



# 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	24/00446/PPD
Date registered as valid	29/10/2024
Description of Development	Erect house. Create access. Install solar panels on pedestal upstands on the roof. Install air source heat pump. Install private treatment plant.
Address or description of location to which the development relates	1A Brue, Isle of Lewis
Co-ordinates	N 950 503, E 133 301
Applicant Name	Mr Alasdair Campbell
Applicant Address	1 Brue, Isle of Lewis, HS2 0QW
Agent name (if applicable)	Annie Kenyon Architects Ltd
Agent Address (if applicable)	North Gate Lodge, Haddo, Inverkeithny, Huntly, AB54 7XB

**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)

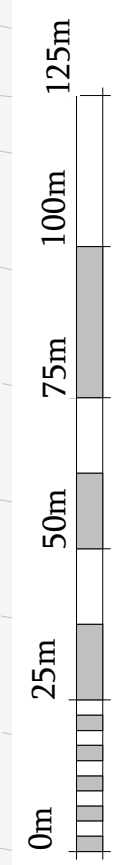
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### PLANNING

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Alasdair Campbell

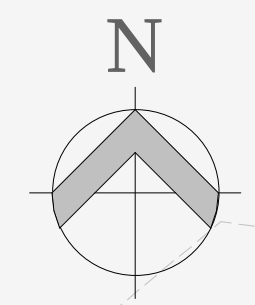
1 Brue, Isle of Lewis, HS2 0QW.

Drawing Title  
**Planning drawings - proposed site location plan**

REVISION NO. B	DATE 30/10/24	PAPER SIZE 1 : 1250@A3	
JOB NO. 881	DRAWING NO. PL-03	DRAWN RI	CHECK AK

**Site layout plan**  
1 : 1250

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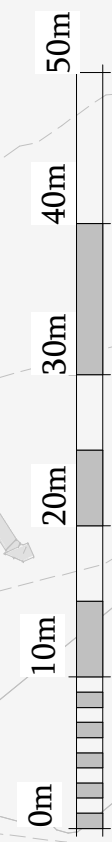
North Gate Lodge  
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Alasdair Campbell  
1 Brue, Isle of Lewis, HS2 0QW.

Drawing Title  
Planning drawings - proposed site layout plan

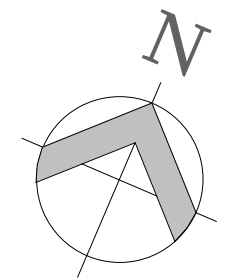
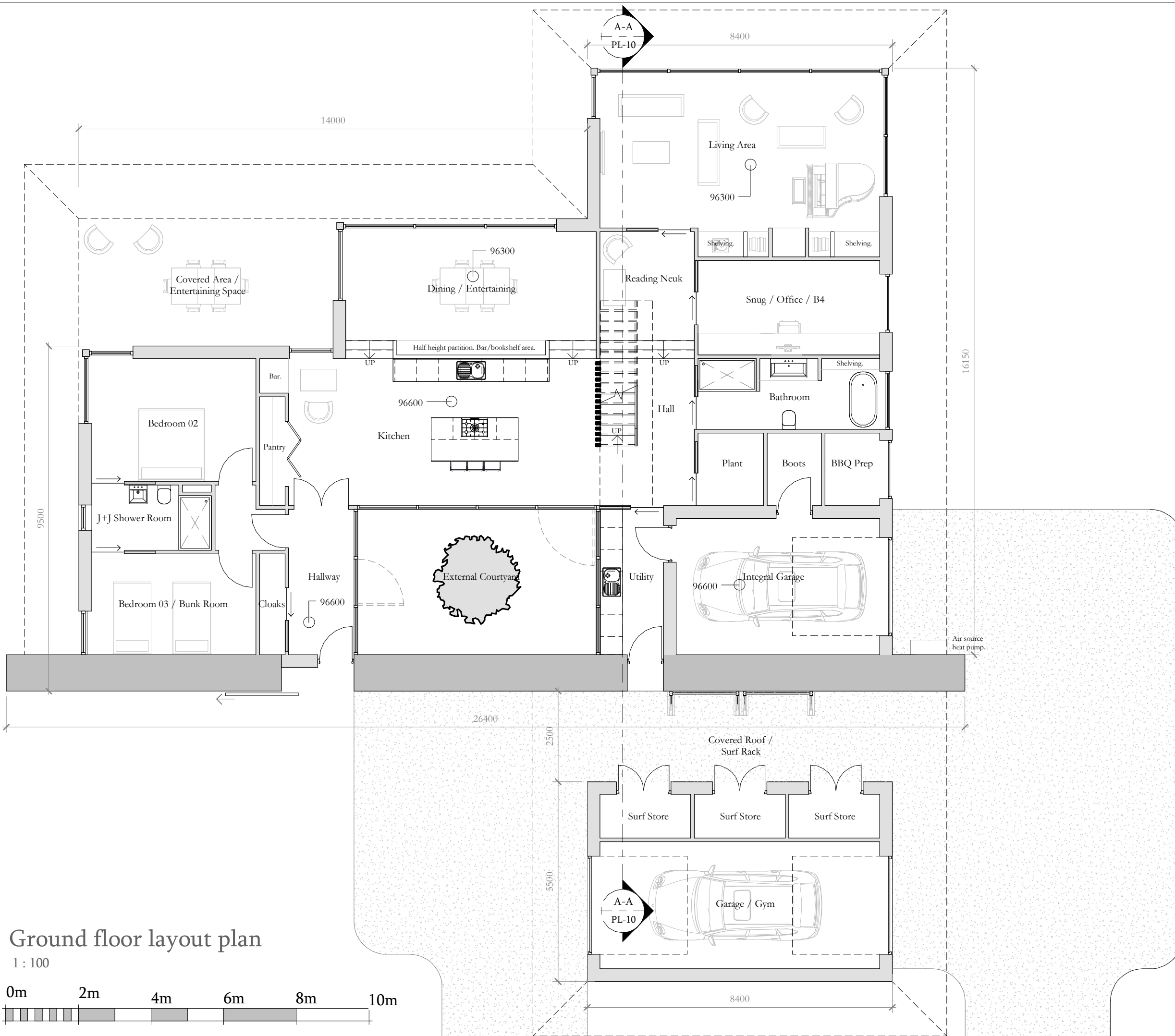
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JOB NO. 881	DRAWING NO. PL-04	DRAWN RI	CHECK AK

Site layout plan  
1 : 500



BLUE DENOTES AREAS OF LAND OWNED BY APPLICANT (as approved under 23/00514/AGRIPA)

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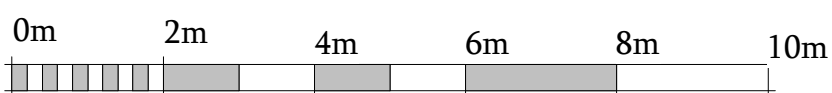
Drawing Title  
**Planning drawing - ground floor layout plan**

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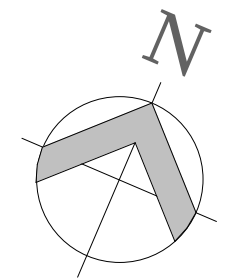
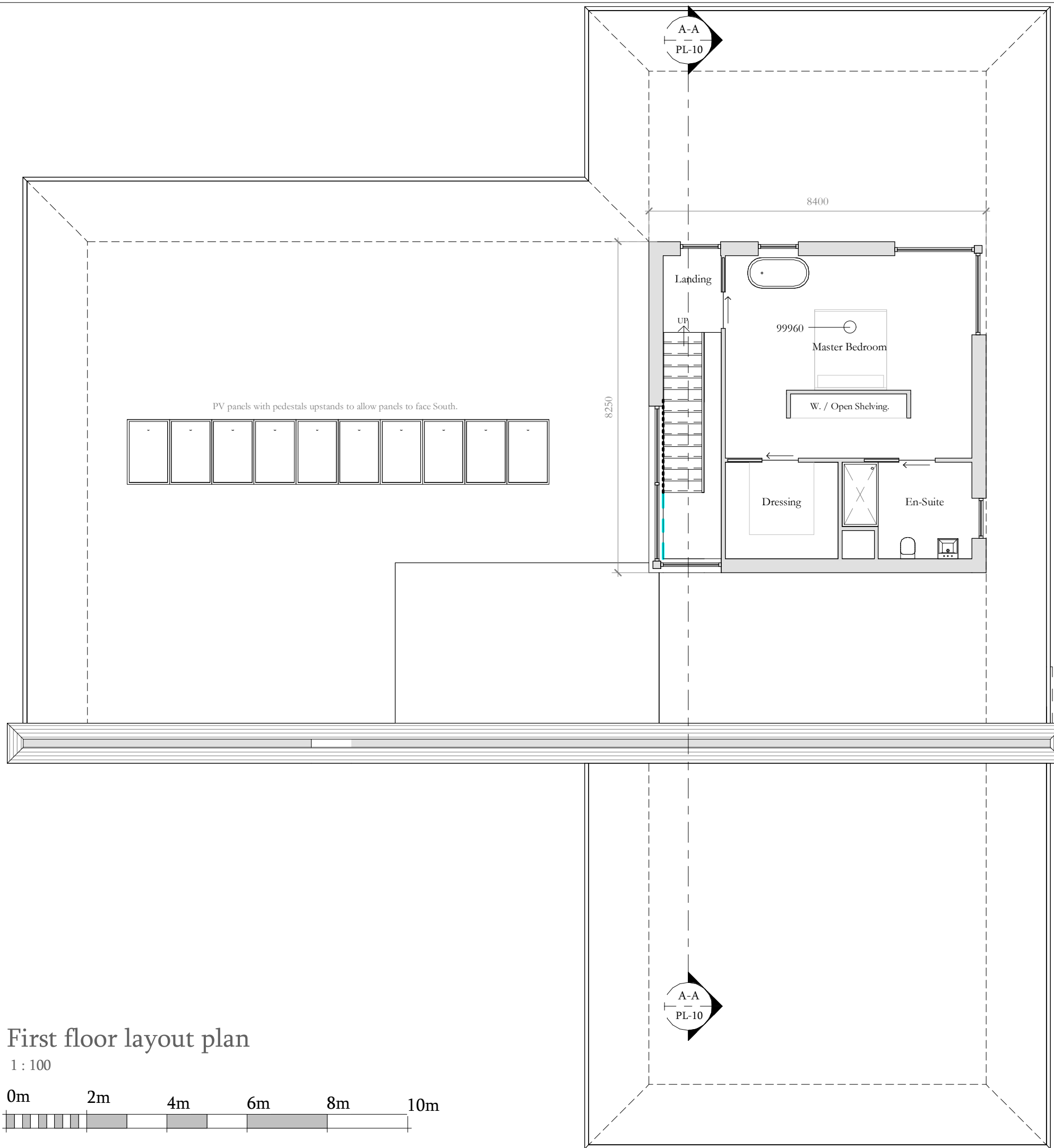
JOB NO.	DRAWING NO.	DRAWN	CHECK
881	PL-05	RI	AK

### Ground floor layout plan

1 : 100



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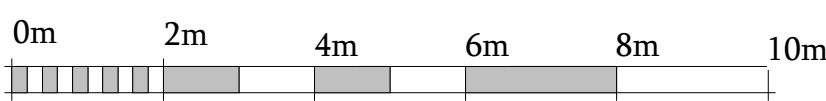
1 Brue, Isle of Lewis, HS2 0QW.

Drawing Title  
**Planning drawing - first floor layout plan**

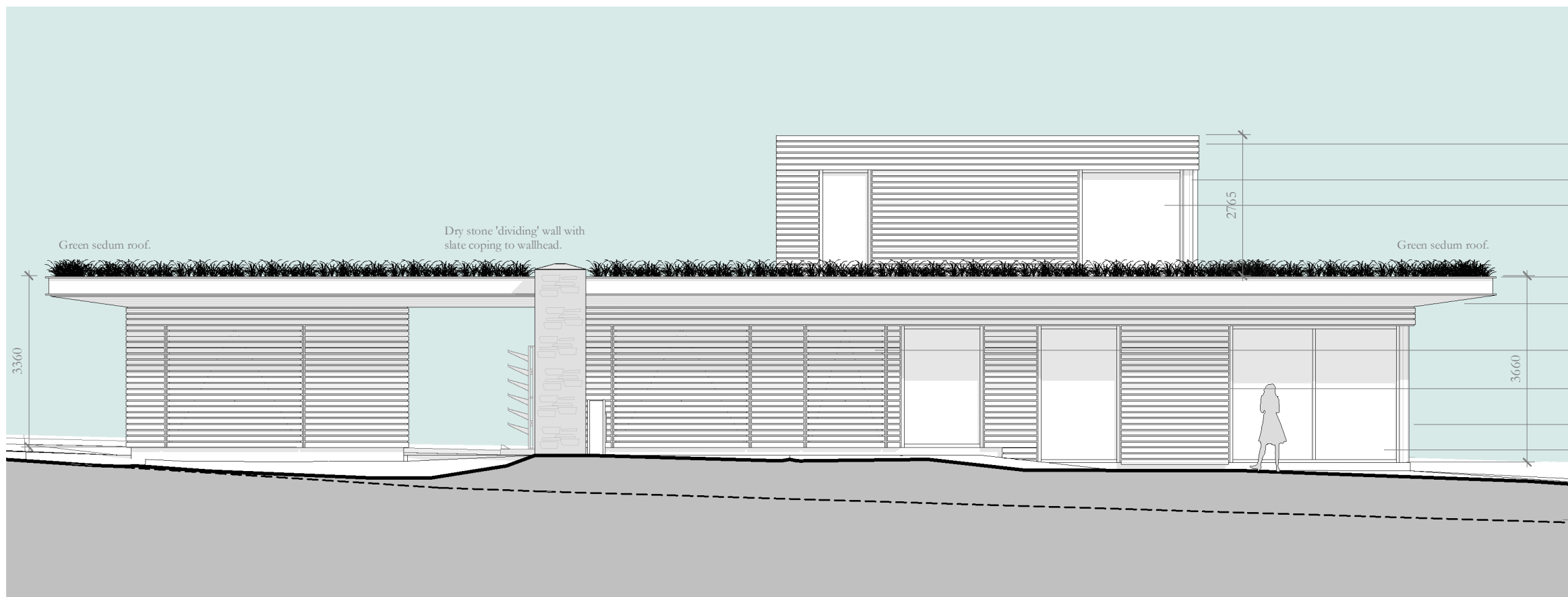
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First floor layout plan

1 : 100



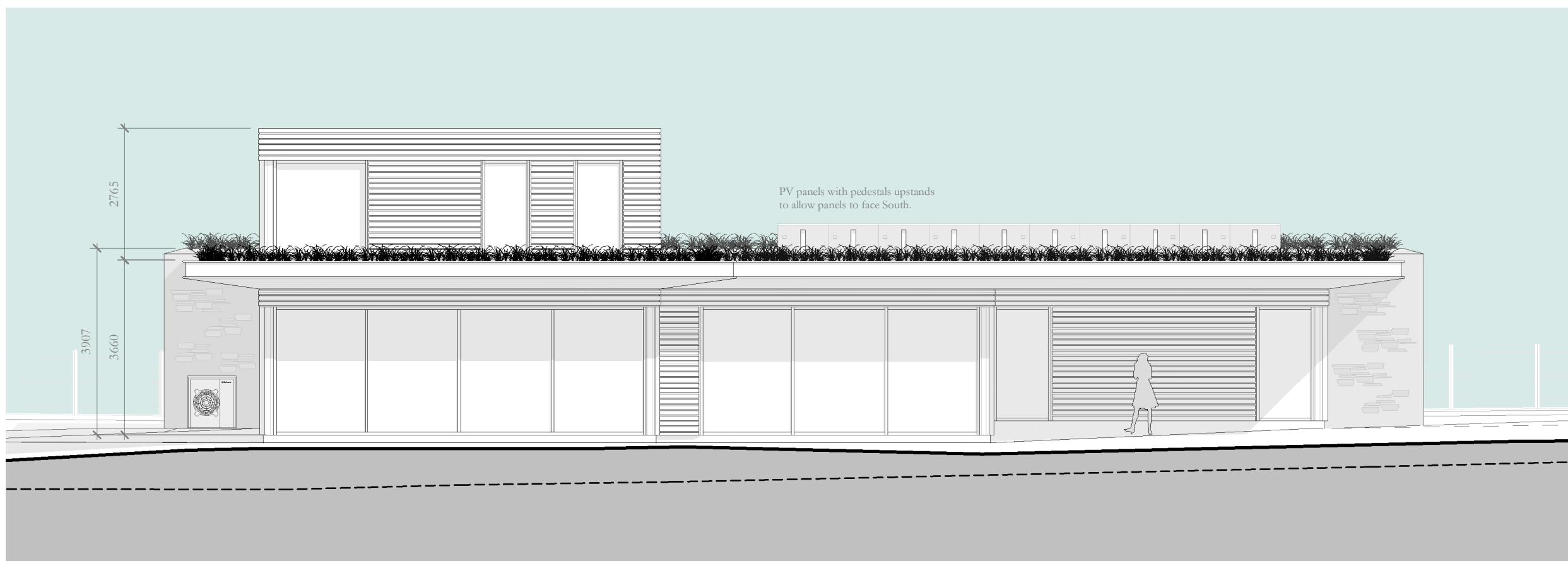
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- Scot-larch horizontal timber rainscreen cladding, with shadow gaps and mitered corners.
- Scot-larch timber corner post.
- Slim framed aluminum clad windows & doors.
- Galvanised steel overhang.
- Scot-larch horizontal timber angled soffit overhang.
- Slim framed aluminum 'invisible' roll over doors, clad externally with matching wall cladding.
- Scot-larch horizontal timber rainscreen cladding, with shadow gaps and mitered corners.
- Scot-larch timber corner post.
- Slim framed aluminum clad windows & doors.
- Dotted line denotes extents of existing ground level now reduced/upfilled.

North east elevation

1 : 100



North west elevation

1 : 100

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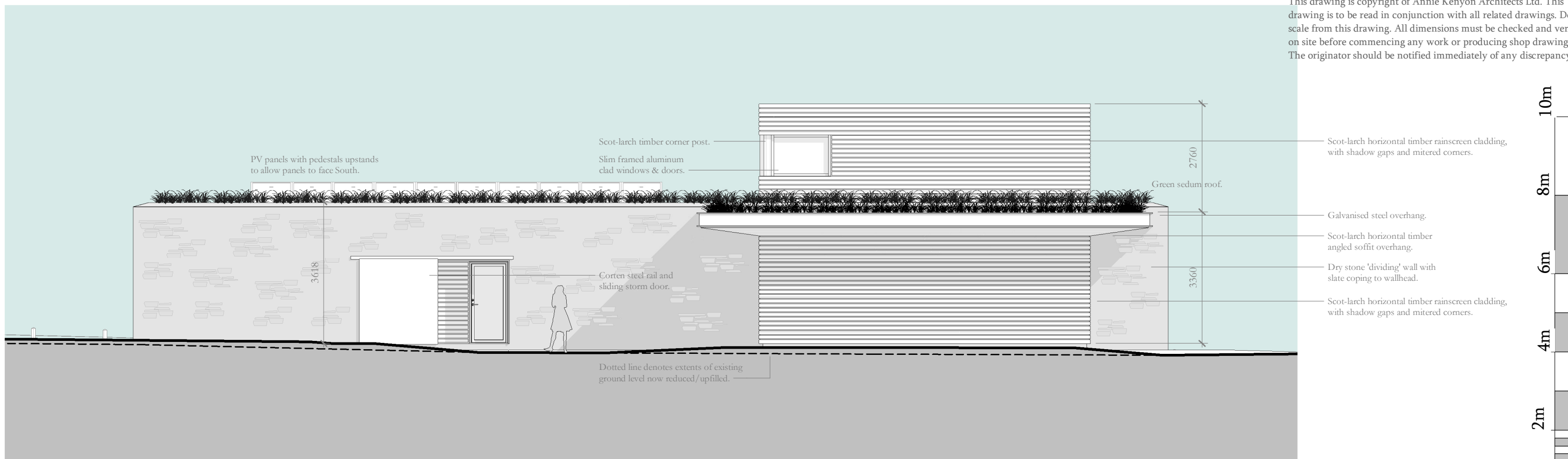
Alasdair Campbell

1 Brue, Isle of Lewis, HS2 0QW.

Drawing Title  
Planning drawing - north east & north west elevations

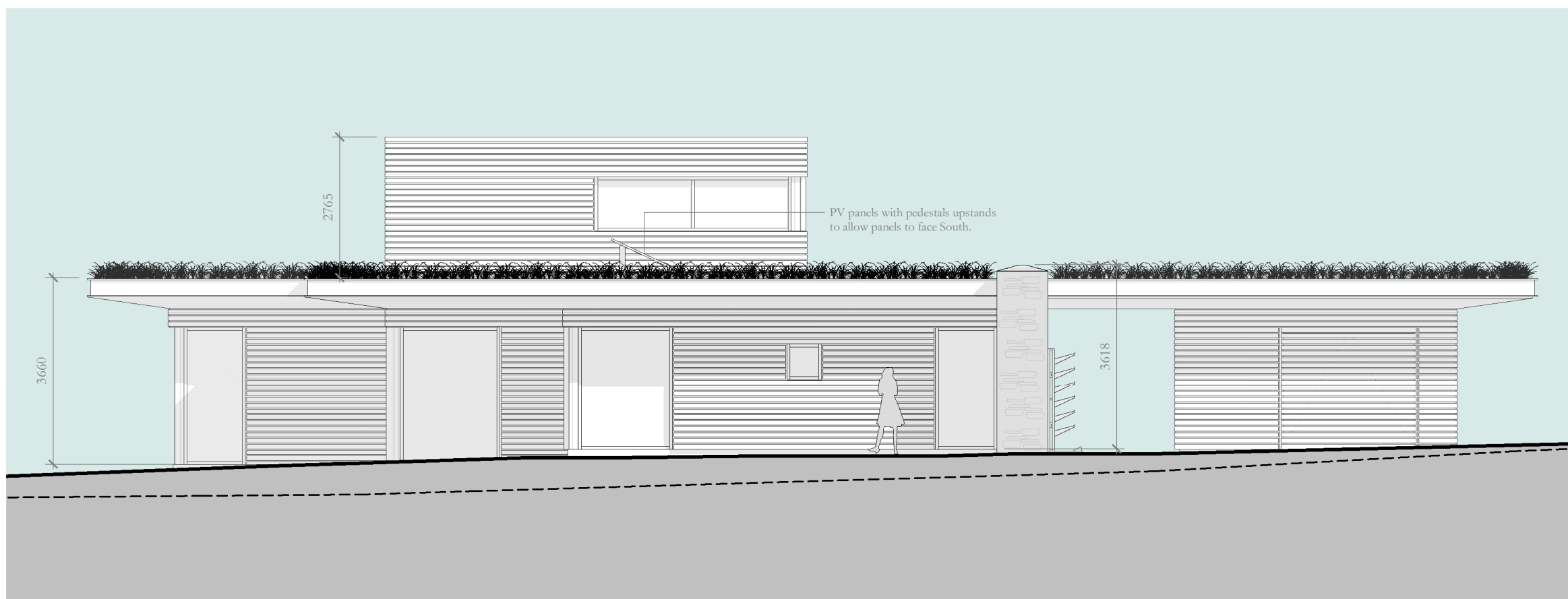
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South east elevation

1 : 100



South west elevation

1 : 100

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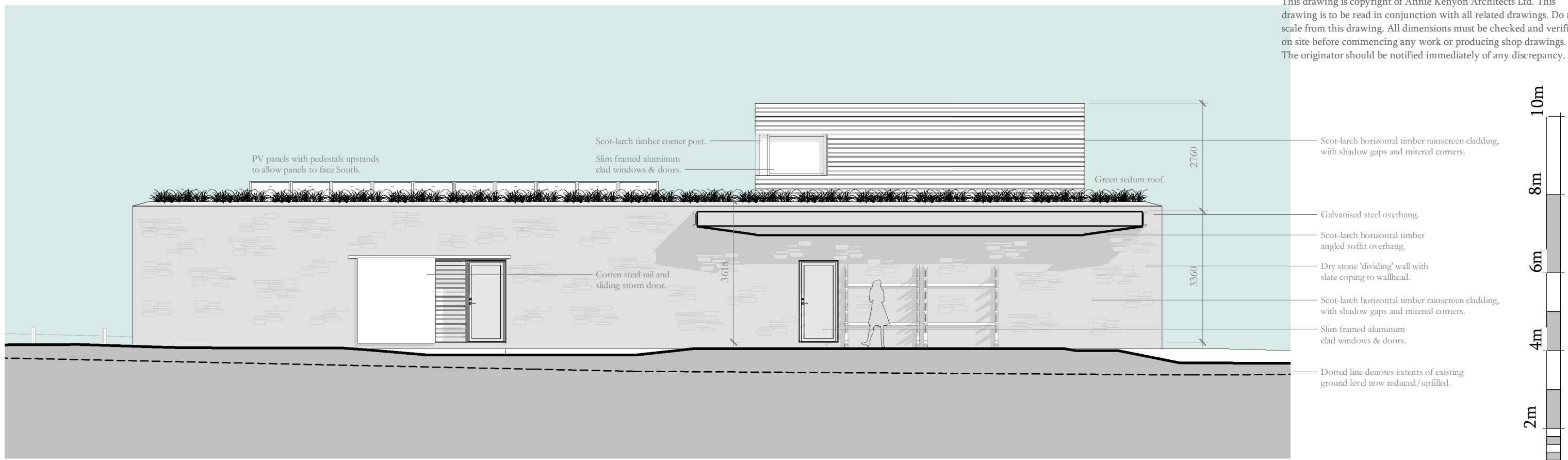
Alasdair Campbell

1 Brue, Isle of Lewis, HS2 0QW.

Drawing Title  
Planning drawing - south east & south west elevations

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JOB NO. 881	DRAWING NO. PL-08	DRAWN RI	CHECK AK

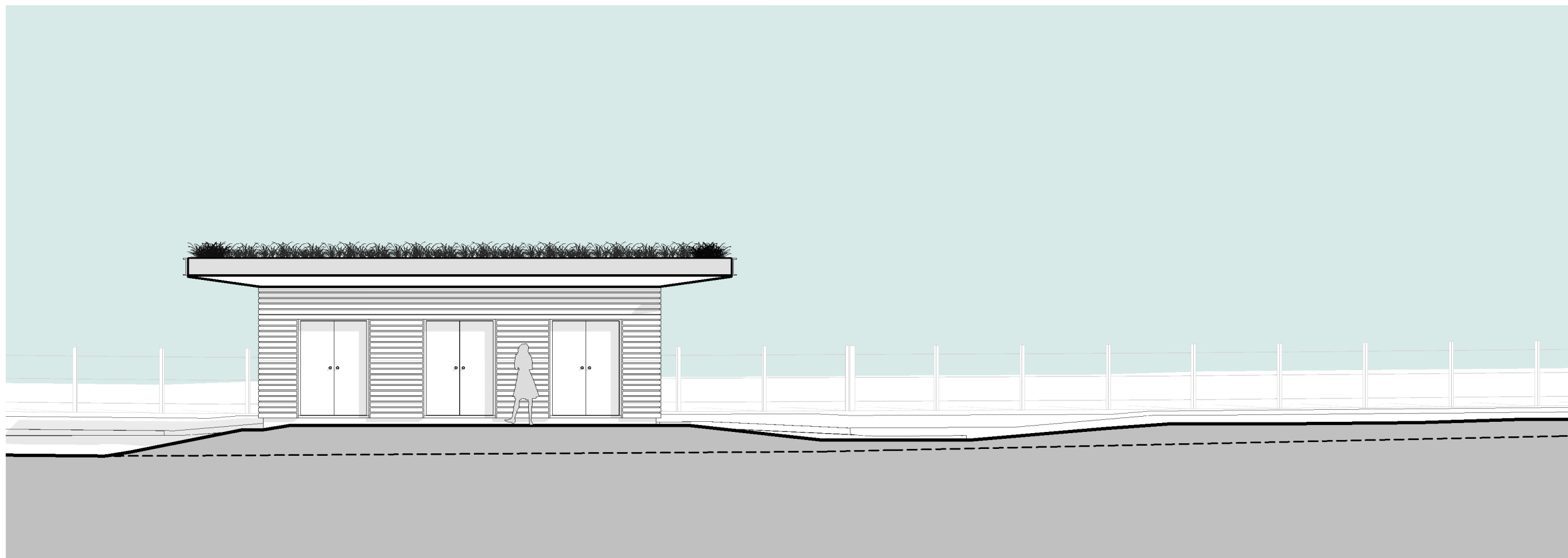
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South east internal elevation

1 : 100

PLANNING



North west internal elevation

1 : 100

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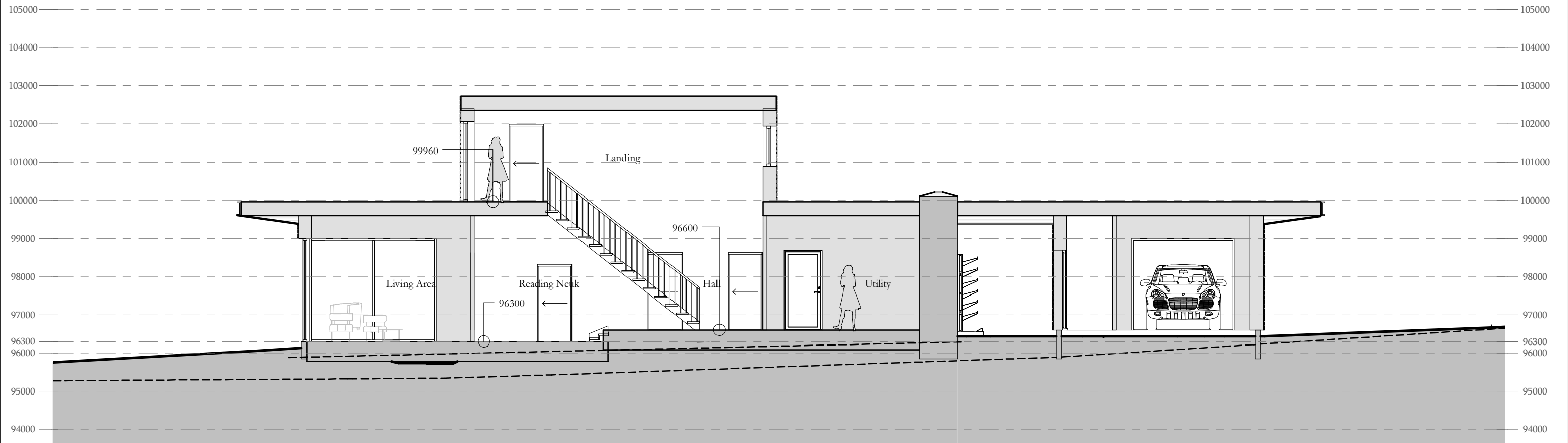
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Drawing Title  
Planning drawing - north west & south east internal elevations

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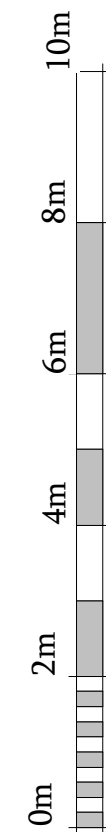


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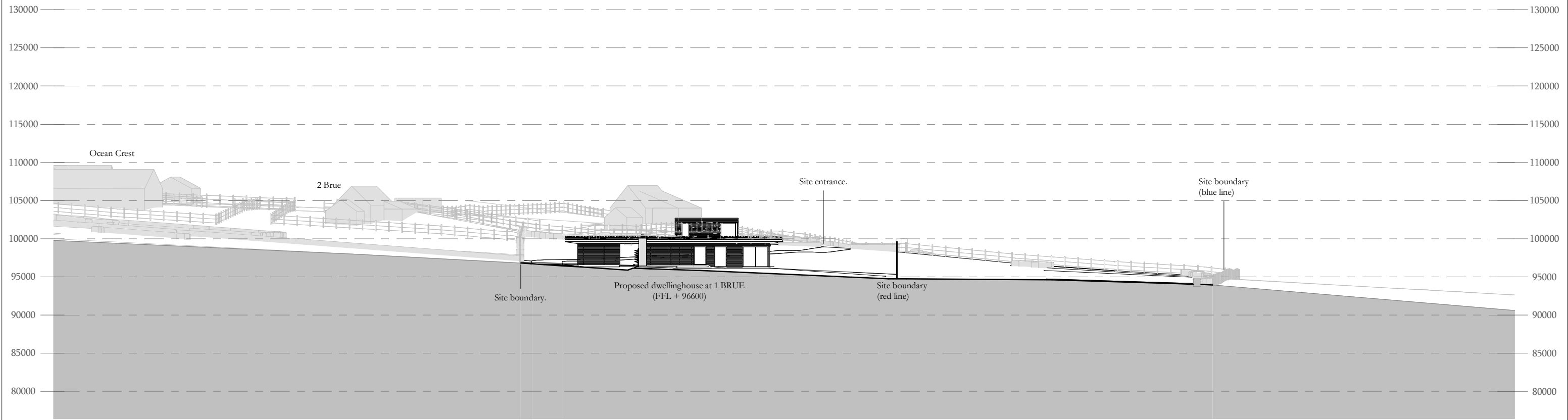
Cross section A-A  
1 : 100

PLANNING



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Alasdair Campbell			
1 Brue, Isle of Lewis, HS2 0QW.			
Drawing Title Planning drawing - cross section A-A			
REVISION NO.	DATE	PAPER SIZE 1 : 100@A3	
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### North east site sectional elevation (B-B)

1 : 500

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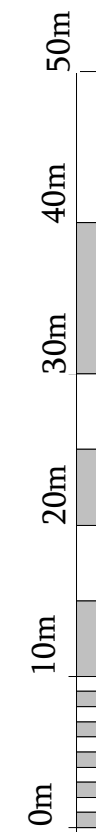
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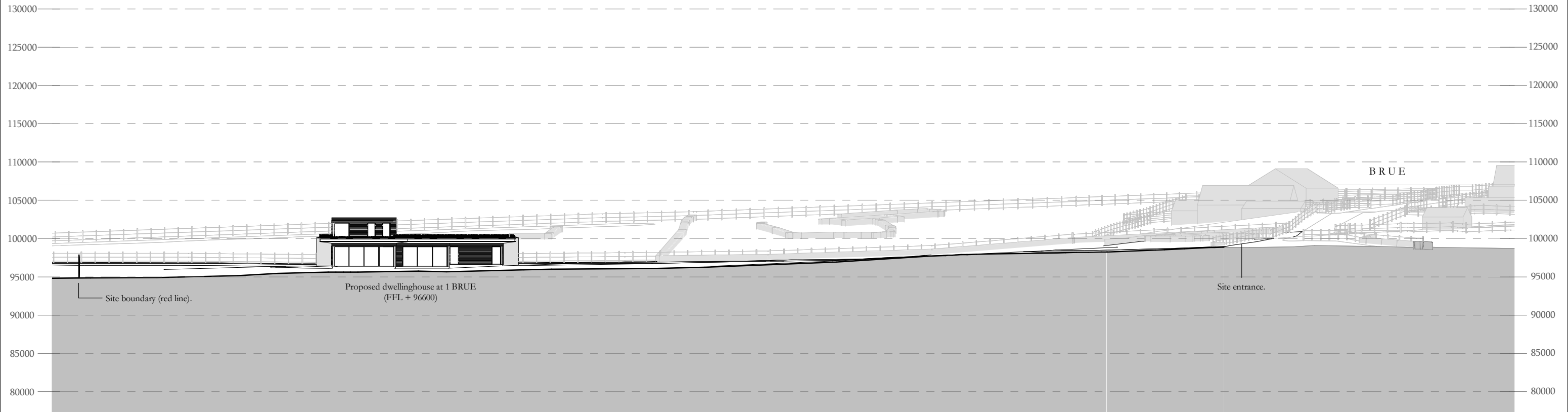
Drawing Title  
Planning drawing - north east  
cross sectional elevation (B-B)

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JOB NO.	DRAWING NO.	DRAWN	CHECK
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North west site sectional elevation (C-C)  
1 : 500

PLANNING

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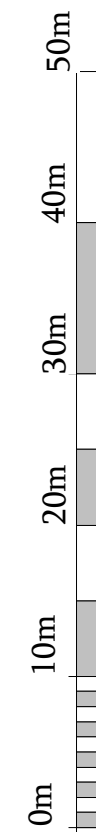
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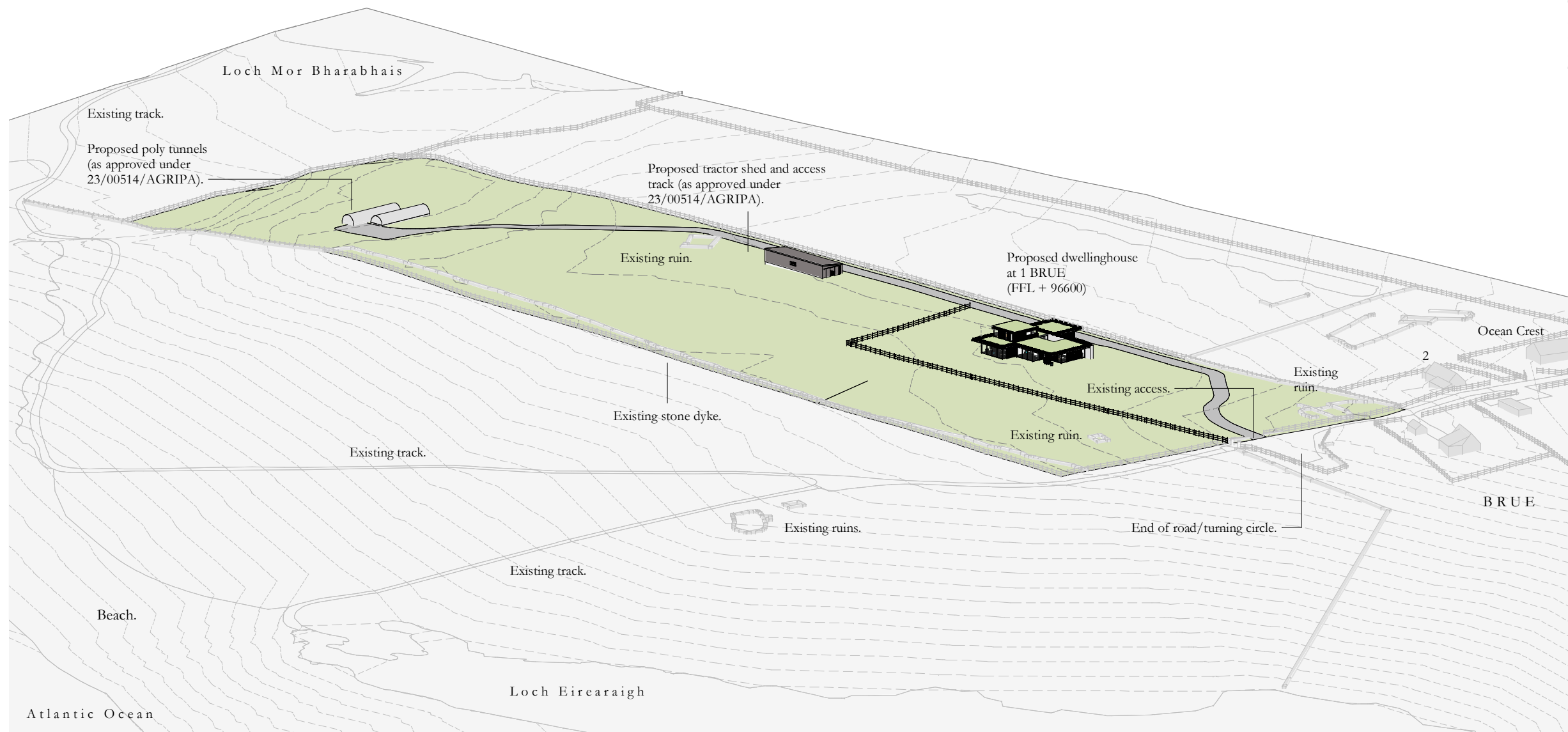
Drawing Title  
Planning drawing - north west  
cross sectional elevation (C-C)

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881	PL-12	RI	AK



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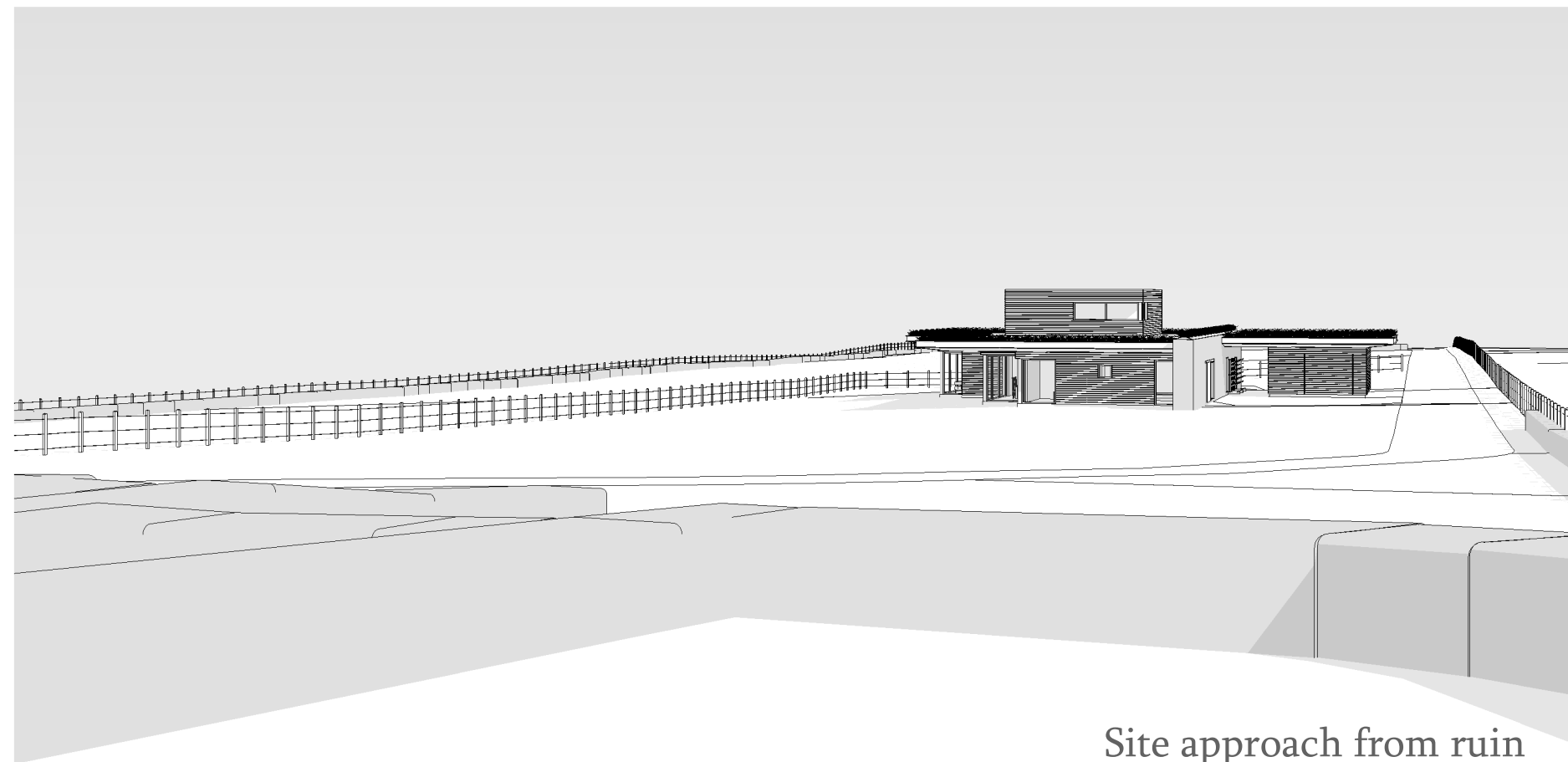
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Drawing Title  
Planning drawing - 3D  
visualisations

REVISION NO.	DATE	PAPER SIZE	
		@A3	

JOB NO.	DRAWING NO.	DRAWN	CHECK
881	PL-13	RI	AK

Masterplan view



Site approach from ruin



# CONTENTS

1. Introduction
2. Site Appraisal
3. Planning History
4. Design Development
5. Design Solution

SIMPLE NOT COMPLICATED

DON'T MAKE SOMETHING  
UNLESS IT'S BOTH  
NECESSARY AND USEFUL;  
BUT IF IT'S BOTH NECESSARY  
AND USEFUL, DON'T HESITATE  
TO MAKE IT BEAUTIFUL

“Introduce the project, its background and identify the context.”

This document has been prepared for Number One Brue, Isle of Lewis. The document aims to appraise the site, show the options identified in discussion with the client and show how we arrived at this planning proposals for a the design of a new dwellinghouse.



Location in Scotland



Location on Isle of Lewis



OS MAP

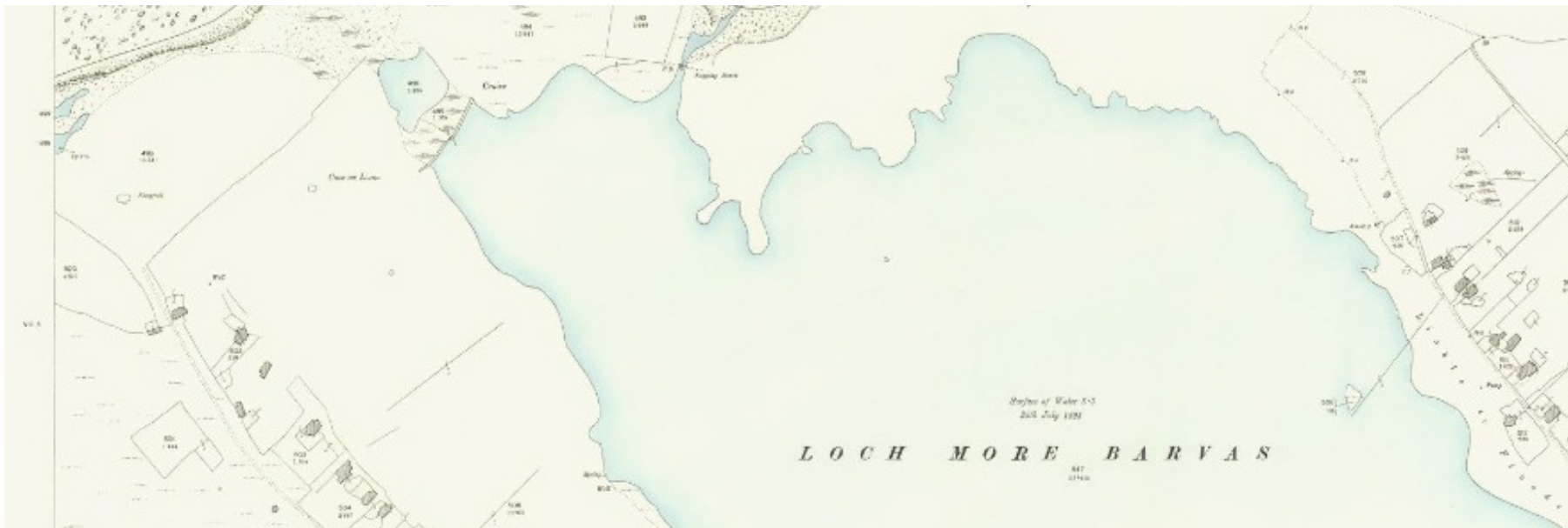


Aerial Photo

# INTRODUCTION



1843-1882



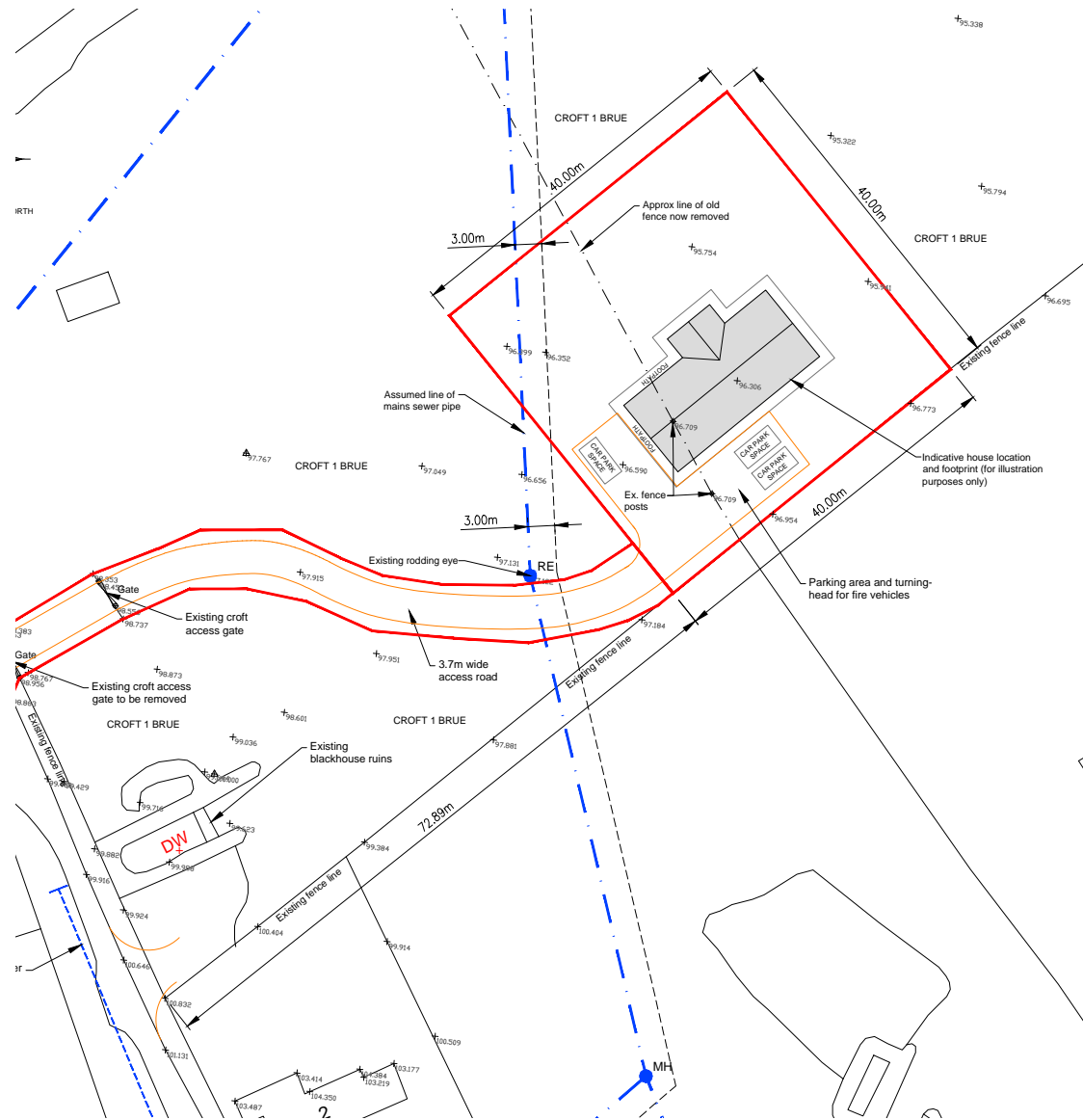
1882-1949

HISTORIC MAP





SITE IMAGES



The site has *Planning Permission in Principle* to erect a dwellinghouse and create access to the site. - Planning ref 21/00297 approved 25/08/21

# PLANNING HISTORY



More recently, Prior Notification was submitted for the erection of an Agricultural Building, polytunnels and create an access track.

- Planning ref 23/00514/AGRIPA approved 01/02/24



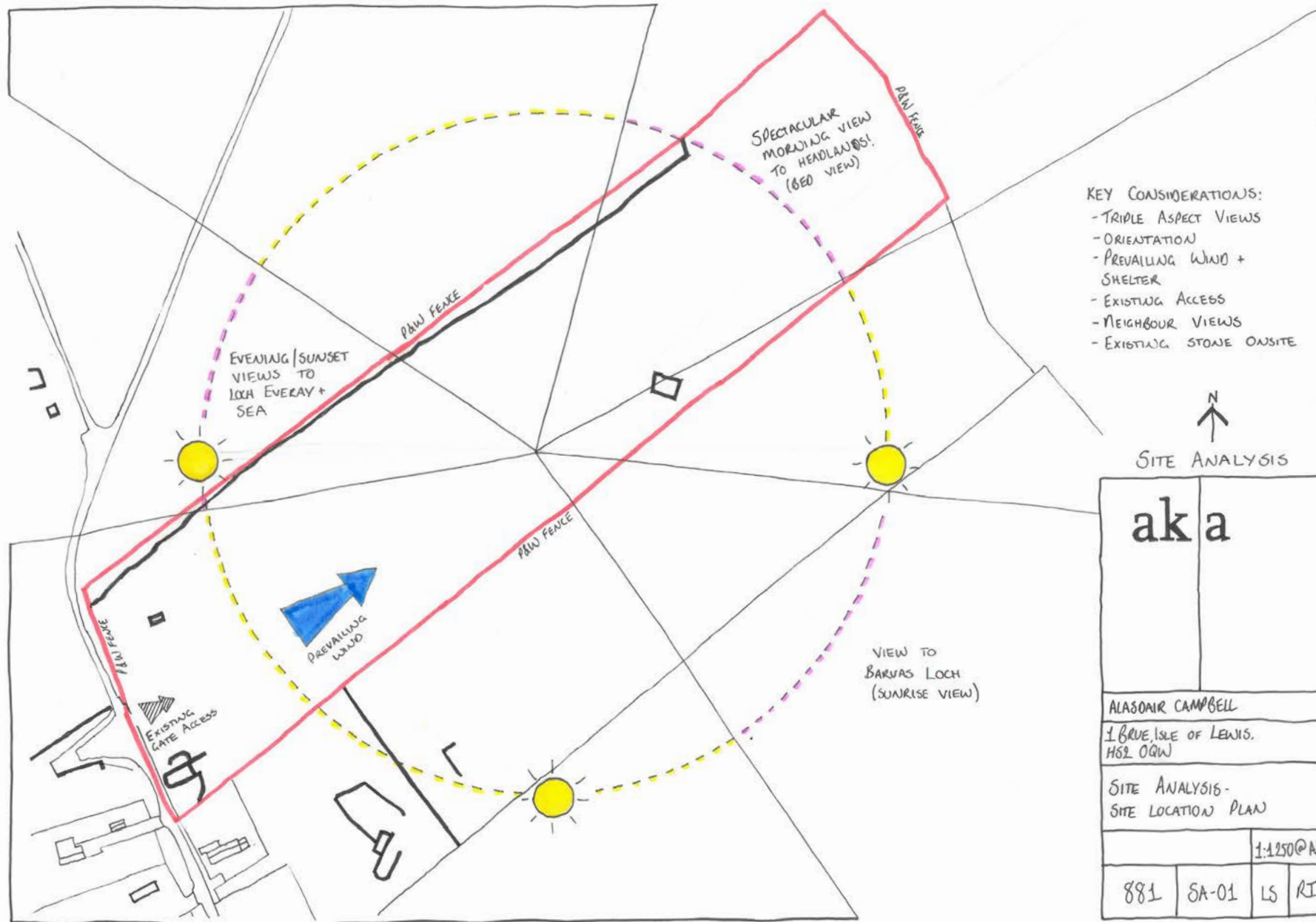
### Pre-App Advice and Guidance:

As stated in previous pages, there has been a previous Planning Permission in Principle (PPP) and Prior Notification (PN) application that have historically received planning approval. Due to the nature of having PPP on the site, our original intent was to purify the specific condition that relates to the design of the house and landscape of the site. This allowed us to have the security of the prior approval, with the expiration date towards the end of August.

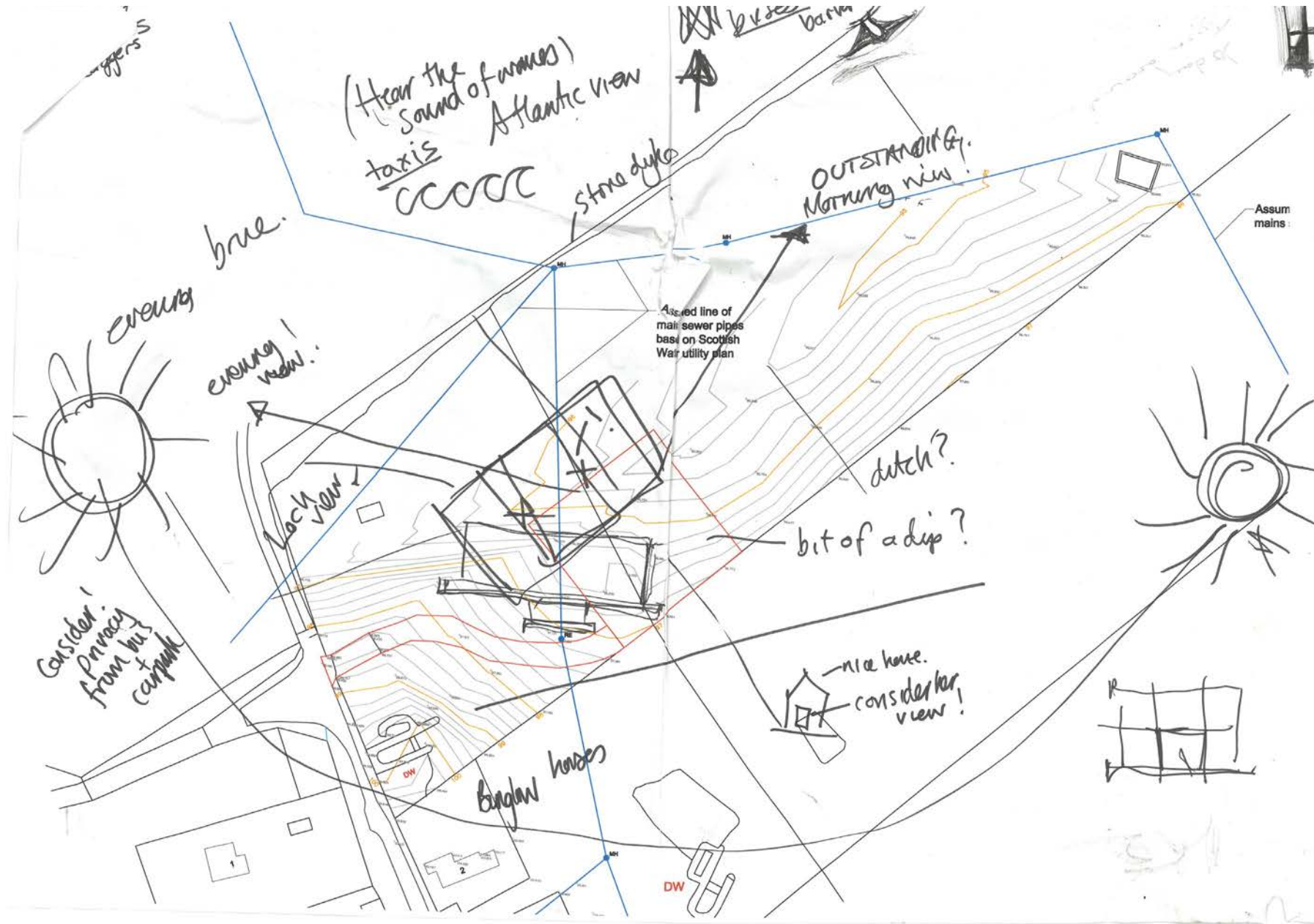
As we approached the expiration date, we entered e-mail dialogue with Helen MacDonald, Planning Officer over the course of 19/08/24 to seek advise. Originally to discuss the appropriate supporting document for the PPP, she then advised that due to last years cyber attack on the council website, they lost all historic content, information and drawings for planning applications. She stated they had nothing to work with and recommended to not purify a PPP condition and to instead submit a new Planning Permission application. The application cost between the two was neutral and Helen confirmed that the proposal was still within policy and would likely to be supported.

We have gone with the advise of the planner and now attached our Planning Permission application for review.

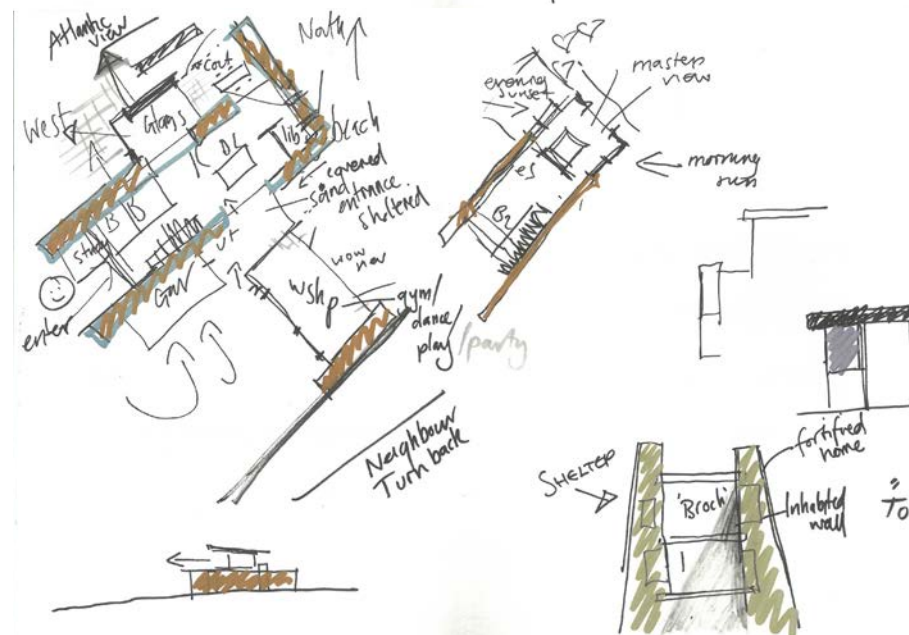
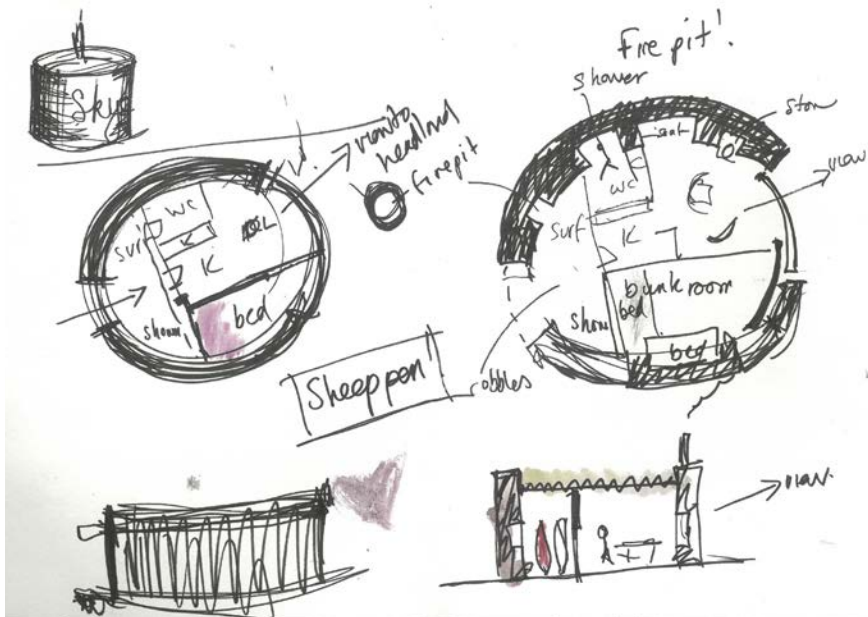
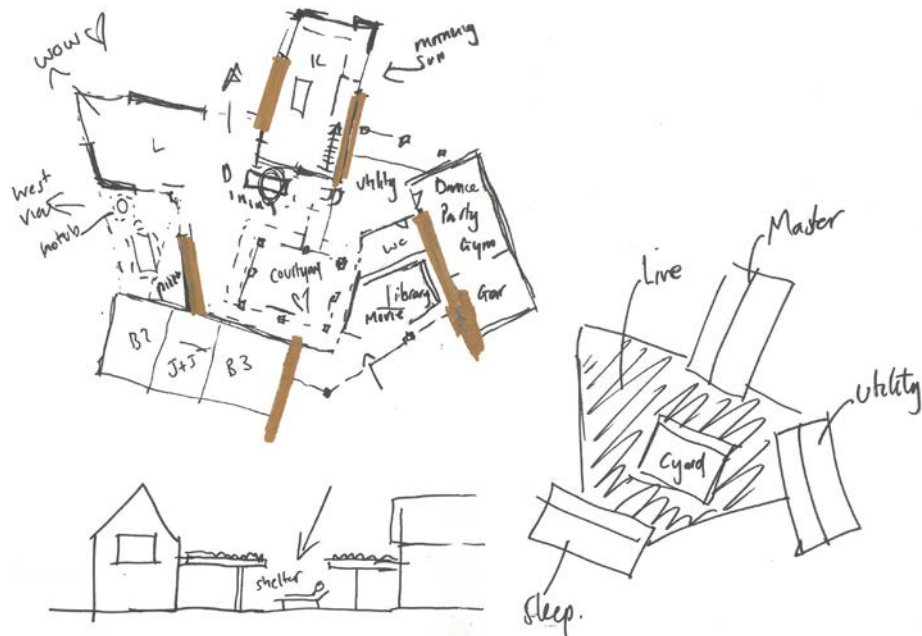
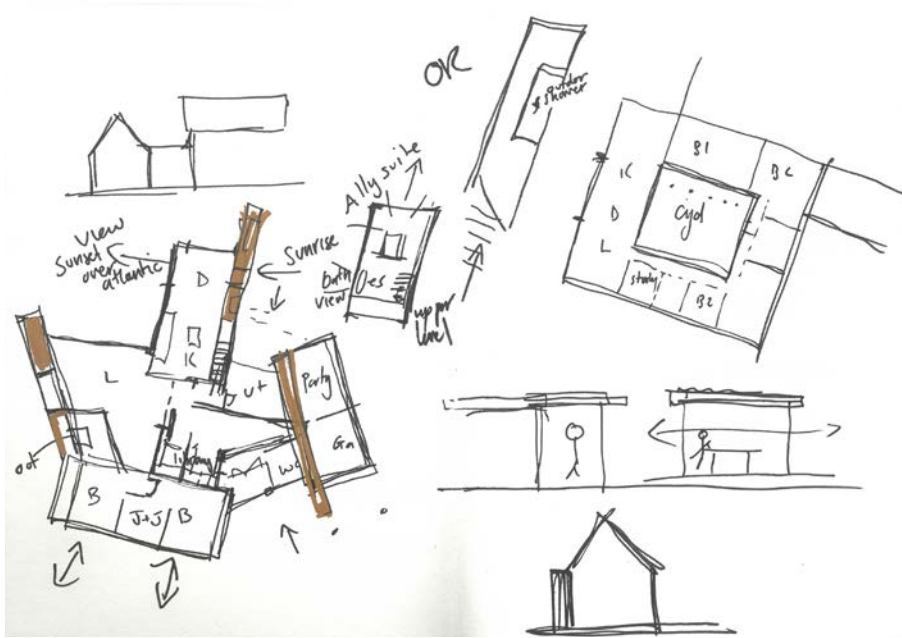
Furthermore, the PN application was applied for separately, and more recently, by ak|a and the same applicant that we are applying full planning permission for now. This was for prior notification for the formation of a farm access track to the proposed tractor shed and poly tunnels. This application shows the land owned by the applicant (shaded blue on our plans). Our new red line boundary is a section wholly within the field the applicant owns (shown in blue).



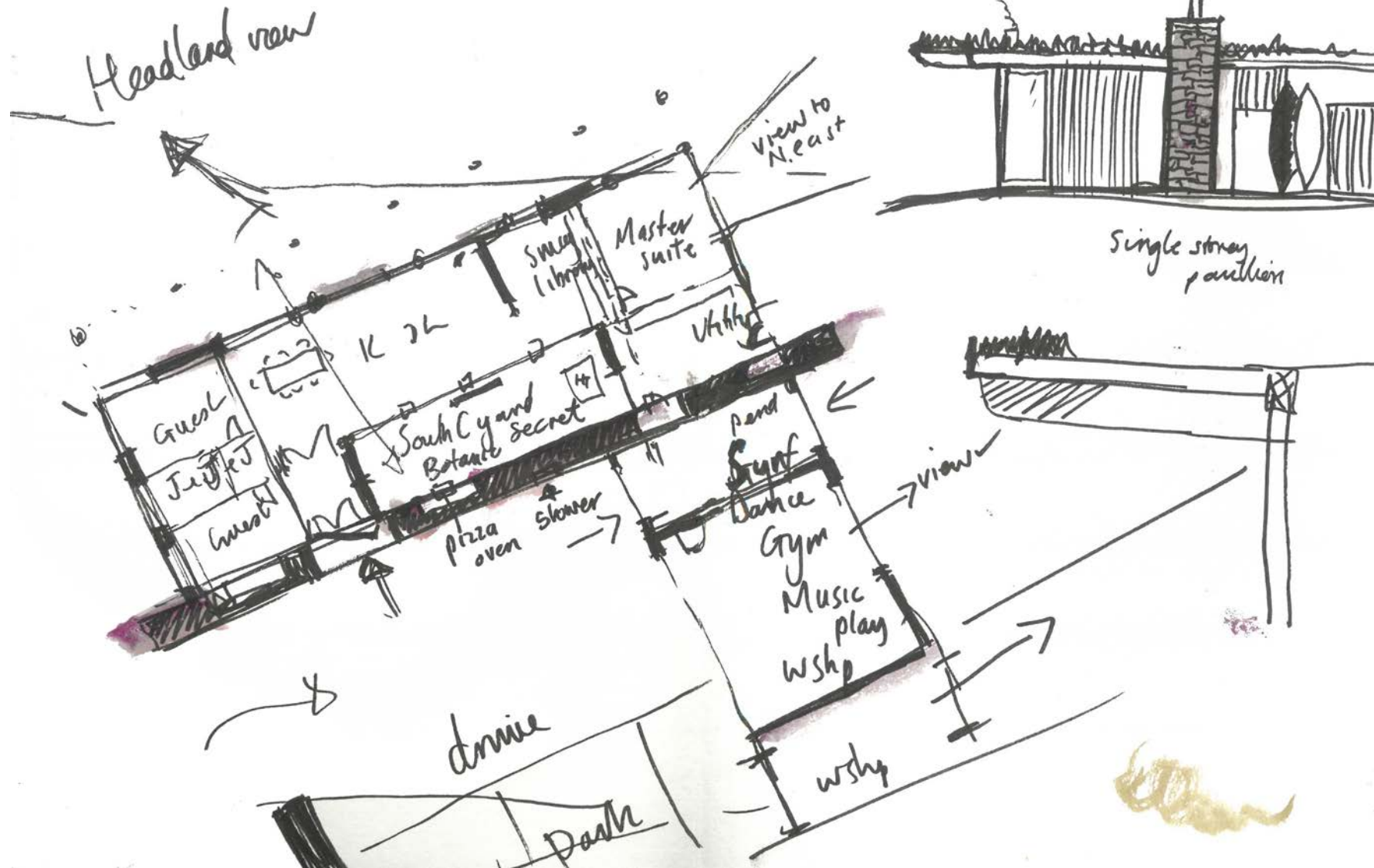
# SITE ANALYSIS



CONCEPT SKETCHES

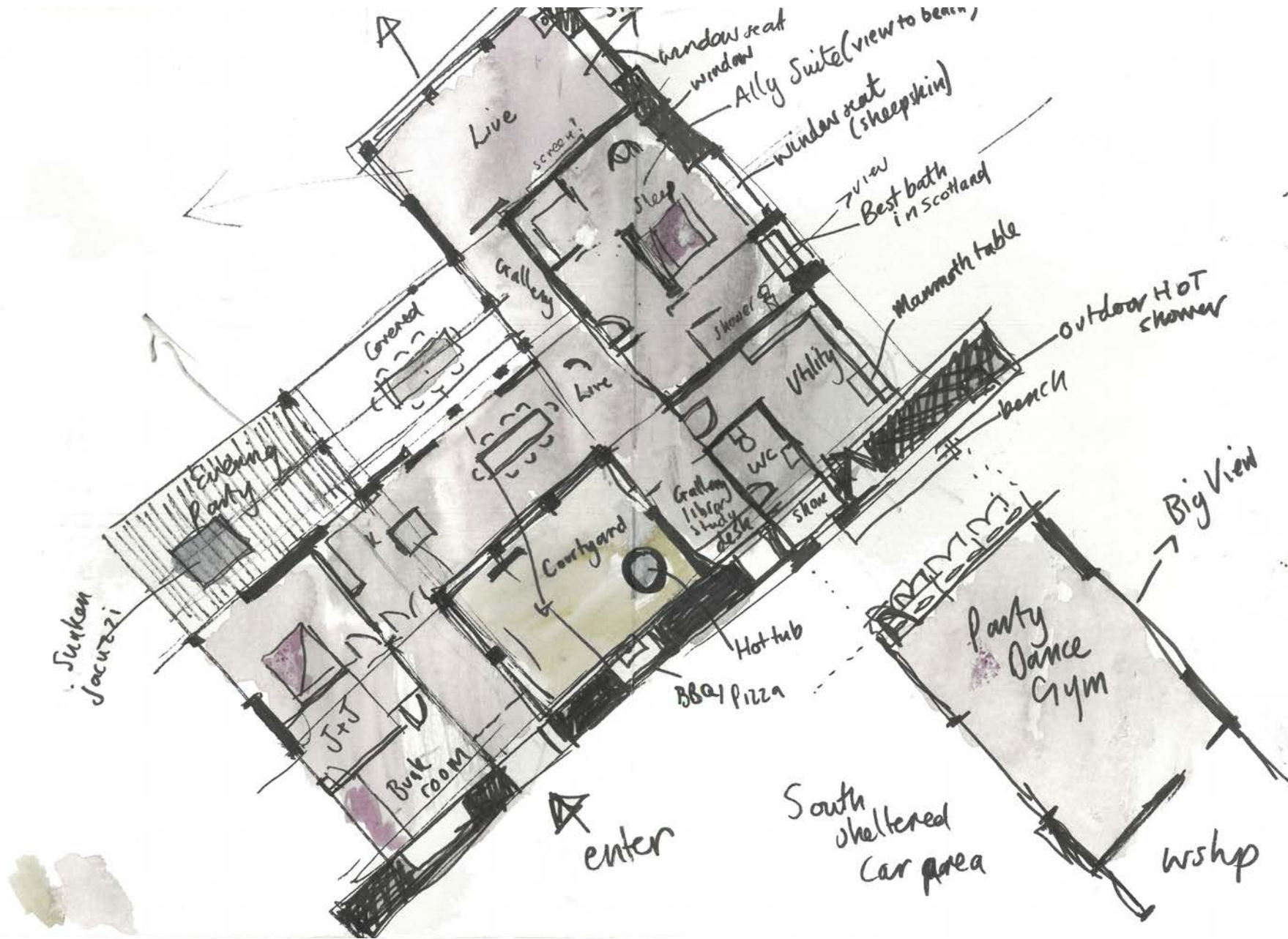


# CONCEPT SKETCHES

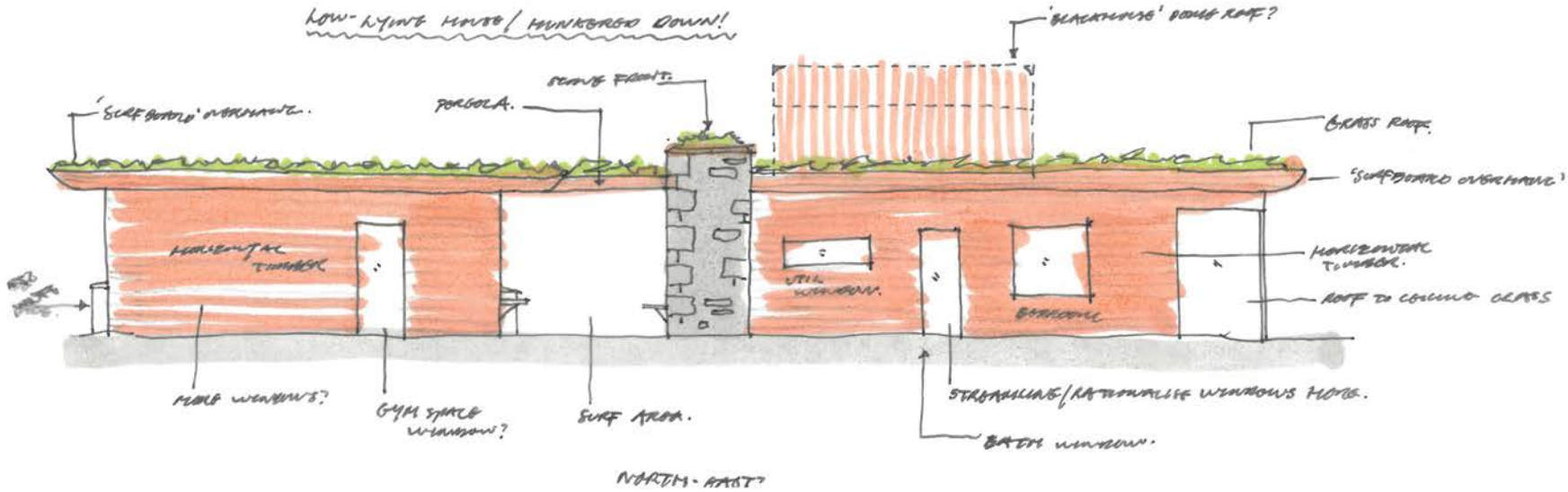
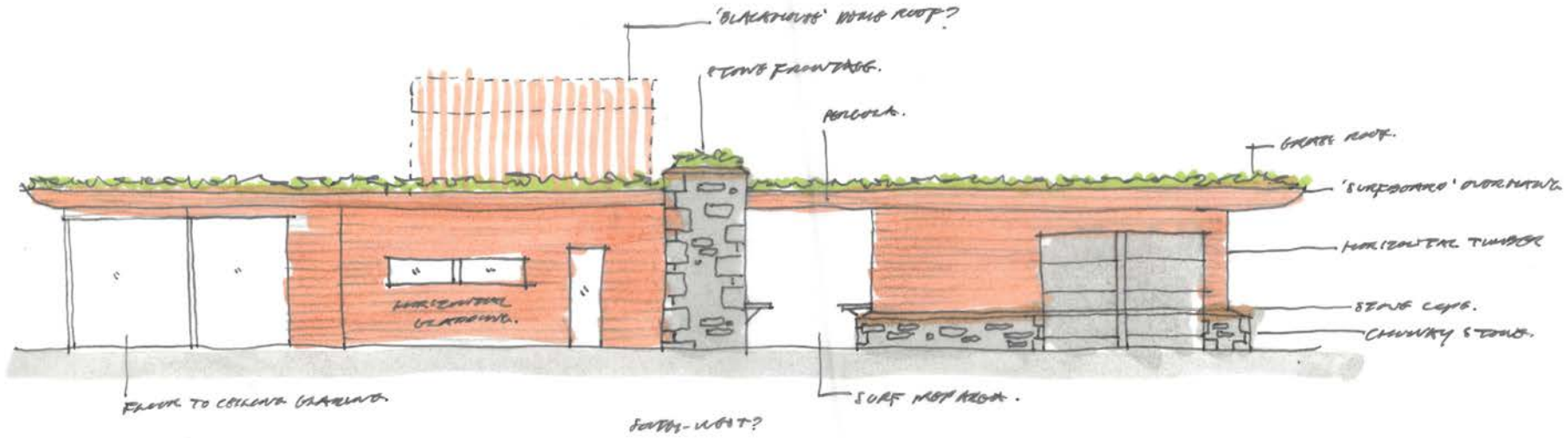


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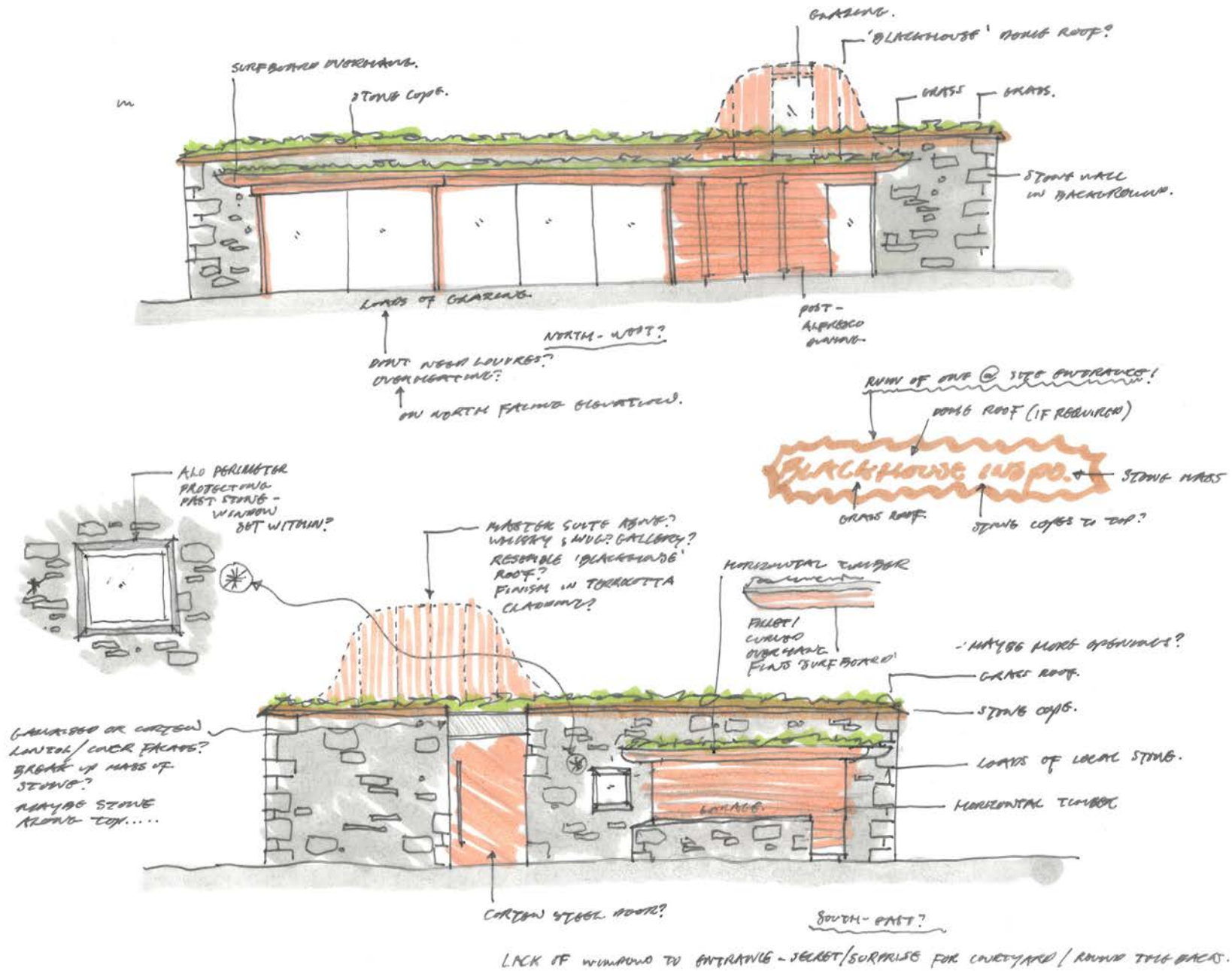


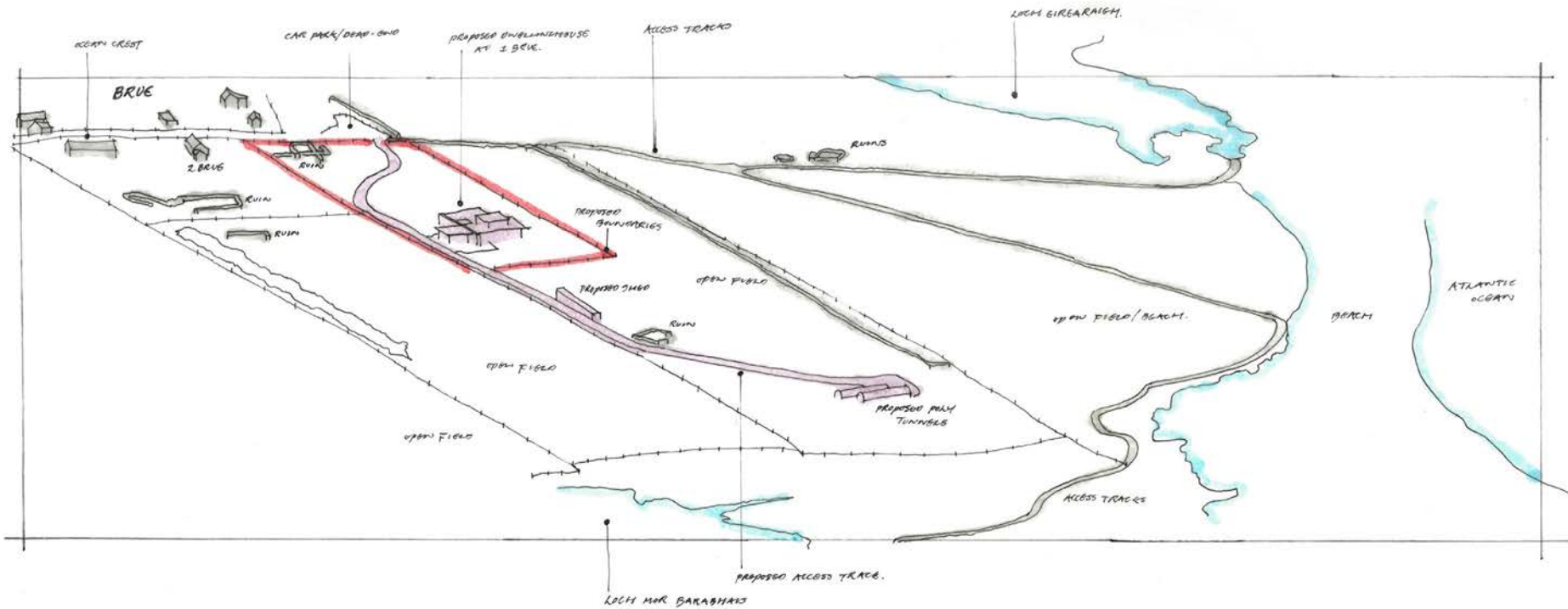


CONCEPT SKETCHES



CONCEPT SKETCHES

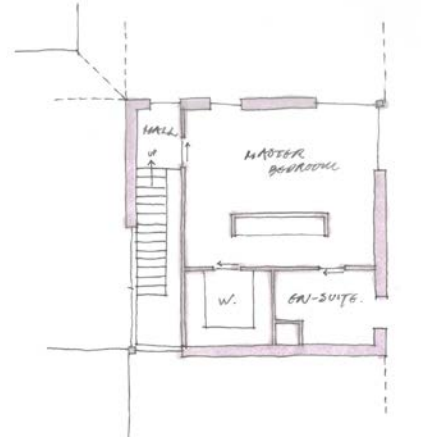
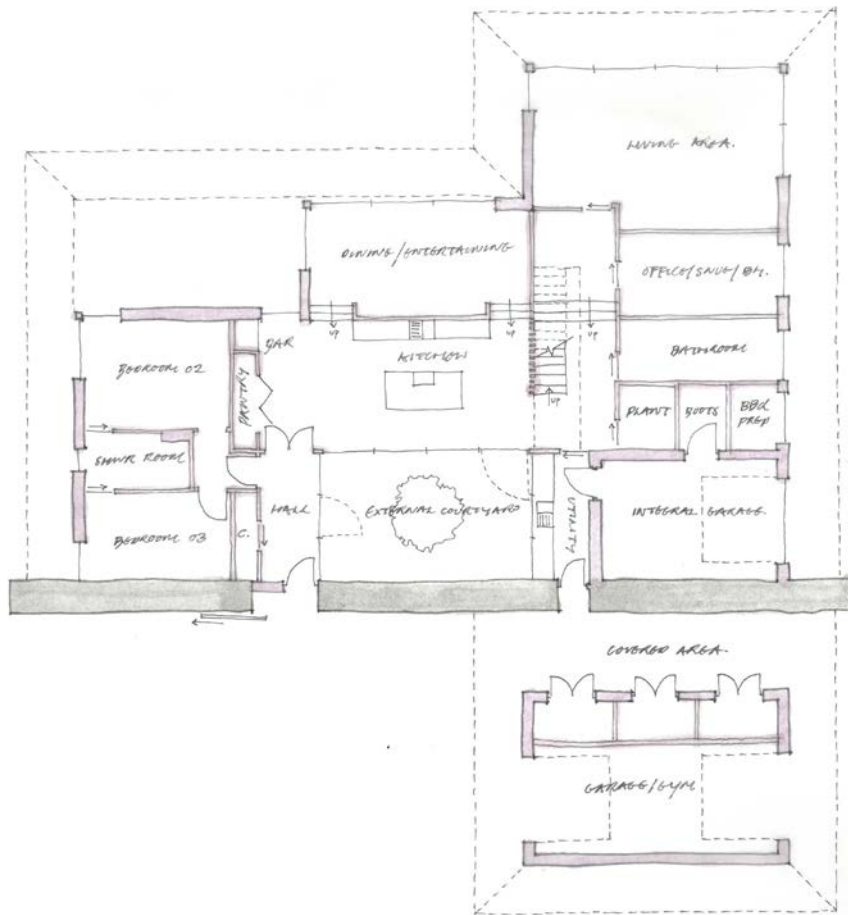




# DESIGN DEVELOPMENT



DESIGN DEVELOPMENT



# DESIGN DEVELOPMENT





## Proposal & Design Solution:

Our vision and architectural approach to this house was to gain inspiration from the various examples of 'Blackhouses' on the island (with ruins of these in and around our site). We want to convey a long lying, long form dwelling, separated by a thick tall chunky stonewall façade wall, anchored down into the ground, with a wild grass roof throughout, again taken elements from the 'Blackhouses'. We hope that the historical Blackhouse forms and materiality is present to ensure the character and landscape of the site is respected. The new home is modern in spirit yet rooted in rich Scottish Heritage.

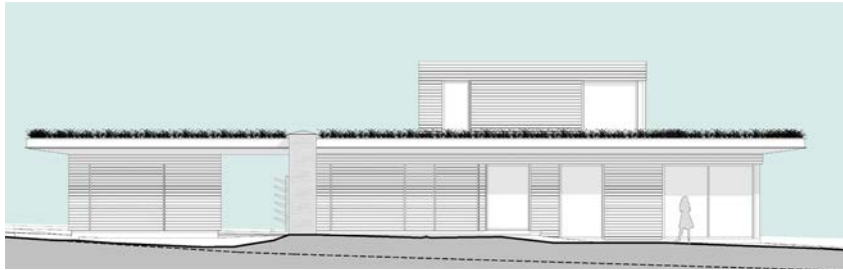
You enter from the driveway to a sliding storm door, off the stonewall façade, to a recessed timber clad wall and glazed entrance door. This takes you into a Hall where you are immediately greeted by a light filled glazed screen central courtyard space. This glass wall is present round 3 perimeters of the courtyard, with the courtyard open to the elements where foliage and soft landscape will be formed.

The left of the Hall leads to two Bedrooms and a J+J bathroom – a private space for guests. The Hall also leads to glazed double doors which leads to an open Kitchen & Entertaining space, with the latter accessed down a couple steps, to create a tiered effect and to suit the topography of the site. A tall glazed window is aligned with the Hallway double doors to provide a clean vision out to sea, whilst having a sit/drink in the adjacent bar area. The large Kitchen space leads to the Dining space where bi-fold doors and large glazing is paramount to advance of the panoramic views. The Kitchen also leads to a further Hall with a contemporary showcase stair with timber fin's to provide a buffer/separation. A generous long Utility is formed off the integral garage, with useful rooms off the garage such as Plant/Boots/BBQ prep. Down the NE side holds a spacious Bathroom, spare B4/Snug/Office. This leaves a brilliant space for the feature room, the Living Room. This again is accessed down a few steps to a light filled room with tall glazing elements from floor to ceiling.

The applicant keen interest in surfing was a large part of the brief and as such there is a covered entrance between Utility and Garage to allow for drying and storing of surf boards. A dual aspect garage door to the garage helps to make use of both driveway spaces.

The first floor consists of a private Master Suite. A spacious Bedroom, Dressing & En-Suite with utiple aspect views achieved from higher level. The wild grass roof visible from all windows, which are floor to ceiling.





Proposed North East Elevation



Proposed South East Elevation



Proposed North West Elevation



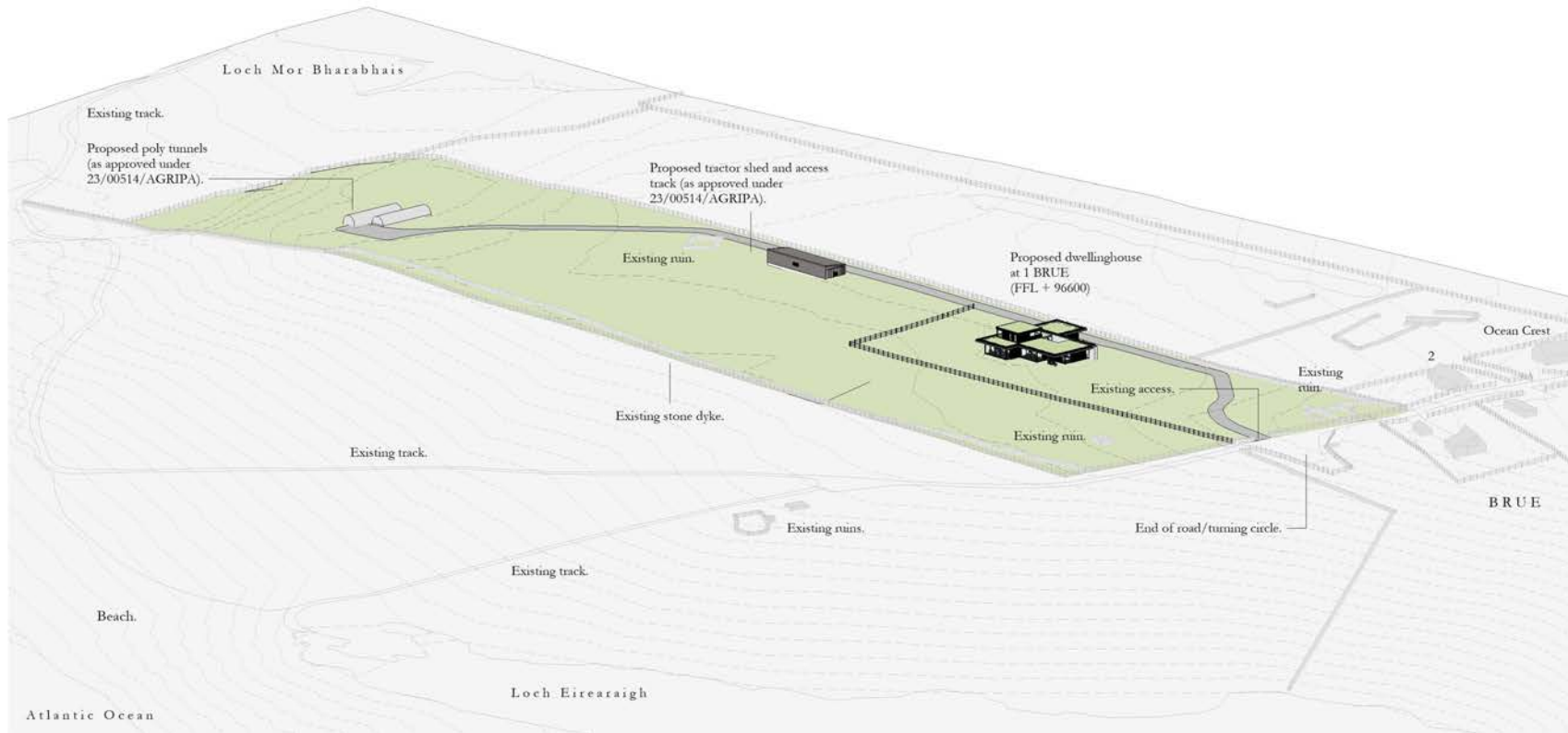
Proposed South West Elevation

#### Proposal & Design Solution:

Our vision and architectural approach to this house was to gain inspiration from the various examples of 'Blackhouse's' on the island (with ruins of these in and around our site). We want to convey a long lying, long form dwelling, separated by a thick tall chunky stonewall façade wall, anchored down into the ground, with a wild grass roof throughout, again taken elements from the 'Blackhouses'. We hope that the historical Blackhouse forms and materiality is present to ensure the character and landscape of the site is respected. The new home is modern in spirit yet rooted in rich Scottish Heritage.

We wanted to use as little material forms as possible, creating a simple, contemporary, harmonising palette which blends in with its surroundings. We felt a uniformly weathered scot-larch clad building, all horizontally to emphasise the long and low to the ground forms. All glazing is floor to ceiling, maximising light and to take advantage of all panoramic views. The introduction of these glazed elements creates a light/floating form. The roof design was to be contemporary and serve a purpose. With the sometimes harsh, exposed elements of the Atlantic, we felt it was paramount to create large overhangs to shield the building from these elements, sun, rain or wind. These overhangs are to have angled timber soffits that come out to a steel perimeter overhang. Laid on top will be wildflower and grass meadows grass. This again creates a light touch to the appearance, whilst also blending with the surrounding fields. When viewed far away and the low lying nature of the form, this will create the illusion of the dwellinghouse subtly hunkered into its surroundings. The chunky stone wall façade also provided privacy, protection from the elements and also divides the space and flow of the house from the garage/entrance/driveway, to the private internal rooms. We wanted to create a private, unassuming entrance with this façade.

The first floor box was created to take advantage of the views from the upper level. This again is to be very low-lying, with all materials and glazed placement all to tie in with the forms below.



DESIGN SOLUTION

Proposed 3d Site Plan

Identity | Sense of Place | Materials | Function

ak|a are proposing the new dwellinghouse at Number One Brue, will use a simple palette of traditional and modern external materials. It is proposed that the materials used aspire to provide a contemporary reinterpretation of the traditional Blackhouse and respect the context of the surrounding landscape / environment.

- Natural timber cladding; Varieties in - Profile | Species | Colour | Charred | Treatment
- Roof materials to add texture and colour to the design: Sedum Green Roof
- A variety of fenestration openings to add variety in scale and colour
- Paving slabs; Slate | Flagstones
- Level change retaining walls; Gabion baskets | Timber sleepers | Low drystone walls

The overall objective is to provide a well-designed timeless dwelling which is highly sustainable, sits well in the landscape and benefit from the site orientation and fantastic views.

With the use of appropriate proportions, detailing and materials which combine to provide a design which ties into the local context. It is important that we learn from the traditions and re-interpret design in a contemporary way, as to not mimic, and to create a design which is rooted in tradition but contemporary in spirit.



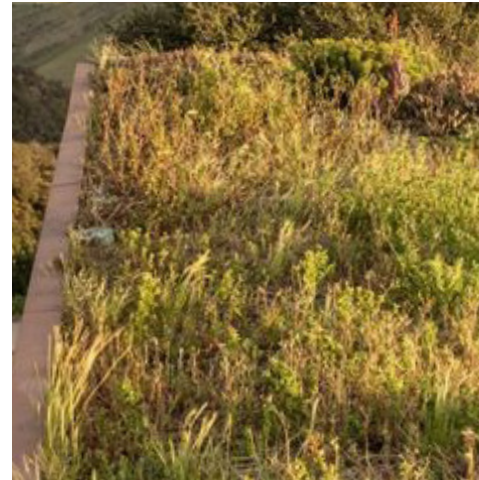
Timber and steel post



Reinstated Dry Stone Wall



Layering of Material



Sedum Green Roof



Galvanised steel RWG



Timber cladding

DESIGN SOLUTION



DESIGN INSPIRATION



In conclusion, we feel the resultant design is one of a carefully thought out respectful low-lying dwellinghouse, in keeping with its surroundings, providing a contemporary and necessary family home for our applicant. We want to create an energy efficient, sympathetic material palette and modern form that is a credit to the previous vernacular dwelling forms of the Western Isle heritage.

With the previous planning history, coupled with the advise provided by the local planner and confirmation that proposals are still within policy, we looking forward to the review of our application.