



# 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	24/00174/PPD
Date registered as valid	23/05/2024
Description of Development	Erect house; install private sewage treatment plant, solar panels and air source heat pump, use gabion baskets within site works and make good existing drystone walling, create new access.
Address or description of location to which the development relates	23 Crowlista, Uig, Isle of Lewis
Co-ordinates	N 933 543, E 103 955
Applicant Name	Mr Gordon Macrae
Applicant Address	6-7 Achnahanaid, Braes, Isle of Skye, IV51 9LH
Agent name	Archicosem Per Mr Duncan Chalmers
Agent Address	8 Harbour View, Cromwell Street Quay, Stornoway, Isle of Lewis, HS1 2DF

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

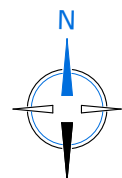
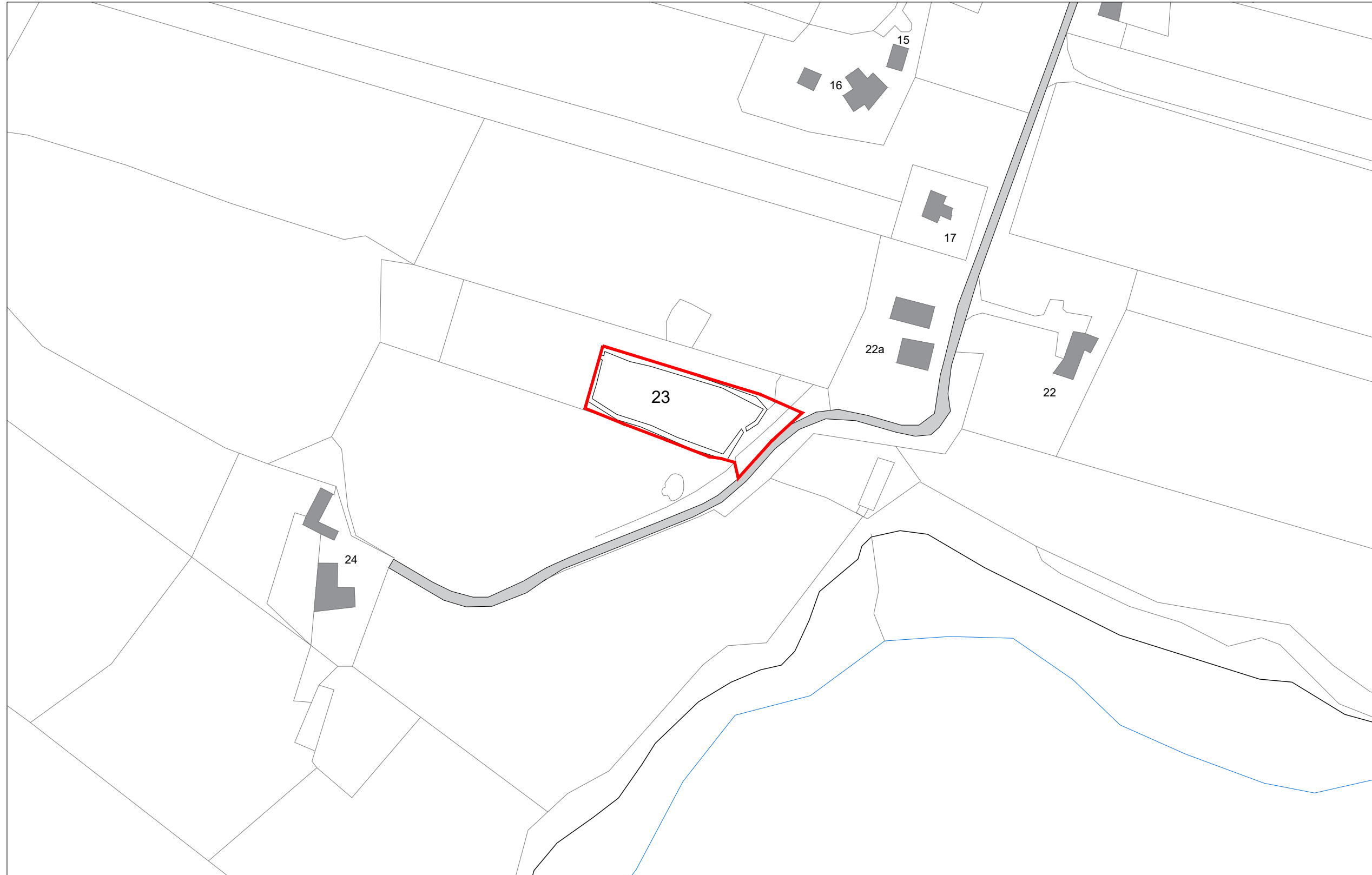
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

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)

# 23 CRADHLASTADH, ÙIG, EILEAN LEÒDHAIS

## LOCATION PLAN



rev.	description	date

### LEGEND

— Planning Boundary

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND DISCREPANCIES NOTIFIED TO THE ARCHITECT.

© COPYRIGHT PROTECTED. THIS DOCUMENT AND ARTISTIC WORK IS PROTECTED UNDER THE LAW OF COPYRIGHT AND CANNOT BE REPRODUCED/USED IN ANY FORM IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ARCHITECT/AUTHOR ARCHICOSM LTD. THE ARCHITECT SHALL NOT BE LIABLE FOR THE CONSEQUENCES OF ANY MODIFICATIONS OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT OR FOR ITS USE FOR ANY PURPOSE OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED.

THE ARCHITECT DOES NOT WARRANT THE PERFORMANCE, WORK, OR PRODUCTS OF OTHERS.

## ARCHICOSM

Address: Harbour View,  
Cromwell Street Quay,  
Stornoway  
HS1 2DF  
Phone No: 01851 701500  
Email: info@archicosm.co.uk

project  
23 CROWLISTA  
Uig, Isle of Lewis, HS2 9JF

description  
EXISTING ::  
LOCATION PLAN

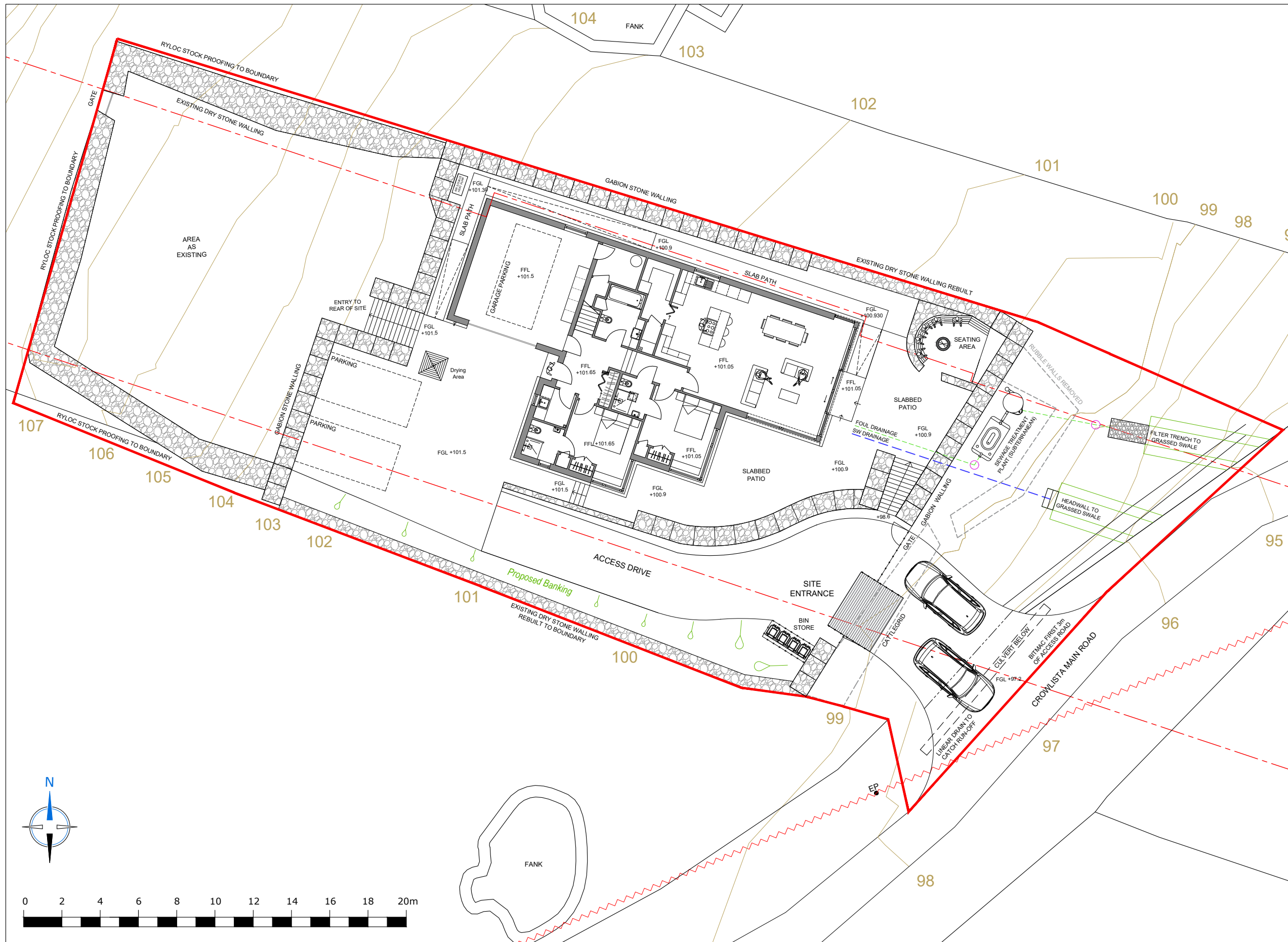
status  
PLANNING APPLICATION 2024

scale	date
1:1250 @A3	APRIL '24
drawn	DC
checked	DC

drawing no.  
CRO/318/24/01

# 23 CRADHLASTADH, ÙIG, EILEAN LEÒDHAIS

## SITE PLAN



rev.	description	date

### LEGEND

— Planning Boundary

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND DISCREPANCIES NOTIFIED TO THE ARCHITECT.

© COPYRIGHT PROTECTED. THIS DOCUMENT AND ARTISTIC WORK IS PROTECTED UNDER THE LAW OF COPYRIGHT AND CANNOT BE REPRODUCED IN ANY FORM IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ARCHITECT/AUTHOR ARCHICOSM LTD. THE ARCHITECT SHALL NOT BE LIABLE FOR THE CONSEQUENCES OF ANY MODIFICATIONS OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT OR FOR ITS USE FOR ANY PURPOSE OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED.

THE ARCHITECT DOES NOT WARRANT THE PERFORMANCE, WORK, OR PRODUCTS OF OTHERS.

## ARCHICOSM

Address: Harbour View,  
Cromwell Street Quay,  
Stornoway  
HS1 2DF  
01851 701500  
info@archicosm.co.uk

project  
23 CROWLISTA  
Uig, Isle of Lewis, HS2 9JF

description  
PROPOSED ::  
SITE PLAN

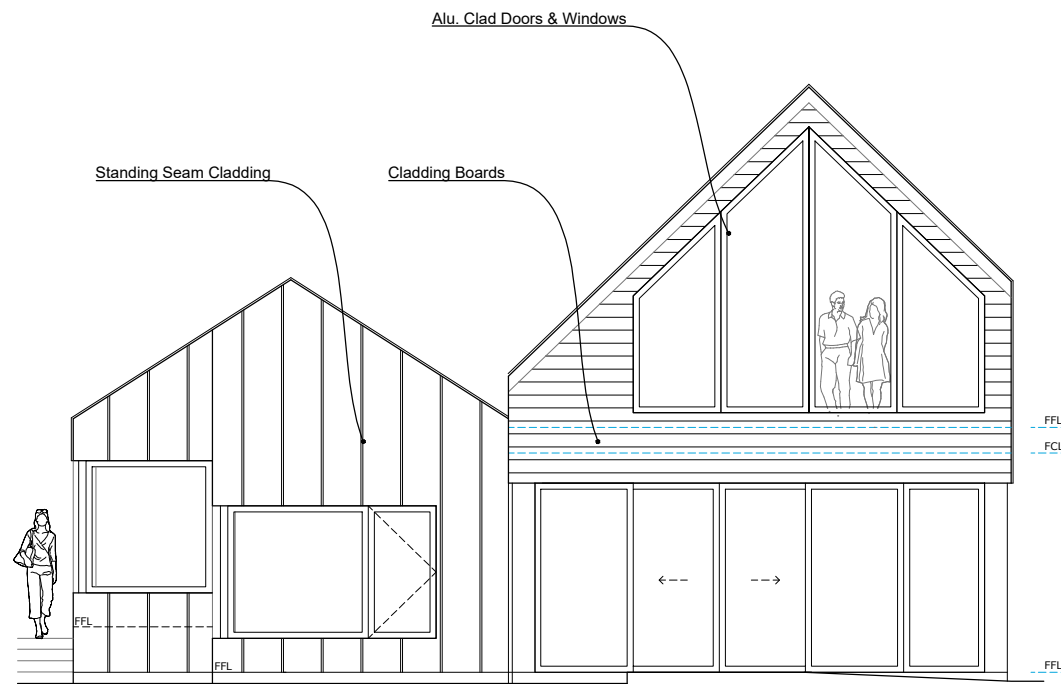
status  
PLANNING APPLICATION 2024

scale	date
1:200 @A3	APRIL '24
	DC
	DC

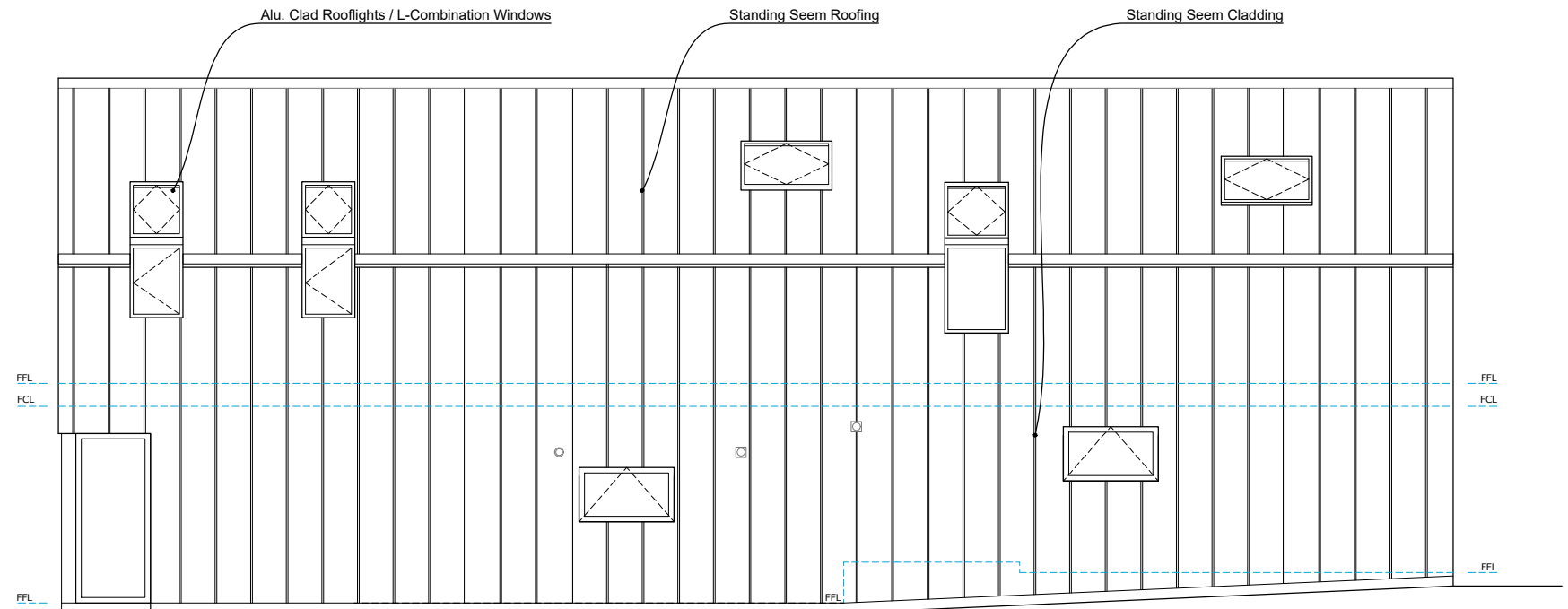
drawing no.  
CRO/318/24/02

# 23 CRADHLASTADH, ÙIG, EILEAN LEÒDHAIS

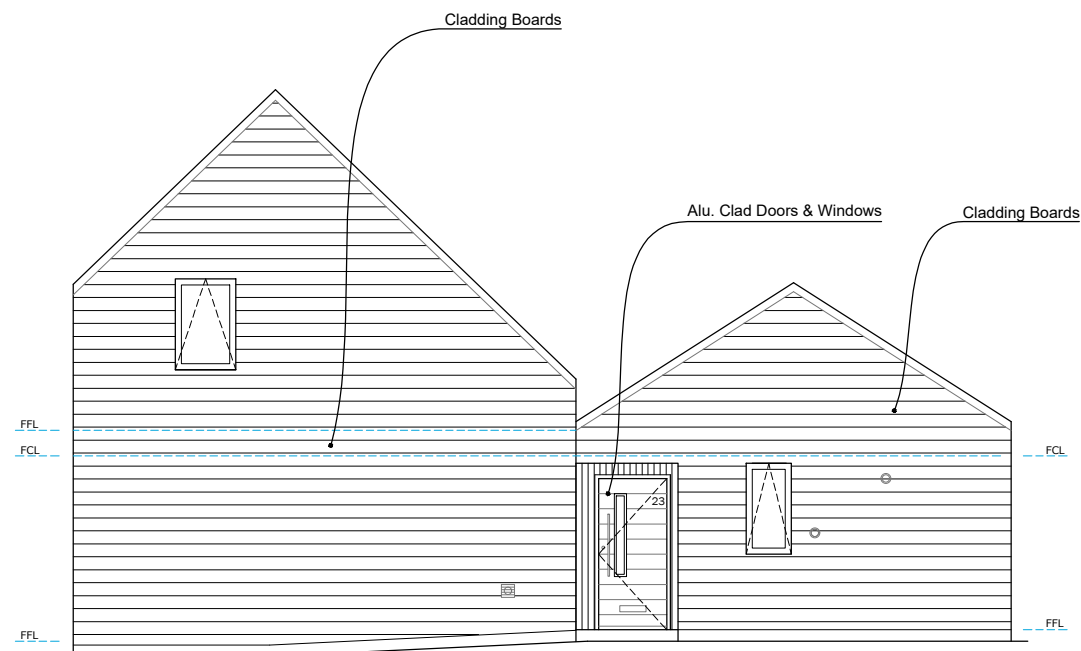
## ELEVATIONS



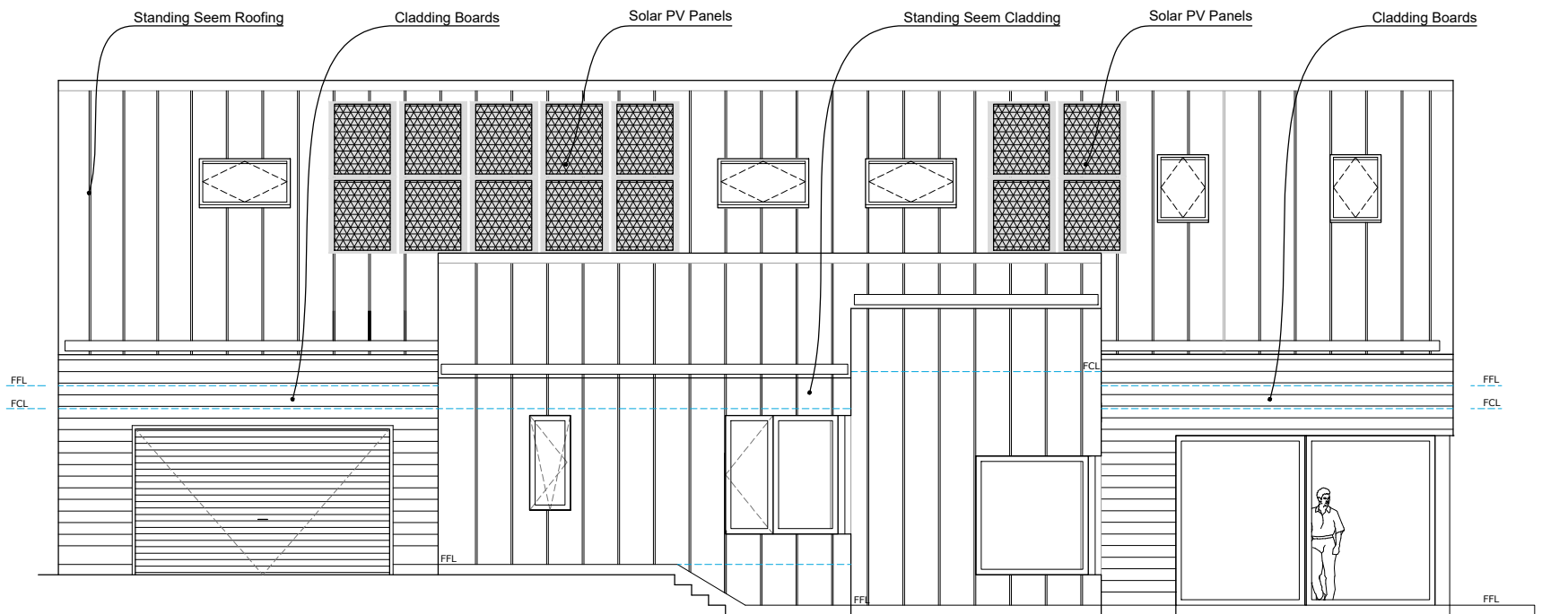
SOUTH-EAST



NORTH-EAST



NORTH-WEST



SOUTH-WEST

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND DISCREPANCIES NOTIFIED TO THE ARCHITECT.

© COPYRIGHT PROTECTED. THIS DOCUMENT AND ARTISTIC WORK IS PROTECTED UNDER THE LAW OF COPYRIGHT AND CANNOT BE REPRODUCED/USED IN ANY FORM IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ARCHITECT/AUTHOR ARCHICOSM LTD. THE ARCHITECT SHALL NOT BE LIABLE FOR THE CONSEQUENCES OF ANY MODIFICATIONS OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT OR FOR ITS USE FOR ANY PURPOSE OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED.

THE ARCHITECT DOES NOT WARRANT THE PERFORMANCE, WORK, OR PRODUCTS OF OTHERS.



**ARCHICOSM**  
 Address: Harbour View, Cromwell Street Quay, Stornoway HS1 2DF  
 Phone No: 01851 701500  
 Email: info@archicosm.co.uk

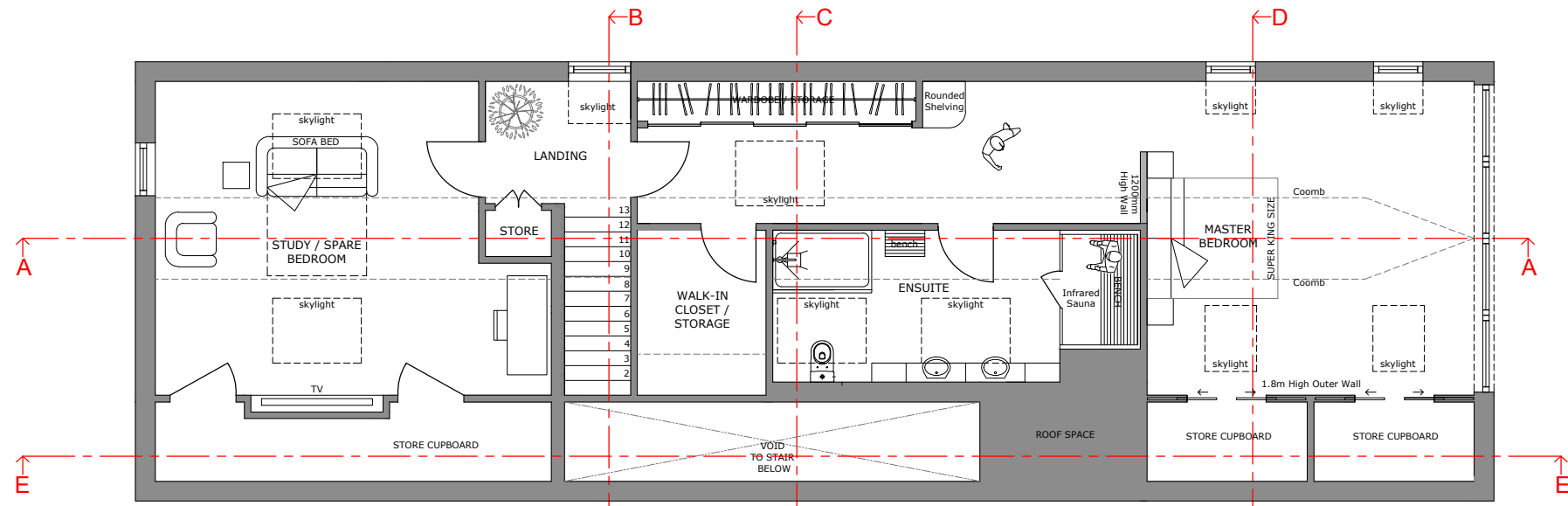
project  
 23 CROWLISTA  
 Uig, Isle of Lewis, HS2 9JF

description PROPOSED ::	
ELEVATIONS	
status	PLANNING APPLICATION 2024

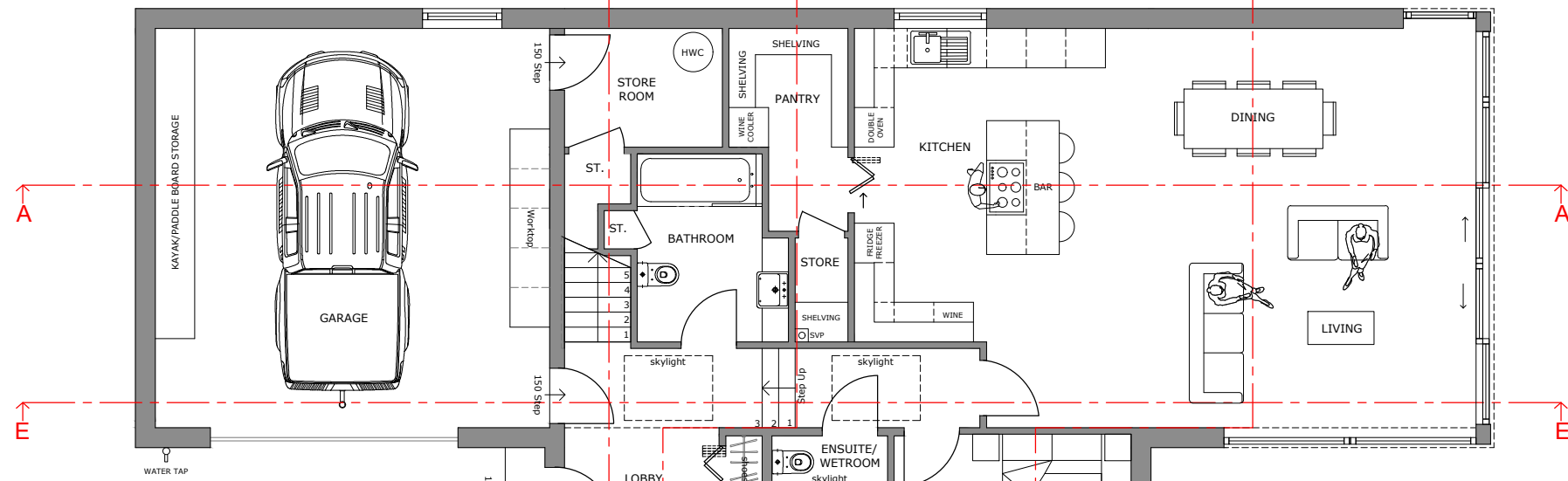
rev	
scale	date
1:100 @A3	APRIL '24
	drawn
	DC
	checked
	DC
drawing no.	
CRO/318/24/05	

# 23 CRADHLASTADH, ÙIG, EILEAN LEÒDHAIS

## FLOOR PLANS



FIRST FLOOR



GROUND FLOOR



rev.	description	date

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND DISCREPANCIES NOTIFIED TO THE ARCHITECT.  
 © COPYRIGHT PROTECTED. THIS DOCUMENT AND ARTISTIC WORK IS REPRODUCED UNDER THE LAW OF COPYRIGHT AND CANNOT BE REPRODUCED IN ANY FORM IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ARCHICOSM LTD. THE ARCHITECT SHALL NOT BE LIABLE FOR THE CONSEQUENCES OF ANY MODIFICATIONS OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT OR FOR ITS USE FOR ANY PURPOSE OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED.  
 THE ARCHITECT DOES NOT WARRANT THE PERFORMANCE, WORK, OR PRODUCTS OF OTHERS.

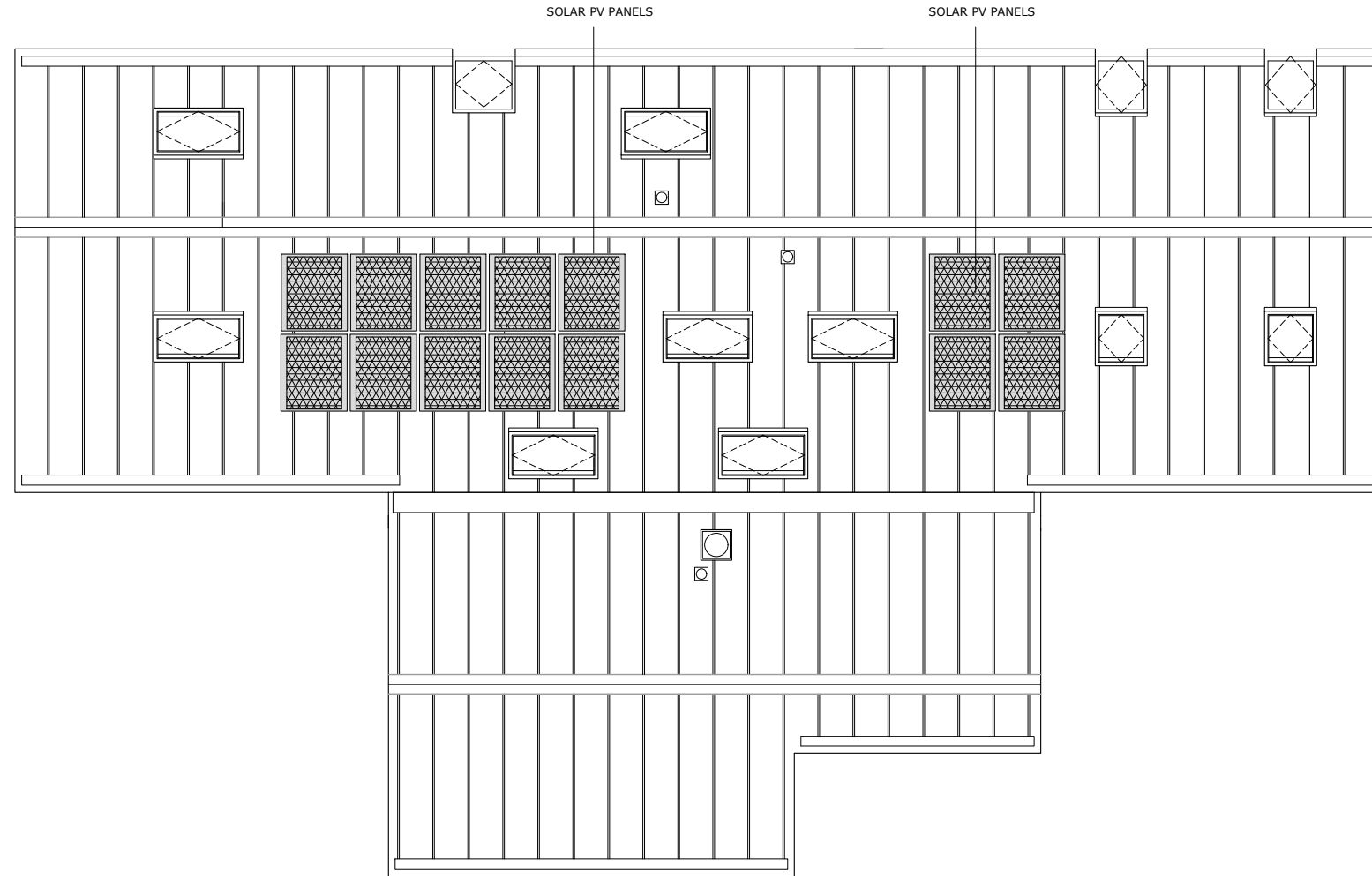
**ARCHICOSM**  
 Address: Harbour View, Cromwell Street Quay, Stornoway HS1 2DF  
 Phone No: 01851 701500  
 Email: info@archicosm.co.uk

project  
**23 CROWLISTA**  
 Uig, Isle of Lewis, HS2 9JF

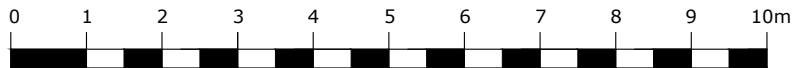
description <b>PROPOSED ::</b> FLOOR PLANS	
status PLANNING APPLICATION 2024	
scale 1:100 @A3	date APRIL '24
drawing no. CRO/318/24/03	drawn DC checked DC

# 23 CRADHLASTADH, ÙIG, EILEAN LEÒDHAIS

## ROOF PLAN



ROOF PLAN



rev.	description	date

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND DISCREPANCIES NOTIFIED TO THE ARCHITECT.  
 © COPYRIGHT PROTECTED. THIS DOCUMENT AND ARTISTIC WORK IS REPRODUCED IN ANY FORM IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ARCHITECT/AUTHOR ARCHICOSM LTD. THE ARCHITECT SHALL NOT BE LIABLE FOR THE CONSEQUENCES OF ANY MODIFICATIONS OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT OR FOR ITS USE FOR ANY PURPOSE OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED.  
 THE ARCHITECT DOES NOT WARRANT THE PERFORMANCE, WORK, OR PRODUCTS OF OTHERS.

**ARCHICOSM**  
 Address: Harbour View, Cromwell Street Quay, Stornoway HS1 2DF  
 Phone No: 01851 701500  
 Email: info@archicosm.co.uk

project  
 23 CROWLISTA  
 Uig, Isle of Lewis, HS2 9JF

description  
 PROPOSED ::  
 ROOF PLAN

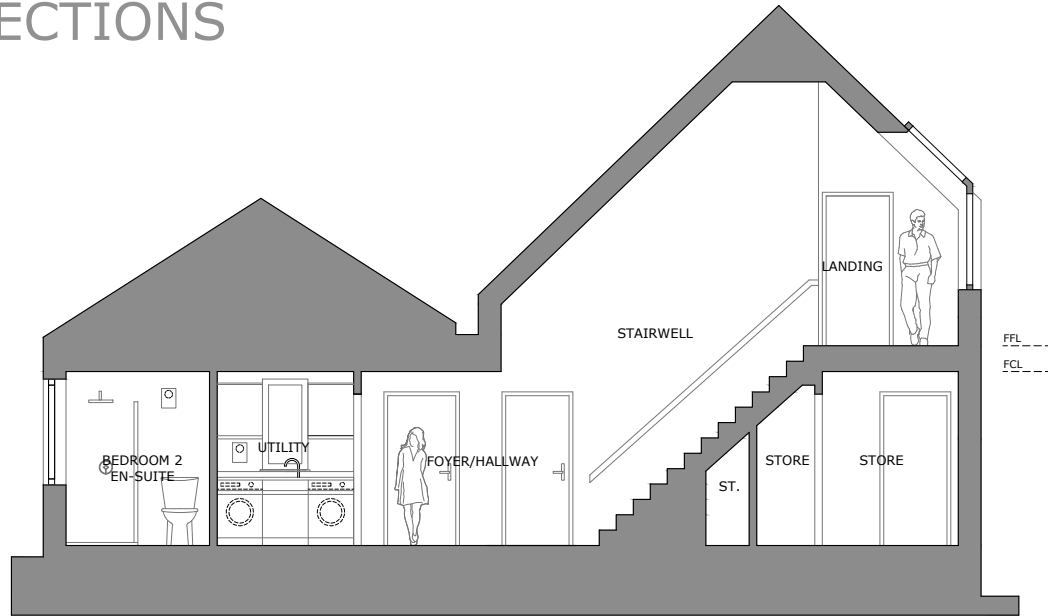
status  
 PLANNING APPLICATION 2024

scale	1:100 @A3	date	APRIL '24
		drawn	DC
		checked	DC

drawing no.  
 CRO/318/24/07

# 23 CRADHLASTADH, ÙIG, EILEAN LEÒDHAIS

## SECTIONS



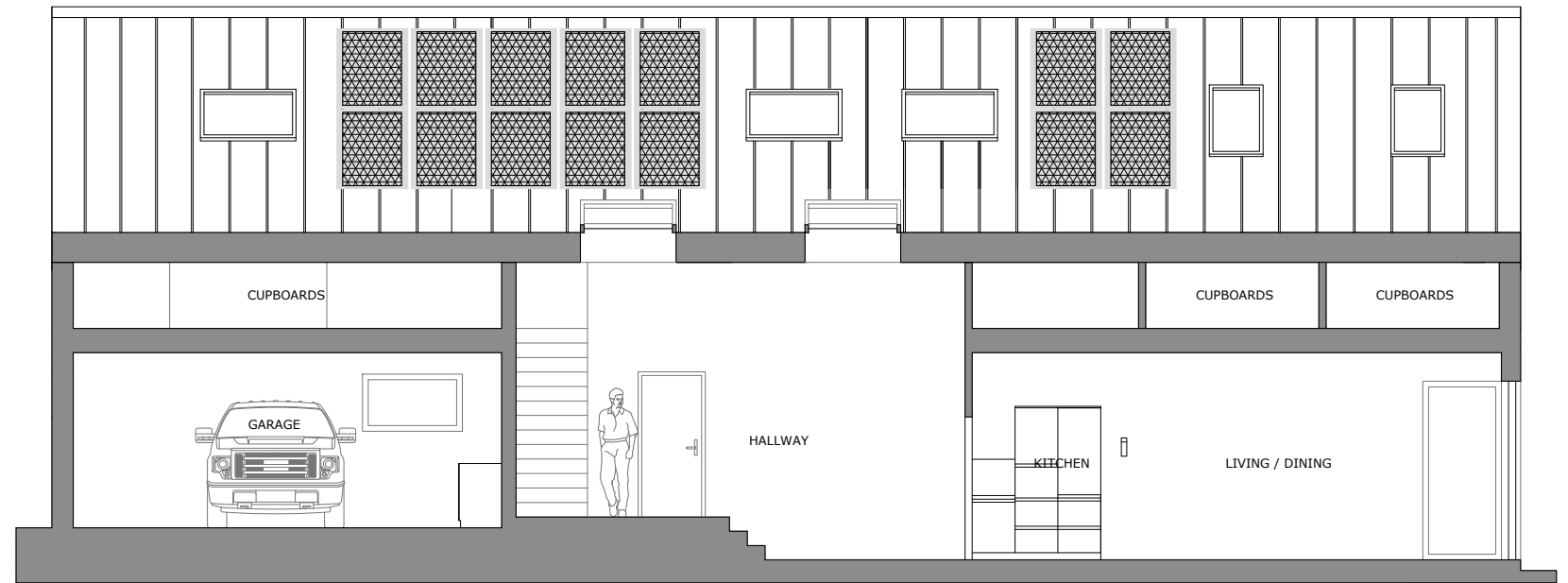
SECTION B-B



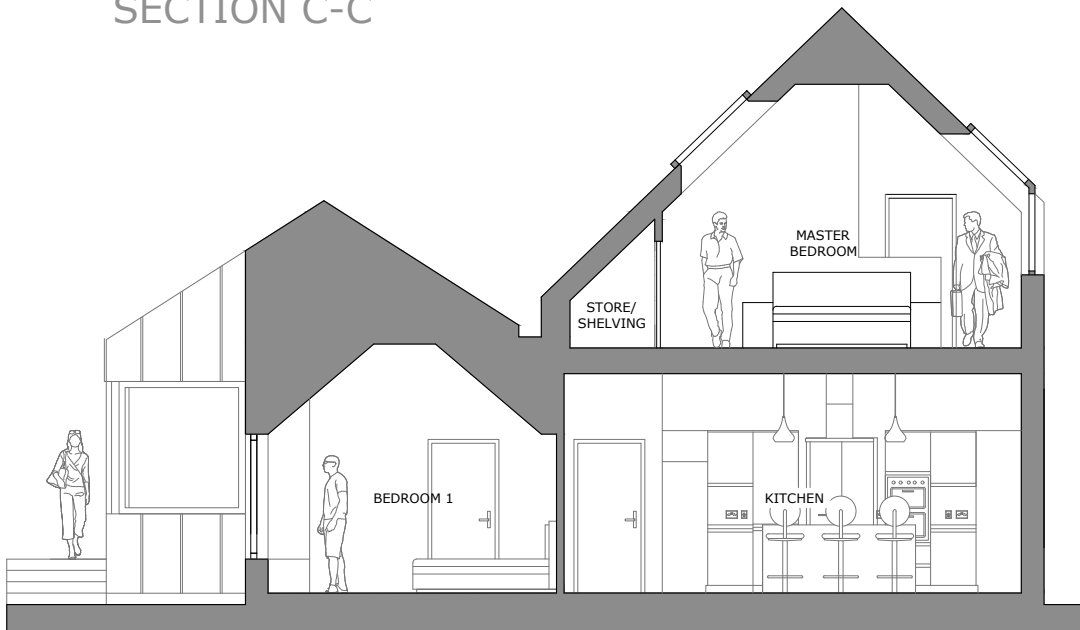
SECTION A-A



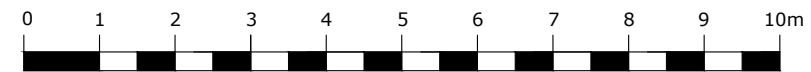
SECTION C-C



SECTION E-E



SECTION D-D

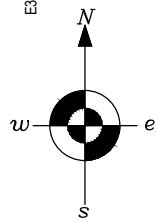


DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND DISCREPANCIES NOTIFIED TO THE ARCHITECT.

© COPYRIGHT PROTECTED. THIS DOCUMENT AND ARTISTIC WORK IS PROTECTED UNDER THE LAW OF COPYRIGHT AND CANNOT BE REPRODUCED/USED IN ANY FORM IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF ARCHITECT/AUTHOR ARCHICOSM LTD. THE ARCHITECT SHALL NOT BE LIABLE FOR THE CONSEQUENCES OF ANY MODIFICATIONS OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT OR FOR ITS USE FOR ANY PURPOSE OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED.

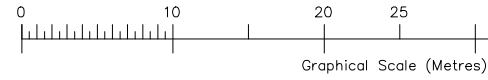
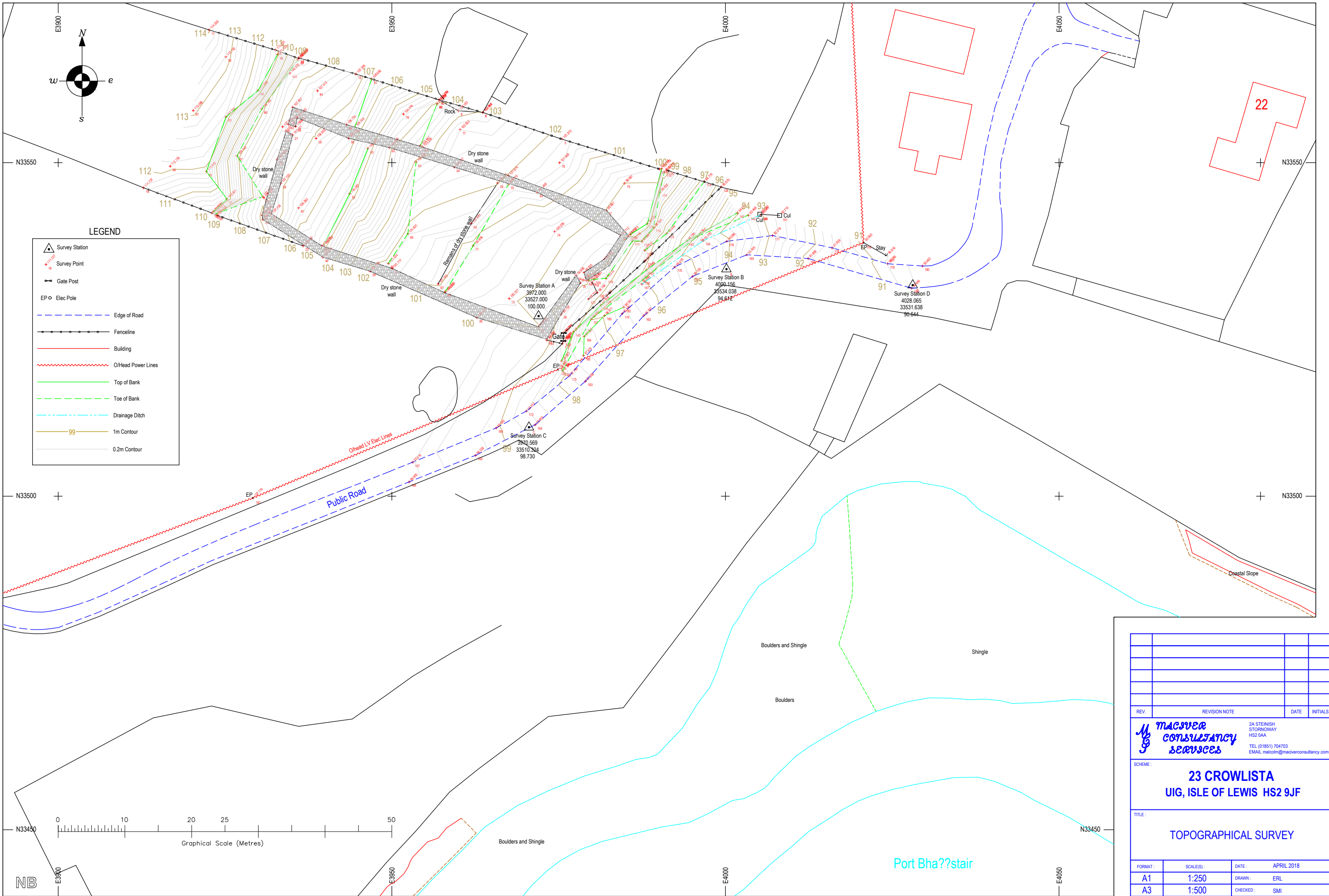
THE ARCHITECT DOES NOT WARRANT THE PERFORMANCE, WORK, OR PRODUCTS OF OTHERS.

<b>ARCHICOSM</b> Address: Harbour View, Cromwell Street Quay, Stormoway HS1 2DF Phone No: 01851 701500 Email: info@archicosm.co.uk	project <b>23 CROWLISTA</b> Uig, Isle of Lewis, HS2 9JF	description <b>PROPOSED ::</b>  <b>SECTIONS</b>	rev scale 1:100 @A3	date APRIL '24 drawn DC checked DC
	status PLANNING APPLICATION 2024	drawing no. <b>CRO/318/24/06</b>		



LEGEND

	Survey Station
	Survey Point
	Gate Post
	EP Elec Pole
	Edge of Road
	Fenceline
	Building
	Overhead Power Lines
	Top of Bank
	Toe of Bank
	Drainage Ditch
	1m Contour
	0.2m Contour



Survey grid aligned to Ordnance Survey. Levels to arbitrary datum.

SITE SURVEYED AREA (SCALE 1:250 @ A1 FORMAT)

REV.	REVISION NOTE	DATE	INITIALS
		2A STEINISH STORNOWAY HS2 0AA TEL: (01851) 704703 EMAIL: malcolm@maciverconsultancy.com	
SCHEME:			
23 CROWLISTA UIG, ISLE OF LEWIS HS2 9JF			
TITLE:			
TOPOGRAPHICAL SURVEY			
FORMAT:	SCALE(S):	DATE:	APRIL 2018
A1	1:250	DRAWN:	ERL
A3	1:500	CHECKED:	SMI
DRAWING NO:			
18/63/01 TENDER			



# ARCHICOSM

## Planning Design Statement 2024

**Project:** Erection of dwelling house at 23 Crowlista, Uig, Isle of Lewis, HS2 9JF  
**Client:** Mr Gordon Macrae  
**Architect/Agent:** Archicosm Ltd.

### Existing Site and Context:

#### Description of Site:

The site for the proposed dwelling is on a decrofted portion of the 23 Crowlista Croft, located in the rural village of Cradhlastadh found in Uig on the Westside of the Isle of Lewis. The site area outlined in red on the proposed drawings is approximately 1269m<sup>2</sup> / 0.1269ha / 0.314acres in area and the proposed new dwelling house would be the second last house on the road. The site is characterised by the steep slope on which it resides and by the extensive dry-stone dyke that surrounds it. Located on the side of a hill with views over to Timsgearraidh and Ardroll, it is accessed via the existing village road, which rises and curves at the front of the site.

#### History of Site:

Previously the site was subject to Planning Permission In Principle to erect a dwelling house, which was applied for and granted in 2017 (ref:17/00002). Our client via ourselves as agent followed this on in 2019 with a Detailed Planning Application (19/00114) which was granted approval. Construction of the project was delayed due to Covid which ultimately resulted in the allotted timeframe for the 2019 planning approval being exceeded. This application therefore resubmits the previous planning application with some design amendments to the proposal included.

Our response to the original Planning Permission in Principle was for the Architect and Structural/Civil Engineer to undertake site investigations including a detailed topographical survey, trial pits, and dwelling / site design which resulted in the proposal for a more realistic and suitable access arrangement to the site from the village road. This was done in reference to, and in correspondence with, the Comhairle's Technical Services Department and it is believed that the proposal offers a more appropriate all-round access arrangement to the site than the previous planning application, including when accounting for emergency response from the Scottish Fire and Rescue Service.

#### Surrounding Context:

Surrounding buildings within the area are of a similar form and size, though generally of a more traditional nature. There are neighbouring examples of recently built dwellings (within the last 15 years) with 23 Crowlista forming the latest in new builds, solidifying the local community in this rural part of the island. Dwellings in the immediate area are either single storey or 1.75 storey with dormers, and are finished in a variety of materials such as rendered or exposed stone, slated roofs, corrugated sheeted walls/roofs (especially on older/agricultural dwellings). There are also more contemporary architectural examples within the local area with more modern forms expressed in timber cladding with larger glazed units. Due to the crofting history of the area, there are many examples of dry-stone dykes forming historic, now ruinous buildings, boundary walls, or fanks.

23 CRADHLASTADH, ÒIG, EILEAN LEÒDHAIS, HS2 9JF

# ARCHICOSM

## **Proposed Development:**

The proposed dwelling house is the latest in a number of houses that have been built in the Crowlista and wider area over the last 15 years, with the proposed dwelling helping to maintain and grow the existing rural community. Located on a sloping and tricky site with regards to residential development, the proposal overcomes the existing issues of inaccessibility and creates a new accessible residential site, growing the existing rural community by continuing the local settlement pattern along the village road.

## **Design solution:**

Through our detailed studies into the existing topography of the site and surrounding landscape, we have proposed what we believe to be the best solution for nestling the building into the existing landscape, doing so through excavation into the sloping site and through attempts to minimise building up the existing ground level. The existing dry-stone walls are to be retained, tidied up, reused, and rebuilt where required.

We have optimised opportunities to break up the form of the house in both three dimensions and in our treatment of its layout, style, fenestration, and wall finishes - all to lessen the buildings visual impact. The house is split into two distinct 'halves' dividing the accommodation between a single storey/pitched roof and a 1.75 storey / pitched roof. The forms are joined in the middle and we have used metal sheeting on the outside walls and continued it over the roof to tie the forms together and to evoke the area's rocky landscape of rolling hills and mountains in the distance, as well as its agricultural and architectural heritage and material language. The gables are seen to be where the form has been 'cut' with their proposed finish being cladding boards.

Importantly, we do not anticipate that this design and this development will in any way harm the basis upon which the South Lewis, Harris, and North Uist National Scenic Area (NSA) has been designated. We believe the proposed design continues the creation of a modern local identity and helps sustain a vibrant island and coastal aesthetic.

## **Landscaping / Boundary Treatment:**

Our approach to these matters is to retain existing landscape features as much as possible with naturalistic solutions to all new and existing landscaping, mirroring the sloped nature that is found on the site. It is intended to retain the extensive stone walls surrounding the site reusing and making good as necessary along the boundary of the client's plot. In line with our approach to settle the building into the landscape, some structural retaining of the landscape will be required. We have proposed to do this with stone gabion walls, utilising found stone on site, and avoiding larger or less appropriate forms of retaining solutions such as large embankments or block / concrete walls. Beyond this a simple, non-intrusive larch post/rylock fence will be used as stock proofing along the plot boundary where no walling is located.

## **Layout, Access & Site Circulation:**

Access will be obtained from the village road in compliance with planning requirements together with appropriate parking provision, with the intention to use the landscapes natural contours as much as possible. The first 3m of access will be suitably surfaced in bitmac, will provide a surface water drain to catch run-off, and will join the village road at right angles. A cattle grid and fence/gate is located just over 9m in from the village road, to align with the plot boundary and access gradients. Due to the steep nature of the site, parking provision has been made at the top of the drive behind the house with a spillover space located at the bottom of the driveway such that flexibility is given to the owner and visitors to the site with regards to safe offroad parking and site access.

# ARCHICOSM

## **Building Design:**

The development will be designed in accordance with Building Standards Scotland. The general approach, in addition to meeting the needs of the brief, has been to propose a house design which sits appropriately within its environment, enhancing that environment, and delivering a sustainable energy efficient dwelling. Innovation and quality of design has also been pushed, in a modern yet sensitive way to the local vernacular.

## **Materials & Finishes:**

The materials proposed have been selected to be appropriate to the local context and environment and to reference the traditional use of steel and timber buildings with stone boundary walls. The proposed colour palette is generally neutral taking its influence from the surrounding landscape with grey metal cladding and silver weathered timber or other similar cladding boards to harmonise with the surrounding colours of the stonework grounding the dwelling within the landscape.

## **Sustainability:**

The principles of sustainability and a low carbon strategy are central to the project. This is apparent through its renewable technologies, siting and design, form of construction, choice and reuse of materials, and approach to water/waste management. The orientation of the dwelling embraces sustainability principles in its design and layout, with the development incorporating an air sourced heat pump, solar PV, high levels of insulation, and LED lighting. Displaced site materials will be reused as far as possible with environmentally friendly approach taken to materials, with sustainable and recycled materials prioritised.

## **Servicing / Infrastructure:**

The site will be served by the public water system but due to the area not having a public sewer, a new private sewage treatment plant is proposed, providing 3 levels of filtration prior to discharge, with final discharge to be installed in liaison with SEPA as appropriate. Regarding the proximity to the nearby voltage line, prior to any work commencing on site the applicant will instruct their contractor to adhere to the HSE Guidance note GS6 when taking materials into site and forming the new access and drive. Provision has and will be made for refuse collection as per the Comhairle's recommendations.

## **Archaeology:**

The applicant is happy to work alongside the Comhairle's archaeological service should any archaeological remains / evidence be uncovered during the course of the development.

## **Land Contamination:**

There are no known land contamination issues affecting the site. If, during the construction of the development, such contamination becomes apparent, the Comhairle will be informed and suitable action taken.