



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

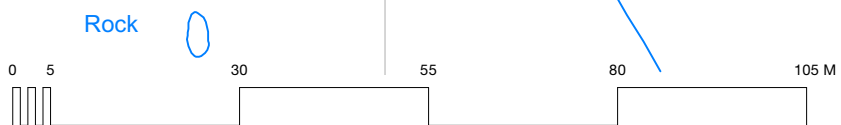
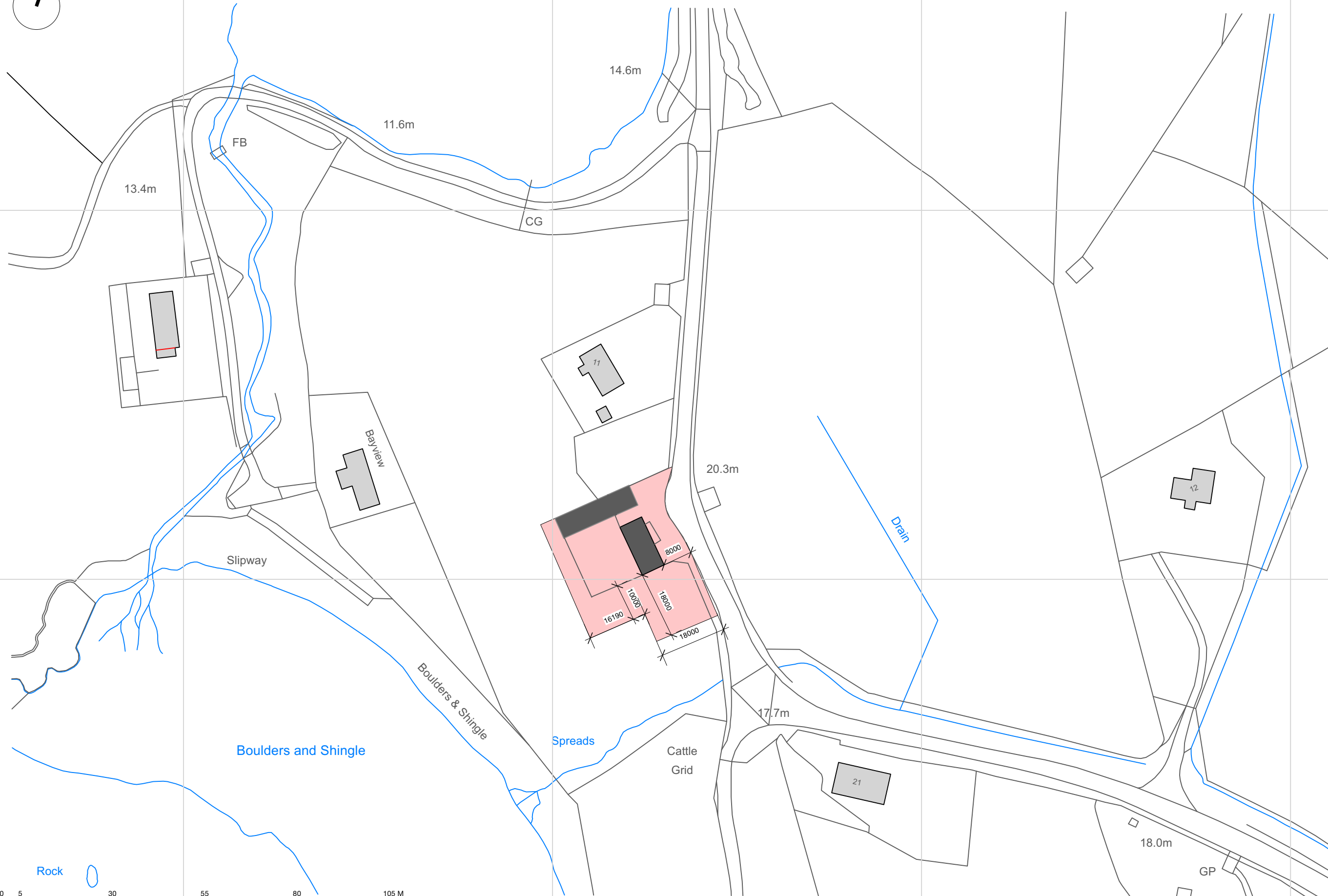
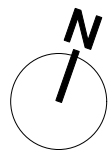
Reference Number:	24/00097/LBC
Date registered as valid:	14 March 2024
Description of Development:	Alterations and renovation of ruined house and steading for use as one dwelling with ancillary accommodation
Address or description of location to which the development relates:	Seann Taigh, Rodel, Isle of Harris
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.

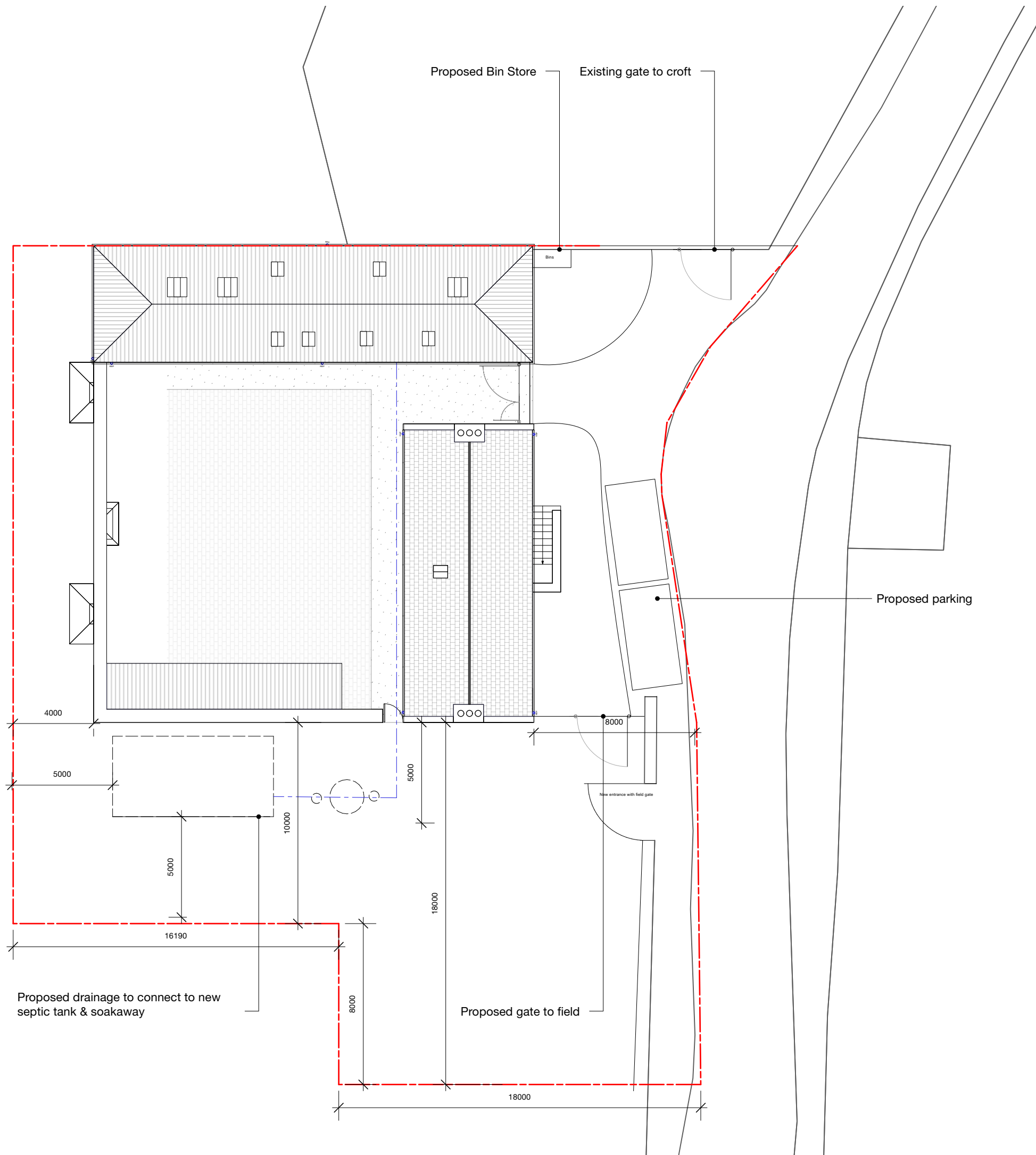
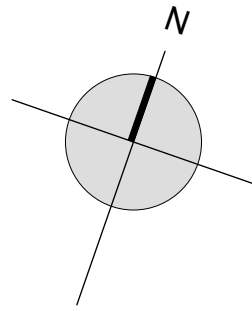
Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended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

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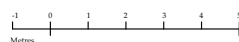
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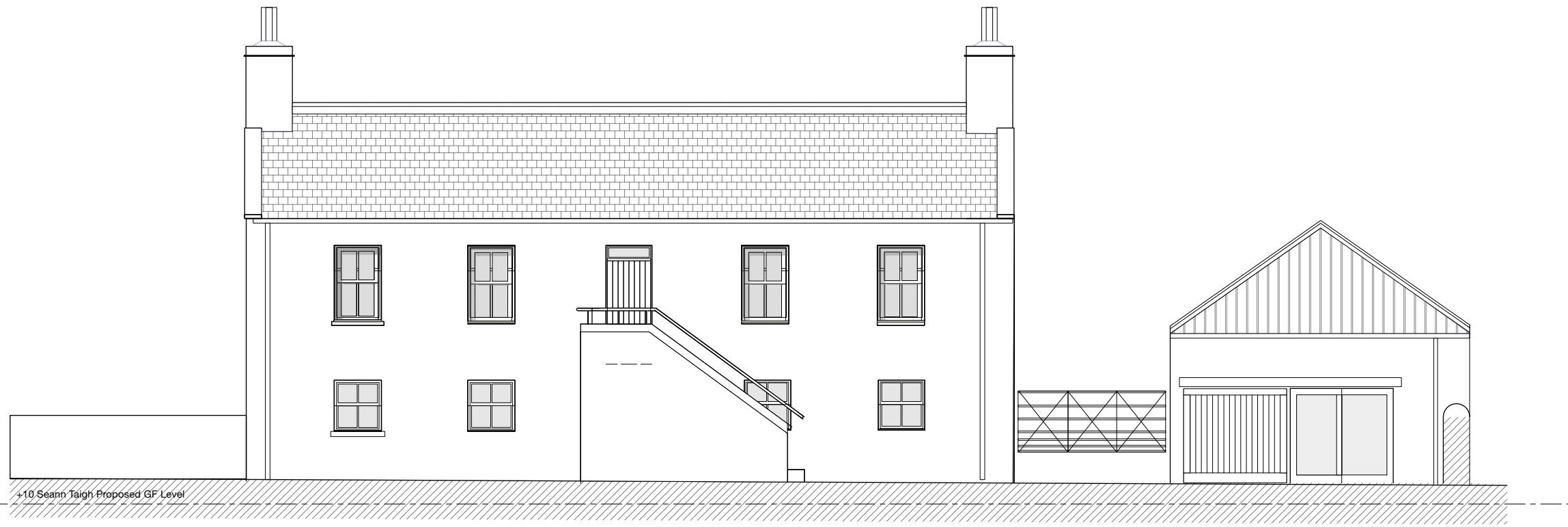
This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 20	P2
Drawing	Scale	
Site Plan as Proposed	1:200 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

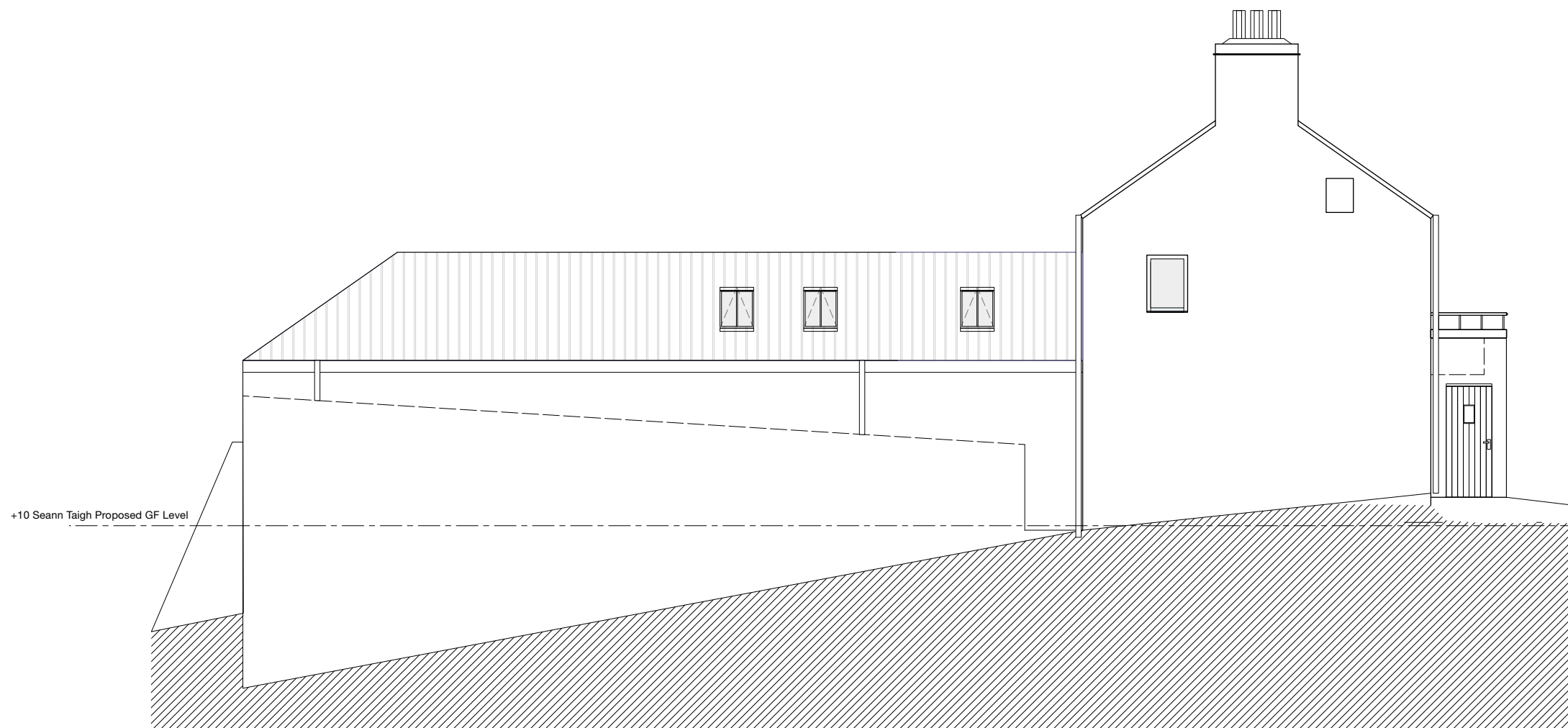
JOHN RENSHAW
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East Elevation



South Elevation

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

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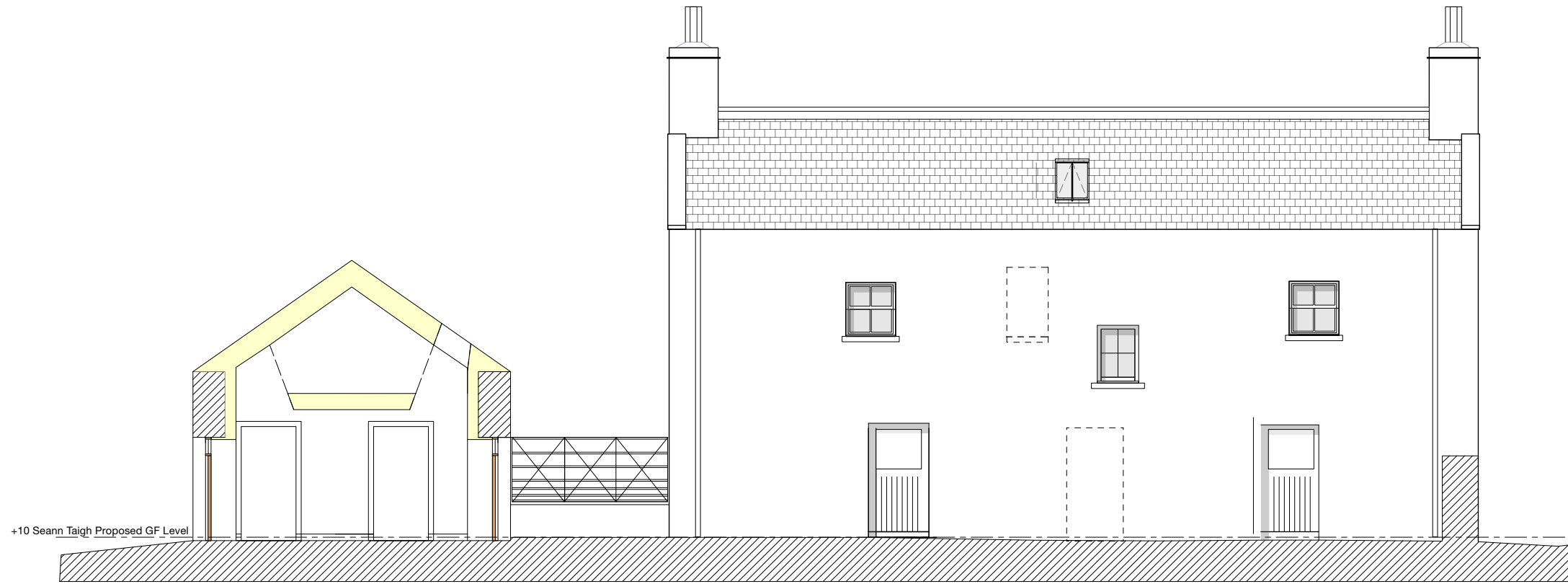
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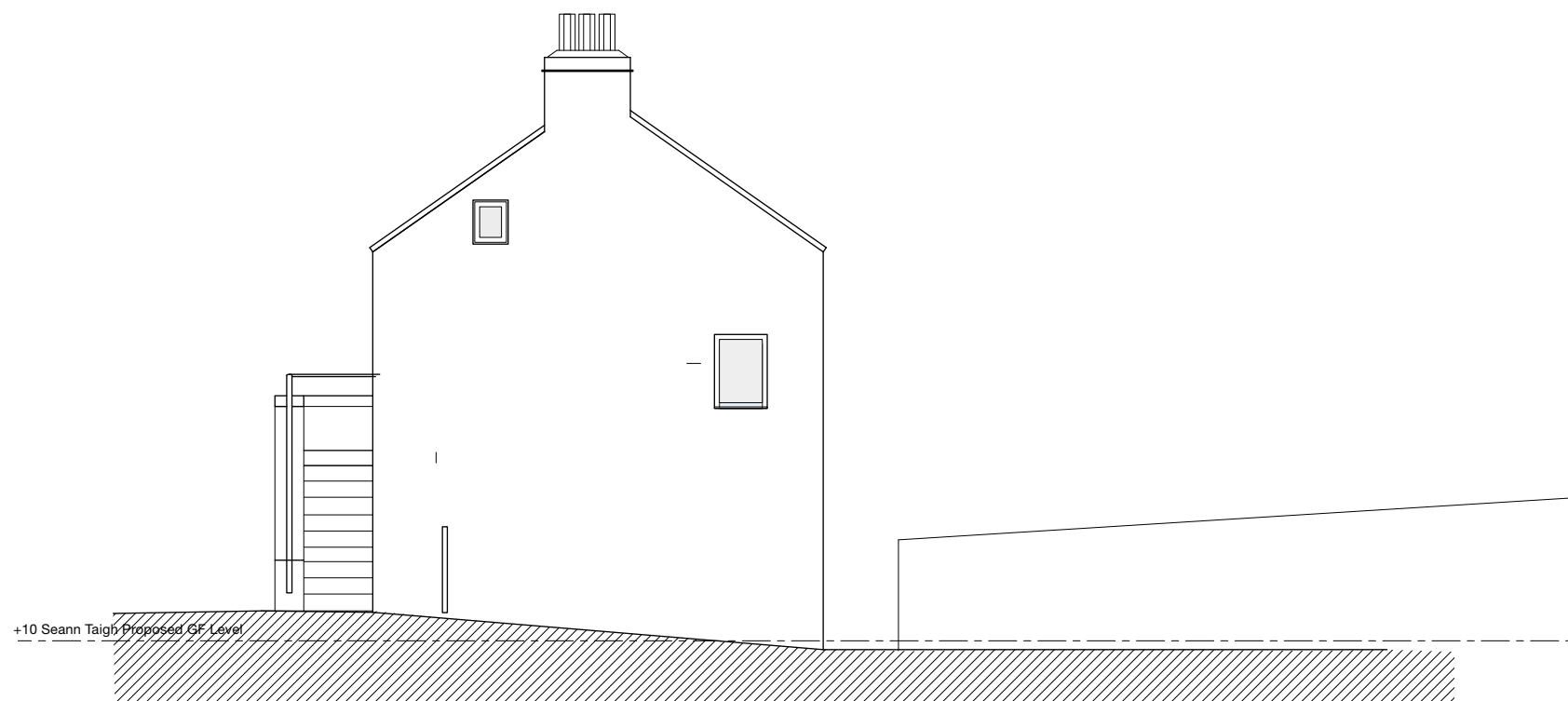
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 25	P2
Drawing	Scale	
East & South Elevation as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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West Elevation with section through steading doors



North Elevation - Through Gate

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

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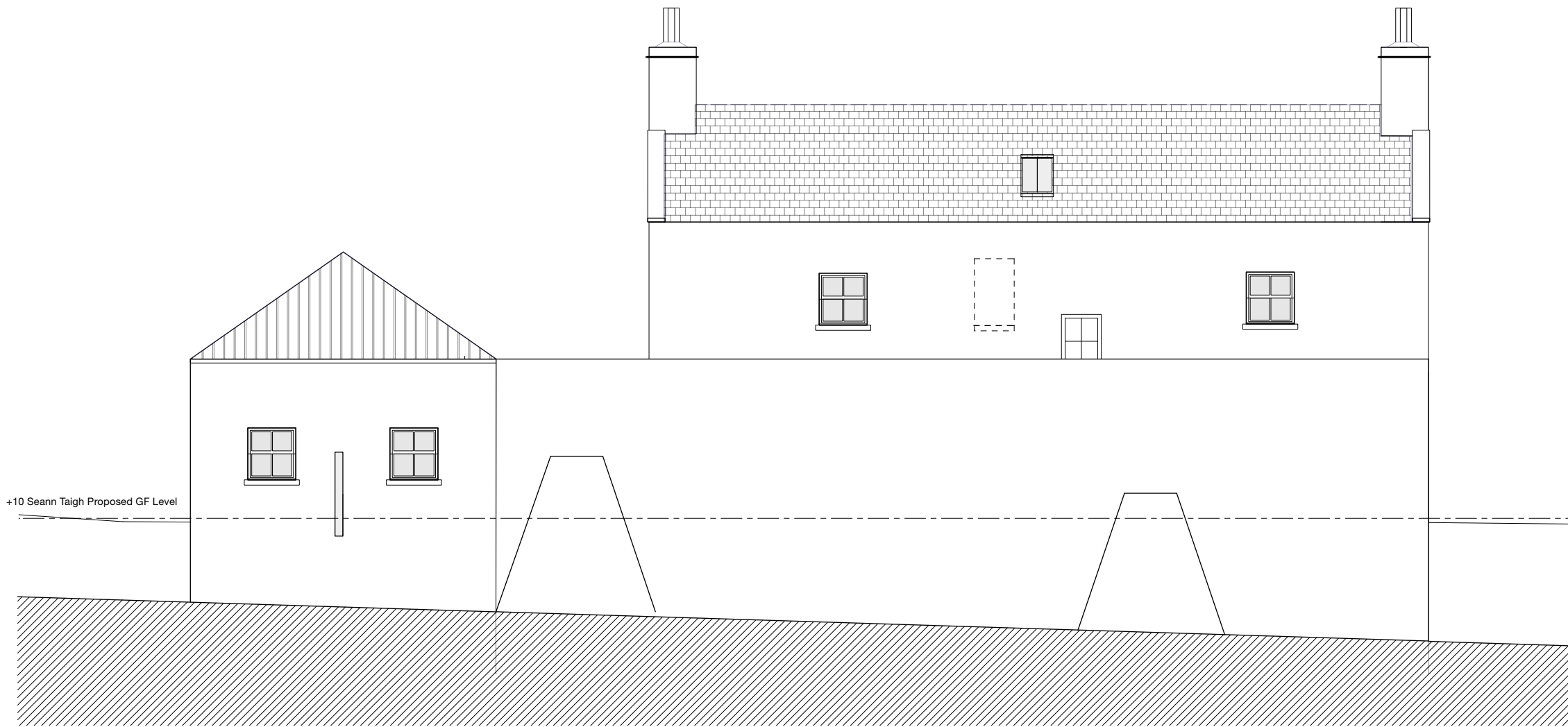
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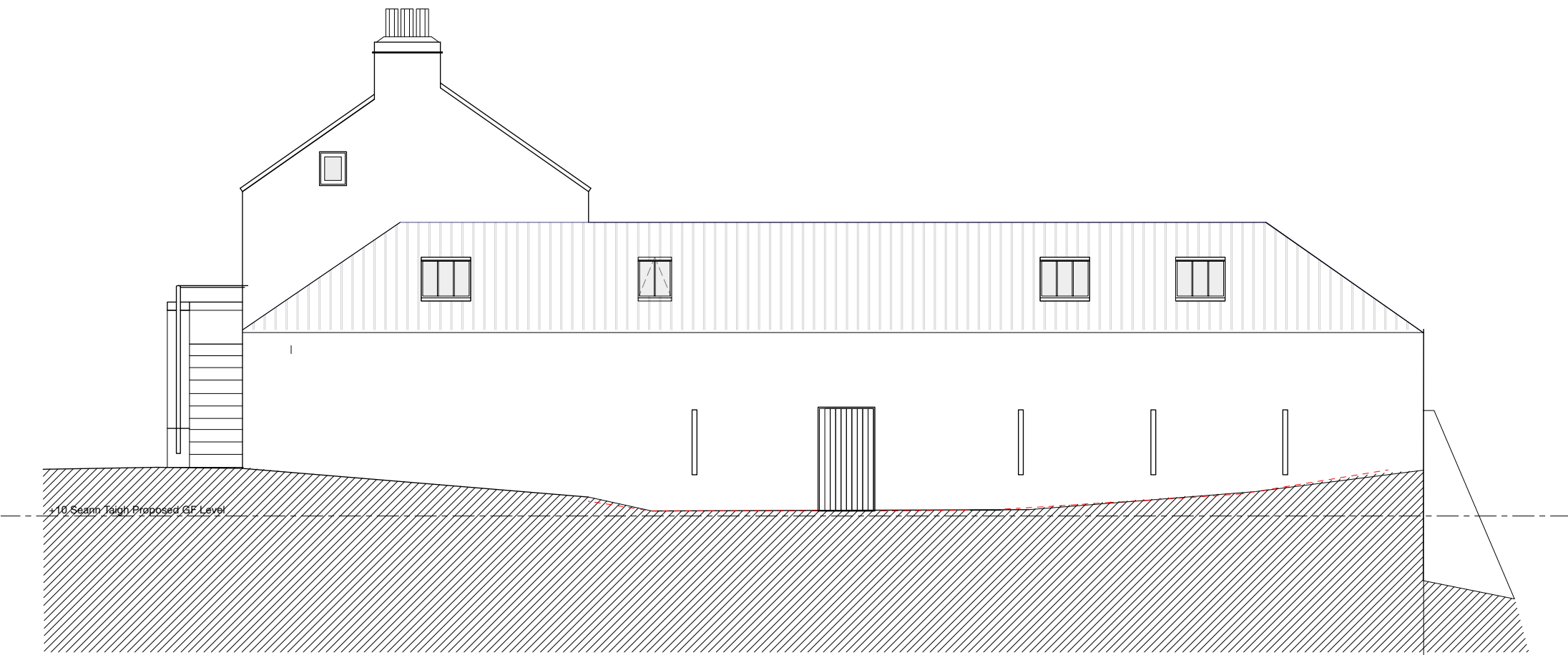
Client	Project Ref.		
Mr Anderson Bakewell & Ms Francine Stone	23.15		
Project	Drawing No.	Revision	
Seann Taigh Rodel Isle of Harris	(L-) 26	P2	
Drawing	Scale		
West & North Sections as Proposed	1:100 @ A3		
Issue Status	Date		
PLANNING	29/02/2024		

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West Elevation



North Elevation

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

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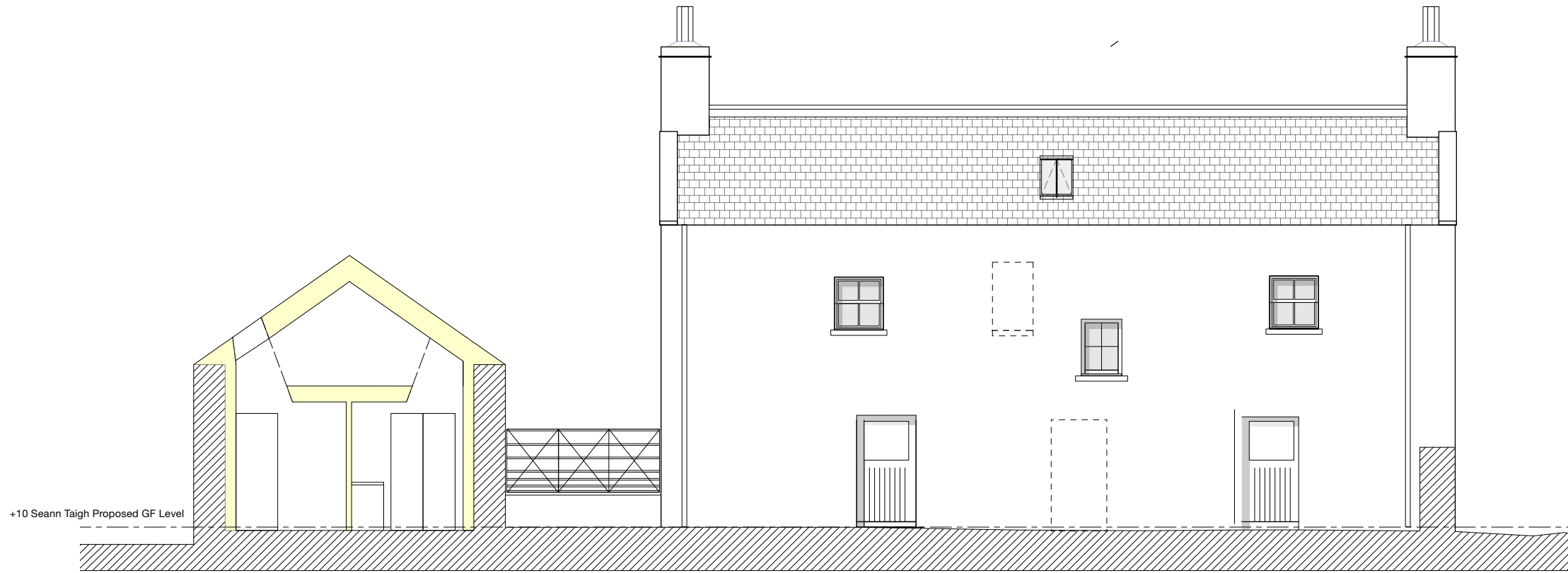
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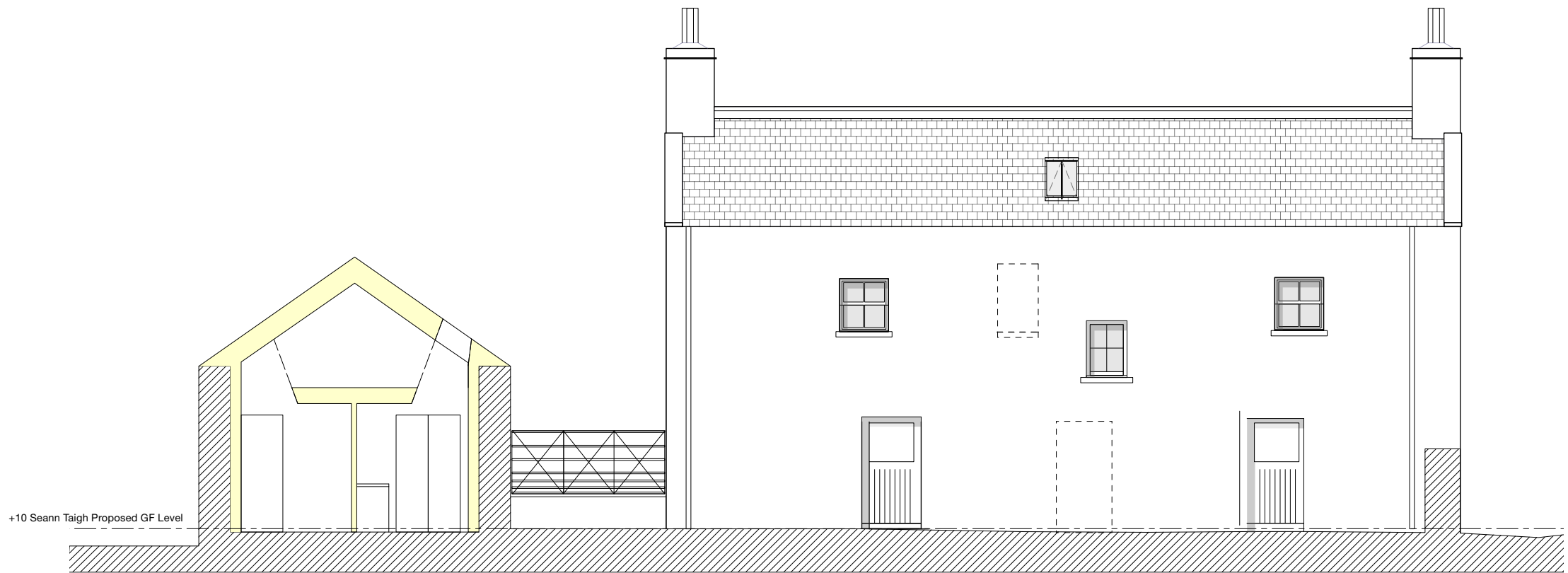
Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 28	Revision P2
Drawing North & West Elevations as Proposed	Scale 1:100 @ A3	
Issue Status PLANNING	Date :29/02/2024	

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West Elevation with section through proposed steading North rooflight



West Elevation with section through proposed steading South rooflight

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

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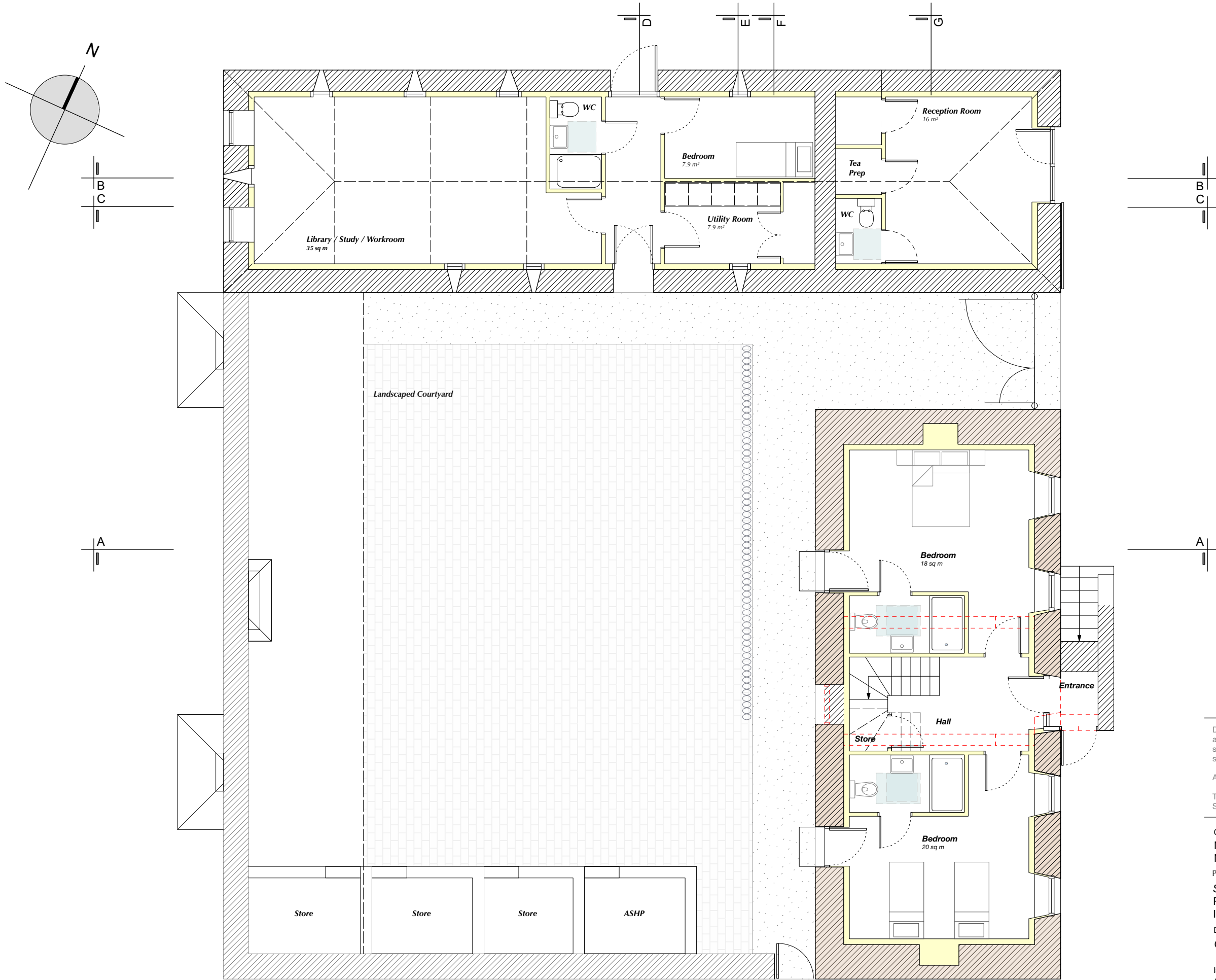
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Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 29	P2
Drawing	Scale	
West Sections through Steading Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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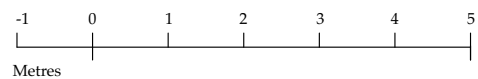
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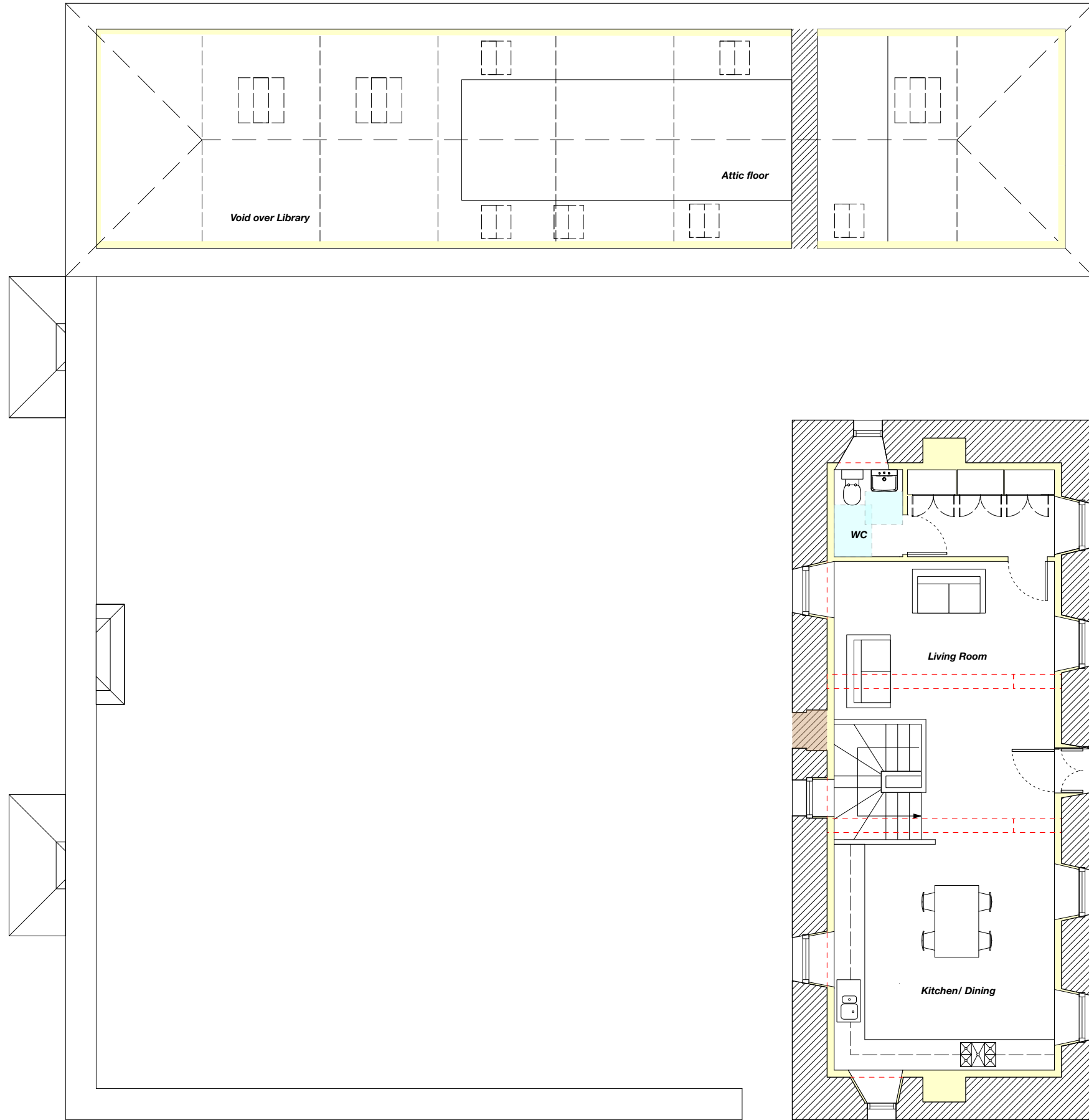
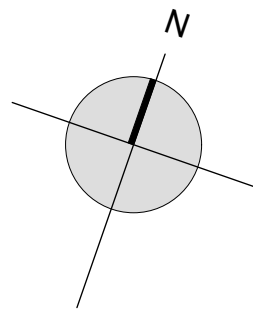
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 21	P2
Drawing	Scale	
Ground Floor Plan as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	05/03/2024	

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P8 - Attic floor plan of steading amended - 05.02.2024

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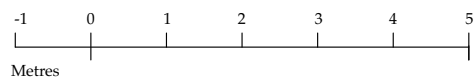
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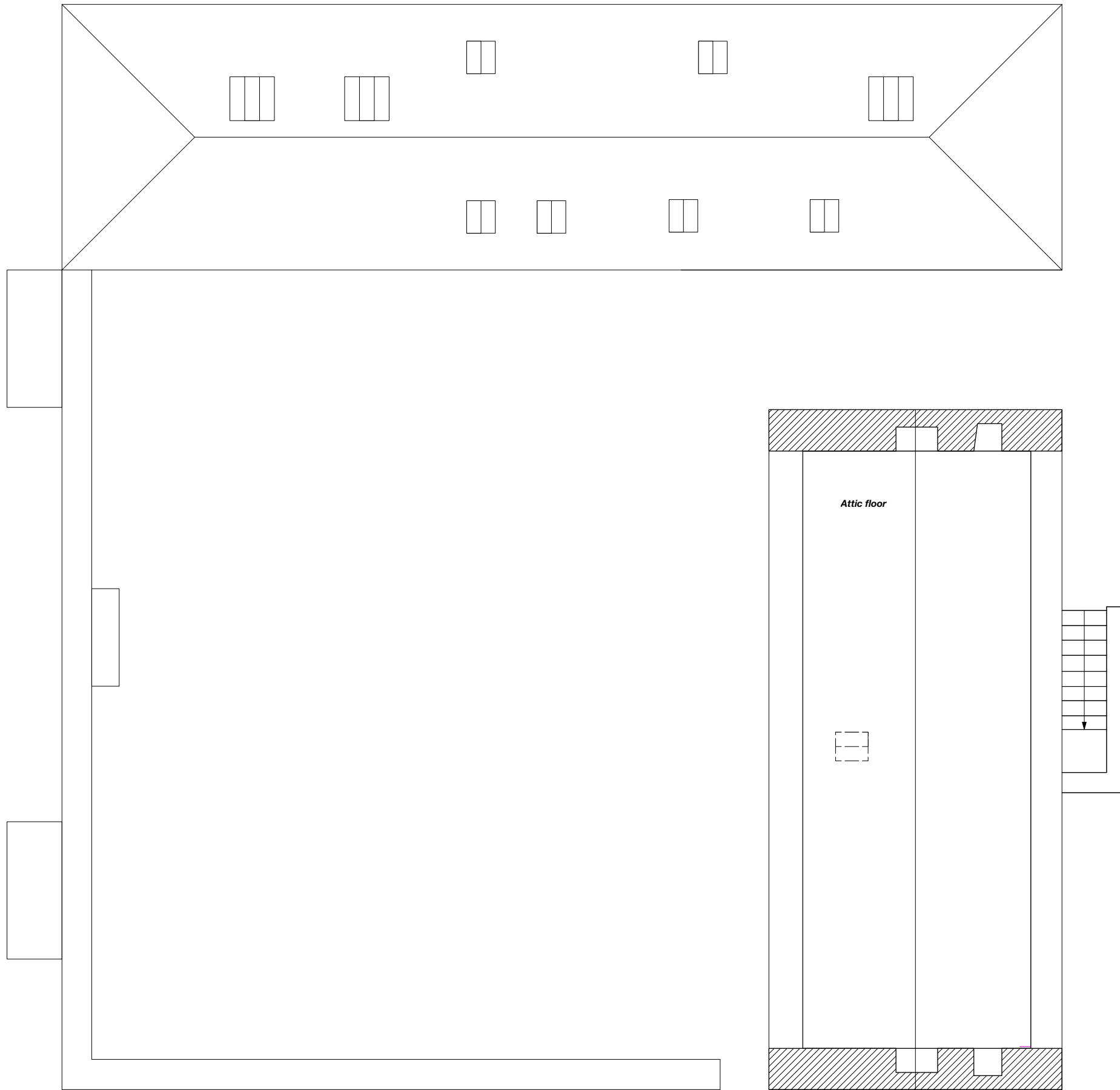
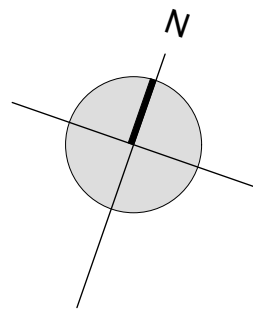
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 22	P1
Drawing	Scale	
First Floor Plan as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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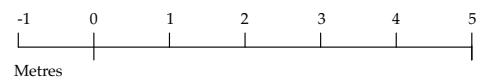
P2 - Attic floor plan updated to match first floor plan 05.02.2024

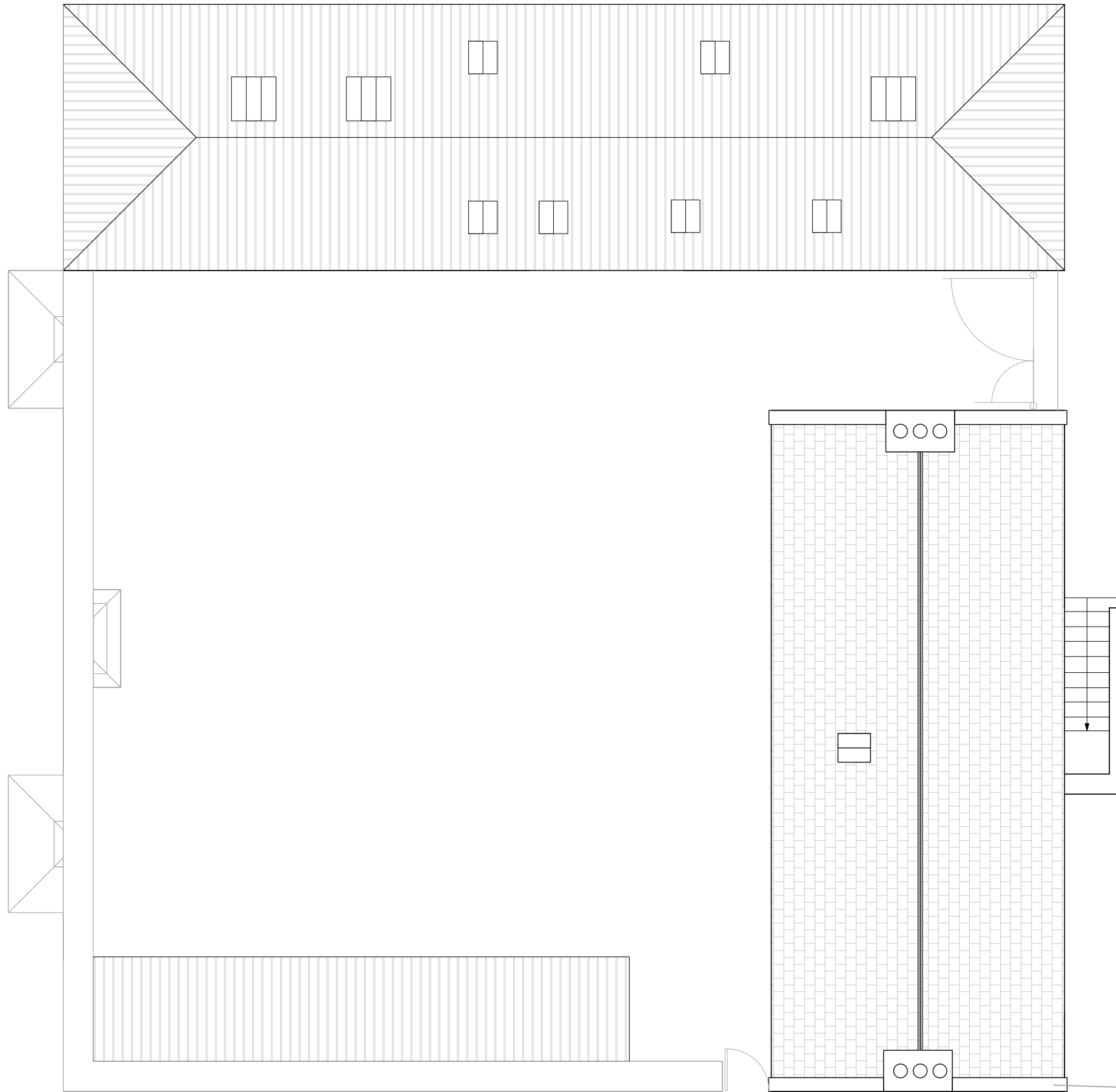
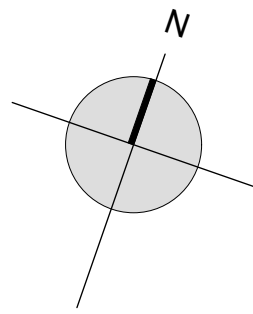
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Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 23	P1
Drawing	Scale	
Attic Floor Plan as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	





P2 - Roof plan amended to match floor plans - 05.02.2024

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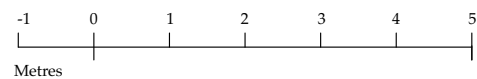
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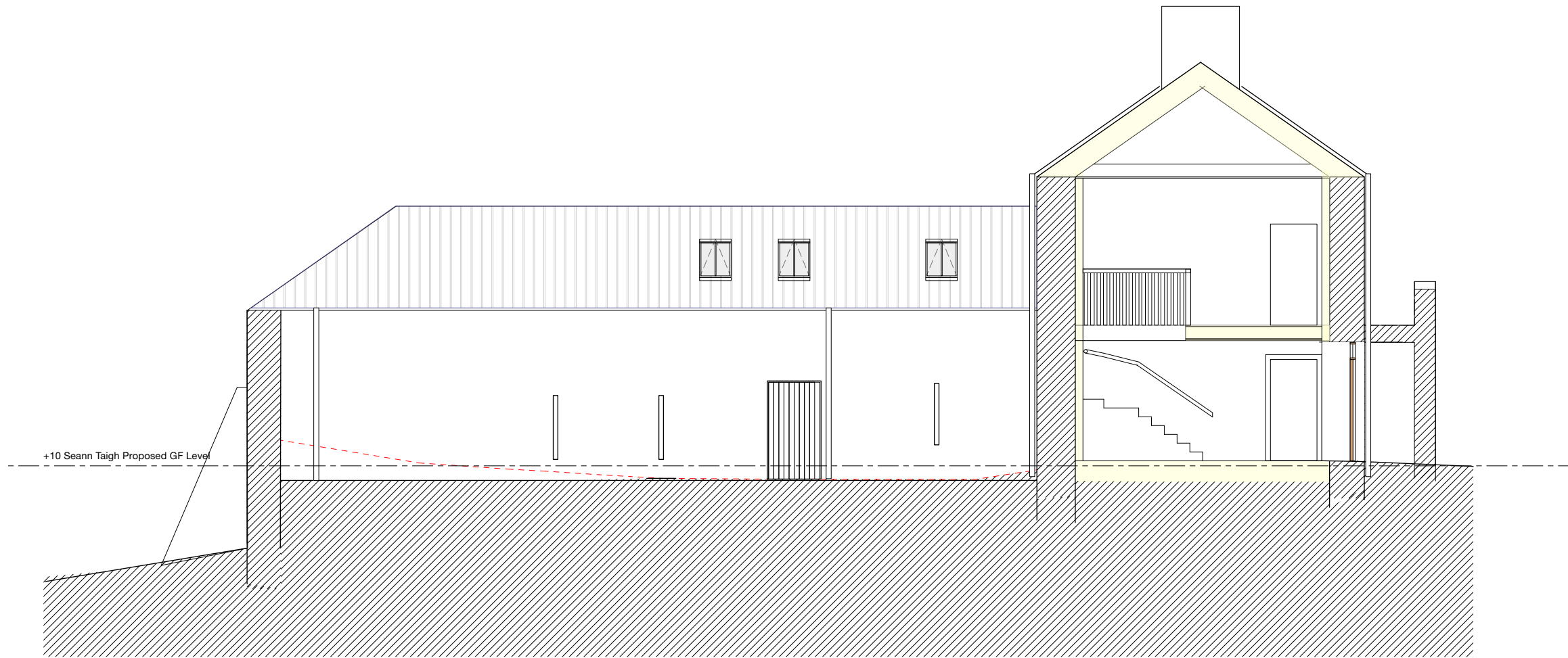
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 24	P1
Drawing	Scale	
Roof Plan as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

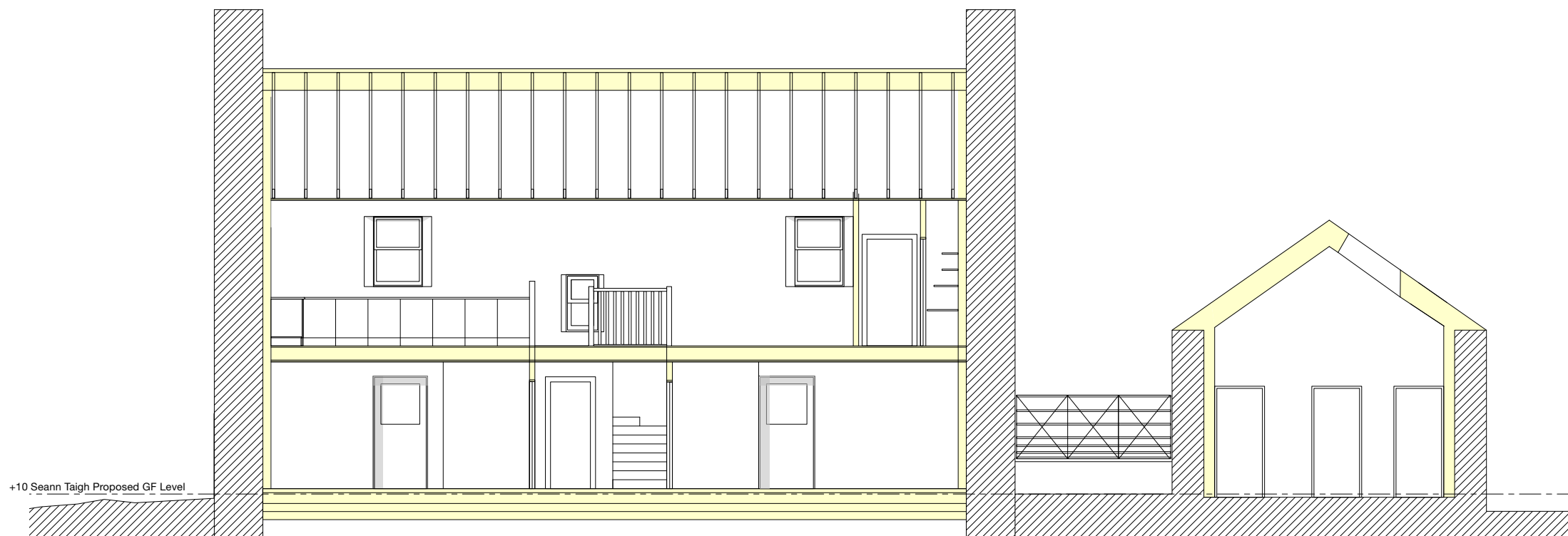
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Section A - A & West Elevation of Steading as proposed



Section G-G

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

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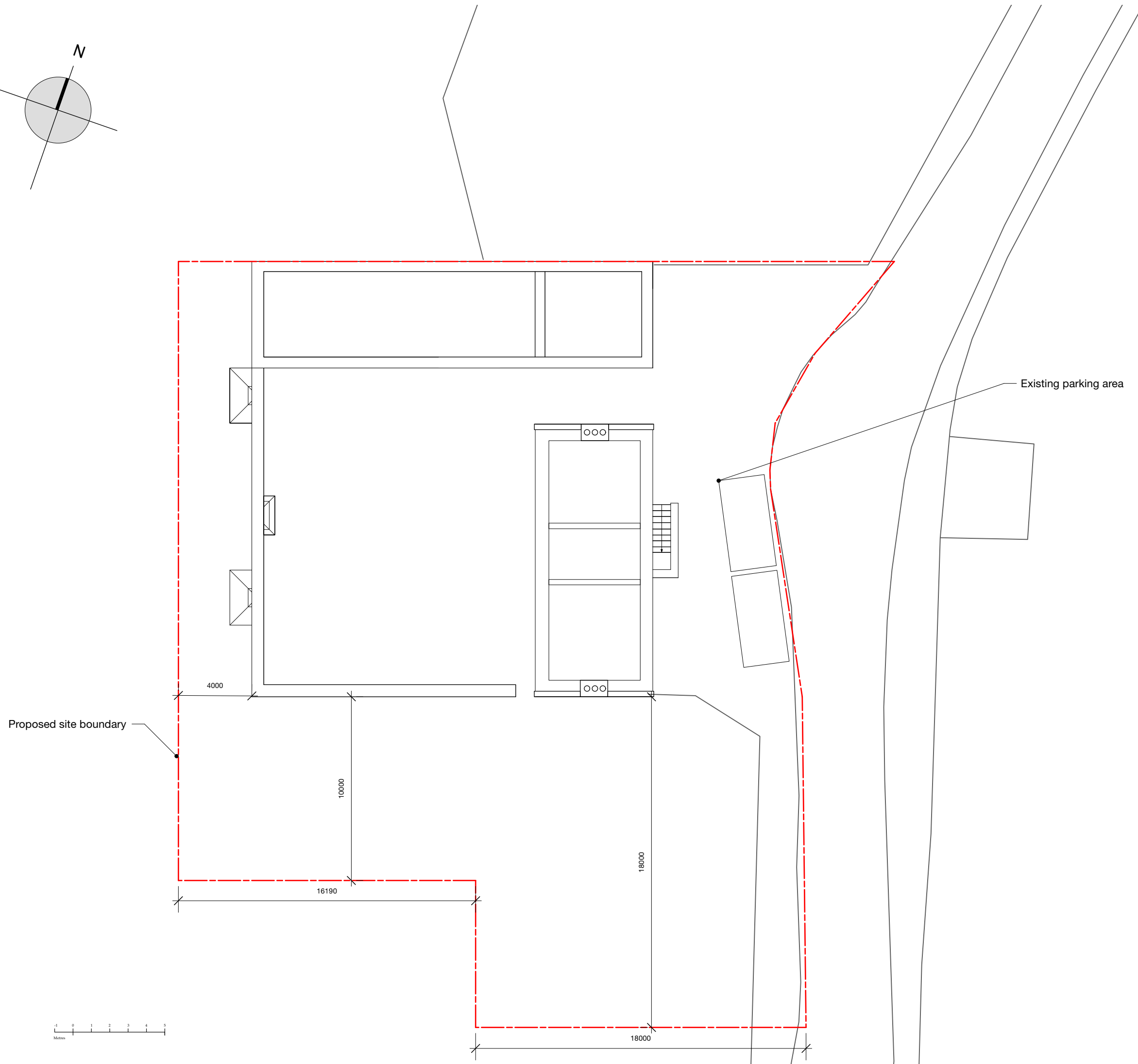
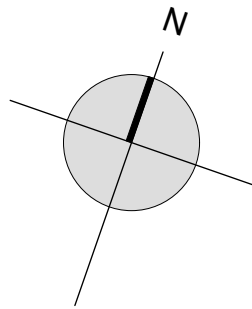
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Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 27	Revision P1
Drawing Section A - A & G-G as Proposed	Scale 1:100 @ A3	
Issue Status PLANNING	Date 29/02/2024	

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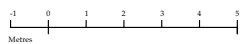
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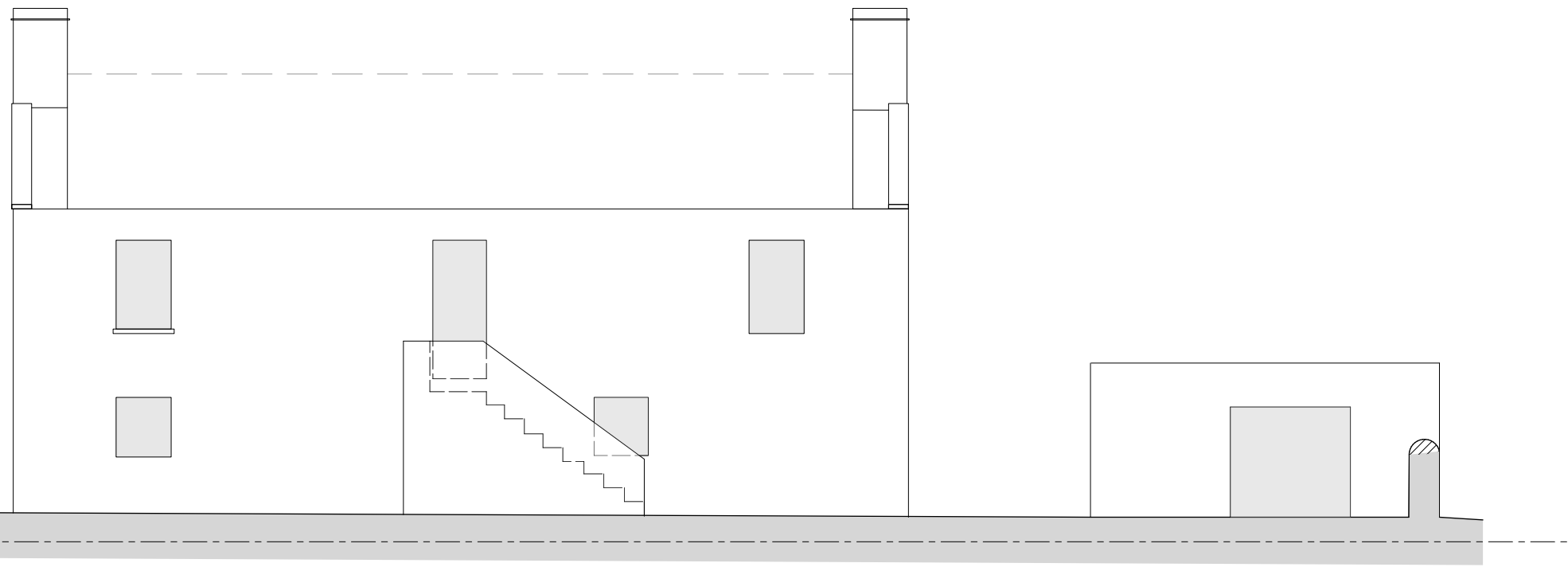
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 02	P2
Drawing	Scale	
Site Plan as Existing	1:200 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

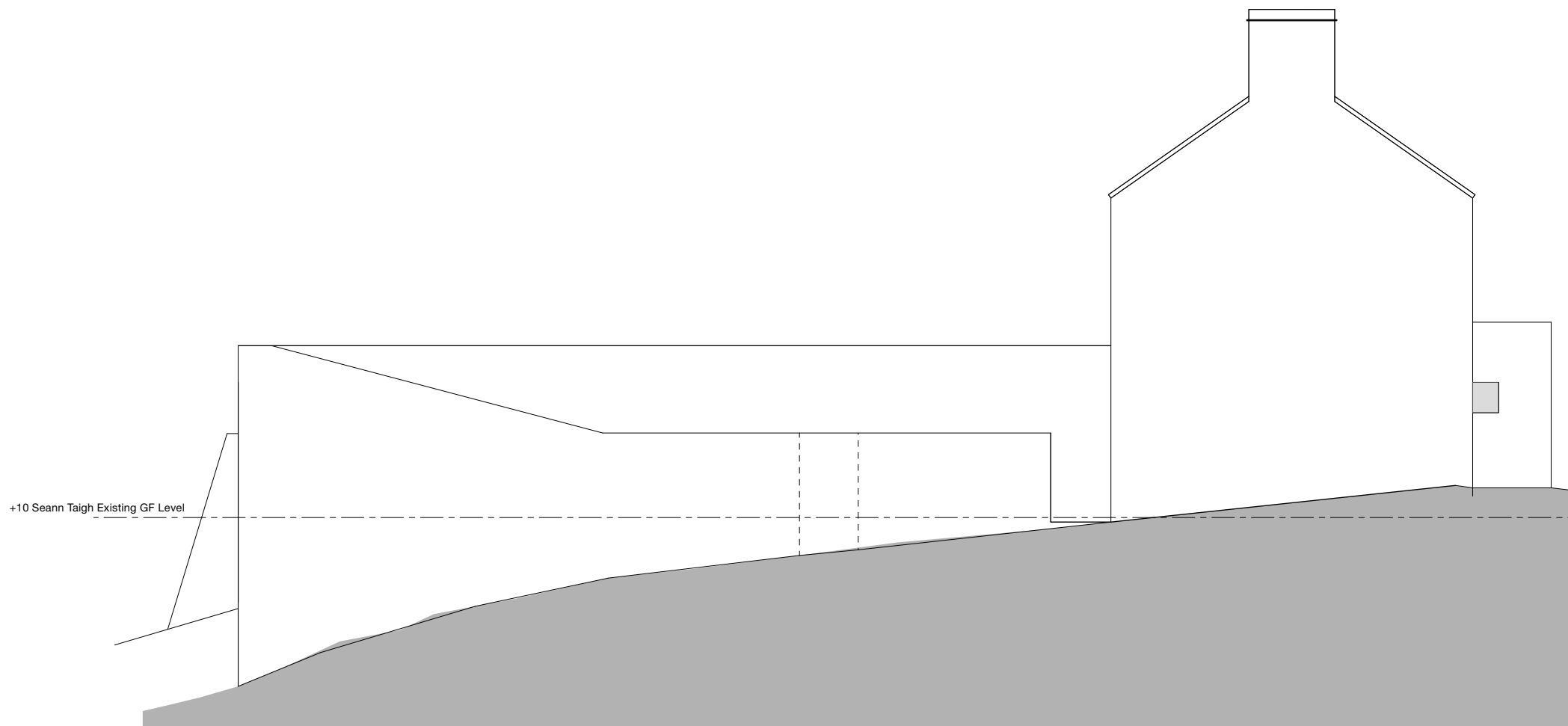
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East Elevation



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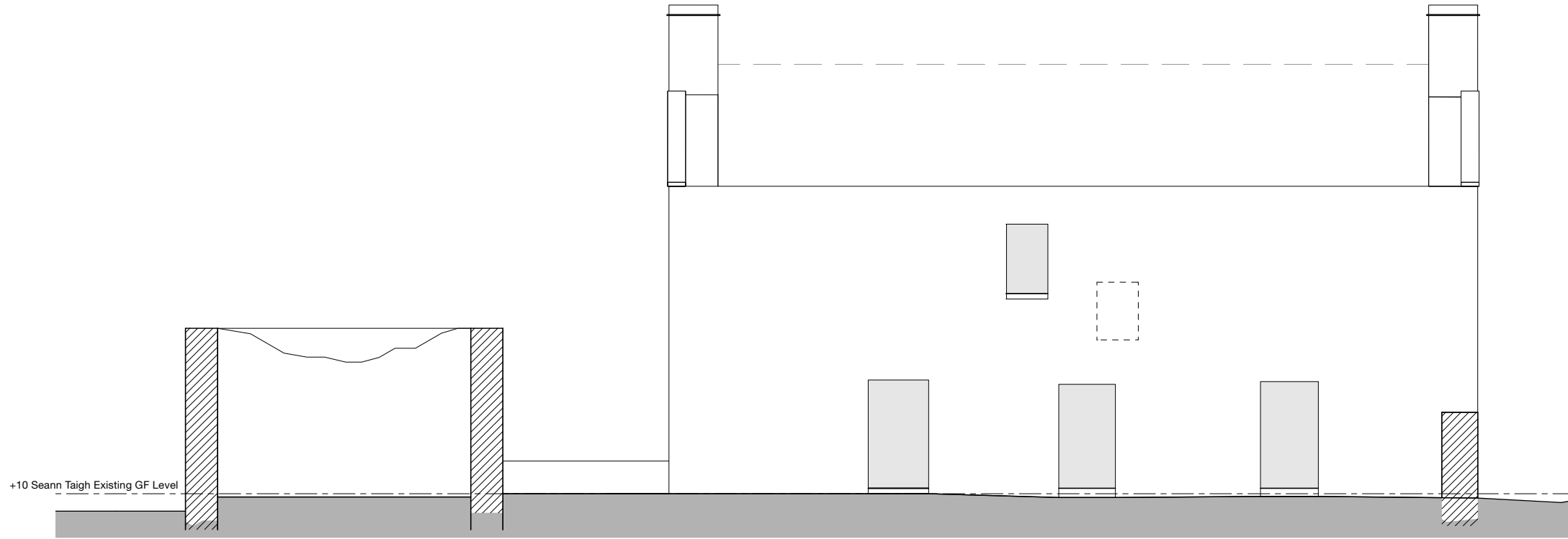
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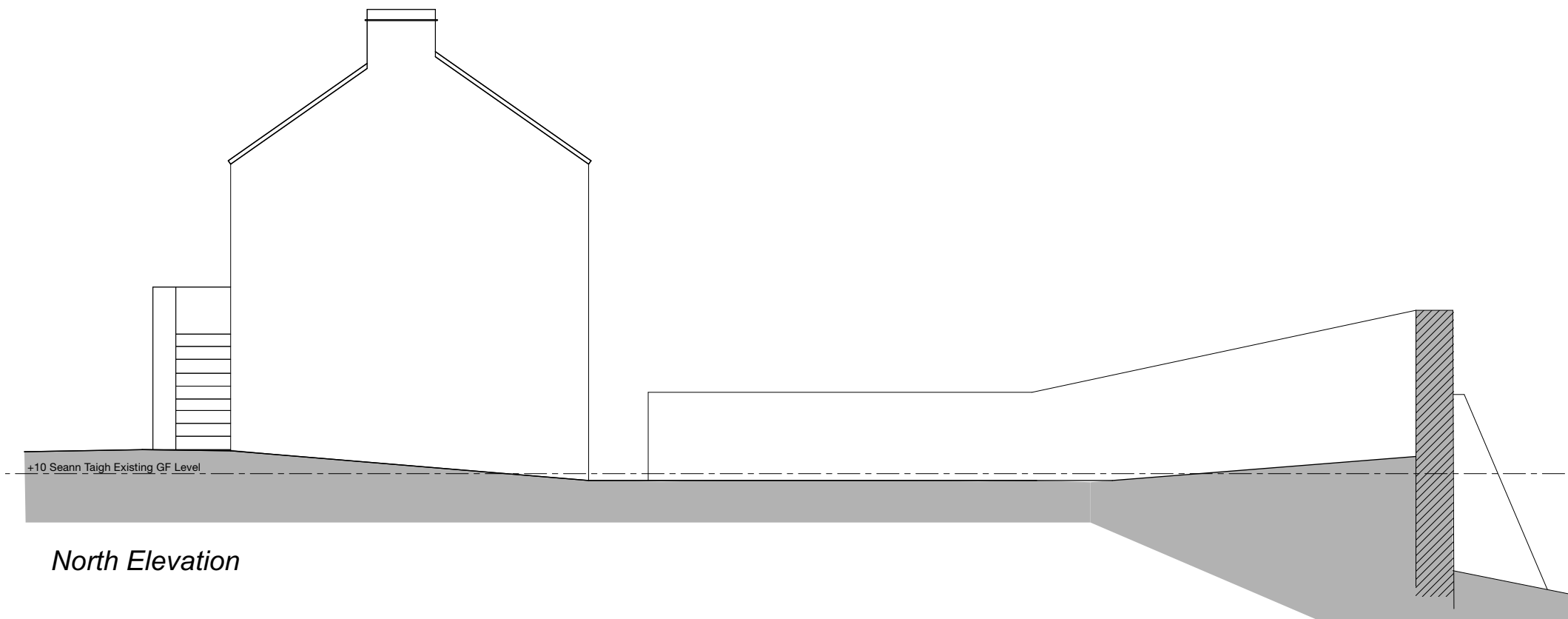
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 07	P2
Drawing	Scale	
East & South Elevation as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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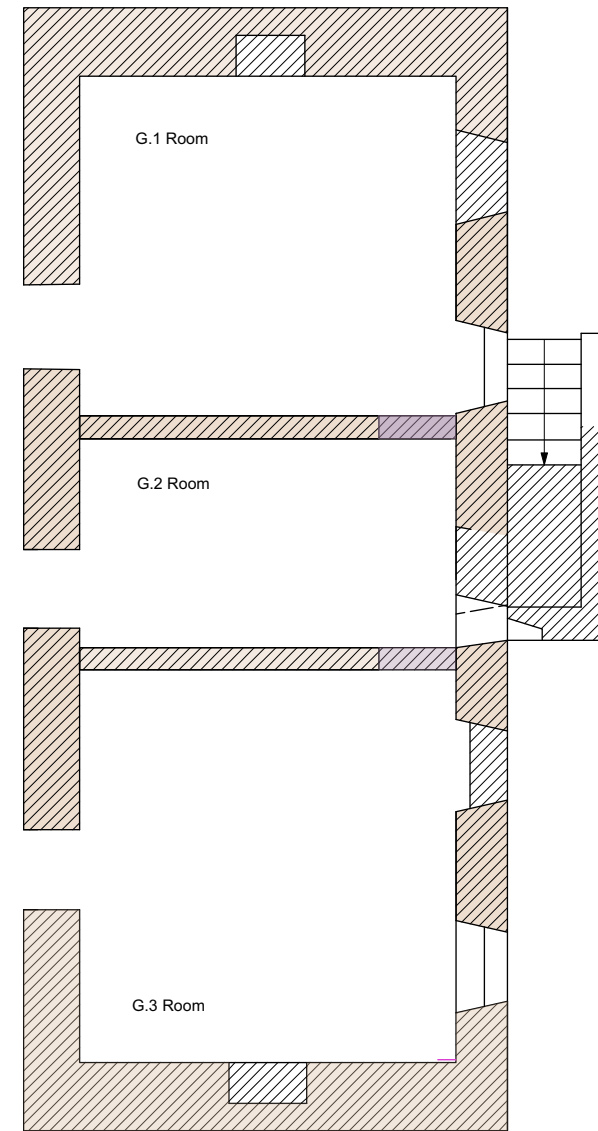
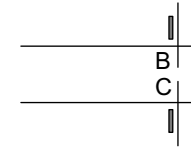
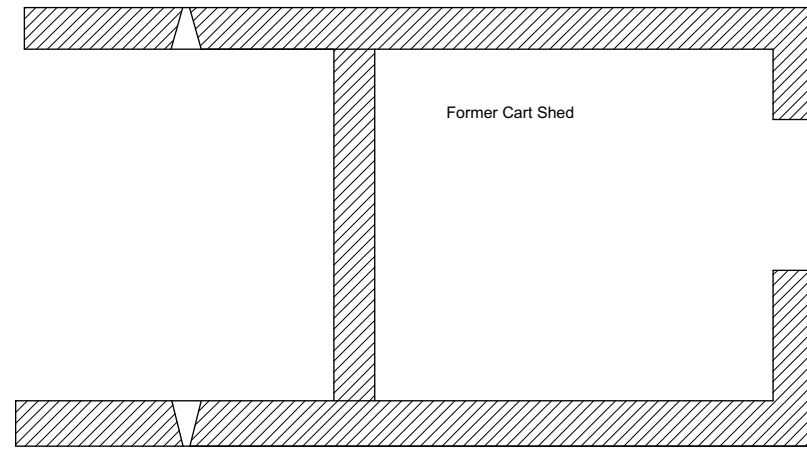
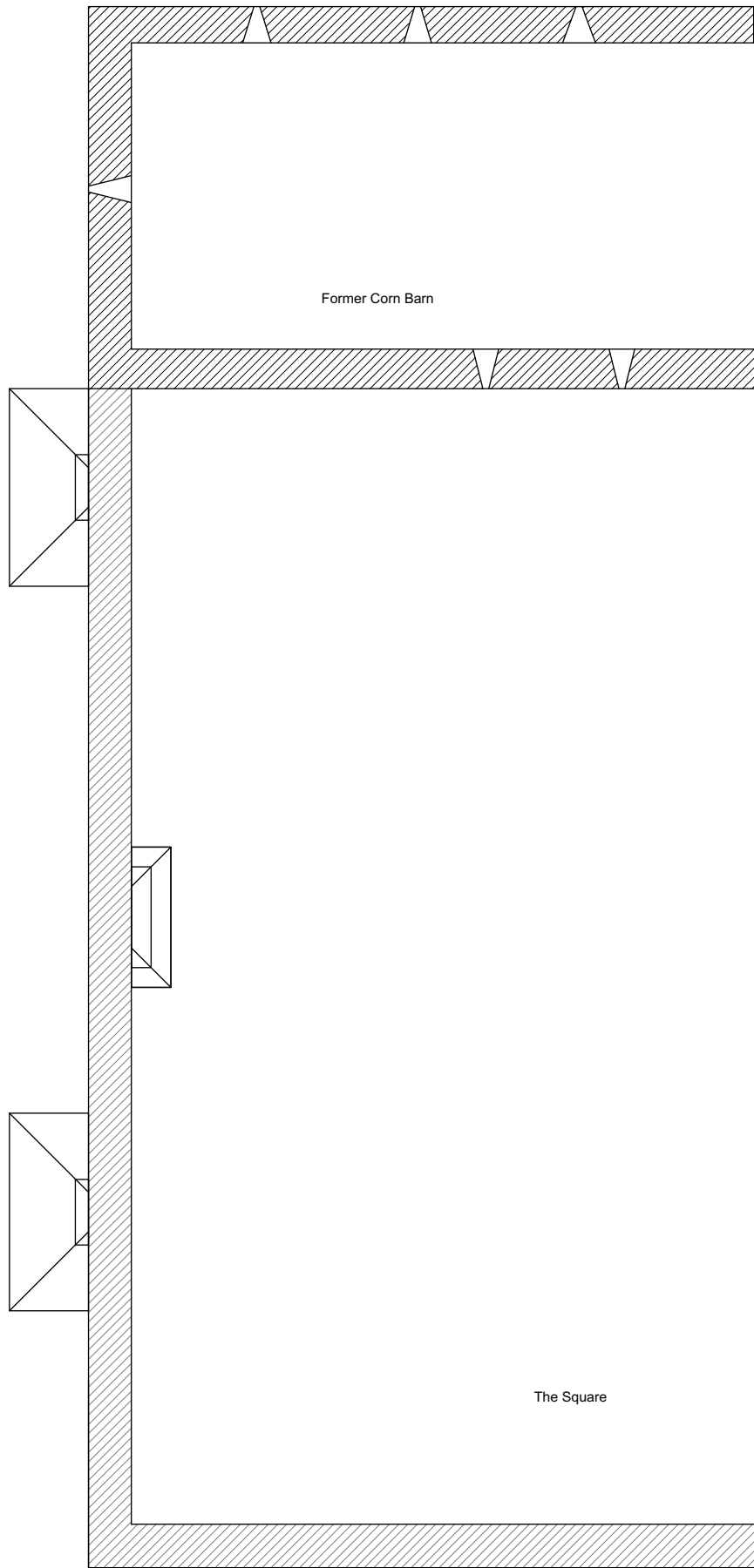
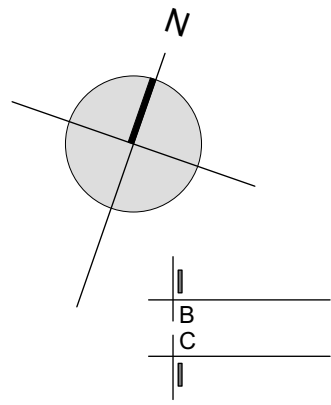
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Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 08	P2
Drawing	Scale	
West & North Elevations as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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P0 - Planning and listed building consent applications 19.02.2024

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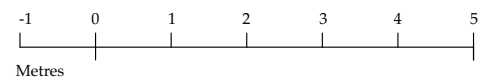
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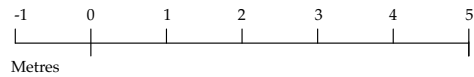
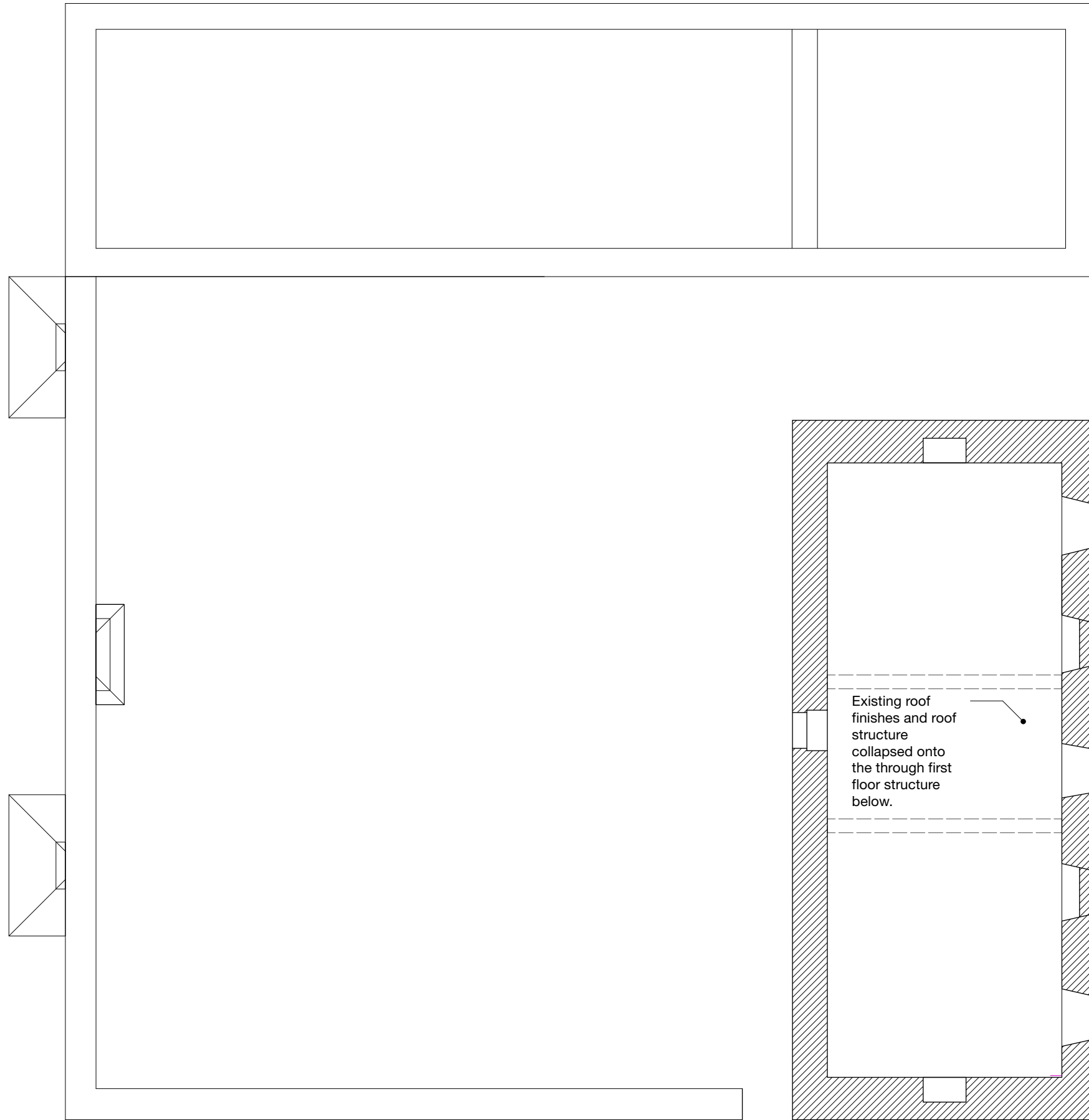
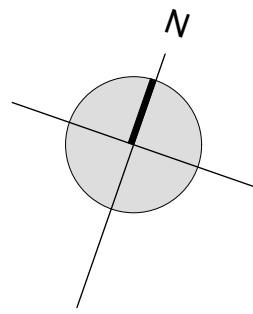
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 03	P1
Drawing	Scale	
Ground Floor Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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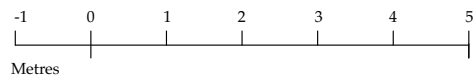
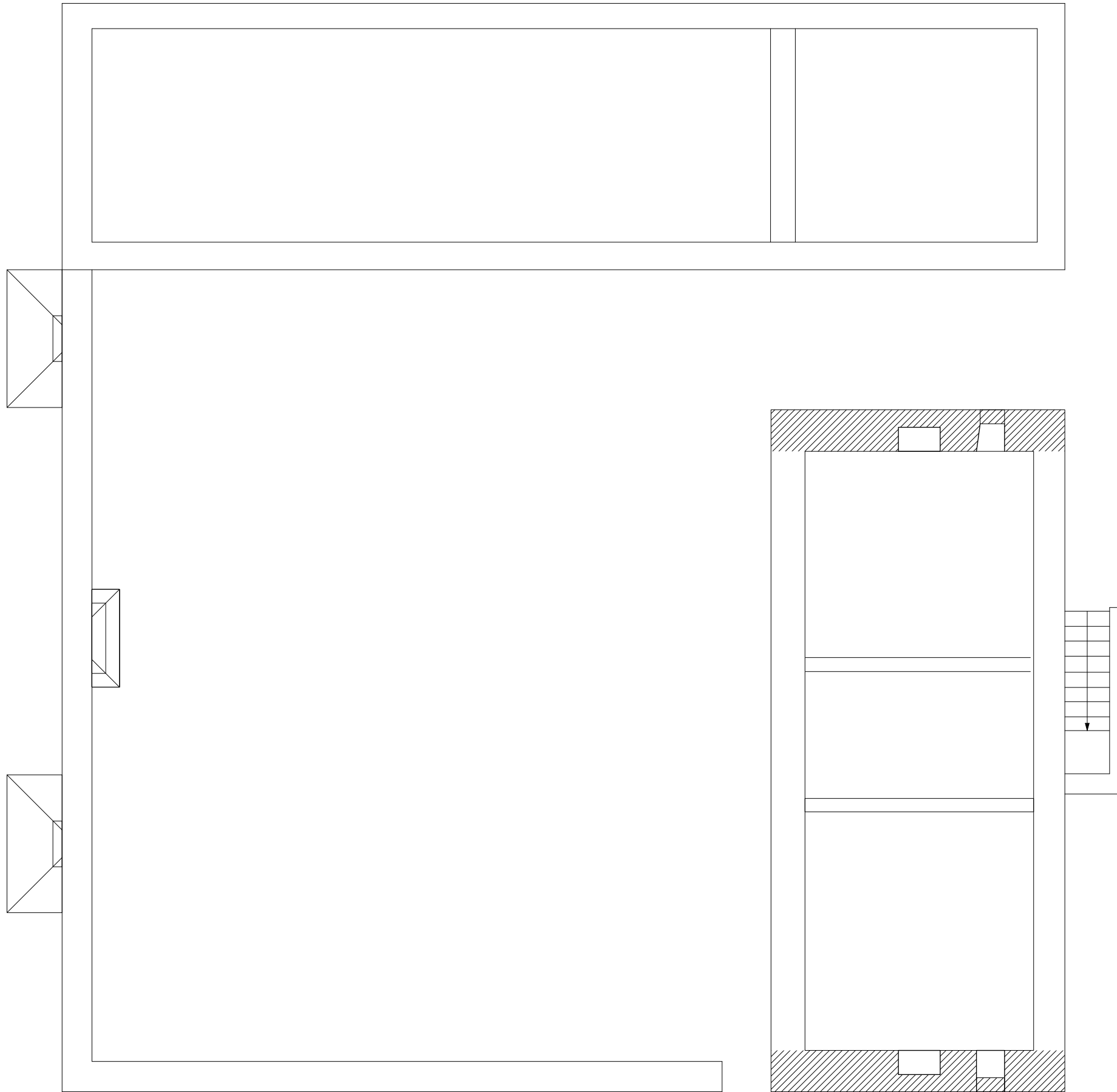
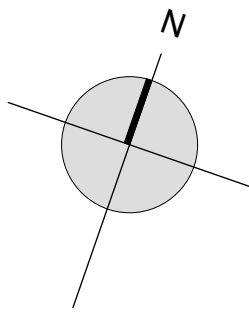
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 04	P1
Drawing	Scale	
First Floor Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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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.

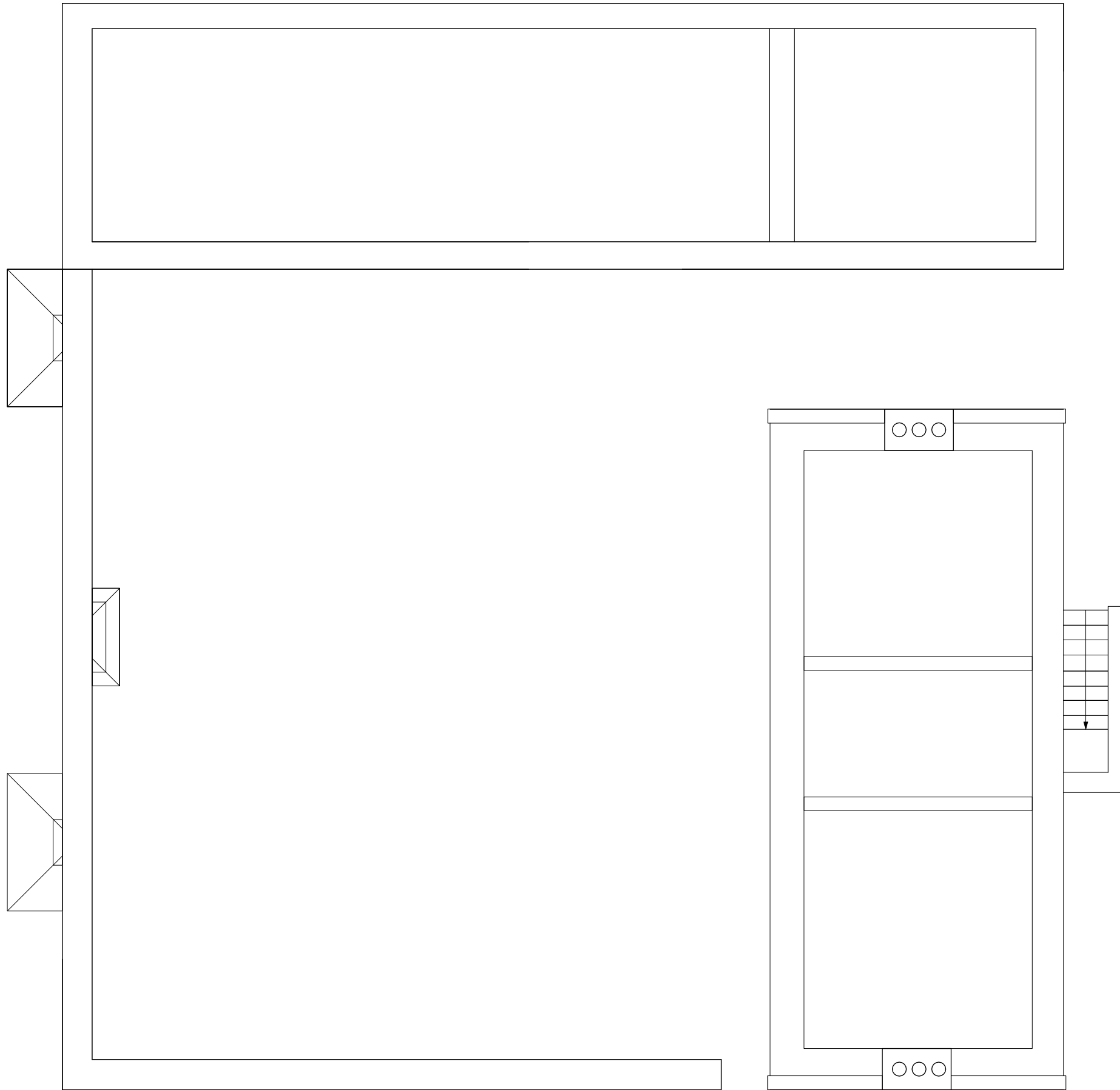
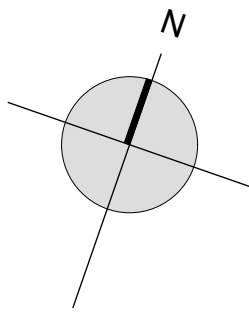
All discrepancies are to be reported to the architect immediately.

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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-) 05	P1
Drawing	Scale	
Attic Floor Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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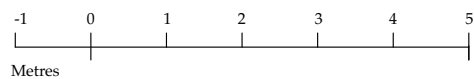
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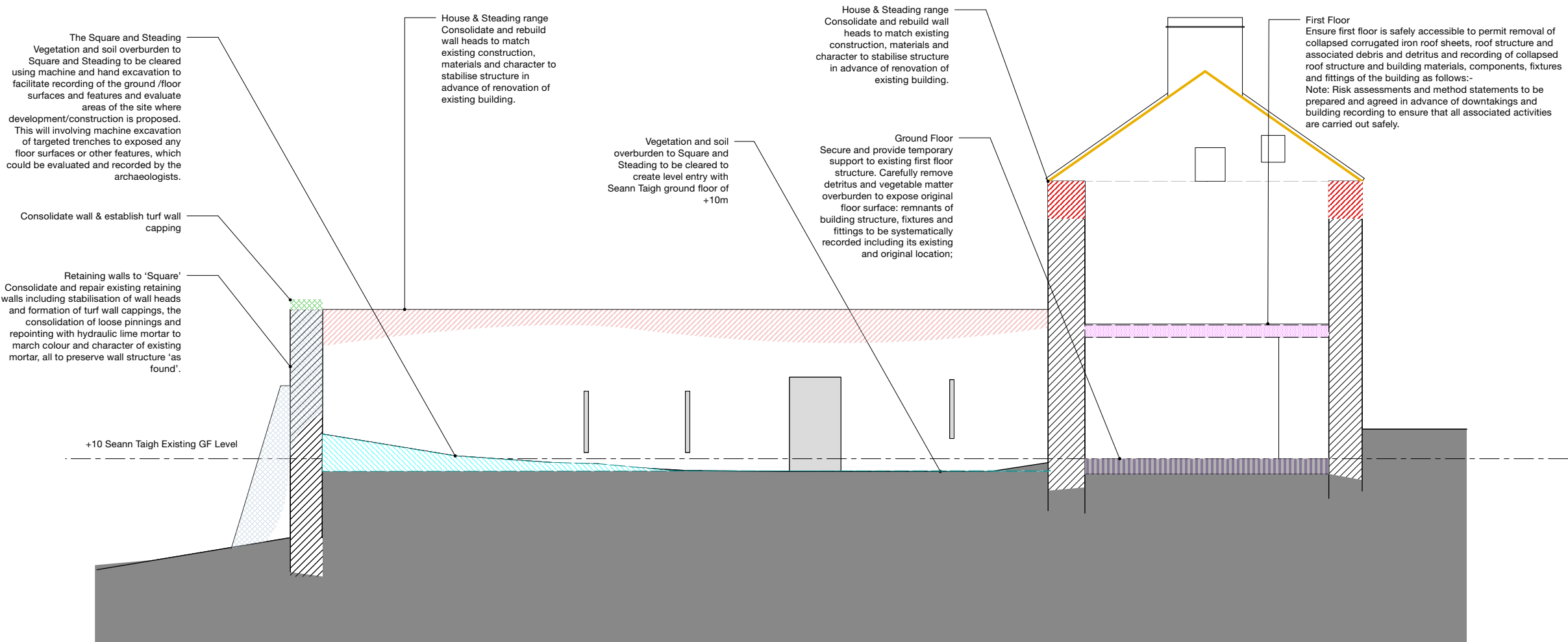
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 06	P1
Drawing	Scale	
Roof Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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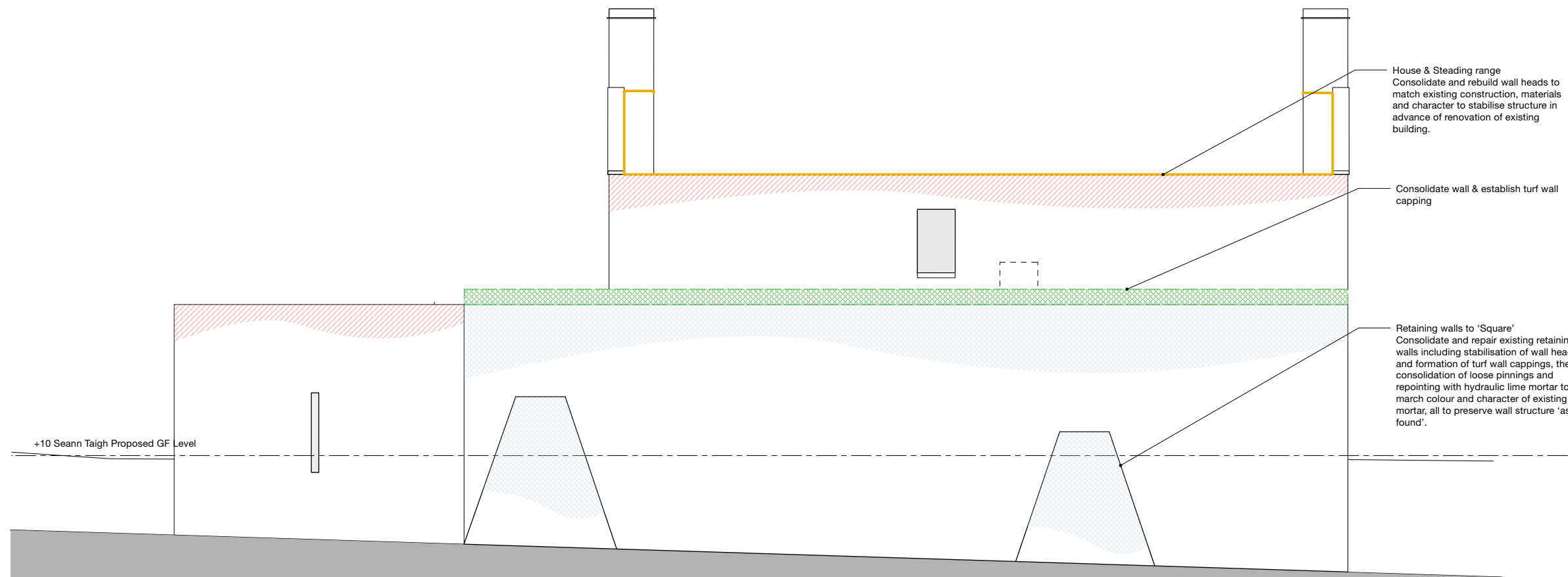
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- KEY**
-  -Vegetation and soil overburden to Square and Steading to be cleared
 -  -Secure and provide temporary support to existing first floor structure.
 -  -Carefully remove debris and vegetable matter on the ground floor
 -  -Removal of collapsed 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

Section A - A



West Elevation

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

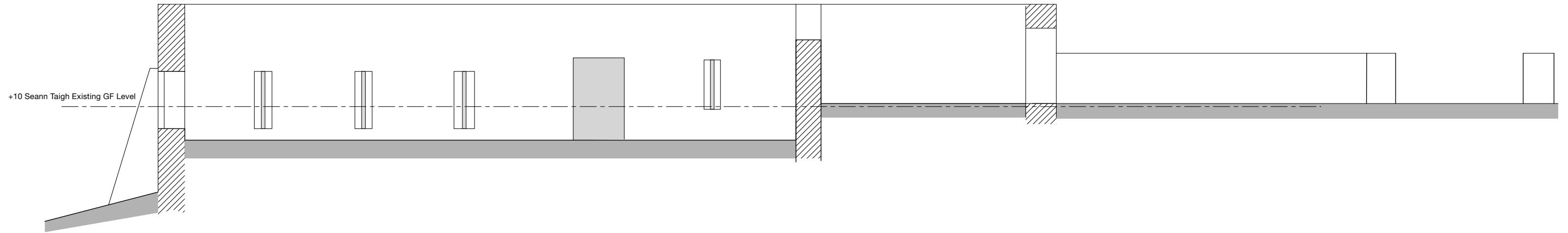
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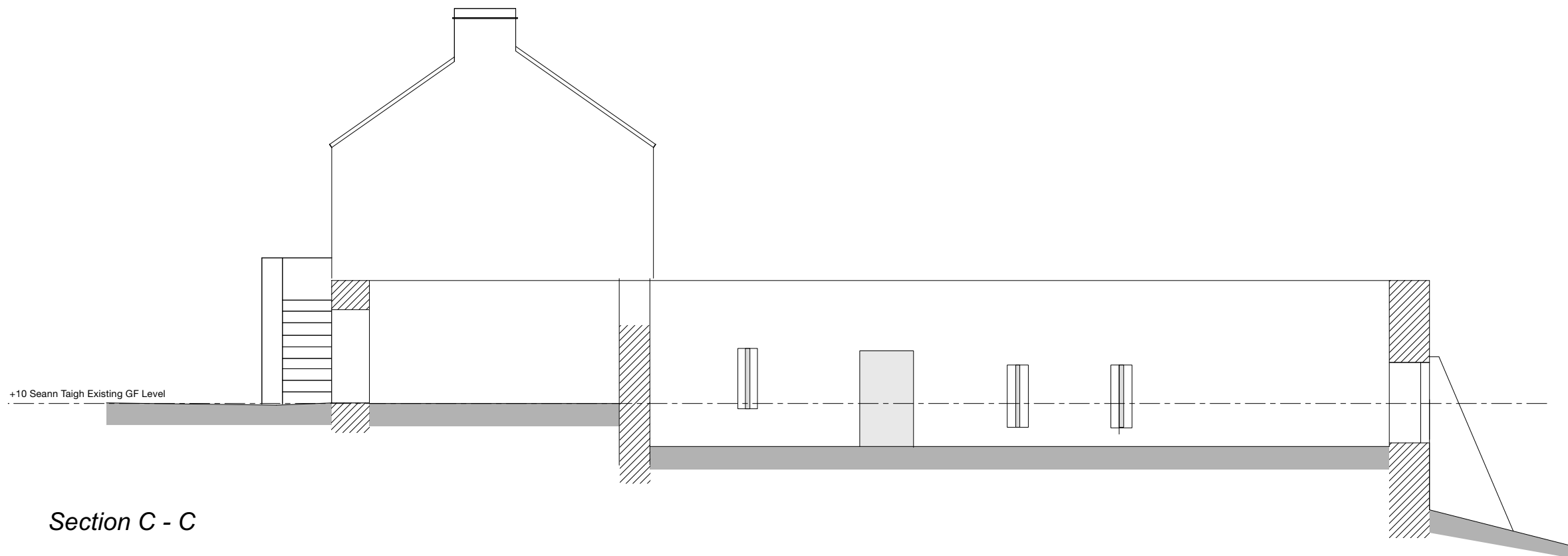
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Client Mr Anderson Bakewell & Ms Francine Stone	Project Ref. 23.15	
Project Seann Taigh Rodel Isle of Harris	Drawing No. (L-) 16	Revision P2
Drawing Section A - A & West Elevation Proposed Consolidation	Scale 1:100 @ A3	
Issue Status PLANNING	Date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

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Section B - B



Section C - C

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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