



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

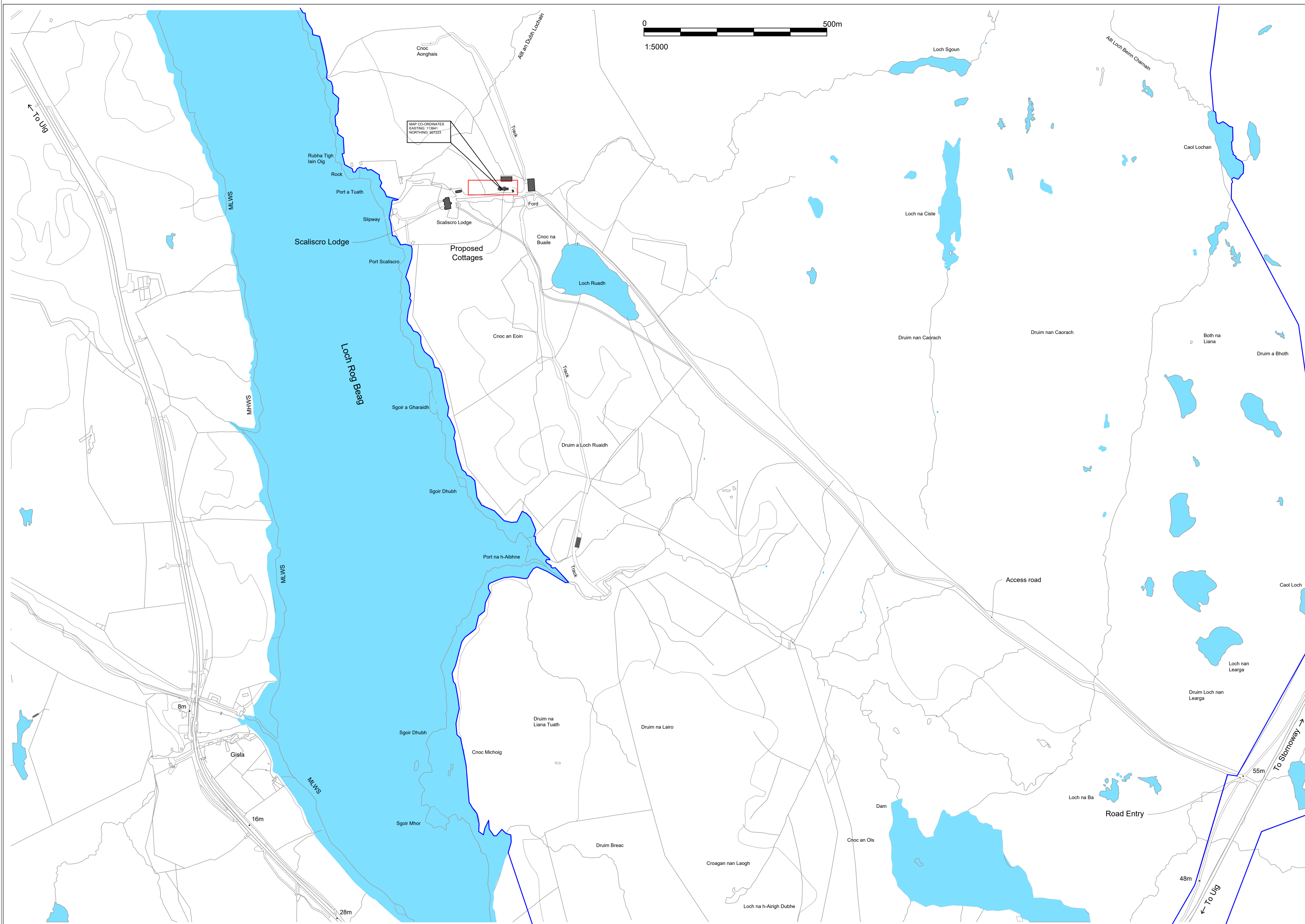
Reference Number	24/00225/PPD
Date registered as valid	20/06/2024
Description of Development	Erect semi-detached unit of 2no. houses, air source heat pumps, and ancillary development.
Address or description of location to which the development relates	Cottages, Scaliscro, Uig, Isle of Lewis
Co-ordinates	N 927 223, E 113 641
Applicant Name	Scaliscro Estates Limited
Applicant Address	Fowler Fortescue, The Old Dairy, Fonthill Bishop, Nr Salisbury, SP3 5SH
Agent name (if applicable)	Porteous Architecture Per Mrs Fiona Porteous
Agent Address (if applicable)	Stornoway Business Hub, 9 Bank Street, Stornoway, Isle of Lewis, HS1 2XG

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



1 LOCATION PLAN 1:5000

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NOTE:
Do not scale drawing work to written dimensions only.
Check dimensions on site. Clarify any discrepancies and ambiguities with Architect prior to commencement of works.
Drawings to be read in conjunction with all relevant specifications and schedules.
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LEWIS STUDIO
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ISLE OF LEWIS, HS1 2XG
tel: 01851860758

rev.	date	notes

**PROPOSED NEW COTTAGES
SCALISCRO LODGE
UIG, ISLE OF LEWIS
for
SCALISCRO ESTATES LTD.**


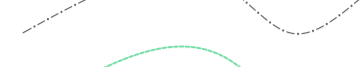

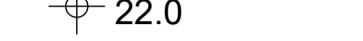
**LOCATION PLAN
PLANNING**

project:	21-12C
date:	07.06.24
size:	A1
scale:	1:5000 @ A1
drawing:	P-01
revision:	

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Fiona Porteous e: fwaporteous@aol.com m: 07766 727039

www.porteousarchitecture.co.uk

CONTOUR LEGEND:

- Existing contours 
- Existing contours (altered) 
- Proposed contours 
- Proposed levels  22.0

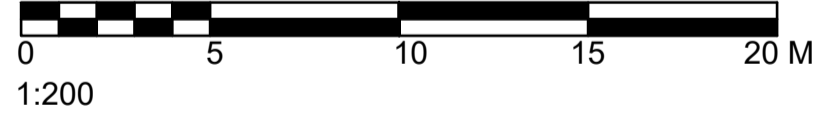
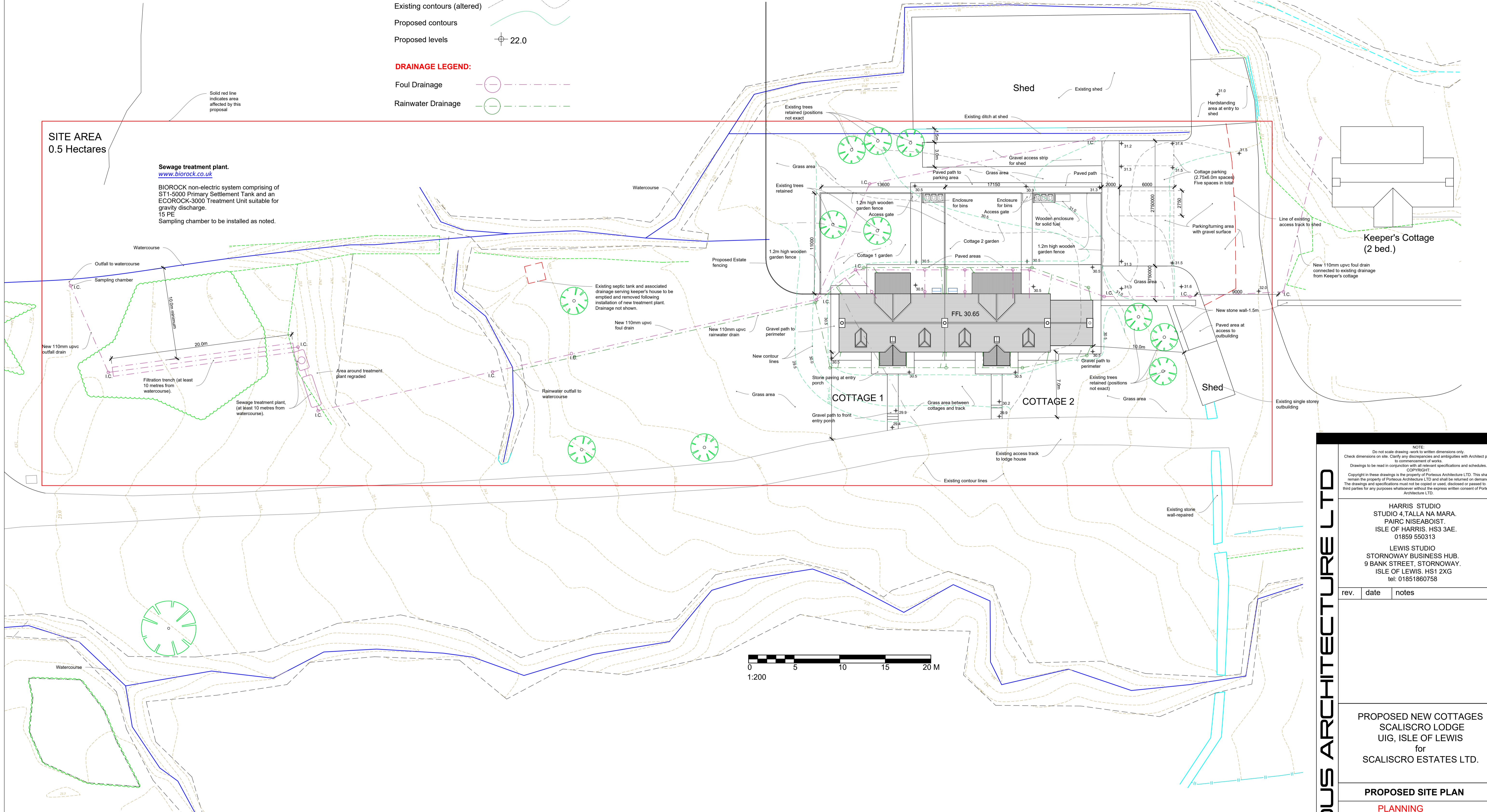
DRAINAGE LEGEND:

- Foul Drainage 
- Rainwater Drainage 

SITE AREA
0.5 Hectares

Sewage treatment plant.
www.biorock.co.uk

BIOROCK non-electric system comprising of ST1-5000 Primary Settlement Tank and an ECOROCK-3000 Treatment Unit suitable for gravity discharge.
15 PE
Sampling chamber to be installed as noted.



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rev.	date	notes

PROPOSED NEW COTTAGES
SCALISCRO LODGE
UIG, ISLE OF LEWIS
for
SCALISCRO ESTATES LTD.

PROPOSED SITE PLAN
PLANNING

project:	21-12C
date:	07.06.24
size:	A1
scale:	1:200 @ A1
drawing:	P-02
revision:	

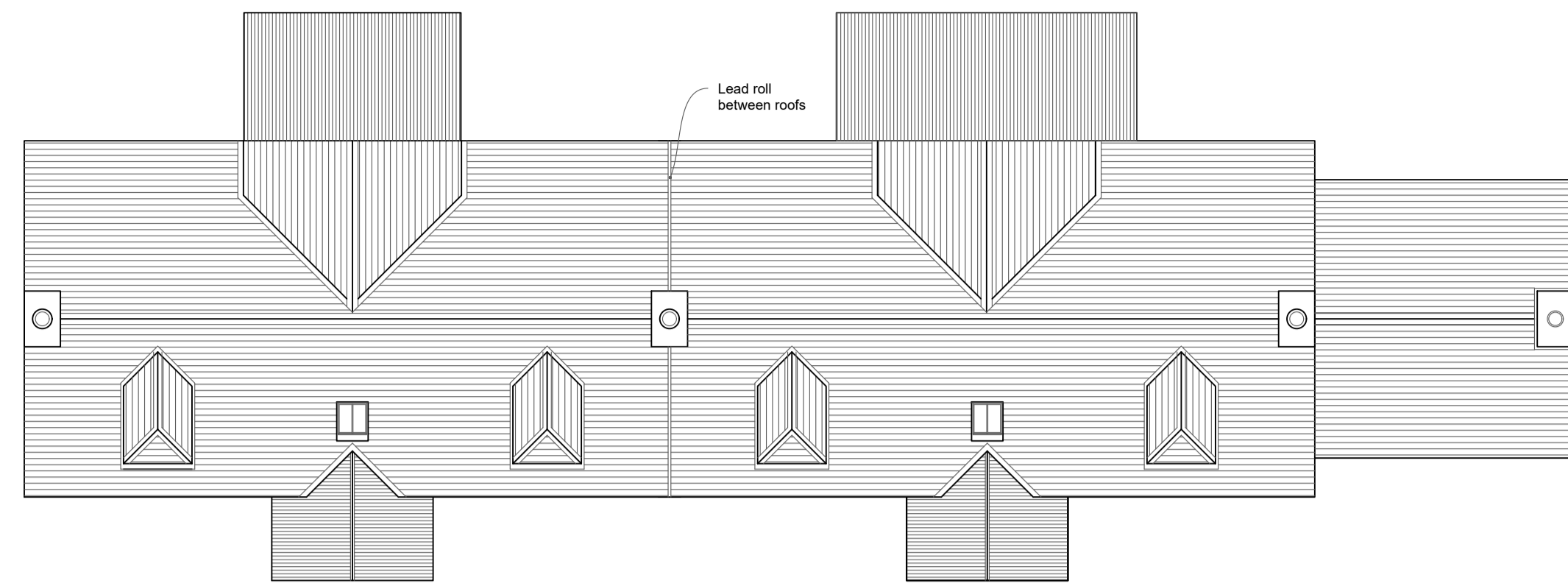
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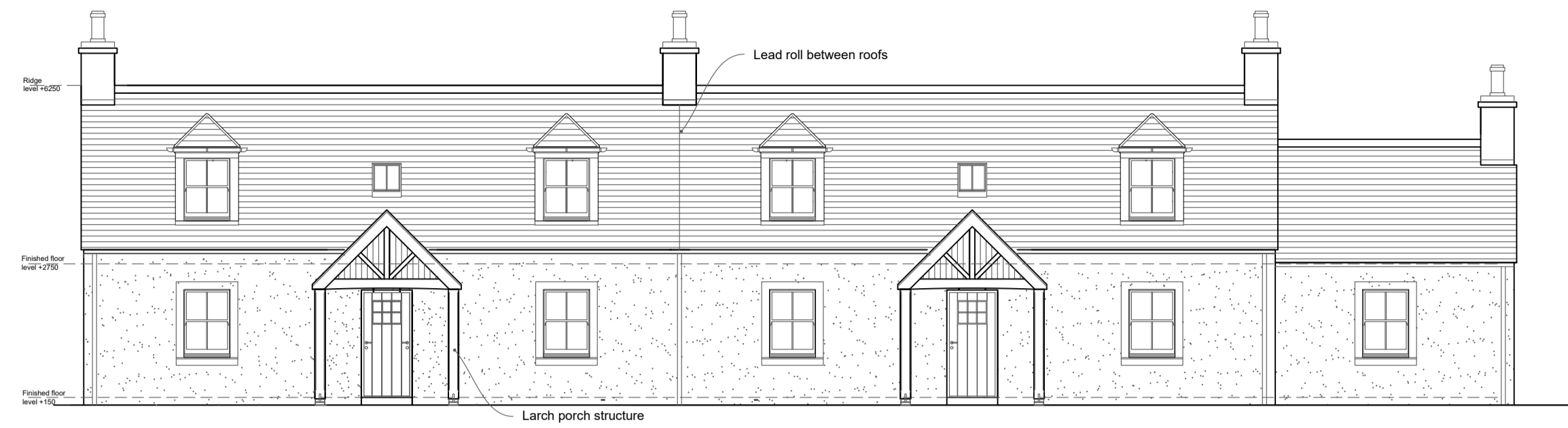


NOTE: Cottages oriented north/south

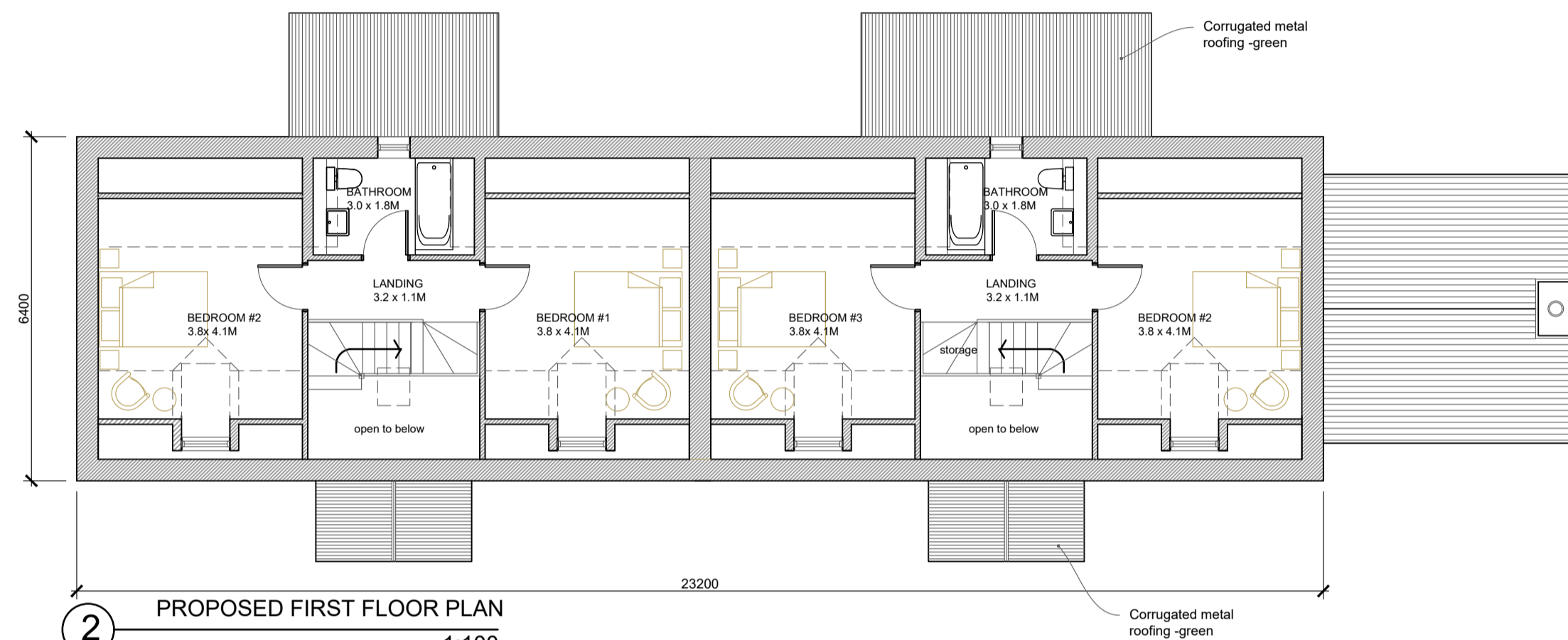
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1 PROPOSED ROOF PLAN
1:100



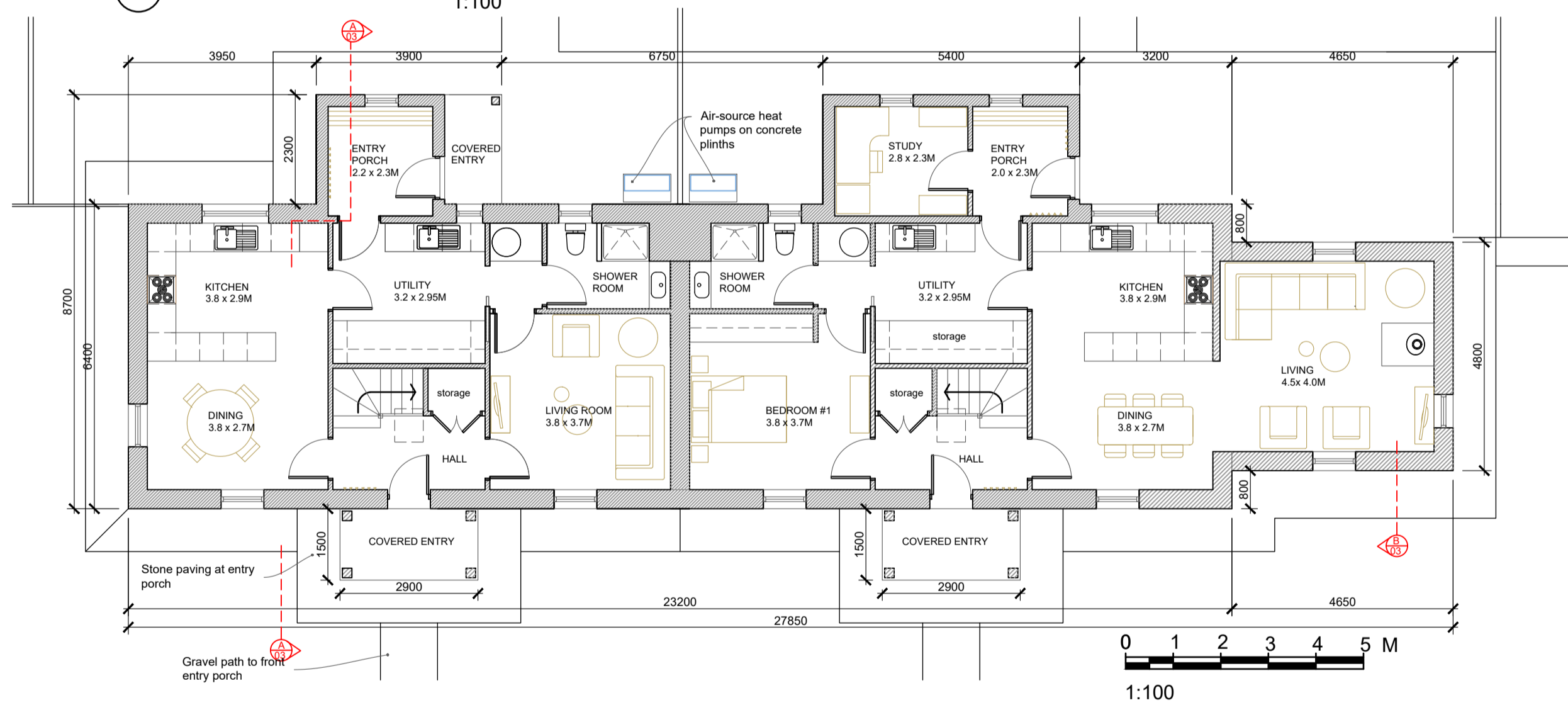
4 PROPOSED SOUTH ELEVATION
1:100



2 PROPOSED FIRST FLOOR PLAN
1:100



5 PROPOSED NORTH ELEVATION
1:100



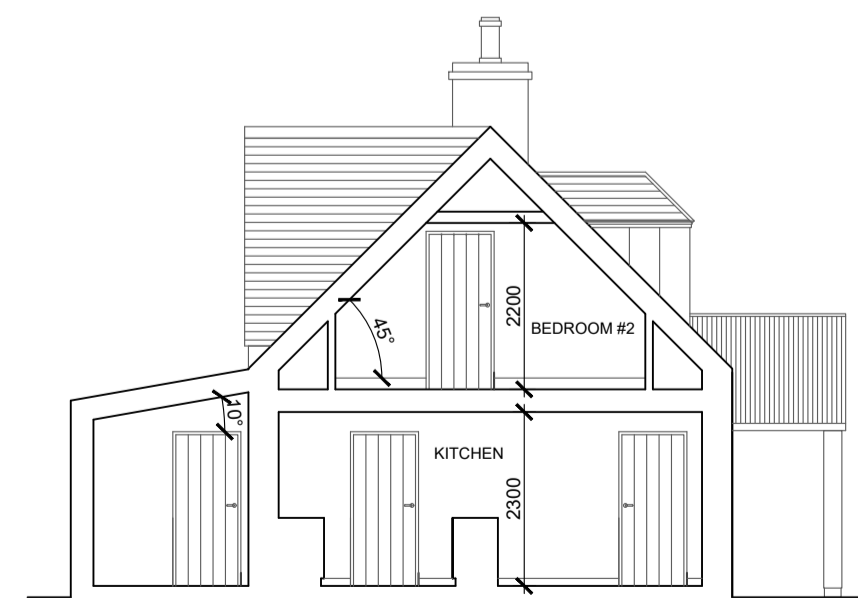
3 PROPOSED GROUND FLOOR PLAN
1:100



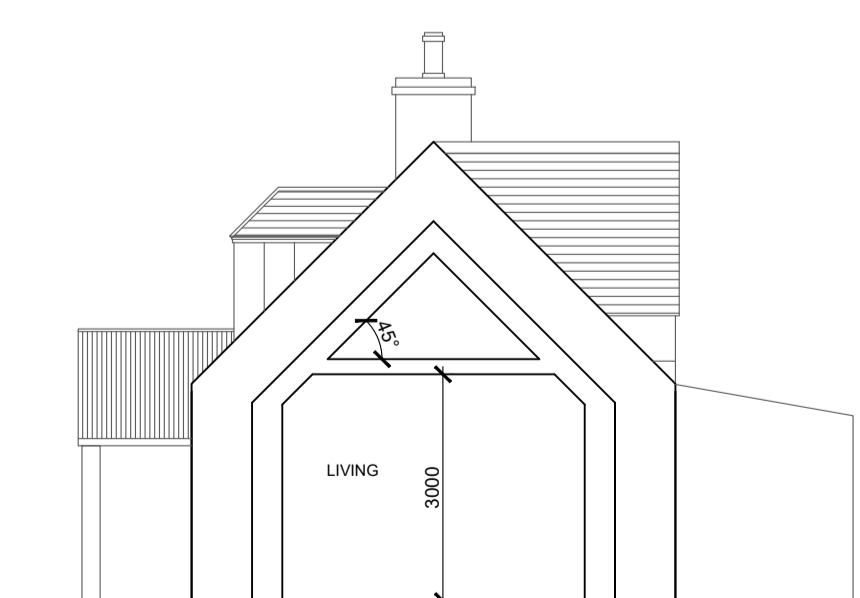
6 PROPOSED NORTH ELEVATION
1:100



7 PROPOSED NORTH ELEVATION
1:100



8 SECTION A-A
1:100



9 SECTION B-B
1:100

Materials Legend

- Roof slate
- Harling/render:
- Corrugated aluminium metal walls and roofing.

MATERIALS:

External Walls

- Harling-'Weber' Light Beige-textured
- Rendered basecourse-Weber Light Beige-smooth.
- Coloured concrete window and door sills-sandstone colour.
- Smooth rendered window surrounds -sandstone colour.

Roofing

- Natural Slate blue-grey colour. Cupa-Heavy3.
- Lead Flashings grey.
- Coloured profiled aluminium to porch roof and lean-to cladding at north- dark green.

Windows/Doors

- Painted wood- light green.

Rainwater Goods

- Cast aluminium, dark grey colour.

Cappings

- Coloured concrete -sandstone colour.

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rev.	date	notes

PROPOSED NEW COTTAGES
SCALISCRO ESTATE
UIG, ISLE OF LEWIS
for
SCALISCRO ESTATES LTD.

COTTAGE ELEVATIONS & SECTION

PLANNING

project:	21-12C
date:	07/06/24
size:	A1
scale:	1:100 @ A1
drawing:	P-03
revision:	

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DESIGN STATEMENT

New Semi-detached Cottages for Scaliscro Estate



The above image shows the site within the context of the existing nearby estate buildings.

Proposal

The proposal is to build two new semi-detached cottages, on the site of former estate cottages which were demolished some time ago.

Location

The proposed new cottages are located on Scaliscro Estate which borders the east side of Little Loch Roag. The site is accessed via the B8011 road to Uig, with a two-mile-long single-track private driveway leading from the public road past the site and then on to the new lodge building which is currently under construction. Other nearby estate buildings include a recently built Keeper's Cottage, a former metal clad hatchery shed, a small single storey rendered outbuilding and a large wooden barn, all for estate use.

SITE

The site boundary itself is undefined within the estate. An area of 0.5 Hectares has been noted on the Site Plan drawing which indicates the area affected by this application. The site is currently an area of mixed grassland and hard standing. It is currently and temporarily being used as the location for site welfare by the contractor building the lodge building. The site was previously the location for a row of estate cottages used by estate workers at Scaliscro.

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There are several small trees on the proposed site and the intention is to retain these trees. This has been noted on the Site Plan drawing.

Design

The key aspect which informed the design of the proposed new cottages was a desire to create buildings which complemented the aesthetic and architectural intent of the new lodge building (currently under construction). This will create a critical mass of buildings of the same traditional architectural style.

The architectural intent of the design was to create cottages which were traditional in appearance. This was achieved by: careful consideration of the form and mass of the buildings, careful consideration of the palette of materials and compliance with current Comhairle nan Eilean Siar Planning Policies.

The form and massing of the new cottages has been designed to respond to their island context whilst fulfilling the Client's functional requirements. The core of the cottages has been designed with a steep pitched roof and they are 1-1/2 storey in height which is a common white house form in the islands. As with many existing island cottages this core has been added to with a pitched roof extension to one of the cottages and rear extensions and covered area at the front on both buildings. These lighter elements give a feeling of the cottages being extended and evolving over time. They also help to break down the mass of the building, keeping the cottages traditional in scale.

The rich palette of traditional materials re-enforces the feeling of a traditional building. It includes traditional harled walls, painted wooden windows, conservation rooflights and the use of natural slate on the main roof. The traditionally proportioned Victorian fenestration giving the cottages a well-crafted quality.

The new cottages are on the site of a row of former cottages of similar size and proportion. These buildings were demolished some years ago. Our intention is to replace the former cottages with similar type buildings. As the proposed new cottages have been designed to fit sympathetically within the surrounding landscape, we consider that the integrity of the National Scenic Area has been preserved.

In designing the new cottages, we have taken the Outer Hebrides Local Development Plan (2018) into account, and we consider the proposal to be in accordance with the policies as outlined in this document.