



# 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

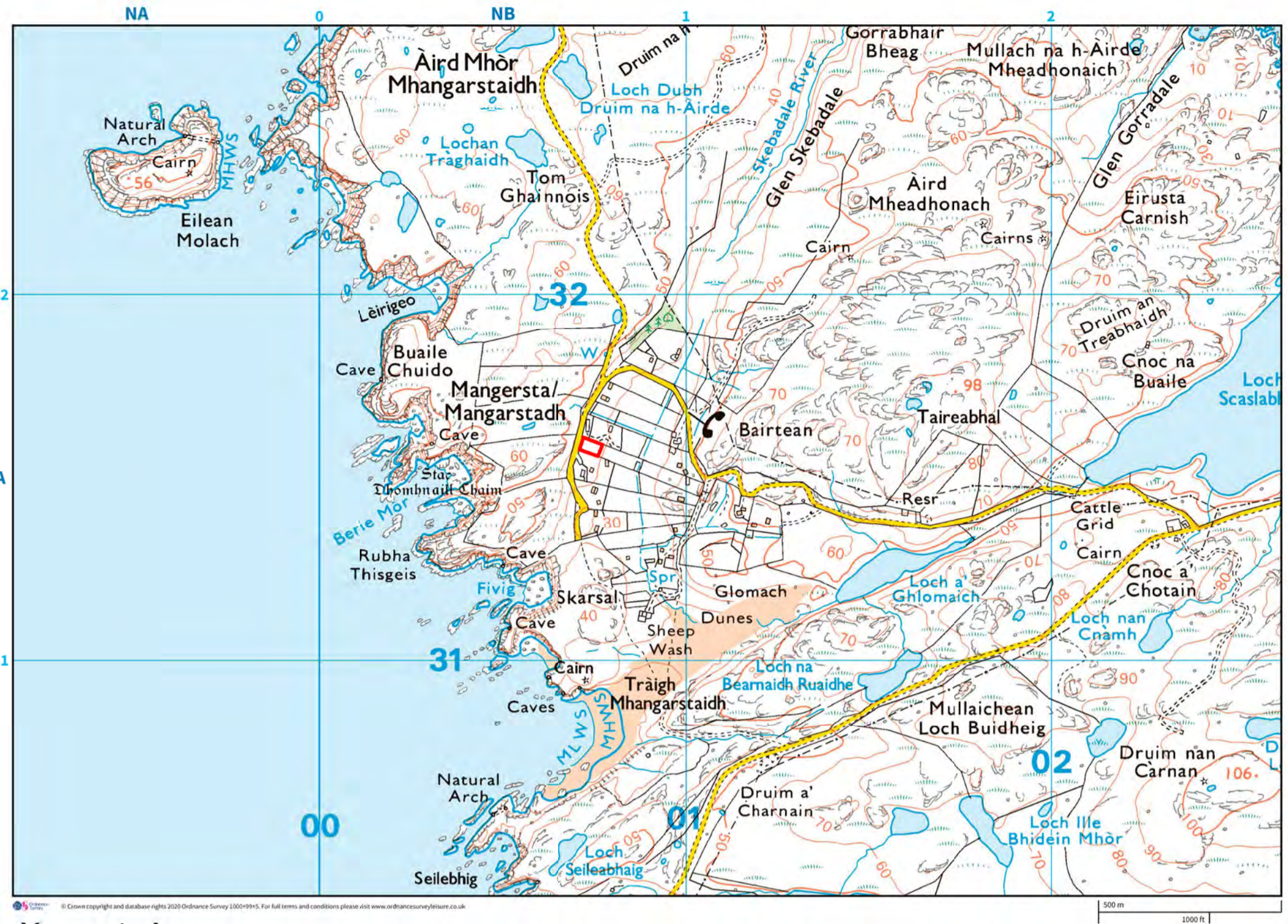
|   |   |
|---|---|
| Reference Number  | 24/00270/PPD  |
| Date registered as valid  | 22/10/2024  |
| Description of Development  | Erect house and domestic outbuilding; new access, parking and ancillary external area. Install private wastewater system. |
| Address or description of location to which the development relates | 6 Mangersta, Uig, Isle of Lewis   |
| Co-ordinates  | N 931 574, E 100 723  |
| Applicant Name  | Mr Leo Nicholson  |
| Applicant Address   | 27 King Street, Penarth, Wales, CF64 1HQ  |
| Agent name (if applicable)  | Mr Callum Duncan per Callum Duncan Architects   |
| Agent Address (if applicable)                                       | Officer's Club, The Drill Hall, 30 Dalmeny Street, Edinburgh, EH6 8RG   |

**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.

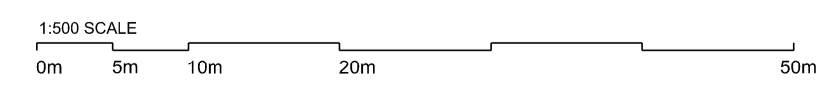
Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended 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)



Mangersta Area

- NOTES
- 1 This drawing to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification
  - 2 All dimensions to be checked on site; notify the architect immediately of any discrepancies from dimensions noted on the drawings
  - 3 Do not scale drawings
  - 4 This drawing is the copyright of Calum Duncan Architects LTD. Registered in Scotland no SC516826
  - 5 The issue of this drawing in cad DWG file format does not constitute a formal issue of our drawing

000 Mpre NAME



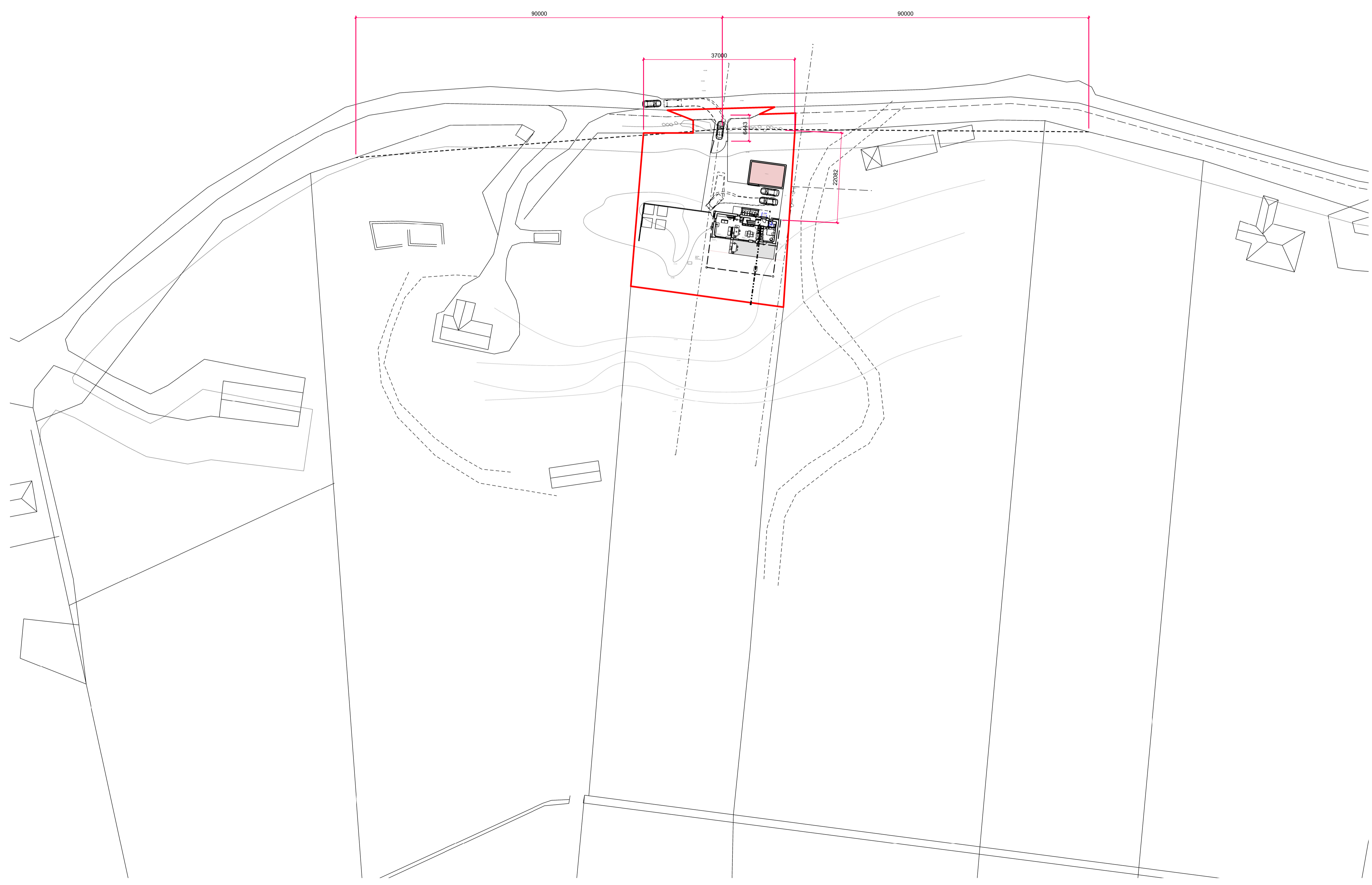
Calum Duncan Architects  
 Offices: 10, The Drive, Hill, 20-26 Caemery Street, Edinburgh, EH6 6RG  
 mail@calumduncan.com www.calumduncan.com

Leo & Nicholas & Natasha  
 6 Mangersta, Lewis, HS2 9EY

| B        | Boundary amended | 16.10.2024 |
|----------|------------------|------------|
| A        | Boundary amended | 16.08.2024 |
| REVISION | NOTE             | DATE       |
| SCALE    | 1:500 @ A1       | 25.07.2022 |


**SITE PLAN**

**087 L(EX) 01      REV B      FOR PLANNING PURPOSES ONLY**

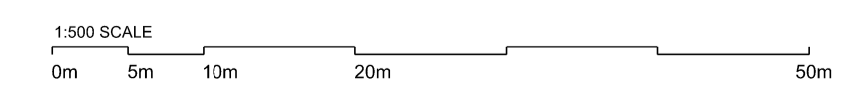
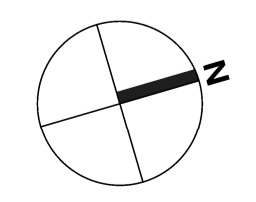


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 **1** Key Residual Risk  
Refer to Calum Duncan Architects risk hazard identification information.

000 Mpre NAME



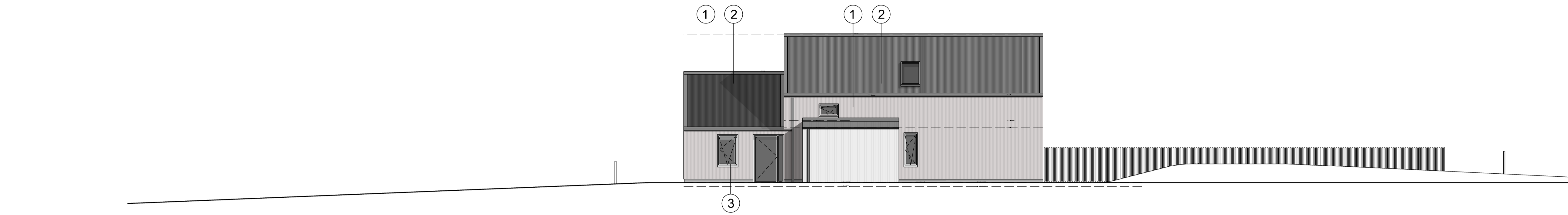
|   |  |            |
|---|--|------------|
| C | Boundary + drainage amended            | 10.10.2024 |
| B | Boundary amended + drainage added      | 26.08.2024 |
| A | Boundary amended & outbuilding removed | 10.09.2024 |

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 mail@calumduncan.com www.calumduncan.com

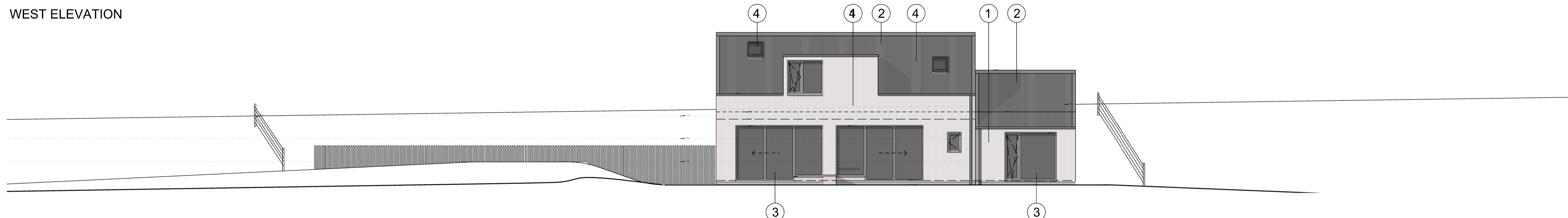
Leo & Nicholson & Natasha  
 6 Mangersra, Lewis

| REVISION | NOTE                   | DATE       |
|----------|------------------------|------------|
| SCALE    | 1:200 @ A1, 1:400 @ A3 | 09.12.2022 |

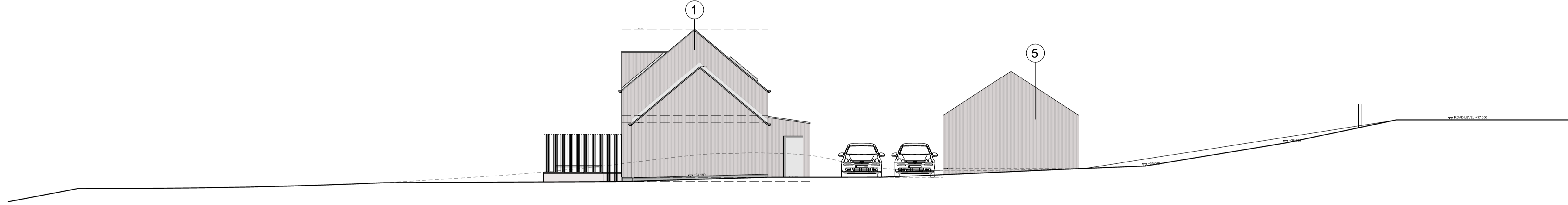
**087 L(GA) 01** | **REV C** | **PROPOSED SITE PLAN**  
**FOR PLANNING PURPOSES ONLY**



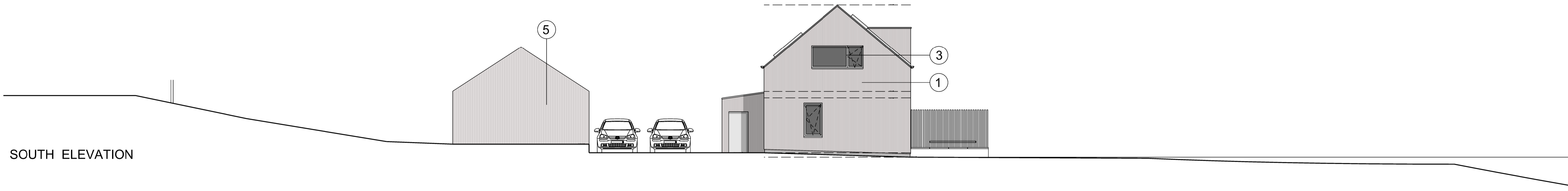
WEST ELEVATION



EAST ELEVATION




NORTH ELEVATION



SOUTH ELEVATION

**NOTES**

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 1 Key Residual Risk Refer to Calum Duncan Architects risk hazard identification information.

- PROPOSED KEY:**
- ① New light grey timber cladding
  - ② High quality metal sheet profile roofing
  - ③ Windows and doors with painted timber finish
  - ④ Glazed opening rooflight
  - ⑤ Store with metal profile finish



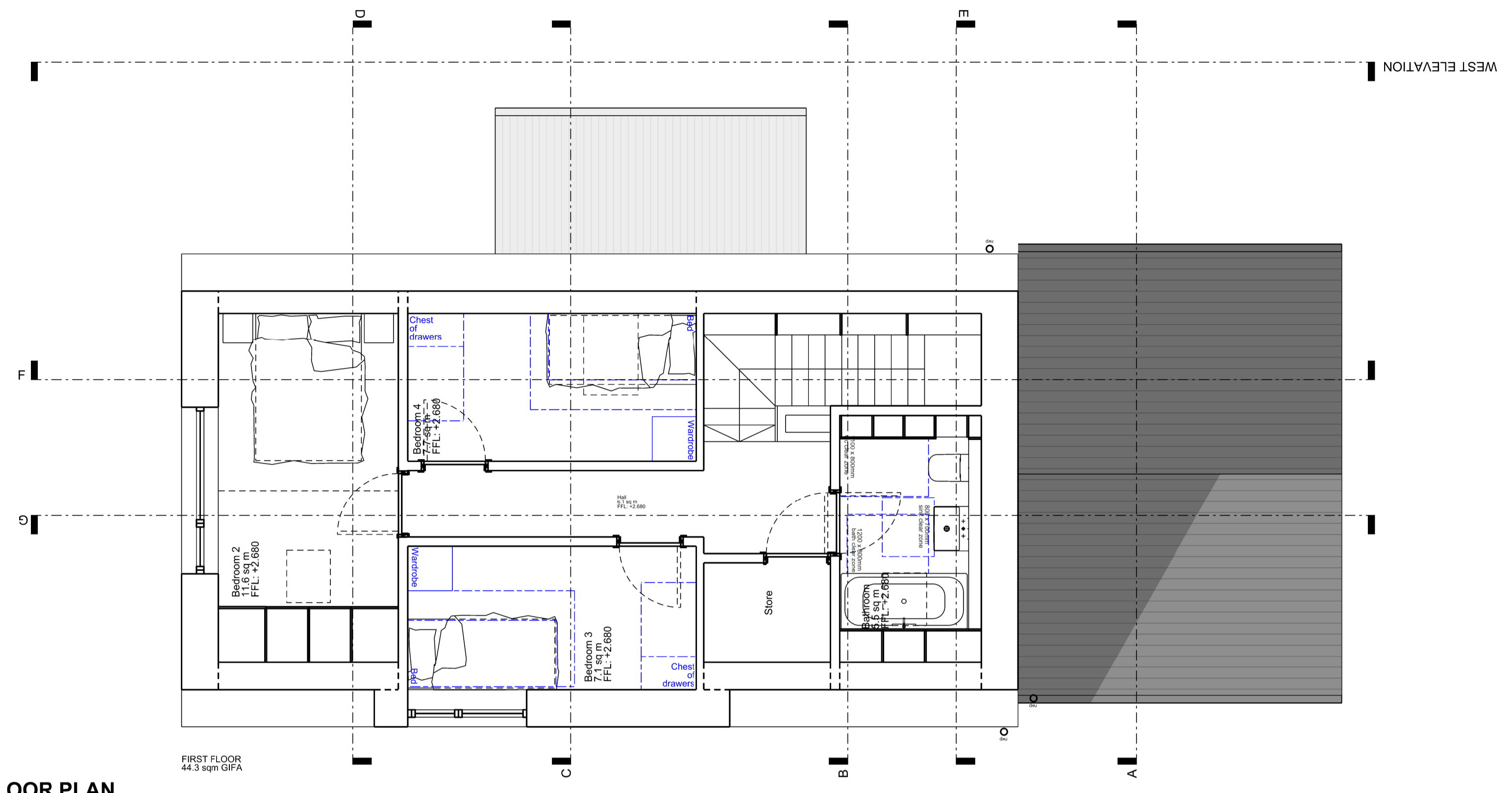
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 6 Mangersia, Lewis

|          |  |            |
|----------|--|------------|
| B        | Stair window amended + bathroom window removed | 10.10.2024 |
| A        | Outbuilding removed                            | 16.08.2024 |
| REVISION | NOTE   | DATE       |
| SCALE    | 1:50 @ A1, 1:100 @ A3                          | 02.04.2024 |

**PROPOSED ELEVATIONS**  
**FOR PLANNING PURPOSES ONLY**

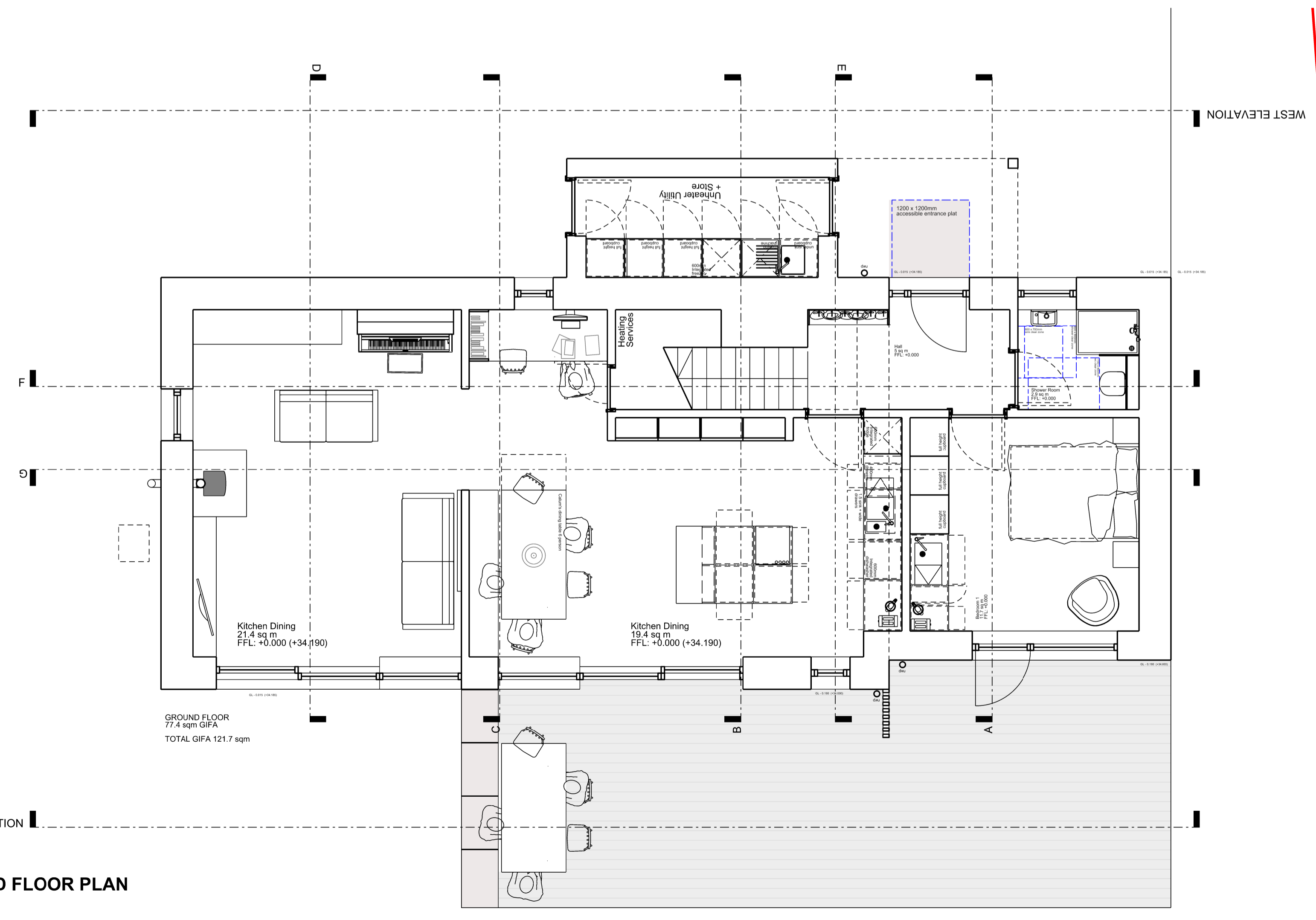
SOUTH ELEVATION



FIRST FLOOR PLAN

EAST ELEVATION

ELEVATION



GROUND FLOOR PLAN

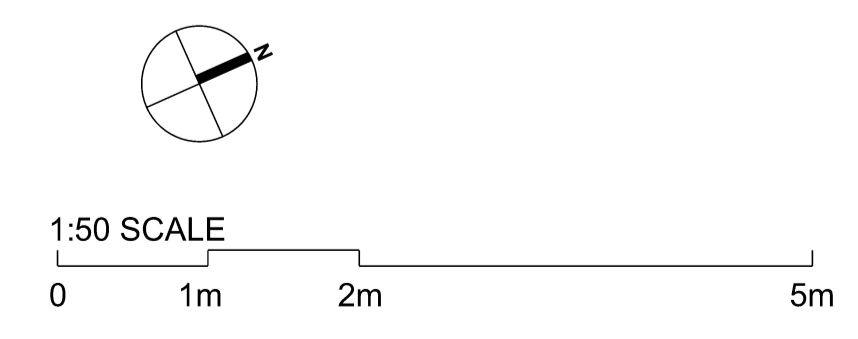
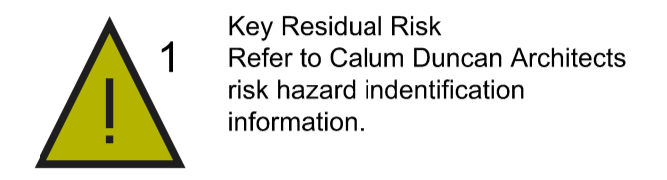
EAST ELEVATION

NORTH ELEVATION

NORTH ELEVATION

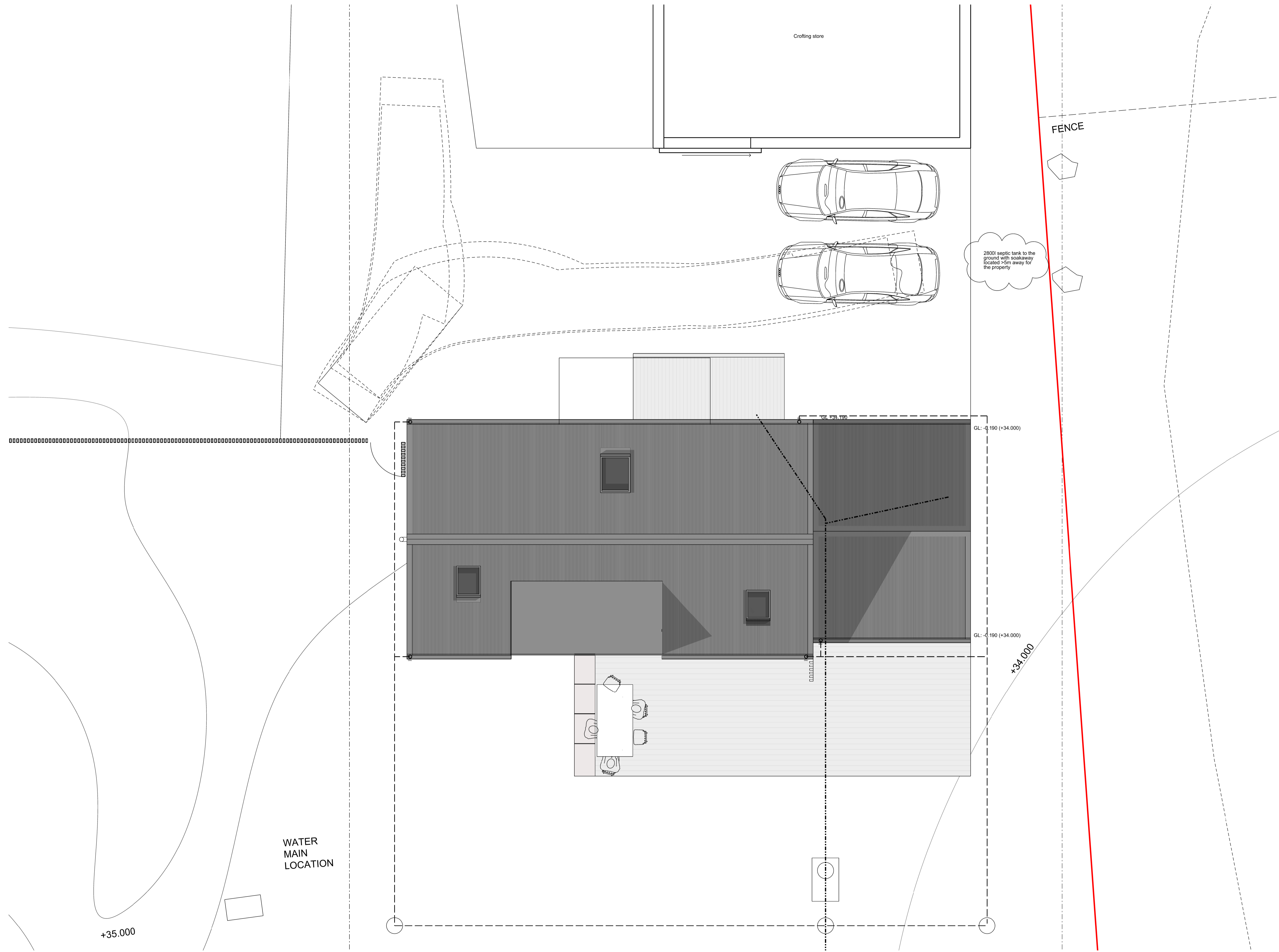
NOTES

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000 Mpre NAME

|  |                |                       |            |                            |
|--|----------------|-----------------------|------------|----------------------------|
| Calum Duncan Architects<br>Office: 6 Clack, The Dhill Hall, 30-36 Darnley Street, Edinburgh, EH6 6RG<br>mail@calumduncan.com www.calumduncan.com |                | REVISION              | NOTE       | DATE                       |
| Leo & Nicholson & Natasha<br>6 Mangersta, Lewis  |                | PROPOSED PLANS        |            |                            |
| 087 L(GA) 02   |                | REV                   | B          | FOR PLANNING PURPOSES ONLY |
| B  | Window removed |                       |            | 10.10.2024                 |
| A  | Window added   |                       |            | 16.08.2024                 |
| SCALE  |                | 1:50 @ A1, 1:100 @ A3 | 09.12.2022 |                            |



- NOTES
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  - 2 All dimensions to be checked on site: notify the architect immediately of any discrepancies from dimensions noted on the drawings
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 **1** Key Residual Risk  
Refer to Calum Duncan Architects risk hazard identification information.

000 Mpre NAME

|   |  |            |
|---|--|------------|
| B | Drainage amended                                   | 10.01.2024 |
| A | Boundary amended, outbuilding removed & note added | 16.08.2024 |

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 Offices: 6, The DHB Hall, 35-36 Darnley Street, Edinburgh, EH6 6RG  
 mail@calumduncan.com www.calumduncan.com

| REVISION | NOTE                  | DATE       |
|----------|-----------------------|------------|
| SCALE    | 1:50 @ A1, 1:100 @ A3 | 09.12.2022 |

Leo & Nicholson & Natasha  
 6 Mangersra, Lewis

**PROPOSED ROOF PLAN**

087 L(GA) 03

REV B FOR PLANNING PURPOSES ONLY

NOTES

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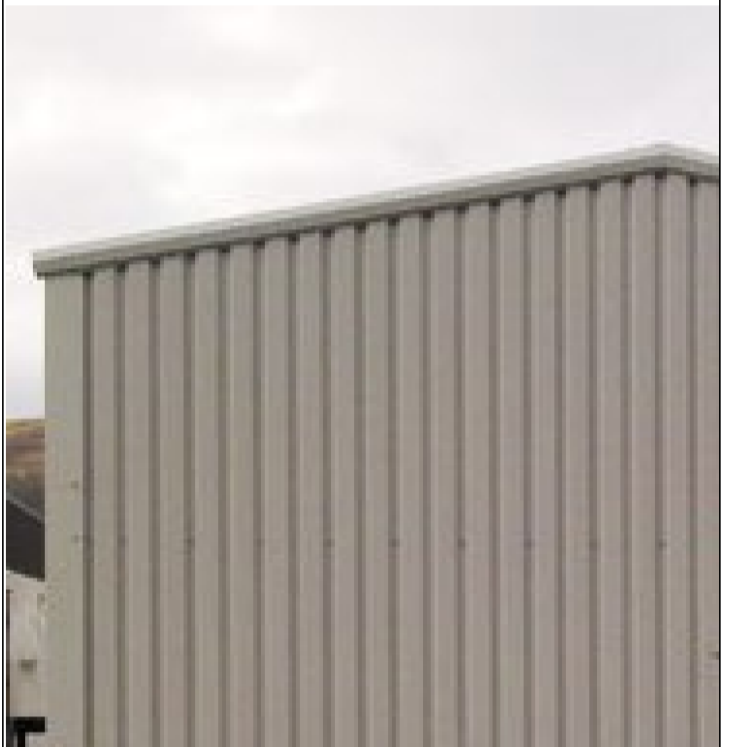
5 The issue of this drawing in cad DWG file format does not constitute a formal issue of our drawing



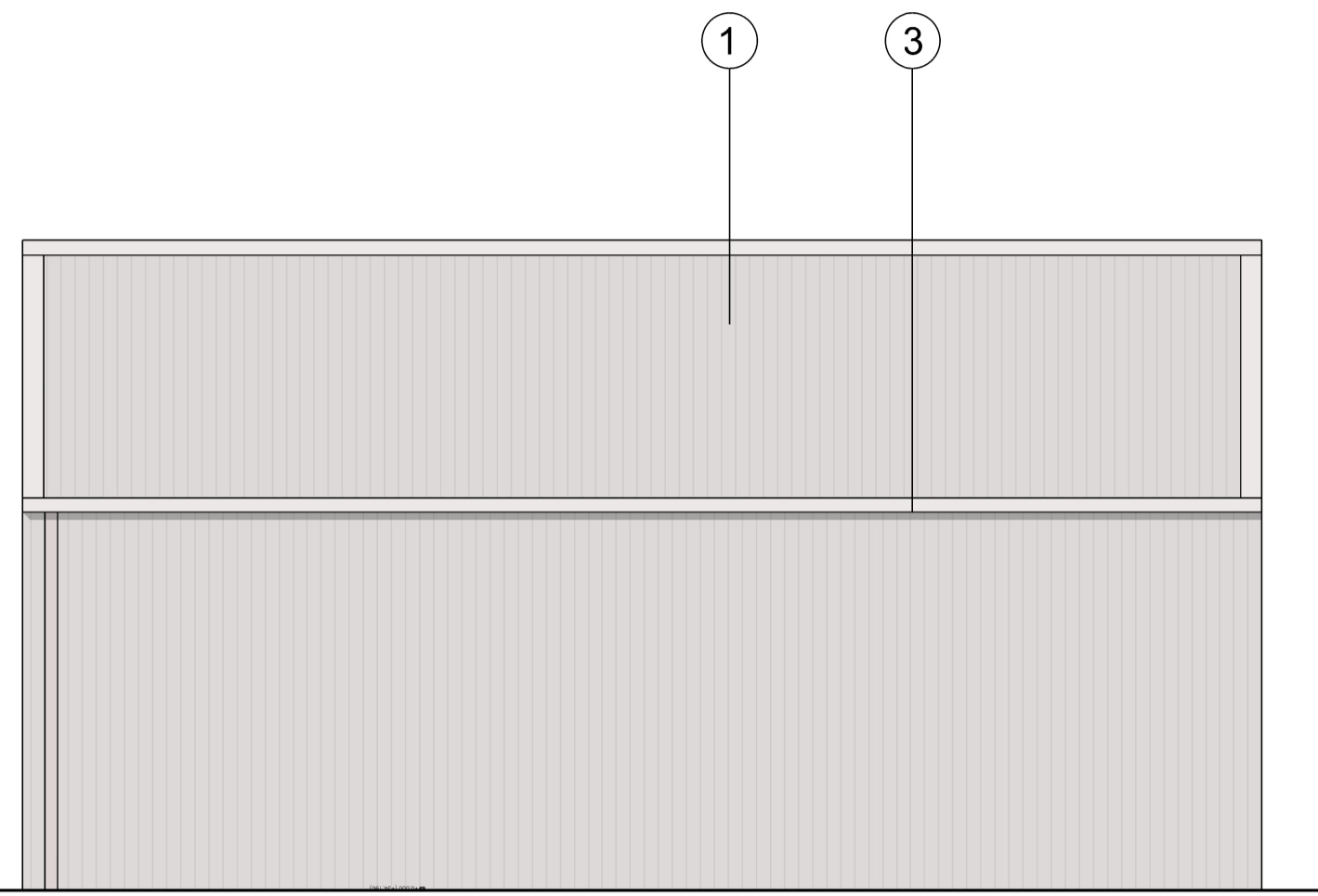
1 Key Residual Risk  
Refer to Calum Duncan Architects risk hazard identification information.

PROPOSED KEY:

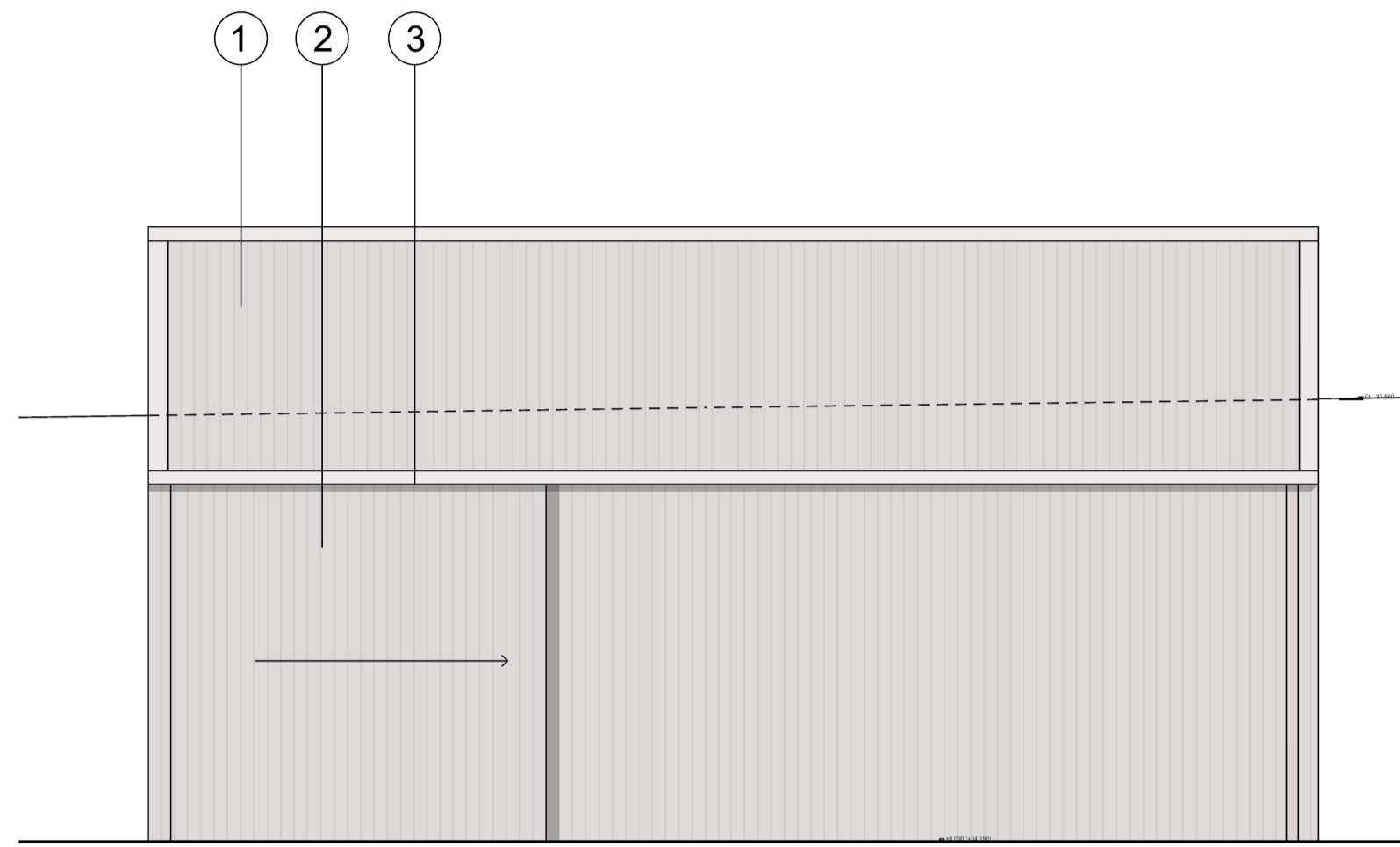
- ① Metal profile finish to roof and walls
- ② Sliding of hinged door in metal profile
- ③ PVC gutters and downpipes, grey



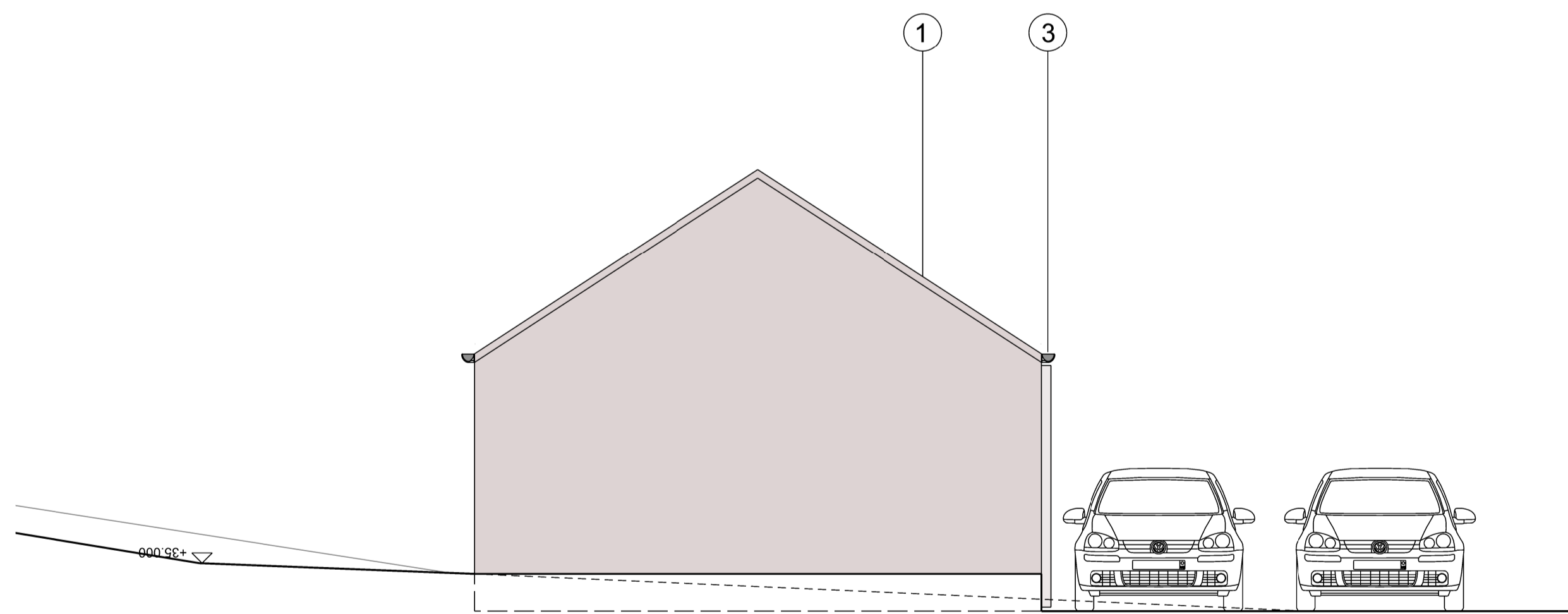
Example cladding image



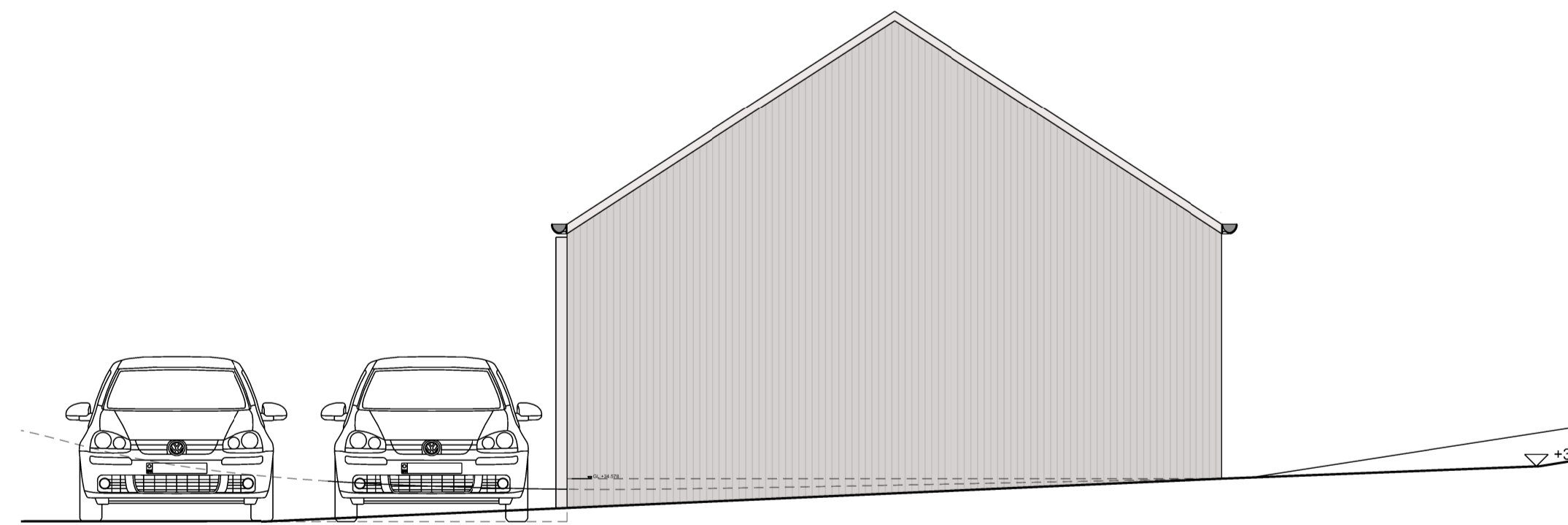
WEST STORE ELEVATION



EAST STORE ELEVATION

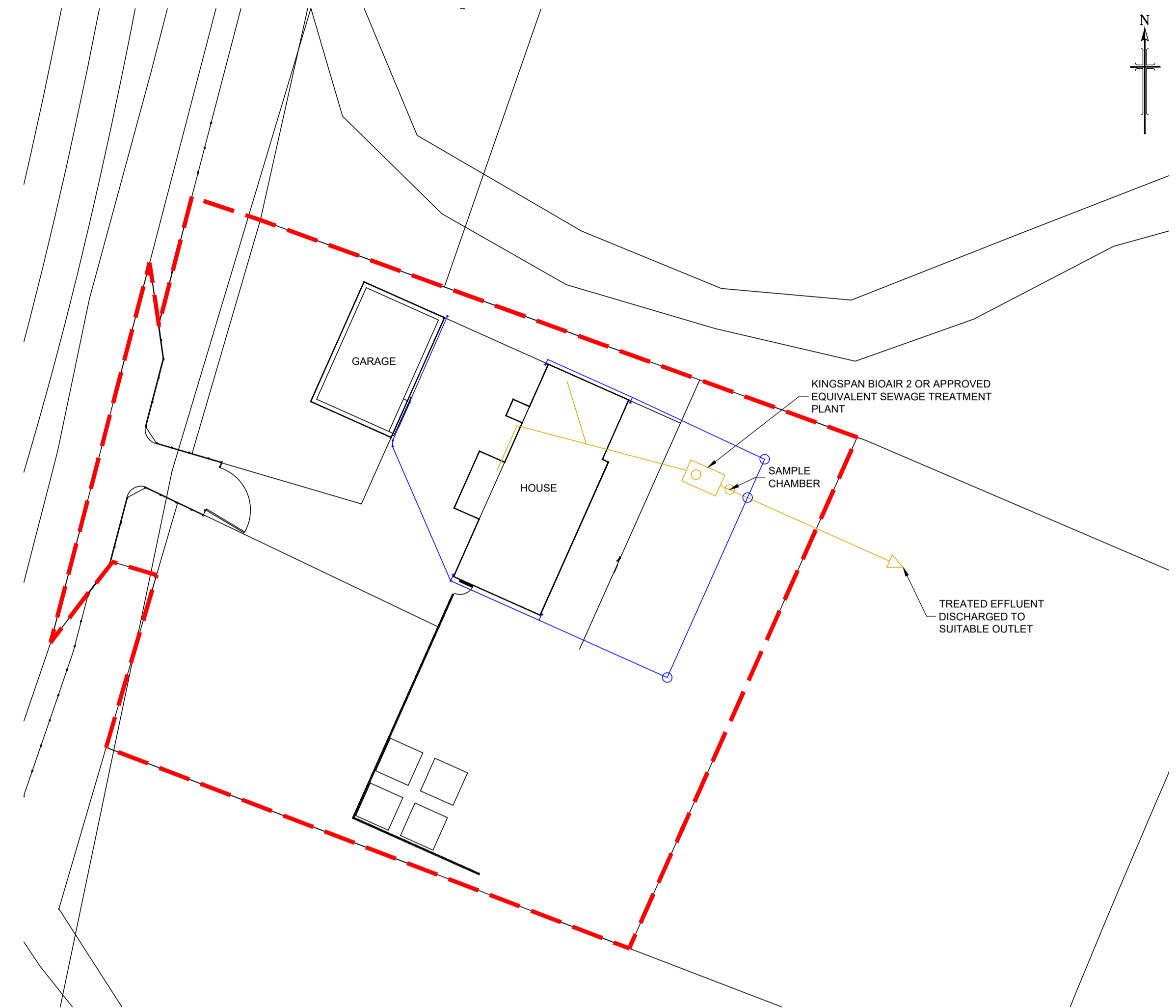


SOUTH STORE ELEVATION

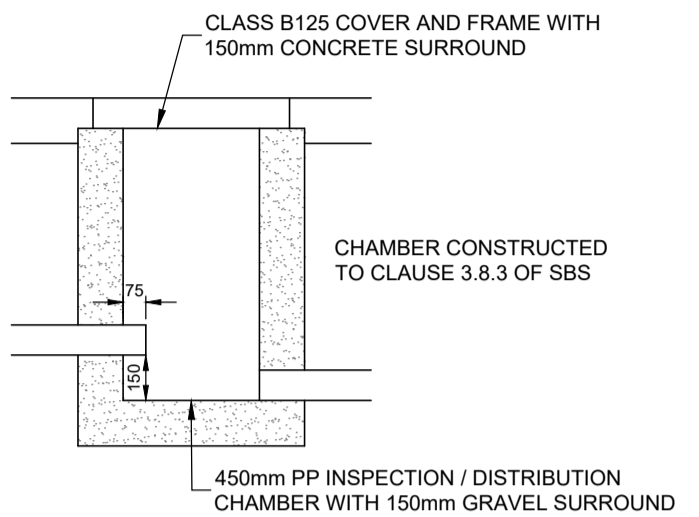


NORTH STORE ELEVATION

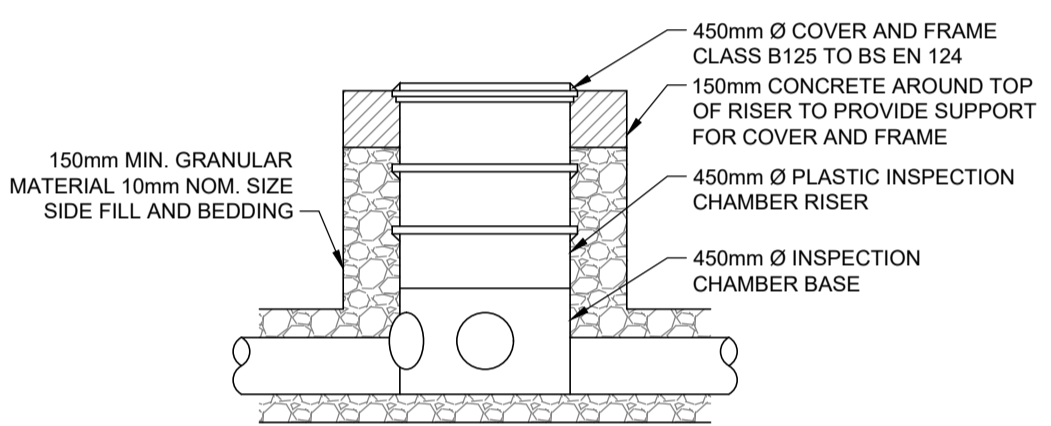




LAYOUT  
SCALE 1:250



SAMPLE CHAMBER  
SCALE 1:25

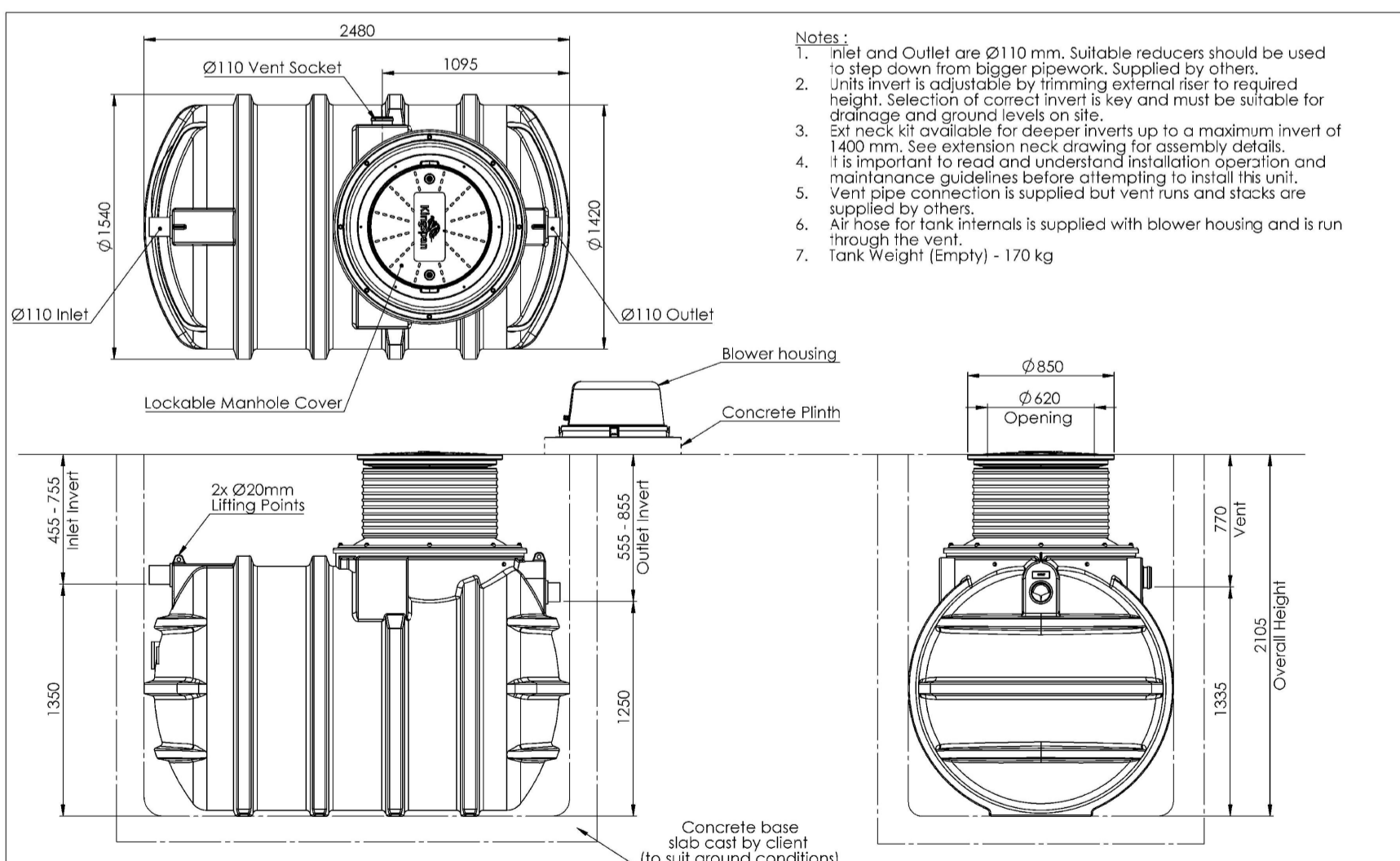


INSPECTION / DISCONNECTION CHAMBER  
SCALE 1:20

- NOTES
- LEVELS ARE RELATIVE TO OS DATUM.
  - ALL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH BS EN 752-DRAIN AND SEWER SYSTEMS OUTSIDE BUILDINGS.
  - TREATMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - TREATMENT SYSTEM TO BE LOCATED 5m MIN. FROM ALL STRUCTURES AND SITE BOUNDARIES.
  - TREATMENT SYSTEM AND SOAKAWAY TO BE LOCATED 10m MIN. FROM ALL WATER COURSES AND 50m FROM WELLS AND BOREHOLES.
  - DISCHARGE TO GROUND WATER IN ACCORDANCE WITH SEPA REGULATORY METHOD WAT-RM-04
  - DISCHARGE TO WATER COURSE IN ACCORDANCE WITH SEPA REGULATORY METHOD WAT-RM-03
  - ALL EXISTING DRAINAGE LINES AND LEVELS TO BE CONFIRMED ON SITE AND ANY DISCREPANCY REPORTED TO HGA.
  - ALL PIPEWORK 150mm Ø TO 450mm Ø TO BE STRUCTURED WALL uPVC TO WIS 4-35-01 UNLESS NOTED OTHERWISE
  - ALL PIPEWORK 525mm Ø AND ABOVE TO BE CONCRETE TO BS EN 1916 & BS 5911 UNLESS NOTED OTHERWISE.
  - BEDDING TO PIPEWORK TO BE IN ACCORDANCE WITH WIS 4-08-02
  - INSPECTION CHAMBERS TO BE 450mm DIA PP WITH PROPRIETARY COVER AND FRAME. WHERE DEPTH EXCEEDS 1.2m, DIAMETER OF OPENING TO BE REDUCED TO 350mm DIA WITH SCREW DOWN COVER.
  - ALL WORKS TO BE INSPECTED AND APPROVED.

KEY:

- PROPOSED FOUL DRAIN
- PROPOSED STORM DRAIN



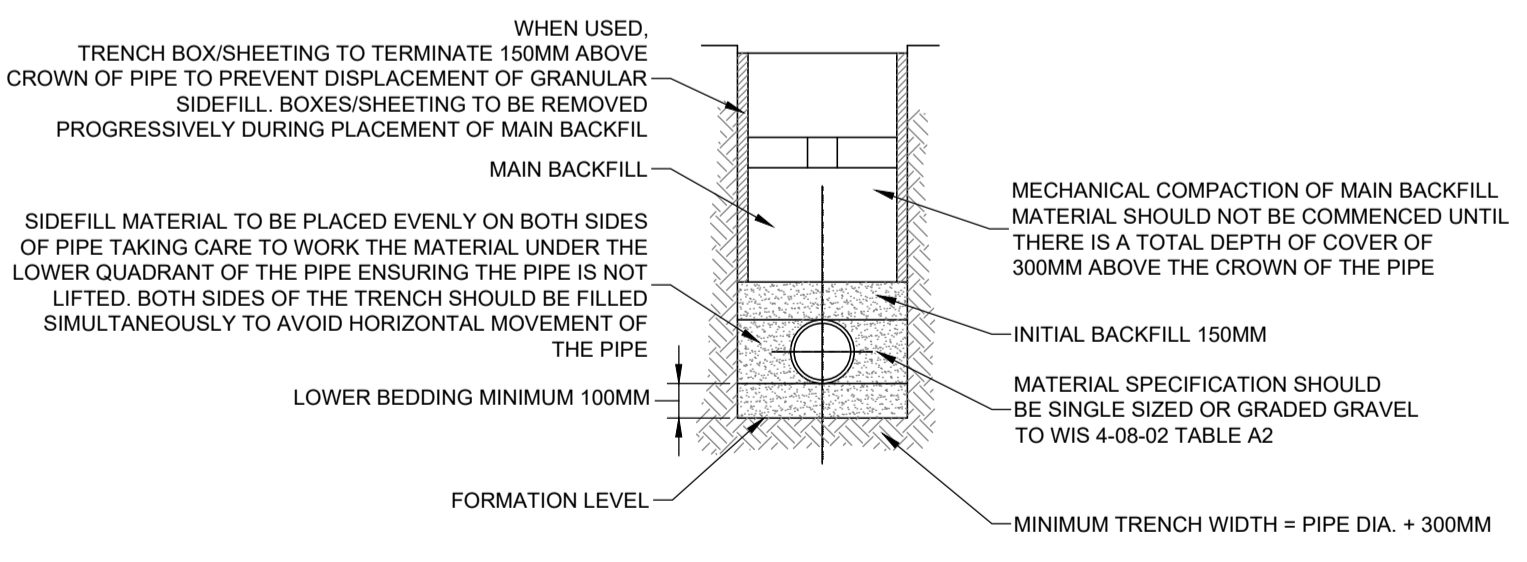
|   |            |                  |             |                             |
|---|------------|------------------|-------------|-----------------------------|
| Please check with Kingspan Water & Energy for the latest issue of the drawing |            | Drawing: DS1398P |             | Page 1 of 1                 |
| Issue   | Date       | Drawn by         | Approved by | Description                 |
| 01  | 20/05/2023 | CDuncan          | SK          | Notes: Unrevised BS EN 1916 |
| 02  | 14/03/2023 | CDuncan          | SK          | Initial Issue               |

BIOAIR 2 SEWAGE TREATMENT PLANT  
NOT TO SCALE

EXTRACT FROM TABLE A2 WIS 4-08-02  
PROCESSED GRANULAR BEDDING AND SIDEFILL MATERIALS FOR FLEXIBLE PIPES

| Pipe nominal bore (mm) see note (4) | Nominal maximum particle size (mm) | Materials specified in British Standards see note (2)  |
|-------------------------------------|------------------------------------|--|
| 100                                 | 10                                 | 10mm nominal single-size   |
| Over 100 to 500                     | 15                                 | 10 or 14mm nominal single-size or 14mm to 5mm graded   |
| Over 150 to 300                     | 20                                 | 10, 14 or 20mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded                       |
| Over 300 to 550                     | 20                                 | 14 or 20mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded                           |
| Over 550                            | 40                                 | 14, 20 or 40mm nominal single-size or 14mm to 5mm graded or 20mm to 5mm graded or 40mm to 5mm graded |

BEDDING AND SIDE FILL MATERIAL TO CLAUSE 503.3 (i)  
MAIN BACKFILL MATERIAL CLASS 8 TO CLAUSE 503.3 (iv)  
ST2 CONCRETE PROTECTION TO CLAUSE 503.3 (iii)



PIPE BEDDING DETAIL  
(EQUIVALENT TO TYPE 'S' IN MCDHW)  
SCALE 1:20

|                           |          |      |
|---------------------------|----------|------|
| Drawing No.               | Revision |      |
| 4124:105                  | A        |      |
| Revisions                 | Date     | Drn. |
| A DRAINAGE LAYOUT REVISED | 10.10.24 | FC   |

PRELIMINARY  
DRAWING

CALUM DUNCAN  
ARCHITECTS

MANGERSLA, LEWIS

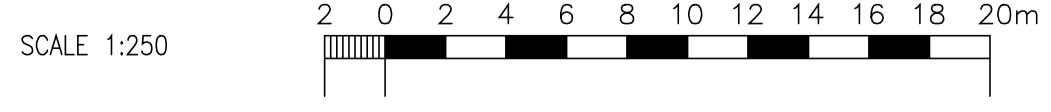
DRAINAGE LAYOUT

|        |        |                |
|--------|--------|----------------|
| Drawn: | Chk'd: | Scale:         |
| FC     |        | 1:250 UNO (A1) |
| Date:  | Date:  | DO NOT SCALE   |
| OCT 24 |        |                |

consulting engineers

HGA(UK) Ltd  
Darach House  
Stoneyfield Business Park  
Inverness IV2 7PA  
T: 01463 221717  
F: 01463 224275  
email: hga@hagagroup.co.uk

|             |          |
|-------------|----------|
| Drawing No. | Revision |
| 4124:105    | A        |





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**DESIGN + ACCESS STATEMENT**

6 Mangersta, Isle of Lewis, HS2 9EY  
DS-087.D.01

## 1. Introduction

This Design and Access Statement is prepared by Calum Duncan Architects Ltd for the construction of a new build house to the northwest side of the site.

[Calum Duncan Architects LTD](#) was established in 2015 and has since grown with the completion of a number of imaginative and sensitive projects. Completed projects include the Scottish Design Awards shortlisted Greenspace Infrastructure Masterplan (with UrbanPioneers Landscape Architects), and the alterations to the Edinburgh Tattoo HQ, which received a Scottish Design Award in the Reuse of a Listed Building category. We are passionate about designing spaces which relate to historic re-use, health, and wellbeing. Calum Duncan has over 20 years' experience in practice working on imaginatively designed projects including four RIBA award winning projects and the first ever refurbished building to achieve BREEAM 'Outstanding' (environmental assessment method). Calum Duncan is a **Passive House certified designer, RIAS Sustainability accredited** and **RIBA Conservation Accredited**. Calum is the Chair at Play Scotland and sits on the RIBA Council representing South Scotland.



## 2. Land Ownership

A croft site has remains of old croft buildings to the southeast end of the croft. The proposed house is to be located at the northwest end, accessed by a single-track road leading to Skarsal to the north of the site. Consideration within this application has been given to the pattern of adjacent new and historic croft houses, access and relevant day planning guidance.



Aerial view of the site

## 3. Proposal Summary

The proposals is for a 4 bedroom family house with adjacent agricultural stores for the purposes of housing small agricultural machinery and general storage provision.



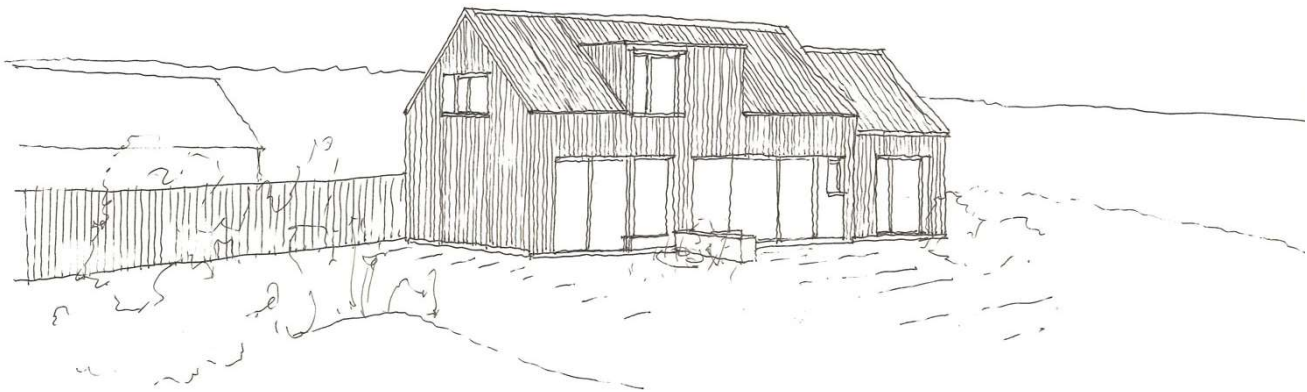
Proposed south east elevation

**Design Summary**

The house has been designed to complement the context of residential crofting houses in a modern vernacular form. The house location provides good access and proximity to the road and is orientated parallel to the road, which is the predominant orientation. This orientation allows protection from the south-westerly wind. Glazing is generally directed towards the more private and sunny south west side of the house where there are views across the croft and towards the hills including Mealaisbhal.



South east view from the proposed house location



Sketchup view

## Materials

All construction materials are high-quality, sustainable, carefully detailed, and in keeping with the context of the modern vernacular croft house in this rural setting.



Timber cladding



Metal sheet roof



Timber frame windows

## Access

The proposals have been designed to meet the standards of the local authority Guidelines for access roads, including the sighting of the gate and visibility splay, which is referenced on the site plan and is based on 90m from the centre of the access driveway.

## Sunlight and Daylight

There are no implications or changes to sunlight or daylighting to adjacent properties.

## 4. Summary

By carefully considering the placement, design, and materials of this house, its contribution is appropriate and respectful to the community of houses in Mangersta.