



# 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

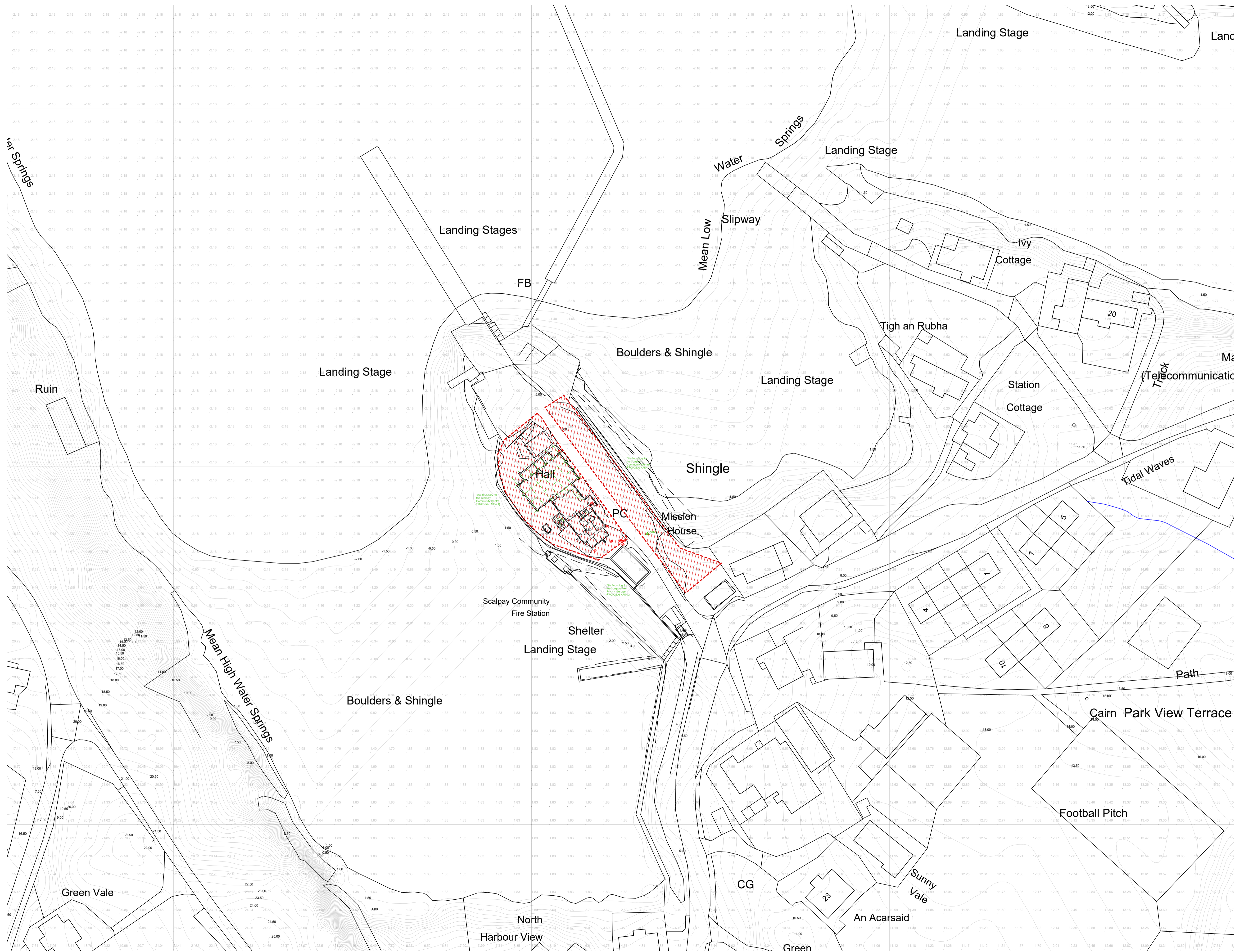
Reference Number	24/00218/PPD
Date registered as valid	06/06/2024
Description of Development	Alter and extend existing community centre, which will host a shop, cafe, heritage exhibition area and archive and reconfigure car parking area
Address or description of location to which the development relates	Community Centre, Scalpay, Isle of Harris, HS4 3XU
Co-ordinates	N 896 796, E 121 408
Applicant Name	Scalpay Community Council Per Ms Jacqui Brookes
Applicant Address	Community Centre, Scalpay, Isle of Harris, HS4 3XU
Agent name	Lewis Builders Ltd Per Mr Dan MacIennan
Agent Address	Rigs Road, Stornoway, Isle of Lewis, HS1 2RF

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)



**SITE LOCATION:**  
 Address: Scalpay Community Centre  
 Scalpay  
 Isle of Harris  
 HS4 3XX  
 Easting: 121411  
 Northing: 896791  
 Grid Ref: NG214967  
 Boundary Area: 1195m<sup>2</sup>

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		



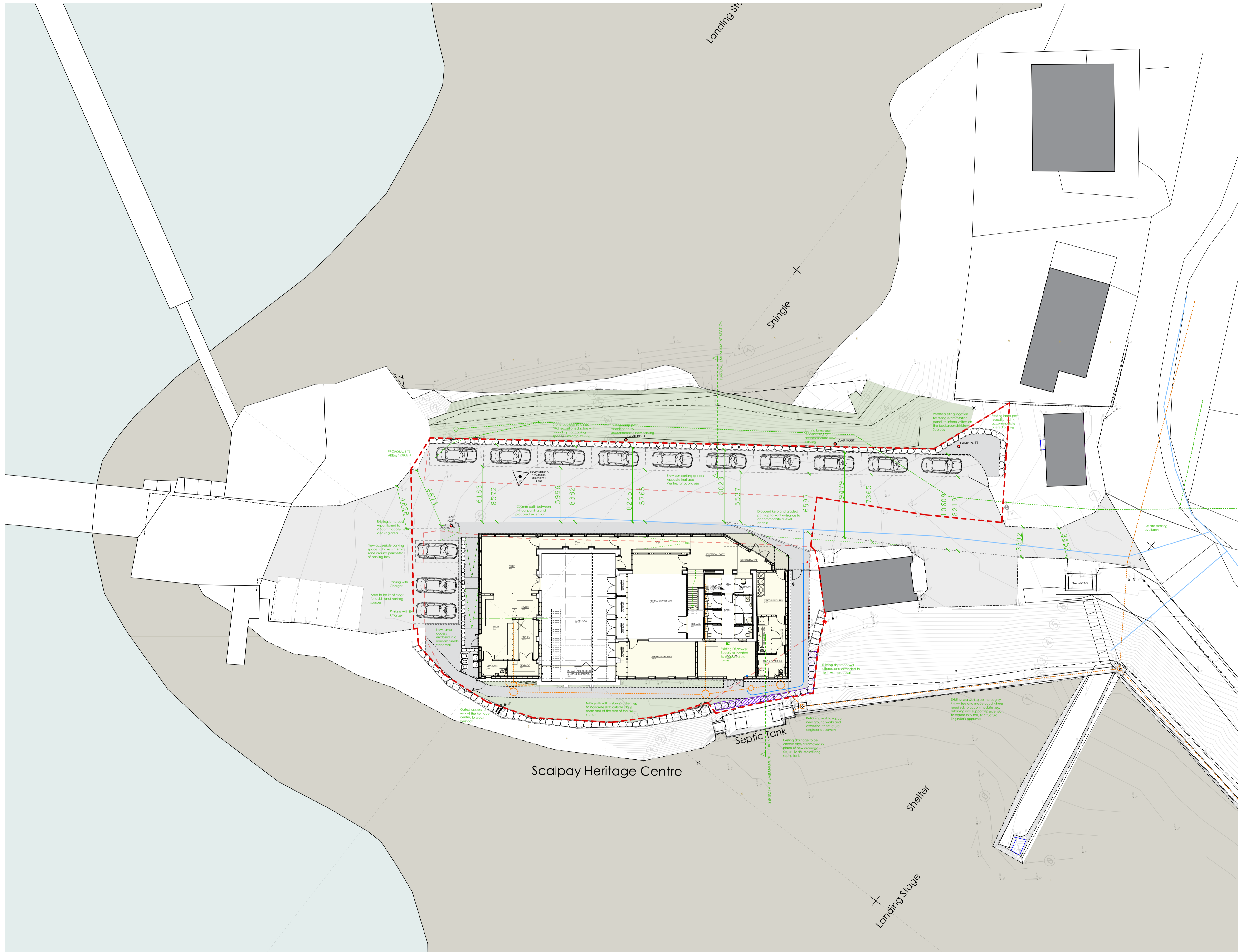
**CLIENT:** Scalpay Community & Heritage  
 Scalpay Community  
 Isle of Harris  
 HS4 3XX

**ARCHITECT:** Lewis Builders Ltd  
 Rigs Road  
 Stornoway  
 HS1 2RF

**SITE:** Scalpay Community Hall  
 Scalpay

**TITLE:** Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	28/05/2024	MJM	
PROJECT NO:	DRAWING NO:	REVISION:	
622	LBL/622/(00)01		



LEGEND	
SYMBOL	DESCRIPTION
	SITE BOUNDARY
	TITLE BOUNDARY
	NEW FLOOR AREA & ALTERATIONS
	SURVEY STATION
	EXISTING WATER MAIN LINE
	PROPOSED WATER SUPPLY
	EXISTING DRAINAGE
	PROPOSED DRAINAGE
	EXISTING UNDERGROUND CABLE
	EXISTING CONSUMER UNITS
	PROPOSED CONSUMER UNITS
	PROPOSED RETAINING WALL
	GRASS
	ROAD
	FOOTPATH
	EXISTING BUILDINGS

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		

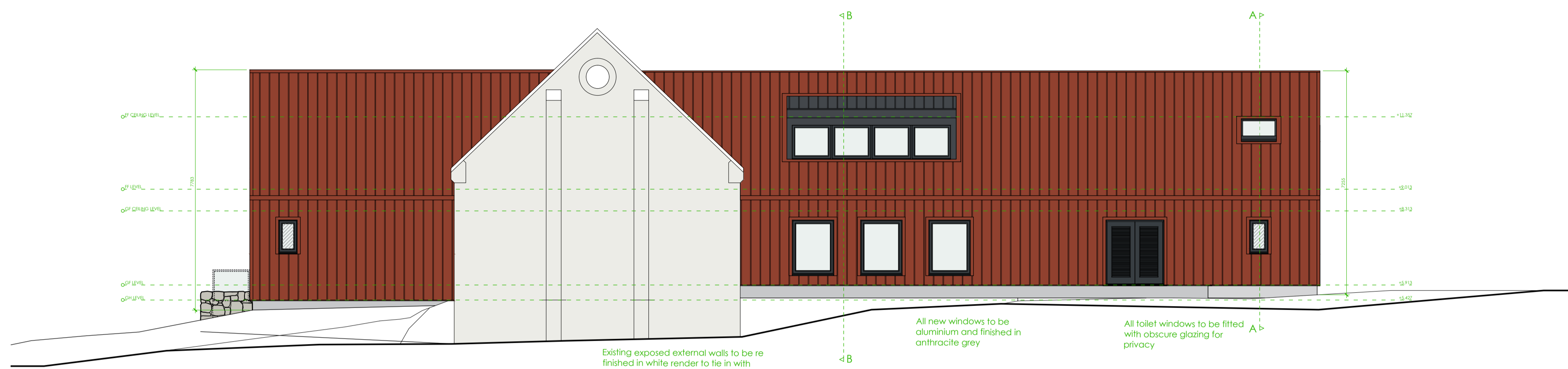


CLIENT:	Scalpay Community & Heritage Scalpay Community Isle of Harris HS4 3XX
ARCHITECT:	Lewis Builders Ltd Rigs Road Stornoway HS1 2RF

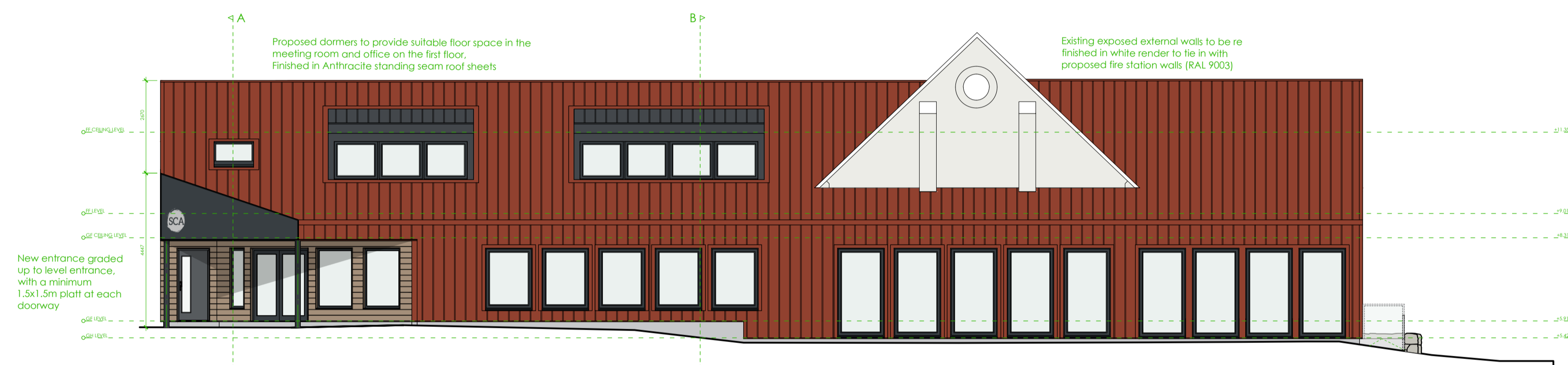
SITE:	Scalpay Community Hall Scalpay
TITLE:	Proposed Site Plan

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PROJECT NO:	DRAWING NO:	REVISION:	
622	LBL/622/(00)03		





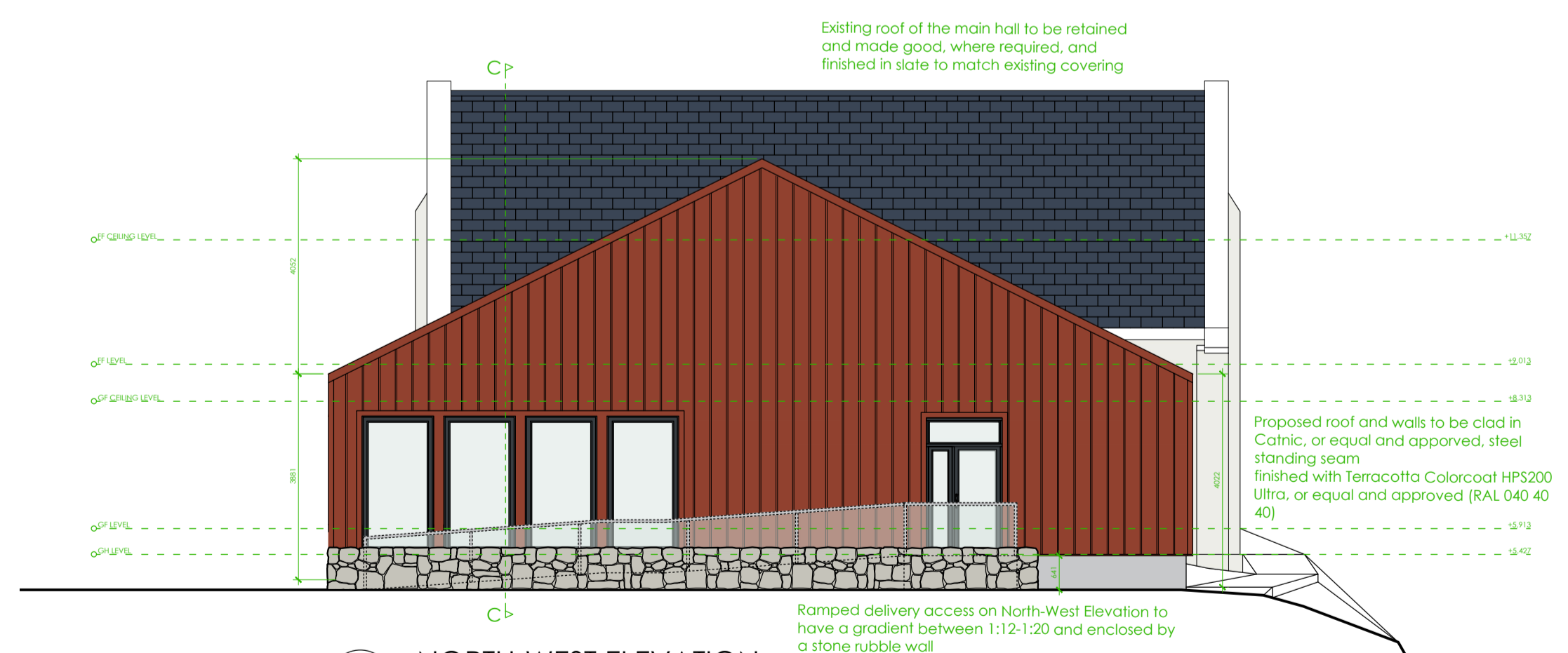
1 SOUTH-WEST ELEVATION  
Proposed



2 NORTH-EAST ELEVATION  
Proposed



3 SOUTH-EAST ELEVATION  
Proposed



4 NORTH-WEST ELEVATION  
Proposed

MATERIAL FINISHES		
REFERENCE	DESCRIPTION	MATERIAL FINISH
EW01	EXTERNAL WALL	STEEL STANDING SEAM FINISHED BY RAL 040 40 40 OR EQUIVALENT
EW02	EXTERNAL WALL	STEEL STANDING SEAM FINISHED BY RAL 040 40 40 OR EQUIVALENT
EW03	EXTERNAL WALL	WHITE BOND, OR EQUAL AND APPROVED
EW04	EXTERNAL WALL	JAMES SANDERSON CLADDING, JAMESON PANELS, OR EQUAL AND APPROVED
RO1	PITCHED ROOF	ANTHRACITE GREY SHINGLE, EGGSHALE CONCRETE TILE, OR EQUAL AND APPROVED
RO2	PITCHED ROOF	STEEL STANDING SEAM FINISHED BY RAL 040 40 40 OR EQUIVALENT
RO3	PITCHED ROOF	STEEL STANDING SEAM FINISHED BY RAL 040 40 40 OR EQUIVALENT
WINDOWS & DOORS	WINDOWS & DOORS	ANTHRACITE, ALUMINIUM, WINDOWS AND DOORS
EXTERNAL SIGNAGE	EXTERNAL SIGNAGE	STEEL GUTTERING TO BE MATCH STANDING SEAM ROOF
FACIALS	FACIALS & SOPS	TO MATCH STANDING SEAM ROOF

REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			



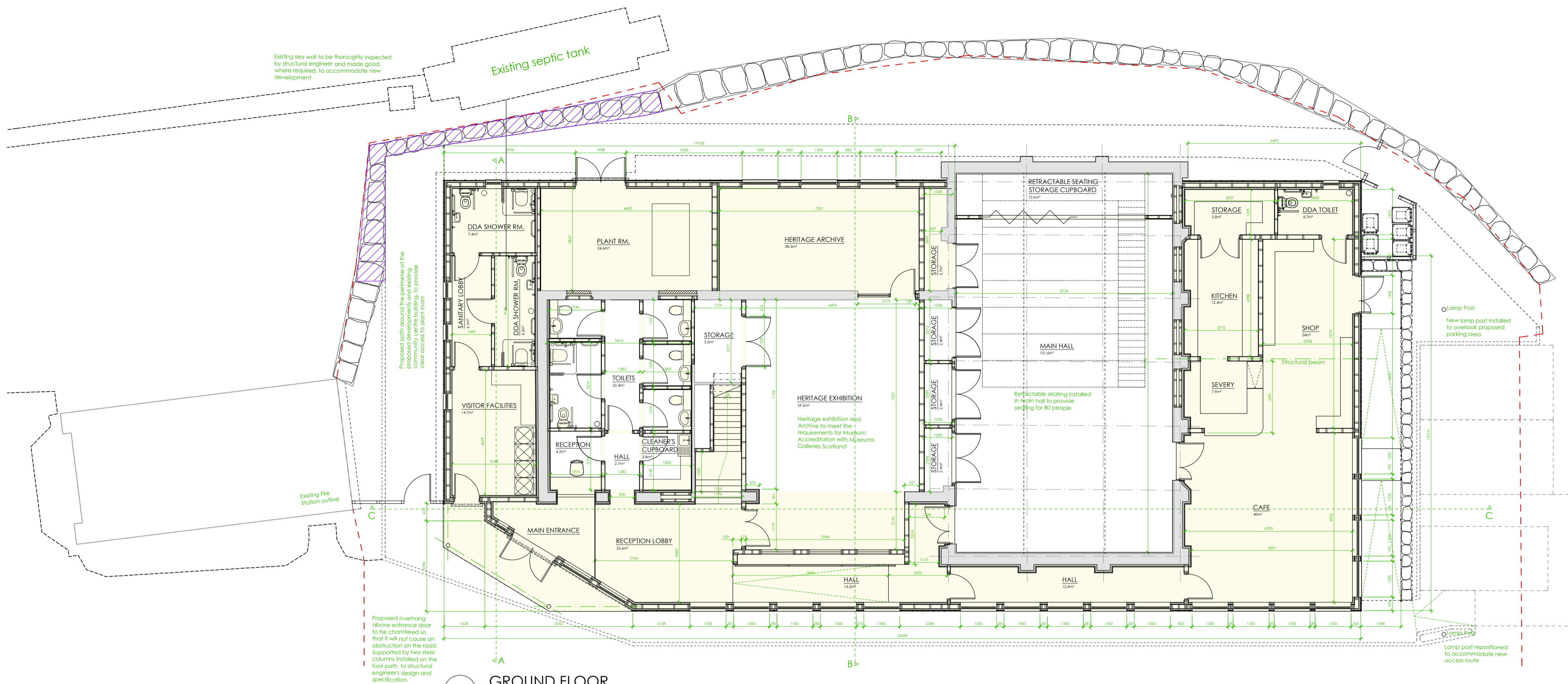
CLIENT: Scalpay Community & Heritage  
Scalpay Community  
Isle of Harris  
HS4 3XX

ARCHITECT: Lewis Builders Ltd  
Rigs Road  
Stornoway  
HS1 2RF

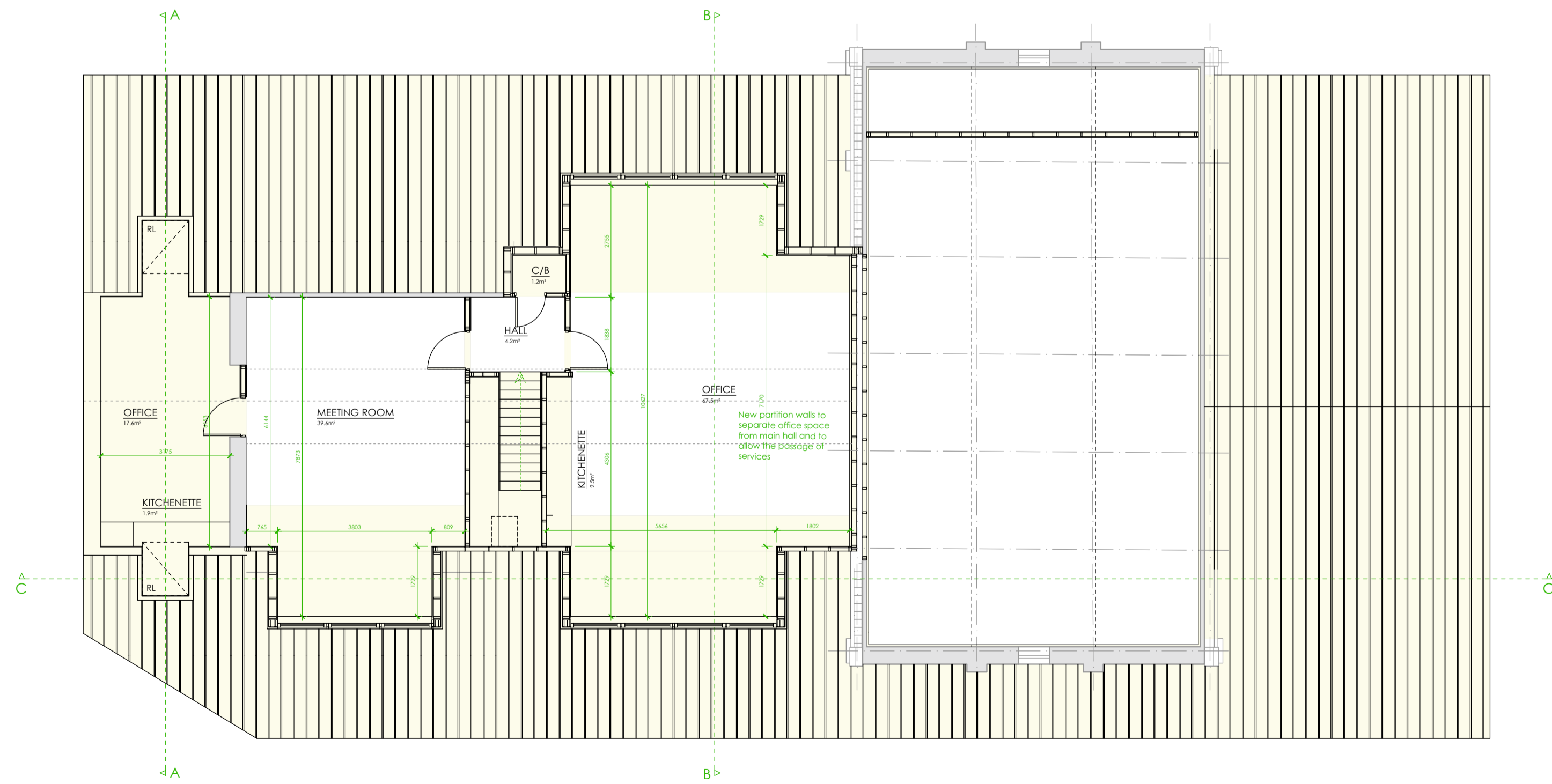
SITE: Scalpay Community Hall  
Scalpay

TITLE: Proposed Elevations

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622	LBL/622/(00)08		

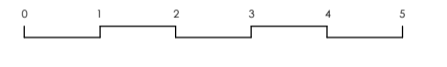
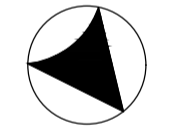


**1** GROUND FLOOR  
Proposed



**2** FIRST FLOOR  
Proposed

LEGEND	
SYMBOL	DESCRIPTION
- - -	SITE BOUNDARY
■	NEW FLOOR AREA & ALTERATIONS
- · - · -	DOWNSTAIRS
→	DIRECTION ARROW
▨	PROPOSED RETAINING WALL
□	VOID SPACE
▤	EXISTING WALLS



FLOOR AREAS			
REFERENCE	GROSS EXTERNAL AREA (GEA)	GROSS INTERNAL AREA (GIA)	NET INTERNAL AREA (NIA)
HERITAGE CHURCH	559.7m <sup>2</sup>	504.1m <sup>2</sup> (GF)	458.5m <sup>2</sup> (GF)
PROPOSAL AREA	295.2m <sup>2</sup>	273.4m <sup>2</sup> (GF)	257.7m <sup>2</sup> (GF)

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		



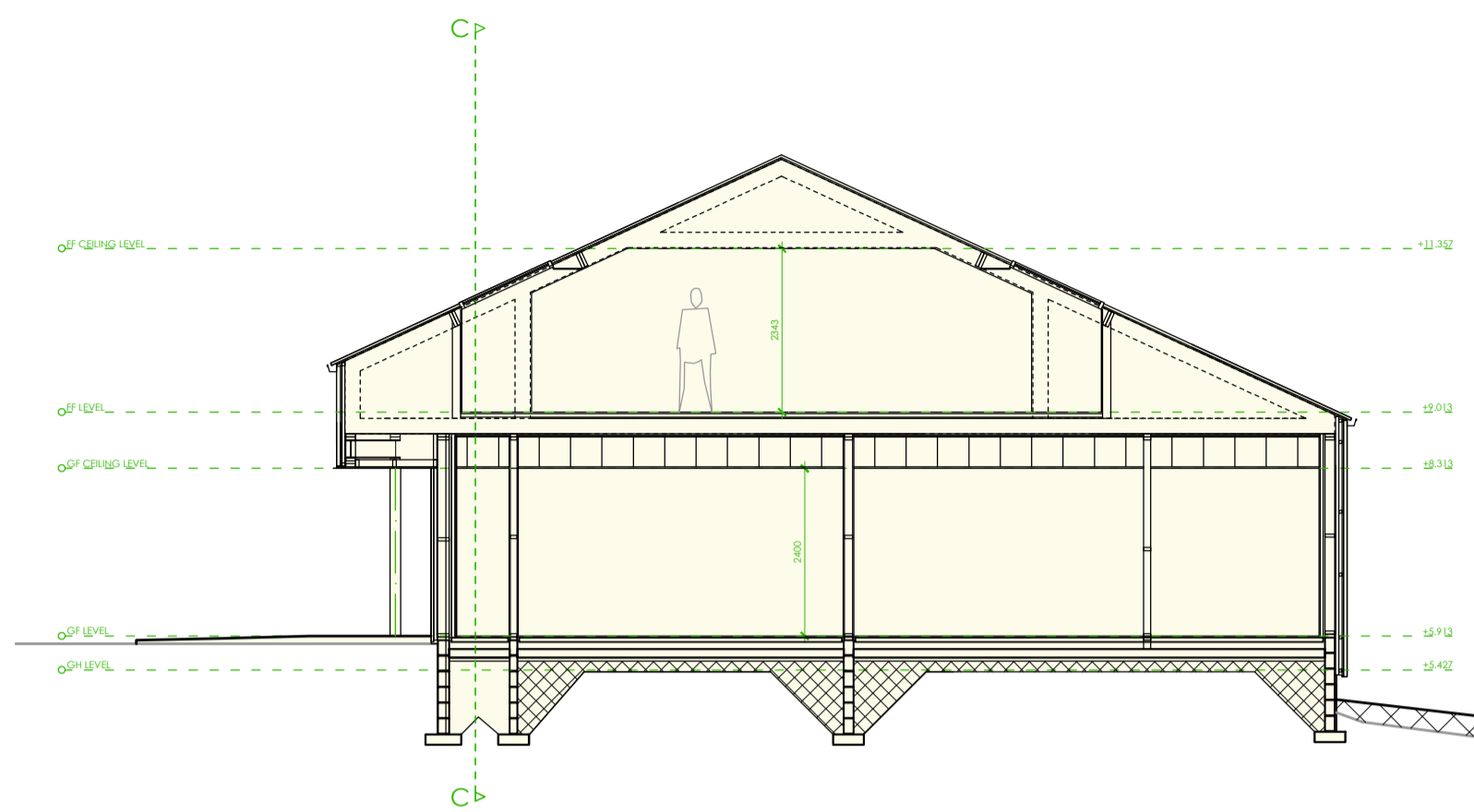
**CLIENT:** Scalpay Community & Heritage  
Scalpay Community  
Isle of Harris  
HS4 3XX

**ARCHITECT:** Lewis Builders Ltd  
Rigs Road  
Stornoway  
HS1 2RF

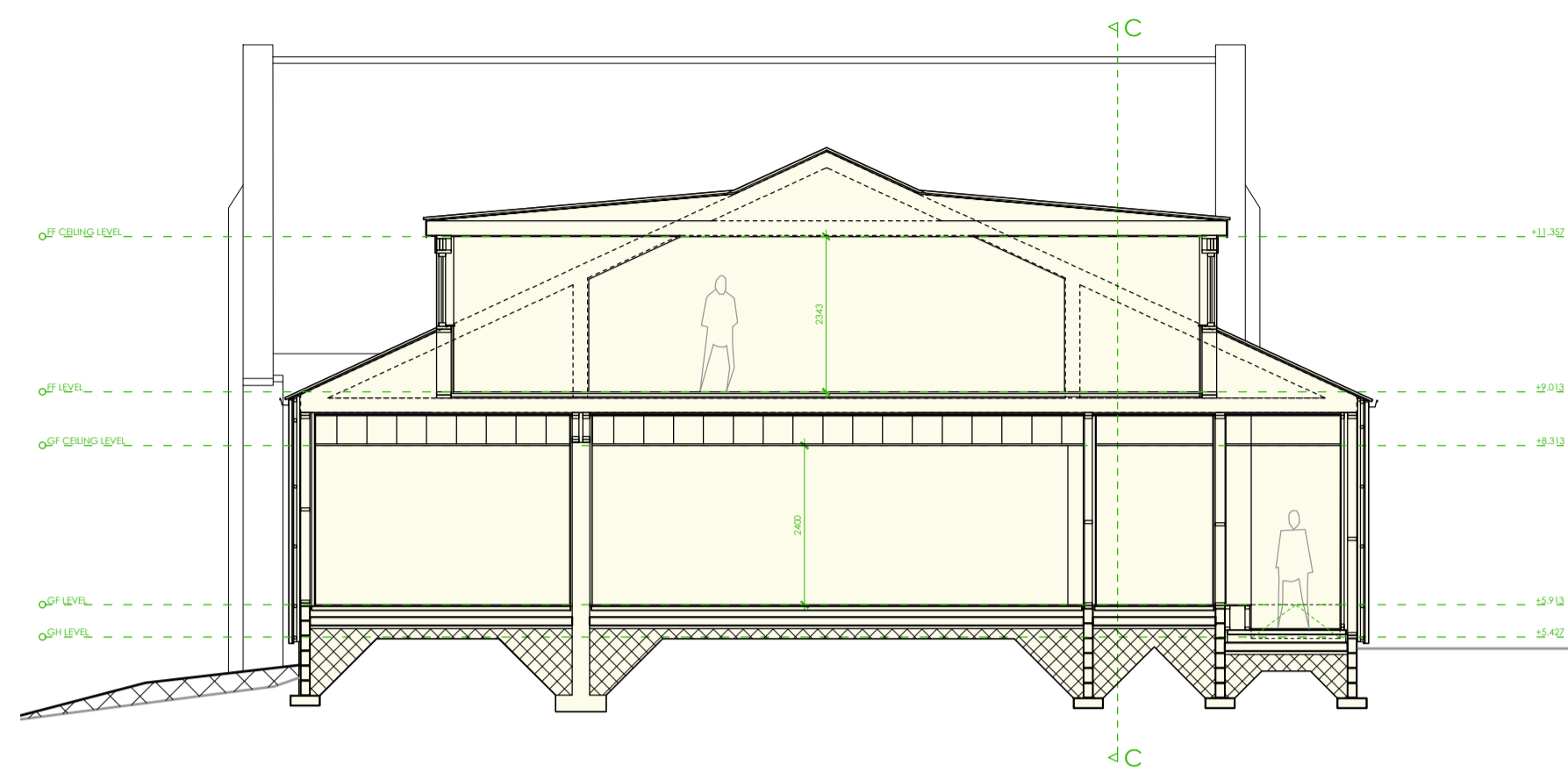
**SITE:** Scalpay Community Hall  
Scalpay

**TITLE:** Proposed Floor Plans

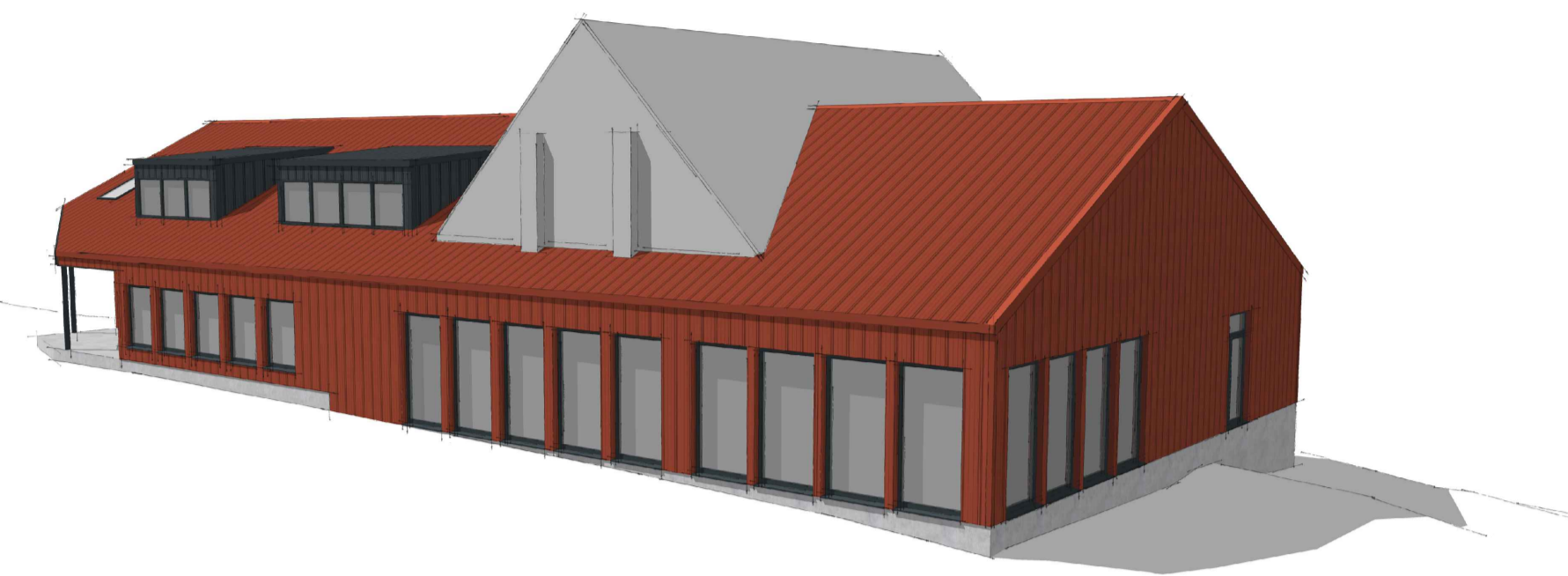
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PROJECT NO: 622	DRAWING NO: LBL/622/(00)06	REVISION:	



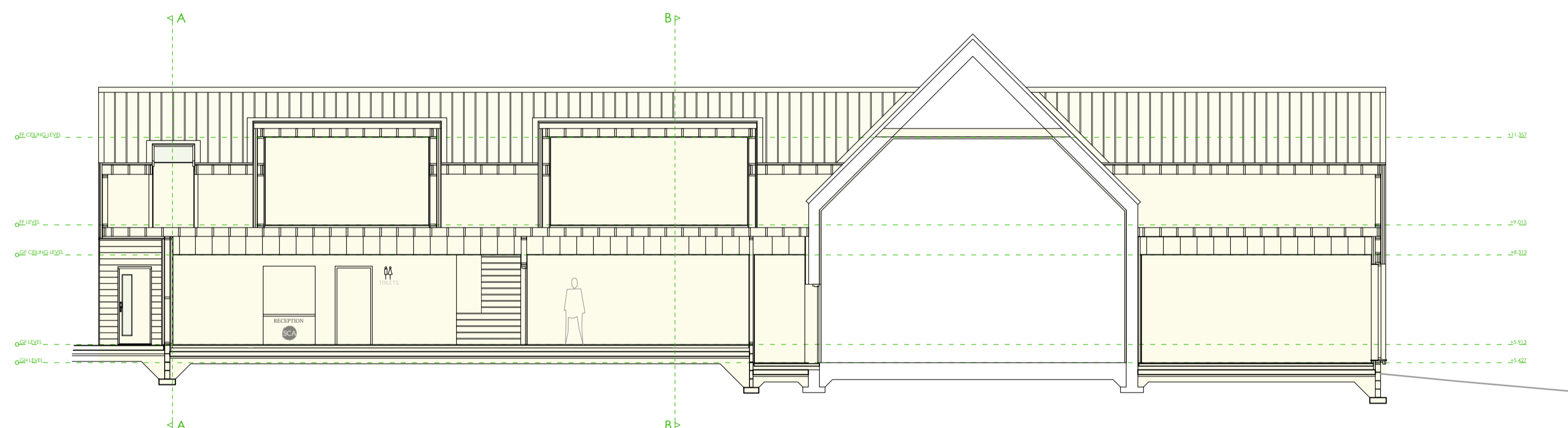
SECTION A-A  
Proposed



SECTION B-B  
Proposed



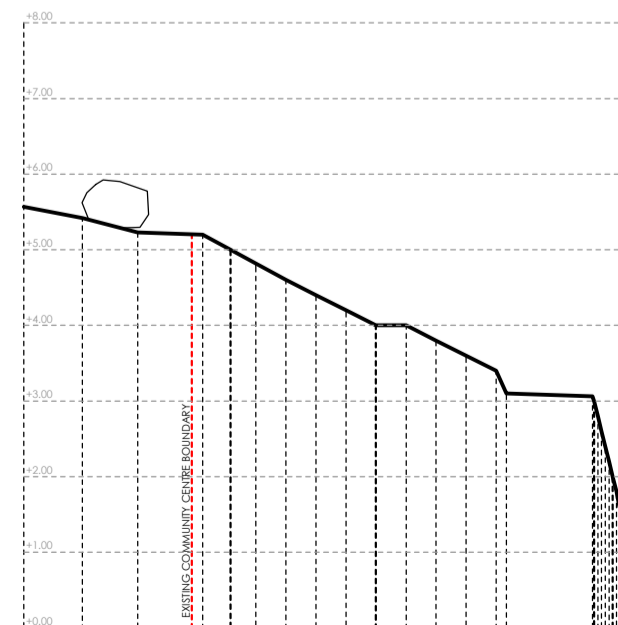
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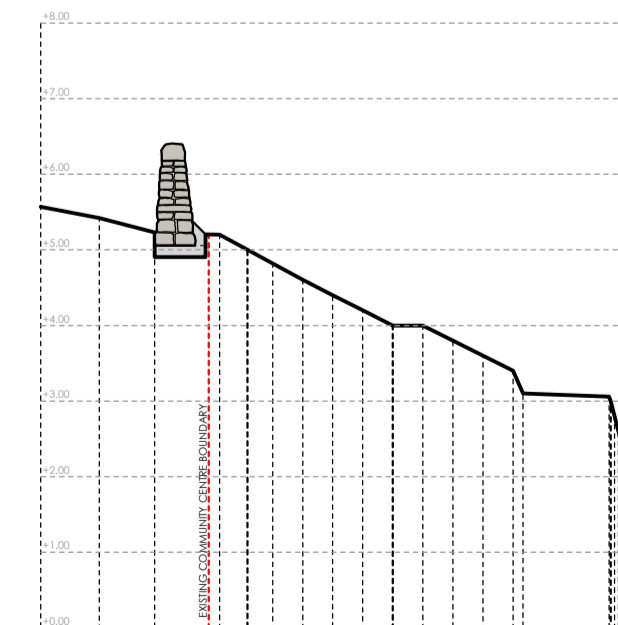
SECTION C-C  
Proposed



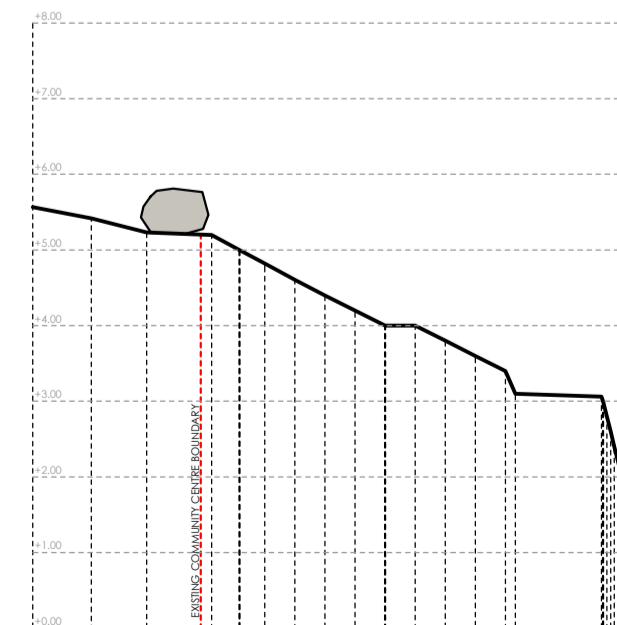
CONCEPT SKETCH 2  
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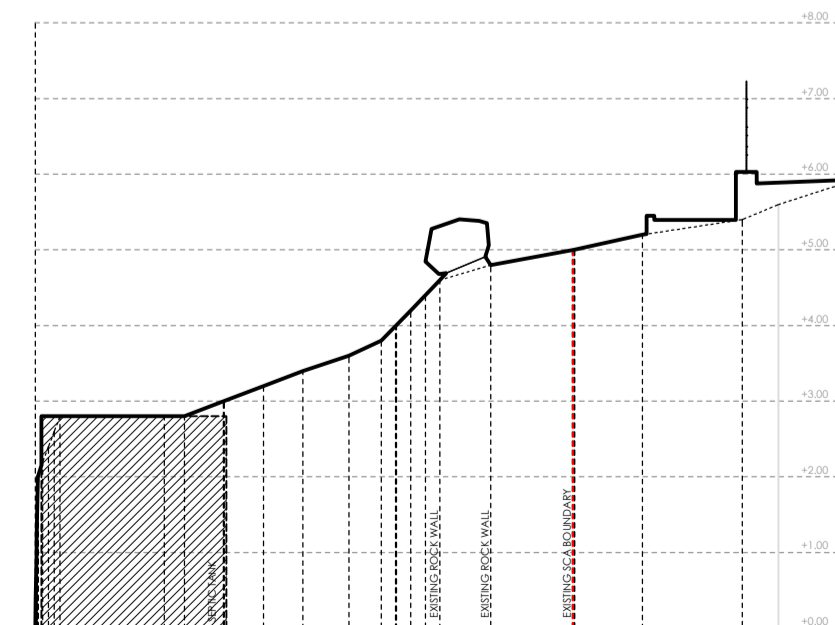
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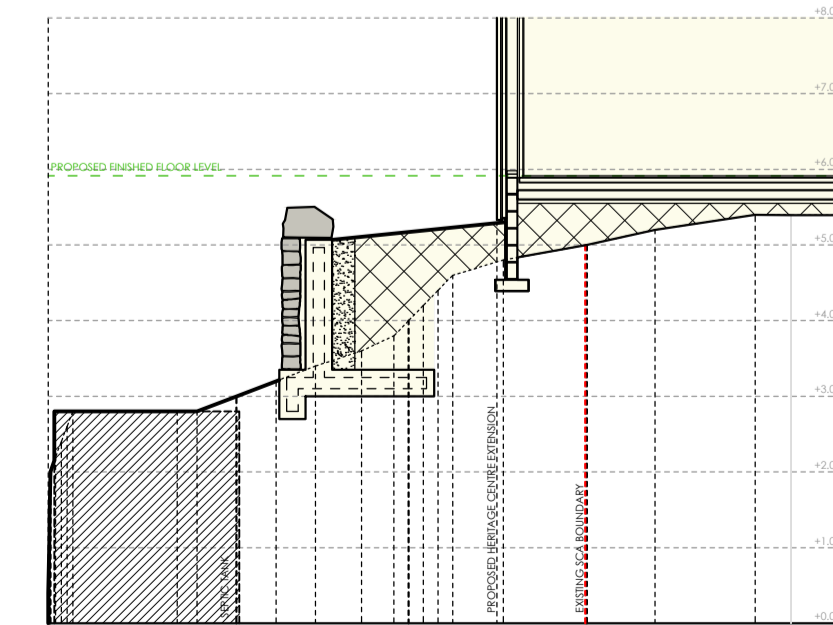
PARKING EMBANKMENT OPTION 1  
PROPOSED



PARKING EMBANKMENT OPTION 2  
PROPOSED



SEPTIC TANK AND EMBANKMENT  
EXISTING



SEPTIC TANK AND EMBANKMENT  
PROPOSED

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		



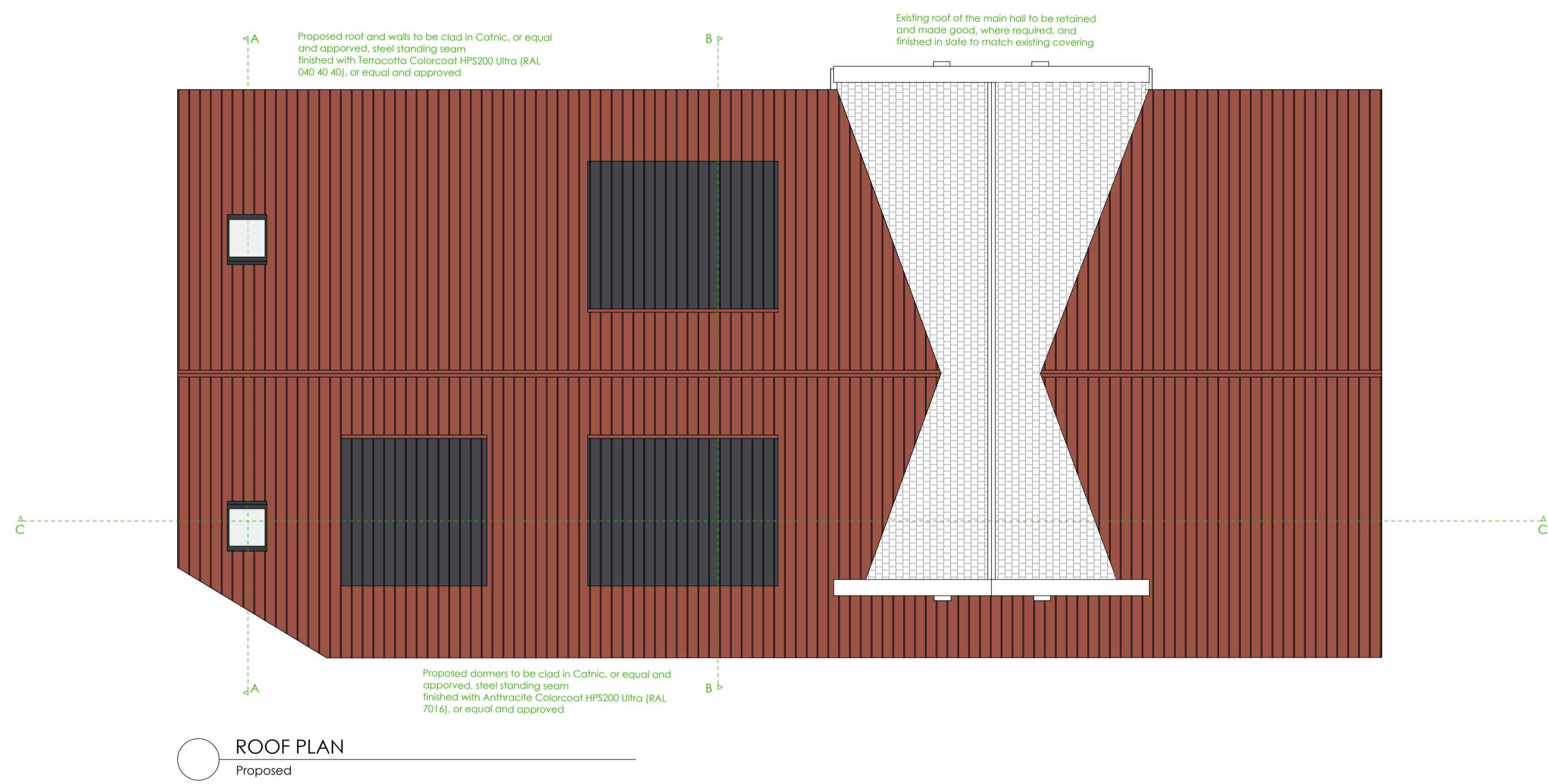
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Scalpay Community  
Isle of Harris  
HS4 3XX

ARCHITECT: Lewis Builders Ltd  
Rigs Road  
Stornoway  
HS1 2RF

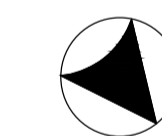
SITE: Scalpay Community Hall  
Scalpay

TITLE: Proposed Sections and  
Concept Sketches

SCALE AT A1: 1:100	DATE: 28/05/2024	DRAWN: MJM	CHECKED:
PROJECT NO: 622	DRAWING NO: LBL/622/(00)09	REVISION:	



ROOF PLAN  
Proposed



REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

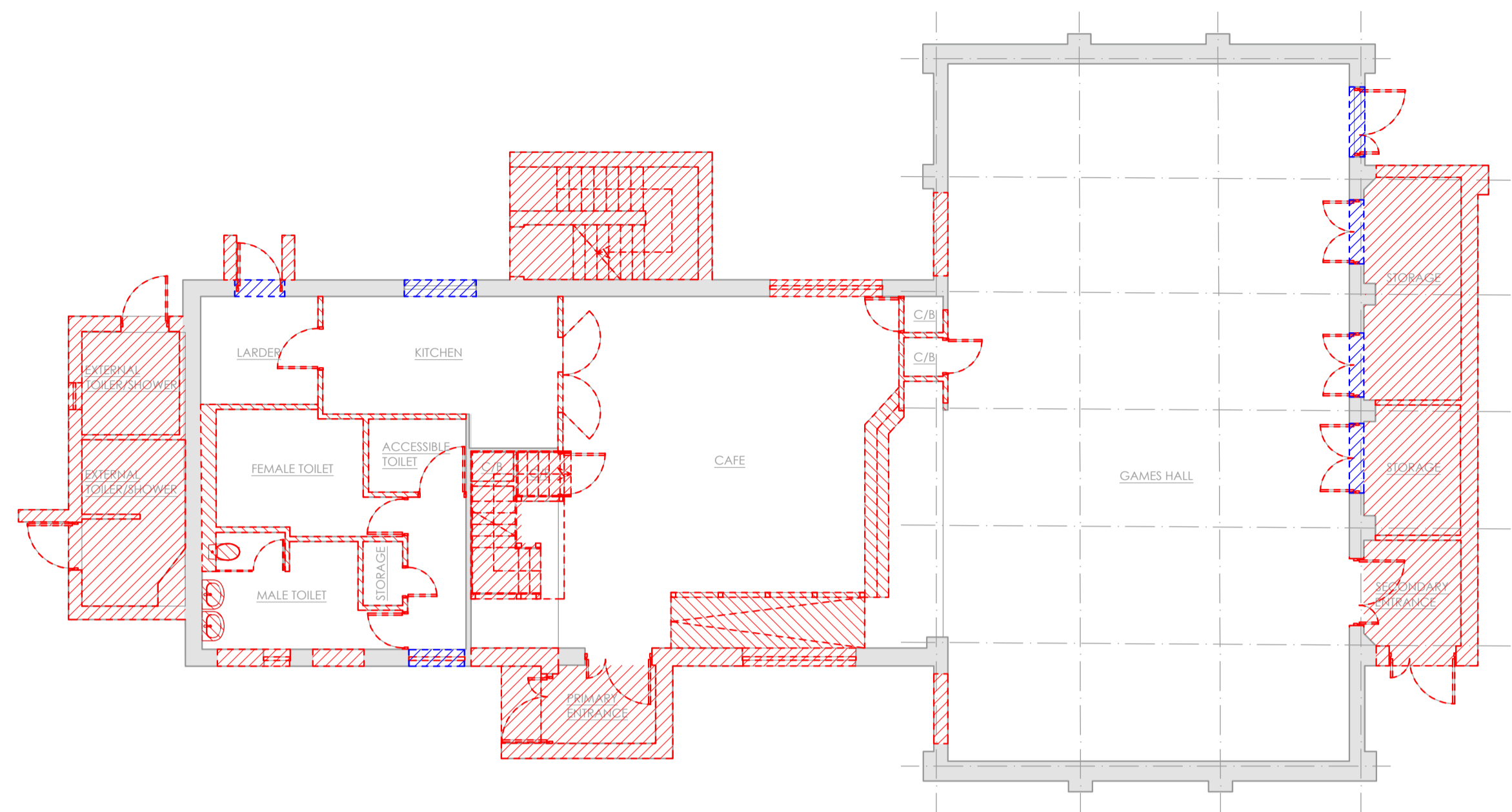


CLIENT:	Scalpay Community & Heritage Scalpay Community Isle of Harris HS4 3XX
ARCHITECT:	Lewis Builders Ltd Rigs Road Stornoway HS1 2RF

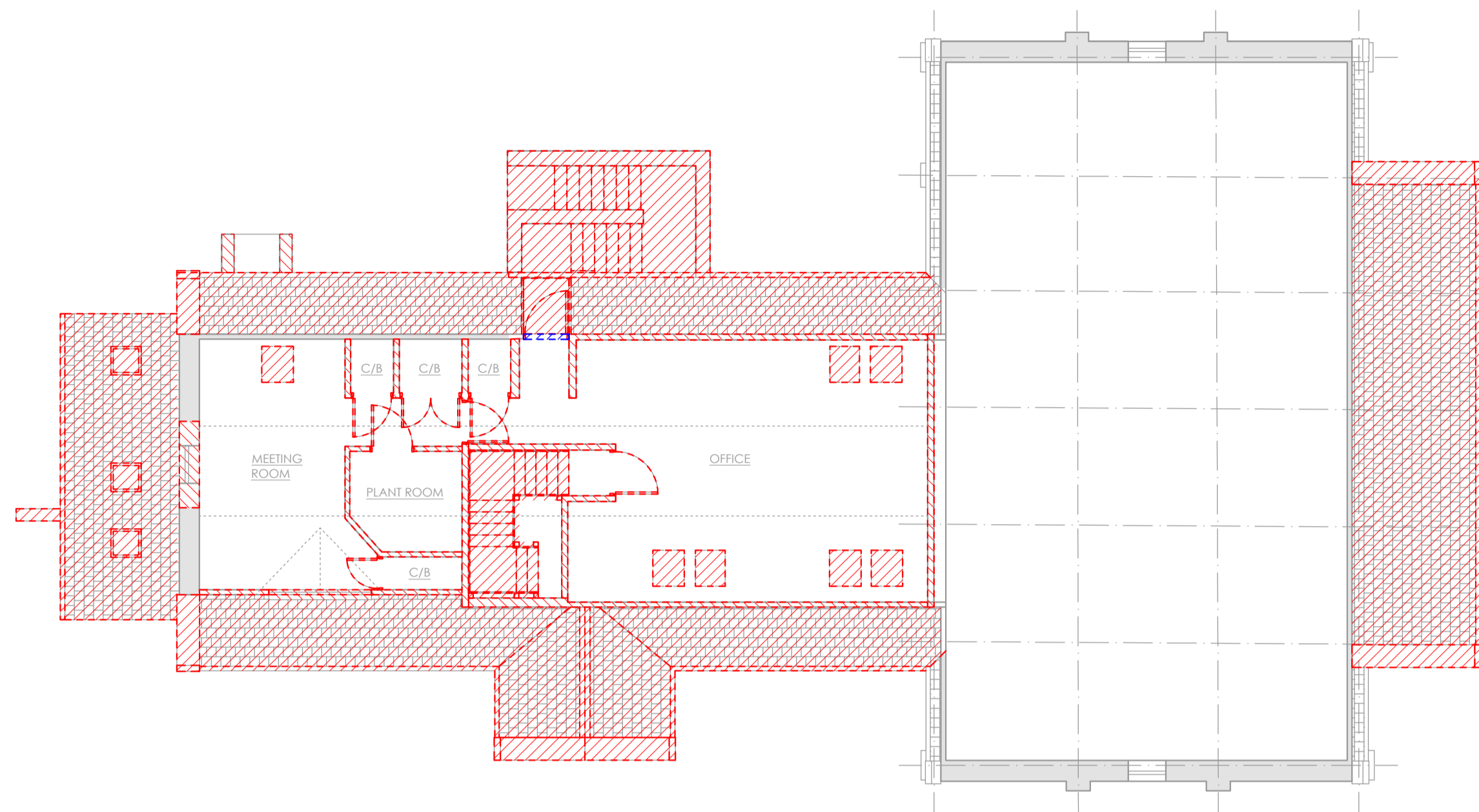
SITE:	Scalpay Community Hall Scalpay
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TITLE:	Proposed Roof Plan
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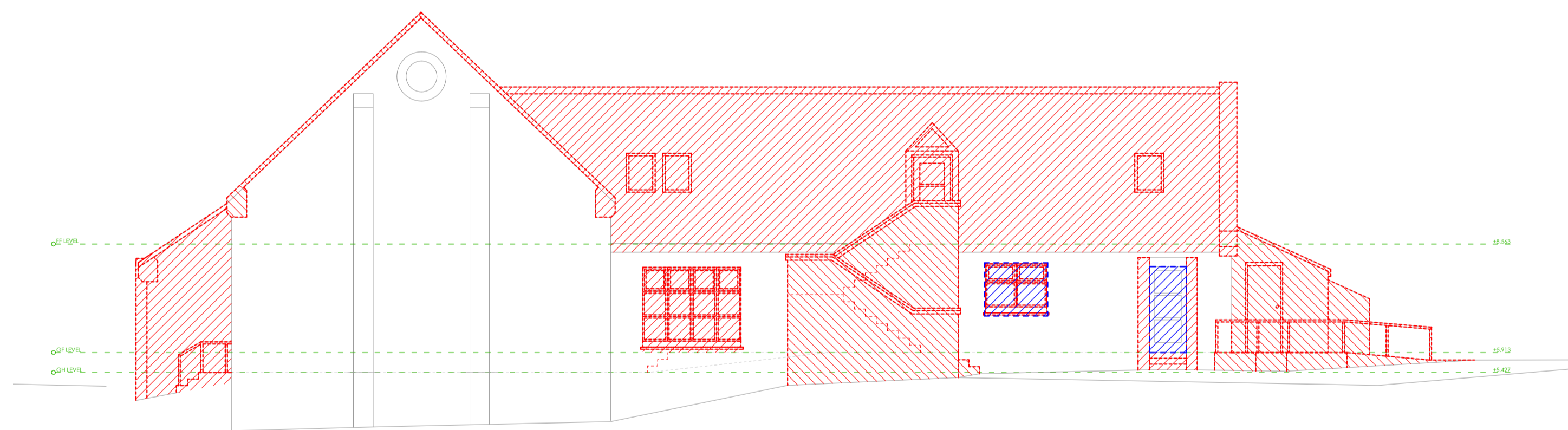
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622	LBL/622/(00)07		



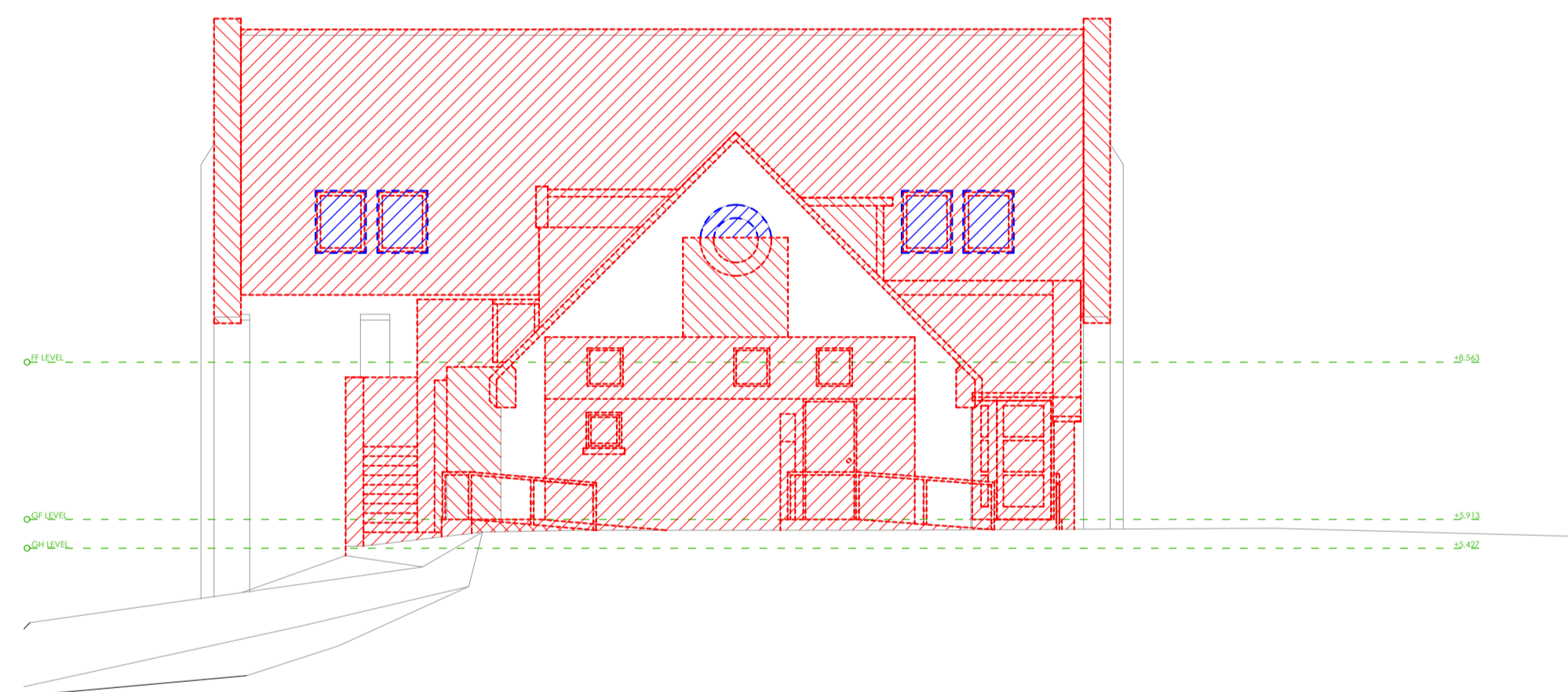
GROUND FLOOR PLAN  
EXISTING



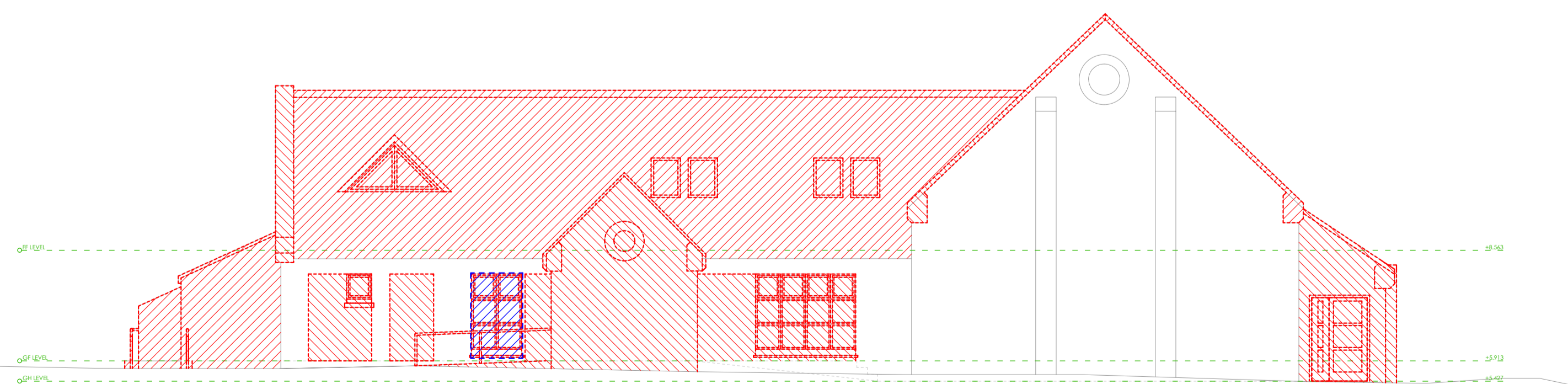
FIRST FLOOR PLAN  
EXISTING



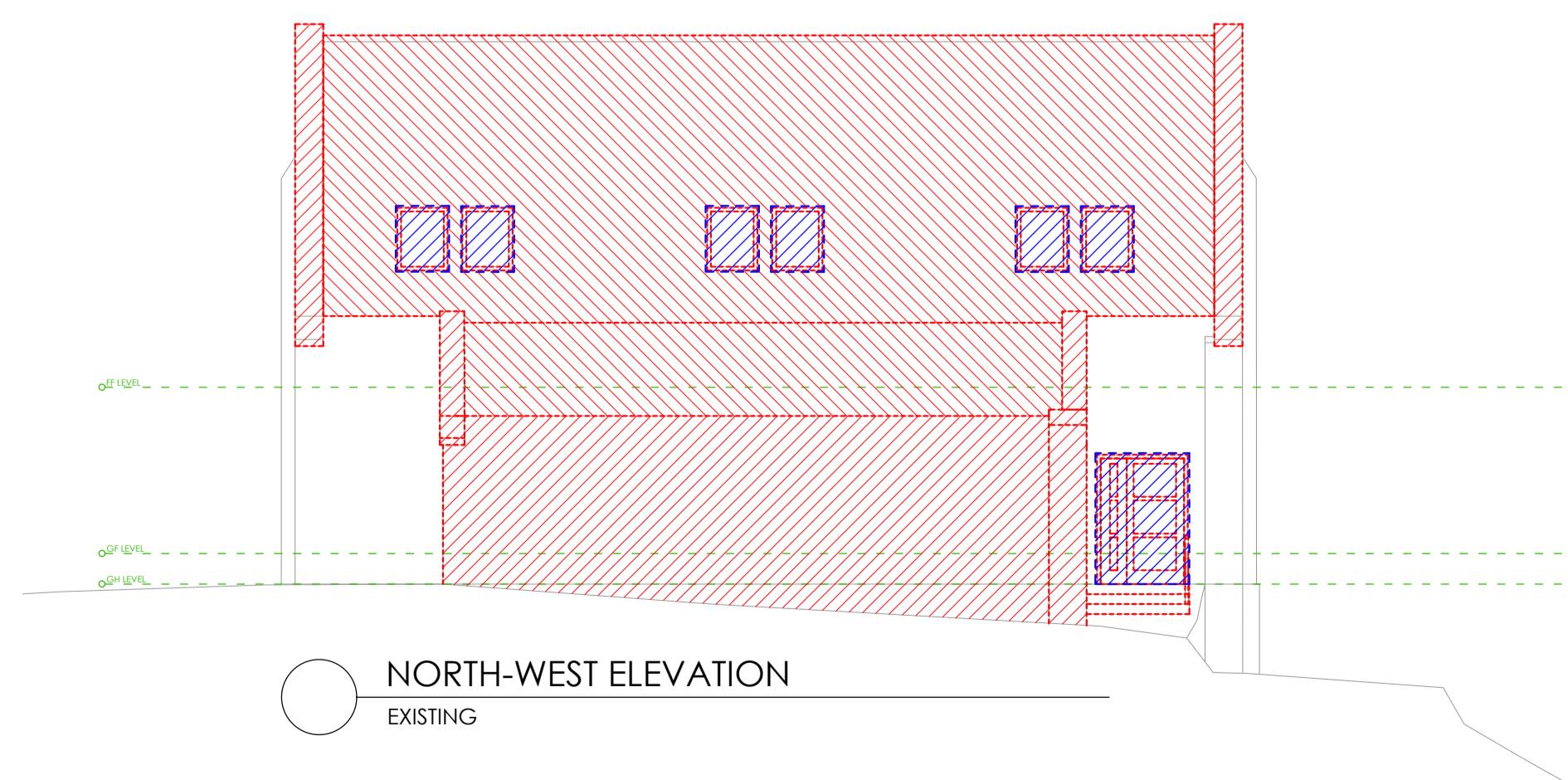
SOUTH-WEST ELEVATION  
EXISTING



SOUTH-EAST ELEVATION  
EXISTING



NORTH-EAST ELEVATION  
EXISTING



NORTH-WEST ELEVATION  
EXISTING

LEGEND	
SYMBOL	DESCRIPTION
	DOWNTAKINGS
	INFILL
	EXISTING BUILDING WALLS

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		



CLIENT: Scalpay Community & Heritage  
Scalpay Community  
Isle of Harris  
HS4 3XX

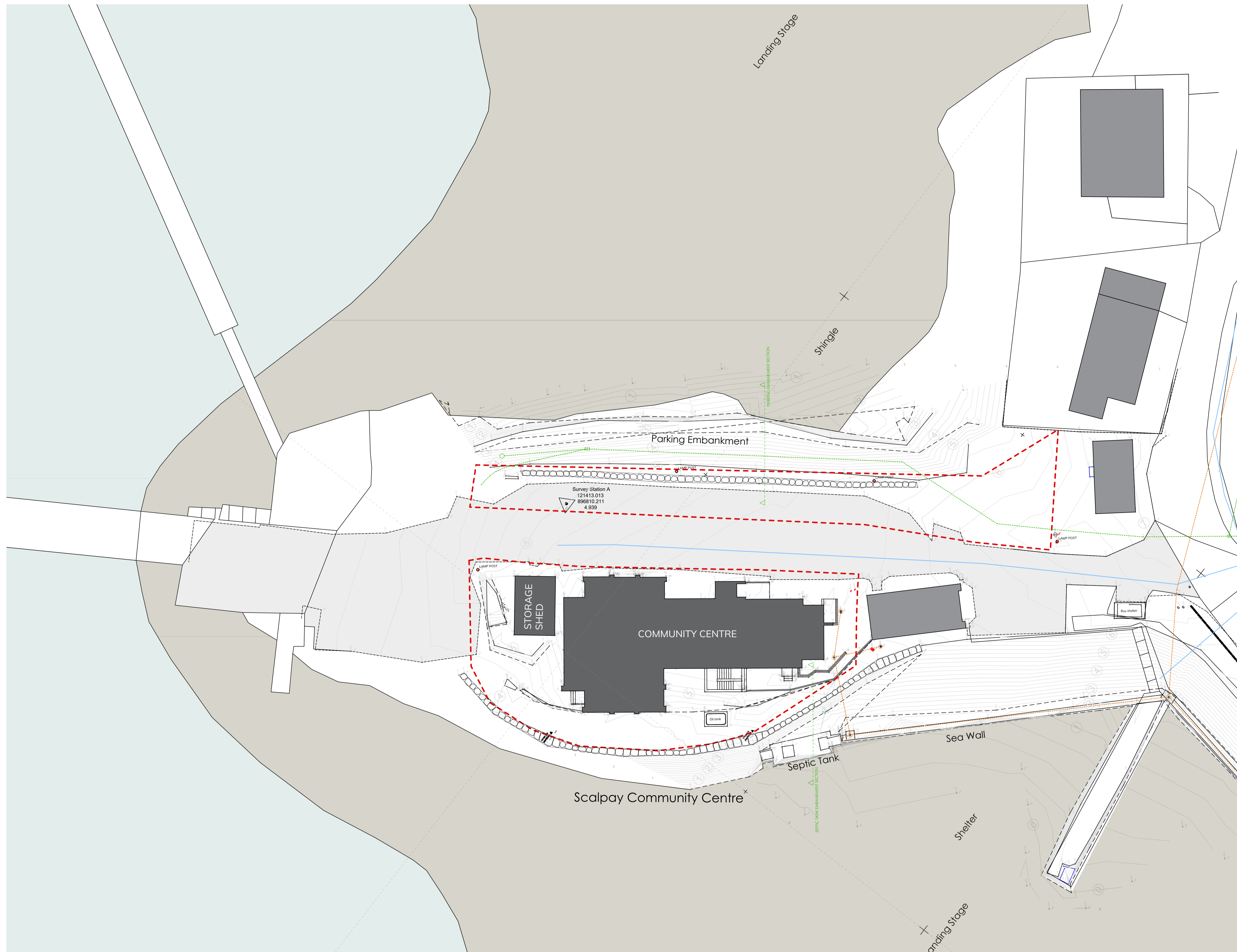
ARCHITECT: Lewis Builders Ltd  
Rigs Road  
Stornoway  
HS1 2RF

SITE: Scalpay Community Hall  
Scalpay

TITLE: Proposed Downtakings

SCALE AT A1: 1:100	DATE: 28/05/2024	DRAWN: MJM	CHECKED:
PROJECT NO: 622	DRAWING NO: LBL/622/(00)05	REVISION:	





LEGEND	
SYMBOL	DESCRIPTION
	TITLE BOUNDARY
	EXISTING WATER MAIN LINE
	EXISTING DRAINAGE
	SURVEY STATION
	EXISTING UNDERGROUND CABLE

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		



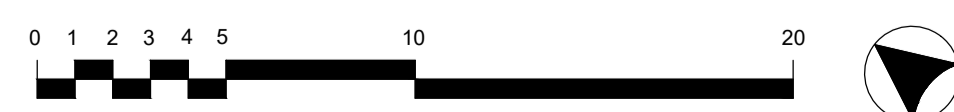
**CLIENT:** Scalpay Community & Heritage  
 Scalpay Community  
 Isle of Harris  
 HS4 3XX

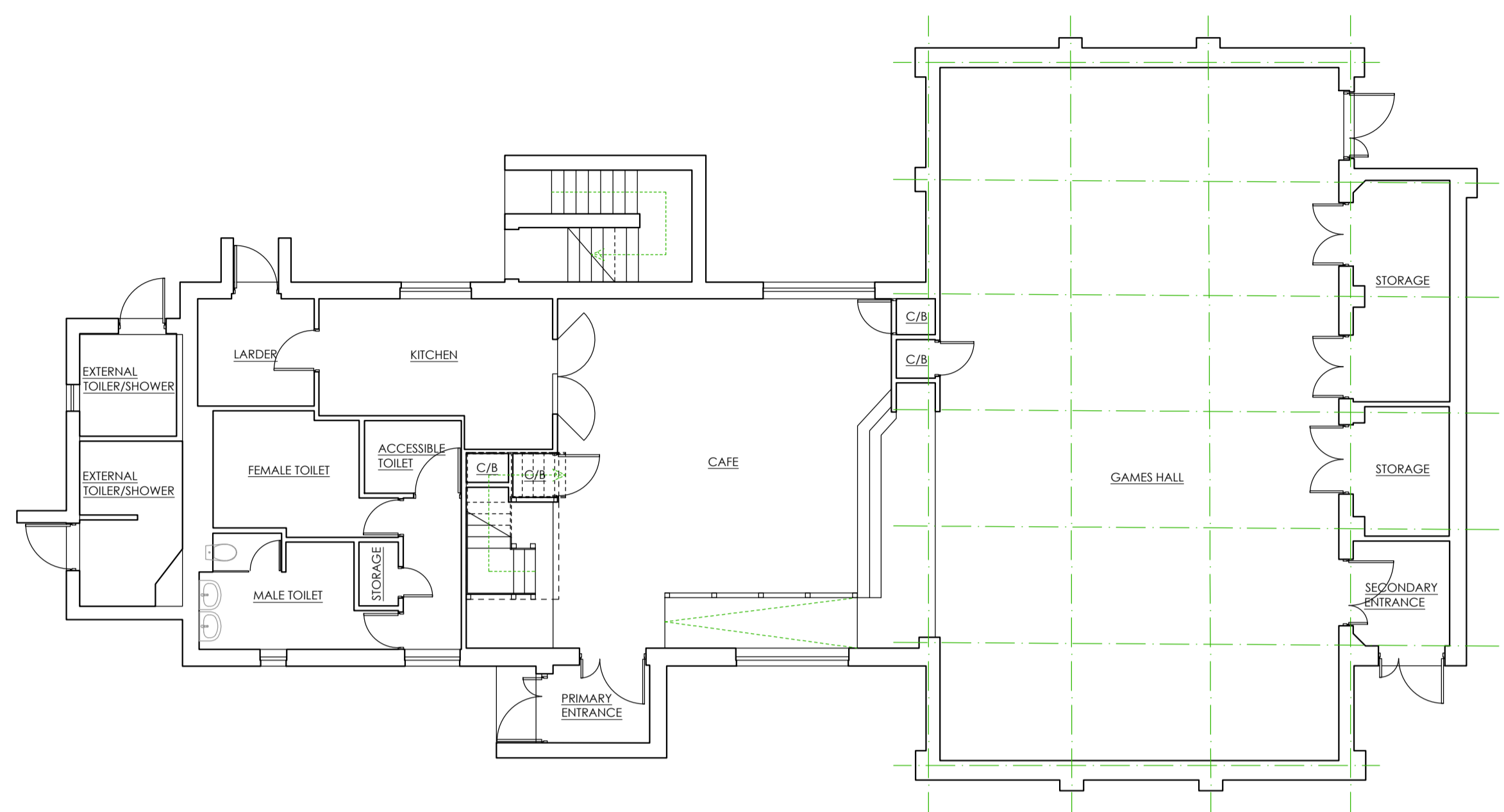
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 Rigs Road  
 Stornoway  
 HS1 2RF

**SITE:** Scalpay Community Hall  
 Scalpay

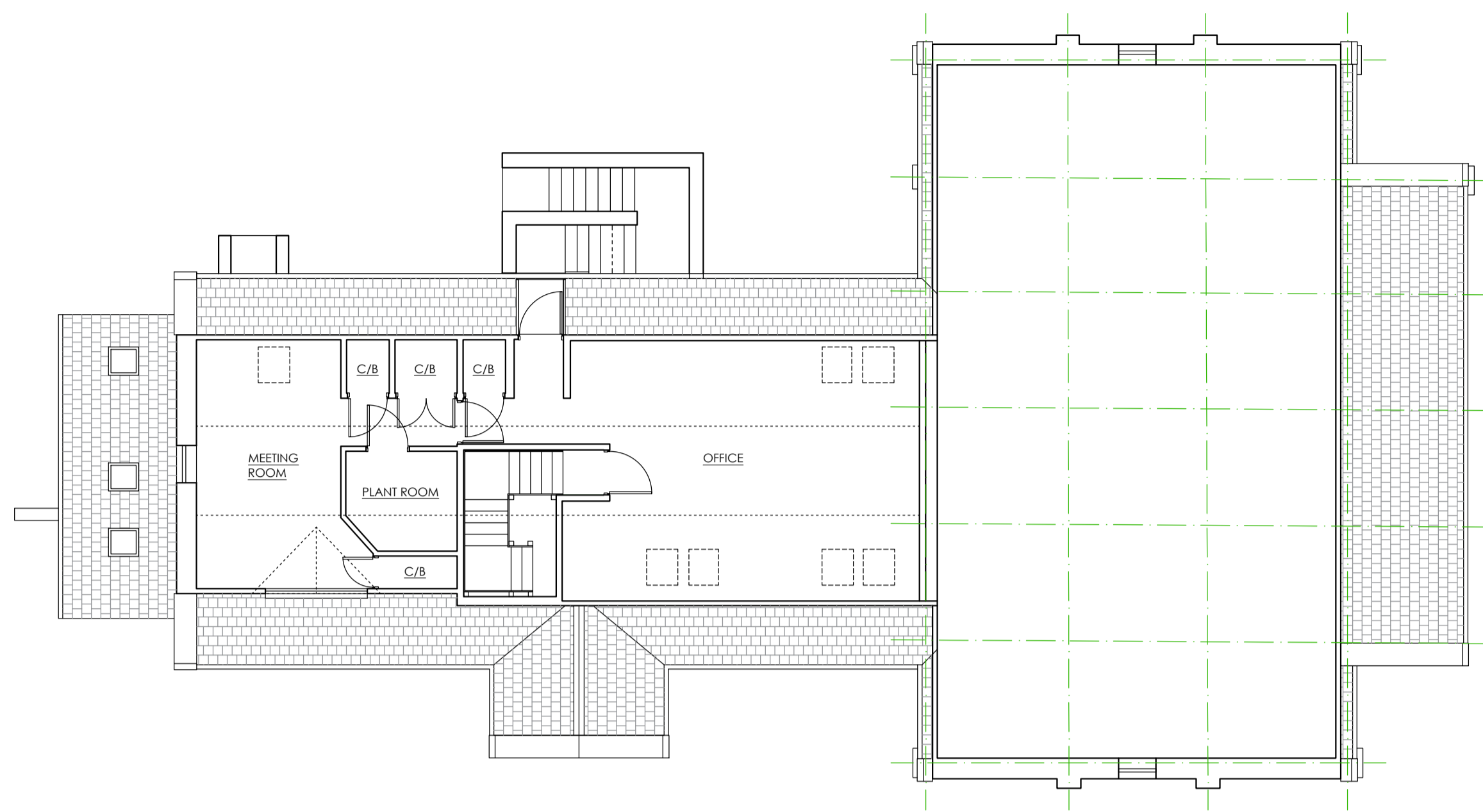
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PROJECT NO:	DRAWING NO:	REVISION:	
622	LBL/622/(00)02		

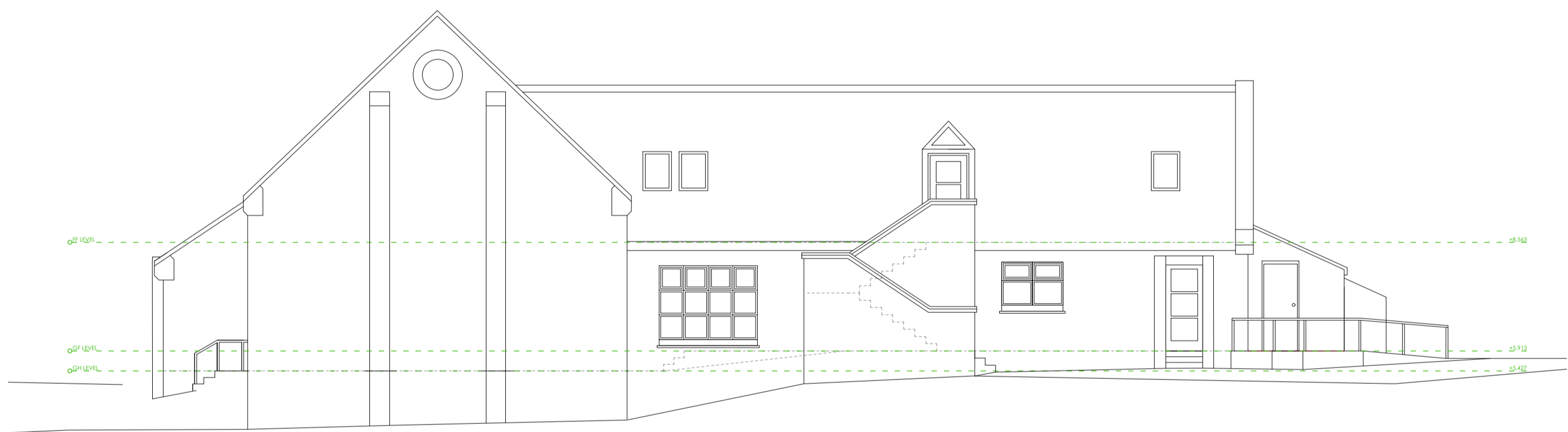




1 GROUND FLOOR PLAN  
EXISTING



2 FIRST FLOOR PLAN  
EXISTING



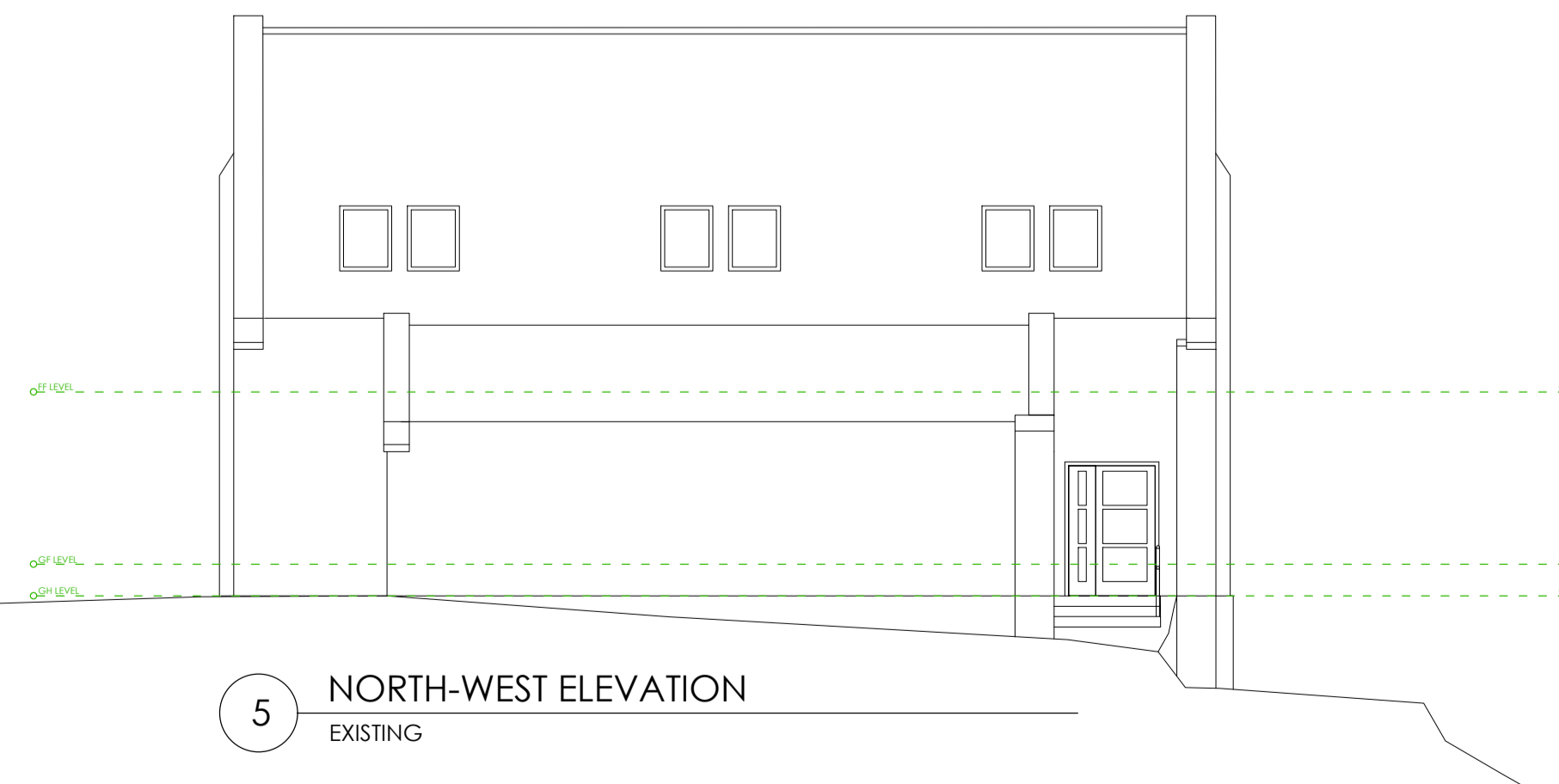
3 SOUTH-WEST ELEVATION  
EXISTING



4 SOUTH-EAST ELEVATION  
EXISTING



6 NORTH-EAST ELEVATION  
EXISTING



5 NORTH-WEST ELEVATION  
EXISTING

REFERENCE	FLOOR AREAS		
	GROSS EXTERNAL AREA (GSA)	GROSS INTERNAL AREA (GIA)	NET INTERNAL AREA (NIA)
COMMUNITY HALL	301.5m <sup>2</sup> (GFP)	245.7m <sup>2</sup> (GFP)	255.0m <sup>2</sup> (GFP)
FIRE STATION	50.7m <sup>2</sup>	75.0m <sup>2</sup> (PFI)	69.7m <sup>2</sup> (PFI)

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		



CLIENT: Scalpay Community & Heritage  
Scalpay Community  
Isle of Harris  
HS4 3XX

ARCHITECT: Lewis Builders Ltd  
Rigs Road  
Stornoway  
HS1 2RF

SITE: Scalpay Community Hall  
Scalpay

TITLE: Existing Building Drawings

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	28/05/2024	MJM	
PROJECT NO:	DRAWING NO:	REVISION:	
622	LBL/622/(00)04		

# DESIGN STATEMENT

SCALPAY COMMUNITY HERITAGE CENTRE



# INTRODUCTION

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<b>CLIENT:</b>	Scalpay Community Heritage Centre	
<b>CONTRACTOR/DESIGN:</b>	Lewis Builders Ltd Rigs Road Stornoway HS1 2RF	01851 705015 info@lewisbuilders.co.uk
<b>DATE:</b>	12/04/2024	

This design statement has been prepared in support of the planning application to be submitted. The proposal is to demolish and alter the existing Scalpay Centre to provide a more useable space for the island community and the wider public. The refurbished building will comprise of new main entrance, with improved visibility and access to the road. Entrance lobby with reception and seating. The WC provisions will be reconfigured with accessible WC and shower. A new heritage centre with 6 screens and scale relief map of Scalpay. An archive room with sufficient shelving, seating, and table space. The existing hall and storage will form part of the new illuminated circulation route connecting the 3 core areas including the new care area with views across the bay with a separate public entrance. The café area will consist of a new servery and kitchen with connection to a new community shop stocking the essentials will be connected to the new café. Externally the building will benefit from a new screened bin area, external ramp, and store. There will also be laundry and WC/shower provisions for visitor use which can be accessed independently from the main centre.

Additionally, 4 air source heat pumps will be used in a cascading system for the for the hot water supply and underfloor heating. The latter will be installed throughout much of the ground floor with radiators installed to the first floor. The building will also benefit from a backup oil boiler. Solar PV and Solar thermal panels are included in the proposal and can be installed on the main roof.

## SITE LOCATION:

The proposed site is located on the Island of Scalpay, just off the North-East corner of the Isle of Harris. The primary development will be located within the centre of Scalpay.

## OWNERSHIP:

At present, the building and the surrounding land is managed by a community led charity who run and manage the current Scalpay Hall and other amenity areas such as the local playpark and football pitch. The visitors are a mix of locals, visitors from the surrounding areas and tourists. The land out with the curtilage of the community centre is owned by The North Harris Trust and Subsequent Crofter of Croft 12.

## SITE DETAILS

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**ADDRESS:** Scalpay Community Heritage Centre  
Scalpay, Isle of Harris  
HS4 3XX

The proposed development area is located 50m off the main road linking Scalpay to the rest of Harris. Situated directly behind the Scalpay Fire Station, the access to this area is shared between the Community Centre, Fire Station, and Harbour.

There is only one access, which can be found at the apex of a sharp bend on the main road. From here, the road leads up to the main site where the existing community hall and fire station can be found with a smaller outbuilding and minor storage provisions in use by the Harbour.

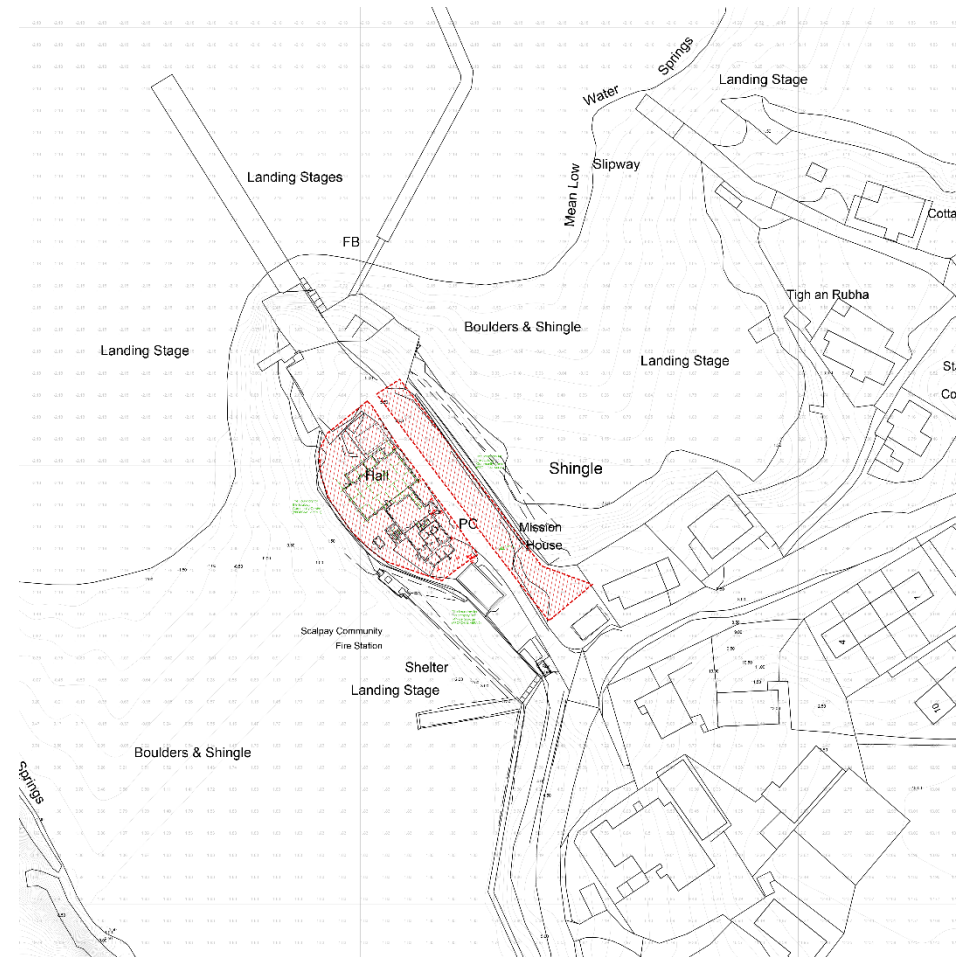
The site slopes down towards the North-West, with a fall of approximately 1.5. Starting at a height of approximately 6m above sea level, it falls towards the harbour.

### SERVICES:

Existing water main is located near the existing toilet block. The sewer is intended to tie into the existing wastewater treatment.

There are no sewer or surface water lines close to the site. Therefore, wastewater treatment and surface water soakaways will need to be used.

There are no overhead power lines, the building is services through underground cables.



## SITE APPRAISAL

**CONTEXT:**

The site benefits from spectacular panoramic views, overlooking the Scalpay North Harbour to the North.

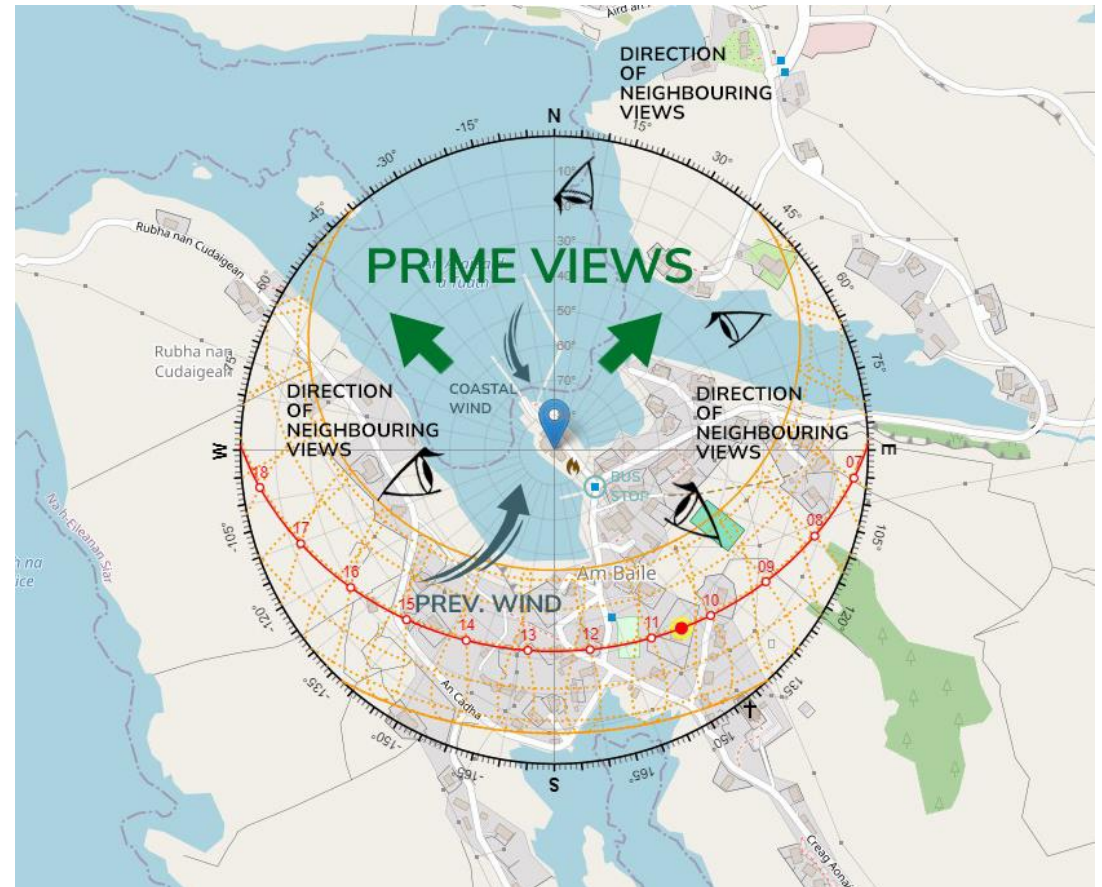
The exposed nature of the site would mean that the new building will be visible from the harbour, Scalpay and Tarbert in the distance. However, the backdrop of the hill and contours of the site will help to reduce the prominence of the new building which will be read against the hilly terrain rather than the skyline.

Additionally, the site may be sheltered by the surrounding hills. The sloping nature may help to minimise the severity of any gusts, but it must still be taken into consideration during the design process.



SEPA FLOOD MAP

**EXISTING BUILDING**



SITE APPRAISAL DIAGRAM

The existing building is currently used as a community centre, with external toilet facilities for visitors and users of the marina.

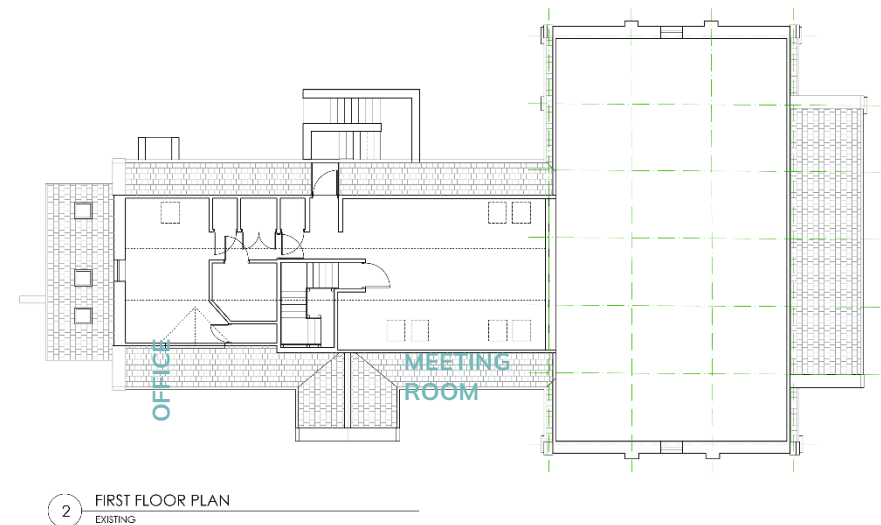
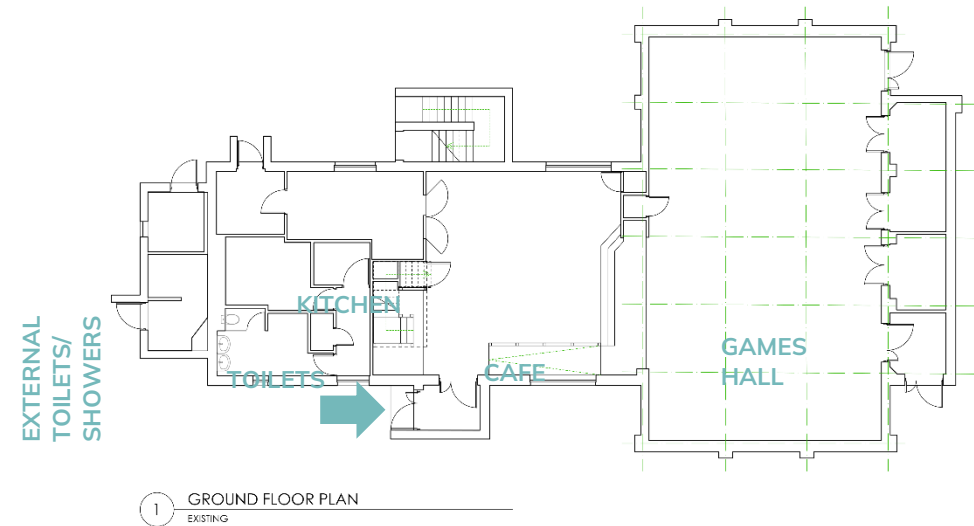
It was built in the mid-1990s, comprising two layers of 100mm dense concrete blocks externally coated with cement, featuring an 80mm cavity filled with insulation.

The games hall area is supported by a steel frame encased within the blockwork, while the roof consists of concrete tiles laid over ply sarking.

### FLOORPLANS:

The building is accessed, generally, via the main entrance (illustrated by the teal arrow on the Ground Floor Plan). This brings you into the café area, which serves as the main hub of the building. From this space, you can access the rest of the facilities in the community centre.

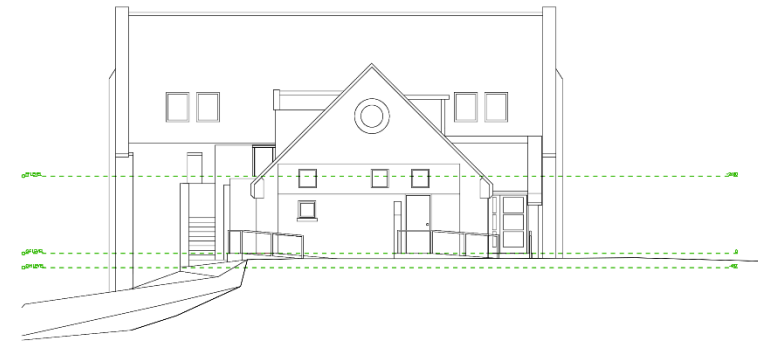
The ramp and steps on the right-hand side of the café show the level change from cafe space down to the large games hall. This will become a significant factor when considering the proposed developments.







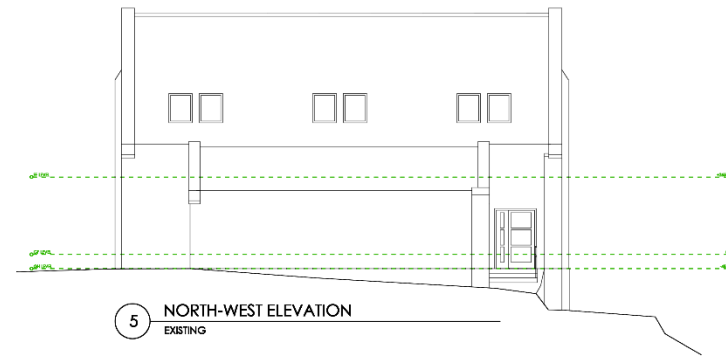
3 SOUTH-WEST ELEVATION  
EXISTING



4 SOUTH-EAST ELEVATION  
EXISTING



6 NORTH-EAST ELEVATION  
EXISTING



5 NORTH-WEST ELEVATION  
EXISTING

## ELEVATIONS:

The building is in a serviceable state, although issues are emerging. There were various roof tiles which were showing signs of damage, with slipping and cracking, leading to evidence of leaks and dampness inside. These have since been replaced during the early stages of the project. Externally, there are indications of cracking and movement beneath the copes, and the white roughcast is heavily stained with mould and lichen growth.

The external toilets/showers were recently renovated to a useable state. The work was carried out to maintain the facilities for marina users and visitors to Scalpay, while the new Heritage Centre development progresses.

The building's services and heating elements require replacement and modernization, with the finishes appearing worn. The Main Hall floor remains in excellent condition. However, it's worth noting that the current oil boiler can only heat either the Main Hall or the rest of the building, not both simultaneously. The village septic/sewer system is located nearby, and all external services are deemed sufficient for the existing building and a modest extension.

## SITE PICTURES

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**VIEW 1:** Showing the Community Centre from the northwest.



**VIEW 2:** Showing the Community Centre from the southwest.



**VIEW 3:** showing the Community Centre from the east.



**VIEW 4:** shows the Community Centre from the southeast.



**VIEW 5:** showing the main entrance of the Community Centre to the east of the building.



**VIEW 6:** showing the rear entrance of the Community Centre to the west of the building.

# SITE AREA APPRAISAL



The site lies within a rural area, where the surrounding buildings are, generally, former 1 ½ storey croft houses with pitched roofs with grey slate/tile and a white roughcast external wall finish. Various outhouses, barns and other agricultural buildings can also be found in this area, often accompanying the houses.

The closest building, geographically, would be the fire station, which takes the form of a garage for a small fire appliance. This is not occupied full time as the SFRS operatives are generally on call. The next would be the art studio at the main road access to the pier. This is used by the owner, infrequently, for crafts and artwork.

Window forms of these buildings vary, with smaller vertically orientated windows being used on older buildings. While the commercial premises have larger/wider glazed openings.

Boundary treatment varies, with most properties utilising a range of commonly used rural approaches, such as post and wire fencing, timber fencing, hedging, and stone or concrete block with roughcast walling.

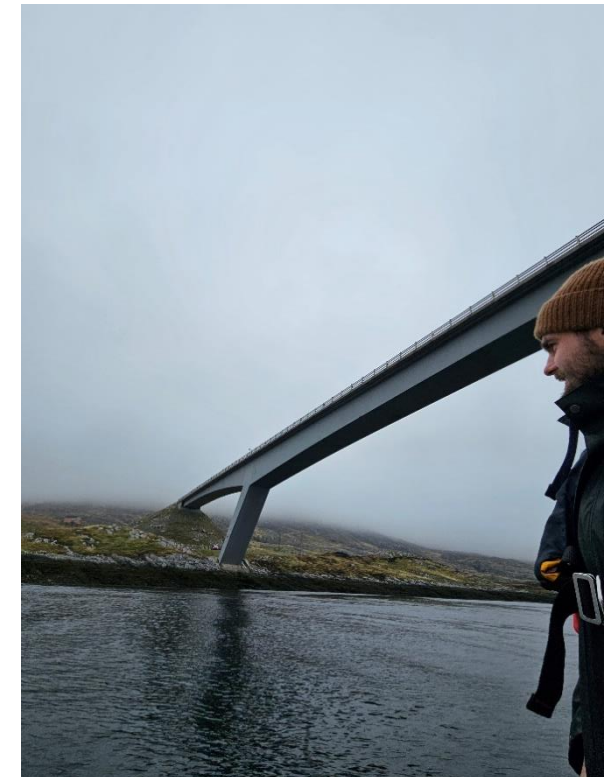
## NATIONAL SCENIC AREA:

The site lies in a national scenic area. This means that great care will need to be taken to ensure that the proposed developments do not cause any negative affects to the local environment. There are many aspects of the Isle of Scalpay that give it a unique character. One of the most prominent landmarks is the Scalpay Bridge which is the only access to the island via road.

The visual sensitivity of the area will need to be considered when progressing the design. The proposal's visual impact will need to be assessed to ensure that it is appropriately scaled and massed to complement the surrounding structures and landscape. It must also be ensured that the style and materials for the new building work in harmony with the local vernacular.



NATIONAL SCENIC AREA MAP EXTRACT – OUTER HEBRIDES



SCALPAY BRIDGE

### EXISTING SEA WALL:

Upon an initial inspection, the existing sea wall (highlighted in red, below) would appear to be in need of repair. There may be a requirement to strengthen and/or improve the sea wall to accommodate the ground works for extending the community centre.

A thorough inspection by a structural/civil engineer will be required and a detailed design and specification will need to be produced. This will also need approval from Building Standards, prior to construction.



**EXISTING PARKING EMBANKMENT:**

The existing embankment (highlighted in red below) was formed during the construction of the existing community centre. The images to the right of the page show their construction.

From an initial inspection, the embankment would appear to be in good condition. A thorough inspection prior to the commencement of works would be beneficial.

Boulders along the top of the embankment are used to mark the parking area/layby as existing. It may be preferable to retain these and use them in the proposal.





# DESIGN PRINCIPLES & SOLUTION

## SITING:

The building is located on Scalpay towards the northeast close to a working harbour. The ground is relatively flat albeit in a prominent location. Although it is anticipated that these works would not change the current skyline too much.

## ACCESS:

There is only one access to the site that will remain as existing. The retained entrance will slope down to the existing turning circle, which will be extended to allow for better vehicular access to the building and harbour.

## SERVICES/UTILITIES:

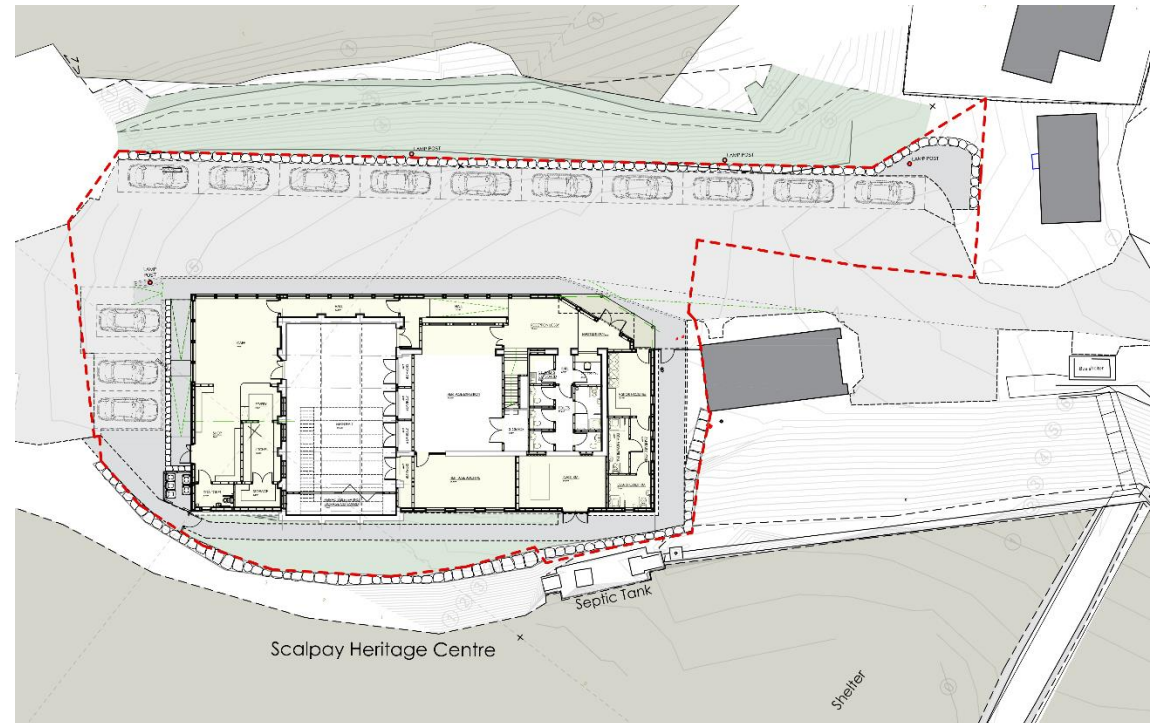
Electricity and water supply – main connection

Wastewater drainage – Intention is to tie into the existing.

Solar PV and Solar thermal panels to be installed on southwest elevation on the new extension.

Heating system – Air Source Heat Pump with underfloor heating with radiators to the first floor.

Back up oil boiler.

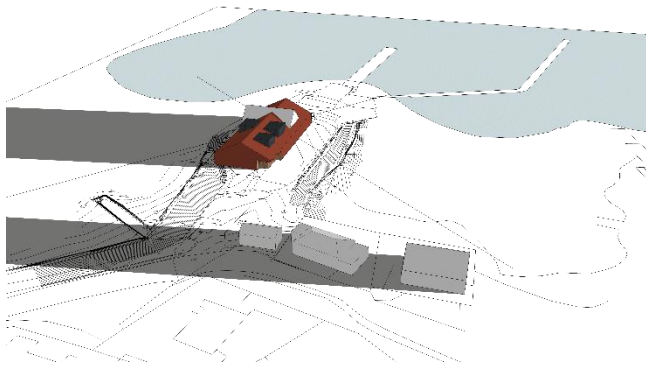


PROPOSED SITE PLAN

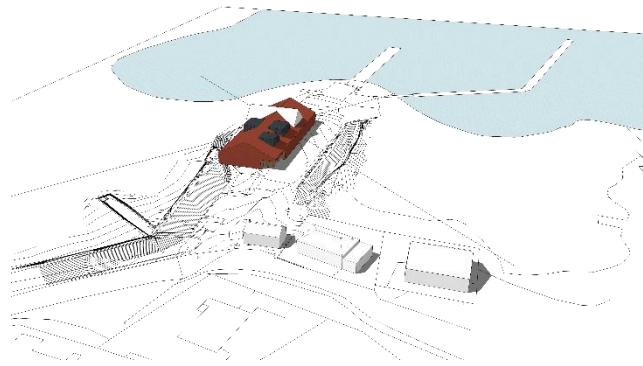
**SHADOW STUDY:**

This shadow study illustrates the impact of shadows cast from the proposed building during the day. This was carried out to determine whether the proposed developments would negatively affect any of the surrounding buildings. The days chosen for the study were the summer and winter solstices as the shadows cast on these days will be the shortest and the longest.

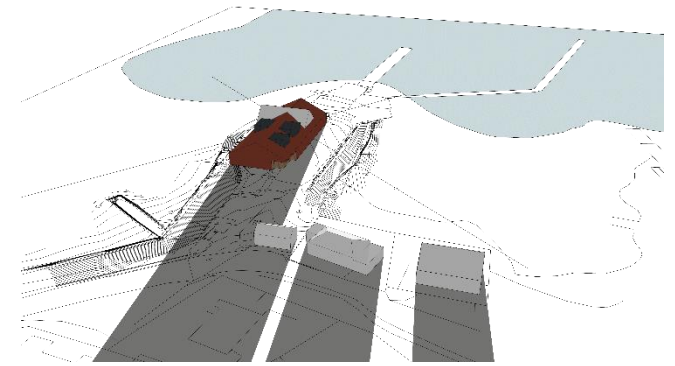
It is worth noting that these images do not take into consideration the ground levels/elevations.



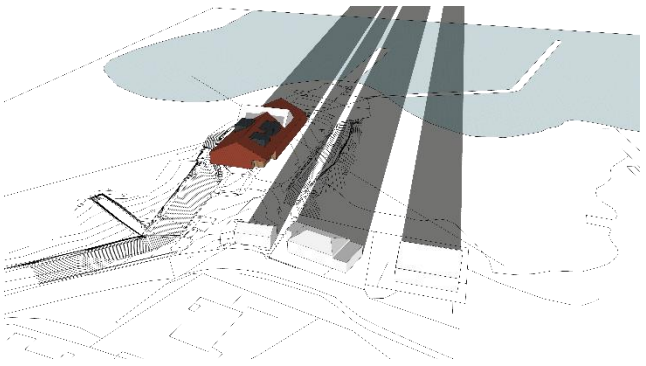
SUMMER SOLSTICE - SUNRISE



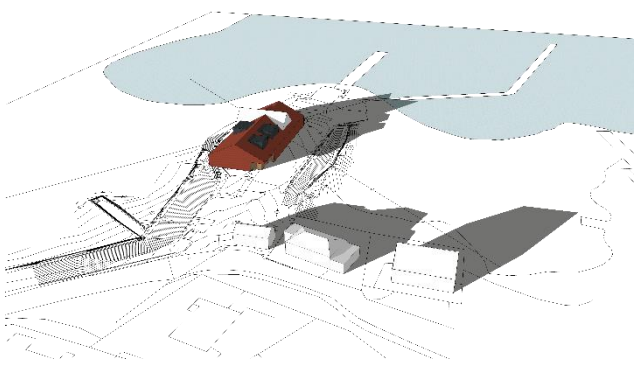
SUMMER SOLSTICE – SOLAR NOON



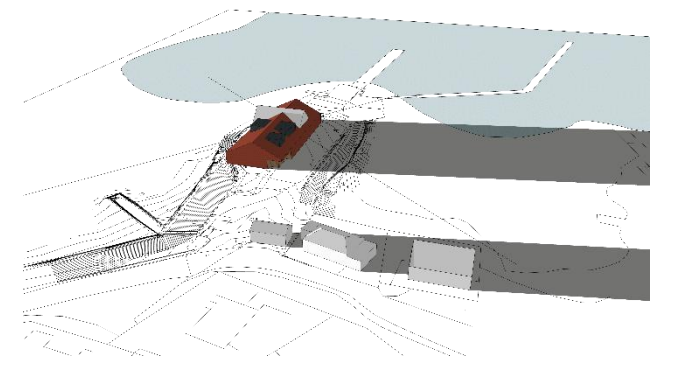
SUMMER SOLSTICE – SUNSET



WINTER SOLSTICE - SUNRISE



WINTER SOLSTICE – SOLAR NOON



WINTER SOLSTICE – SUNSET

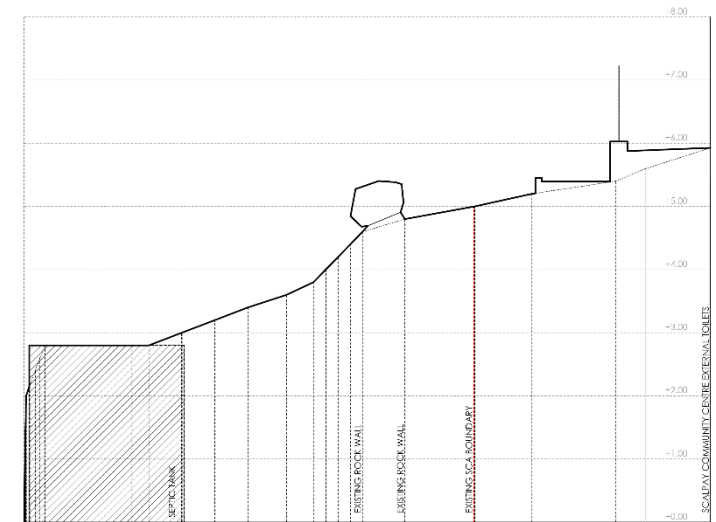
### PROPOSED SEA WALL AND RETAINING WALL:

The site section shows a steep slope down to the sea wall and septic tank from the existing community centre external toilet wall.

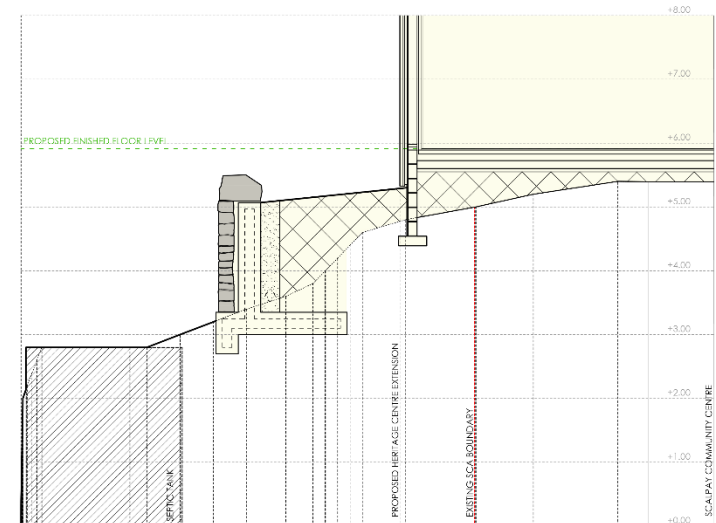
The proposed groundworks for the development may require a reinforced concrete cantilevered retaining wall to support a portion of the extension to the community centre. The wall will be faced with a non-structural stone outer leaf to tie in with the existing rock wall.

A Structural/Civil Engineer will be required to design and specify all structural elements of the wall.

The existing sea wall will be inspected prior to any commencement of work and repaired. Reinforcement may be required to ensure that it is able support the new groundworks.



EXISTING SEA WALL AND EMBANKMENT



PROPOSED SEA WALL AND RETAINING WALL

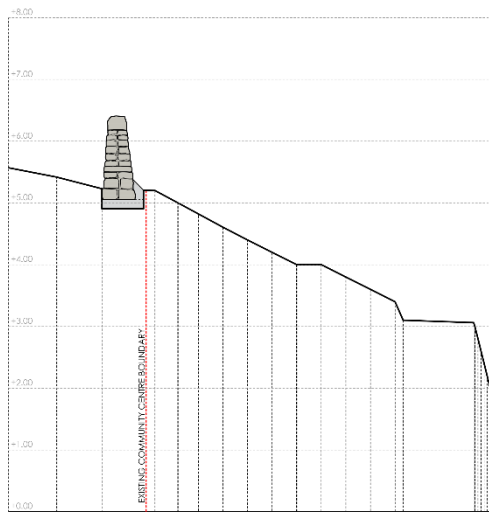
### PROPOSED PARKING EMBANKMENT:

The existing car park, identified by the stone boulders along the embankment opposite the visitor centre, will remain in this location. Groundworks will be undertaken to improve the tarmac area and bring the road up to a modern standard.

The parking bay will have a dry-stone wall to act as a barrier between the road and the shore. This wall will be moved as close as possible to the boundary line without compromising the embankment.

The stone used for the wall would be Lewisian Gneiss. Being the predominant rock type of the Hebrides, it should be in ample supply.

The existing line of boulders can also be used, if preferred by the client.



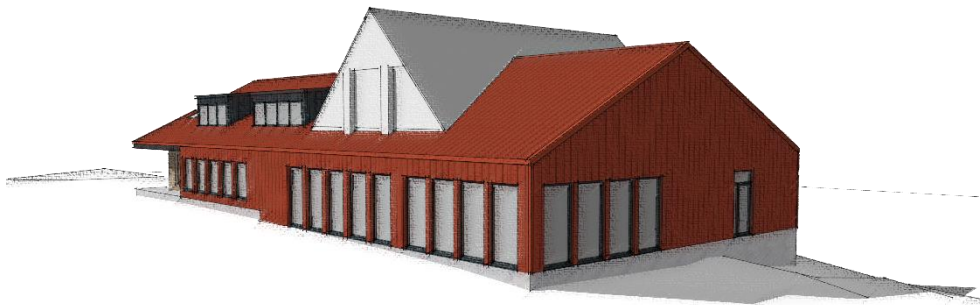
## INSPIRATION:

The rural Isle of Scalpay has had a long history with fishing and crofting. Our primary inspiration for the design was based on the old Fisherman's Co-op building which stood on the pier next to the community centre.

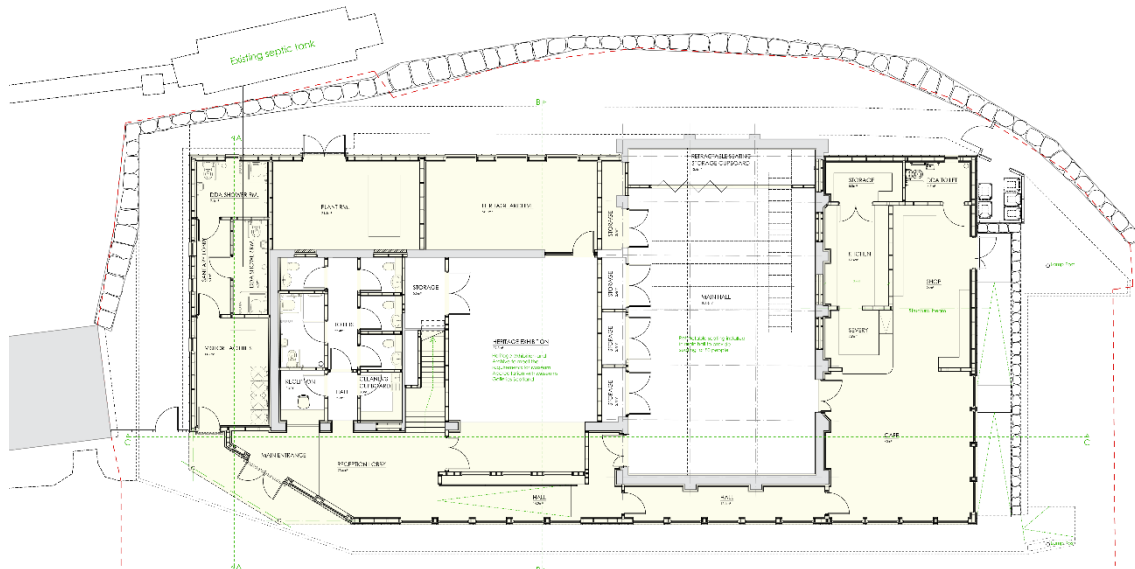
The pictures to the right show the old Fisherman's Co-op which was present in 1990 during the construction of the existing community hall. This relatively small shed was the main supply centre for local & visiting boats seeking provisions and chandlery.

Managed and run by the Scalpay Fishermens Association, this building helped ensure that the pier was the main social hub for the community.

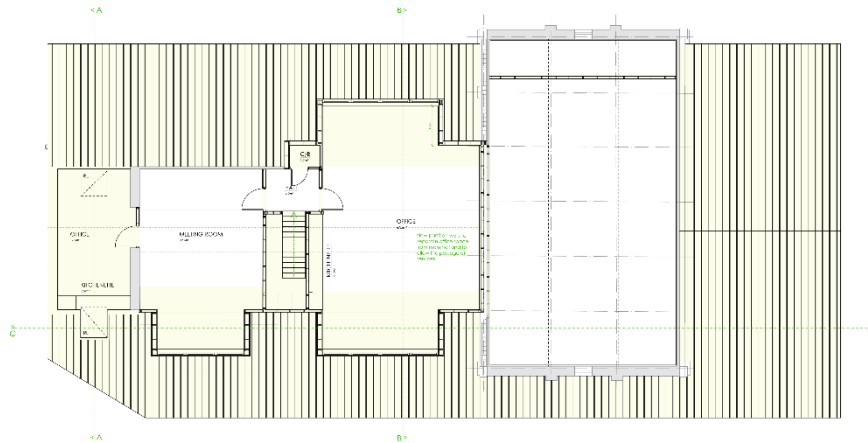
It is for this reason that we have tailored our development to reflect this building and create a tie to its local heritage.



## PROPOSED CONCEPT MODEL



1 GROUND FLOOR  
Proposed



2 FIRST FLOOR  
Proposed

## FORM AND LAYOUT:

The total floor area of the Community and Heritage centre will be 765m<sup>2</sup>. The proposal includes new main entrance with draught lobby and improved visibility from the road. Entrance lobby with reception and seating with external access to the new laundry and shower provisions for use by the marina and visitors alike.

A new Heritage Centre with 6 screens and scale relief map of Scalpay complete with Archive room, shelving, and comfortable seating. A new Café, servery, and kitchen with direct access to the new community shop, stocking only the essential items to ensure the business of the stores in Tarbert are not affected by the new venture. These three areas will be connected with a new circulating space.

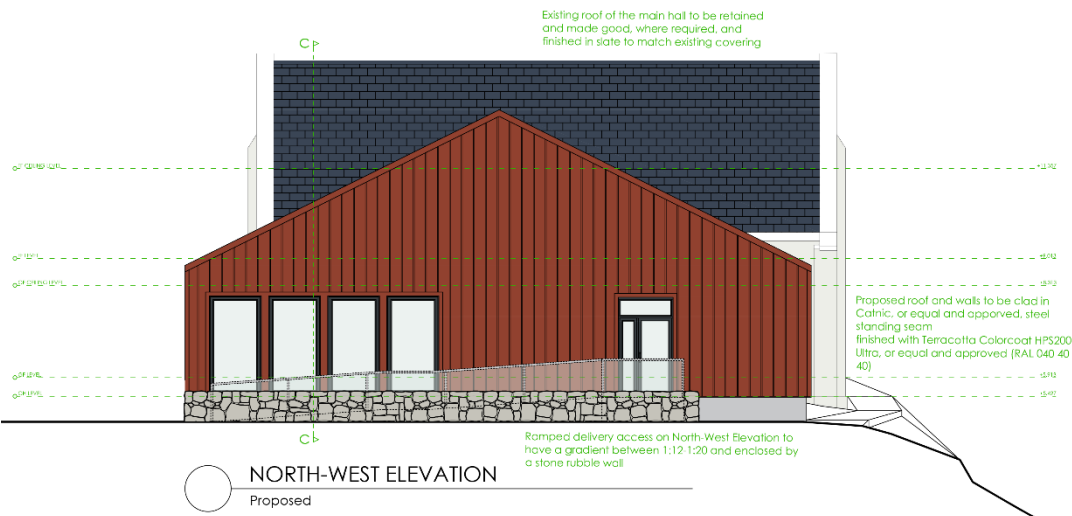
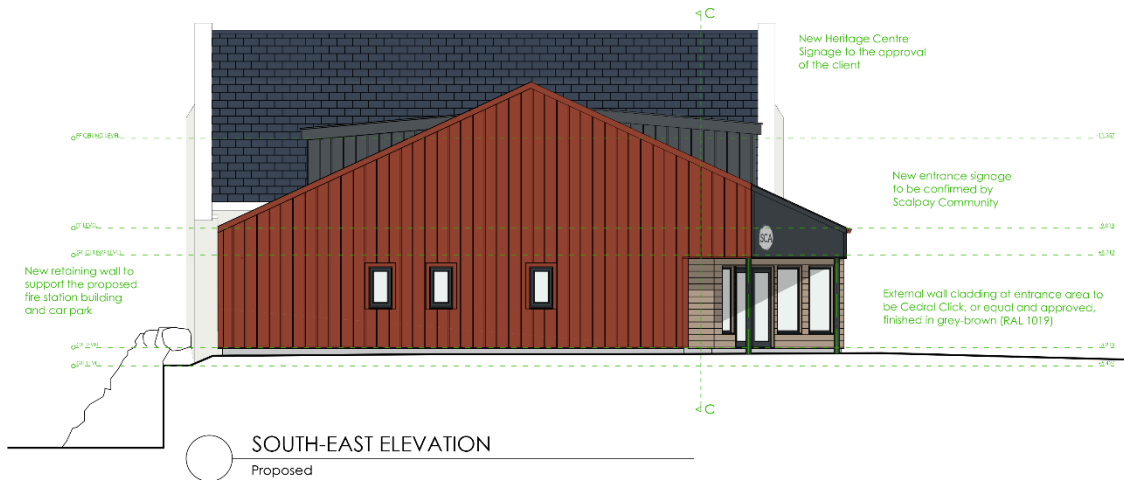
There will be a new WC arrangement incorporating accessible WC and shower provisions. There will also be a screened bin area and access ramp to the rear.



The building will comprise of four extensions enveloping the original structure. To the left of the original building the main entrance will comprise of visitor facilities (including the laundry with DDA shower room) and the main entrance to the Community and Heritage Centre.

From the main entrance, the building breaks off into the reconfigured WC provisions with the heritage centre in the former café area from here access to the Heritage Archive and internal plant room is provided. Back to the main entrance a linking corridor will lead to the main hall and then onto the newly formed café, kitchen and shop which provides access to the external terrace and bin store.

The linear nature of the building to the east is broken up with a small alcove within the rectangular footprint of the building on the East elevation. The alcove is used as the main entrance for pedestrians entering the centre. The chamfered overhang created by the proposed roof provides shelter to the building users.



The proposed demolitions and alterations have been design respond to the needs of the local community and the views provided by the Scalpay North Harbour, while ensuring minimal disruption to the harbour.

Key points identified in the site appraisal were:

- Accessible entrances and internal circulation spaces
- Internal access to the sports hall, café and community shop with level access
- Energy efficient heating and hot water
- Improving the thermal efficiency of the building

To meet these requirements, it is proposed that the development will take utilise the current sports hall and improve the general accommodation and usability of the space. This will ensure that the building is easily accessible and more usable in the future.





**VISUAL 1:** Shows an illustrative of the Proposed Heritage Centre from the northeast. (final proposal may differ slightly)



**VISUAL 2:** Shows an illustrative of the Proposed Heritage Centre from the southeast. (final proposal may differ slightly)



**VISUAL 3:** Shows an illustrative of the Proposed Heritage Centre from the west. (final proposal may differ slightly)



**VISUAL 4:** Shows an illustrative of the Proposed Heritage Centre from the North, from the sea. (final proposal may differ slightly)

## SUMMARY

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In conclusion, we believe that the proposed development will fit neatly into the local area and have no negative impact on the National Scenic Area. The application site is in a very exposed and visible area, on the pier with views from all directions. This area will serve as the main social hub for Scalpay and as such, keeping the building as one of the main focal points in the area would help to draw in the community and visitors alike.

The design solution takes careful consideration of the area's heritage and existing rural styles. In homage to the Island's rich agricultural and fishing heritage, the previous Fishermans Co-op building was used as inspiration. The design, like many of the surrounding buildings, takes a practical approach where detailing and material finishes will be of a high quality, to suite the Outer Hebrides Development Plan.

Our sustainability strategy would see that the thermal performance of the existing building, using vapour permeable and insulating wall renders. The proposed developments will include high performance windows and doors that are suited to the harsh coastal climate. The proposal will see improved air quality and thermal comfort with suitable heating and ventilation systems. Solar PV panels will be installed on the proposed roof of the Heritage Centre.