



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

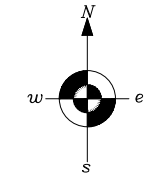
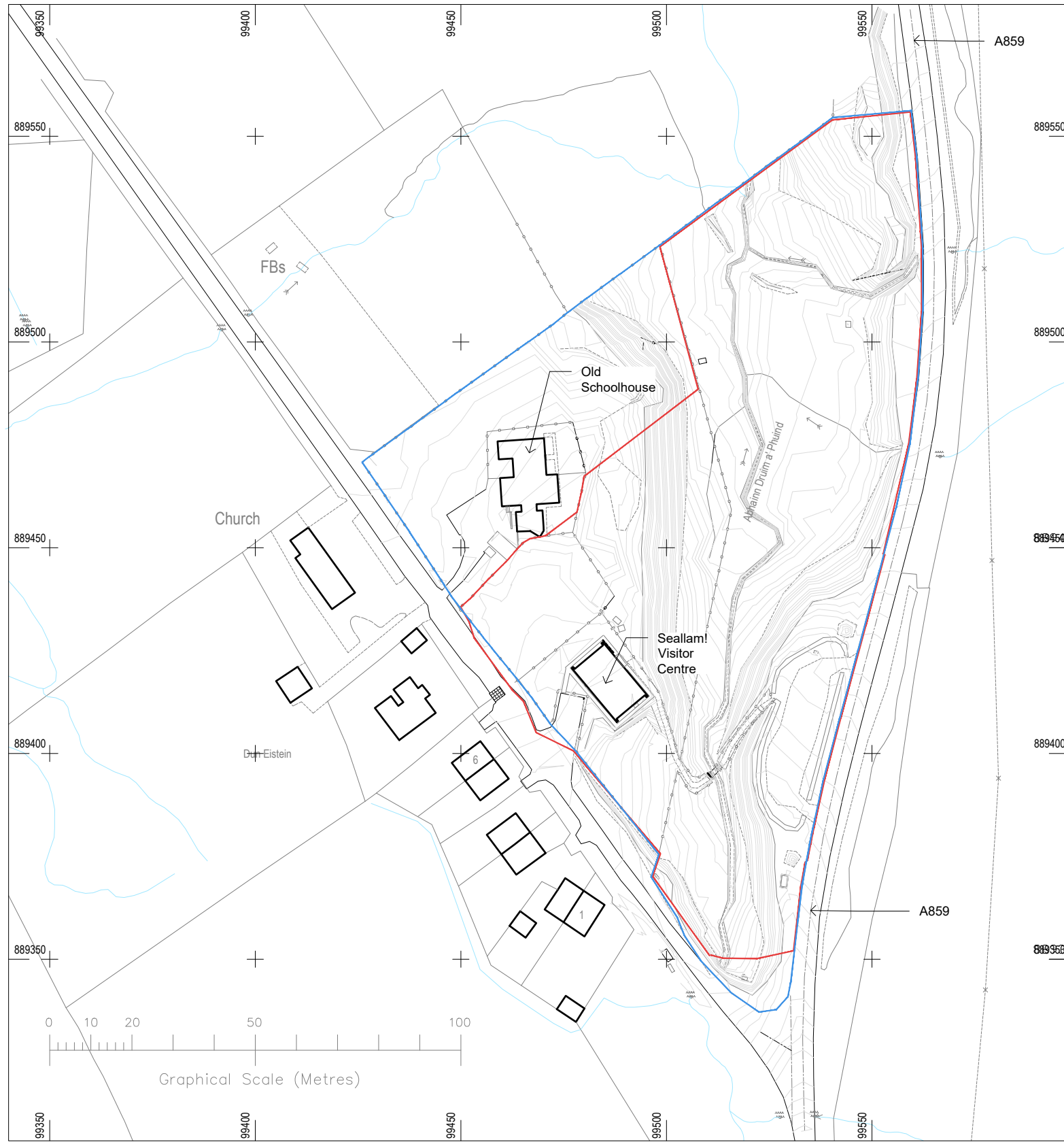
Reference Number	23/00505/PPD
Date registered as valid	18.12.2023
Description of Development	Alter and Extend Existing (Co Leis Thu) Hebrides People Centre Building. Construct New Student Accommodation Building and Associated Parking Area. Construct New Parking Area and Access onto A859. Create New Landscape Features, including paths and walkways. Install Air Source Heat Pumps and Roof Mounted Solar PV
Address or description of location to which the development relates	Genealogy Centre, Seallam, Northon, Isle of Harris
Applicant Name	Mr Stephen MacKinnon, Northon Heritage Trust
Applicant Address	Hebrides People Visitor Centre, Isle of Harris
Agent name (if applicable)	Mhairi Dobbie, Studio Hebrides Architecture Ltd
Agent address (if applicable)	Oban na Feidh, 19A Locheport, Isle of North Uist

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

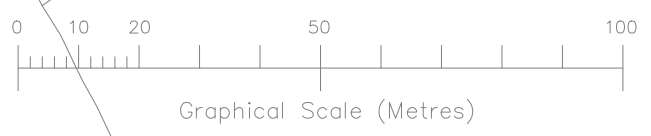
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

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

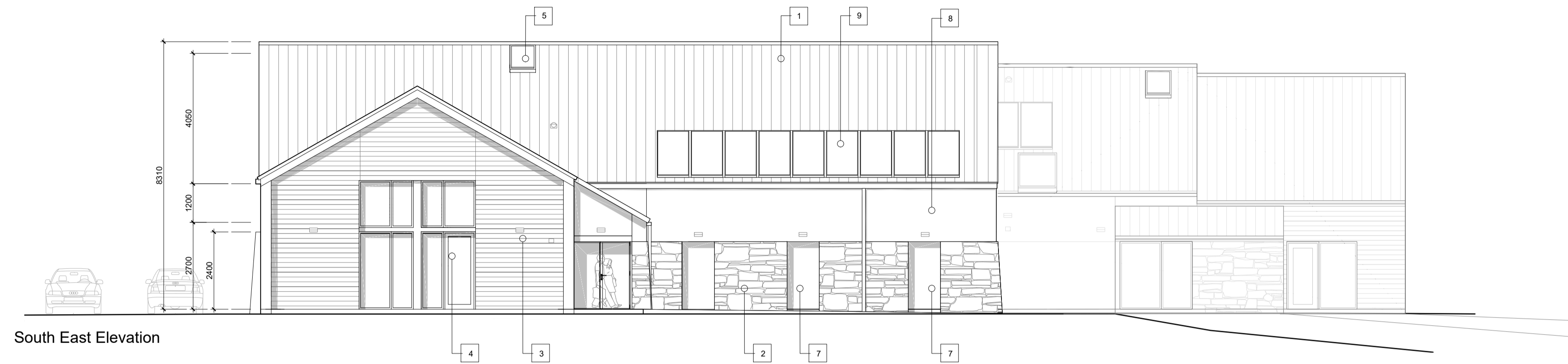


 Ownership Boundary
 Site Boundary

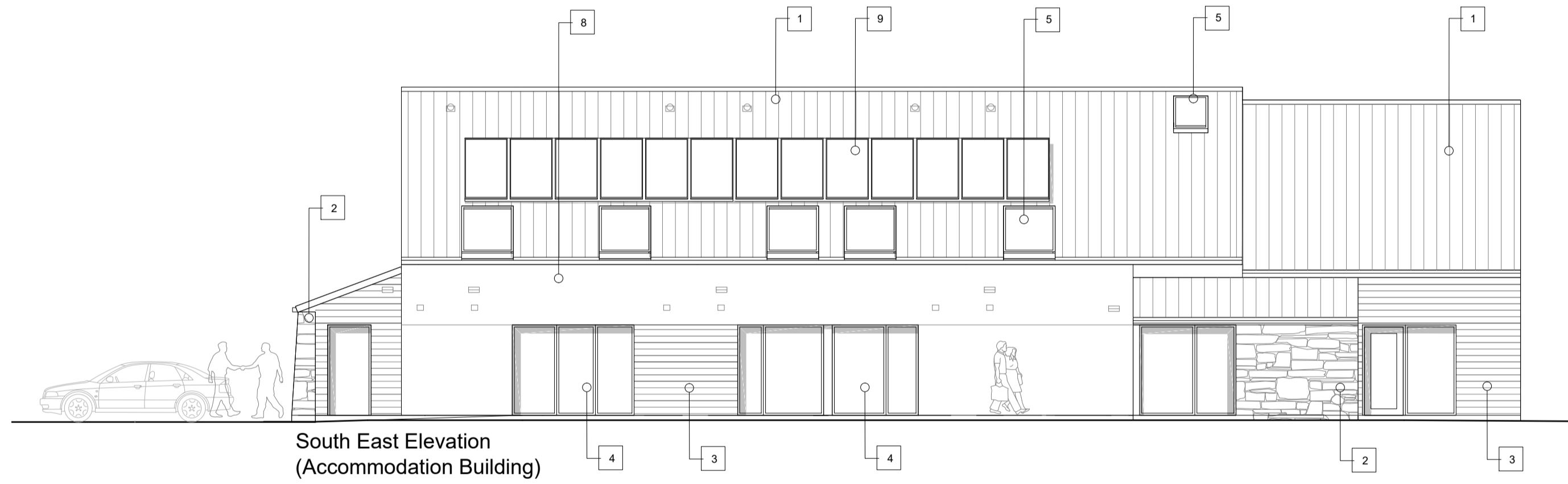


- MATERIALS KEY**
1. Standing Seam Metal Roof with matching rainwater goods.
 2. Stone Cladding
 3. Timber cladding - Naturally Weathered Larch
 4. Aluminum/Timber Windows and Doors Externally finished in RAL 7015
 5. Roof Windows externally finished in RAL 7015
 6. Surface water attenuation feature with integrated bench seating
 7. "Frameless" glazing system
 8. Textured, white render walls
 9. PV Array

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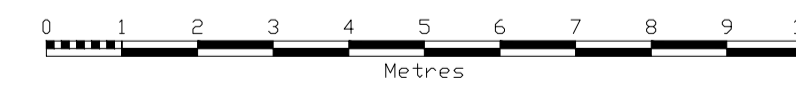
South East Elevation



South East Elevation
(Accommodation Building)



North East Elevation



A	Design Revised	SD	05.07.24
REV:	DESCRIPTION:	BY:	DATE:
STATUS: BW			

STUDIO HEBRIDES
ARCHITECTURE

Oban na Feidh, 18A Lochport, Isle of North List
T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE**
SEALLAM
NORTHTON
HS3 3JA

SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE**
NORTHTON HS3 3JA

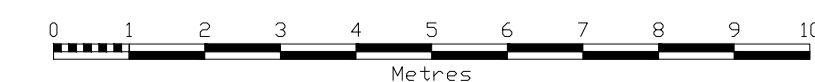
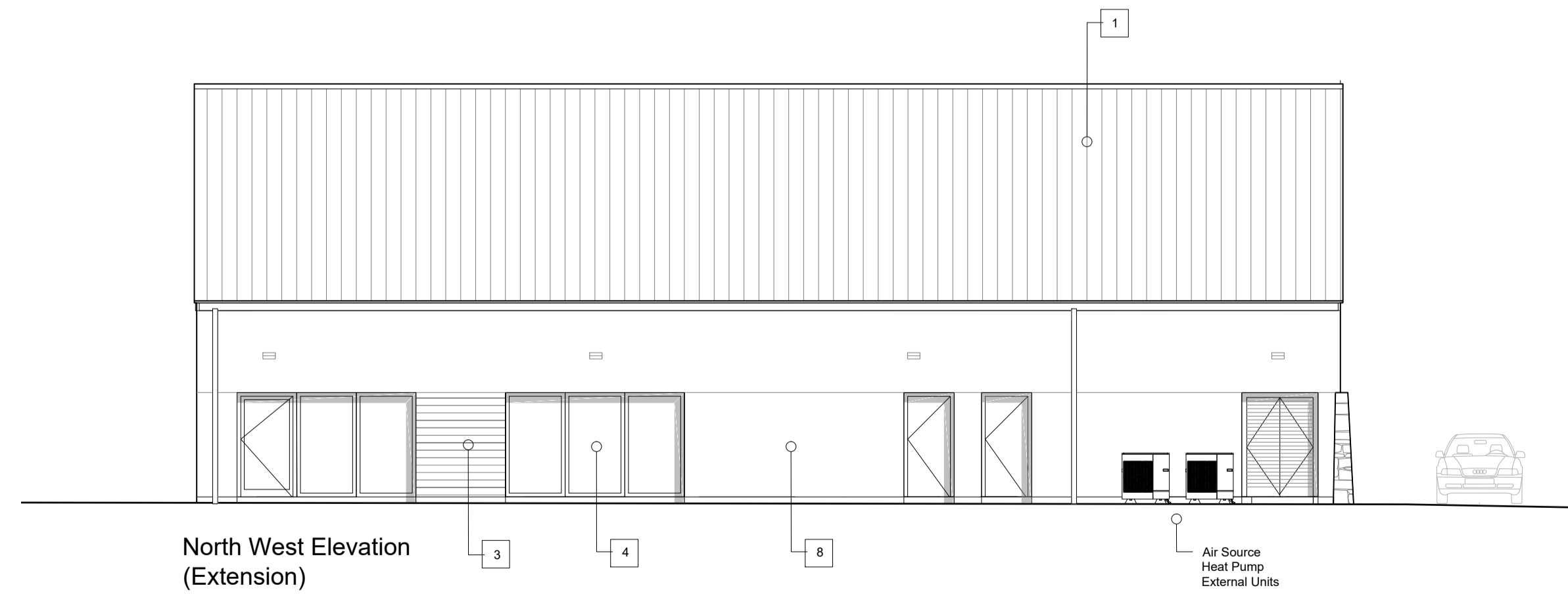
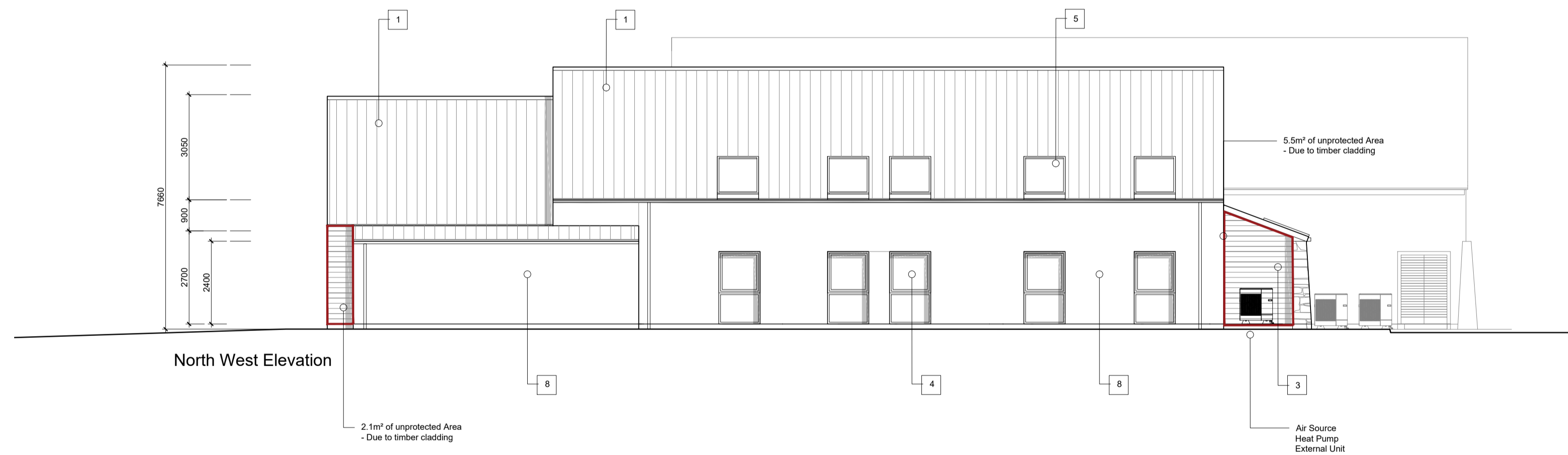
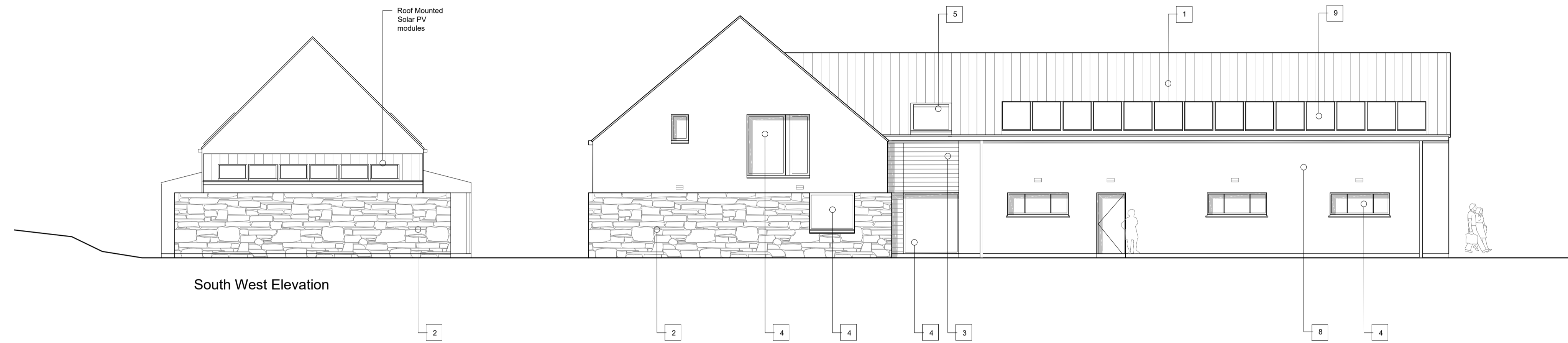
TITLE: **Elevations - Sheet 1**
As Proposed

SCALE AT A1: 1:100	DATE: 01.12.23	DRAWN: SD	CHECKED: -
PROJECT NO: 2303	DRAWING NO: 2303_AL_401	REVISION: A	

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 - 5. Roof Windows externally finished in RAL 7015
 - 6. Surface water attenuation feature with integrated bench seating
 - 7. "Frameless" glazing system
 - 8. Textured, white render walls
 - 9. PV Array



B	Design Revised	SD	05.07.24
A	Unprotected area shown	SD	25.03.24

REV:	DESCRIPTION:	BY:	DATE:
STATUS: BW			

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CLIENT: **HEBRIDES PEOPLE SEALLAM NORTHTON HS3 3JA**

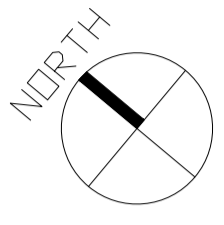
SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE NORTHTON HS3 3JA**

TITLE: **Elevations - Sheet 2 As Proposed**

SCALE AT A1: 1:100	DATE: 01.12.23	DRAWN: SD	CHECKED: -
PROJECT NO: 2303	DRAWING NO: 2303_AL_402	REVISION: B	

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REV:	DESCRIPTION:	BY:	DATE:
A	Plan updated and dimensions added	SD	09.05.23
B	Section lines added, parking and cafe revised	SD	10.08.23
C	Layout Updated	SD	31.10.23
D	WC added	SD	21.11.23
E	Interior fit-out updated	SD	18.03.24
F	Layout Revised	SD	22.07.24
G	Parking Space Added	SD	30.07.24

STATUS: **BW**

STUDIO HEBRIDES ARCHITECTURE
 Oban na Feidh, 19A Lochport, Isle of North List
 T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE SEALLAM NORTHTON HS3 3JA**

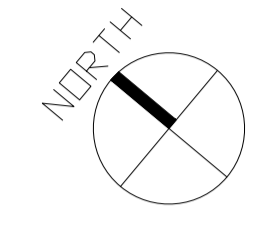
SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE NORTHTON HS3 3JA**

TITLE: **Ground Floor General Arrangement**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	28.04.23	SD	-
PROJECT NO:	DRAWING NO:	REVISION:	
2303	2303_AL_201	G	

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Section 01; ref L_301

GIFA 111.5m²

Section 02; ref L_301

Section 09; ref L_301

Section 03; ref L_301

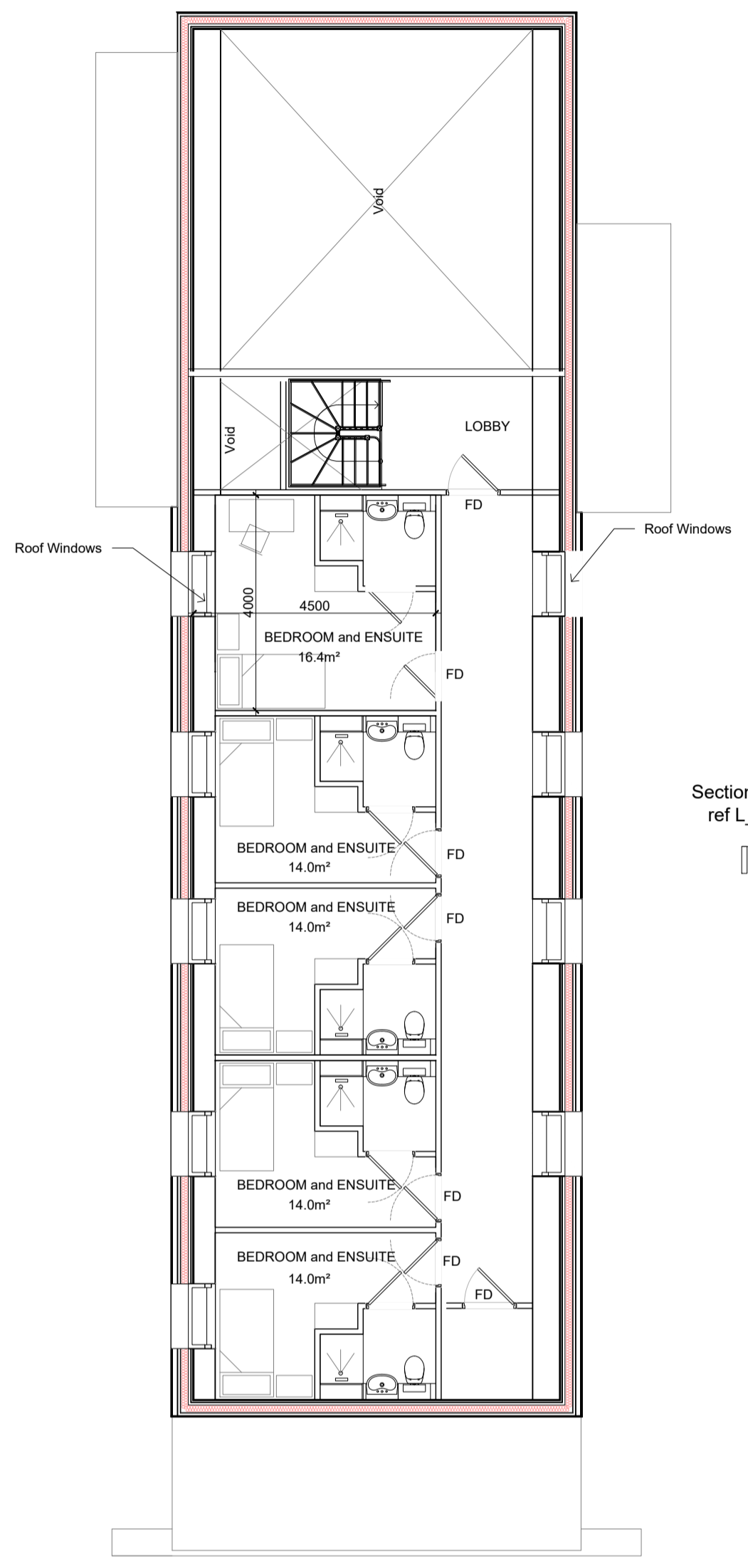
Section 04; ref L_301

Section 05; ref L_302

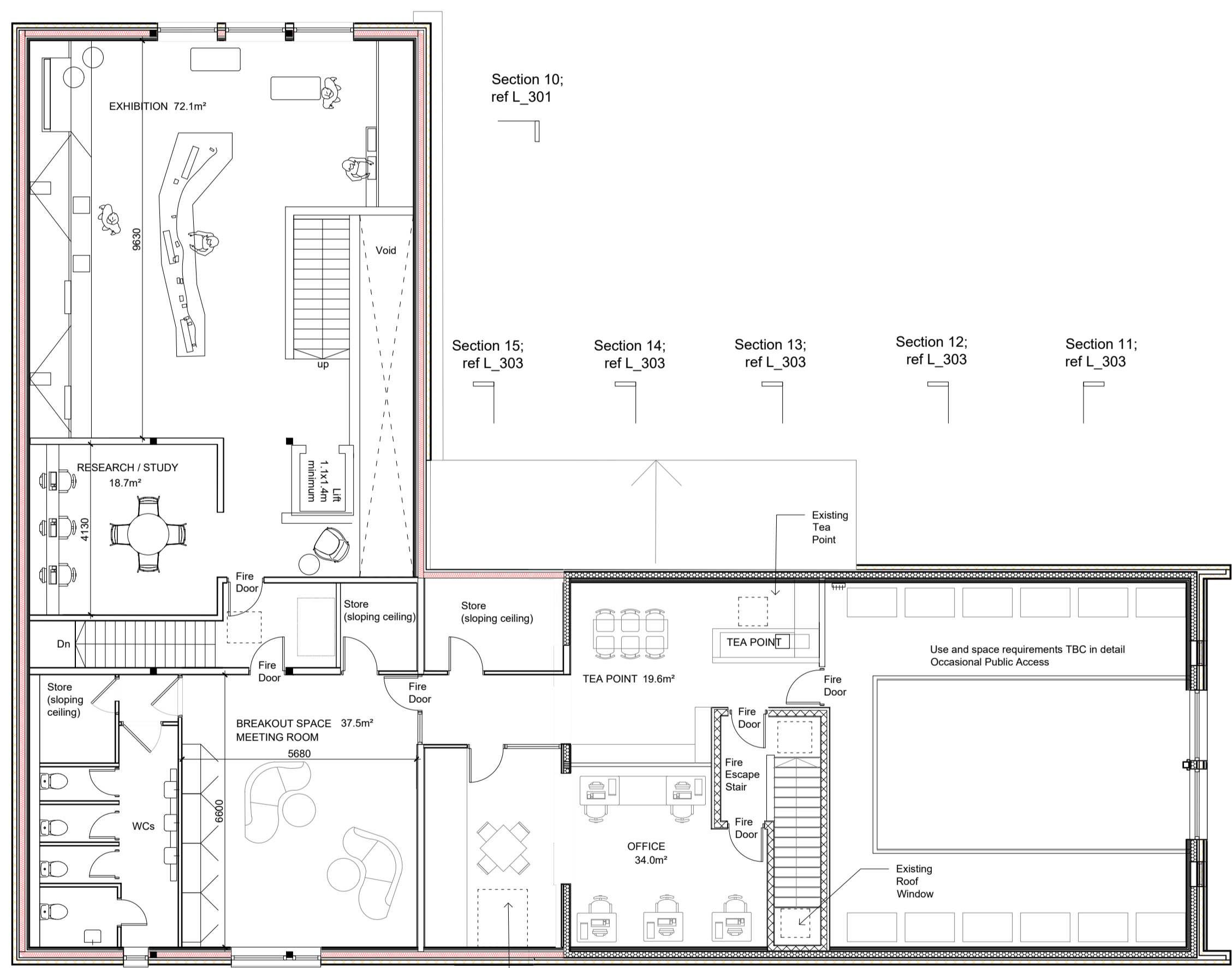
Section 06; ref L_302

Section 07; ref L_302

Section 08; ref L_302



Section 10; ref L_301



Section 10; ref L_301

Section 15; ref L_303

Section 14; ref L_303

Section 13; ref L_303

Section 12; ref L_303

Section 11; ref L_303

Enlarged office with meeting space - new large roof window

REV.	DESCRIPTION	BY:	DATE:
F	Layout Revised	SD	22.07.24
E	Interior fit-out updated	SD	18.03.24
D	Window Layout Updated	SD	31.10.23
C	Layout Updated	SD	31.10.23
B	Section lines added	SD	10.08.23
A	Plan updated and dimensions added	SD	09.05.23

STATUS: **BW**

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 T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE SEALLAM NORTHTON HS3 3JA**

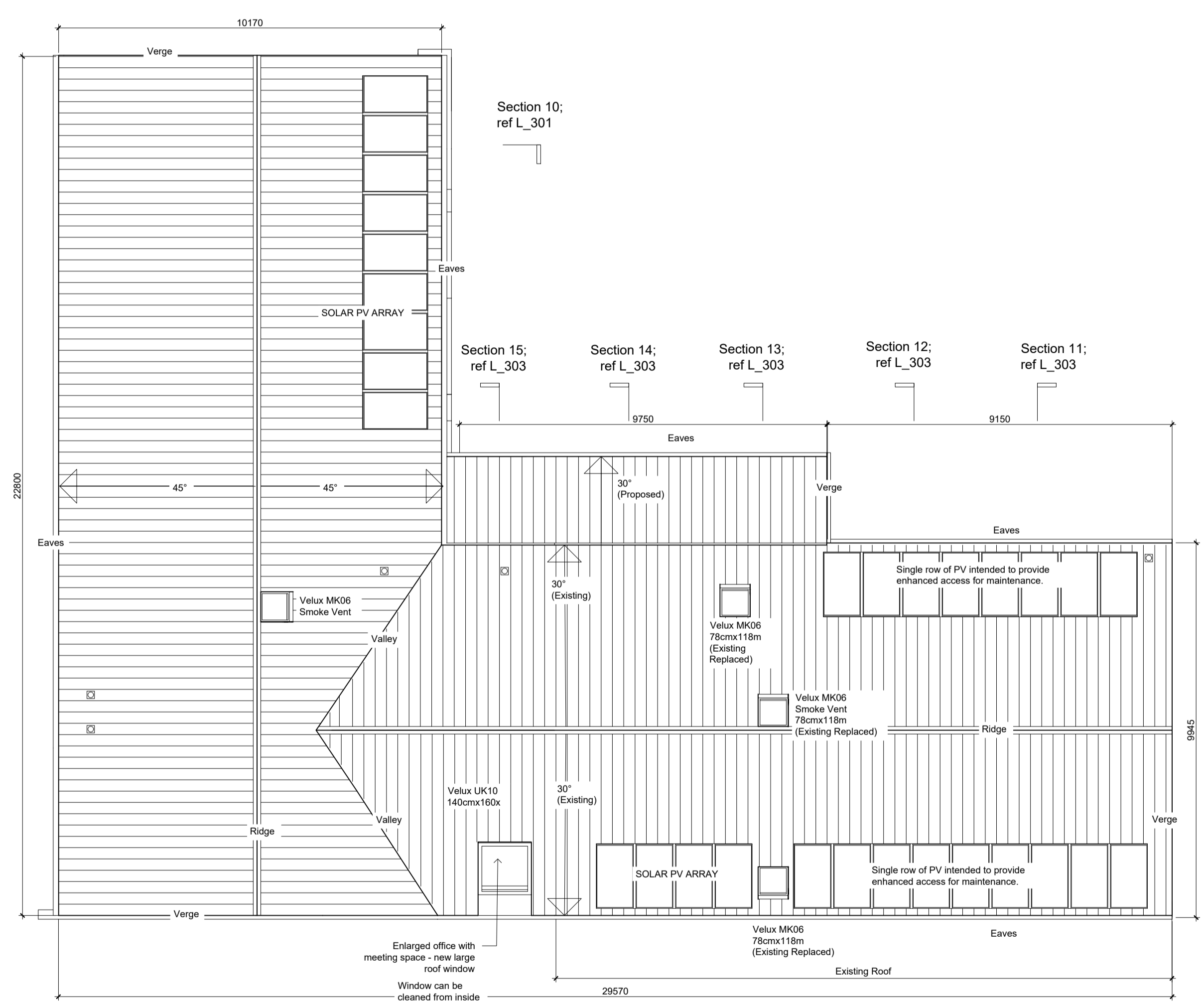
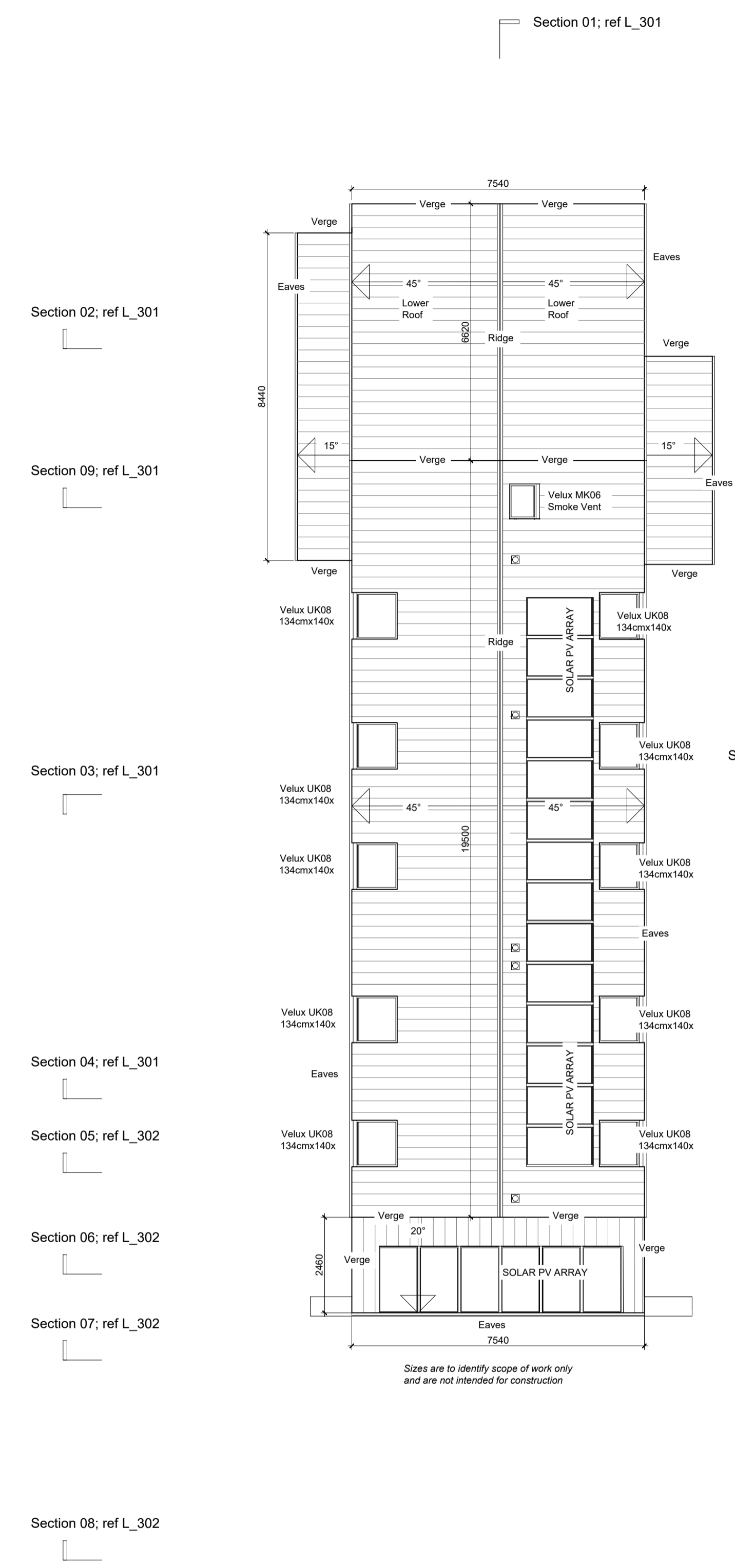
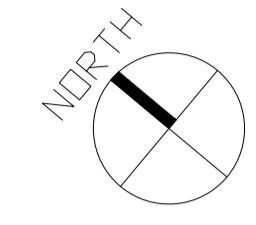
SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE NORTHTON HS3 3JA**

TITLE: **First Floor General Arrangement**

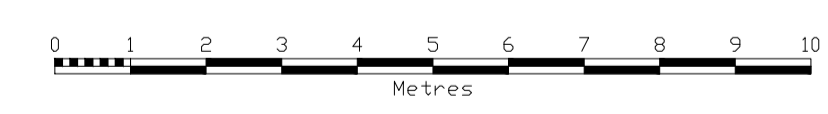
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PROJECT NO:	DRAWING NO:	REVISION:	
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Sizes are to identify scope of work only and are not intended for construction



C	Layout Revised to suit Floor Plans	SD	22.07.24
B	Roof types shown	SD	25.03.24
A	Solar Panels added	SD	01.12.23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: BW			

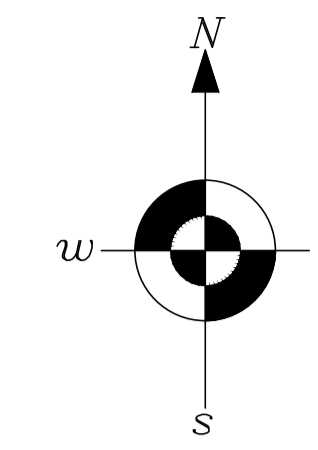
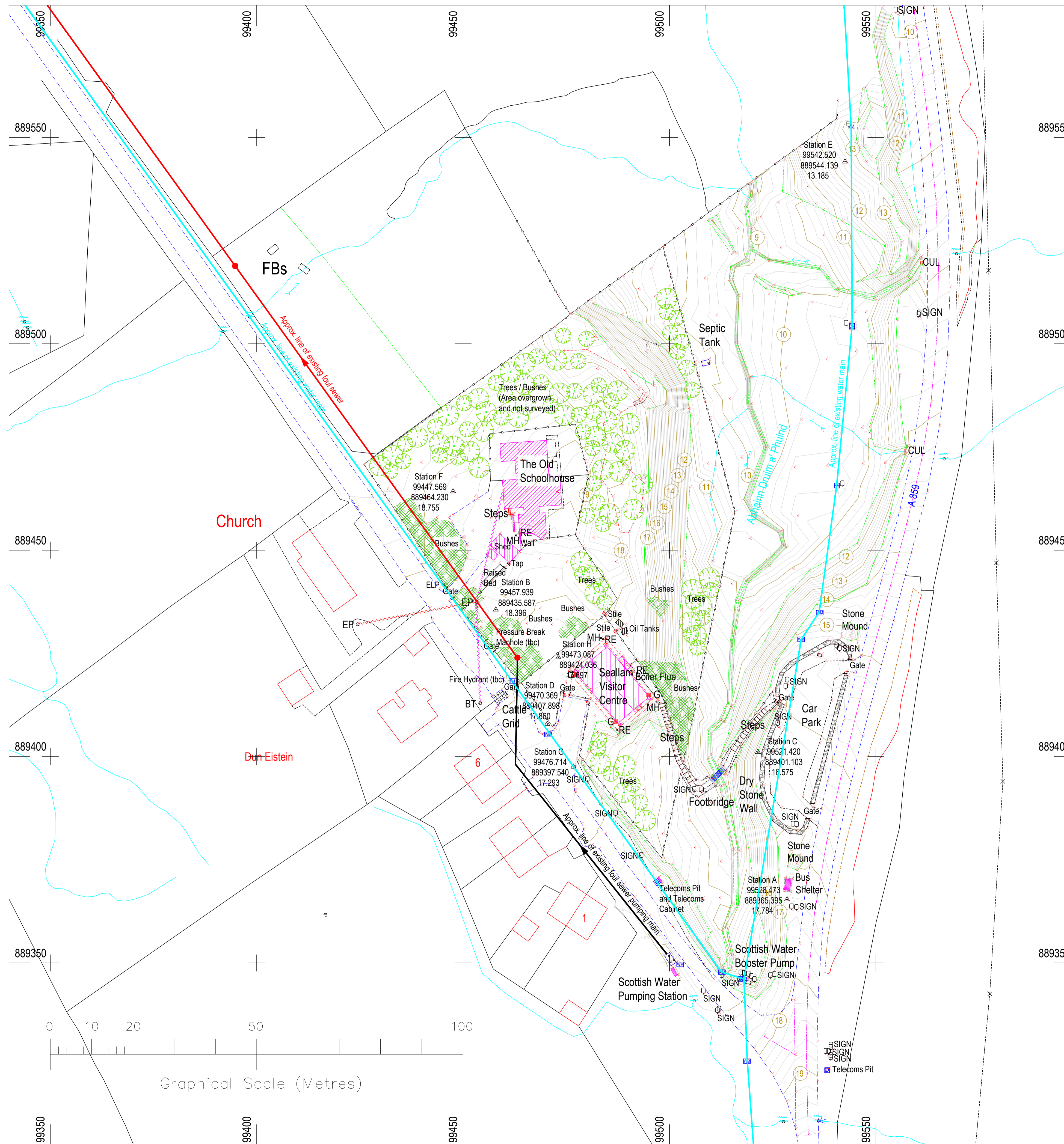
STUDIO HEBRIDES ARCHITECTURE

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CLIENT: **HEBRIDES PEOPLE SEALLAM NORTHTON HS3 3JA**

SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE NORTHTON HS3 3JA**

TITLE: Roof General Arrangement			
SCALE AT A1: 1:100	DATE: 28.04.23	DRAWN: SD	CHECKED: -
PROJECT NO: 2303	DRAWING NO: 2303_AL_271	REVISION: C	



LEGEND

- Survey Station
- Survey Point
- Edge of Road
- Road Markings
- Drain
- Edge of Track
- Edge of Track
- Fenceline
- Top of Bank
- Toe of Bank
- Overhead BT line
- Overhead Electric
- 17m Contour
- 0.2m Contour
- WM Water Marker
- AV Air Valve
- SV Stop Valve
- MH Manhole Cover
- ELP Lamp Post
- EP Electricity Pole
- CUL Culvert
- Telecoms Telecoms Pit
- SIGN Sign
- G Gully
- RE Rodding Eye

REV.	REVISION NOTE	DATE	INITIALS

MACIVER CONSULTANCY SERVICES
 2A STERLING STORMWAY HS2 0AA
 TEL (01851) 704703
 EMAIL: malcolm@maciverconsultancy.com

HEBRIDES PEOPLE VISITOR'S CENTRE, NORTHTON HS3 3JA

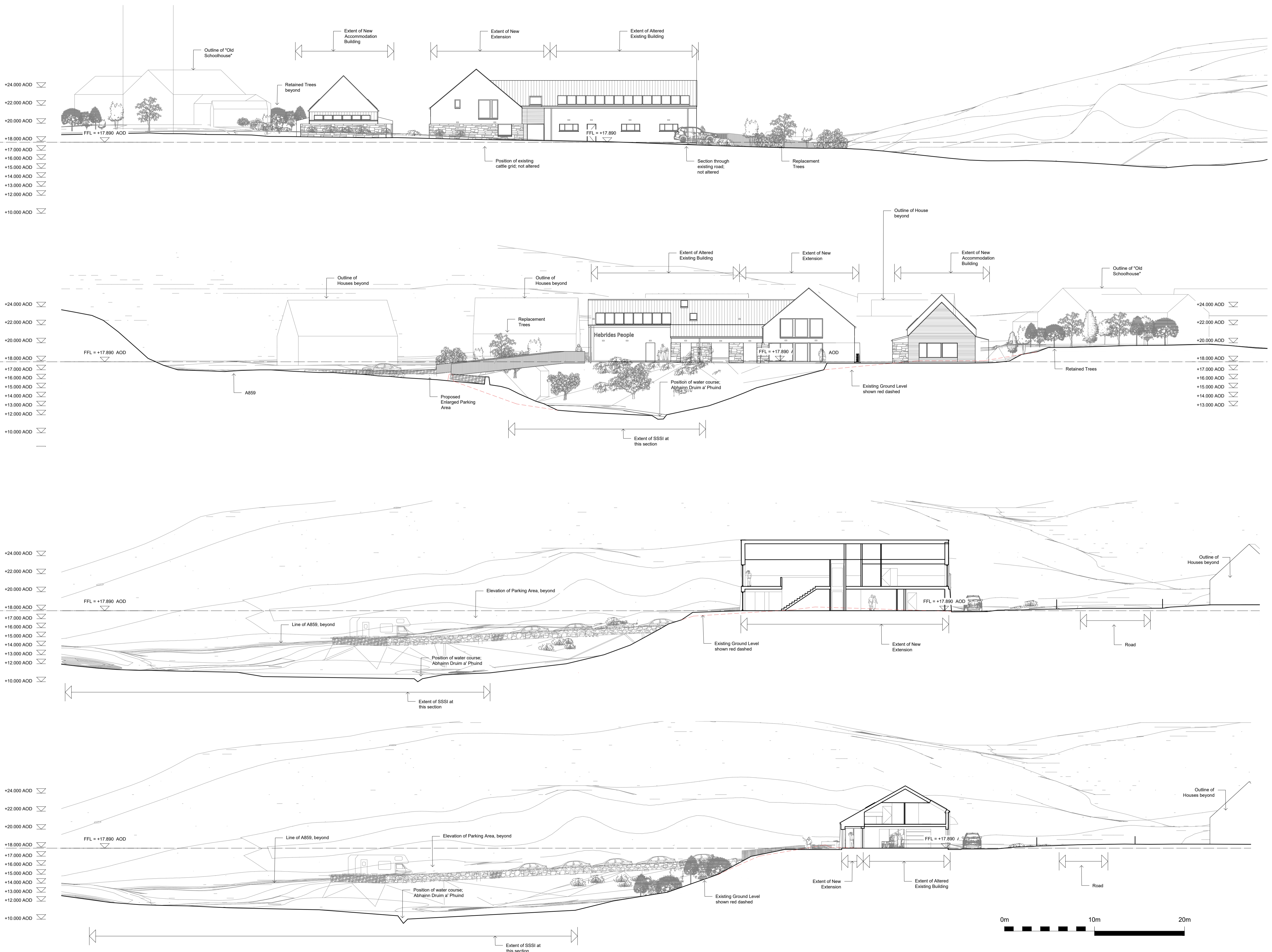
TOPOGRAPHICAL SURVEY

FORMAT	SCALE(S)	DATE	MARCH 2023
A1	1:500	DRAWN	SMI
A3	1:1000	CHECKED	MMI

DRAWING NO.: **23/047/01 PLANNING**

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REV:	DESCRIPTION:	BY:	DATE:
A	Revised in Line with site layout and building updates	SD	16.07.24
STATUS:		BW	

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CLIENT: **HEBRIDES PEOPLE SEALLAM NORTHTON HS3 3 JA**

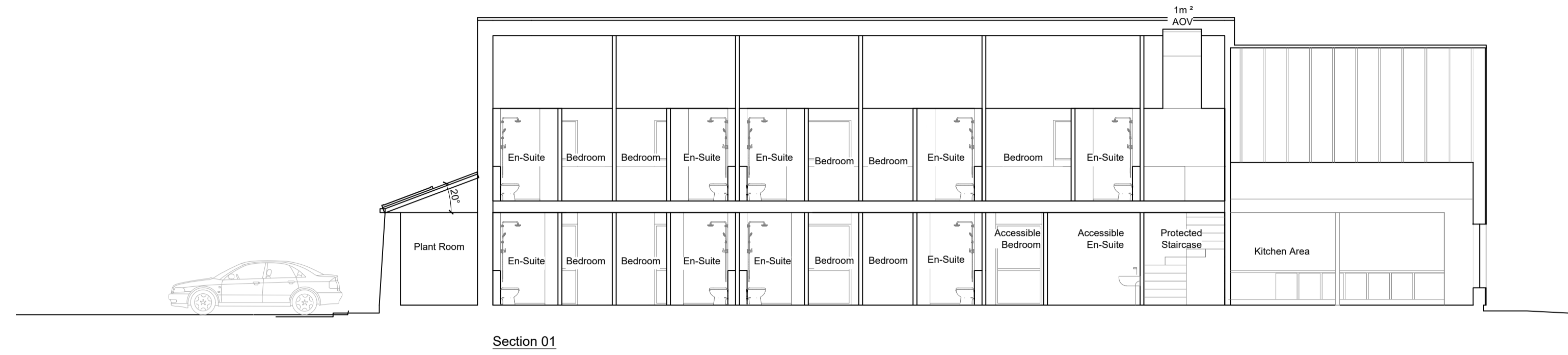
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TITLE: **Site Sections Sheet 1**

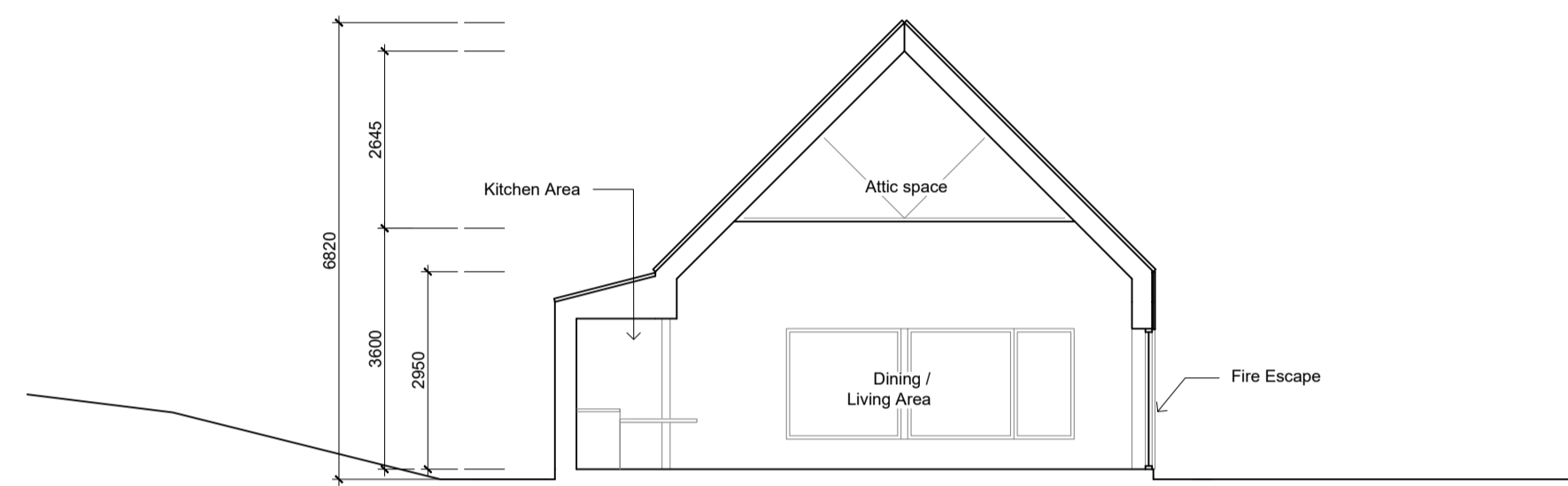
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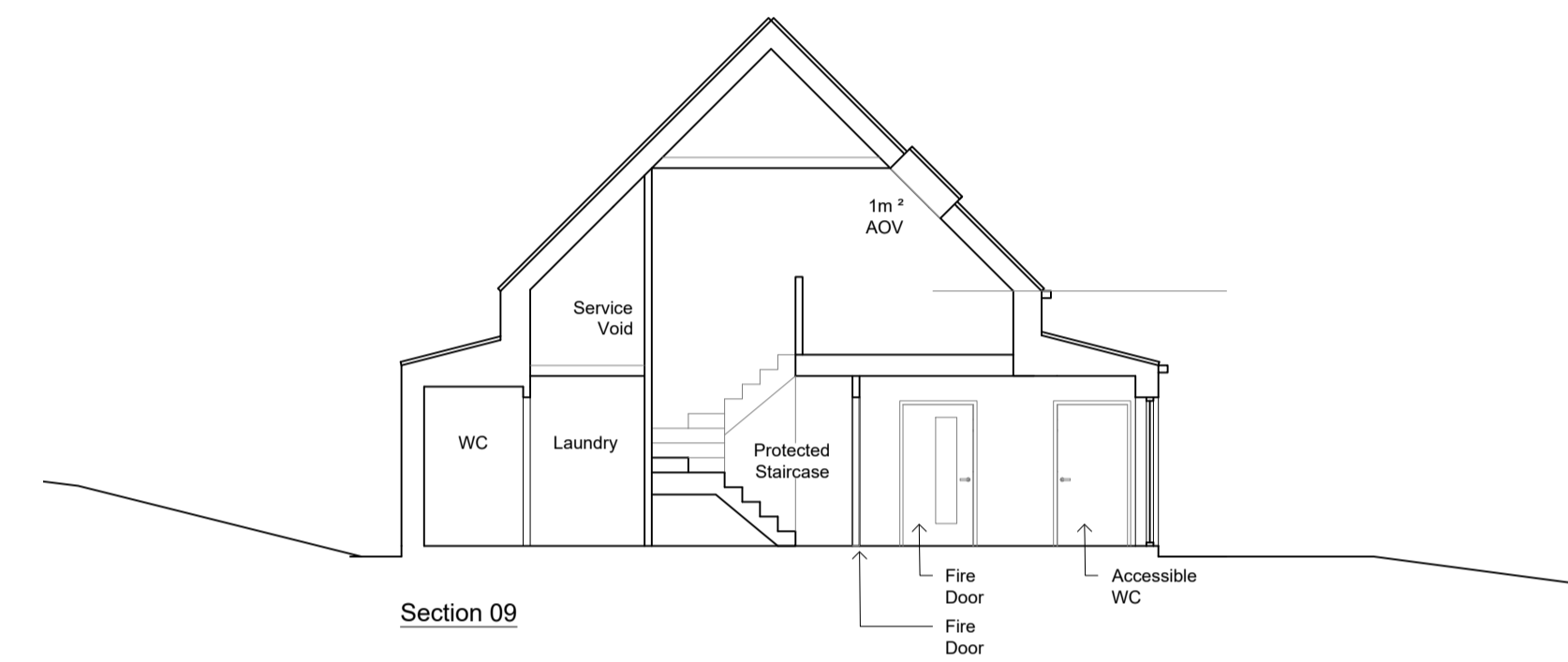
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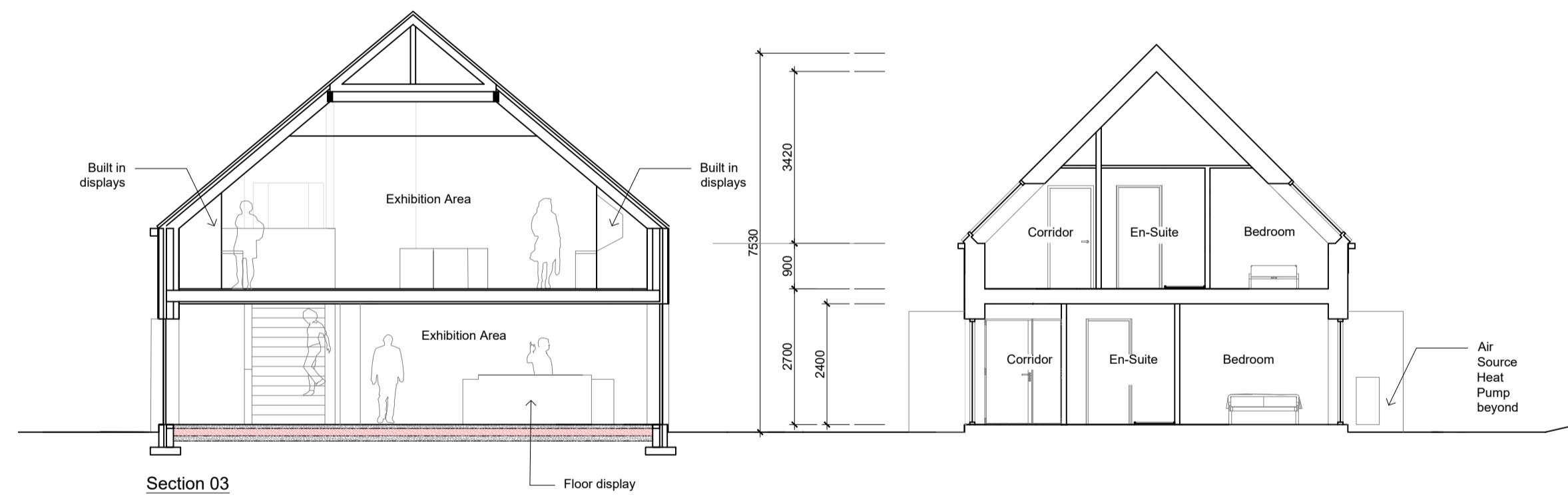
Section 01



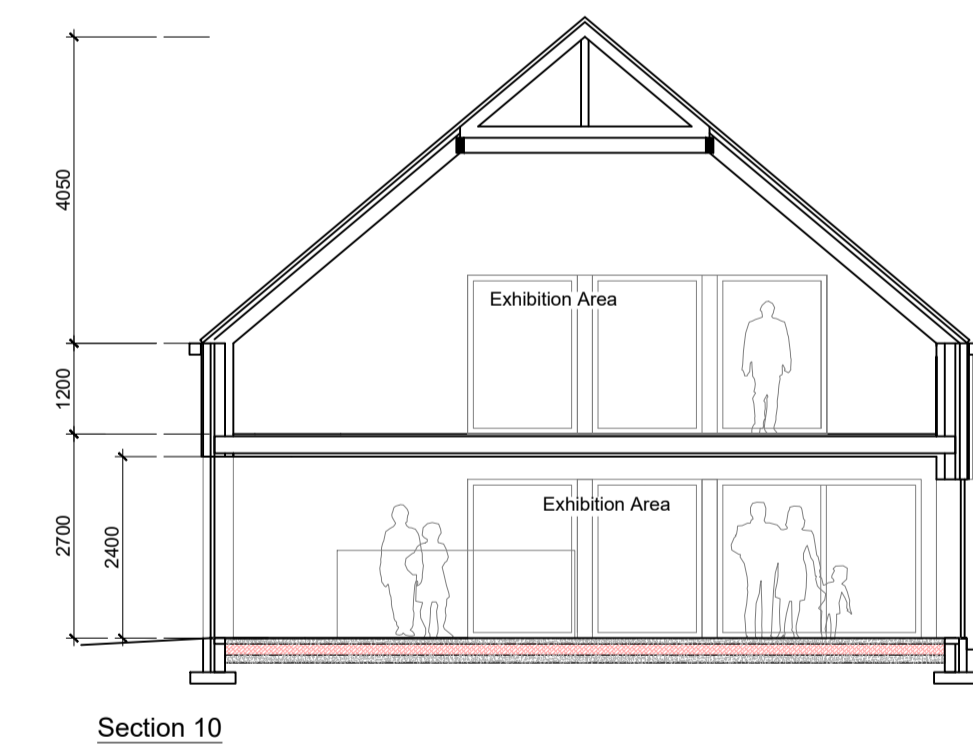
Section 02



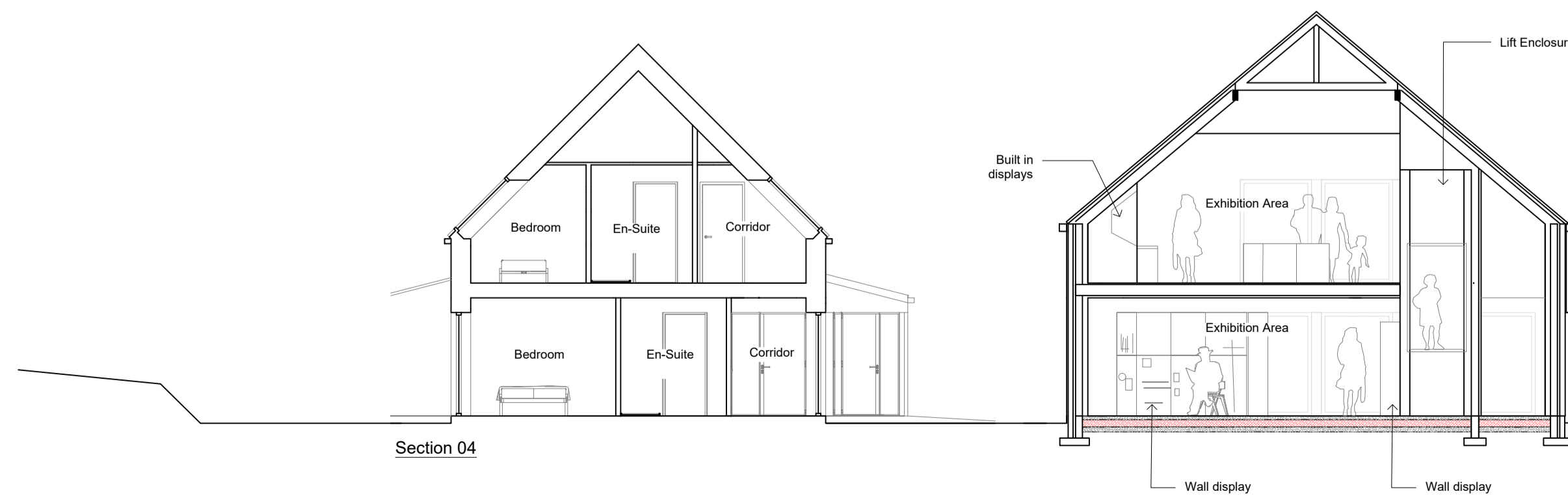
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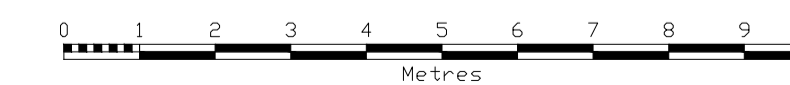
Section 03



Section 10



Section 04



B	Revised to suit Floor Plans, Section 09 and 10 added	SD	22.07.24
A	Revised to suit Floor Plans	SD	24.11.23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: BW			

STUDIO HEBRIDES
ARCHITECTURE
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T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE**
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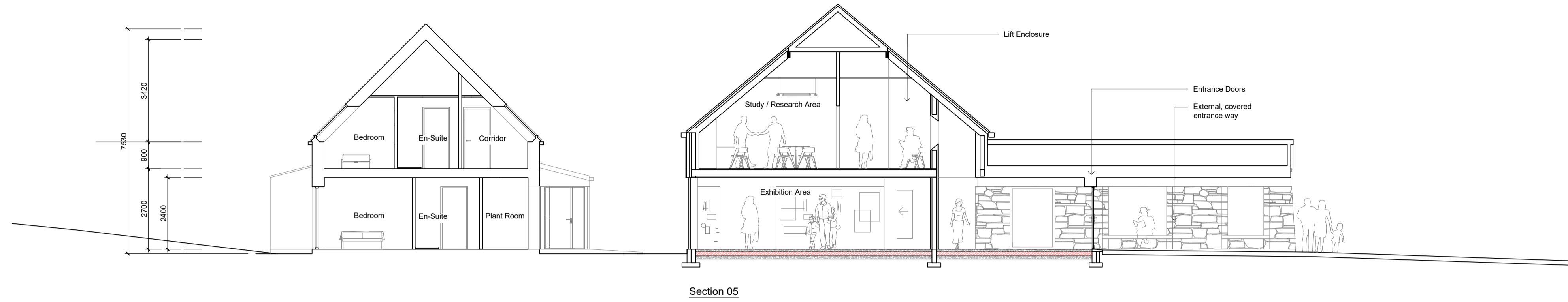
SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE**
NORTHTON HS3 3JA

TITLE: **Cross Sections - Sheet 1**
General Arrangement

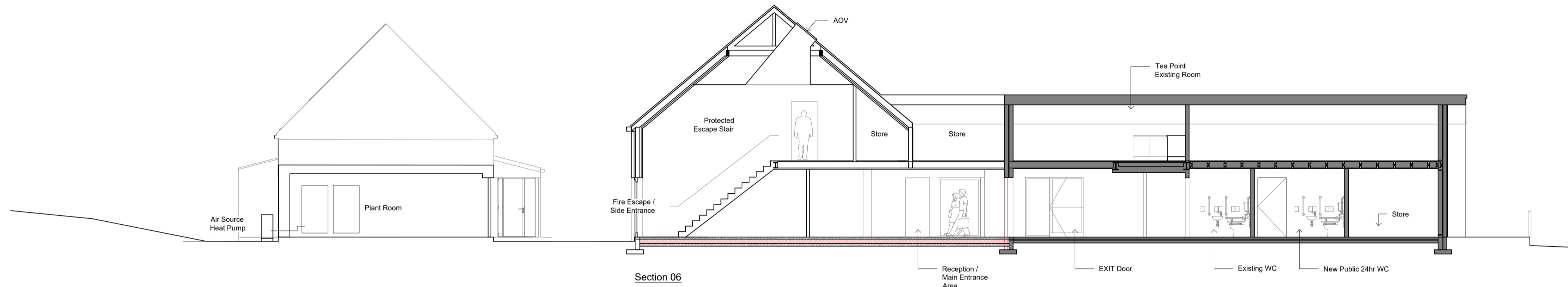
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PROJECT NO:	DRAWING NO:	REVISION:	
2303	2303_AL_301	B	

Notes:

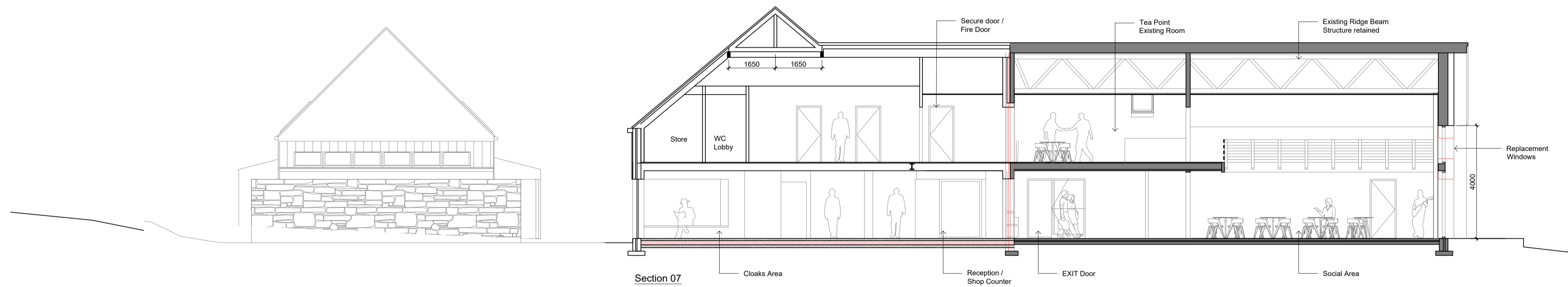
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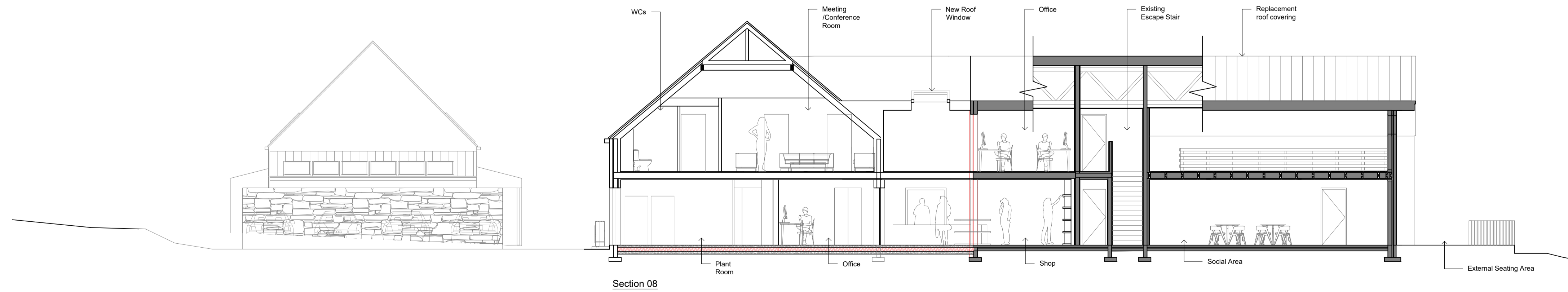
Section 05



Section 06



Section 07



Section 08

B	Revised to suit Floor Plans	SD	22.07.24
A	Revised to suit Floor Plans	SD	24.11.23
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	BW		

STUDIO HEBRIDES
ARCHITECTURE

Oban na Feidh, 19A Lochport, Isle of North List
T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE**
SEALLAM
NORTHTON
HS3 3JA

SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE**
NORTHTON HS3 3JA

TITLE: **Cross Sections - Sheet 2**
General Arrangement

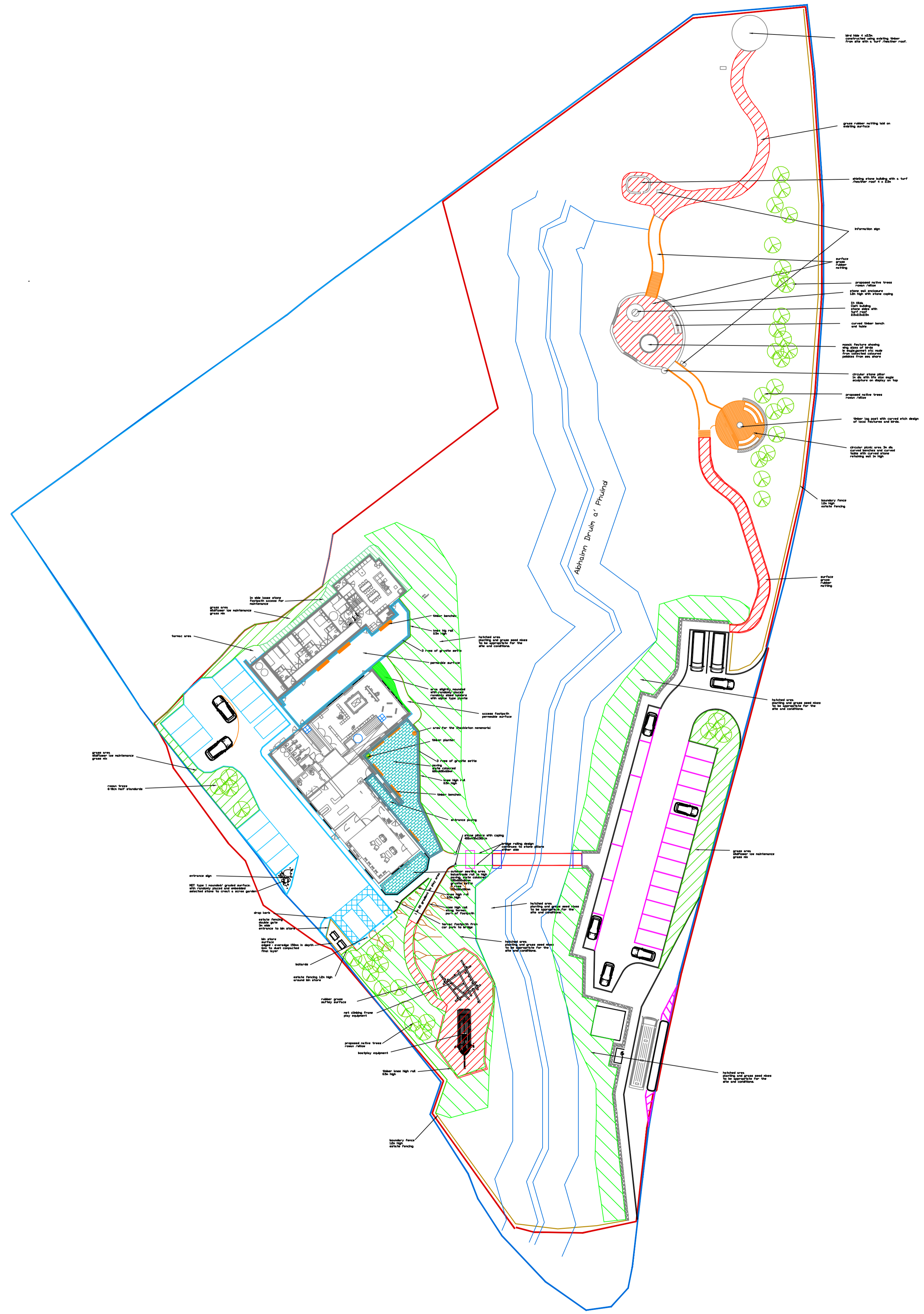
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1:100	28.04.23	SD	-
PROJECT NO:	DRAWING NO:	REVISION:	
2303	2303_AL_302	B	

Do not scale from this drawing; work to figured dimensions only. All existing dimensions to be checked on site. All discrepancies must be notified to the issuing office.

This drawing is to be read in conjunction with all other relevant documentation, including that produced by other consultants, sub-contractors and suppliers.

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NOTES:



rev	description	drawn	ckd	date
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Project:
Hebrides Peoples Centre

Drawing:
landscape design plan 11

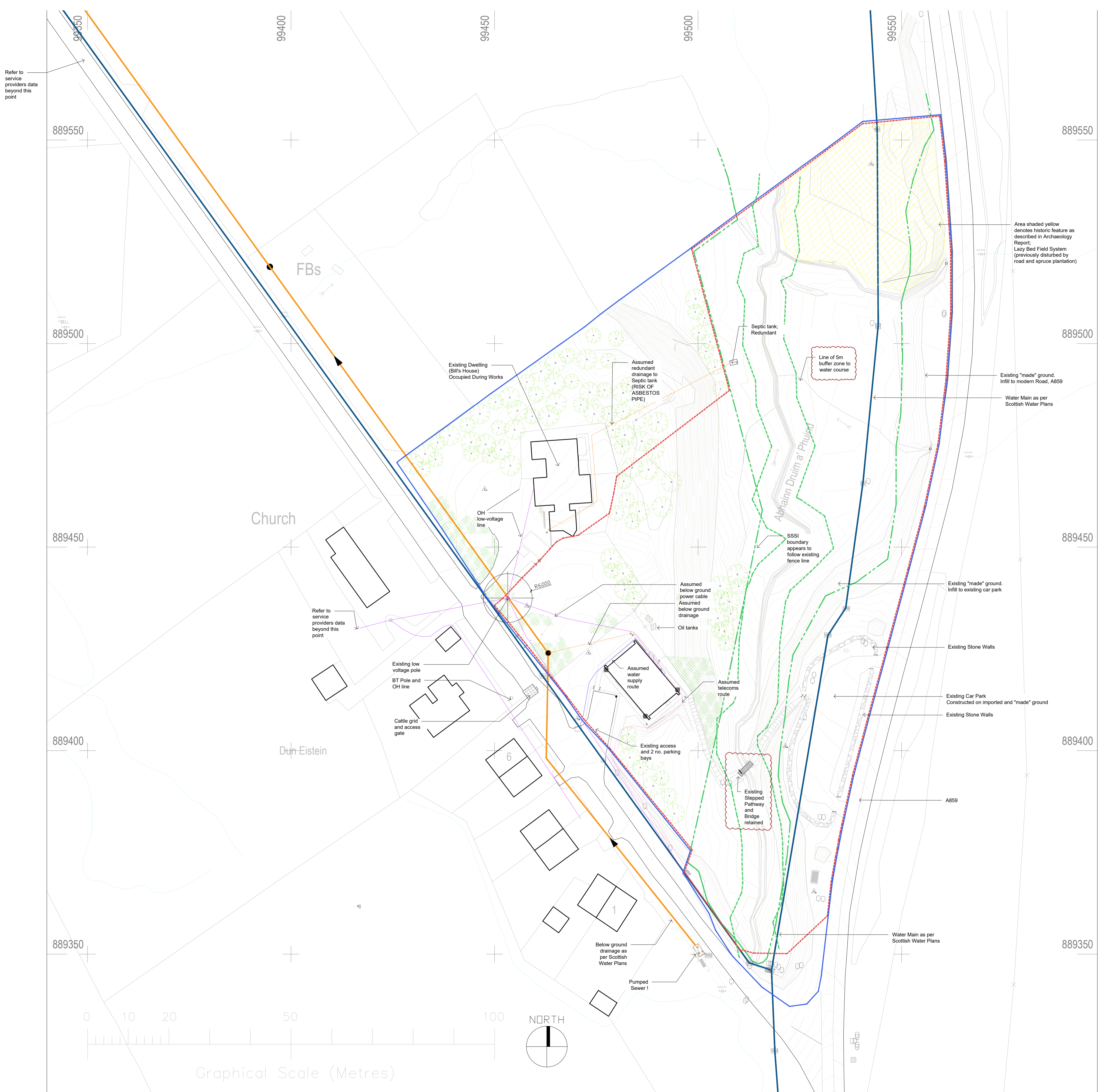
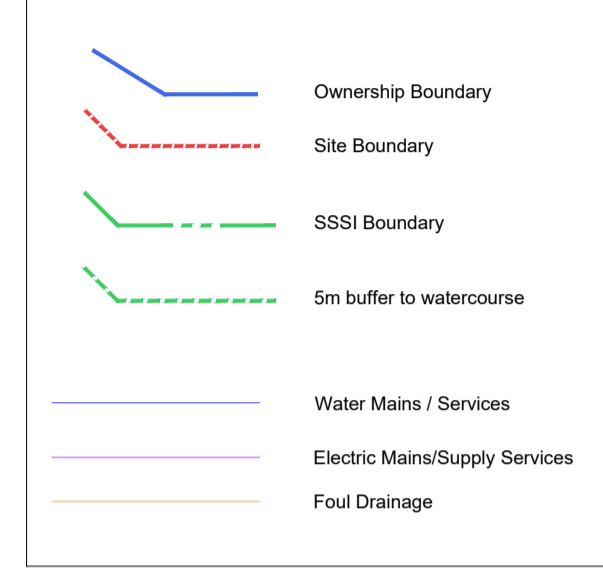
Project No: HPC1	
Scale: NTS	Date: JULY 24
Original Size: A1	Drawn: RGS
	Checked:

rgs landscapes landscape design practice
Breasclete Community Hall, Unit 1
Breasclete Isle of Lewis HS2 9ED
M: 07840358024

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KEY:



B	5m buffer zone shown. Path and Bridge noted as "retained"	SD	22.07.24
A	Ownership Boundary Revised	SD	07.12.23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: BW			

STUDIO HEBRIDES
ARCHITECTURE

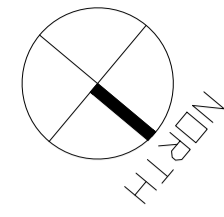
Oban na Feidh, 19A Lochport, Isle of North List
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CLIENT: **HEBRIDES PEOPLE**
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NORTHTON
HS3 3 JA

SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE**
NORTHTON HS3 3JA

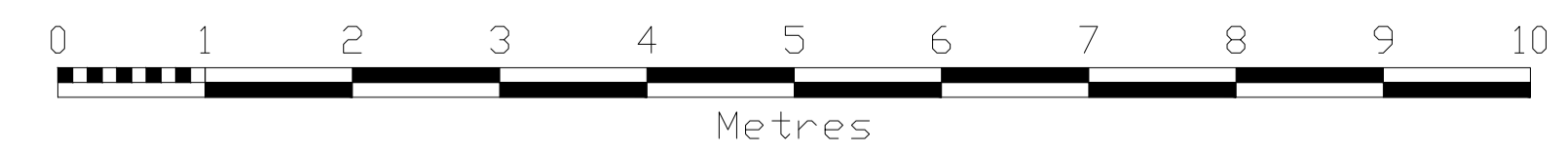
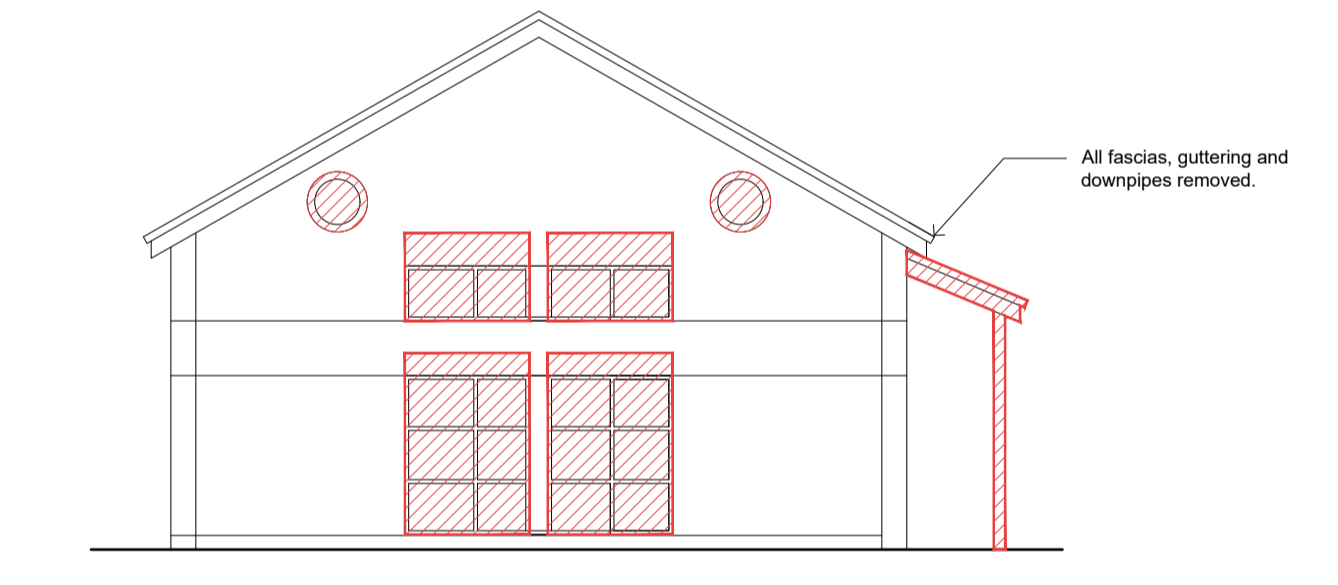
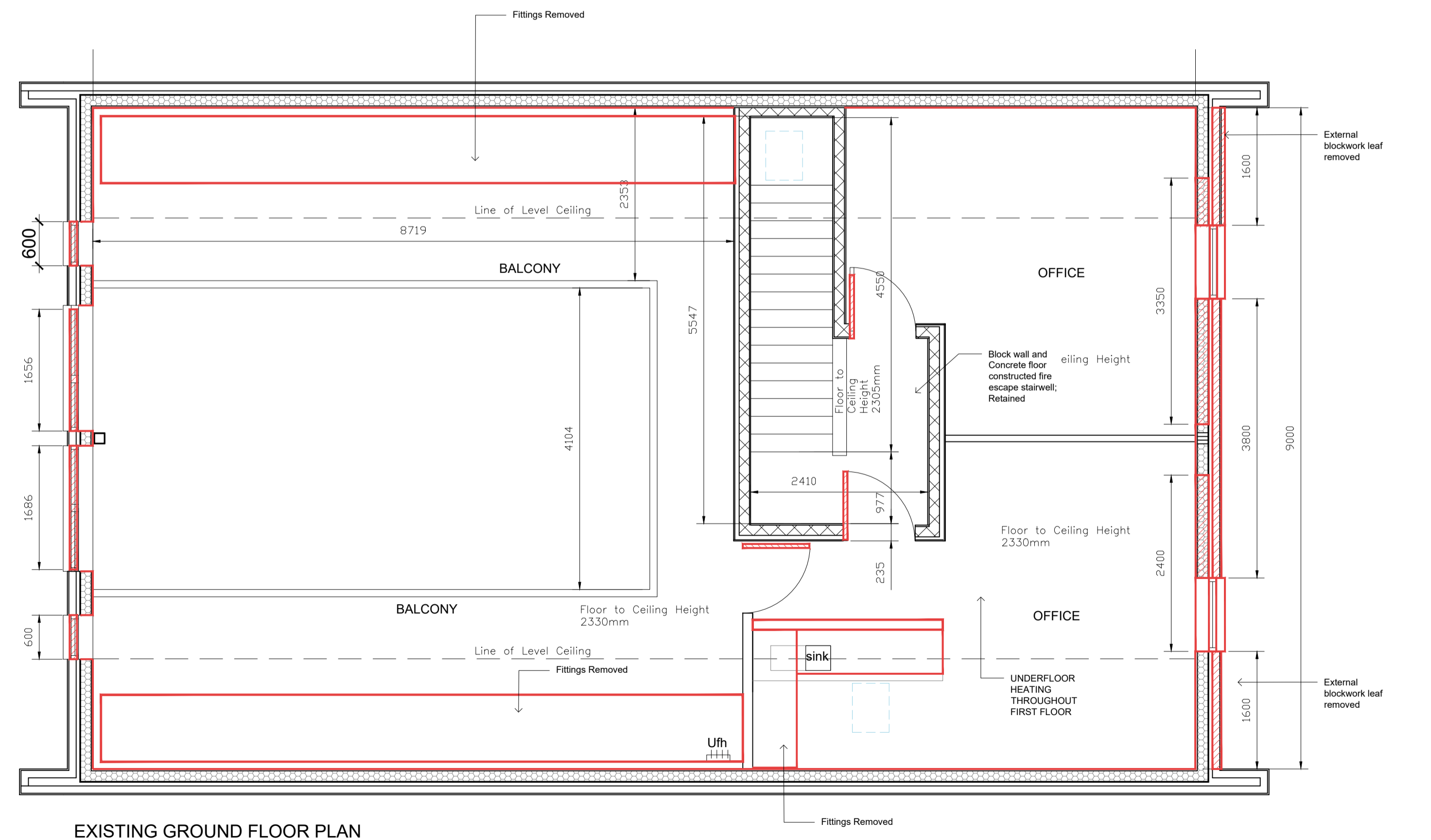
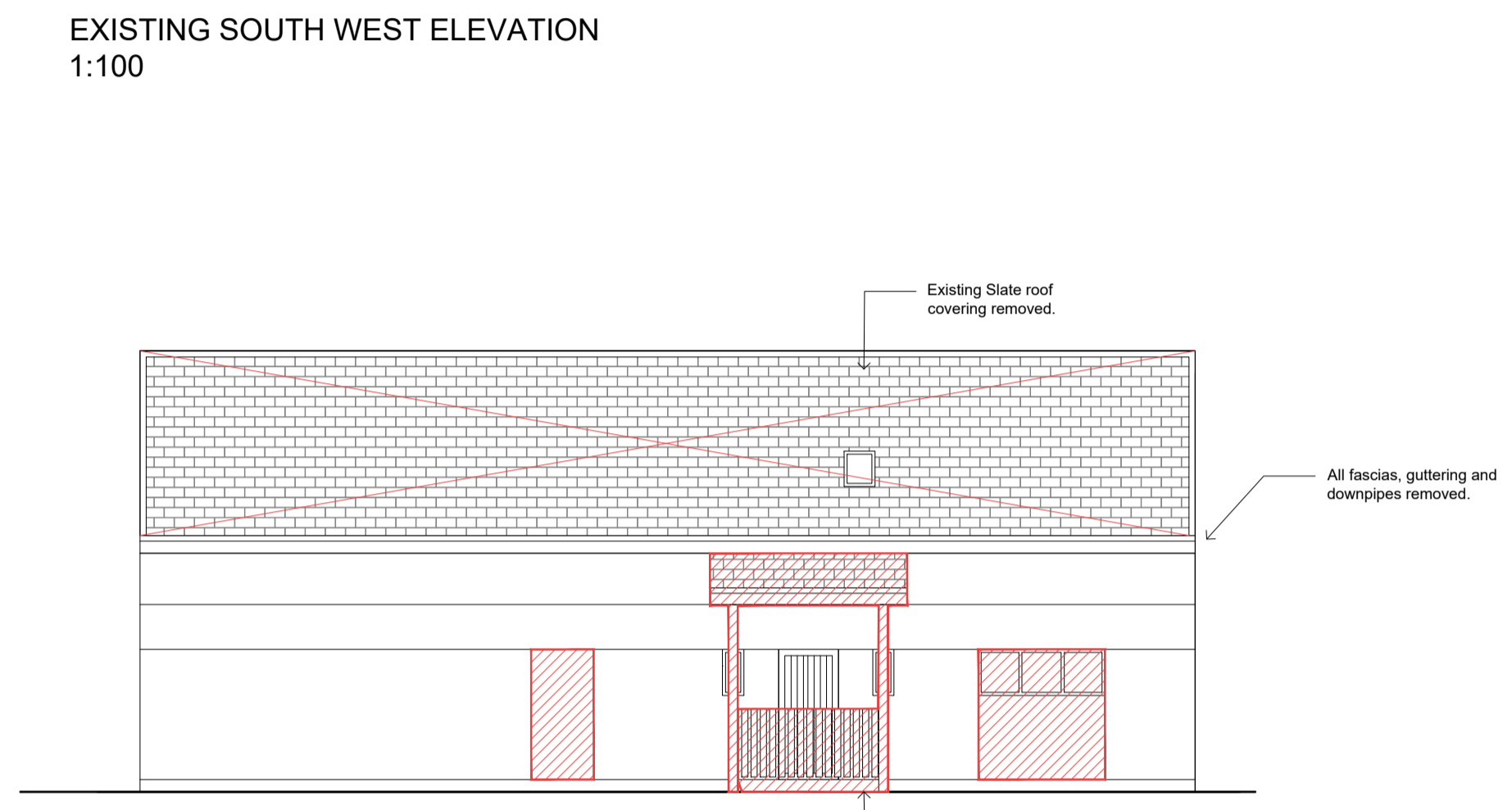
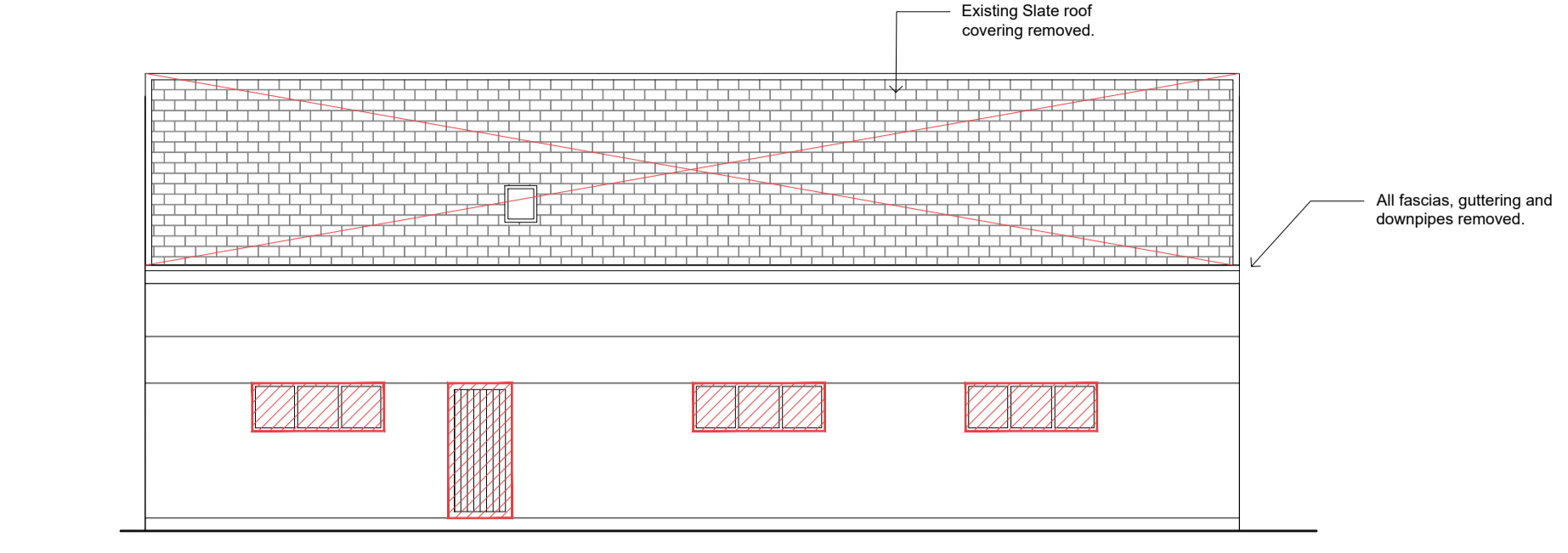
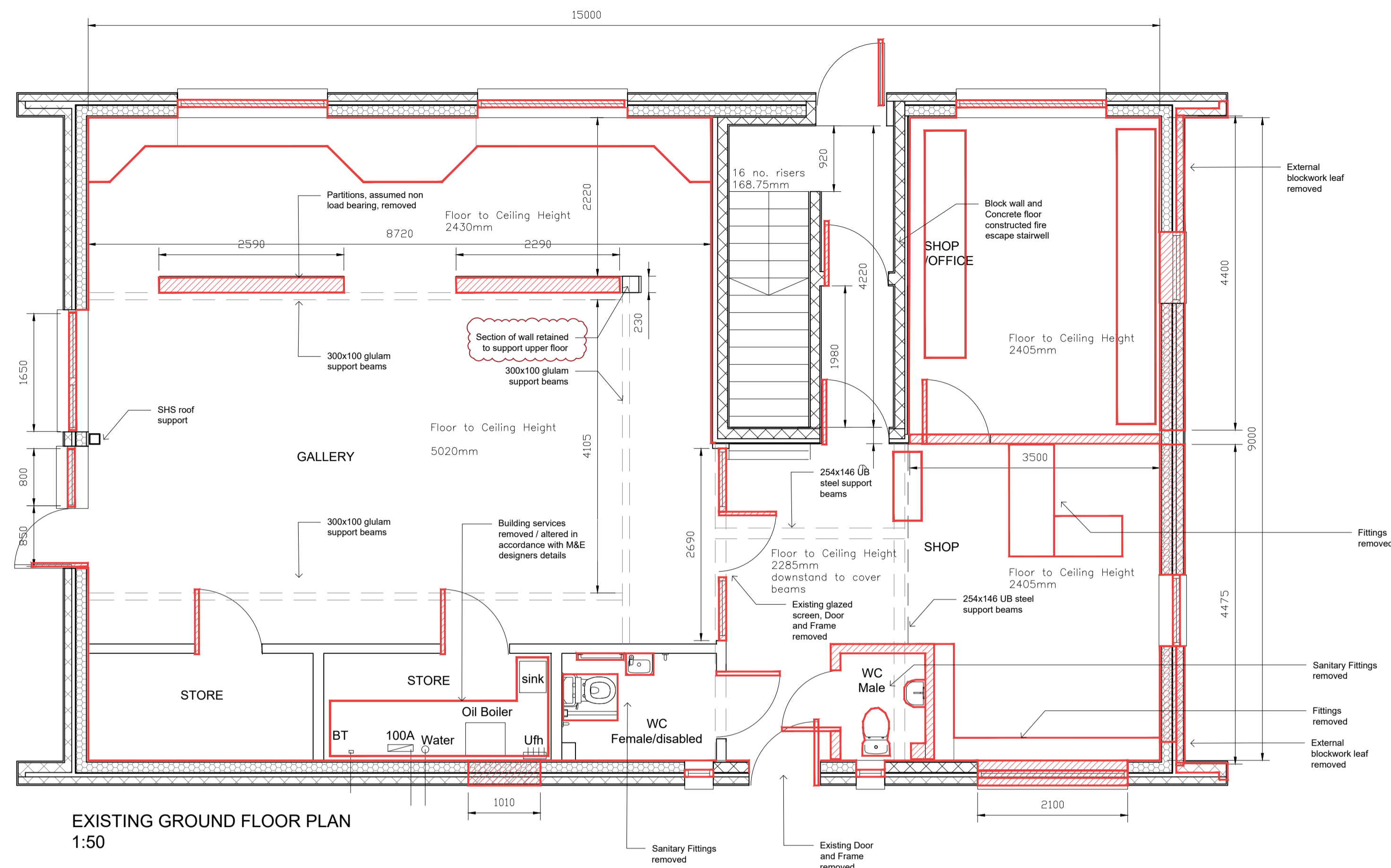
TITLE: **Existing Site**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	22.03.23	SD	-
PROJECT NO:	DRAWING NO:	REVISION:	
2303	2303_AE_003	B	



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REV:	DESCRIPTION:	BY:	DATE:
C	Additional ceiling height and wall detail added Portion of wall retained	SD	08.07.24
B	Building Fabric Detail added	SD	25.03.24
A	WC shown demolished	SD	22.11.23
STATUS: BW			

STUDIO HEBRIDES ARCHITECTURE

Oban na Feidh, 19A Lochport, Isle of North Uist
T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE SEALLAM NORTHTON HS3 3JA**

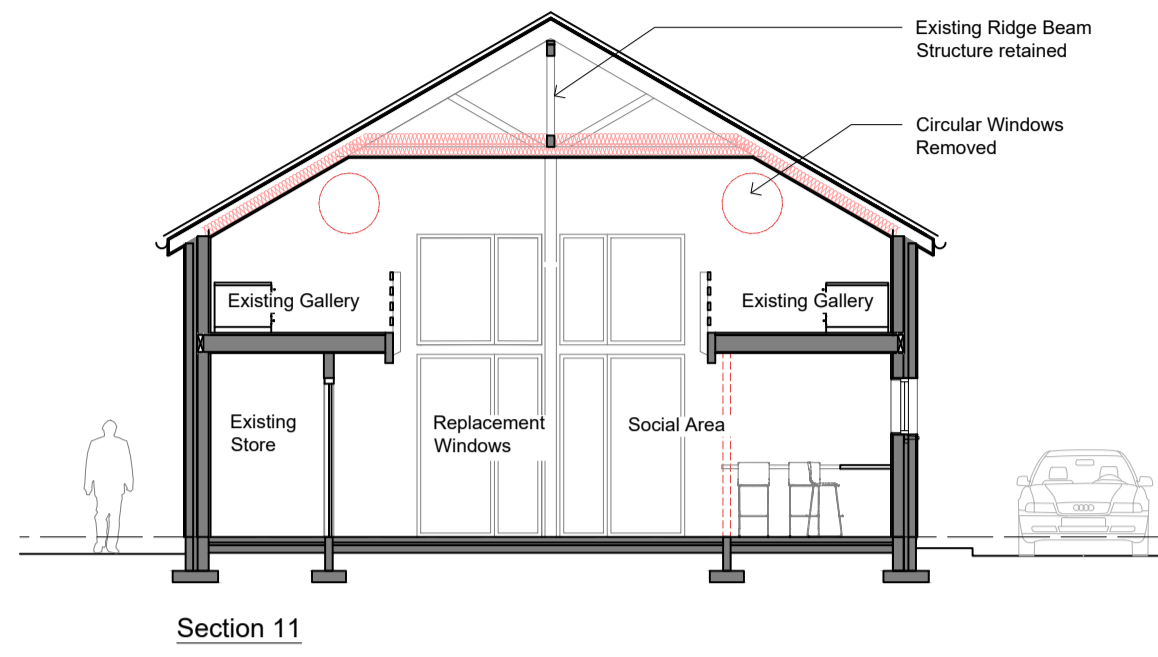
SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE NORTHTON HS3 3JA**

TITLE: **Existing Building GA and Downtakings**

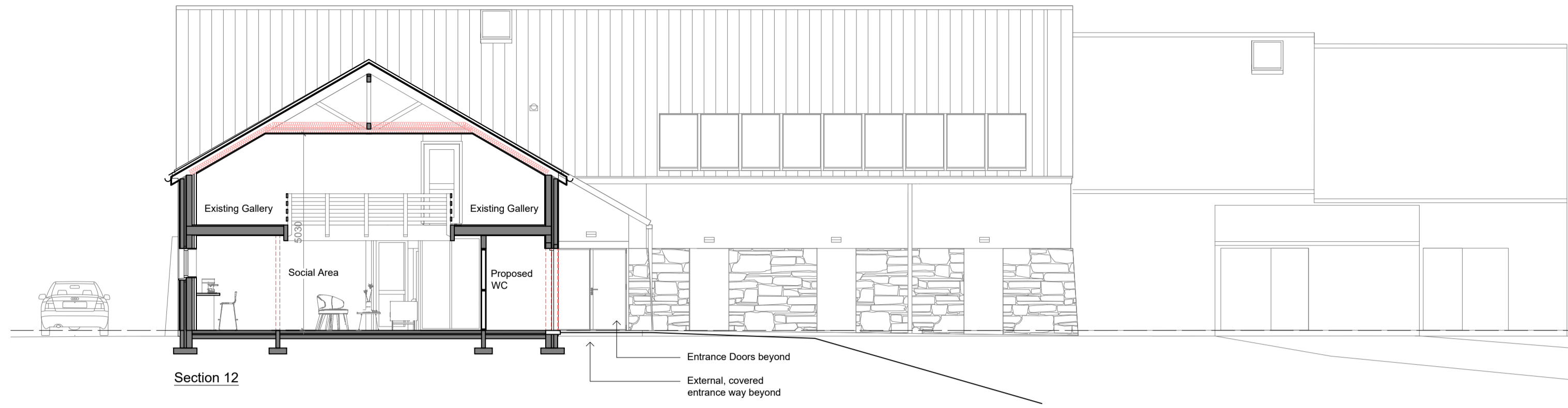
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PROJECT NO:	DRAWING NO:	REVISION:	
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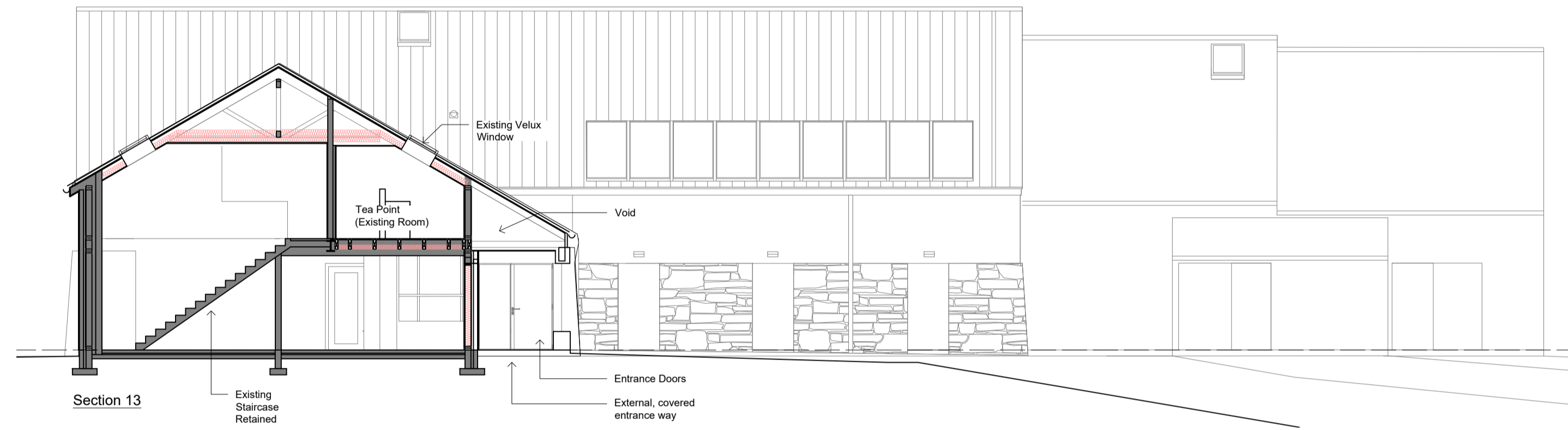
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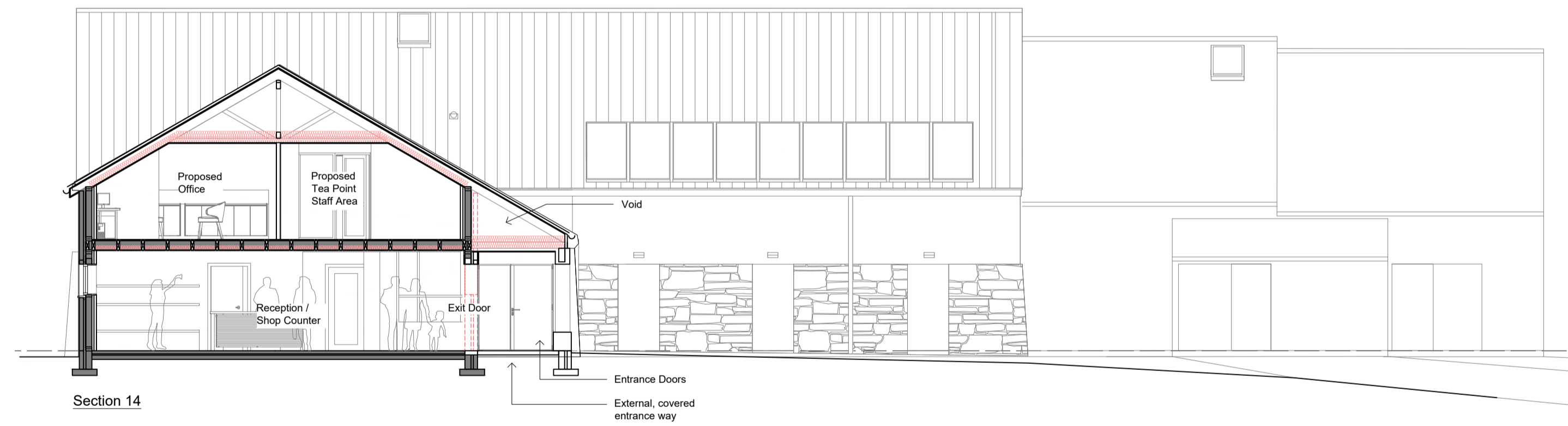
Section 11



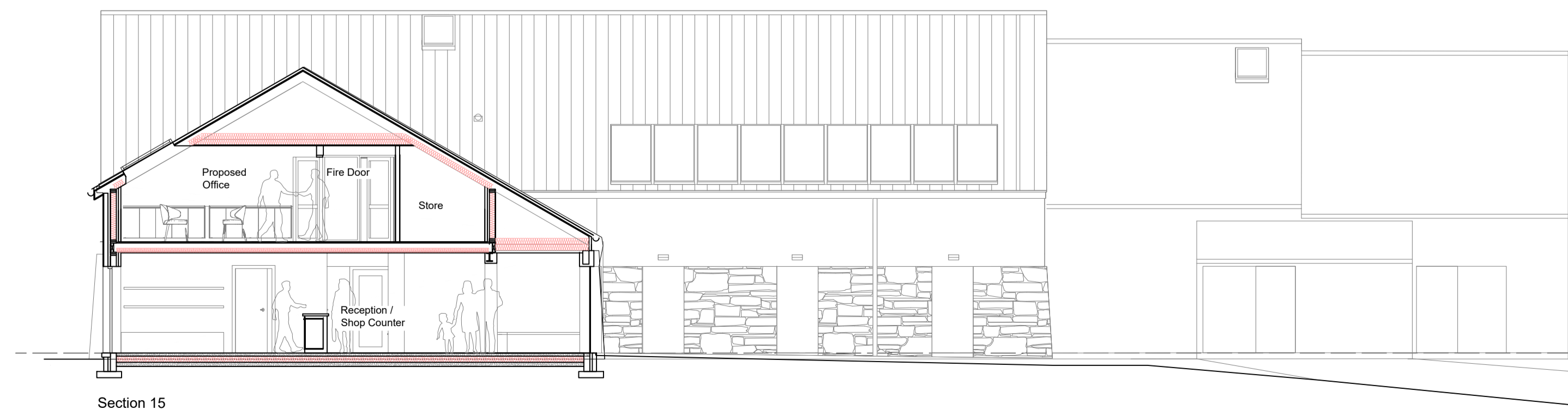
Section 12



Section 13



Section 14



Section 15

REV.	DESCRIPTION	BY:	DATE:
STATUS: BW			

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ARCHITECTURE

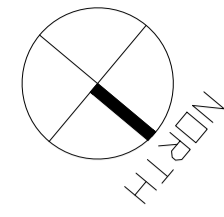
Oban na Feidh, 18A Lochport, Isle of North Lisk
T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE**
SEALLAM
NORTHTON
HS3 3JA

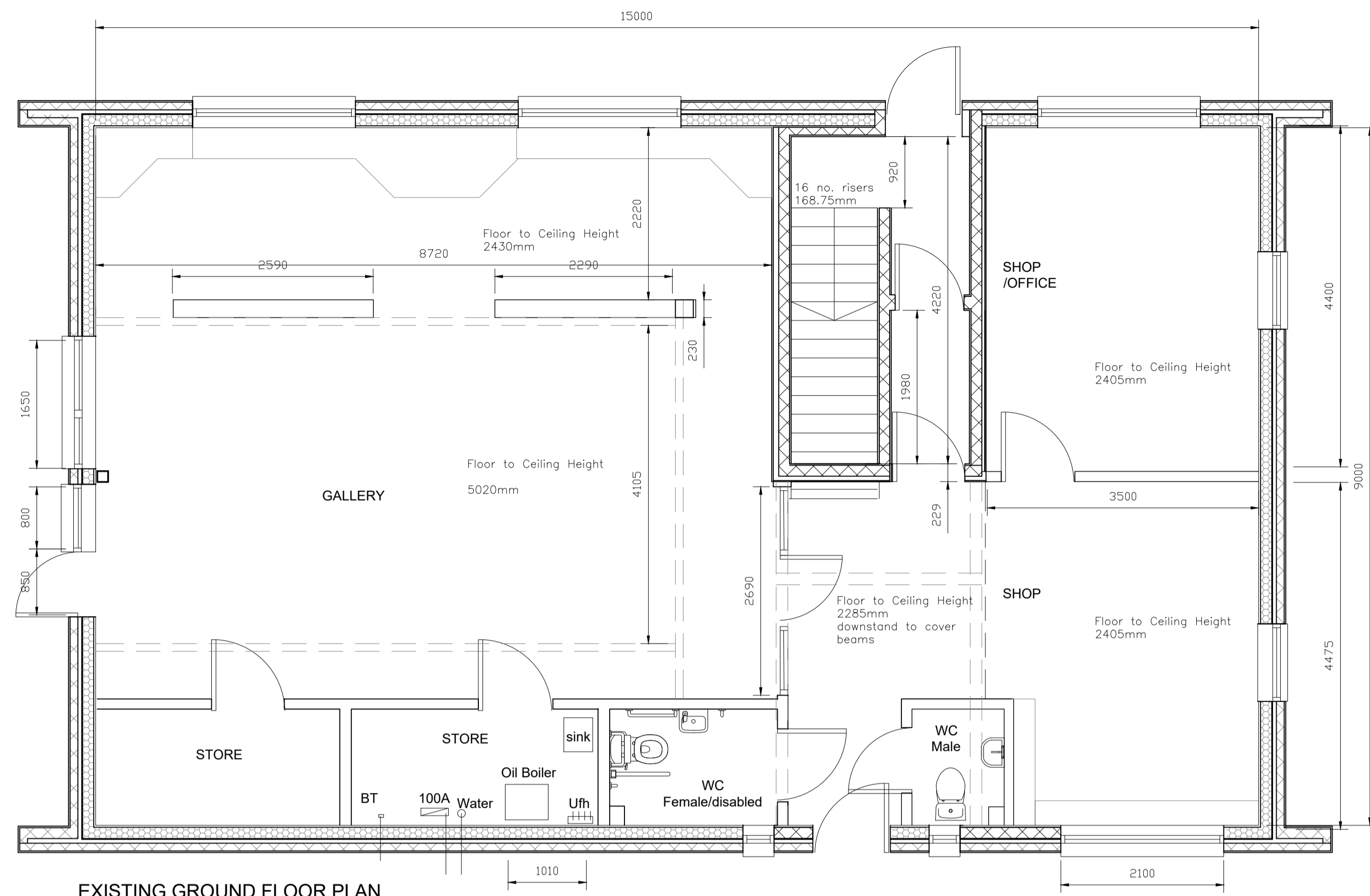
SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE**
NORTHTON HS3 3JA

TITLE: **Cross Sections - Sheet 3**
General Arrangement

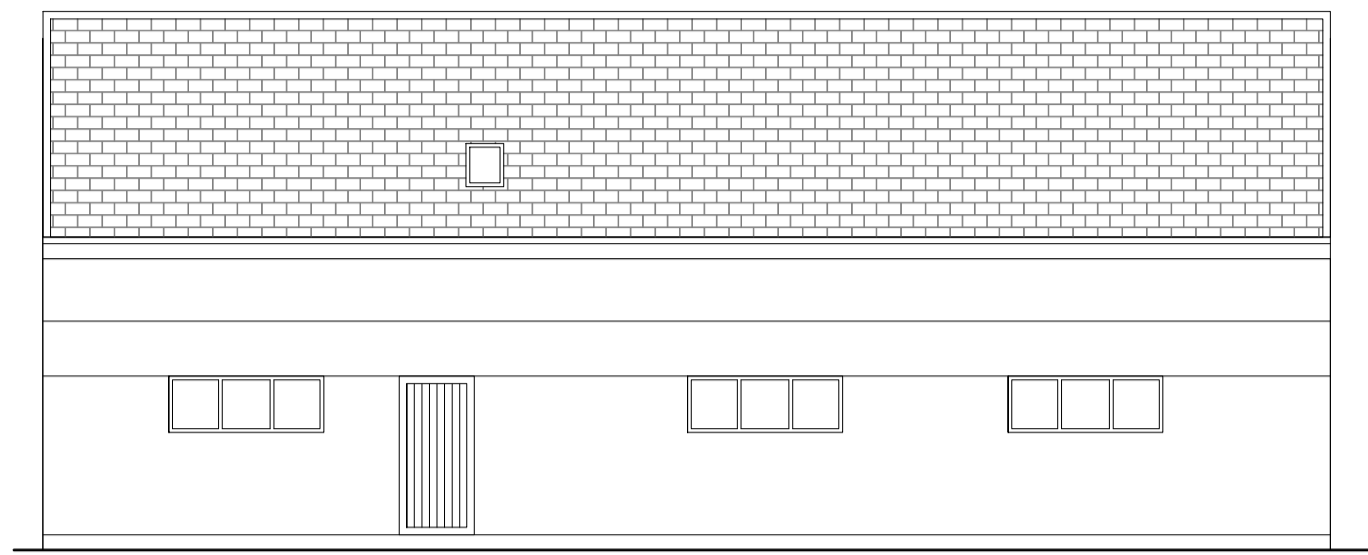
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	28.04.23	SD	-
PROJECT NO:	DRAWING NO:	REVISION:	
2303	2303_AL_303	-	



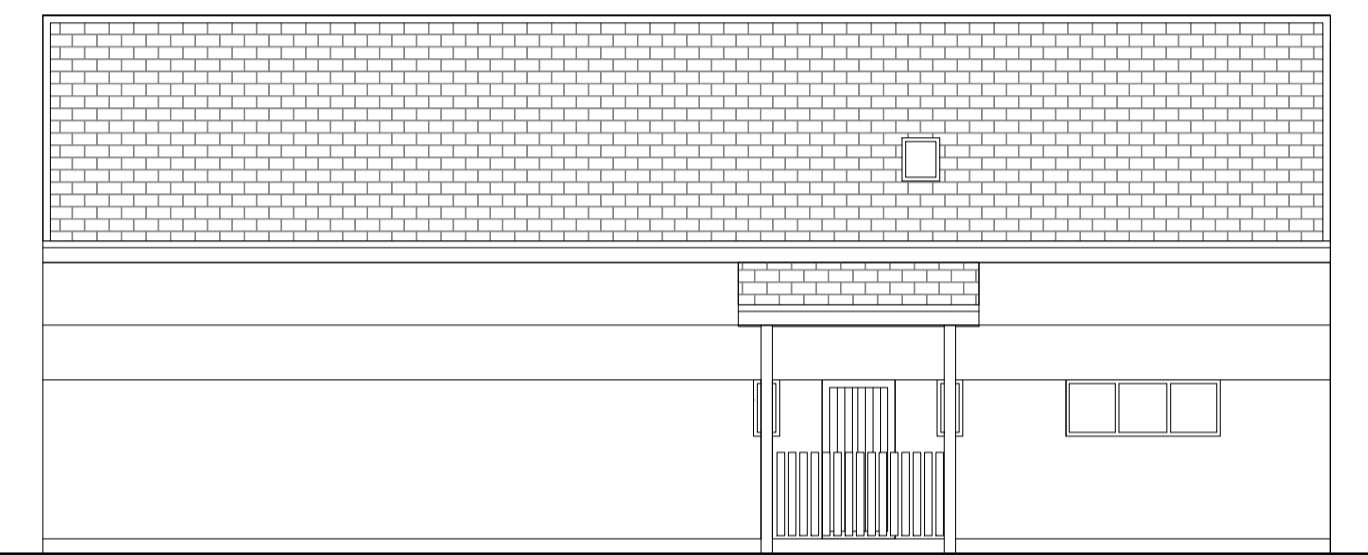
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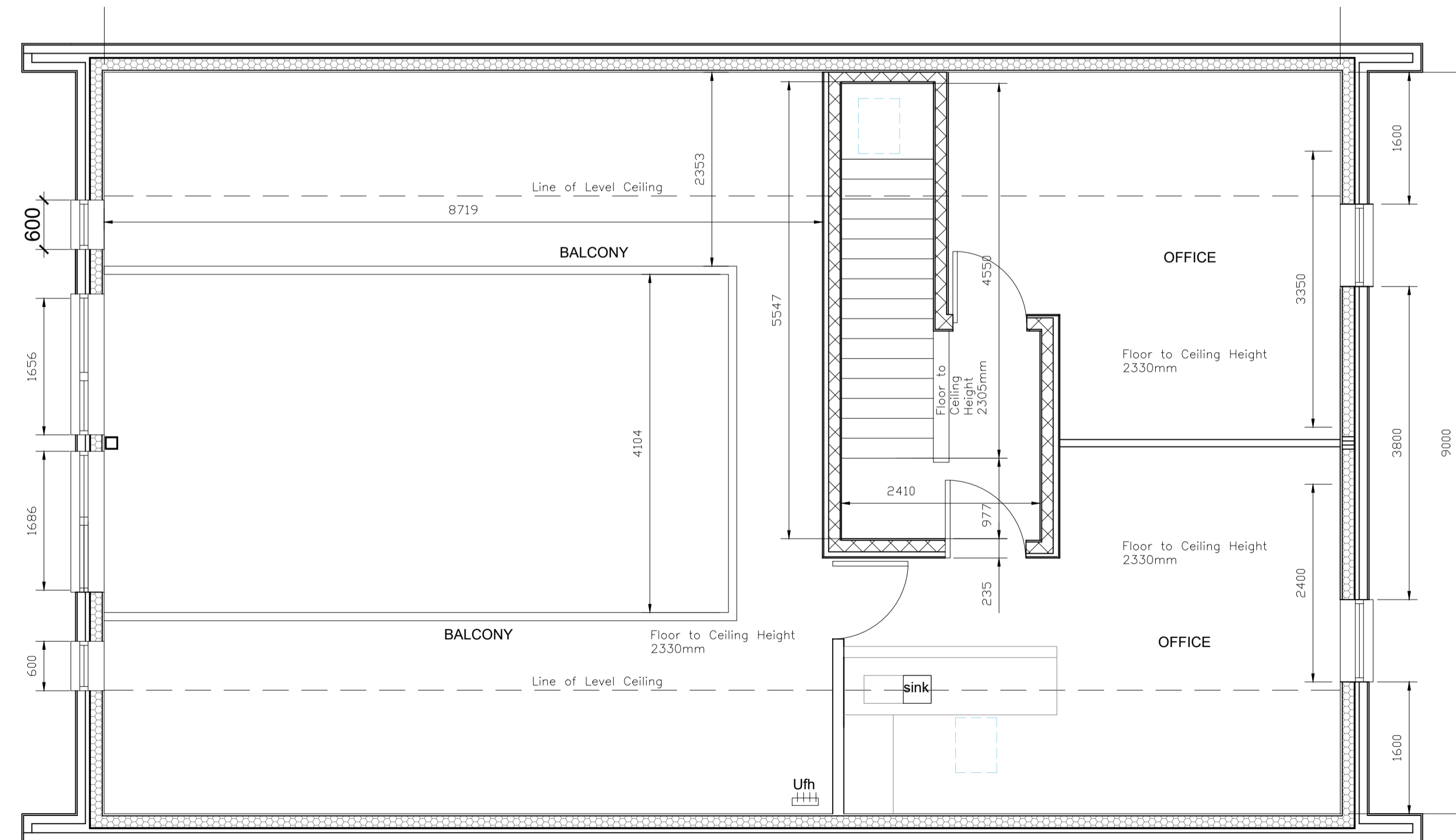
EXISTING GROUND FLOOR PLAN
1:50



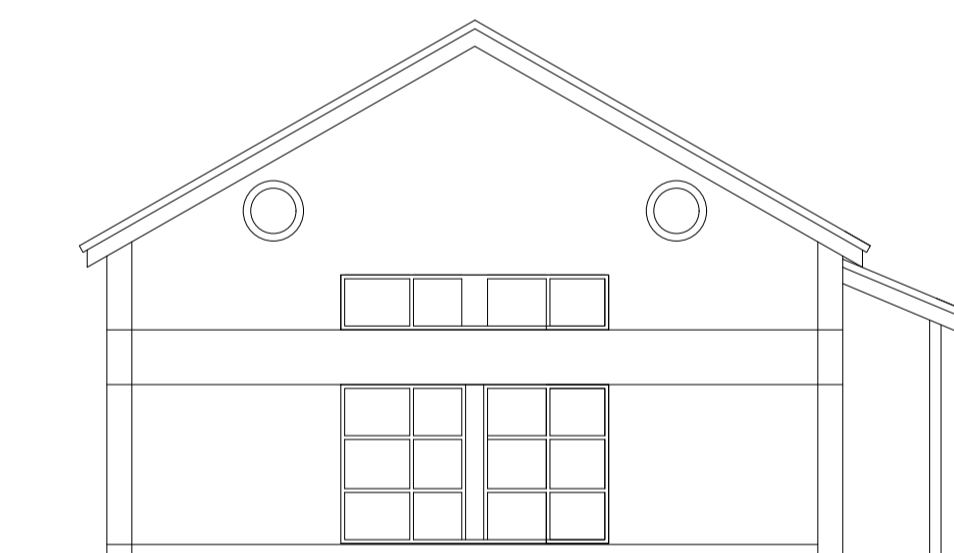
EXISTING SOUTH WEST ELEVATION
1:100



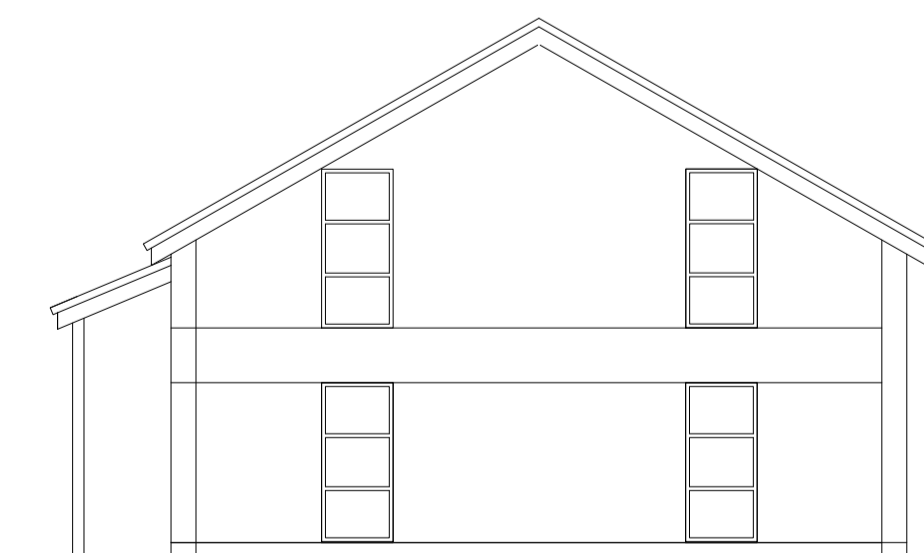
EXISTING NORTH EAST ELEVATION
1:100



EXISTING GROUND FLOOR PLAN
1:50



EXISTING SOUTH EAST ELEVATION
1:100



EXISTING NORTH WEST ELEVATION
1:100



REV.	DESCRIPTION	BY	DATE
STATUS:	BW		

STUDIO HEBRIDES ARCHITECTURE
 Oban na Feidh, 19A Lochport, Isle of North List
 T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE SEALLAM NORTHTON HS3 3JA**

SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE NORTHTON HS3 3JA**


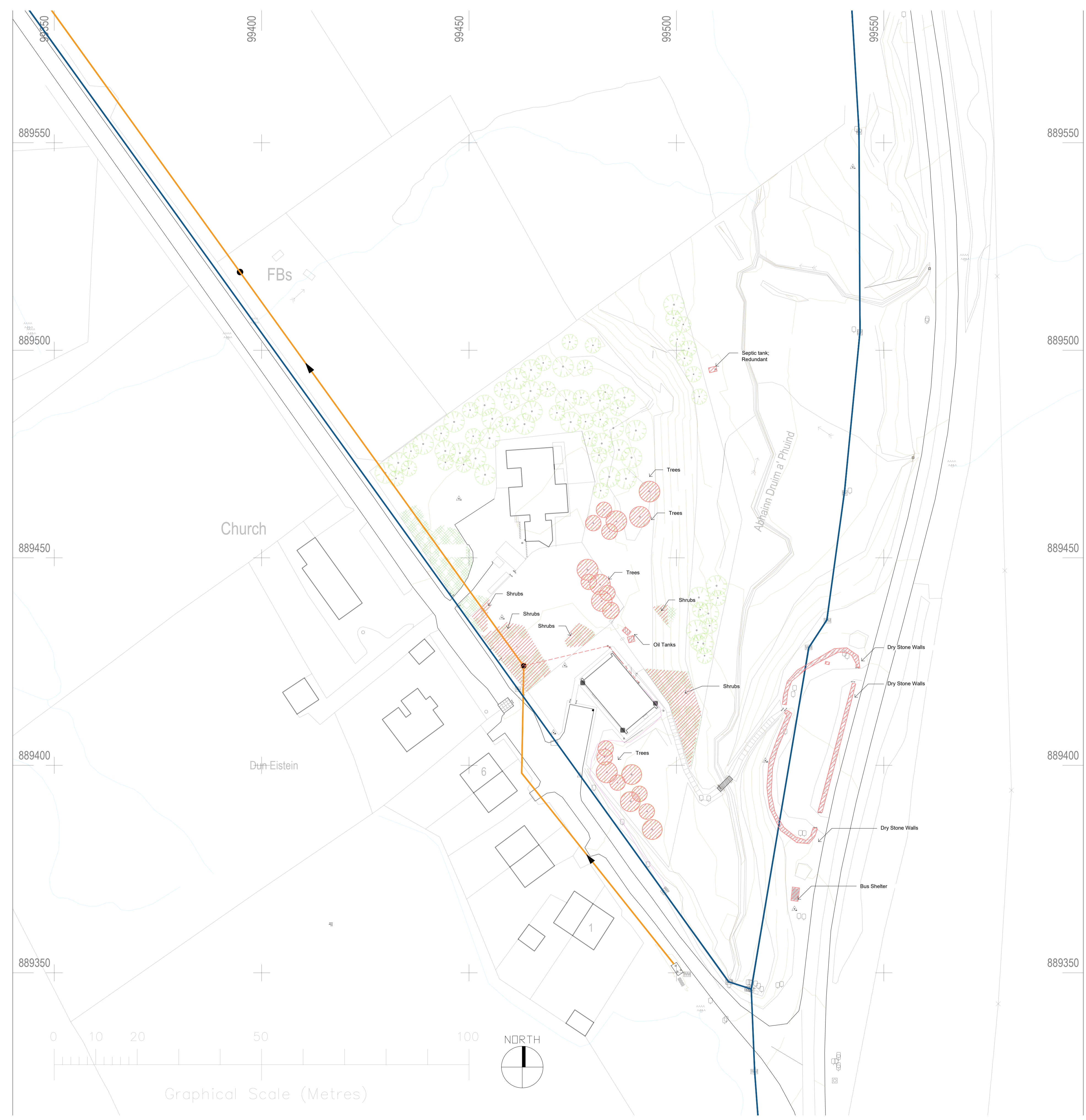
TITLE: **Existing Building**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	28.04.23	SD	-
PROJECT NO:	DRAWING NO:	REVISION:	
2303	2303_AE_010	-	

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KEY:
 Features / Structures to be Removed

REV.	DESCRIPTION	BY:	DATE:
STATUS:	BW		

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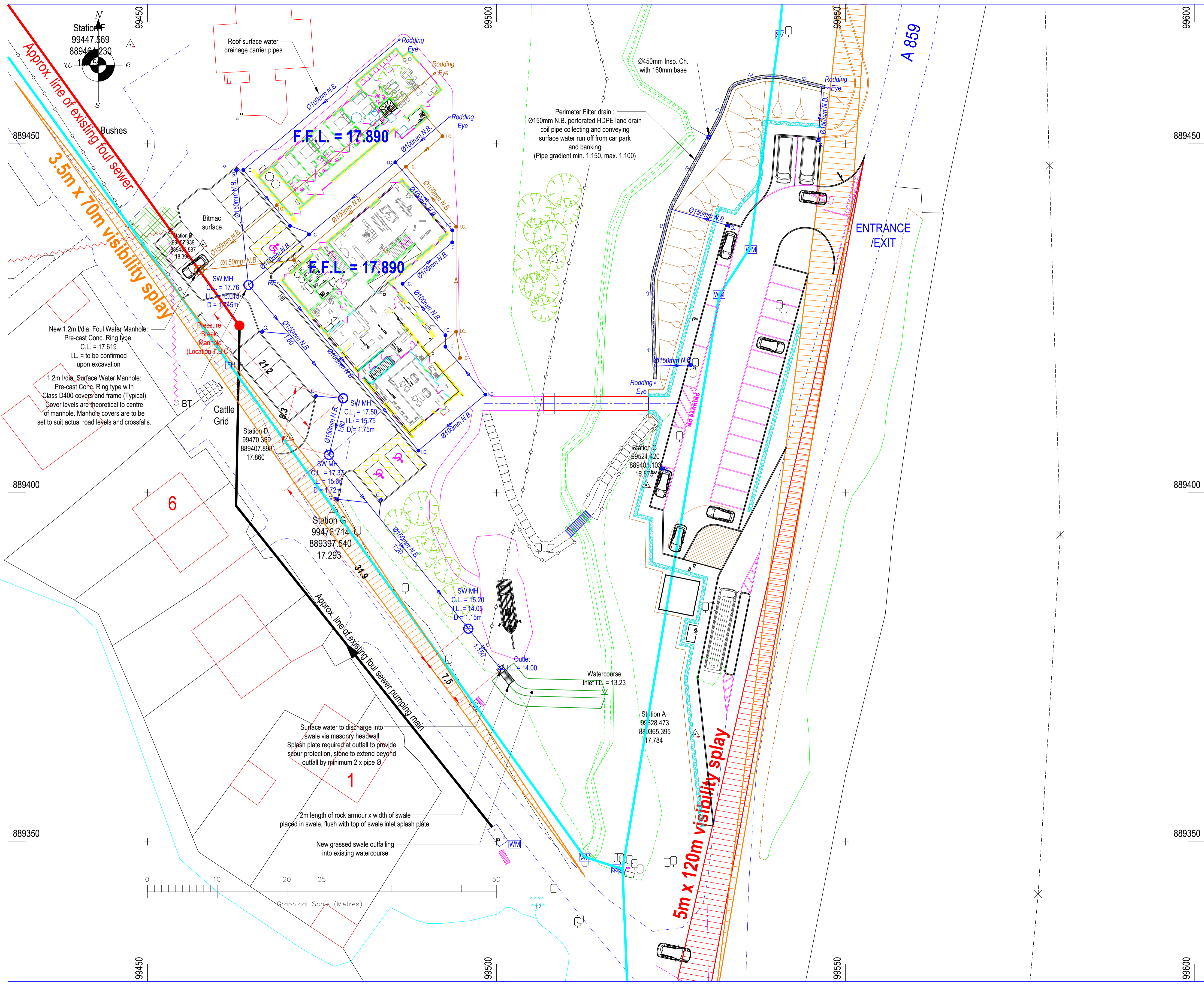
Oban na Feidh, 19A Lochport, Isle of North Uist
T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: **HEBRIDES PEOPLE**
SEALLAM
NORTHTON
HS3 3 JA

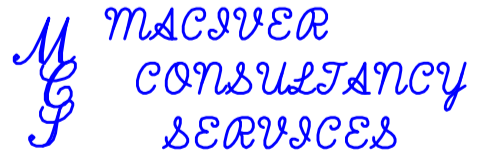
SITE: **HEBRIDES PEOPLE VISITOR'S CENTRE**
NORTHTON HS3 3JA

TITLE: **Existing Site**
Removals

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	22.03.23	SD	-
PROJECT NO:	DRAWING NO:	REVISION:	
2303	2303_AE_004	-	



REV.	REVISION NOTE	DATE	INITIALS


MACVEA CONSULTANCY SERVICES
 2A STEINISH STORNOWAY HS2 0AA
 TEL: (01851) 704703
 EMAIL: mac@macveaconsultancy.com

SCHEME: **HEBRIDES PEOPLE VISITOR'S CENTRE, NORTHTON HS3 3JA**

TITLE: **SURFACE & FOUL WATER DRAINAGE LAYOUT PROPOSAL**

FORMAT:	SCALE(S):	DATE:	FEBRUARY 2024
A1	1:250	DRAWN:	ERL
A3	1:500	CHECKED:	

DRAWING NO.: **23/047/04 PLANNING 'B'**

Design Update: Hebrides People Visitor Centre

Prepared By Studio Hebrides Architecture

July 2024

For Northton Heritage Trust,

Hebrides People ,

Seallam! Visitor Centre,

An Taobh Tuath (Northton),

Isle of Harris,

HS3 3JA



Date 06.08.24

Revision A

Section 5. added

- 1. Existing Site
- 2. Proposed Site
- 3. Engineer Design and Parking
- 4. Landscape Design Overview
- 5. Buildings Design Overview



1.

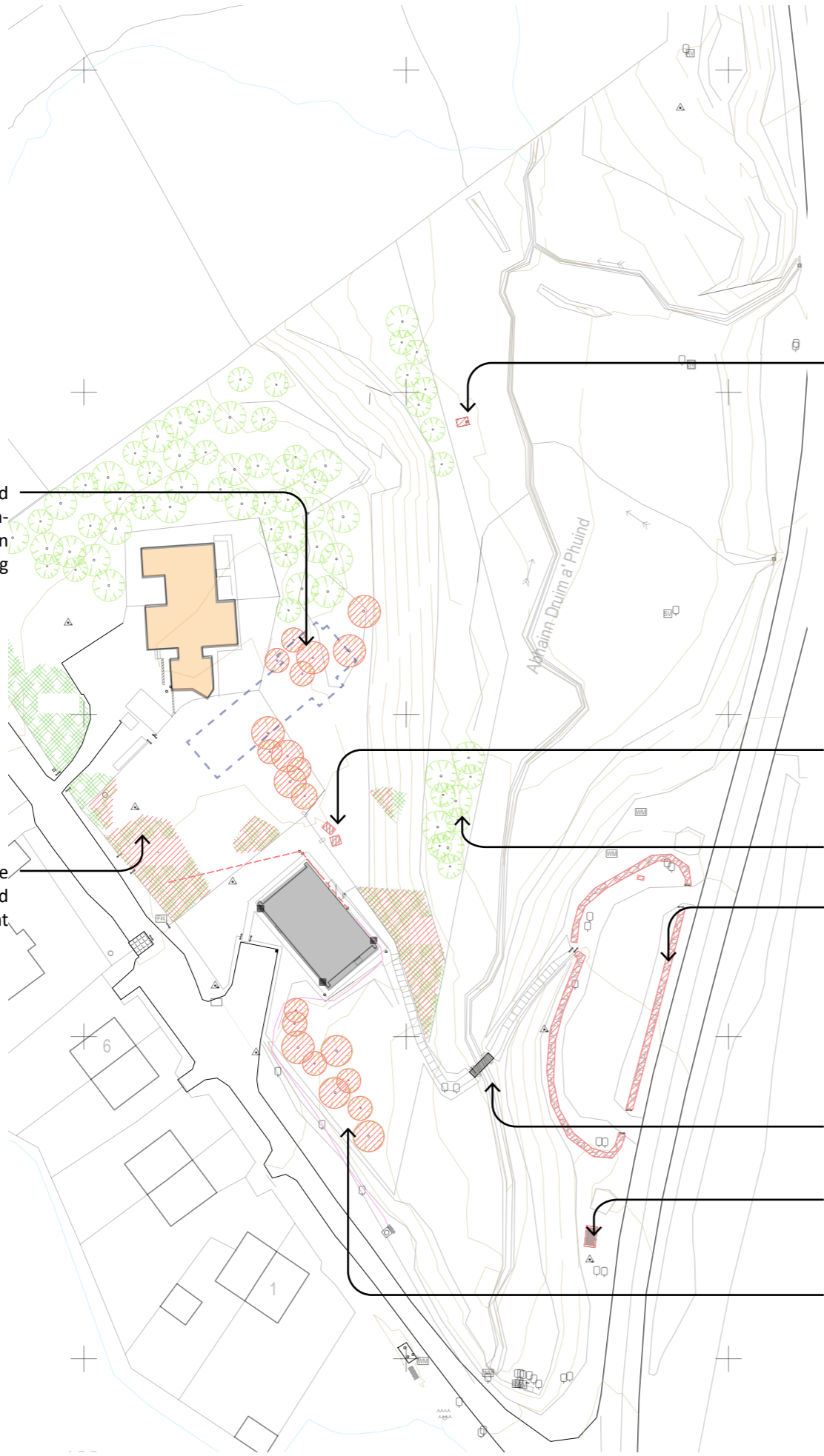
Existing Site

The design drawings have been updated to clarify which features are identified for removal.

These features are highlighted red.

Minimum no. of trees identified for removal to facilitate construction of accommodation building

All vegetation removed where affected by new building and parking footprint



Existing (unused) septic tank removed

Oil tanks removed - noted risk of ground contamination

Non Native species selectively removed. Native species retained in this area.

Full extent of existing stone walls to be removed to accommodate proposed new parking area.

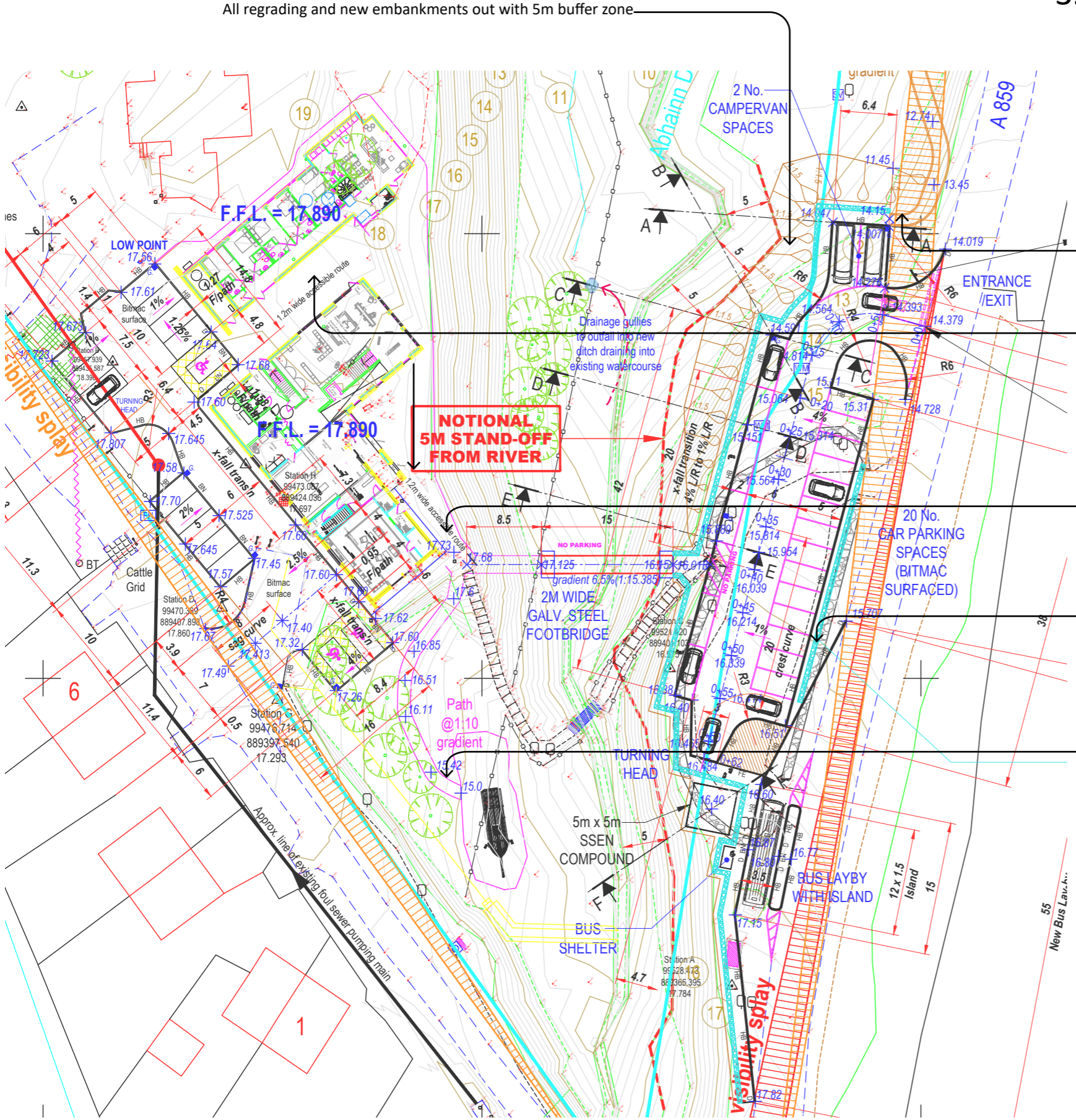
Stone to be retained for re-use.

Sections of the existing foot path may be retained to facilitate maintenance access

Existing bus shelter removed

Non Native Sitka Spruce to be removed to facilitate new access and parking to be constructed and planting of native species

3. Engineer's Design and Car Parking



The parking provision and all pathways and landscape levels have been determined by the engineer. This update includes relocating parking space that was in front of the bridge access and introducing a new stone wall along the roadside. The proposed levels are shown blue on the drawing. There is no regrading work within the 5m watercourse buffer zone

Access to Northern part of Landscape design is via footpath that goes behind the camper van spaces

Accessible Route; 1.2m minimum width maintained along route

Accessible Route; 1.2m minimum width maintained along route

New masonry wall outside of visibility splay

Level at play park entrance to be +15m AOD Intention is to avoid regrading work within SSSI area and 5m buffer zone

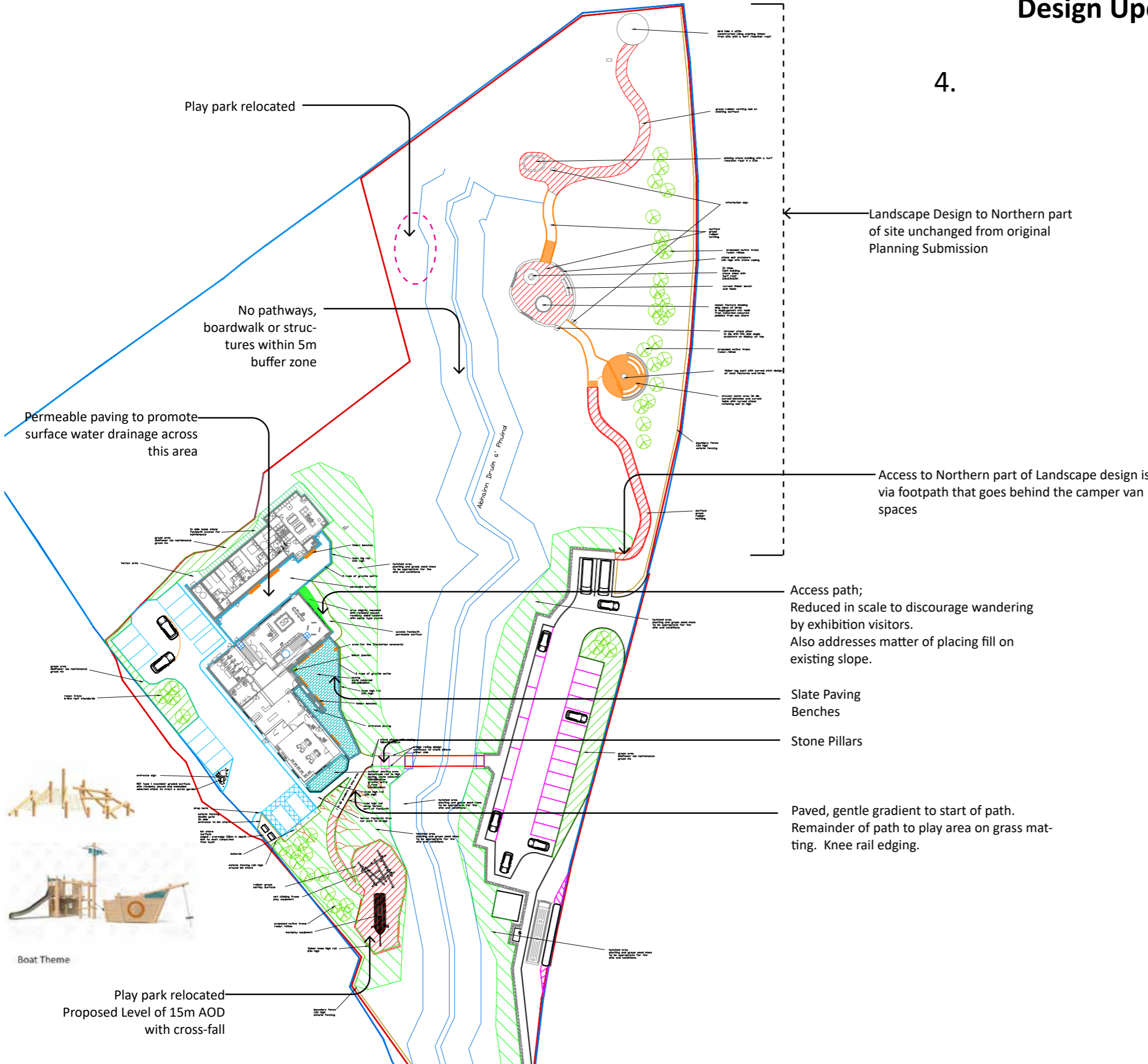
4.

Landscape Design

The Landscape Design prepared by RGS Landscapes is co-ordinated with Engineering and Architectural Proposals.

The Northern part of the design, with the exception of the re-located play park remains unchanged from the design that was submitted as part of the original planning submission.

Paving and fencing details are fully specified on the Drawing and these matters can be reviewed with the client.



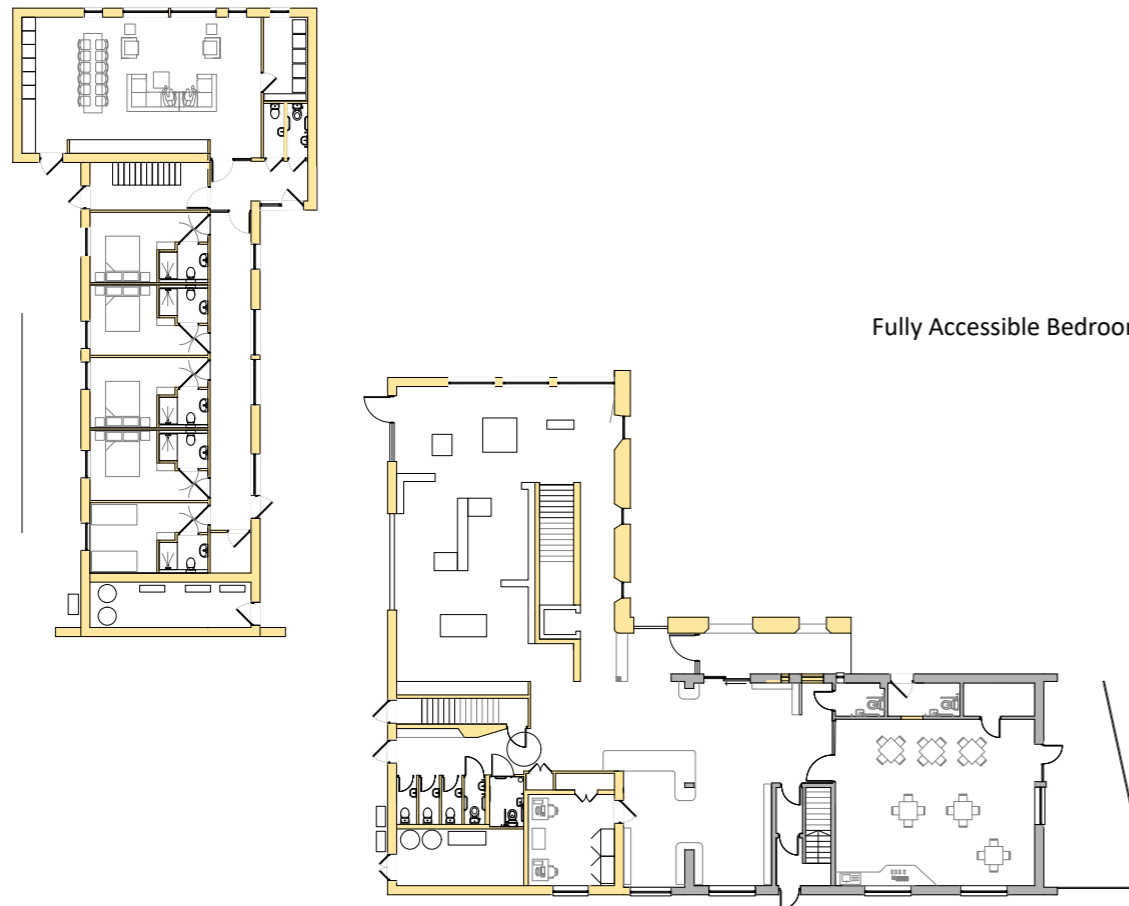
5.

The Building Design has been updated in orders to achieve the following;

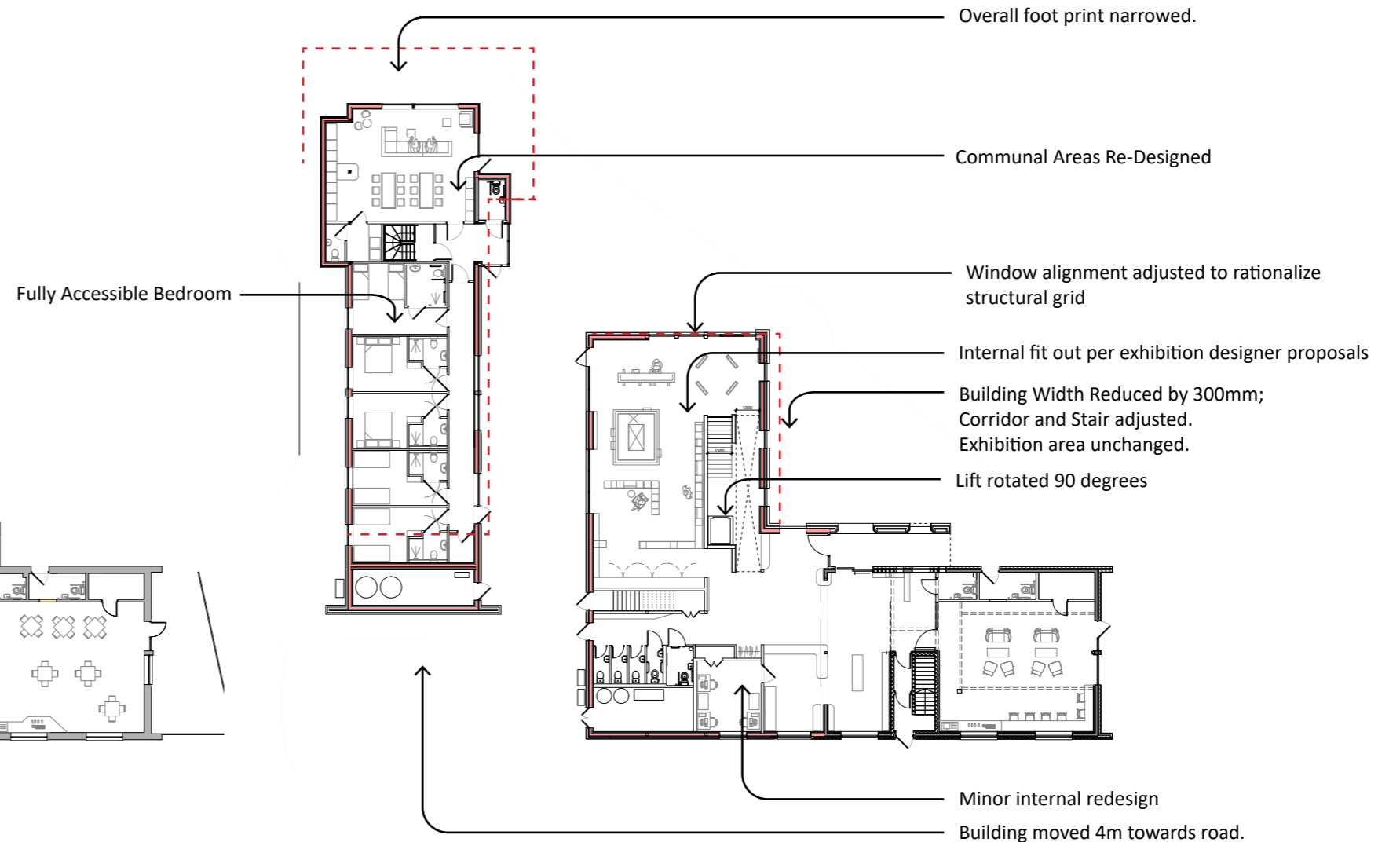
- Efficiency improvements
 - Reduction in overall floor area- approximately 35sqm across the scheme
 - Improve circulation and avoid- all escape routes now exit on the same side of the building
 - Reduce overall structural widths ;
 - Shape of accommodation building is easier to construct and should require less long/larger section material
- Address Detailed Ground Investigation results;
 - Accommodation Building moved and lowered, building made narrower which addresses updated ground investigation information that overlaying material to build up part of the slope is best avoided
- Visual massing
 - Remove original long and wide perpendicular “lean-to” roof on accommodation building and replace with more domestic scaled “gable end” design
- Visual cohesion
 - Gable end of accommodation building now in the same style as main extension building.
 - Integration of fully accessible sanitary facilities
 - Further minor internal re-plan to gain efficiencies in floor space.

The floor plans below show the relative changes to how the building will look from across the site from different angles.

Ground Floor Plan Originally Submitted

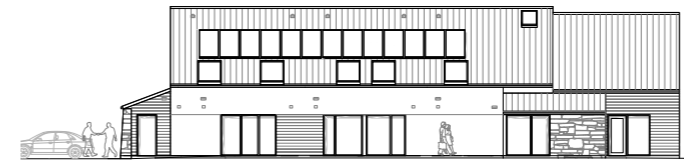
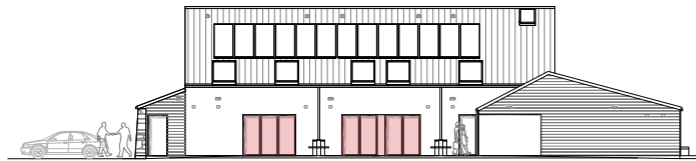
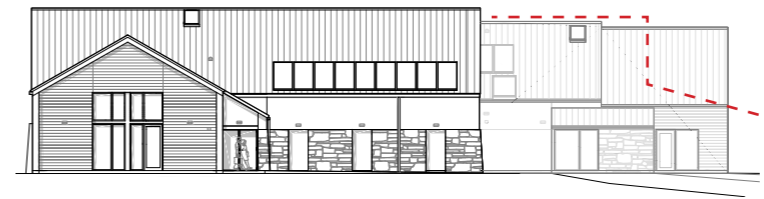
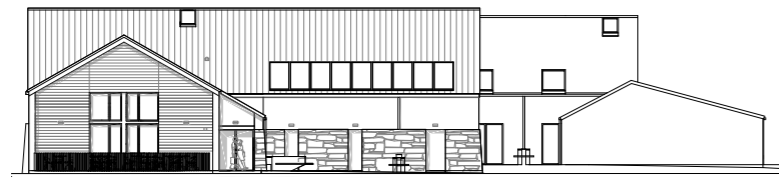
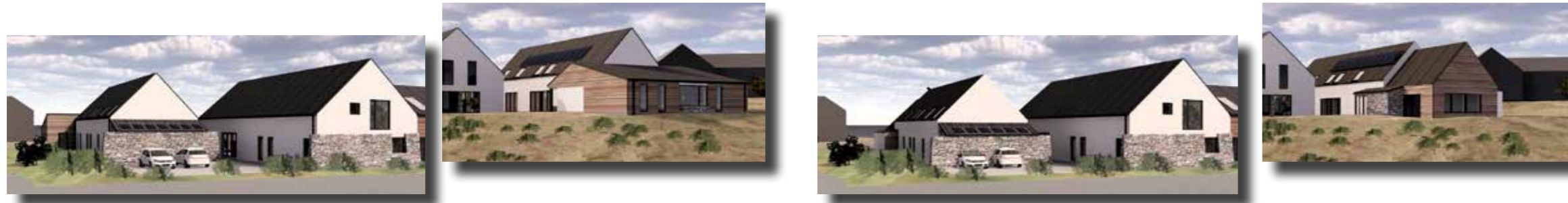


Ground Floor Plan as currently proposed.

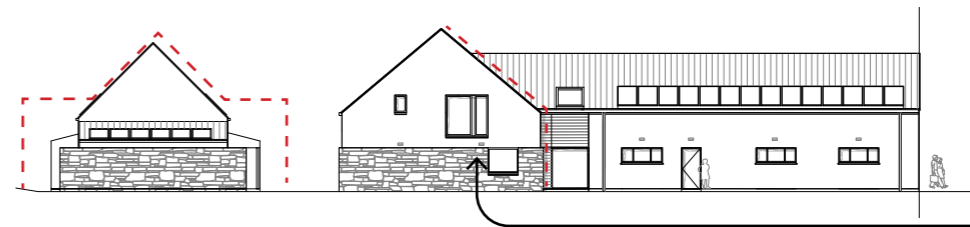
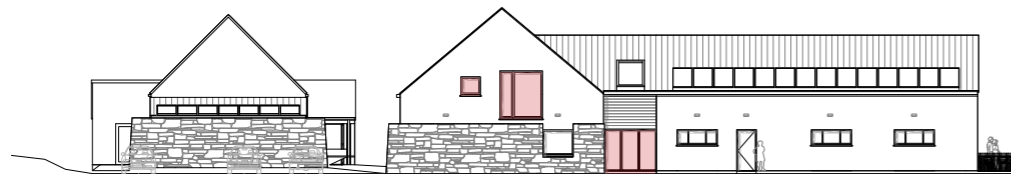


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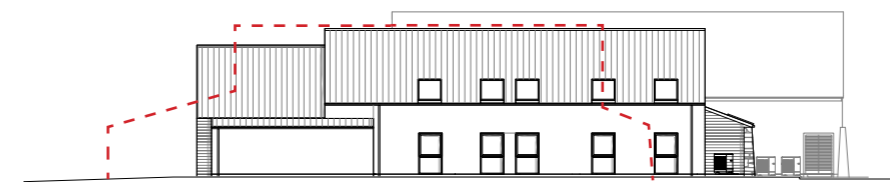
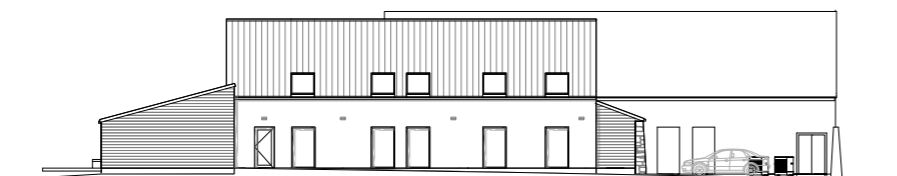
*Visualizations show overall design massing changes but windows are to be updated



Window alignment adjusted to rationalize structural grid



Window alignment adjusted to rationalize structural grid.
Height of stone cladding adjusted.



Elevations as Originally Submitted

Elevations as currently proposed.

Design Update: Hebrides People Visitor Centre

First Prepared By Studio Hebrides Architecture

25.07.24

Studio Hebrides Architecture Ltd

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T: 01876 580604

Steven:07818558762

Mhairi: 07824352095

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Hebrides People

Cò leis thu?