



# 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

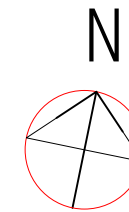
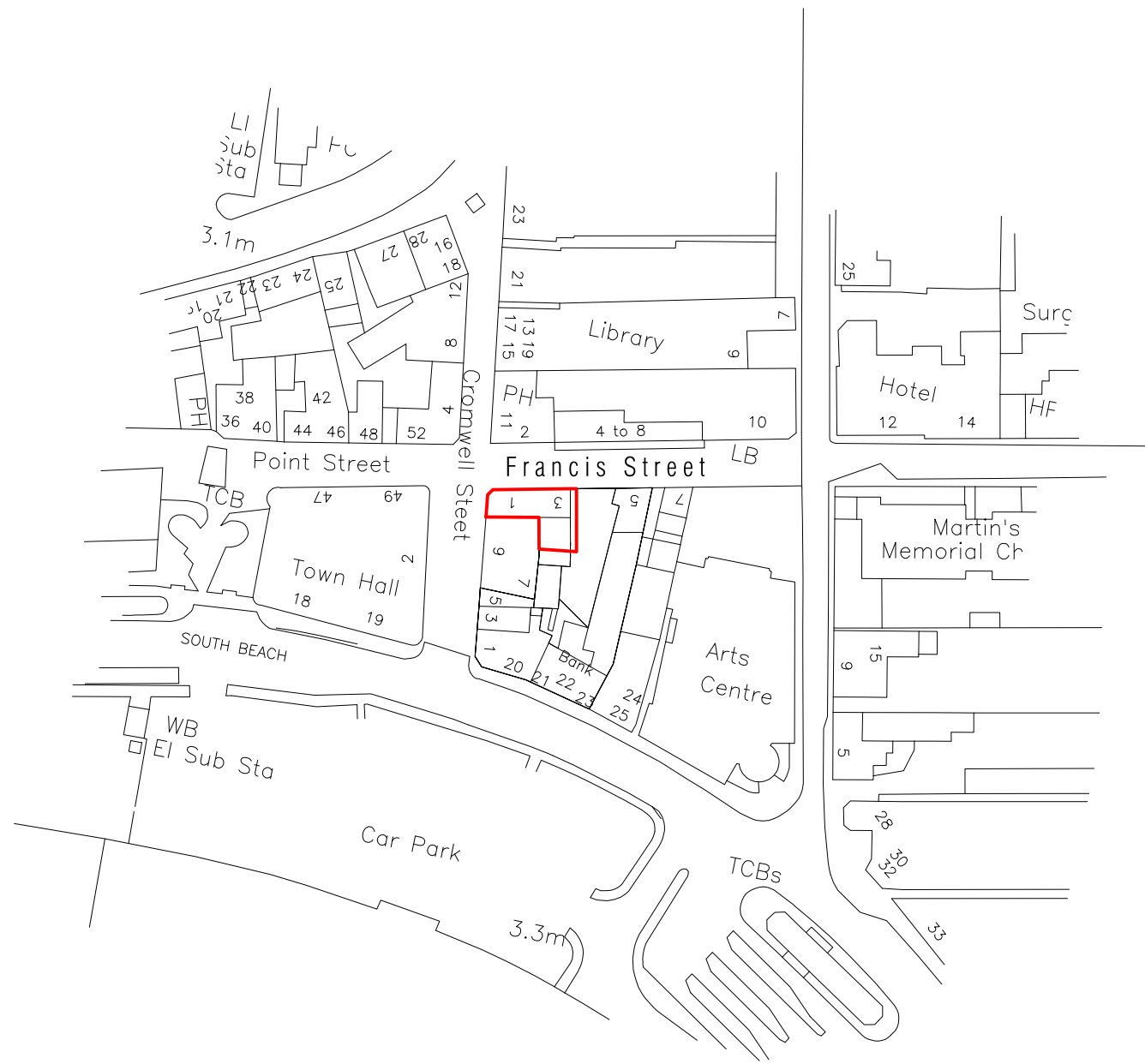
Reference Number	24/00258/PPD
Date registered as valid	16/07/2024
Description of Development	Change use of first floor of shop unit into a flat for independent use; external alterations including reinstatement of 1no. door opening on ground floor and 1no. upper floor window on north elevation.
Address or description of location to which the development relates	1-3 Francis Street, Stornoway, Isle of Lewis, HS1
Co-ordinates	N 932 797, E 142 348
Applicant Name	Mr Allan Macdonald
Applicant Address	4 Goathill Crescent, Stornoway, Isle of Lewis, HS1 2TA
Agent name (if applicable)	John N Macleod Architect
Agent Address (if applicable)	5 Bellshaugh Lane, Glasgow, G12 0PE

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

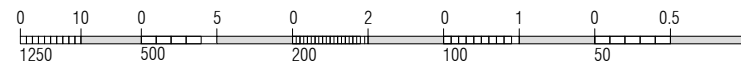
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

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)



NOTES DO NOT SCALE THIS DRAWING - WRITTEN DIMENSIONS ONLY TO BE FOLLOWED  
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS WHERE APPLICABLE  
 ANY DISCREPANCIES TO BE CLARIFIED PRIOR TO WORK START



LOCATION PLAN

1:1250

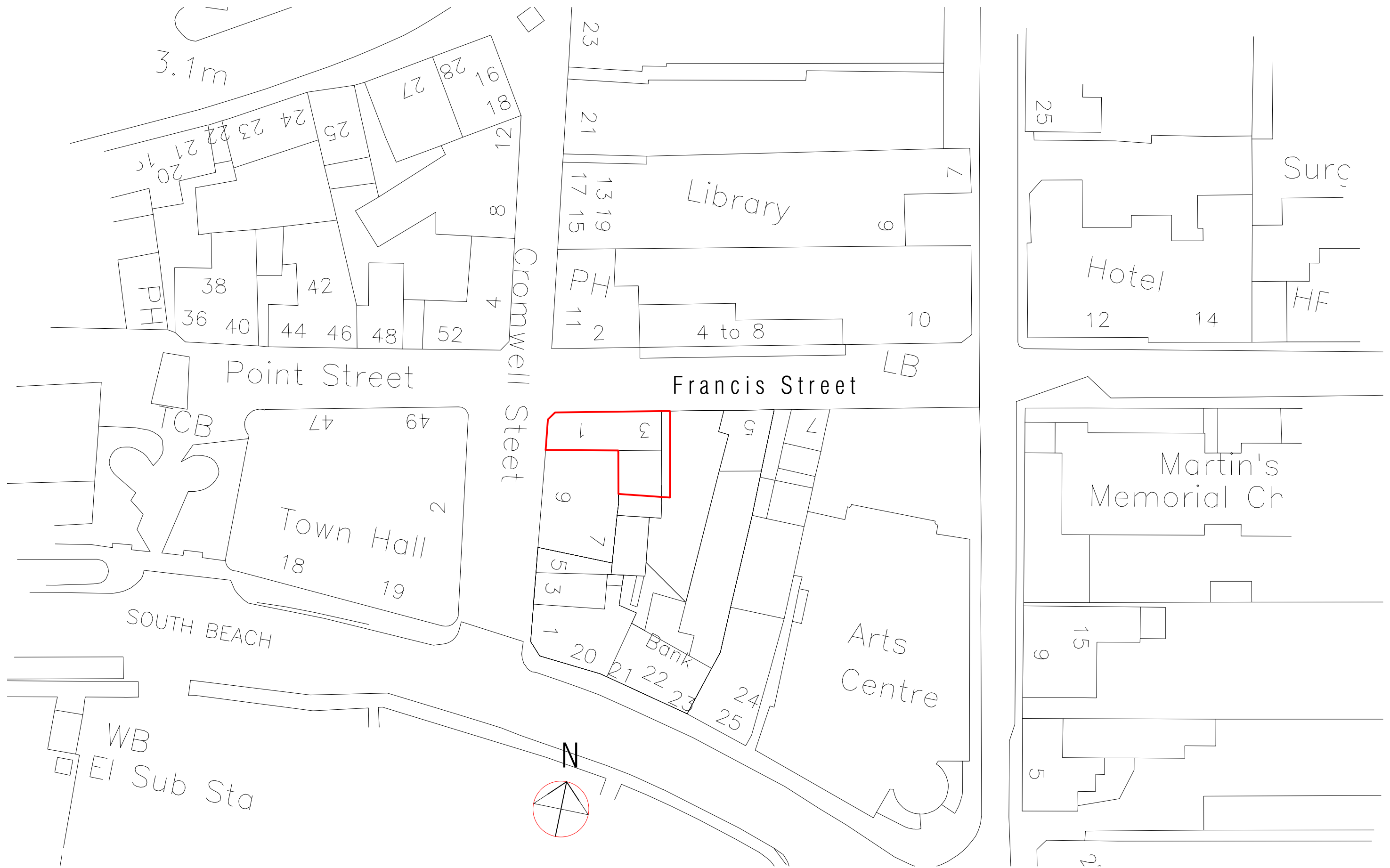
DRW 1(1)

MM 24 020 CLIENT ISSUE 2

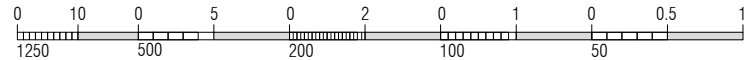
1-3 Francis Street, Stornoway

JUNE 2024

JOHN N MACLEOD RIBA ARIAS 5 BELLSHAUGH LANE GLASGOW G12 0PE TEL/FAX 01413347243 MOB 07855446030



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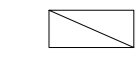
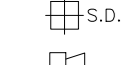

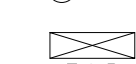
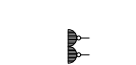

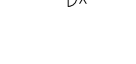


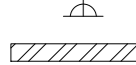
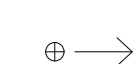


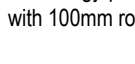
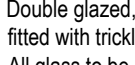
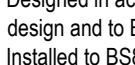


MM 24 020 CLIENT ISSUE 2	BLOCK PLAN	1:500	DRW 1(2)
1-3 Francis Street, Stornoway		JUNE 2024	

JOHN N MACLEOD RIBA ARIAS 5 BELLSHAUGH LANE GLASGOW G12 0PE TEL/FAX 01413347243 MOB 07855446030

**ELECTRICAL POWER & LIGHTING LEGEND**

All electrical works to fully comply with the current edition of the IEE regulations and BS7671:2018. All electrics to be installed and/or tested by an approved electrician. A select or NICEIC electrical installation certificate is required prior to acceptance of the completion certificate.

-  3HR SELF CONTAINED EXIT LUMINAIRE C/W PICTOGRAM (RUNNING MAN SYMBOL AND DIRECTION ARROW I.E. LEFT, RIGHT OR STRAIGHT ON AS APPROPRIATE)
-  S.D. SMOKE DETECTOR
-  SOUNDER
-  XENON BEACON
-  MANUAL CALL POINT
-  F.A.P. FIRE ALARM PANEL
-  Twin 13A switched socket outlet at 150mm above worktop level (min 350mm from corners)
-  Twin 13A switched socket outlet at low level (400mm above F.F.L. (min 350mm from corners)
-  13A fused spur outlet at high level for fans etc.
-  light switch - all to have dimmers 1100mm above FFL
-  MAINS VOLTAGE DOWNLIGHTER (RECESSED) Mains voltage 3W LOW ENERGY (white) fitted with existing baulthead
-  Pendant light low energy
-  Wall mounted light point (with PIR)
-  Radiator - electric (size determined by heating installer)
-  Replacement air fan Extract fan 8 air changes per hour to be provided
-  Electric distribution board and meter

**INTERNAL PARTITIONS**

12.5mm gyproc soundbloc plasterboard either side of 100 x 50mm timber framing with 100mm rockwool quilt insulation. Toilet wall to be lined with 18mm plywood

**DOORS / WINDOWS (U Value 1.4)**

Double glazed, argon filled, Pilkington K Glass fitted with trickle ventilators 12000mm sq. area. All glass to be in accordance with BS 6262: 2005. Designed in accordance with Technical Handbook Guidance 4.13.4 secure by design and to BS EN 1303 : 2005 Installed to BS213-4 : 2007

**DRAINAGE (Gradients not steeper than 1:40)**

**BUILDING CONTROL TO INSPECT.**  
ALL DRAINAGE AS SHOWN ON PLAN WILL BE NEW AND IN ACCORDANCE WITH THE FOLLOWING -  
Where noted AAV, 110mm stub stack to be formed, with a durgo valve installed at sink flood level height, connected to SVP as shown on plan.  
Branch pipes from AAV / SVP as noted below  
Kitchen sink to be connected to saniflo pump as noted on plan.

Fitting	Diameter of pipe and trap	Depth of trap seal	Maximum length of branch pipe
W.C.'s	100mm	50mm	6m
Sinks	50mm	75mm	3m
Showers	40mm	75mm	3m
W.H.B.'s	32mm	75mm	1.7m
Baths	40mm	75mm	3m

All drainage to be carried out to entire satisfaction of the Building Control Department.

Sink, whb to be fitted with anti scald valves. water efficient fittings to WC and WHB.  
WC - dual flush cistern, max flush of 4.5 litres  
Flow rate for WHB to be max 6 litres per minute.

**HEATING**

Instant hot water heater at all sinks/basins. Electric showers. Electric radiators with thermostatic control and programmer, designed to maintain a min 19 degC room temperature.

**VENTILATION**

Mechanical ventilation to meet the requirements of cibs guide B. Commissioning certificates to be issued to building standards on completion of works

**FIRE SAFETY**

All emergency lighting as shown on plan, protected circuit in accordance with CP 1007:1995, BS 5266:Part 1:1999 and BS 5266 : Part 7 : 1999 (BS EN 1838:1999)

All emergency running man signage in accordance with Safety Signs, inc fire safety signs BS 5499 - 4:2000.

Alarm and detection system to be L5 with Manual call points at all exits, in accordance with BS 5839: Part 1: 2017

Fire exit doors and all emergency escape routes, to have a min 2000mm headroom, min width to be 800mm clear of obstructions.

Exit doors to have panic bar escape locks in accordance with BS EN 1125: 1997.

**BUILDING CONTROL NOTES**

- No joists to be notched
- All elements of structure to be clad with 15mm fireline board to provide 1hr fire resistance.
- All internal doors to have a min 800mm clear opening width

**BUILDING CONTROL NOTES**

ALL WORKS TO BUILDING (SCOTLAND) ACT 2003 AND BUILDING (SCOTLAND) REGULATIONS 2004

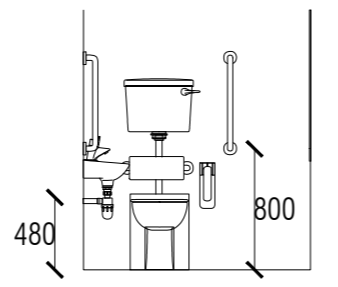
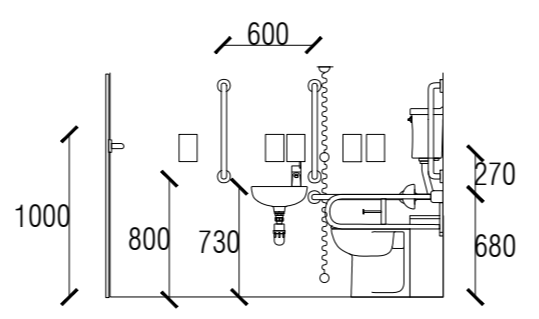
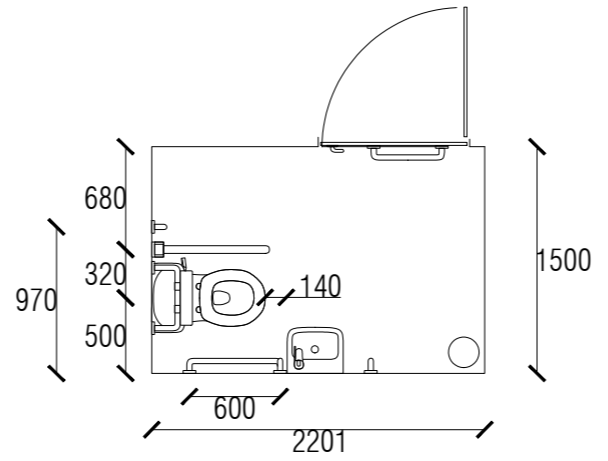
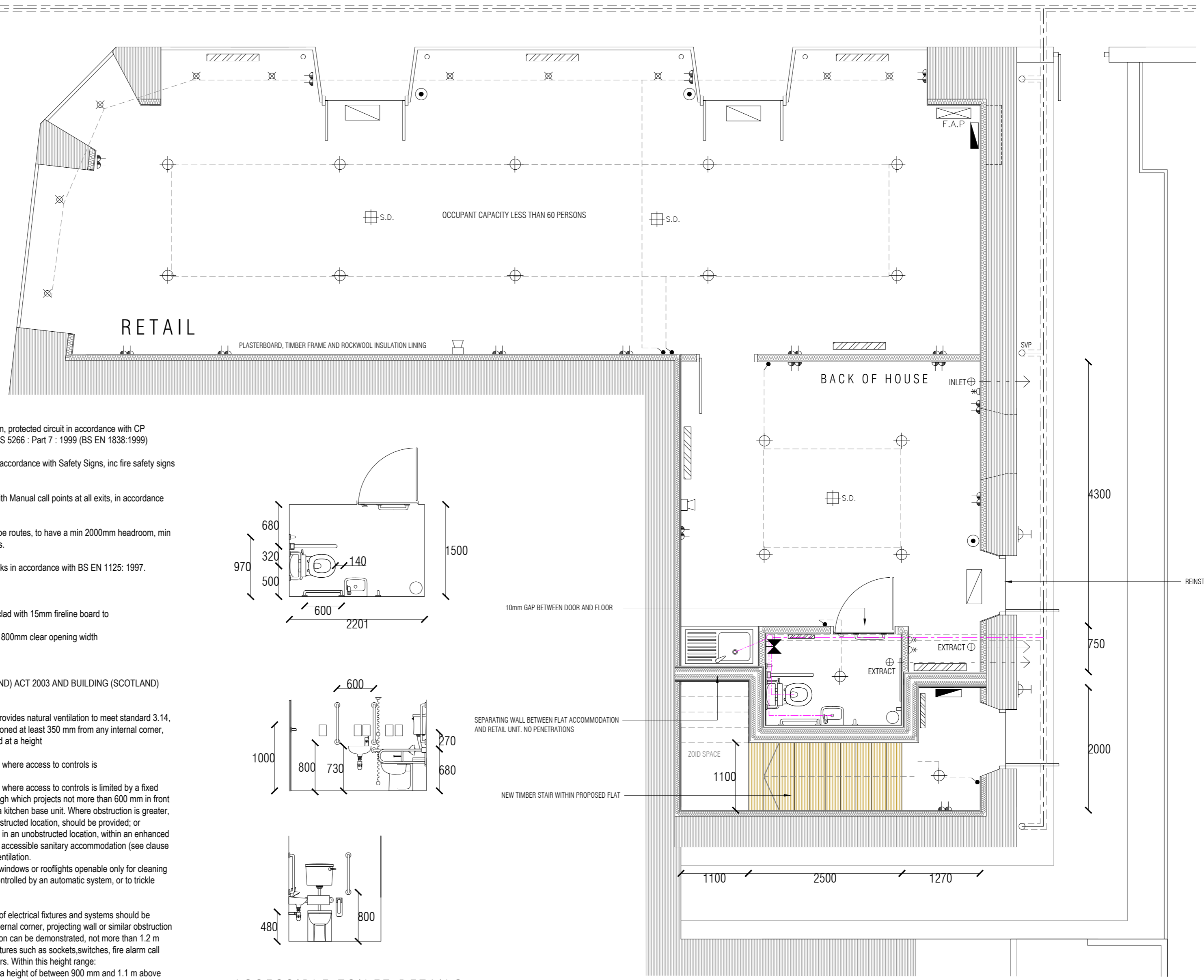
An openable window or rooflight, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and at a height of:

- not more than 1.7 m above floor level, where access to controls is unobstructed; or
- not more than 1.5 m above floor level, where access to controls is limited by a fixed obstruction of not more than 900 mm high which projects not more than 600 mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or
- not more than 1.2 m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation.

The above guidance does not apply to windows or rooflights openable only for cleaning or maintenance purposes or that are controlled by an automatic system, or to trickle ventilators.

Electrical Fixtures Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

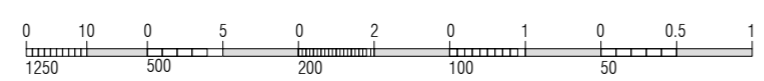
- light switches should be positioned at a height of between 900 mm and 1.1 m above floor level;
- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface. Where socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.



ACCESSIBLE TOILET DETAILS

GROUND FLOOR PLAN

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MM 24 020 CLIENT ISSUE 2	PROPOSED GROUND FLOOR (RETAIL) PLAN 1:50	DRW 3(1)
	1-3 Francis Street, Stornoway	JUNE 2024

JOHN N MACLEOD RIBA ARIAS 5 BELLSHAUGH LANE GLASGOW G12 0PE TEL/FAX 01413347243 MOB 07855446030



**ELECTRICAL POWER & LIGHTING LEGEND**

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- 20A double pole switch with pilot light linked to 15A power point below for appliances (min 350mm from corners)
- Twin 13A switched socket outlet at 150mm above worktop level (min 350mm from corners)
- Twin 13A switched socket outlet at low level (400mm above F.F.L. (min 350mm from corners)
- 13A fused spur outlet at high level for fans etc.
- 30A Cooker control point
- Smoke detector and alarm smoke detector to comply with BS EN 14604 : 2005 Mains wired and interlinked in accordance with BS 5839 part 6 2019
- Heat detector and alarm Heat detector to comply with BS 5446 Part 2 : 2003 Mains wired and interlinked in accordance with BS 5839 part 6 2019
- CO detector and alarm
- light switch - all to have dimmers 1100mm above FFL
- MAINS VOLTAGE DOWNLIGHTER (RECESSED) Mains voltage 3W LOW ENERGY (white) fitted with tenmat DFH fire hoods min 30min fire resistance
- Pendant light low energy
- Wall mounted light point. (with PIR)
- Radiator - electric (size determined by heating installer)
- Kitchen / shower room, ceiling mounted ducted to inline slate vent tile Kitchen 60 l/sec, Shower room 15 l/sec IP RATING X5
- Electric distribution board and meter

**INTERNAL PARTITIONS**

12.5mm gyproc soundbloc plasterboard either side of 100 x 50mm timber framing with 100mm rockwool quilt insulation. Toilet wall to be lined with 18mm plywood

**DOORS / WINDOWS (U Value 1.4)**

Double glazed, argon filled, Pilkington K Glass fitted with trickle ventilators 12000mm sq. area. All glass to be in accordance with BS 6262: 2005. Designed in accordance with Technical Handbook Guidance 4.13.4 secure by design and to BS EN 1303 : 2005 Installed to BS8213-4 : 2007

**DRAINAGE (Gradients not steeper than 1:40)**

BUILDING CONTROL TO INSPECT. ALL DRAINAGE AS SHOWN ON PLAN WILL BE NEW AND IN ACCORDANCE WITH THE FOLLOWING -

Where noted AAV, 110mm stub stack to be formed, with a durgo valve installed at sink flood level height, connected to SVP as shown on plan. Branch pipes from AAV / SVP as noted below. Kitchen sink to be connected to saniflo pump as noted on plan.

Fitting	Diameter of pipe and trap	Depth of trap seal	Maximum length of branch pipe
W.C.'s	100mm	50mm	6m
Sinks	50mm	75mm	3m
Showers	40mm	75mm	3m
W.H.B.'s	32mm	75mm	1.7m
Baths	40mm	75mm	3m

All drainage to be carried out to entire satisfaction of the Building Control Department.

Sink, whb to be fitted with anti scald valves. water efficient fittings to WC and WHB. WC - dual flush cistern, max flush of 4.5 litres. Flow rate for WHB to be max 6 litres per minute.

**HEATING**

Instant hot water heater at all sinks/basins. Electric showers. Electric radiators with thermostatic control and programmer, designed to maintain a min 19 degC room temperature.

**FIRE SAFETY**

All emergency lighting as shown on plan, protected circuit in accordance with CP 1007:1995, BS 5266:Part 1:1999 and BS 5266 : Part 7 : 1999 (BS EN 1838:1999)

All emergency running man signage in accordance with Safety Signs, inc fire safety signs BS 5499 - 4:2000.

Alarm and detection system to be L5 with Manual call points at all exits, in accordance with BS 5839: Part 1: 2017

Fire exit doors and all emergency escape routes, to have a min 2000mm headroom, min width to be 800mm clear of obstructions.

Exit doors to have panic bar escape locks in accordance with BS EN 1125: 1997.

**BUILDING CONTROL NOTES**

1. No joists to be notched
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3. All internal doors to have a min 800mm clear opening width

**BUILDING CONTROL NOTES**

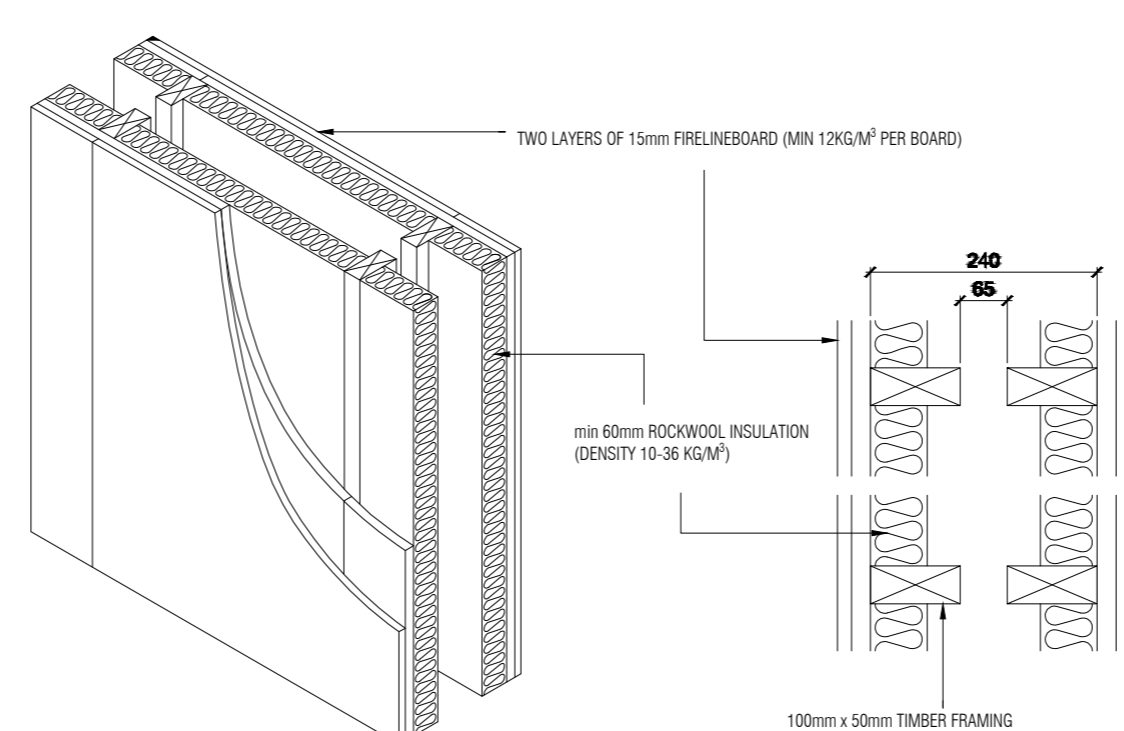
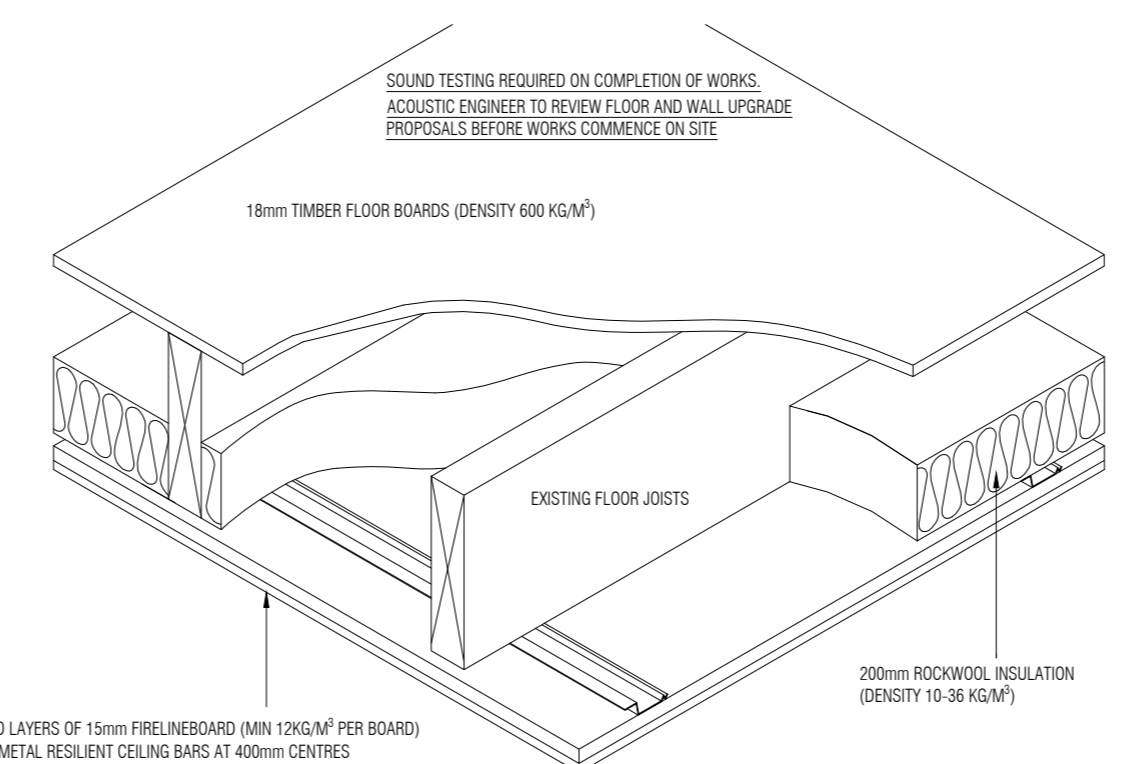
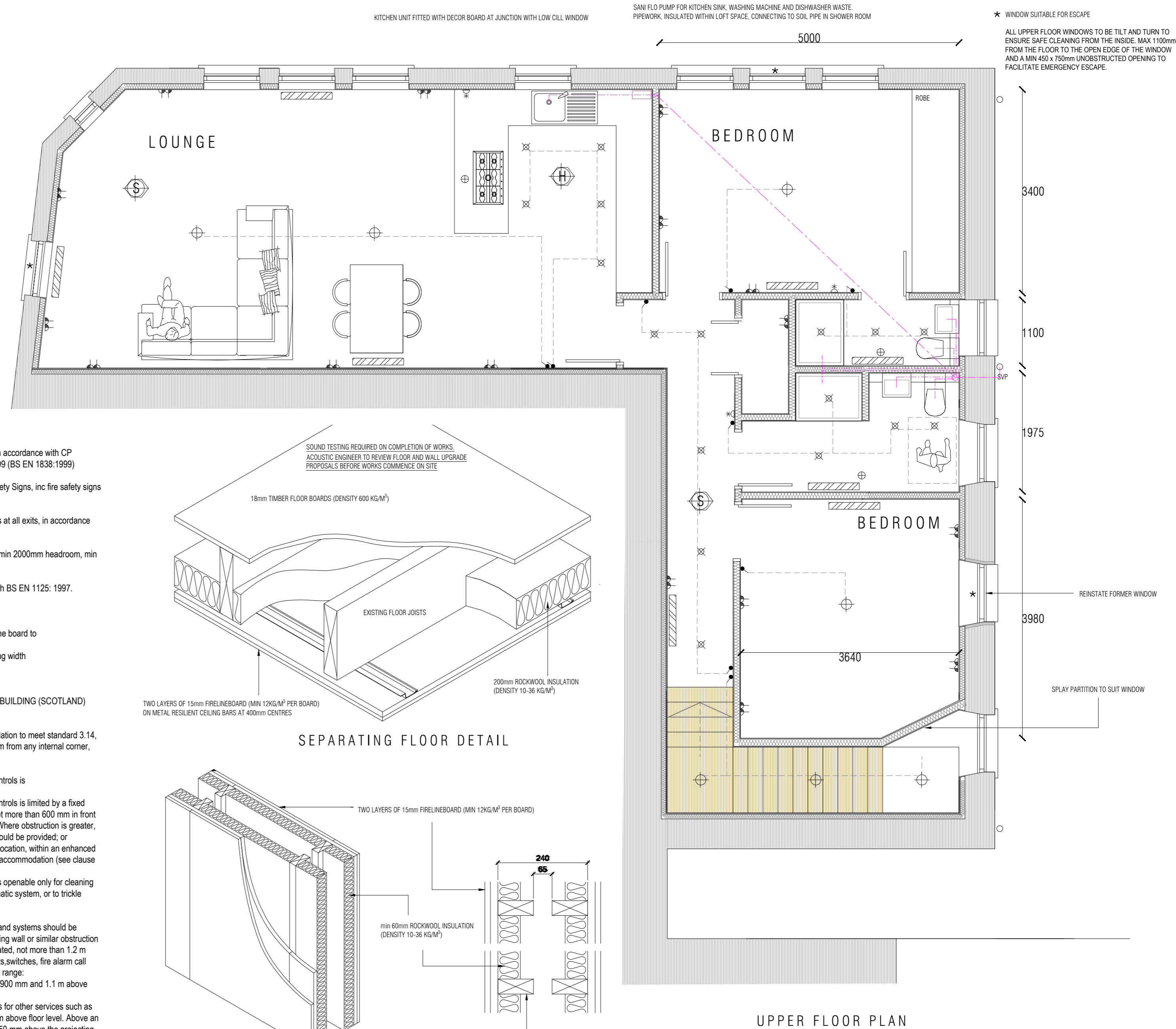
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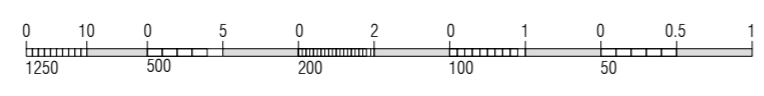
- not more than 1.7 m above floor level, where access to controls is unobstructed; or
  - not more than 1.5 m above floor level, where access to controls is limited by a fixed obstruction of not more than 900 mm high which projects not more than 600 mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or
  - not more than 1.2 m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation.
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- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface. Where socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.



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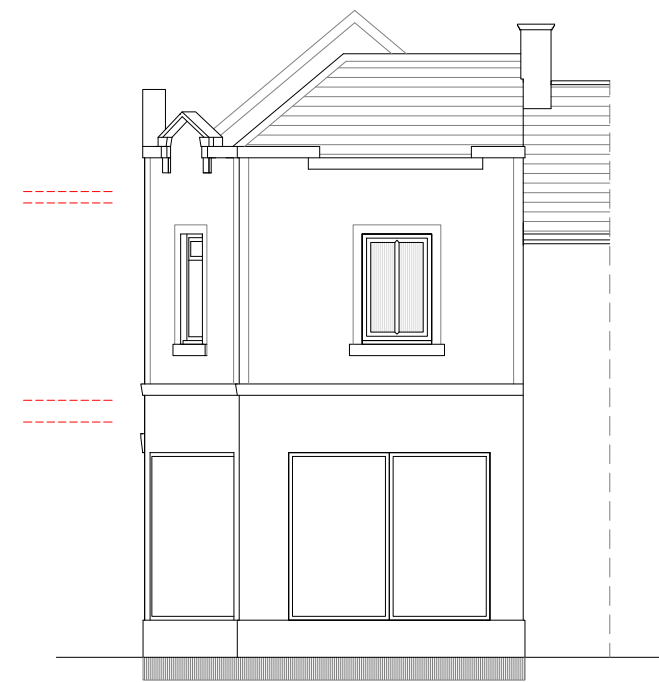


PROPOSED UPPER (FLAT) FLOOR PLAN	1:50	DRW 3(2)
MM 24 020 CLIENT ISSUE 2	1-3 Francis Street, Stornoway	
	JUNE 2024	

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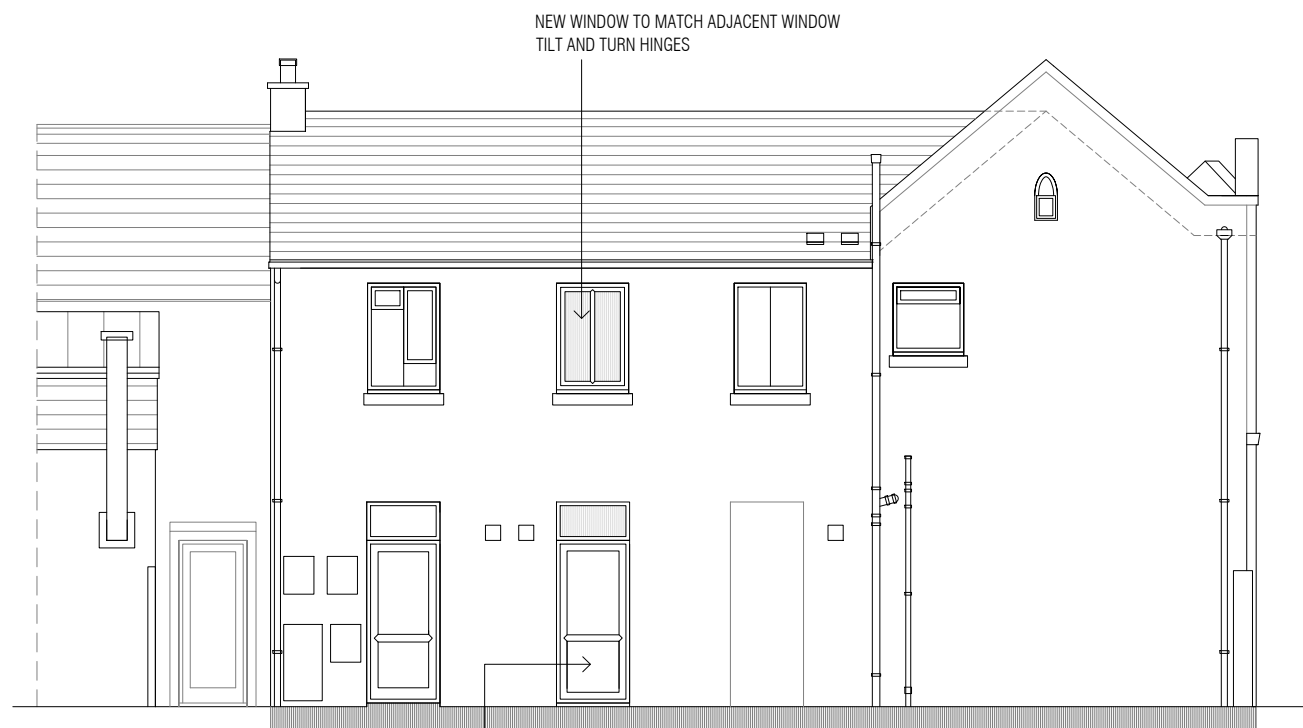


NORTH ELEVATION



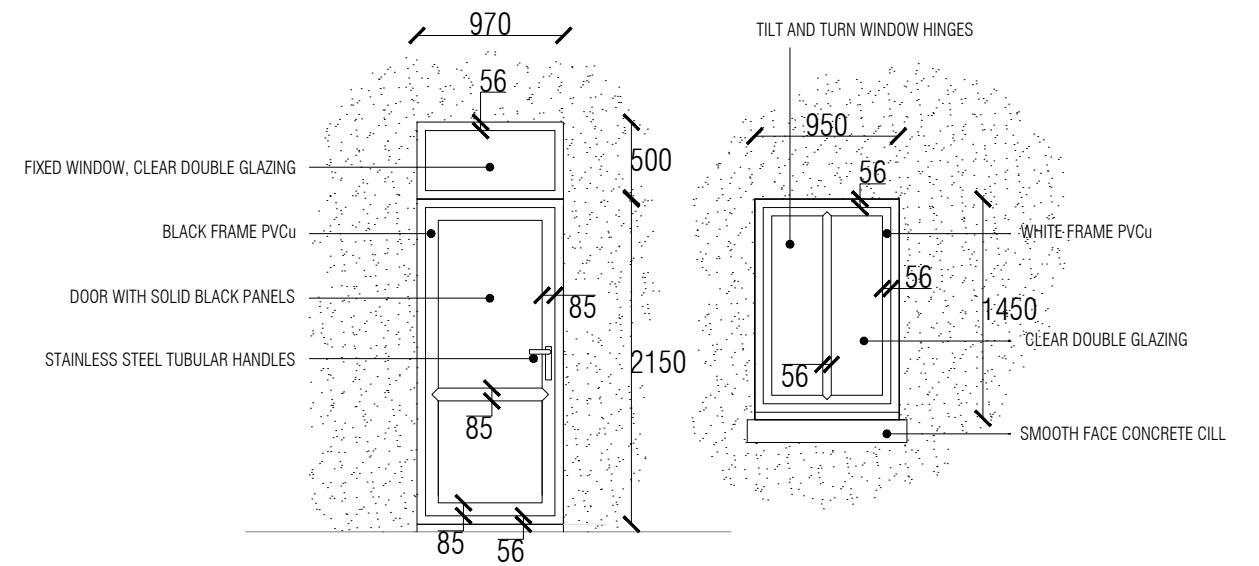
WEST ELEVATION

- EXTERNAL FINISHES
1. SLATE
  2. MAGNOLIA RENDERED ROUGHCAST
  3. GREY ROUGHCAST
  4. BLACK RENDERED ROUGHCAST (FORMER DOORS)
  5. WHITE SMOOTH RENDER
  6. BLACK SMOOTH RENDER BANDING TO WINDOWS
  7. WHITE FRAME WINDOWS
  8. BROWN FRAME WINDOWS
  9. BLACK FRAME WINDOW AND DOOR (PVCu)
  10. BLACK GRANITE



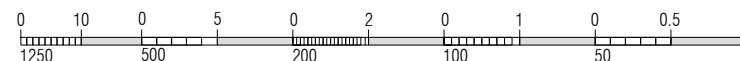
EAST ELEVATION

REINSTATE FORMER DOORWAY, TO MATCH ADJACENT DOOR



WINDOW AND DOOR DETAILS

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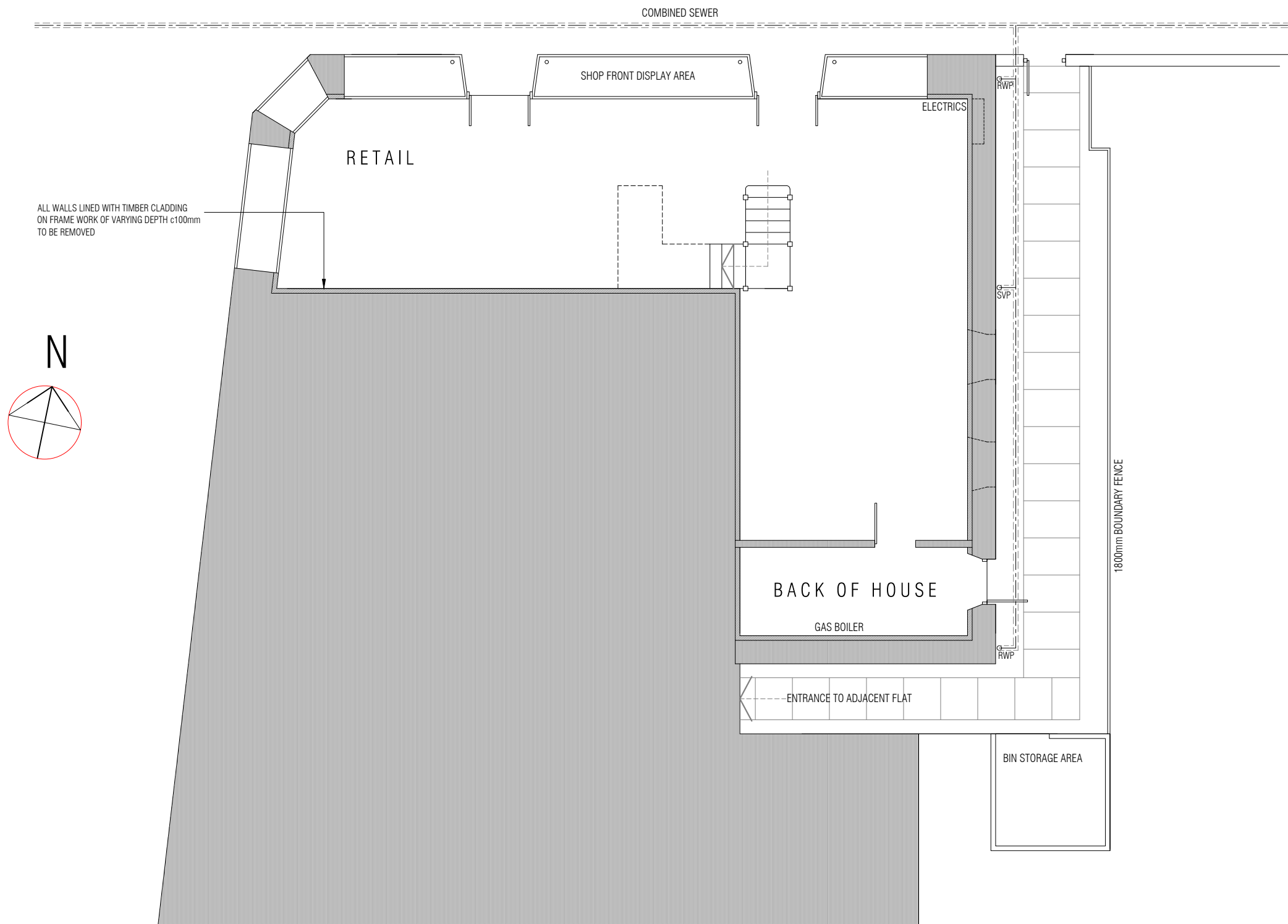


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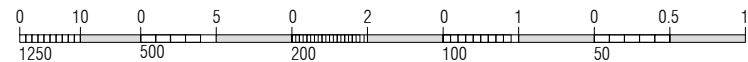
1-3 Francis Street, Stornoway

JUNE 2024

PROPOSED ELEVATIONS 1:100, 50 DRW 3(3)  
 JOHN N MACLEOD RIBA ARIAS 5 BELLSHAUGH LANE GLASGOW G12 0PE TEL/FAX 01413347243 MOB 07855446030

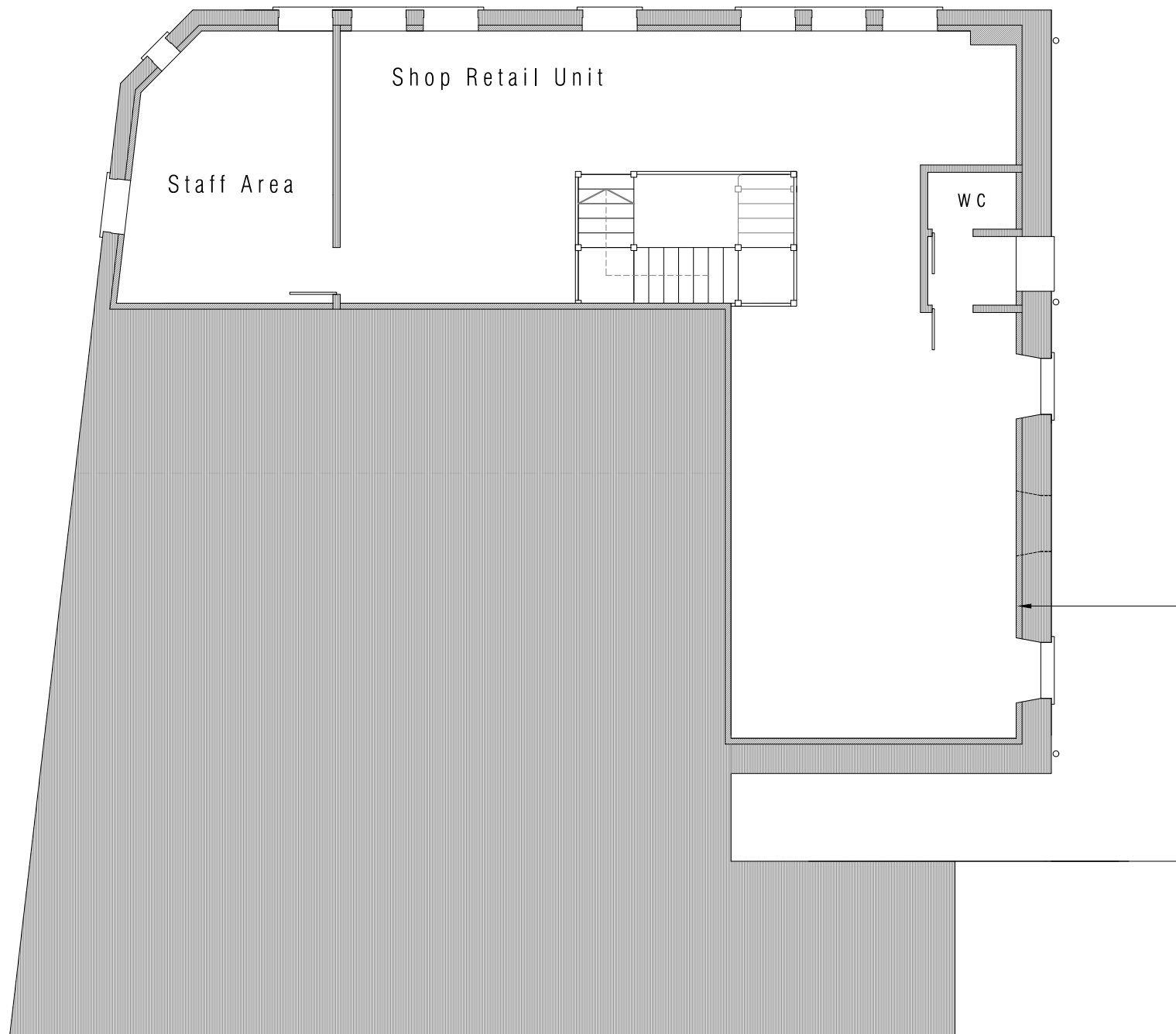
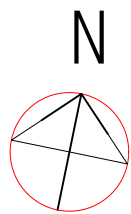


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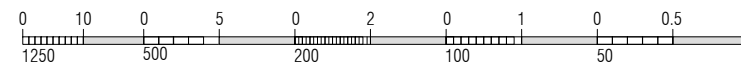
EXISTING GROUND FLOOR PLAN	1:50	DRW 2(1)
MM 24 020 CLIENT ISSUE 2	1-3 Francis Street, Stornoway	
		JUNE 2024

JOHN N MACLEOD RIBA ARIAS 5 BELLSHAUGH LANE GLASGOW G12 0PE TEL/FAX 01413347243 MOB 07855446030



ALL WALLS LINED WITH TIMBER CLADDING  
ON FRAME WORK OF VARYING DEPTH c100mm

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MM 24 020 CLIENT ISSUE 2

EXISTING UPPER FLOOR PLAN

1:100

DRW 2(2)

1-3 Francis Street, Stornoway

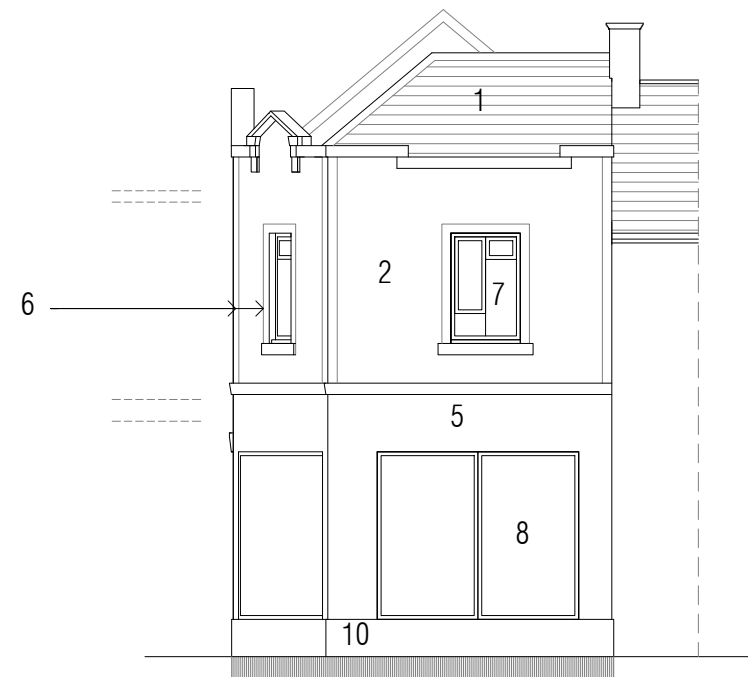
JUNE 2024

JOHN N MACLEOD RIBA ARIAS 5 BELLSHAUGH LANE GLASGOW G12 0PE TEL/FAX 01413347243 MOB 07855446030



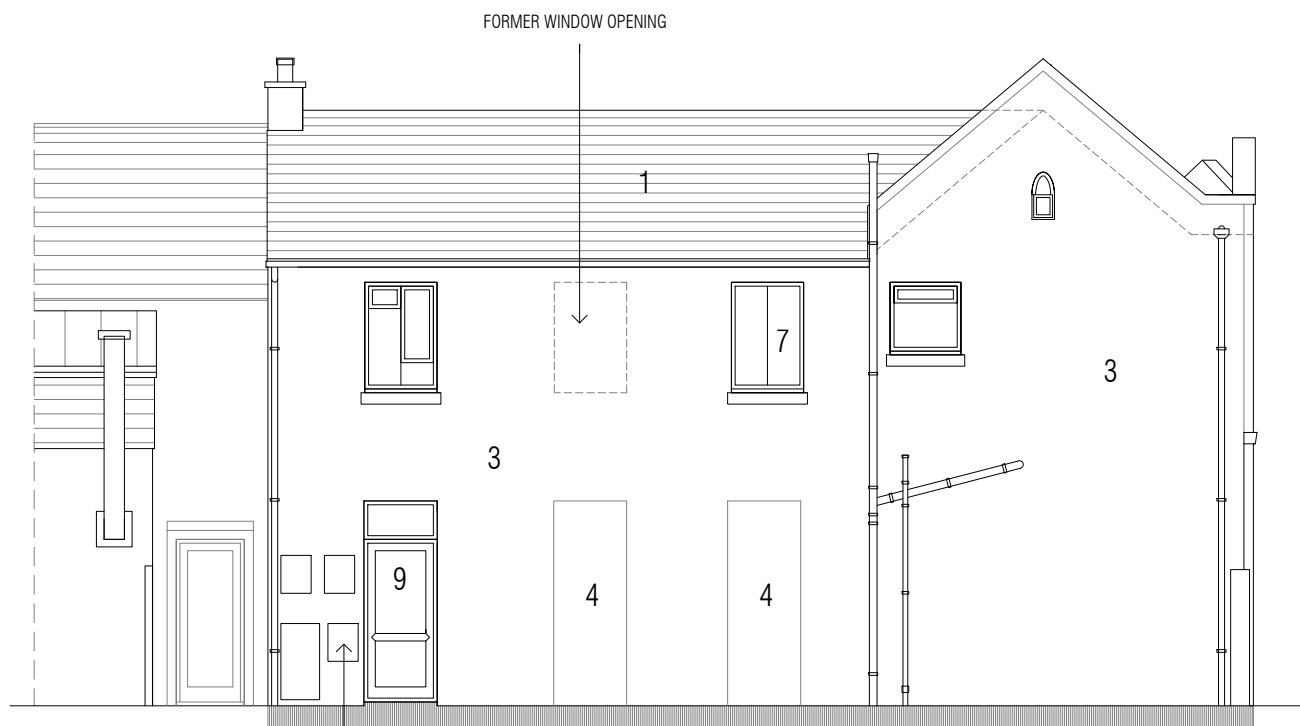


NORTH ELEVATION

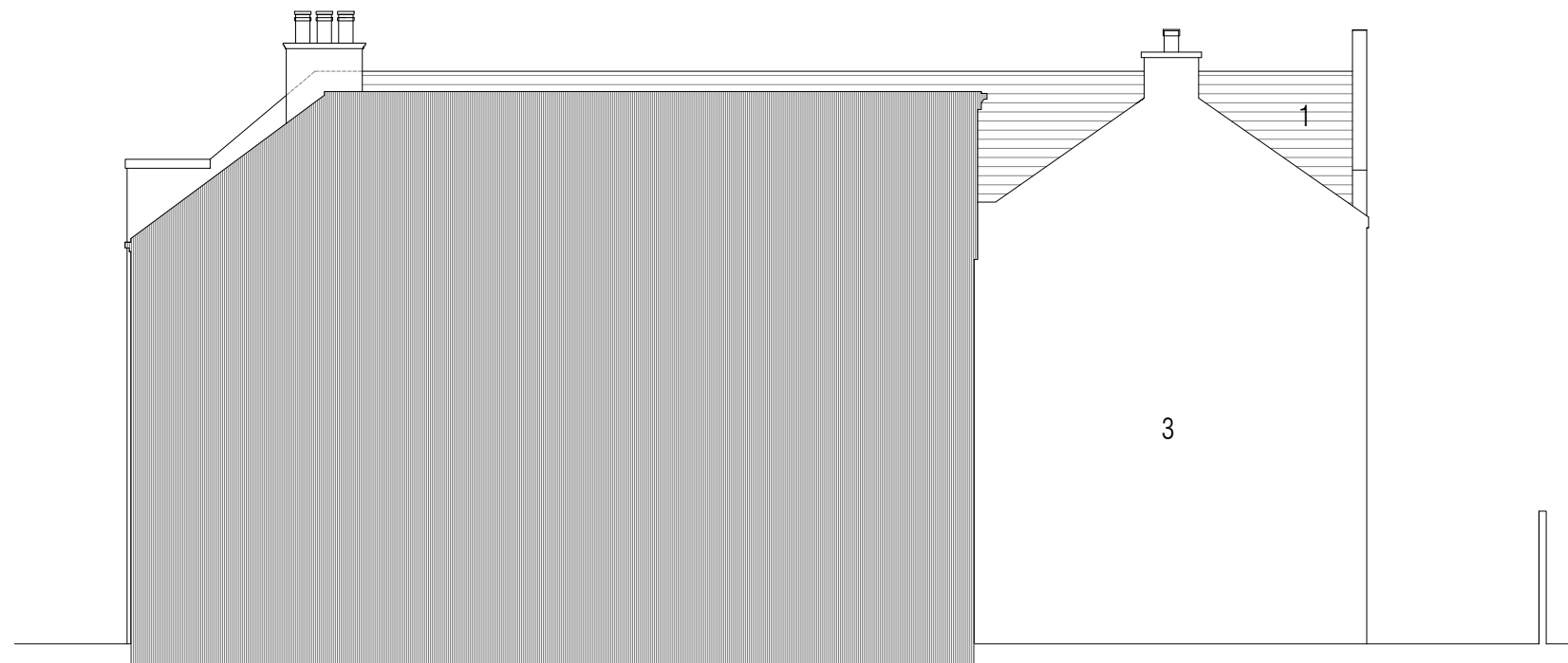


WEST ELEVATION

- EXTERNAL FINISHES
1. SLATE
  2. MAGNOLIA RENDERED ROUGHCAST
  3. GREY ROUGHCAST
  4. BLACK RENDERED ROUGHCAST (FORMER DOORS)
  5. WHITE SMOOTH RENDER
  6. BLACK SMOOTH RENDER BANDING TO WINDOWS
  7. WHITE FRAME WINDOWS
  8. BROWN FRAME WINDOWS
  9. BLACK FRAME WINDOW AND BLACK DOOR (PVCu)
  10. BLACK GRANITE

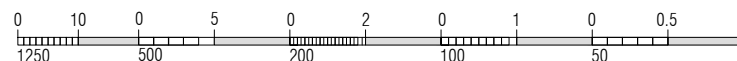


EAST ELEVATION



SOUTH ELEVATION

NOTES DO NOT SCALE THIS DRAWING - WRITTEN DIMENSIONS ONLY TO BE FOLLOWED  
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS WHERE APPLICABLE  
 ANY DISCREPANCIES TO BE CLARIFIED PRIOR TO WORK START



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1-3 Francis Street, Stornoway

EXISTING ELEVATIONS 1:100 DRW 2(3)

JUNE 2024

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