



# 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

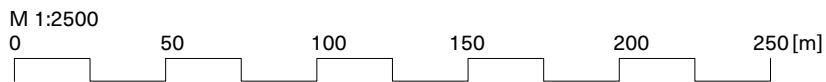
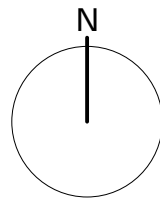
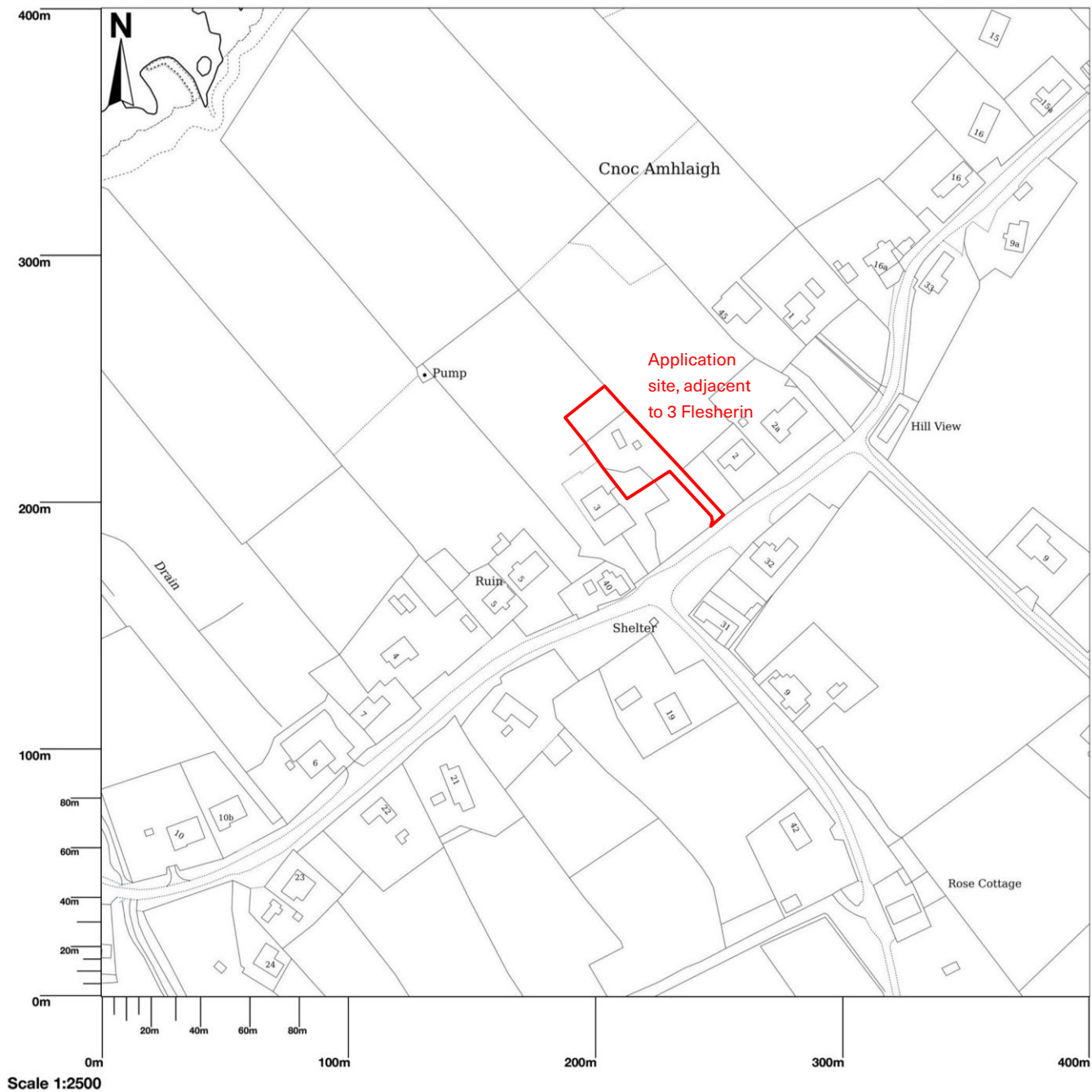
Reference Number	24/00195/PPD
Date registered as valid	29/05/2024
Description of Development	Erection of dwelling
Address or description of location to which the development relates	3A Flesherin, Point, Isle of Lewis
Co-ordinates	N 936 804 E 155 555
Applicant Name	Mr Calum MacGeoch
Applicant Address	27F Rollock Street, Stirling, FK8 2BQ
Agent name (if applicable)	Brown & Brown Architects Per Mr Andrew Brown
Agent Address (if applicable)	Unit 2, Station Square, Aboyne, AB34 5HX

**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)



**Brown & Brown**

Client  
**Calum MacGeoch**

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22.04.24

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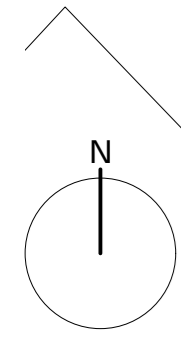
Project  
**3 Flesherin, Isle of Lewis,  
HS2 OHE**

Drawn Checked Status  
LB AB Planning

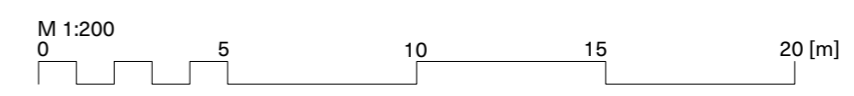
Title  
**Location Plan**

**349\_p 001**

Ab 01975 325003 / Inv 01463 630640  
info@brownandbrown.studio  
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Existing Site Plan 1:200



**Brown & Brown**

Client  
Calum MacGeoch

Project  
3 Flesherin, Isle of Lewis,  
HS2 OHE

Title  
Existing Site Plan

Date  
22.04.24

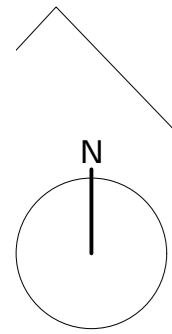
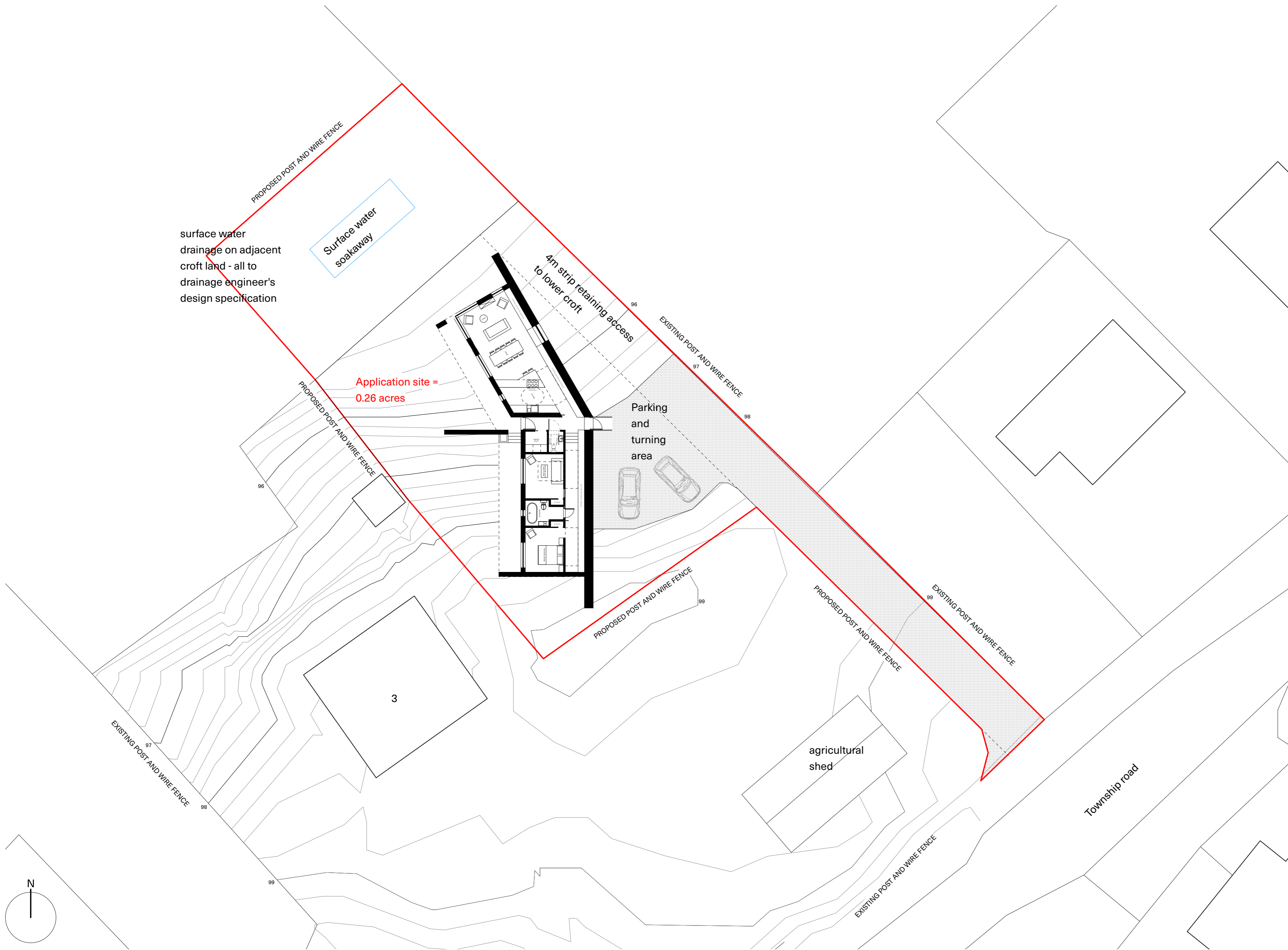
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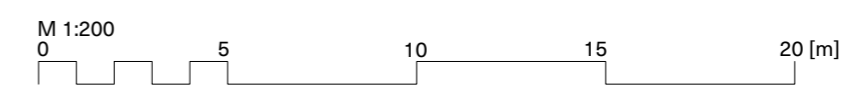
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Status  
Planning

349\_p 002



Proposed Site Plan 1:200



### Brown & Brown

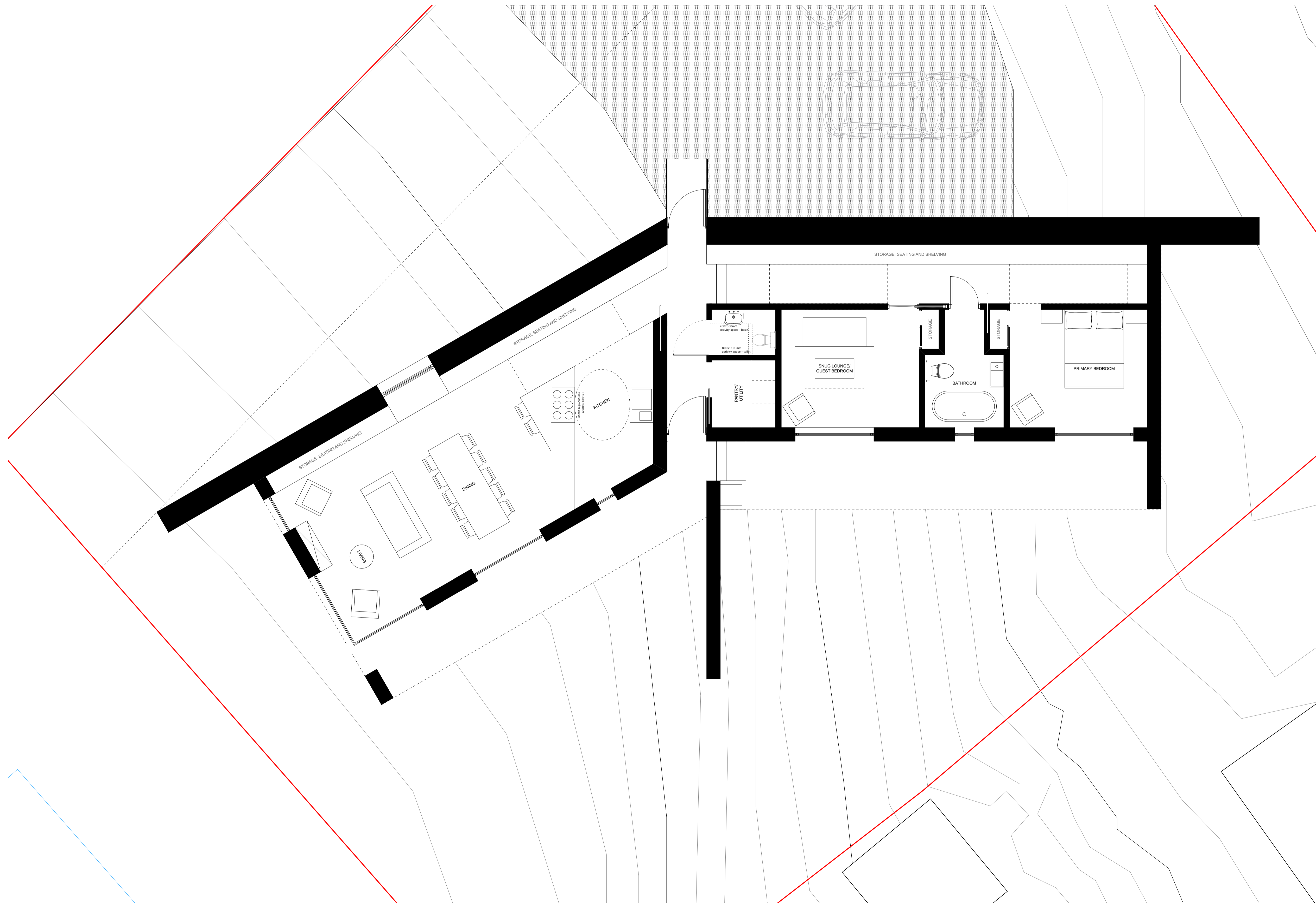
Client  
Calum MacGeoch

Project  
3 Flesherin, Isle of Lewis,  
HS2 OHE

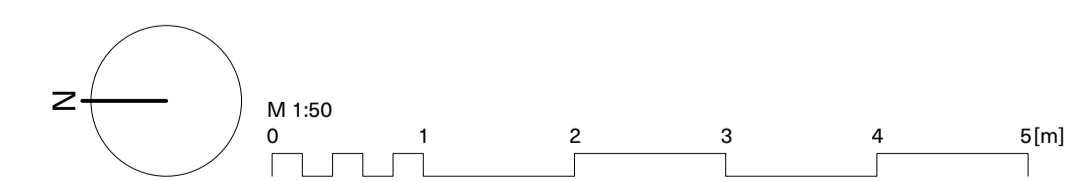
Title  
Proposed Site Plan

Date	Scale	
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Drawn	Checked	Status
LB	AB	Planning

349\_p 003



Proposed Floorplan 1:50



**Brown & Brown**

Client  
Calum MacGeoch

Project  
3 Flesherin, Isle of Lewis,  
HS2 0HE

Title  
Proposed Floorplan

Date  
22.04.24

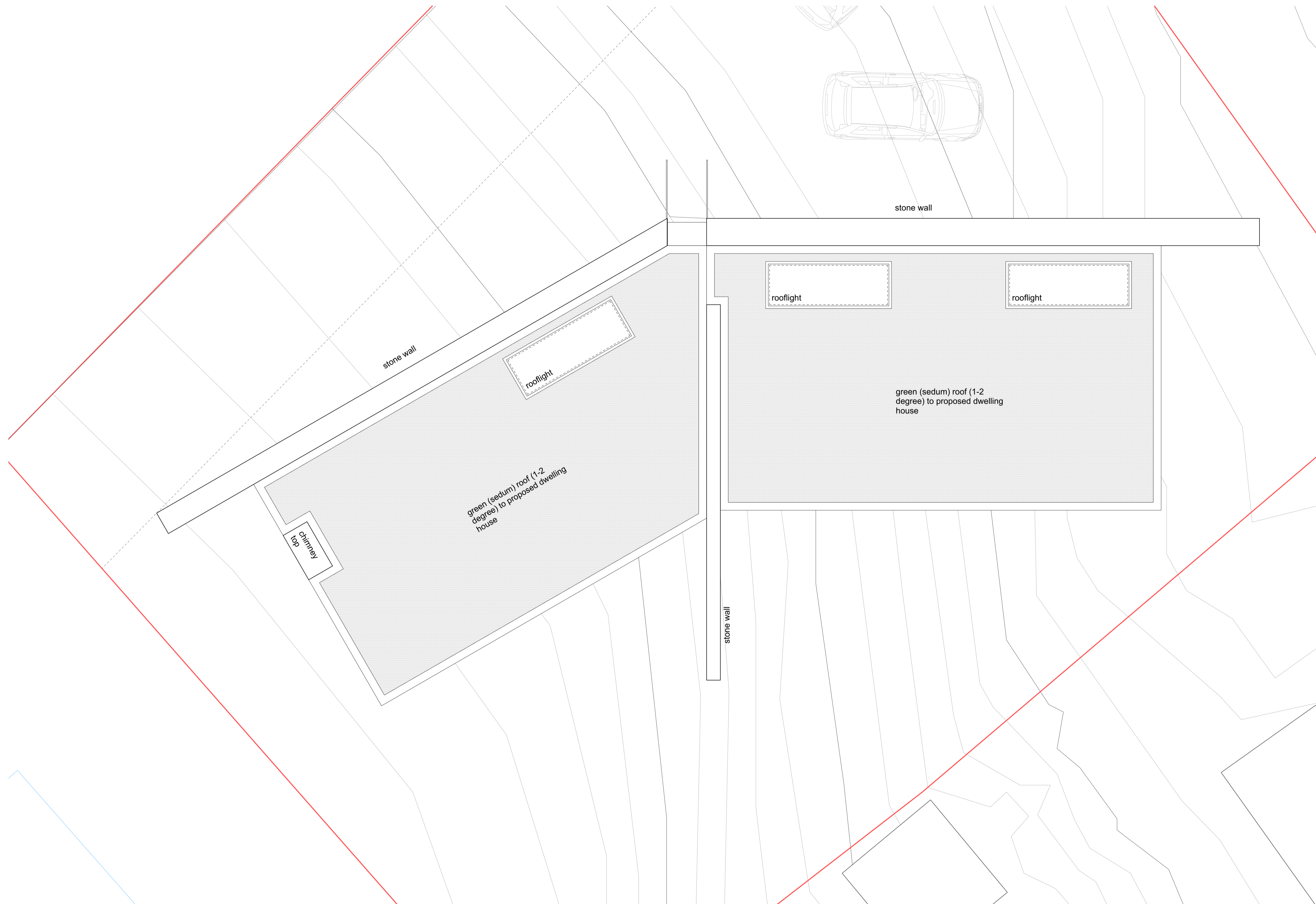
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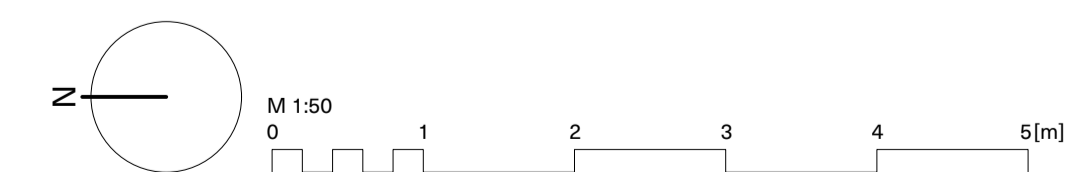
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Status  
Planning

349\_p 101



Proposed Roof Plan 1:50



**Brown & Brown**

Client  
Calum MacGeoch

Project  
3 Flesherin, Isle of Lewis,  
HS2 OHE

Title  
Proposed Roof Plan

Date  
22.04.24

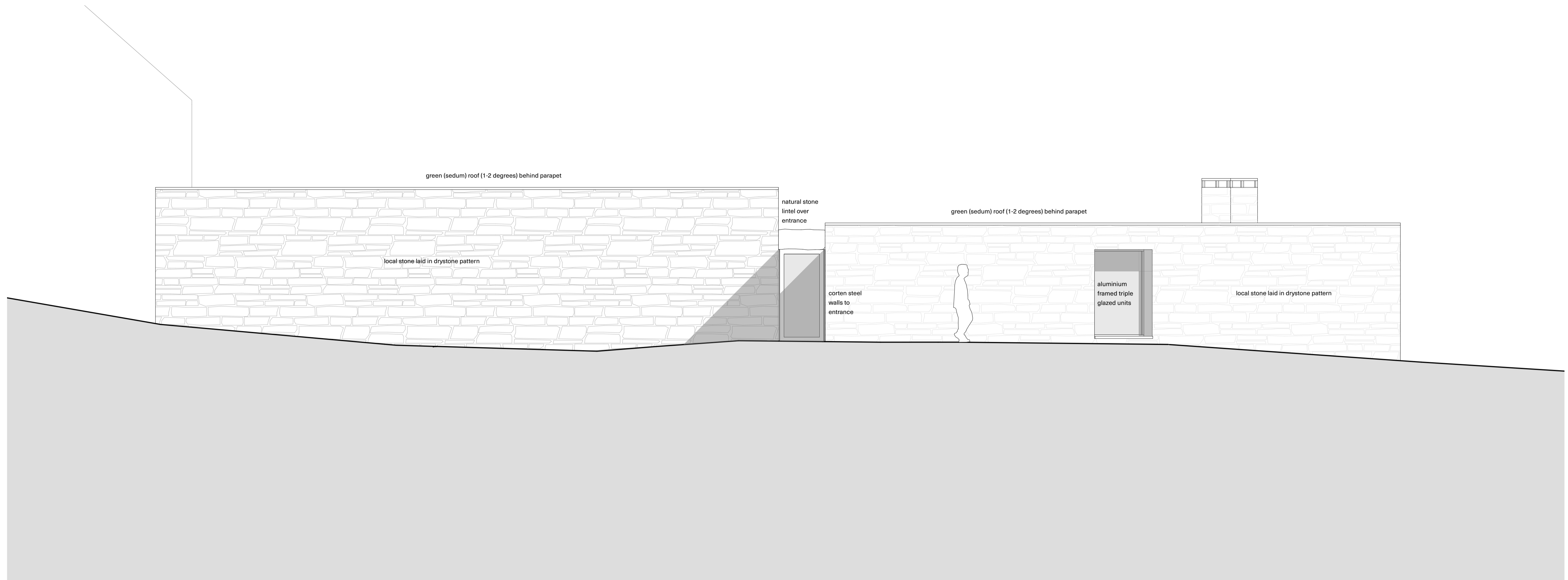
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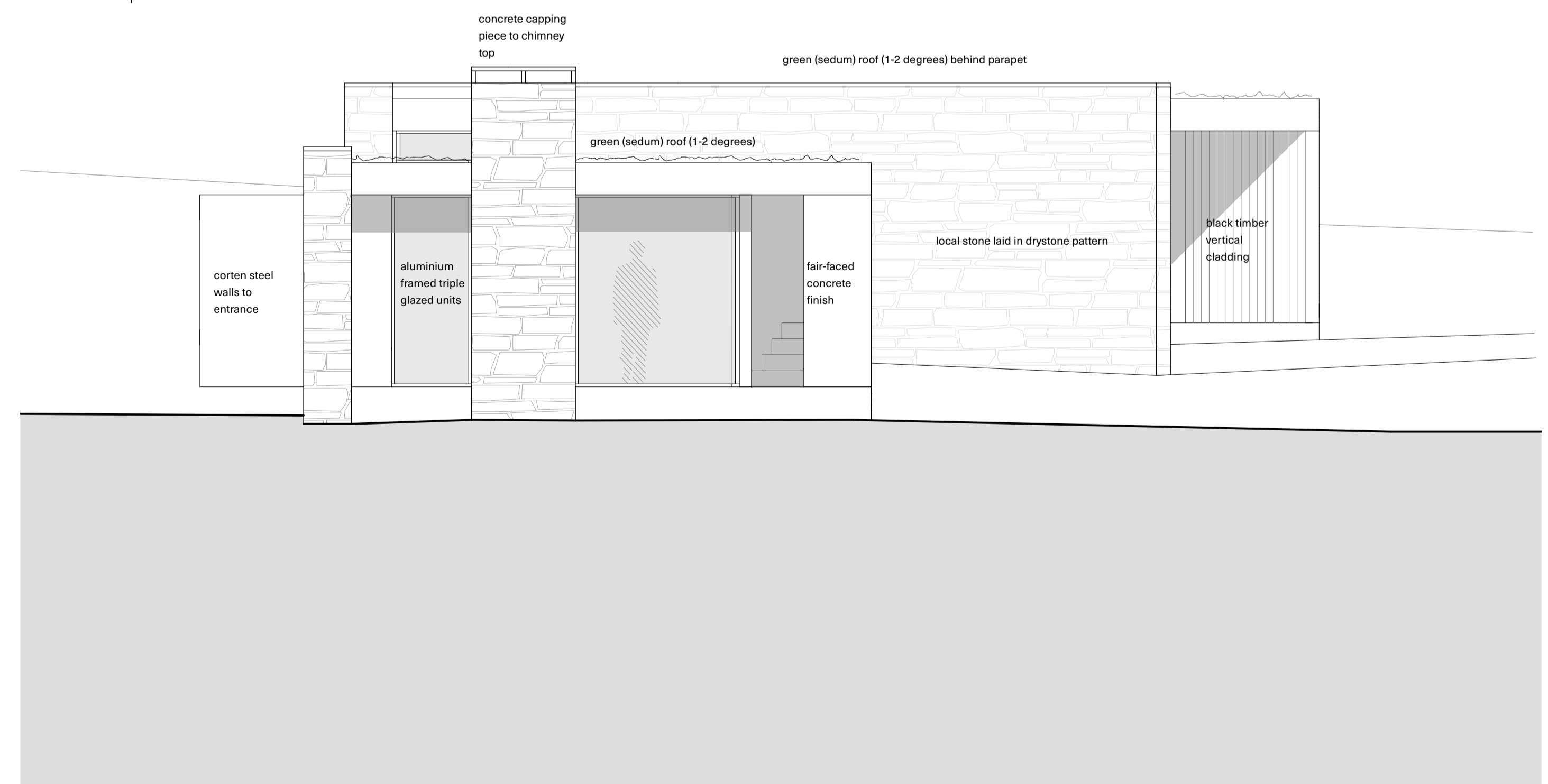
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Status  
Planning

349\_p 102



Proposed East Elevation 1:50



Proposed North Elevation 1:50



**Brown & Brown**

Client  
 Calum MacGeoch

Project  
 3 Flesherin, Isle of Lewis,  
 HS2 OHE

Title  
 Proposed Elevations 01

Date  
 01.01.2023

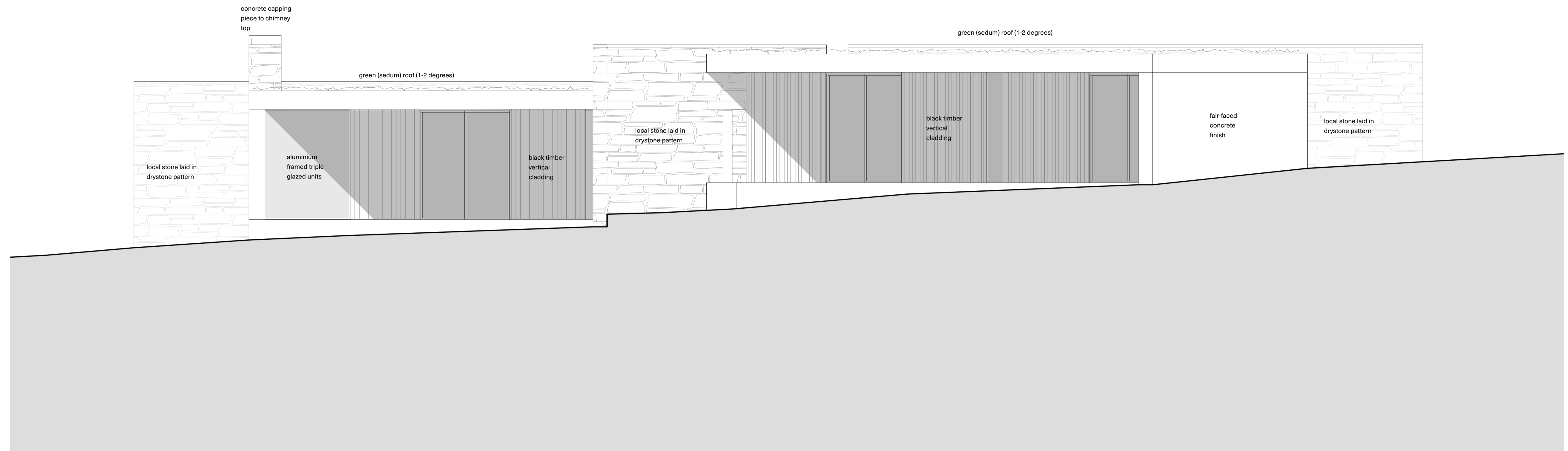
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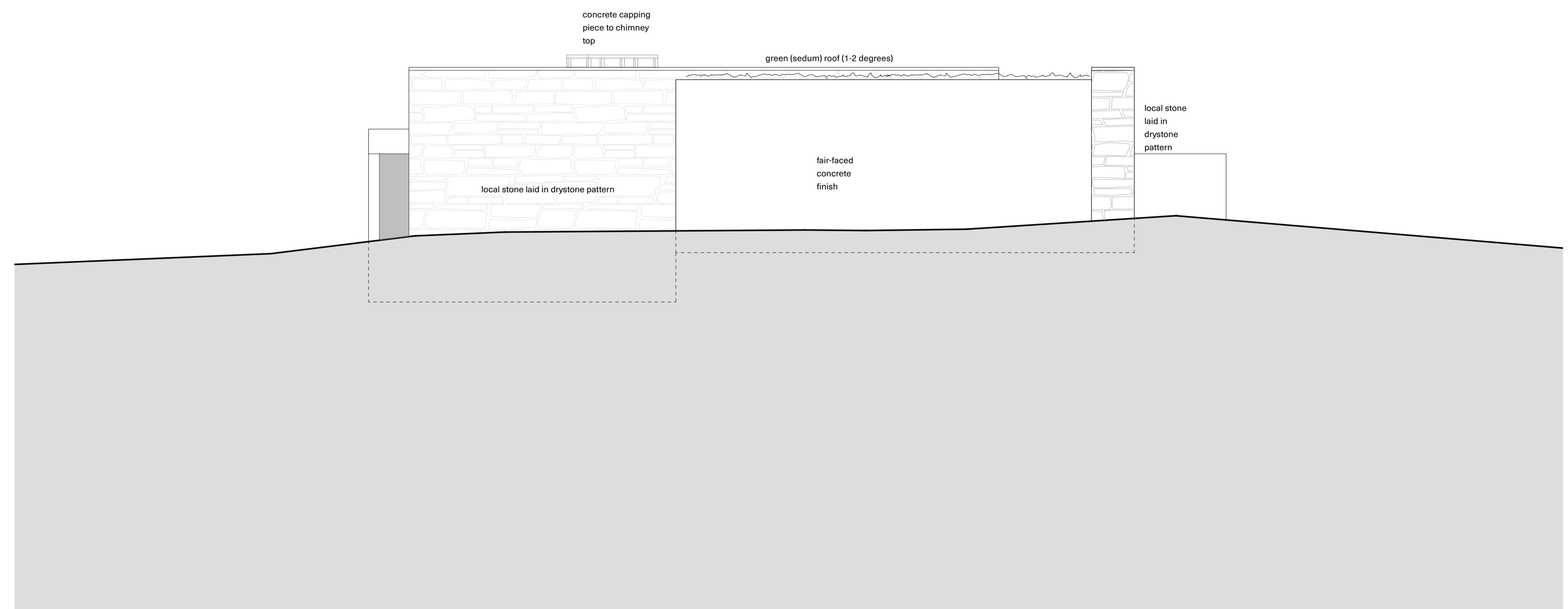
Checked  
 XX

Status  
 Planning

349\_p 111



Proposed West Elevation 1:50



Proposed South Elevation 1:50



**Brown & Brown**

Client  
Calum MacGeoch

Project  
3 Flesherin, Isle of Lewis,  
HS2 OHE

Title  
Proposed Elevations 02

Date  
01.01.2023

Scale  
As noted@A1

Drawn  
XX

Checked  
XX

Status  
Planning

349\_p 112

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North Point

Design Statement  
April 2024

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- A Proposal Details
- B Brief
- C Site Context
- D Proposals

Other drawings submitted:

Architects Drawings:

- 349/p001 — Location Plan
- 349/p002 — Existing Site Plan
- 349/p003 — Proposed Site Plan

- 349/p101 — Proposed Ground Floor Plan
- 349/p102 — Proposed First Floor Plan

- 349/p111 — Proposed Elevations 01
- 349/p112 — Proposed Elevations 02

## A — Proposal Details

### Proposal Description:

New build contemporary dwelling, and associated infrastructure and access works.

### Applicant & Owner:

Calum MacGeoch

### Site Address:

North Point  
Adjacent to 3 Flesherin  
Point,  
Isle of Lewis  
H2 0HE

### Architect / Agent:

Brown & Brown Architects  
Unit 2, Station Square  
Aboyne  
AB34 5HX

[brownandbrown.studio](http://brownandbrown.studio)



Fig 01—  
3D Visualisation as seen from Site Entrance

## B — Brief



02



03



04



05

### New build contemporary dwelling at North Point, Flesherin, Isle of Lewis

The proposed scheme is for the erection of a contemporary new build dwelling-house, on land to be decrofted from the applicant's family croft.

The existing site adjacent to 3 Flesherin is unoccupied and sits on the Northern side of the township road. The applicant wishes to create a new low-energy sustainable home in a site specific manner with the setting, existing contours, aspect and sun-path being among the key generators of the design.

The applicants intend to create a multi generational home for themselves and their family on land that is to be decrofted from the existing family croft ( 3 Flesherin).

The application plot is 0.35 acres in size, and includes footing of a former bothy to North -East of the site. The site will be accessed from the private single-track which leads to the township road to the South-East of the site, and the ground generally slopes from South-East to North-West.

Fig 02 —  
View towards North-West  
Fig 03 —  
View towards North  
Fig 04 —  
View towards North-East  
Fig 05 —  
View towards South-East

# C — Site Context

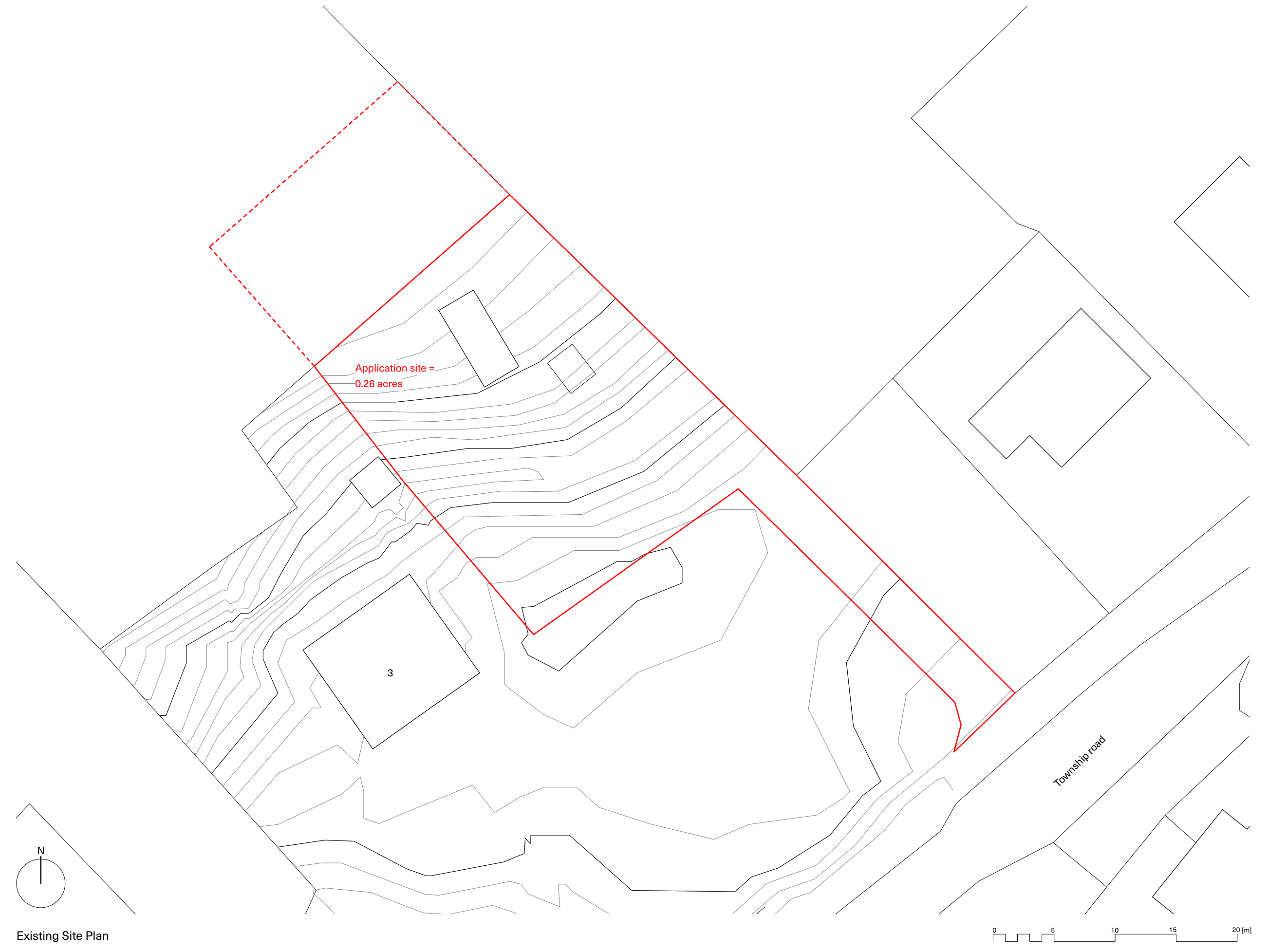


Fig 06 — Existing site plan

The site is located to the East of 3 Flesherin (Existing Dwelling) and north of the township road. The proposals have been developed using the principles of site-specific design, and will be constructed to the highest standards.

The design is influenced by both the existing topography and the wider context of the site. The proposal of a new house, together with the form and materiality of the proposed dwelling, are designed to adopt a contemporary interpretation of the vernacular.

The site slopes generally from South East to North-West, and is similar to surrounding properties overlooking the bay. It is considered that the proposed dwelling-house would not alter the privacy or amenity of either the site itself, or any neighbouring / nearby properties.

The nearest property ( 3 Flesherin) is occupied by a family member, regardless efforts has been made to ensure no reduction in privacy or amenity.



Fig 07 —  
3D Visualisation as seen from the West

## D — Proposals

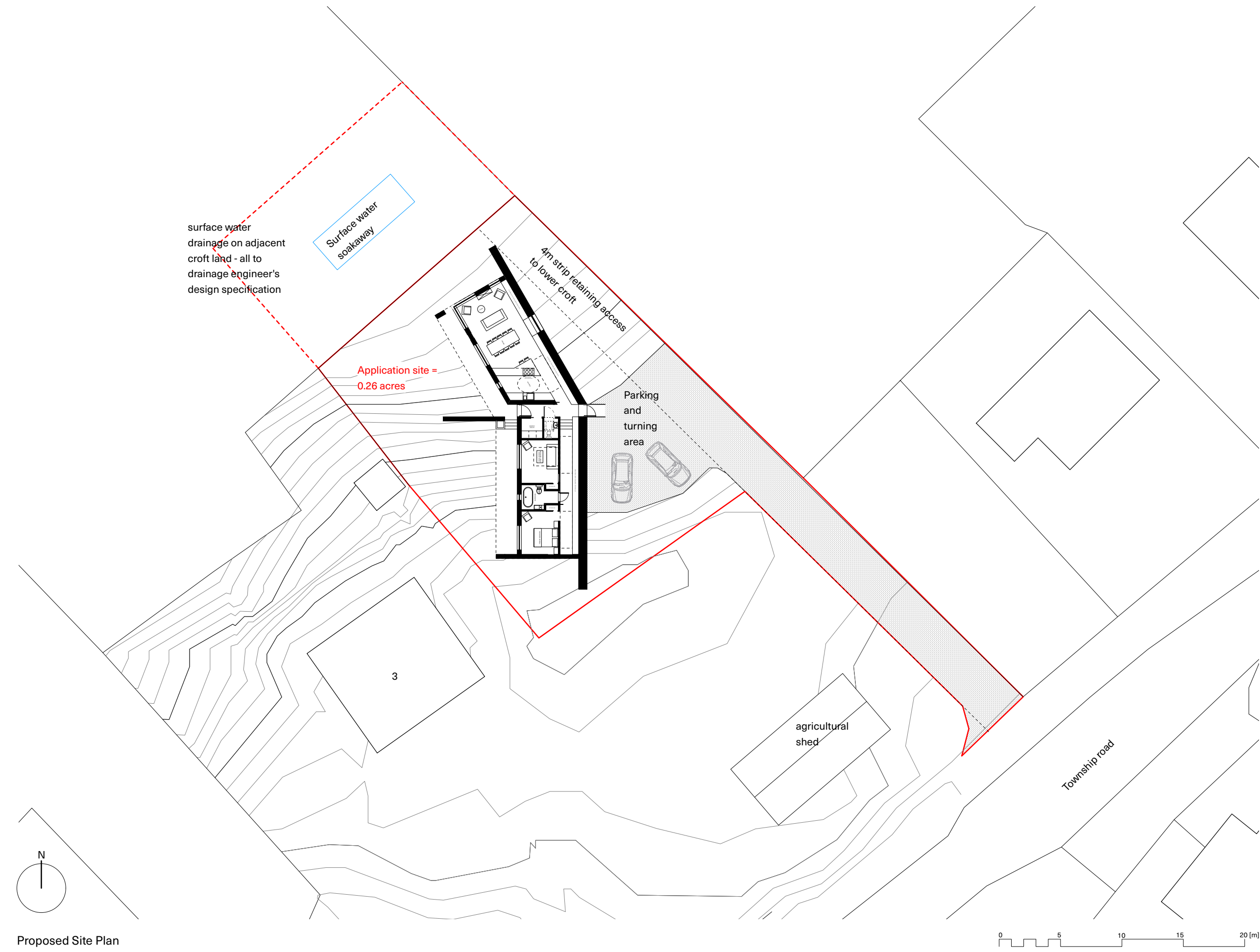


Fig 08 — Proposed Site Plan

### Siting & Massing

The proposed new house is split into 2 distinct volumes, a single-storey bedroom block & a single-storey living block . The form of the building is broken by distinct stone blade walls, creating a clear separation of space, with the importance being placed on views to the landscape and the entrance to the house with the main house being hidden behind new stone walls - in particular from the access / public realm.

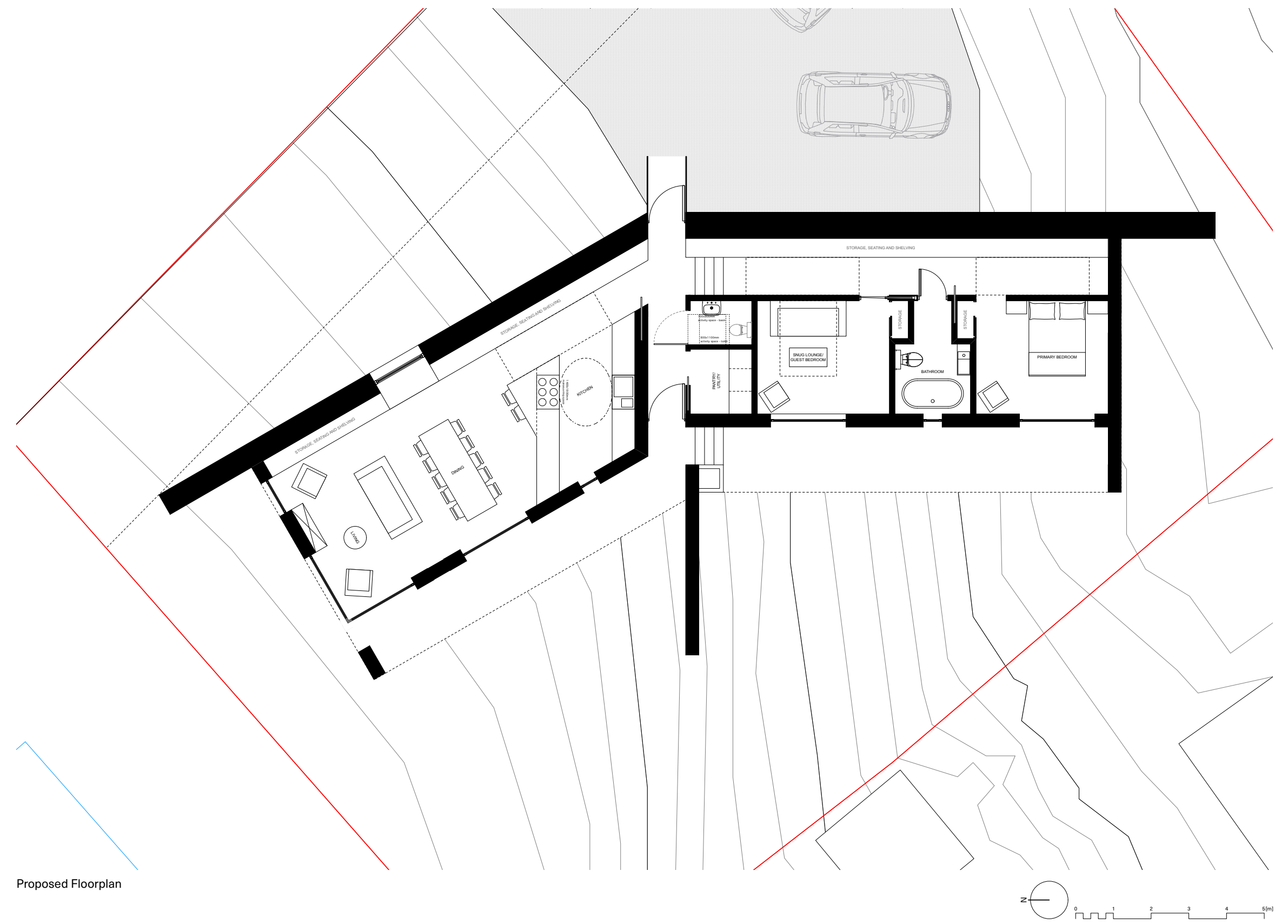
The position of proposed openings have been carefully considered to retain privacy from the public realm, whilst maximising views outwards towards the rear garden to the North West of the site. The massing of the proposals has been designed to create sheltered external spaces to the West .

The massing of the new dwelling is consciously sunken into the landscape, creating a clear respect for the views and the landscape and respecting the taller volume of the neighbouring properties. The dwelling-house is a largely low building sitting on the site so as not to stand out when viewed from the public road or any neighbouring properties.

It is felt that the form of the building would create an unashamedly contemporary, yet complimentary, addition within its context. The layout has been informed by the existing topography, and the form has drawn inspiration from contemporary interpretations of vernacular buildings.



### D — Proposals (cont.)



Proposed Floorplan

#### Approach

The approach to the house is to be via a new single-track access leading from the township road (public) - the parking is made to feel separate from the garden areas of the house by the form of the buildings themselves, and by the stone wall that separates these spaces.

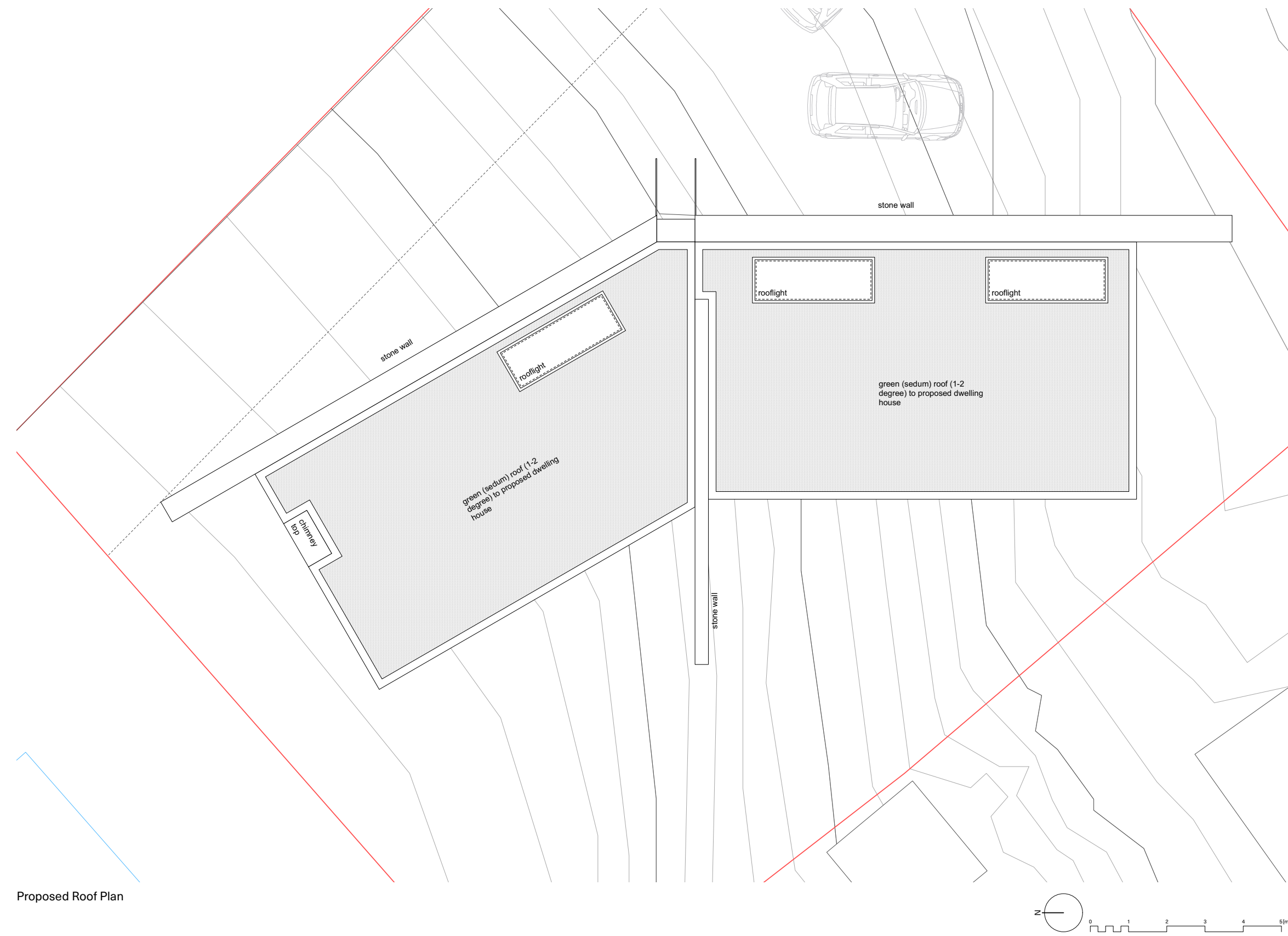
#### Outlook

The dwelling-house will address the views across the garden to then West, as well as having views out to defined and protected external areas within the site.

The privacy and amenity of all existing dwellings is to be maintained, with no direct overlooking or reduction in light levels.

Fig 09 — Proposed Ground Floor Plan

## D — Proposals (cont.)



Proposed Roof Plan

### Materials

A simple material palette is proposed, with a contemporary and complementary palette of stone, concrete and charred timber rainscreen cladding acting as accents in numerous places, with 'green' roofs over the single storey dwelling.

Extensive glazing is proposed to the Western aspects, where solar gain from afternoon sun can be maximised without a loss of privacy.

### Services

It is proposed that electricity and water supply will connect to existing services.

It is proposed that the dwelling be heated by a air-source heat pump system, although the majority of the heating requirement would come from passive means.

Foul water infrastructure will be to existing public system. Surface water outfall to new private soakaway to drainage engineer's specification.

Fig 10 —  
Proposed Roof Plan

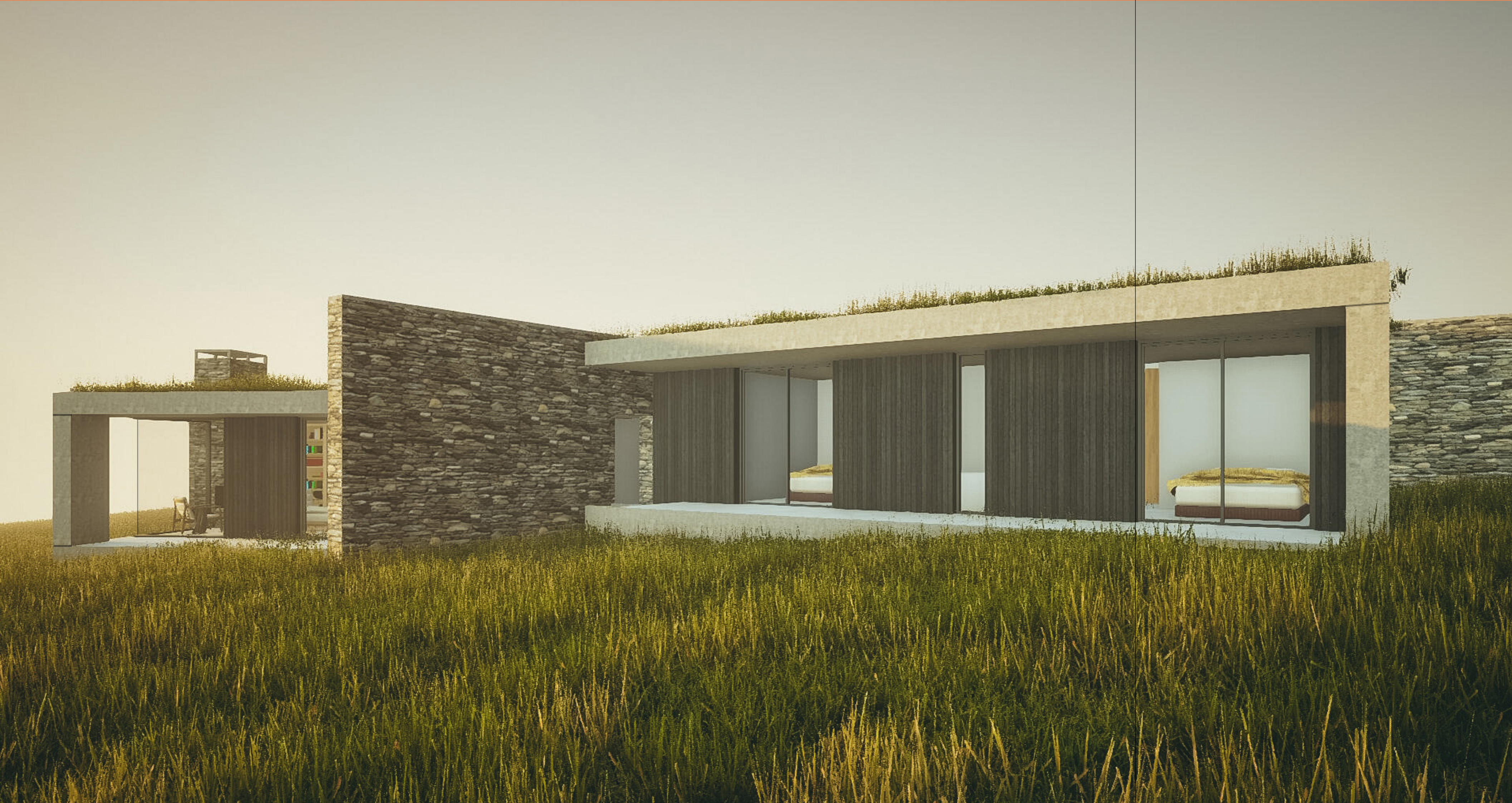
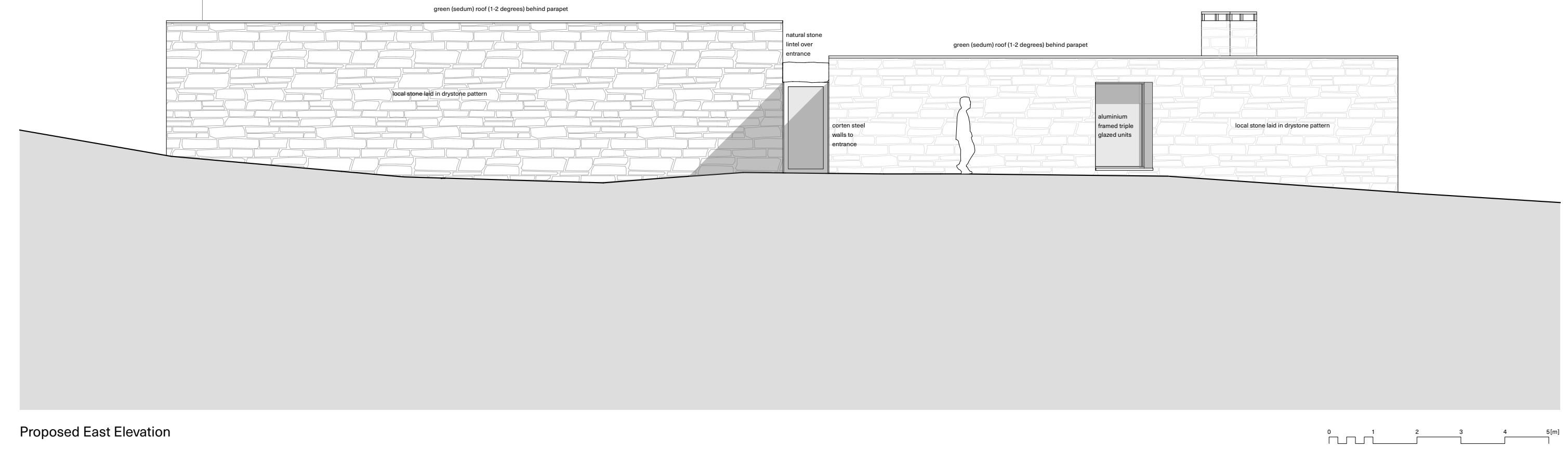


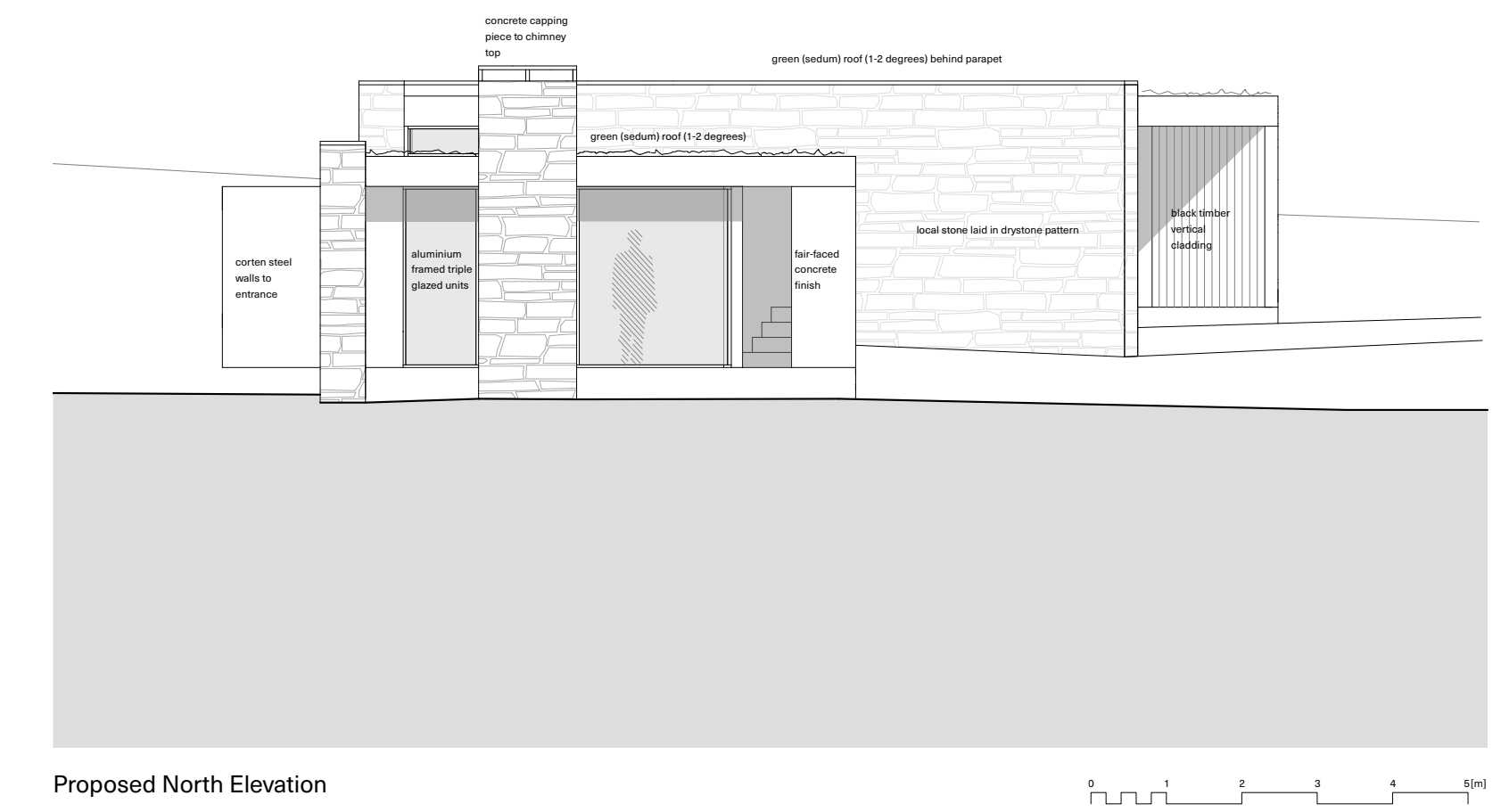
Fig 11 —  
3D Visualisation as seen from West

# D — Proposals (cont.)

**Landscaping**  
 The existing topography and landscape is to be maintained and enhanced, with only minimal re-contouring required to accommodate the proposed dwelling.



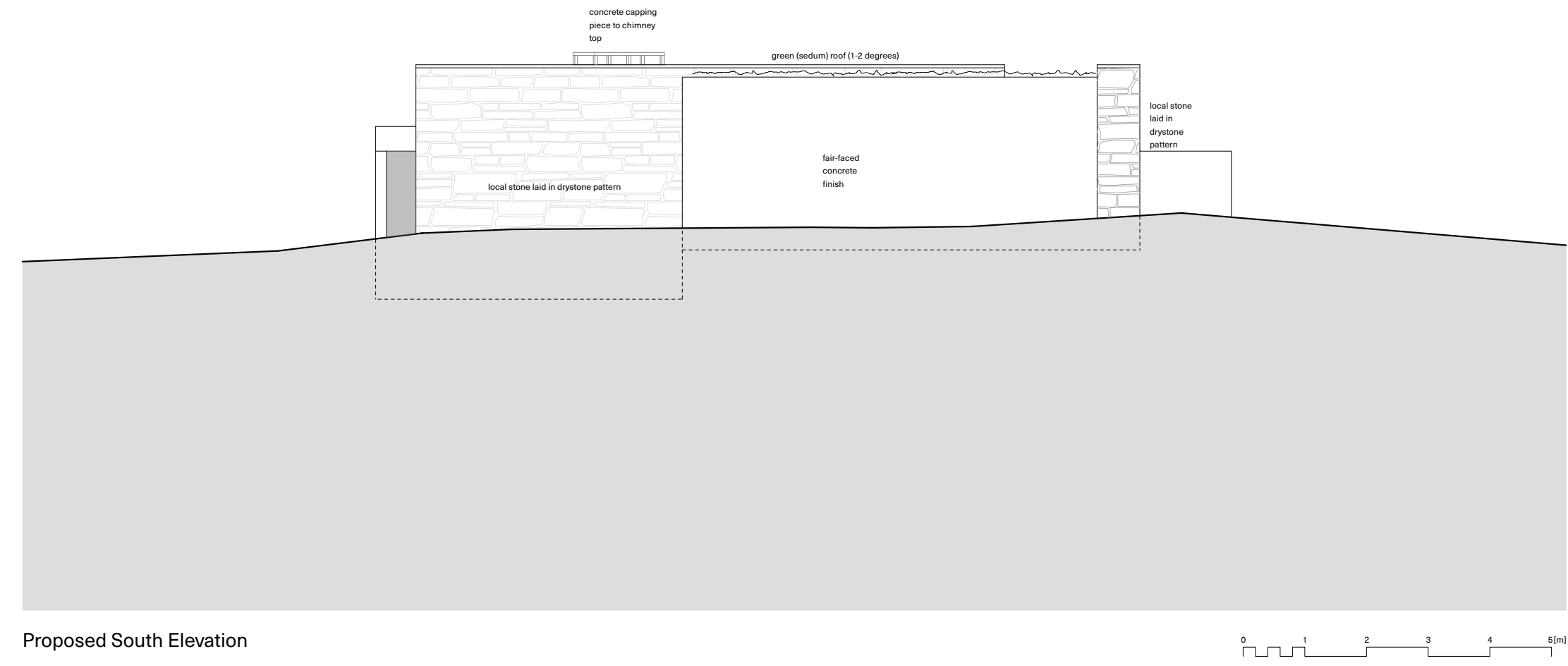
Proposed East Elevation



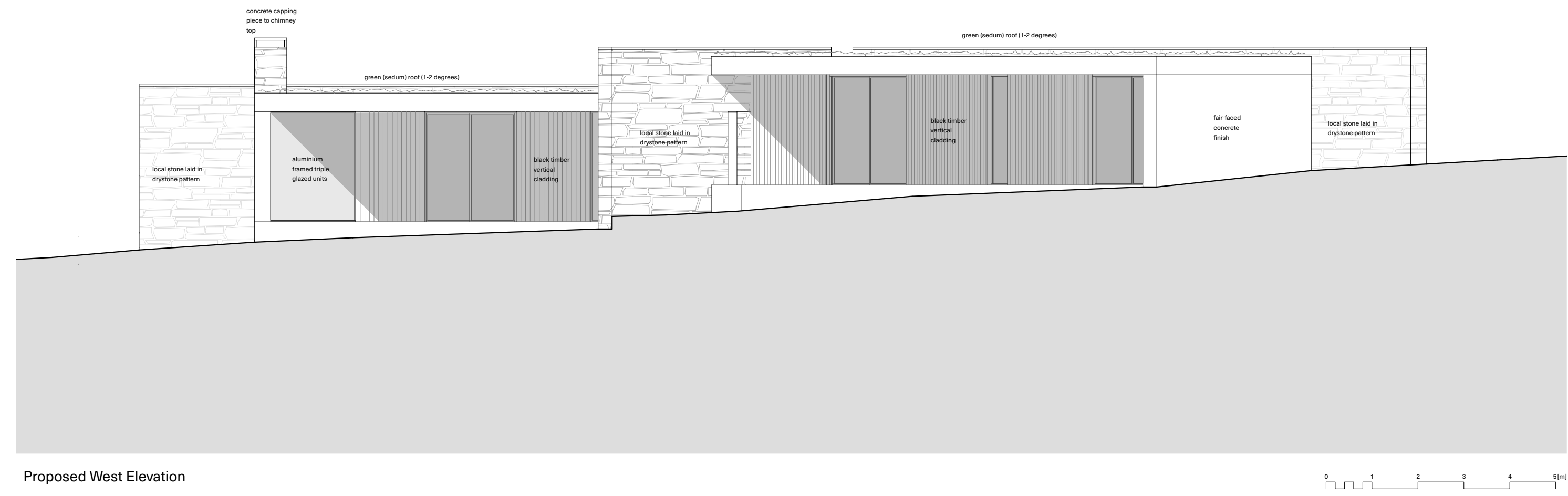
Proposed North Elevation

Fig 12 — Proposed East and North Elevations

# D — Proposals (cont.)



Proposed South Elevation



Proposed West Elevation

**Scottish Government: Inspirational Designs**  
 Table 01 (pg 29) is an excerpt from the Scottish Government's Design Exemplar website, which outlines the key qualities for good design in Scotland, and lists examples of buildings which are to be celebrated. The highlighted section on the table showing the 6 key qualities for 'exemplary design' shows the elements which are directly relevant. Table 02 (page 29) illustrates our response to the governments headings which show the way that this development meets the requirements for good design in Scotland. Please refer to all submitted drawings for further information.

Fig 13 — Proposed East and West Elevations



Fig 14 —  
3D Visualisation as seen from South



Fig 15 —  
Precedent - Room11 Architects  
Fig 16 —  
Precedent - Foster Lomas  
Fig 17 —  
Precedent - Fearon Hay  
Fig 18 —  
Precedent - sba architects  
Fig 19 (overleaf) —  
Tables

Table 01

1. Distinctive	2. Safe and pleasant	3. Easy to move around
<p><b>Creating a sense of identity</b></p> <ul style="list-style-type: none"> <li>Places where distinctive landscapes, natural features, buildings, streets, spaces and skylines inspire patterns of new building.</li> </ul>	<p><b>Creating safe and pleasant places</b></p> <ul style="list-style-type: none"> <li>Places where streets are livelier and feel safer because a building has windows, doors or active uses on to the street, rather than presenting a blank façade.</li> <li>Places where footpaths and open spaces feel safer because buildings overlook them.</li> <li>Places with residential accommodation above shops to provide inhabited rooms overlooking streets and to encourage evening activity.</li> <li>Places where the distinction between public or private space is made clearer.</li> <li>Places where a gap in an otherwise continuous building frontage, that detracts from the street's quality, is either filled or made into usable space for pedestrians.</li> <li>Places that create a sense of enclosure by enclosing streets, squares, parks and other spaces by buildings and trees of a scale that feels right.</li> </ul>	<p><b>Creating easier movement</b></p> <ul style="list-style-type: none"> <li>Places that ensure that the density of development is highest where access to public transport is best.</li> <li>Places that site bus stops more conveniently and make them safer and better lit.</li> <li>Places that make railway stations accessible by foot from all directions.</li> <li>Places where roads and footpaths are better connected into well used routes, so that the presence of more people makes them feel safer.</li> <li>Places with public spaces that are better linked into a route that is well used by people on foot.</li> <li>Places that encourage cycling.</li> <li>Places that pedestrians go to and from which are connected by more direct routes.</li> </ul>
4. Welcoming	5. Adaptable	6. Resource efficient
<p><b>Creating a sense of welcome</b></p> <ul style="list-style-type: none"> <li>Places where new landmarks create or improve views and help people find their way around.</li> <li>Places where views are opened up.</li> <li>Marking places that act as gateways to particular areas</li> <li>Places where better lighting improves safety, helps people find their way around, highlights landmarks, shows off attractive buildings or disguises eyesores.</li> <li>Places that create distinctive works or art and craft.</li> <li>Places where better signage is used.</li> </ul>	<p><b>Making a place adaptable</b></p> <ul style="list-style-type: none"> <li>Places that ensure that new development, or other improvements, support a mix of compatible uses and tenures, helping to make the place one where people live, work and play, rather than having a single use and being 'dead' after hours.</li> <li>Places where buildings and areas are adaptable to a variety of future uses, by ensuring that they are not tightly designed to a particular use.</li> </ul>	<p><b>Making good use of resources</b></p> <ul style="list-style-type: none"> <li>Places where new and existing buildings minimise their use of energy through the way they face the sun, how they are sheltered from the wind by the slope of the land, trees and other buildings, and how they are constructed.</li> <li>Using and developing buildings, sites or areas that are underused.</li> <li>Using building materials that are available from local and or sustainable sources.</li> <li>Utilising natural features that are important to conserve and emphasise.</li> <li>Places where a park or green space has been created or improved.</li> <li>Places that improve habitats and support wildlife, attracting and protecting living things.</li> </ul>

Table 02

Working with the LANDSCAPE Respect the landscape setting and the traditional building patterns of the locality	Responding to the SITE Consider the immediate context and allow specific site conditions to influence design	How to BE INSPIRED... Inspirational ideas for sustainable, creative and innovative design
<ul style="list-style-type: none"> <li>The materials palette has been chosen to reflect a contemporary approach to the vernacular, with a simple palette proposed of timber rain screen cladding which will highlight the colour and texture of the masonry of the new spine wall.</li> <li>The levels of the current site have informed the siting and design of the proposed dwelling, as have the relationship to both the boundary and the single-track access (private road).</li> <li>The massing of the building has been designed to keep the overall building height low and unobtrusive, with the green roof specified to ensure that the visual impact of the dwelling is minimised, particularly from the neighbouring existing houses.</li> </ul>	<ul style="list-style-type: none"> <li>The immediate context has dictated the proposed dwelling's position, with creating the main living spaces of the house as the visually dominant element of prime importance.</li> <li>The proposed dwelling has been designed to sit quietly between the boundaries of the garden, and the surrounding trees.</li> <li>The proposed dwelling has been designed to be low-energy, and sustainable. Site specific design allows large amounts of solar gain from the South-East, with the angle of the winter sun used as a generator for the extent of glazed facade.</li> </ul>	<ul style="list-style-type: none"> <li>The orientation and design of the proposed dwelling will allow it to be heated by a significant amount of solar gain - substantially reducing its carbon footprint.</li> <li>We have reviewed the previous winners of the RIAS Awards, Scottish Design Awards, and the Scottish Government Inspirational Designs website, during the design of the proposed extension.</li> </ul>

Brown

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**Aberdeenshire**

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**Inverness**

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People

Place

Connection