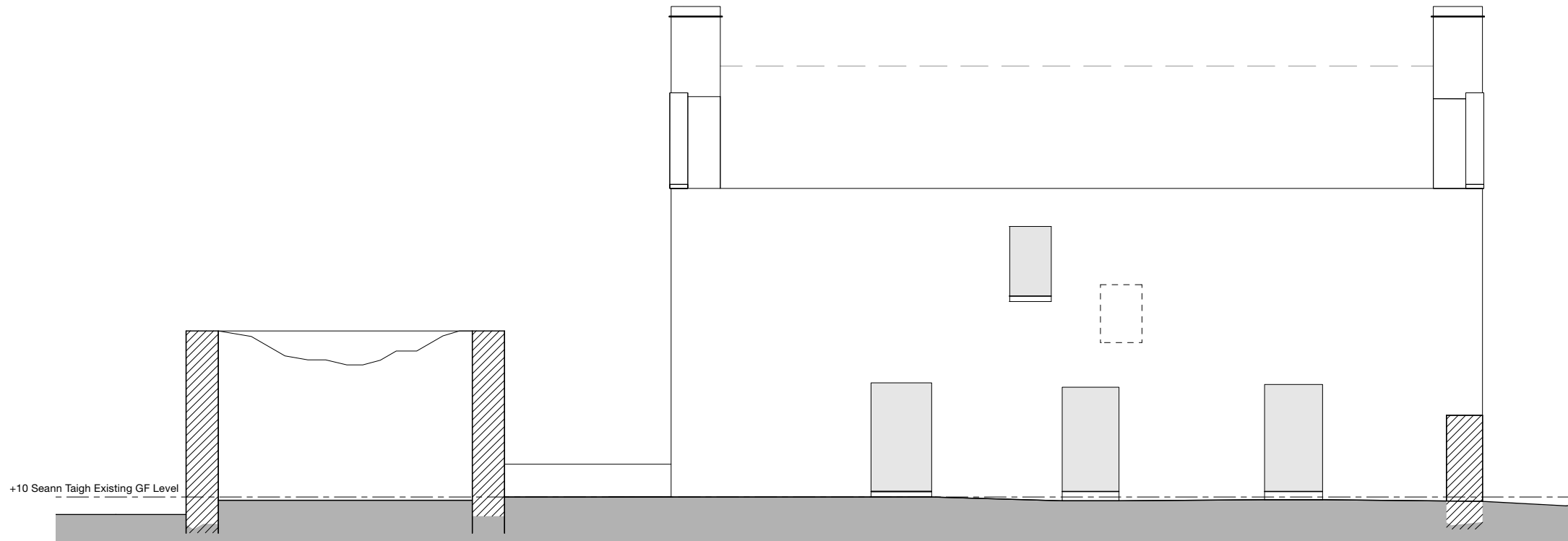
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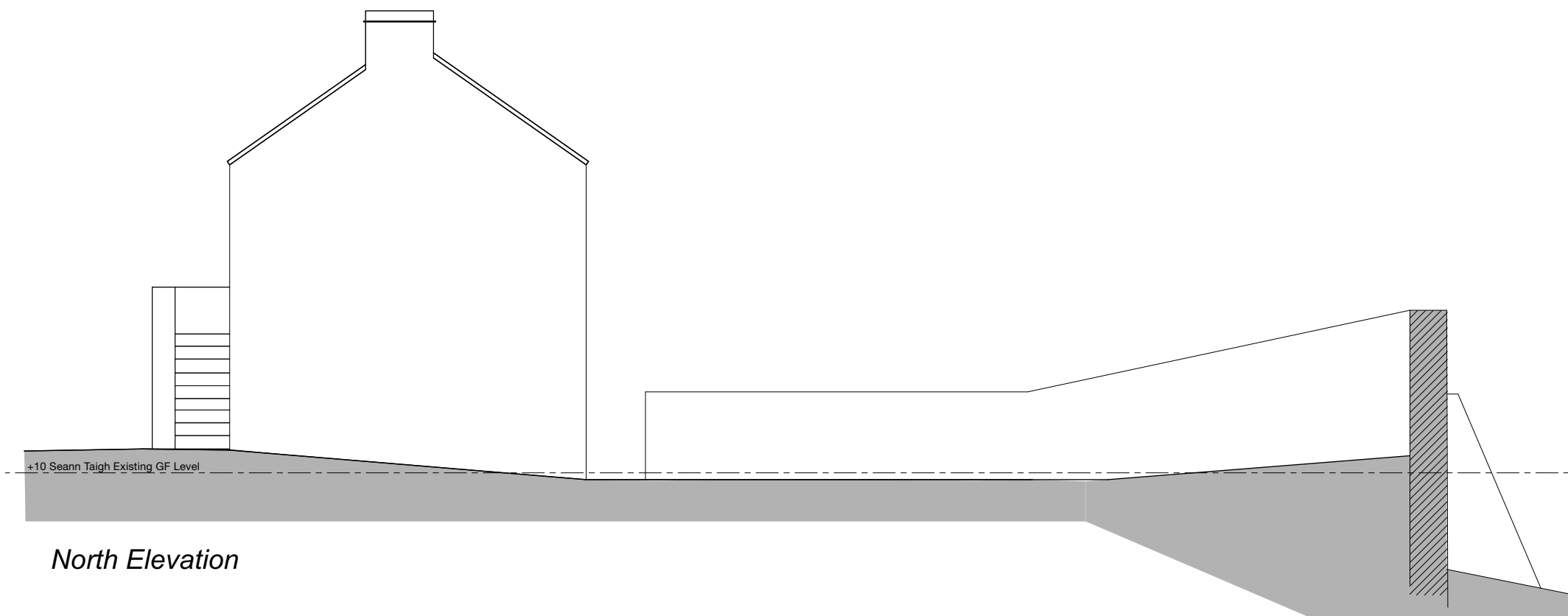
Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 07	Revision P2
Drawing East & South Elevation as Existing	Scale 1:100 @ A3	
Issue Status Scheme Design	Date September 2023	

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West Elevation



North Elevation

P2 - +10 existing & proposed ground floor level added to elevations
P1 - Planning and listed building consent applications 19.02.2024

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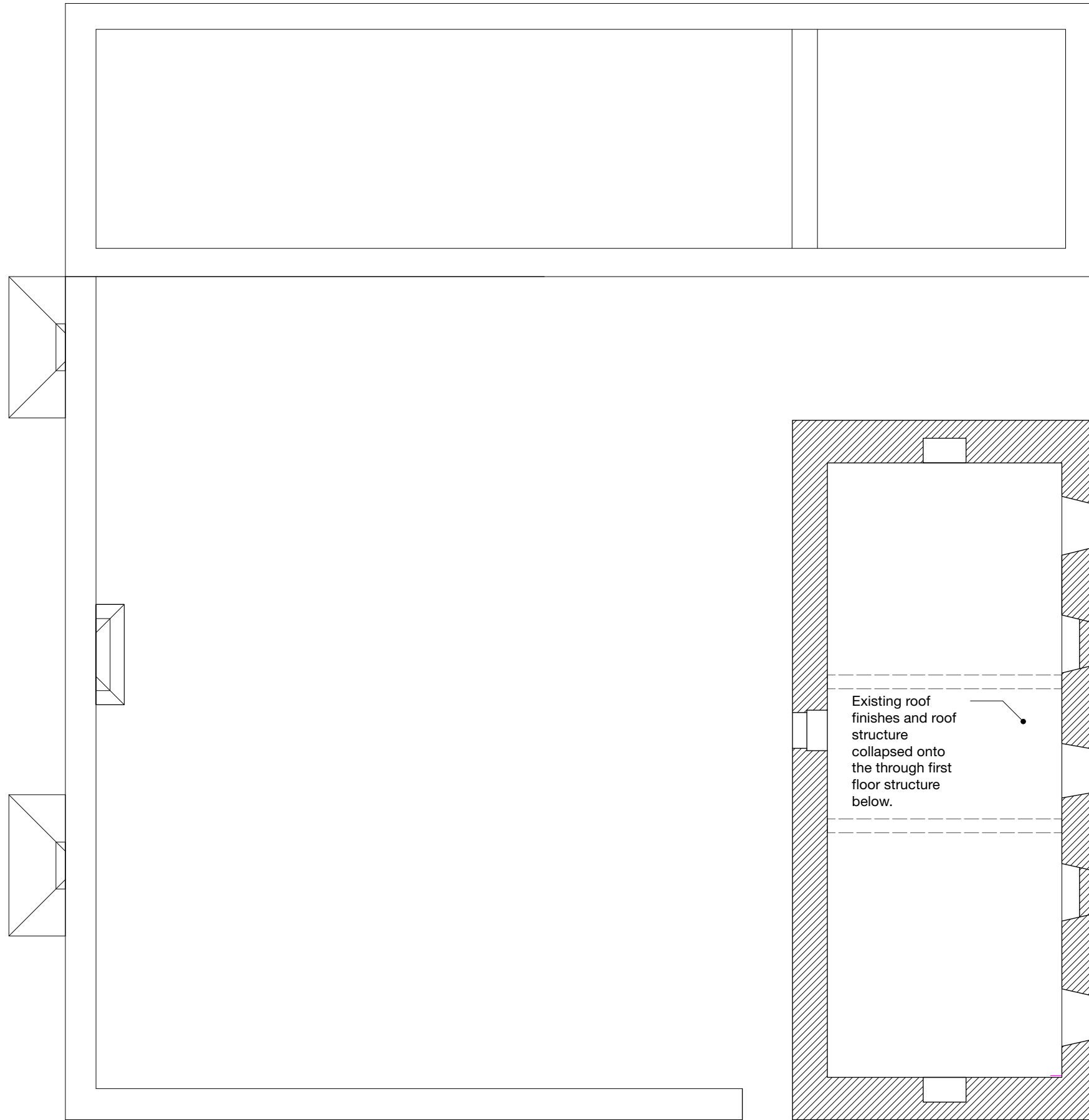
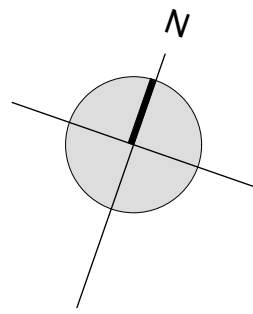
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Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 08	P2
Drawing	Scale	
West & North Elevations as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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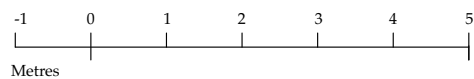
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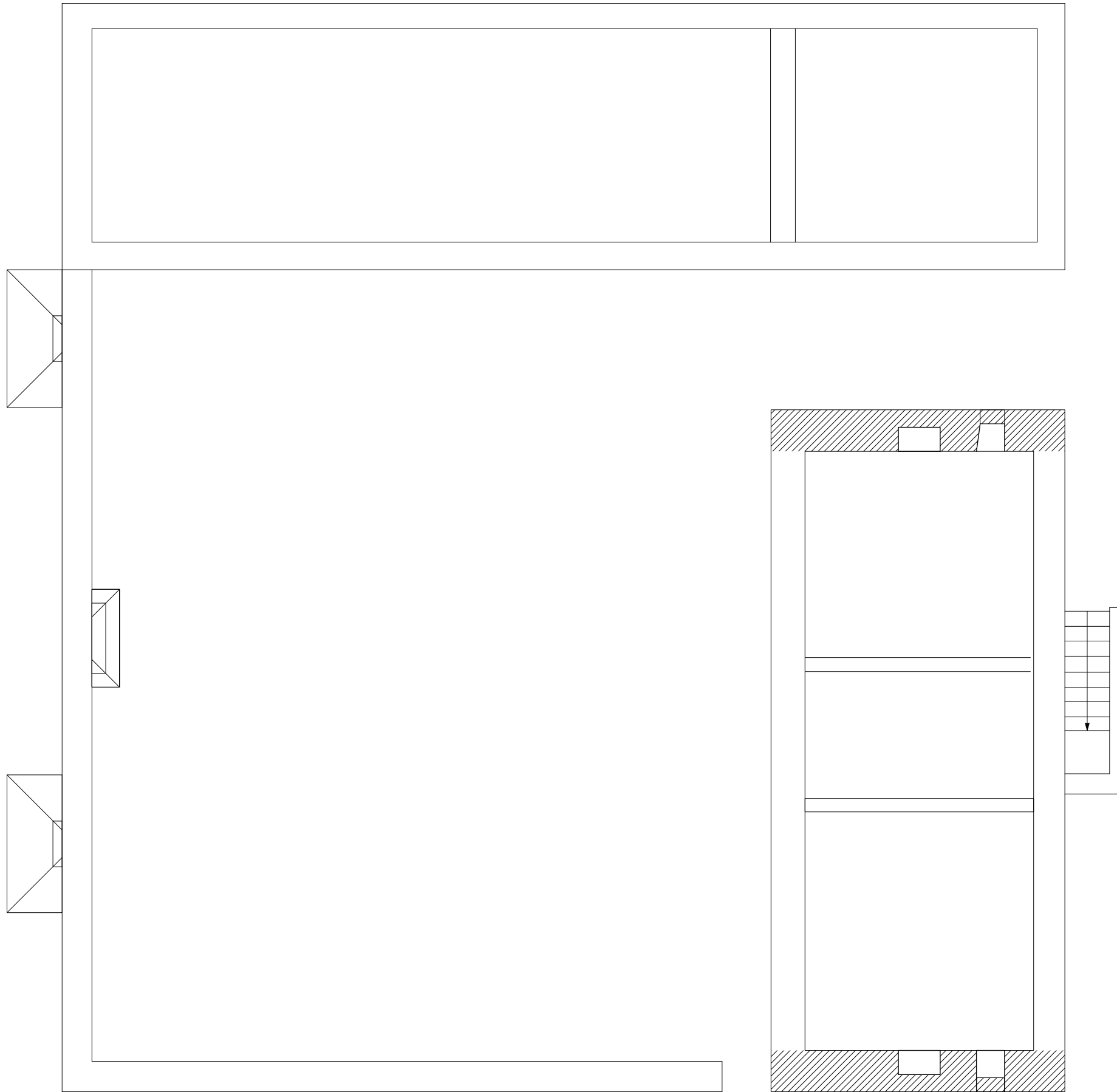
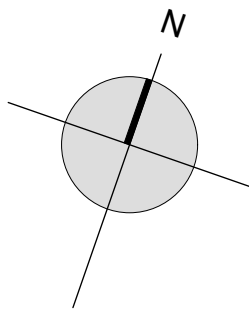
This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 04	P1
Drawing	Scale	
First Floor Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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P0 - Planning and listed building consent applications 19.02.2024

Do not use scaled dimensions from this drawing. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work whatsoever, either on his behalf or for sub contractors or suppliers.

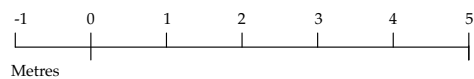
All discrepancies are to be reported to the architect immediately.

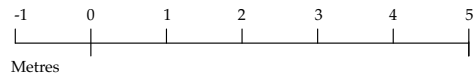
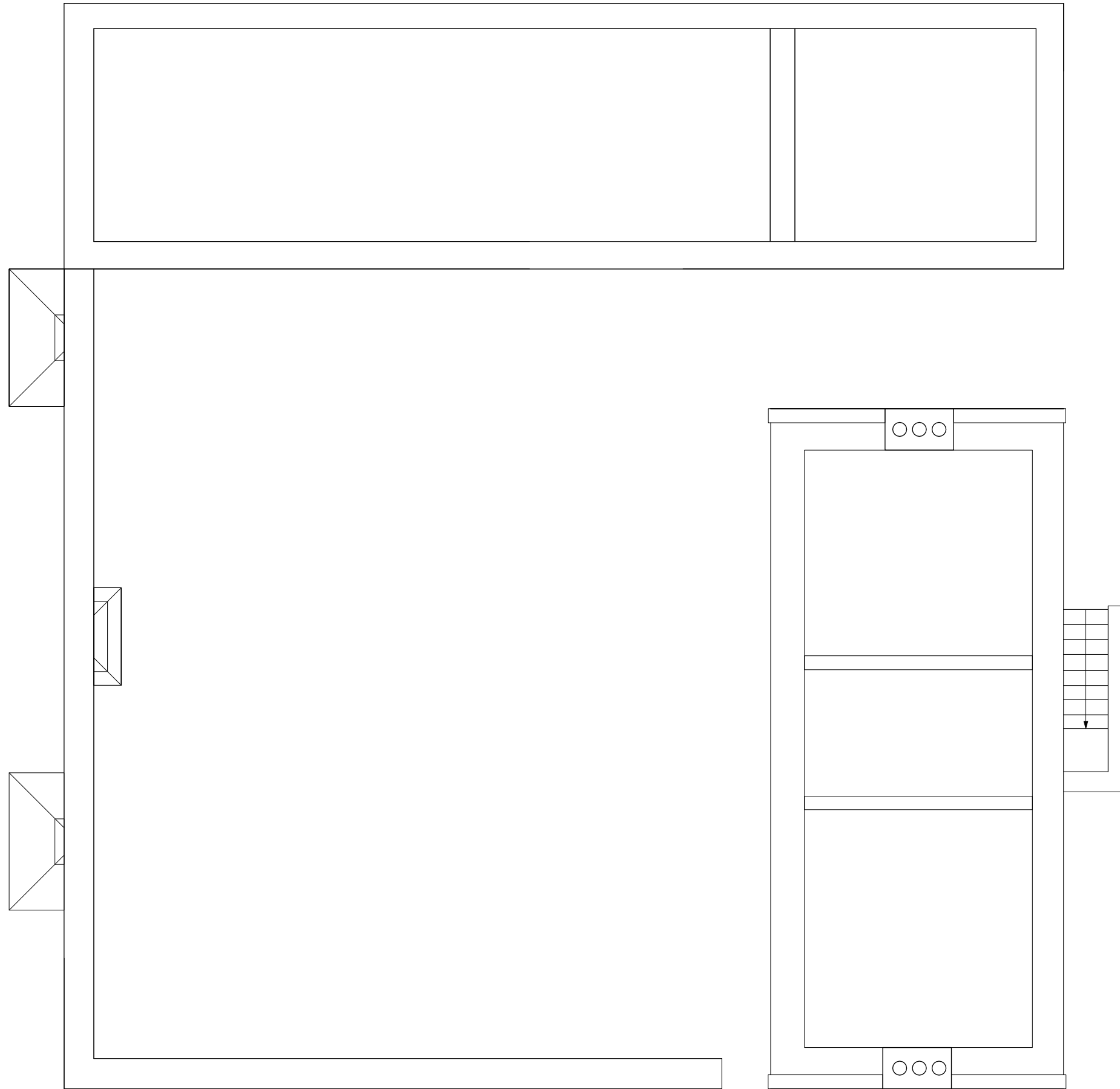
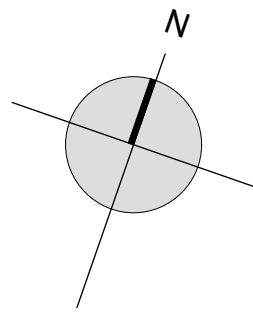
This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 05	P1
Drawing	Scale	
Attic Floor Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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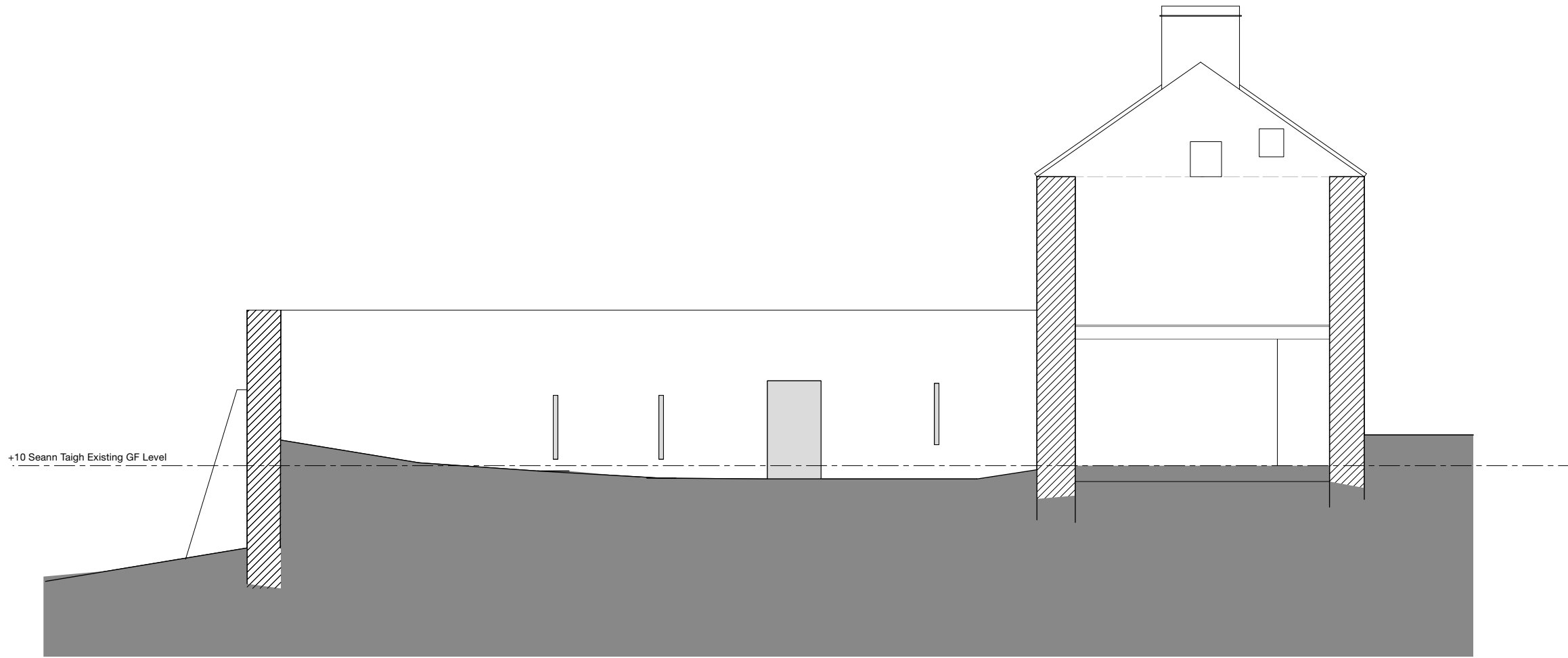
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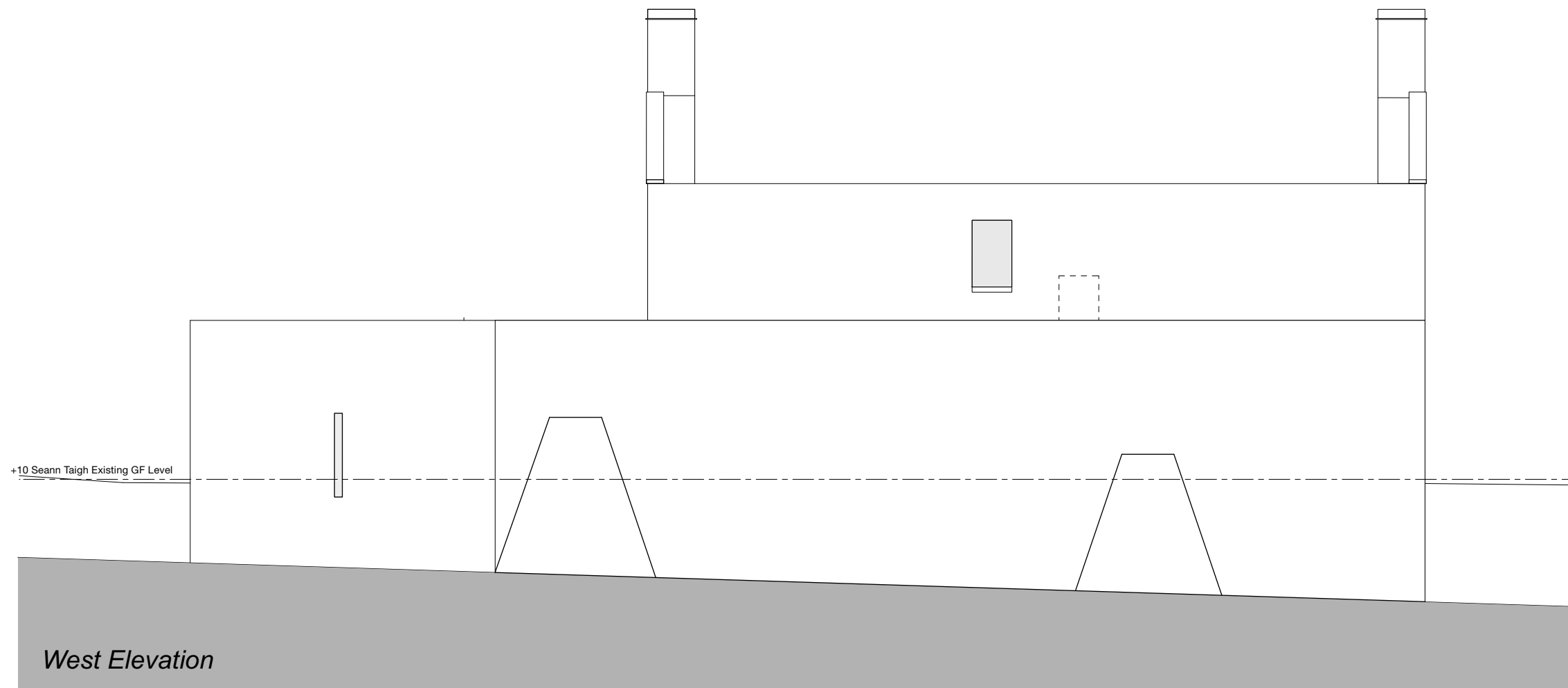
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 06	P1
Drawing	Scale	
Roof Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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Section A - A



West Elevation

P2 - +10 existing & proposed ground floor level added to elevations
P1 - Planning and listed building consent applications 19.02.2024

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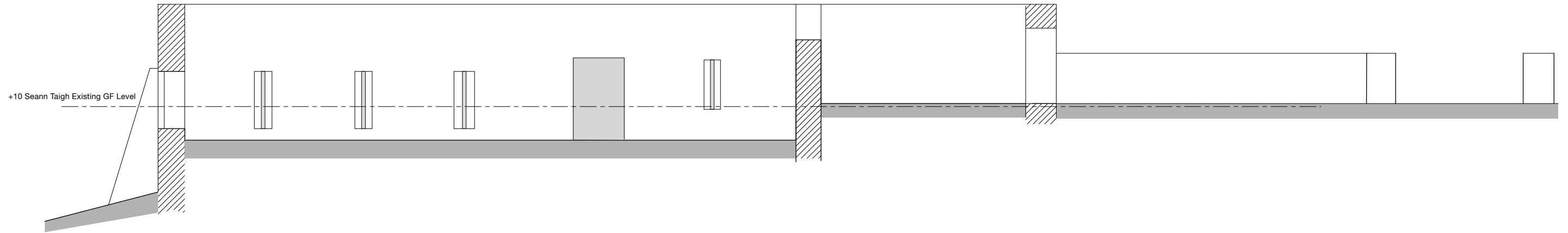
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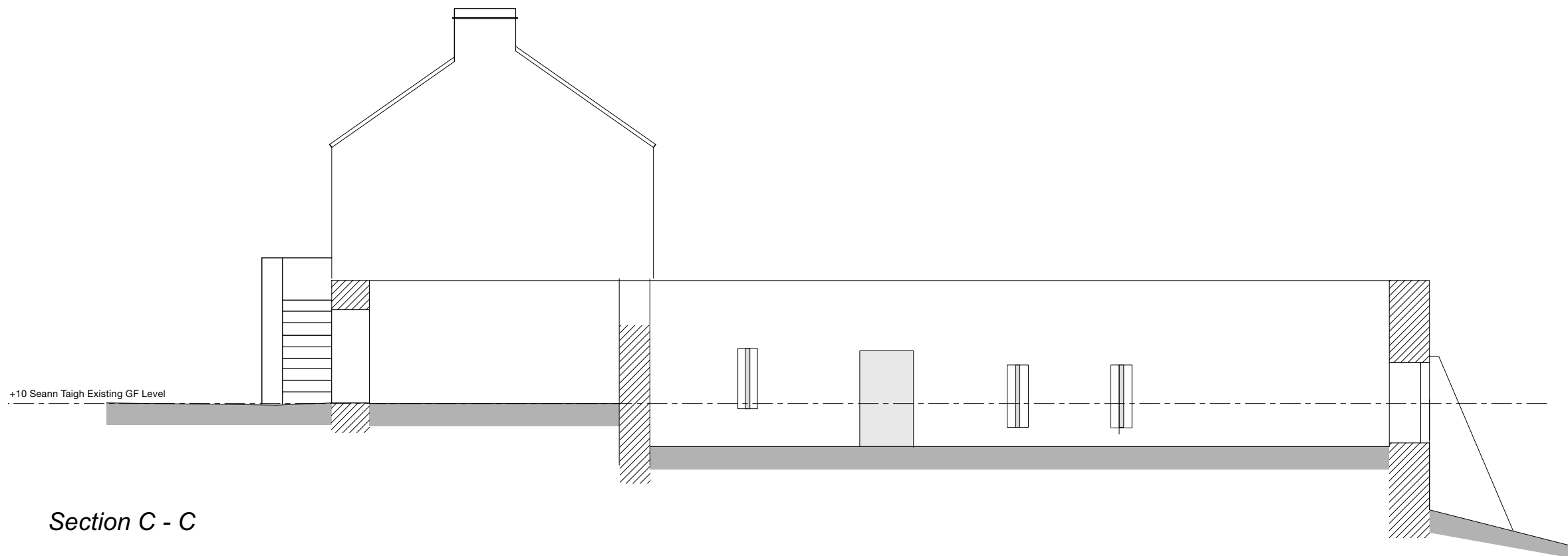
Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 09	Revision P2
Drawing Section A - A & West Elevation as Existing	Scale 1:100 @ A3	
Issue Status Scheme Design	Date September 2023	

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Section B - B



Section C - C

P2 - +10 existing & proposed ground floor level added to elevations
 P0 - Planning and listed building consent applications 19.02.2024

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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 10	P2
Drawing	Scale	
Section B - B & Section C - C as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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