



# 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	23/00516/PPD
Date registered as valid	25/01/24
Description of Development	Create access and parking, erect single storey house and install private wastewater treatment plant

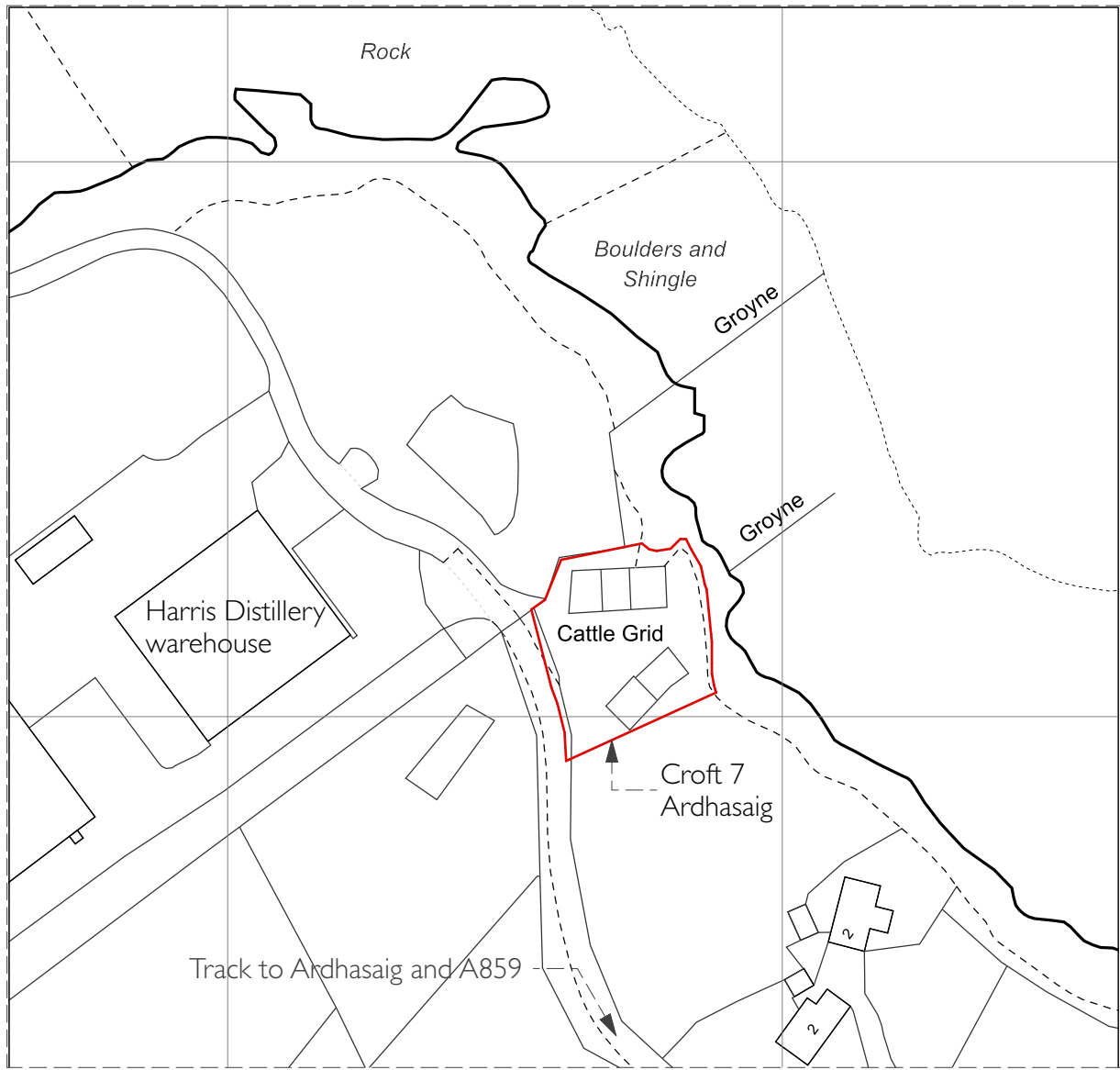
Address or description of location to which the development relates	7A Ardhasaig, Isle of Harris
Applicant Name	Dr René Luther
Applicant Address	72 Segantinistrasse, Zurich, Switzerland, 8049
Agent name (if applicable)	Helen Lucas Architects Per Mr Jamie Moor
Agent address (if applicable)	31 - 35 Marchmont Road, Edinburgh, EH9 1HU

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)



revision	date	notes
A	24.01.2024	Boundary amended

**PLANNING**  
 NOT FOR CONSTRUCTION

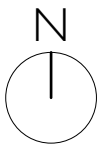
helen lucas ARCHITECTS

mail@helenlucas.co.uk  
 31-35 MARCHMONT ROAD EDINBURGH EH9 1HU  
 t 0131 478 8880

ARDHASAIG  
 ISLE OF HARRIS  
 AS EXISTING  
 LOCATION PLAN

1399-ASG P 001 Rev:A

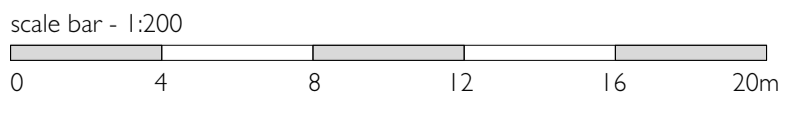
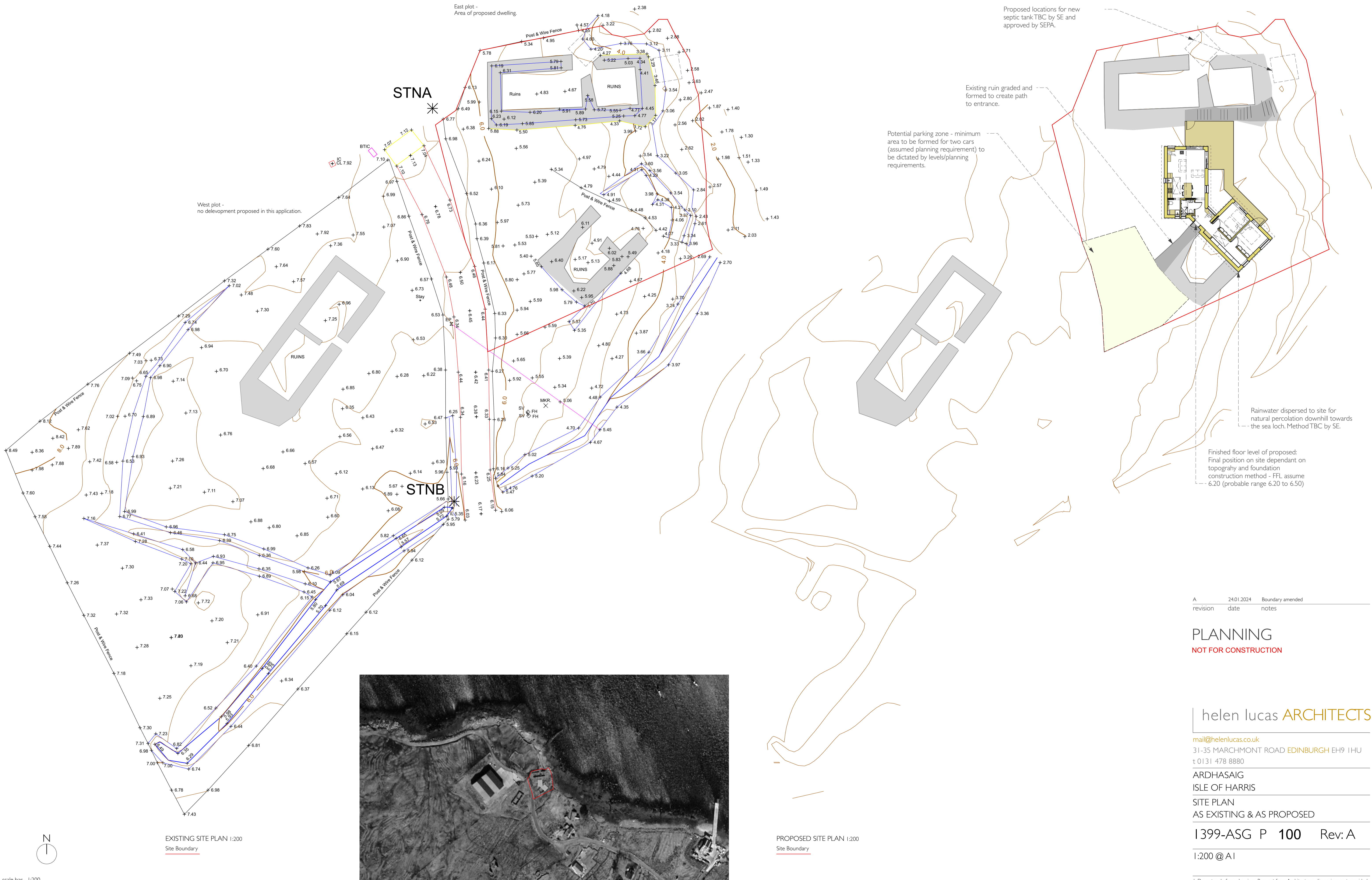
1:1250 @ A4



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— site boundary Croft 7: 112661 E, 903228 N



EXISTING SITE PLAN 1:200  
Site Boundary



Aerial Photograph with Site Boundary and proposed NTS

PROPOSED SITE PLAN 1:200  
Site Boundary

A	24.01.2024	Boundary amended
revision	date	notes

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mail@helenlucas.co.uk  
31-35 MARCHMONT ROAD EDINBURGH EH9 1HU  
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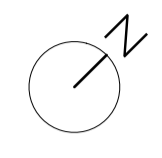
ARDHASAIG  
ISLE OF HARRIS

SITE PLAN  
AS EXISTING & AS PROPOSED

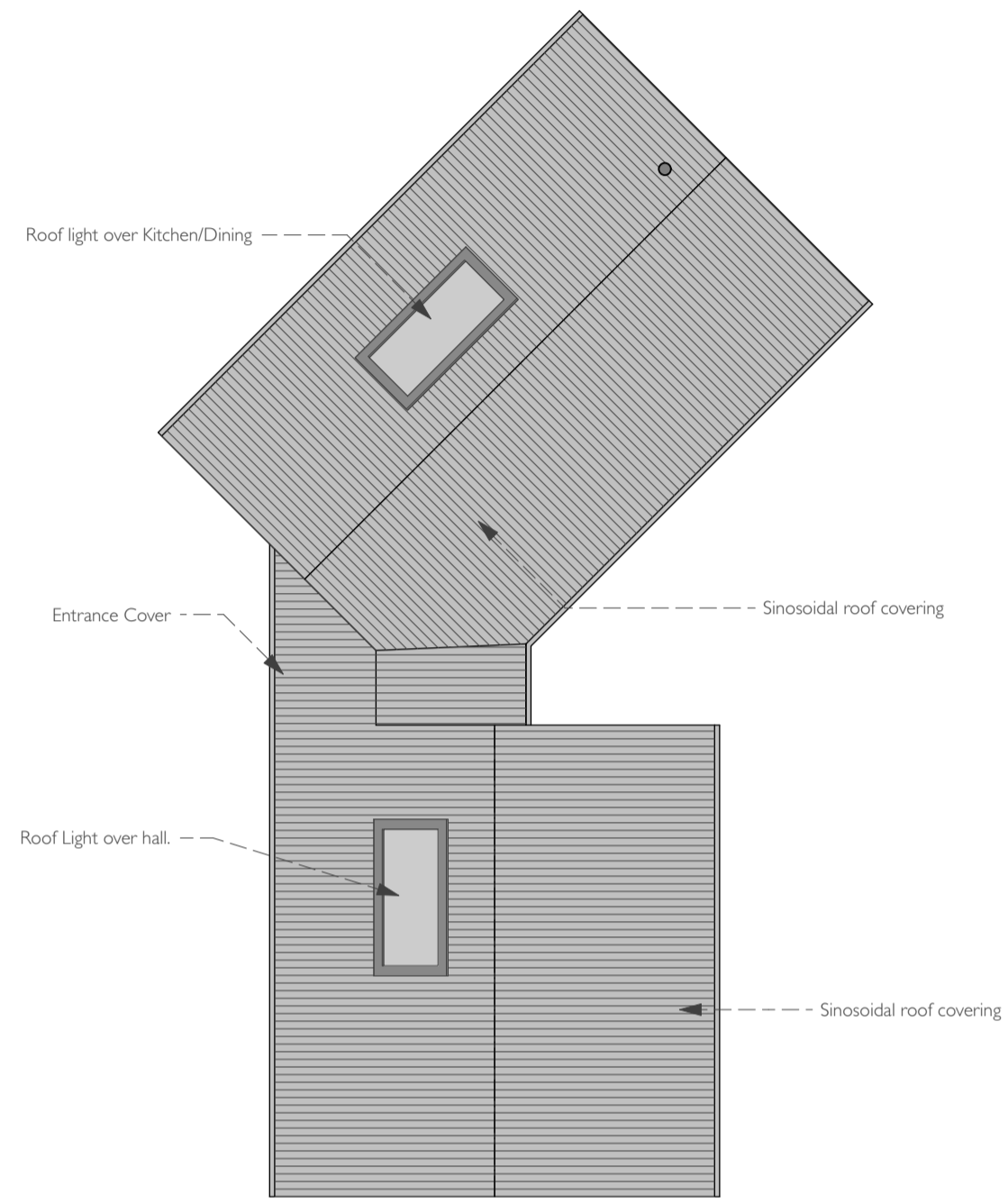
**I399-ASG P 100** Rev: A

1:200 @ A1

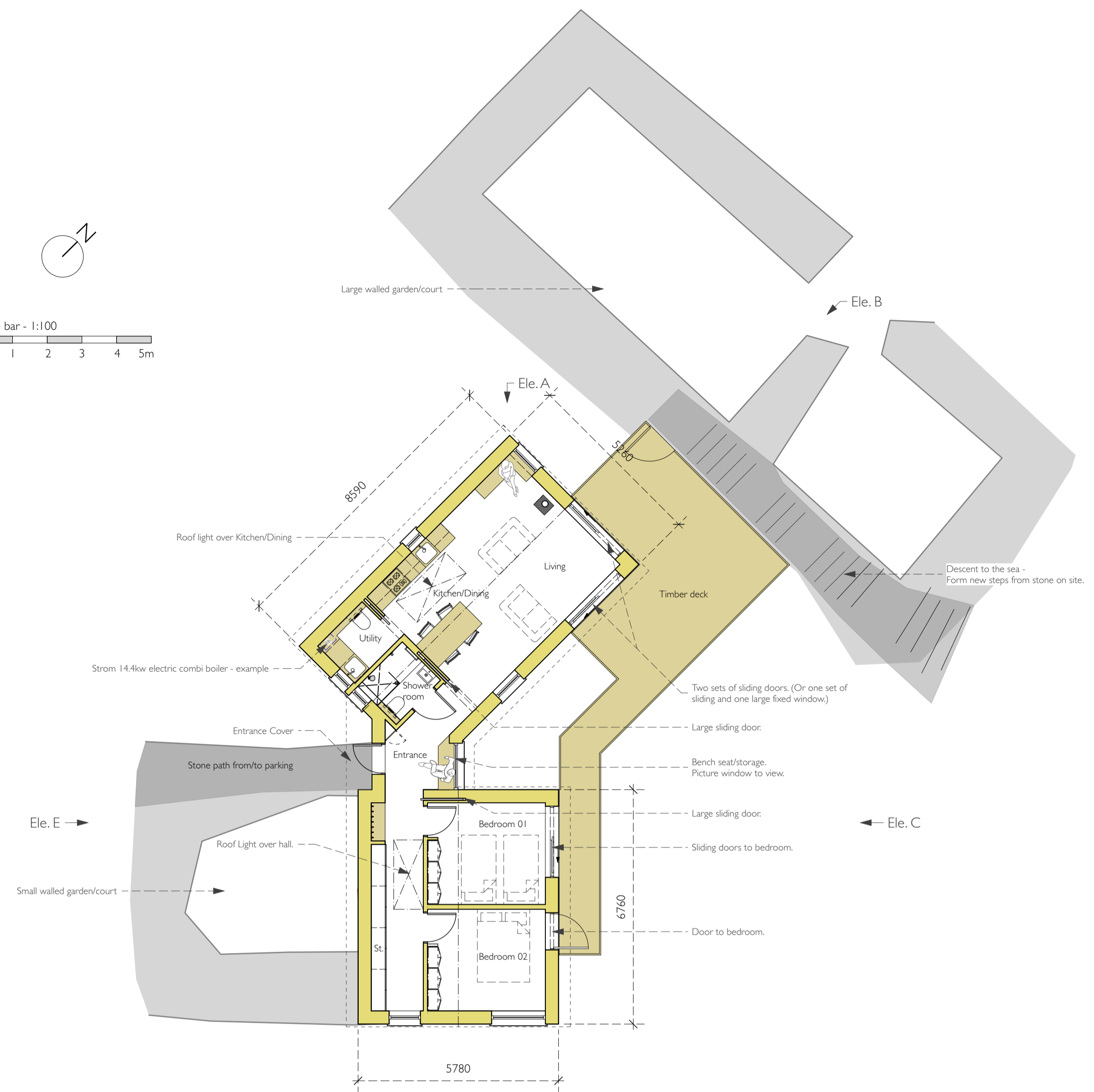
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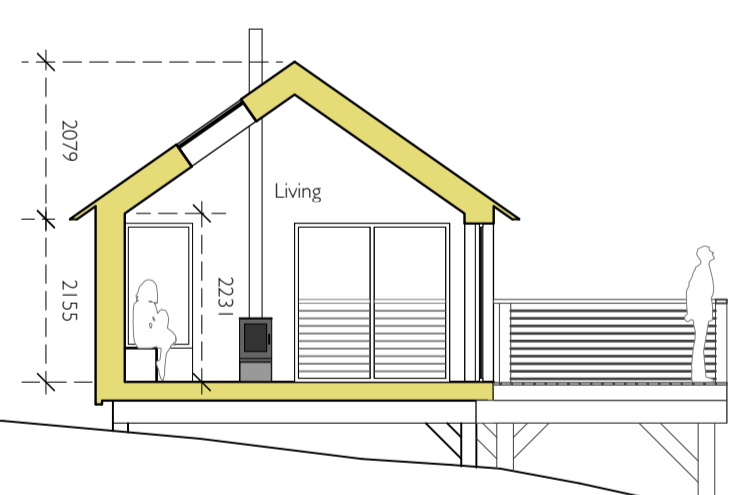
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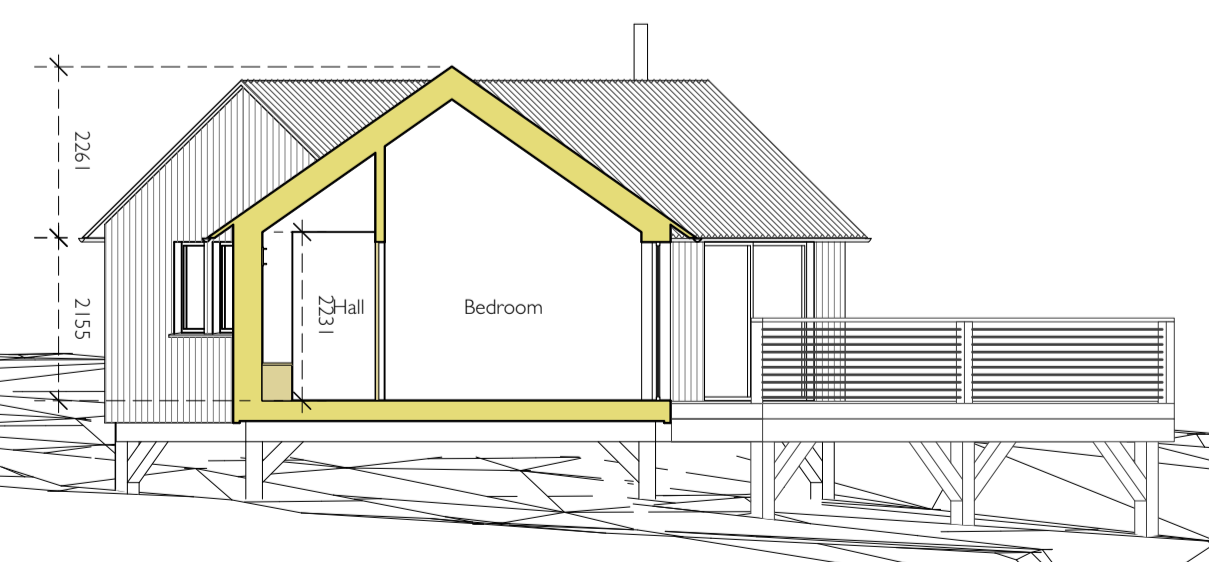
ROOF PLAN



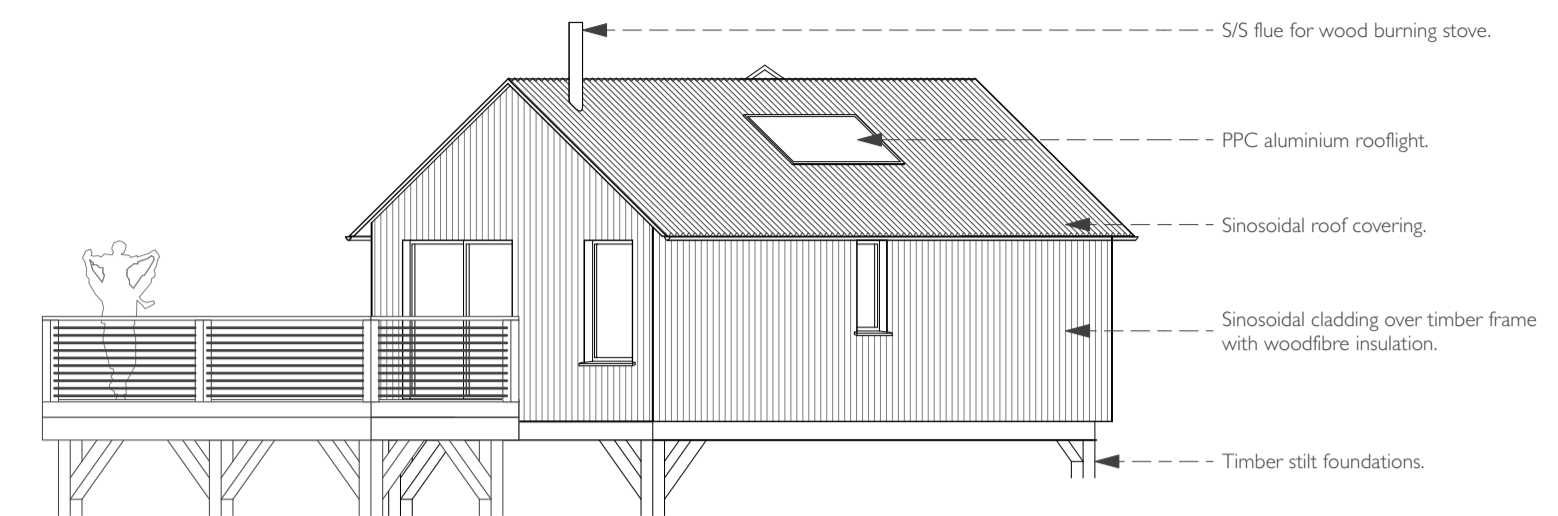
PLAN  
Internal area = 68sqm



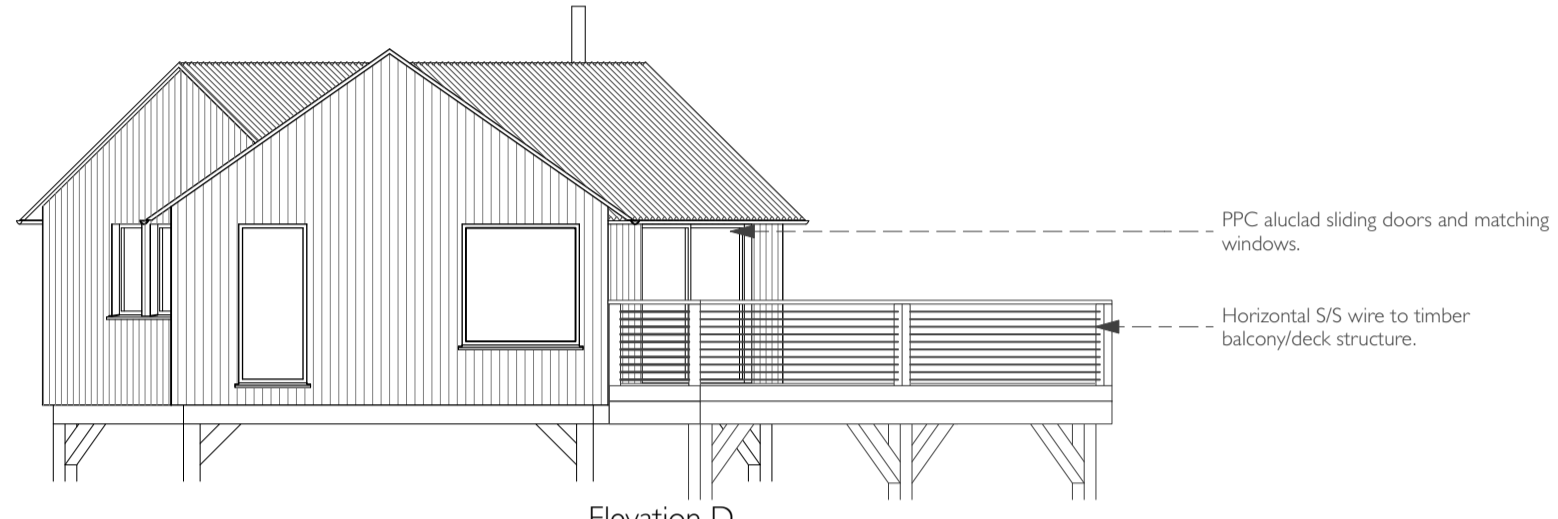
West Hall - Section  
(looking North)



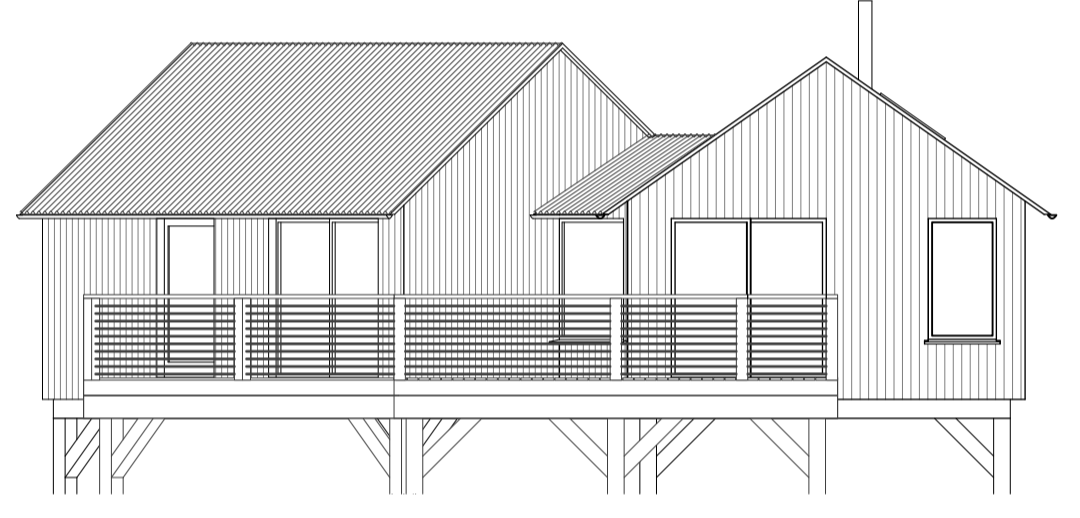
East Hall - Section  
(Looking North-West)



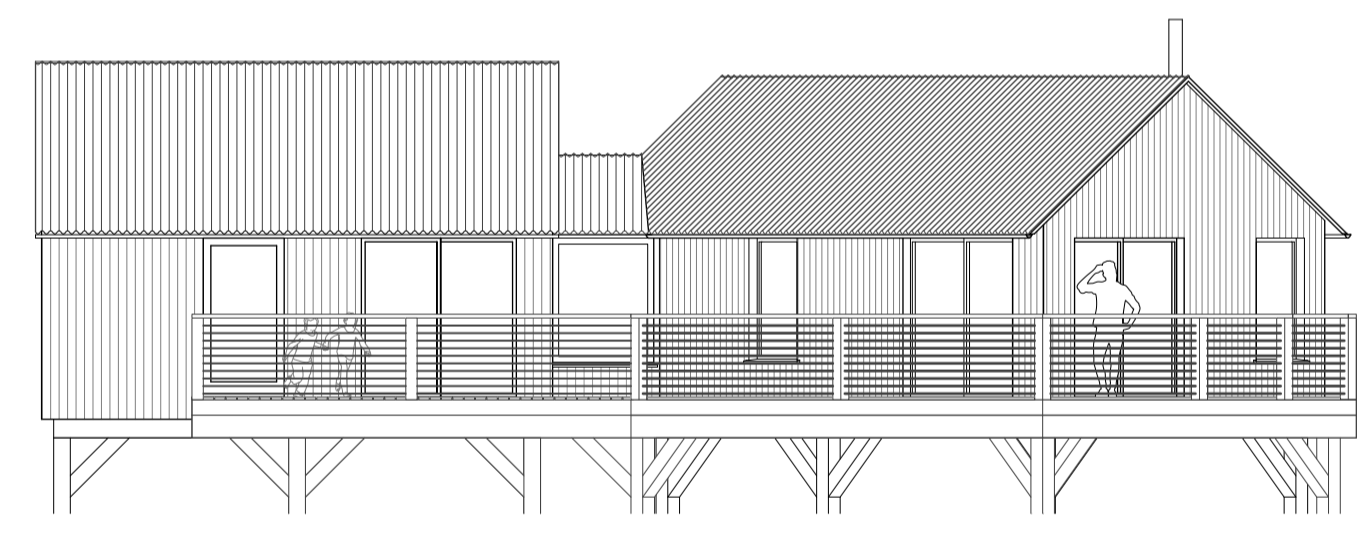
Elevation A



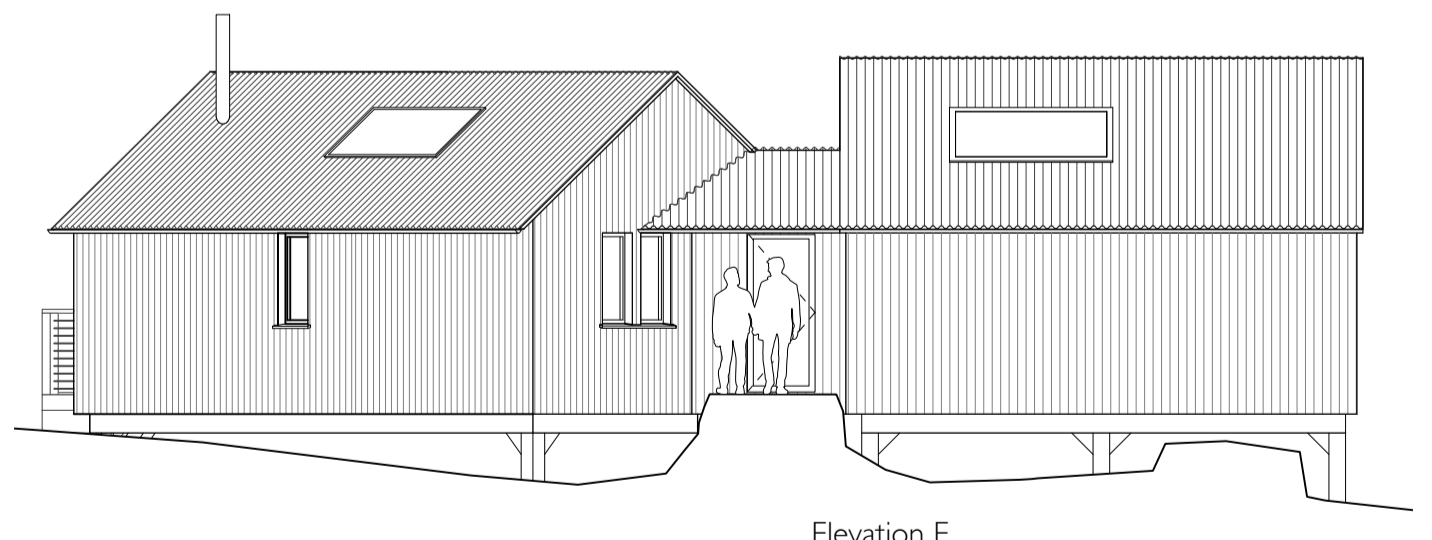
Elevation D



Elevation B (North)



Elevation C



Elevation E

revision	date	notes

**PLANNING**  
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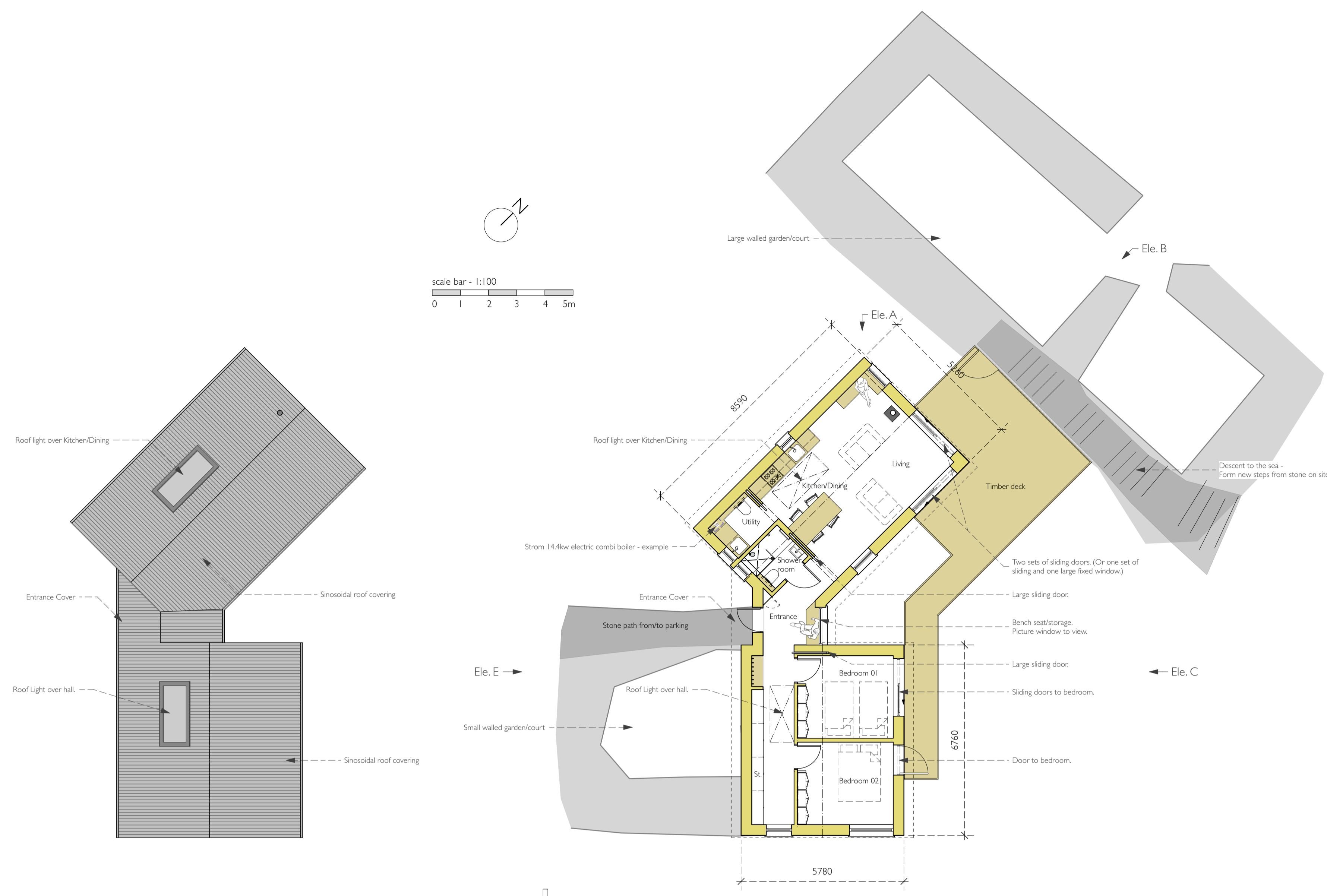
mail@helenlucas.co.uk  
31-35 MARCHMONT ROAD EDINBURGH EH9 1HU  
t 0131 478 8880

ARDHASAIG  
ISLE OF HARRIS  
AS PROPOSED PLANS SECTIONS AND  
ELEVATION

1399-ASG P 101 Rev: --

1:100 @ A1 1:200 @ A3

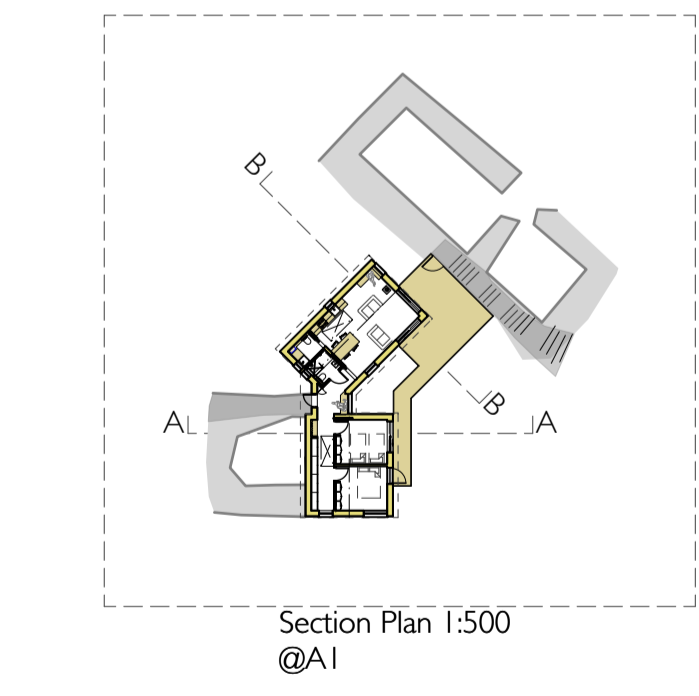
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ROOF PLAN

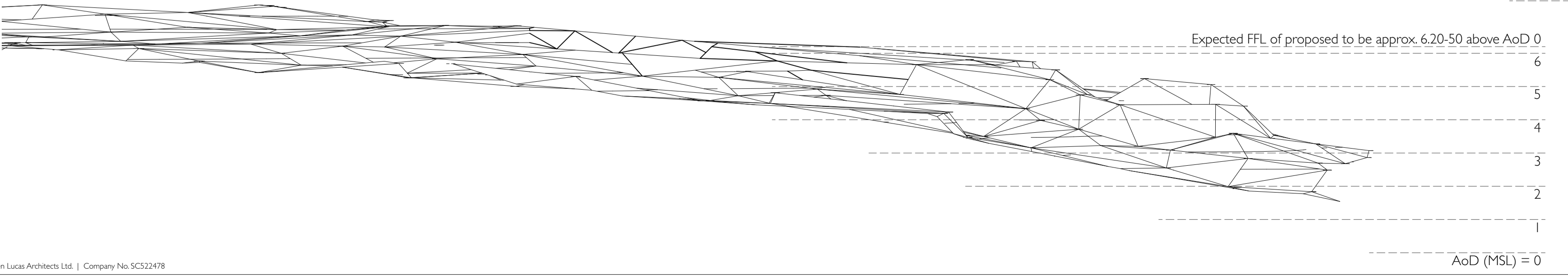
PLAN  
Internal area = 68sqm

West Hall - Section B-B  
(looking North)



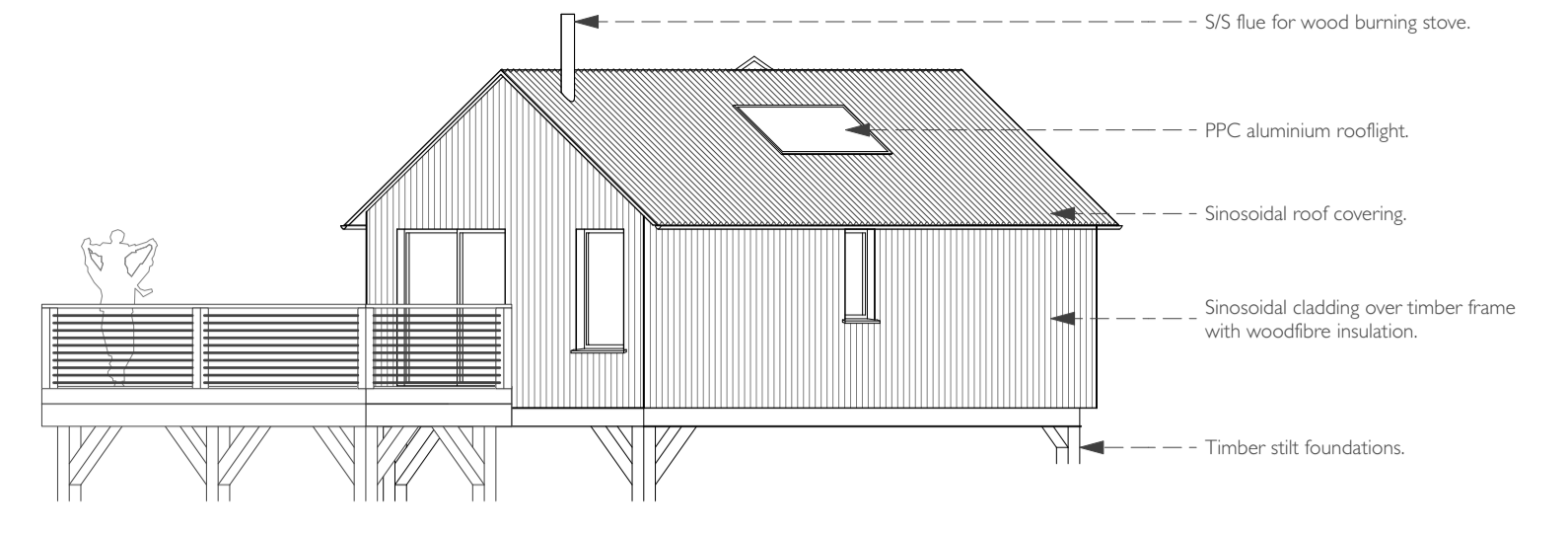
Section Plan 1:500  
@A1

Existing Site Section A-A  
(Looking North-West)

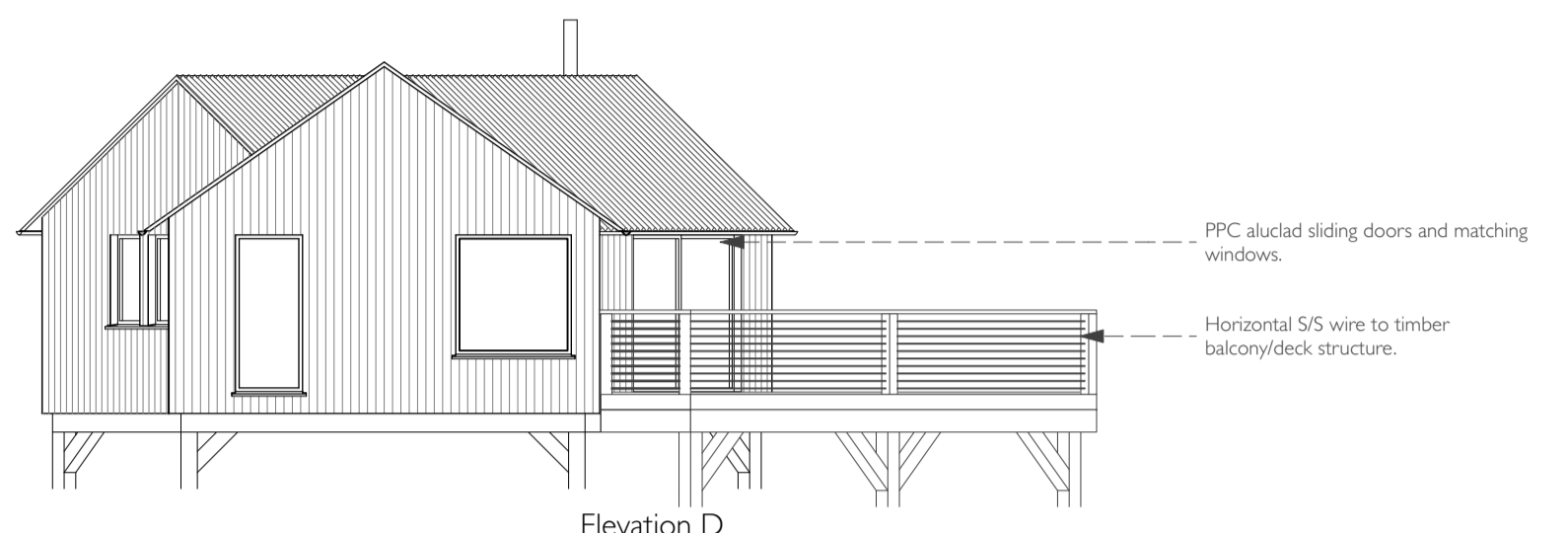


East Hall -  
Proposed Section A-A  
(Looking North-West)

AoD (MSL) = 0



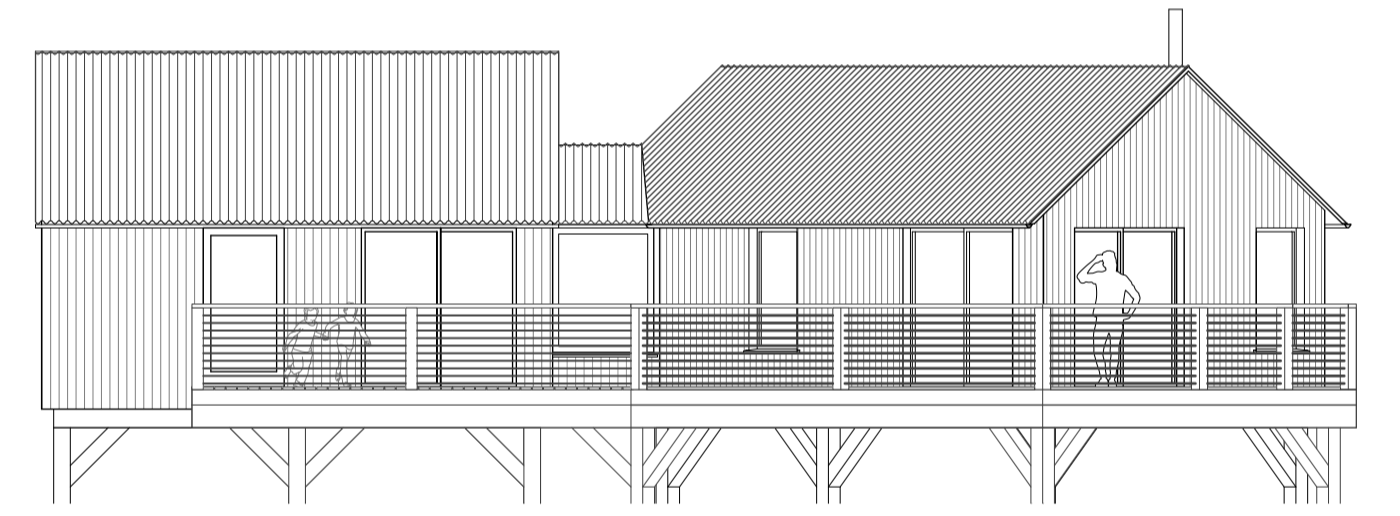
Elevation A



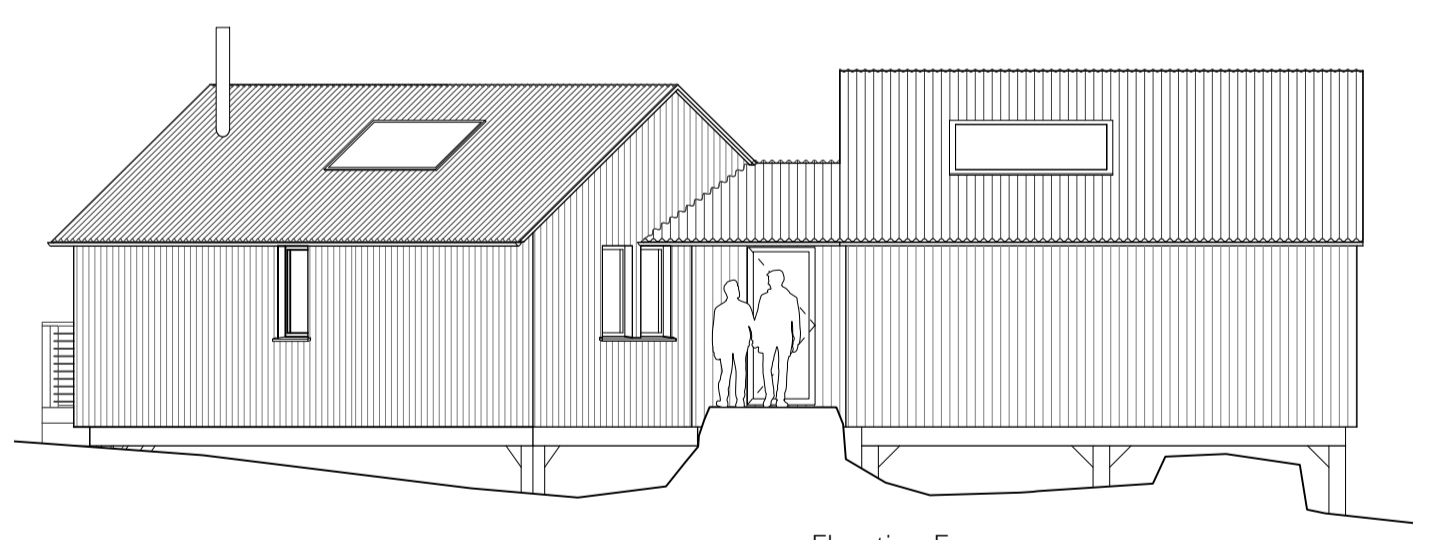
Elevation D



Elevation B (North)



Elevation C



Elevation E

A 24.01.2024 Sections and levels noted to AoD 0  
revision date notes

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mail@helenlucas.co.uk  
31-35 MARCHMONT ROAD EDINBURGH EH9 1HU  
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I399-ASG P 101 Rev: A

1:100 @A1 1:200 @A3

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Croft 7, Ardhasaig  
Construction of new dwelling

## PLANNING + DESIGN STATEMENT



I399-ASG  
Nov 2023 (Jan 2024 Rev A)

helen lucas  
ARCHITECTS

## details

Application: Full Planning Permission for construction of new dwelling house drainage and landscape works.

Address: Croft 7, Ardhasaig, Isle of Harris

Relevant Planning policy DSI, rural settlements, PD3 housing:  
Proposal is on (derelict, de-crofted) land, in the Ardhasaig area.  
Property is not in a conservation area.

The site is within the South Lewis, Harris and North Uist National Scenic Area (NSA).

This statement has been prepared in support of the Planning Consent application for 'Croft 7' and is intended to outline the principles behind the proposals and provide information on the existing site. The proposal primarily fulfils the criteria set out in the adopted Outer Hebrides Local Development Plan (OHLDP).

## existing site: Croft 7

Overlooking Loch Bun Abhainn-eadar Bay off West Loch Tarbert on the north-western edge of the settlement of Àird Àsaig (Ardhasaig), the site straddles a single-track road before the new Isle of Harris Distillery warehouse off the A859. The croft (site) is comprised of two plots separated by the single-track road, both with ruins of earlier stone buildings numbering 3 in total. The site has previous outline planning to erect a house and septic tank. (05/00627 Feb. 2006)

Ardhasaig itself has a loose form with relatively scattered dwellings and mixed use, harbouring a petrol station, shop, and hotel, as well as the warehouse and marine (fish farm) industry, and self-catering holiday cottages.

The proposed location of the new dwelling is the on the North-East part of the croft on the Loch side of the track. This plot features two sets of rubble ruins dating from at least the mid 1800's. (fig.01) The terrain is rocky and boggy with a mixture of low grasses and falls approximately 4m down to a rocky shoreline.

Water and electricity run across the site enabling straightforward connection.

The site has exceptional views north (east and west) to the Hills of Harris and Clisham, the Outer Hebrides highest peak.



figure 1: Ardhasaig, OS 1 inch map, 1885-1990



figure 2: Ordnance Survey, 1888



figure 3: satellite photo, with boundary and proposal



figure 4: site photo

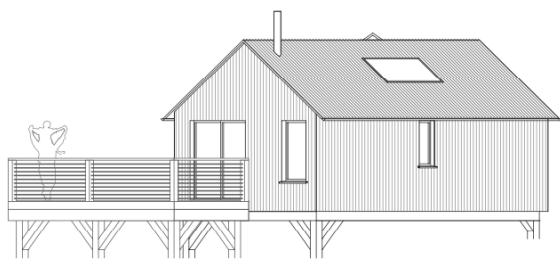


figure 5: elevation A



figure 6: elevation B (North)

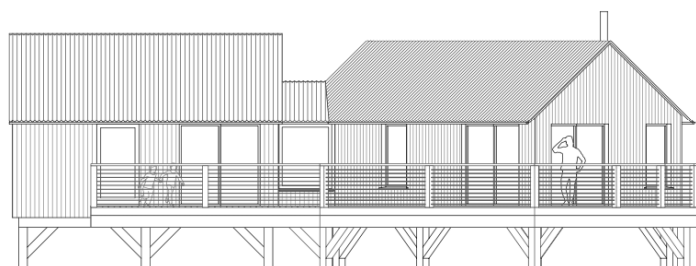


figure 7: elevation C

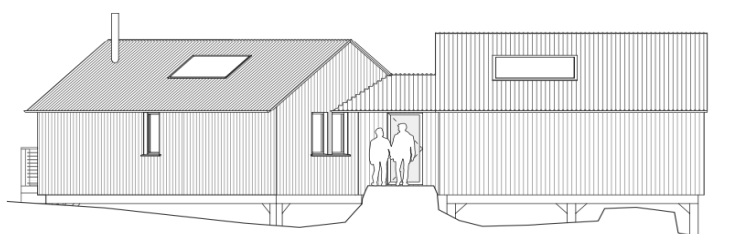


figure 8: elevation E



figure 9: early massing sketch

Our proposal is for the construction of a new dwelling on the north-east plot of the site that comprises Croft 7.

The new dwelling will consist of two distinct volumes, each of a similar scale, intended to evoke the existing forms that occupy the site. Both volumes have pitched gabled roofs, with living to the north (North Hall) and sleeping to the east (East Hall).

The orientation has been considered to use the contours and topography of the site as well as to sit harmoniously with the remains of the existing structures, allowing them to inform and enhance the new plan. The two volumes pivot around the central entrance hall, articulating the building to provide shelter and views, while a varied roof line echos the hills beyond.

The footprint of the proposed is 87.2 sqm (GEA) and accommodates 2 bedrooms, a shower room, a kitchen/dining/living area, utility and WC all on a single storey.

The proposed ridge height from finished floor is 4.5m at its highest for the East Hall and 4.4m for the North Hall, with the building set on stilts to minimise impact on the site. This helps achieve a balance, with the building sitting low in relation to the track while still raised high enough to sit over the southern ruin and well above any flood, tidal or sea water rise risk.

The separate volumes are brought together visually through common detailing, windows and doors the same style and a single material for the roof and walls. Window and door openings have been carefully positioned to capture the fantastic views while maintaining a discrete relationship with the Harris Distillery warehouse and other neighbours.

All rooms open directly onto an outdoor decking area, sitting above the ground level to allow the natural landscape to continue undisturbed beneath.





figure 10: site photo with ruins in the foreground to show distance from brewery

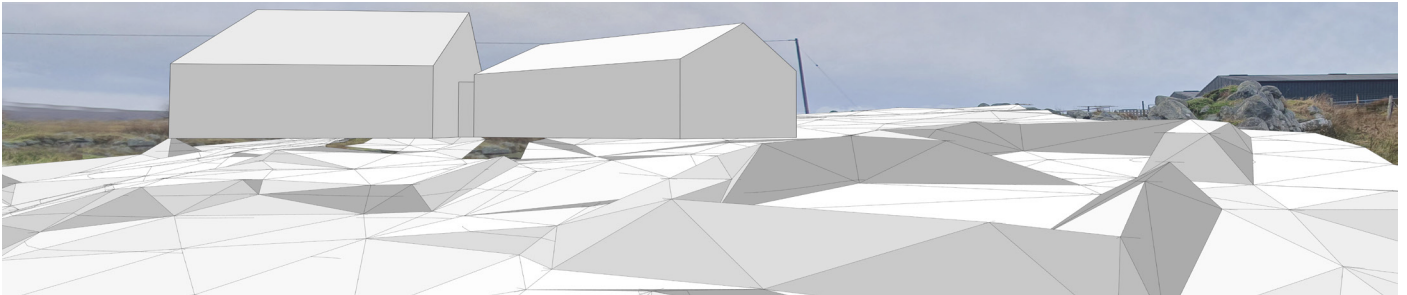


figure 11: 3D massing sketch exploring design options

## materiality

Sustainable construction foremost in the minds of our clients, the house will incorporate a timber primary structural strategy with a breathable wood-fibre insulation build-up.

A contemporary palette of façade materials is proposed, but one in keeping with the existing context, sinusoidal roof covering and wall cladding reminiscent of the old Post Office.

Similarly, the stilts and timber deck will marry the building to its rural environment, contrasting with the stone ruins beneath and creating a distinct yet harmonious relationship between the new and old. Large aluminium frame sliding doors will maximise the views of the greater landscape and the possibility to appreciate the outside from within.

## access

Easily accessible by car from Tarbert, our proposal sees the existing ruins bridge the gap between the landscape and the new property, considered path placement creating a gradually sloping route to the front door from the parking area.

All primary living spaces will be situated on a single, level storey, from which, via the external timber deck, it will be possible to walk down steps to the sea. Said steps will blend into the contours of the landscape, constructed from stone sourced from the site.

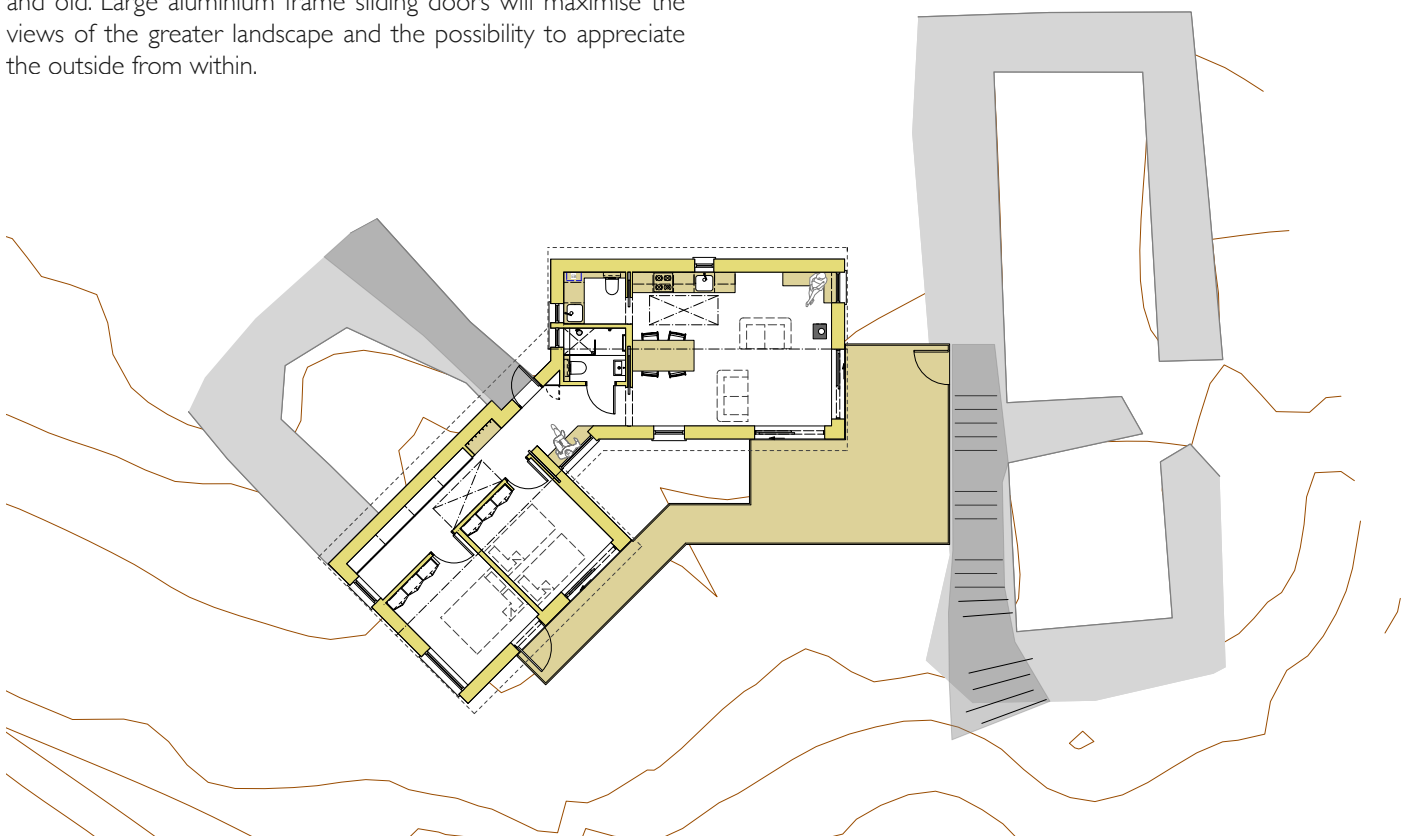


figure 12: layout plan



figure 13: standing seam zinc (cladding and roofing)



figure 16: external timber deck



figure 14: new build rural home on stilts to minimise impact on landscape



figure 17: larch cladding



figure 15: expressed timber internal structure

## summary

Helen Lucas Architects have a great deal of experience working on rural and remote sites, delivering sensitive buildings that blend into and compliment their wider, natural landscapes. The proposed is conversant with the local vernacular, inheriting its material and structural framework from local buildings.

Our understanding of the care, conservation and upgrade of traditional Scottish dwellings enables conscientious construction of new builds such as Croft 7, ensuring the property will be best suited to its climate and that its thermal performance will be to a modern standard. This is particularly important given the highly variable local weather and marine environment which requires a robust approach to detailing and specification.

Samples of the materials and quality of finish proposed can be made available to the planning department on request.



figure 18: sinusoidal roof covering and single gable of existing local building



figure 19: properties bedded into landscape



figure 20: sea views from site



figure 21: climatic challenges of the remote, rural location



figure 22: Harris Distillery warehouses



figure 23: tonal inspiration for steps to the sea