



# 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

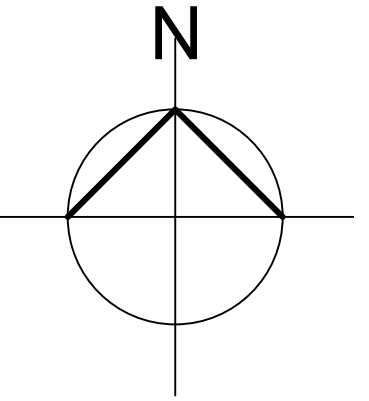
Reference Number:	23/00446/PPD
Date registered as valid:	29 January 2024
Description of Development:	Extension to dwelling
Address or description of location to which the development relates:	Rhu Ard, 12 Ardveenish, Isle of Barra
Applicant Name:	Mr Michael MacNeil
Applicant Address:	Rhu Ard, 12 Ardveenish, Isle of Barra
Agent name (if applicable)	Iain Robertson – West Highland Architectural Services
Agent address (if applicable)	

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 Sandwich 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)



Application site outlined in RED

Project

Proposed Extension to Rhu Ard,  
Ardveenish, Isle of Barra.

Client

Mr & Mrs M MacNeil

Detail

Planning & Building Warrant  
LOCATION PLAN

Scale

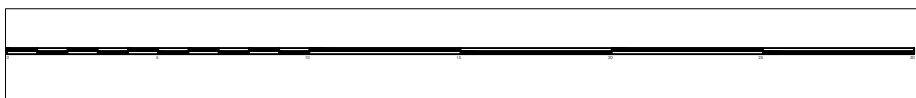
1:2500 @ A3

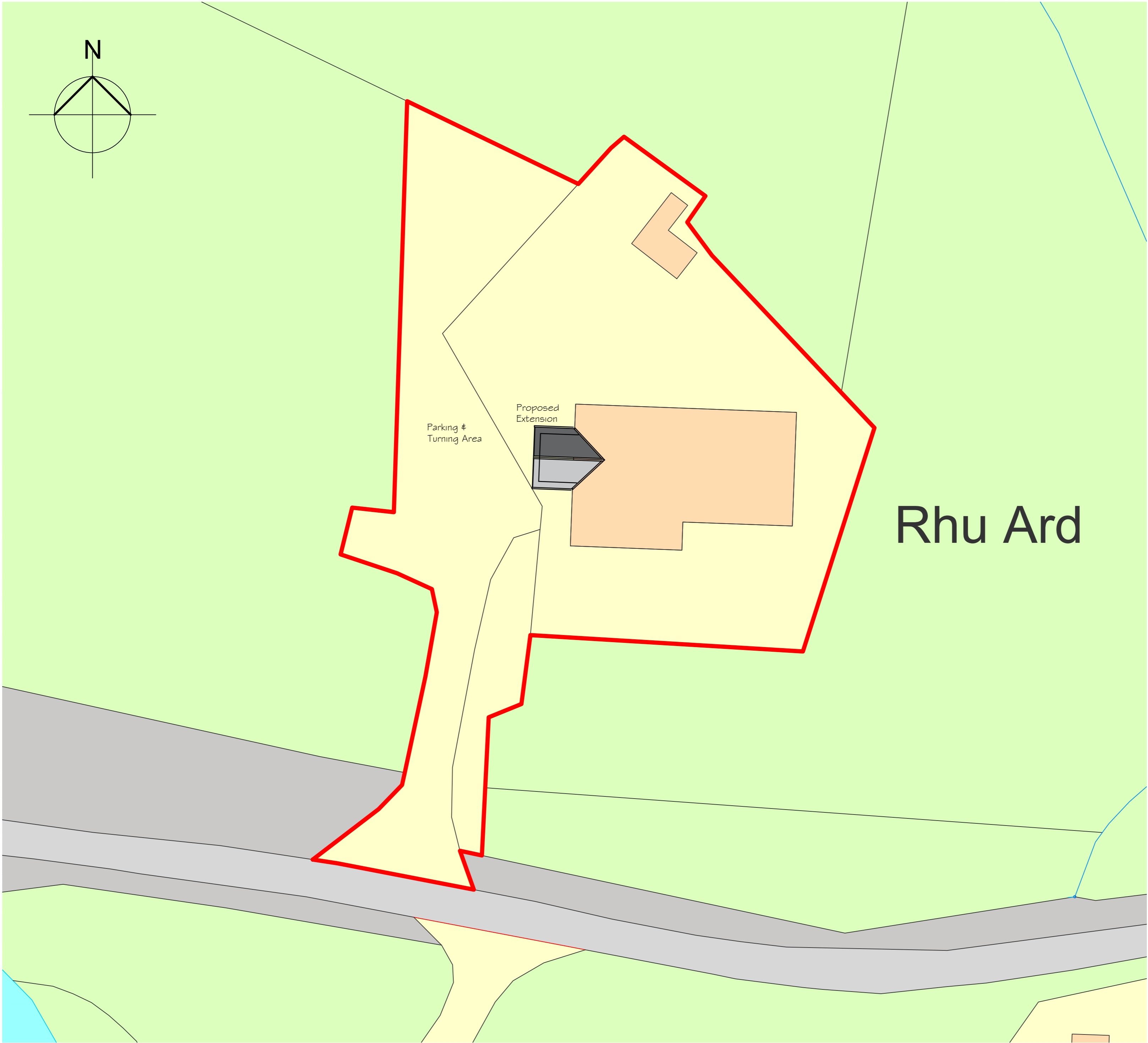
Date

Oct 2023

Job No

24423-WHAS-ZZ-XX-BW-A-00-0001-00





---

Project	
Proposed Extension to Rhu Ard, Ardveenish, Isle of Barra.	
Client	
Mr & Mrs M MacNeil	
Detail	
Planning & Building Warrant SITE PLAN	
Scale	Date
1:500 @ A2	Oct 2023
Job No	
24423-WHAS-ZZ-XX-BW-00-0002-00	

3.02.08 Timber frame to be finished internally with 30mm thk PIR insulation boards and finished with 12.5mm thk taper edged plasterboard nailed/screwed to frame at 150mm c/s with manufacturers approved plasterboard nails/screws.  
 3.02.09 Install new uPVC windows and composite external door into openings, windows to be H Type to allow cleaning from inside, windows to be supplied complete with hermetically sealed double glazed units, Glazing within 800mm of floor level or part of a door leaf or within 300mm of a door leaf and within 1.5m of floor level to be in accordance with clause 7.2 of BS 6262 : Part 4 : 2005 and certified to withstand human impact. All windows and doors to have secure by design accreditation and accredited to PAS 24 for door sets or BS:7950 for windows.  
 Trickle ventilators located in the head of each window to meet the following standards

Apartment: 12000mm<sup>2</sup>, Kitchen: 10000mm<sup>2</sup>, Utility Room: 10000mm<sup>2</sup>, Bathroom/ Shower Room: 10000mm<sup>2</sup>, Toilet: 10000mm<sup>2</sup>  
 3.02.10 Provide sw skirting/cill boards etc to clients specification.  
 3.02.11 Internal doors to be supplied and installed to clients requirements  
 3.02.12 Ground floor ceiling to consist of 12.5mm thk plasterboard sheeting fixed to underside of roof joists with screws at 300mm c/s, all plasterboard joints staggered.

3.03 Roof Structure  
 3.03.01 Roof structure to be formed using manufactured roof trusses to BS5268 Pt3 set at 600mm c/s, all trusses to be clipped to timber frame wallhead. A copy of the roof truss layout and truss details to be forwarded to Building Standards in advance of them being erected in position on site.  
 3.03.02 Overlaid roof structure with 22mm thk ext grade sw sarking and overlay with 1 layer roofshield waterproof membrane.  
 3.03.03 Roof to be insulated with 150mm thk Earthwool 32 mineral wool insulation quilt inset between roof trusses and 150mm thk Earthwool 32 mineral wool insulation quilt laid perpendicular to trusses. Maintain min 50mm air gap between top of insulation and underside of sarking board in accordance with BS 5250:2002 by means of eaves rafter roof system. Provide continuous 25mm air gap at eaves level and ventilated ridge system to provide continuous 5mm air gap at ridge.  
 3.03.04 Fascias and verges to be formed in 22mm thk r.p board.

3.04 Roof Finishings  
 3.04.01 Roof to be clad with natural slate roofing fixed directly to sarking boards with copper clout nails.  
 3.04.02 Provide Code 5 lead valley flashings at roof junctions.

4.00 BUILDING SERVICES

4.01 Drainage Works  
 4.01.01 Rainwater waste to be taken to existing 110mm dia uPVC drainage pipe and thereafter into surface water system  
 4.02 Heating Works  
 4.02.01 Extend existing oil fired heating system into the new extension in full compliance with the Technical Standards system to be designed and installed by a suitably qualified and approved heating engineer and capable of maintaining a temperature of 21°C  
 4.02.02 Insulation of pipes and hot water pipes serving a space heating system should be thermally insulated against uncontrolled heat loss unless the use of such pipes always contribute to the heating demands of the room. Insulation for such pipes may be provided by following the guidance on insulation thickness given in BS 5422: 2009.

4.03 Electrical Works  
 4.03.01 Layout of all power, lighting etc to be in accordance with plans unless otherwise instructed. Electrical installation to be designed, constructed, installed and tested in accordance with the recommendations of BS 7671:2008 and amendments  
 4.03.02 All electrical sockets, switches etc to be from the logic range by messrs MK or equal.  
 4.03.03 Lighting to client's specification, minimum 100% of light bulbs to be low energy. Recessed downlighters to be fitted with smoke hoods. Guidance on the efficiency of fixed internal and external lighting is given in the Domestic Building Services Compliance Guide for Scotland

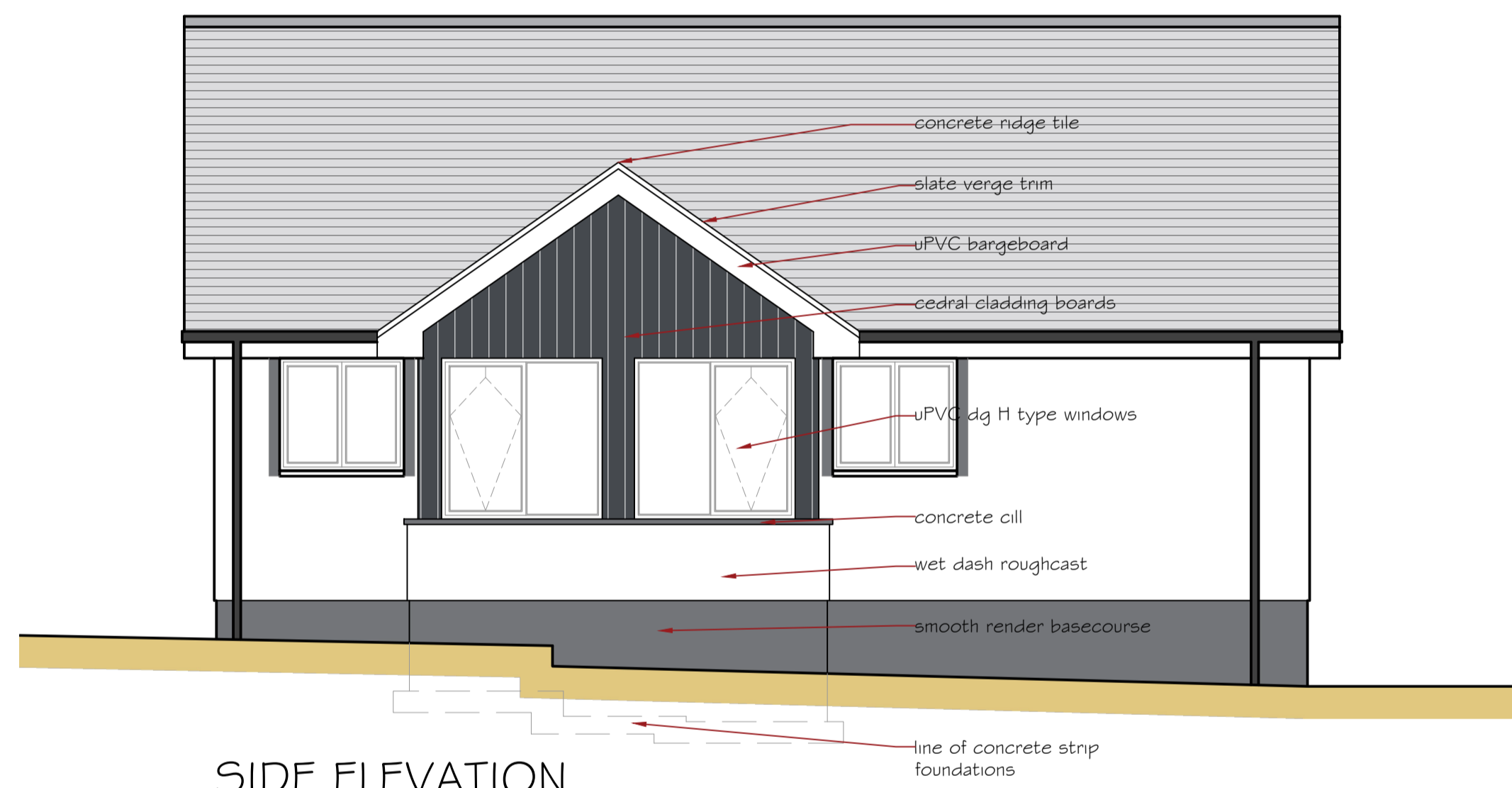
(<http://www.scotland.gov.uk/Topics/Duilt-Environment/Building/Building-standards/techbooks/techhandbook/dbsccg>).  
 4.03.04 Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m 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 900mm and 1.1m above floor level; standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm 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.

5.00 DECORATION & FINISHES

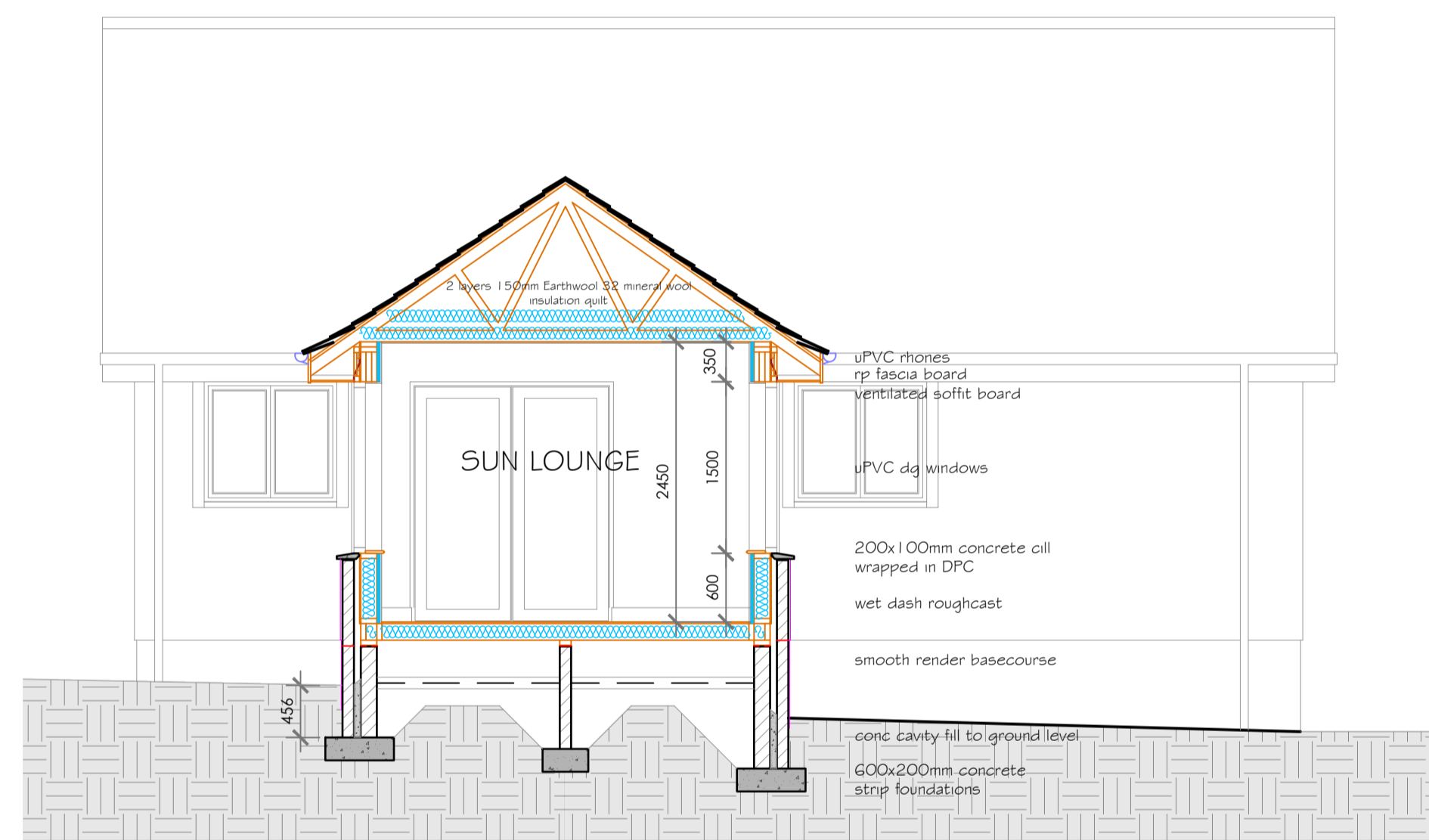
5.01 Internal plasterboard to be taped and filled using ames tool, joints rubbed down to provide smooth flush surface with plasterboard sheets. Fill any surface imperfections with suitable filler in accordance with manufacturer's recommendations, rub down when dry to match surrounding areas. Prime walls and ceilings with trade matt emulsion, thinned up to 50% with water. Finish off with 2 full coats of trade matt emulsion, colour to clients specification.  
 5.02 Internal woodwork. Sand down surfaces and remove sharp edges and any raised grain. Ensure surfaces are clean and dry. Treat knots and resinous areas with thin coat of knotting solution. Prime with one coat acrylic primer and finish with 2 full coats interior gloss/satinwood, colour to clients specification



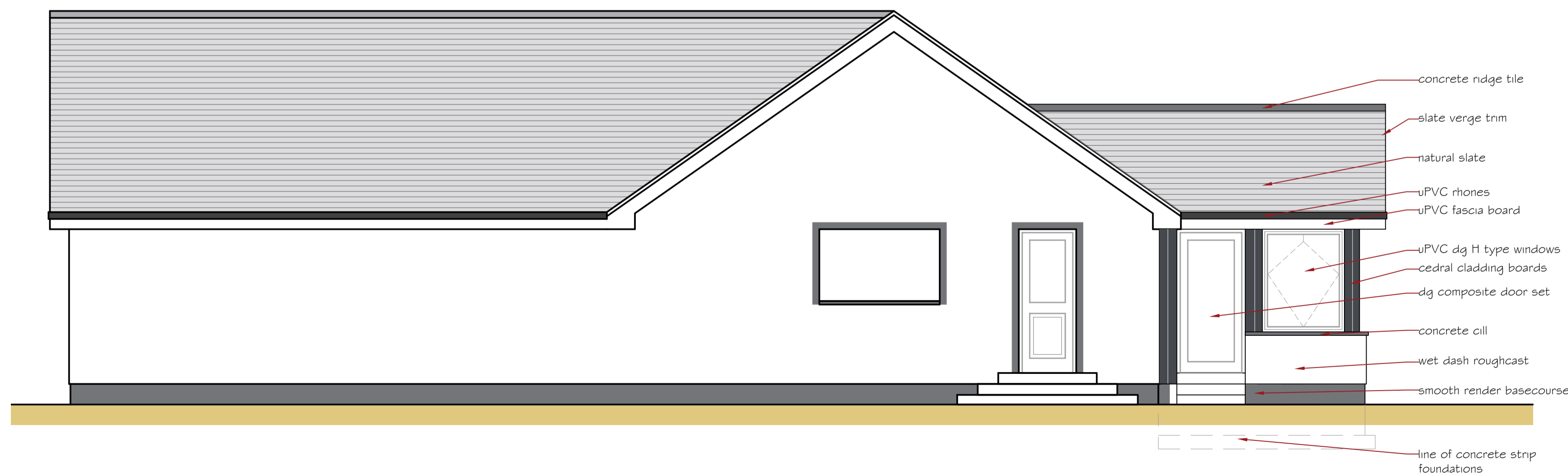
FRONT ELEVATION



SIDE ELEVATION

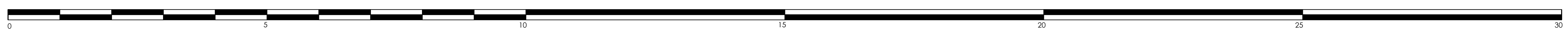


CROSS SECTION

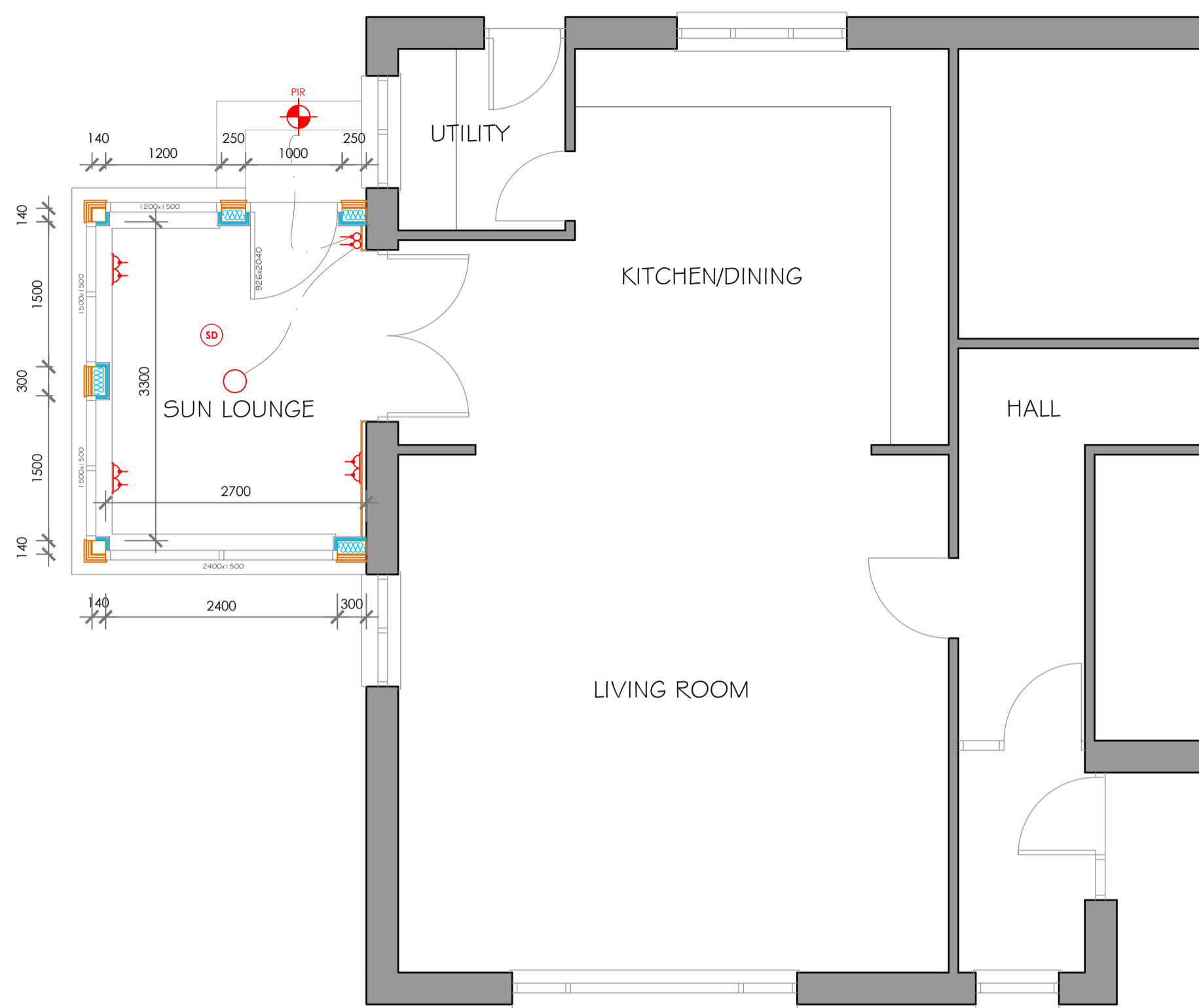


REAR ELEVATION

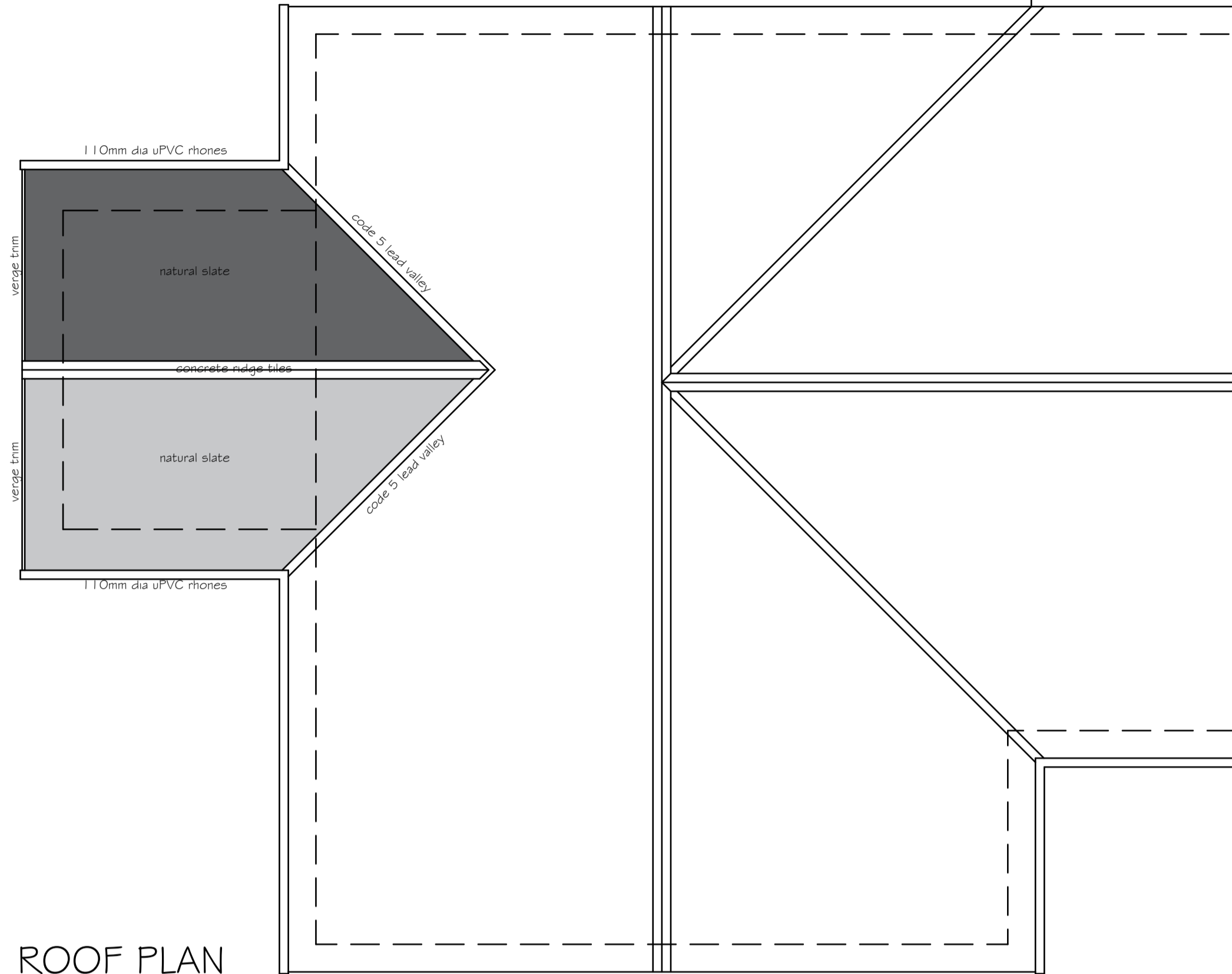
Project	
Proposed Extension to Rhu Ard, Ardvænish, Isle of Barra.	
Client	
Mr & Mrs M MacNeil	
Detail	
Planning & Building Warrant ELEVATIONS & SECTION	
Scale	Date
1:50 @ A1	Oct 2023
Job No	
24423-WHAS-ZZ-XX-BW-A-00-0005-00	







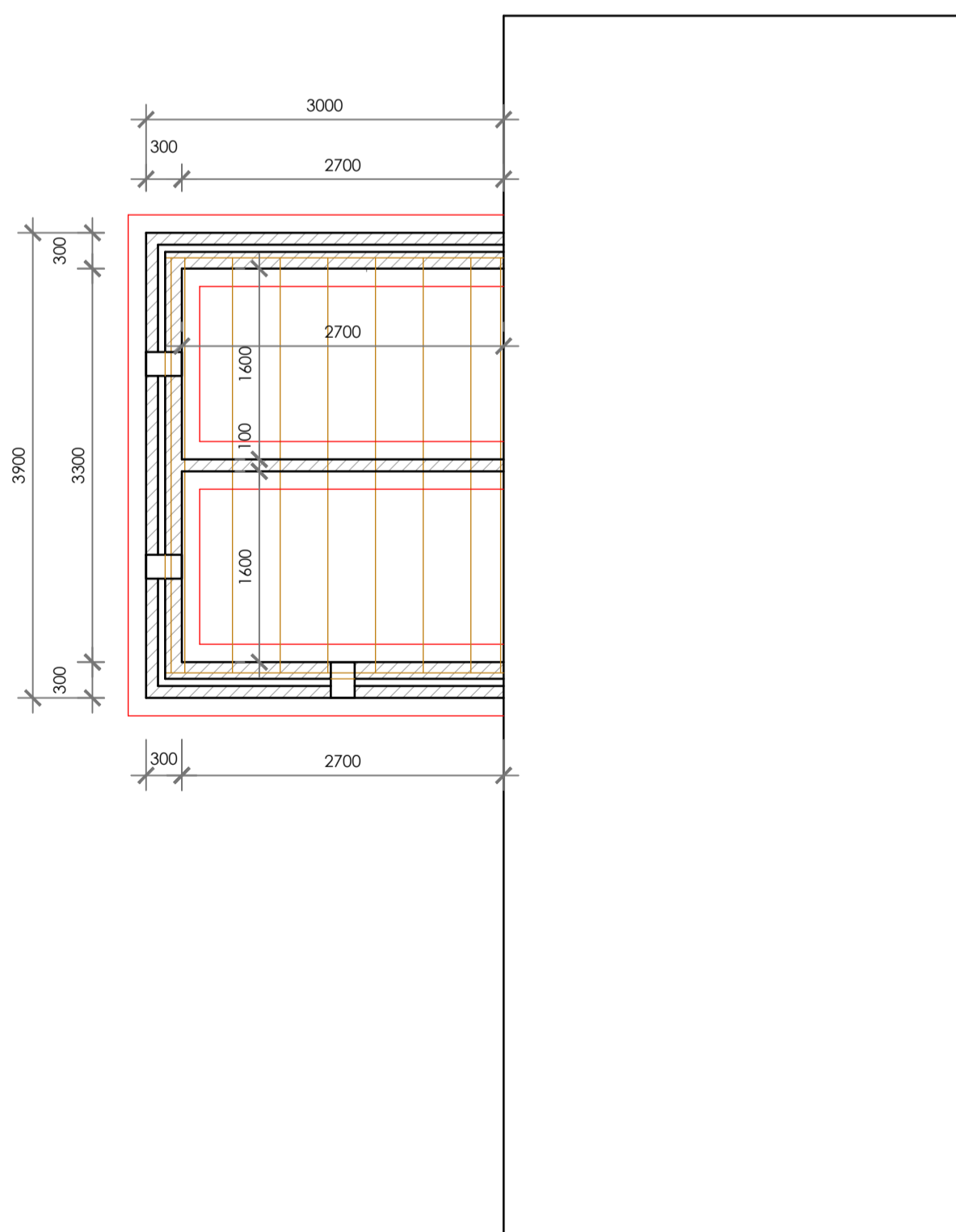
GROUND FLOOR PLAN



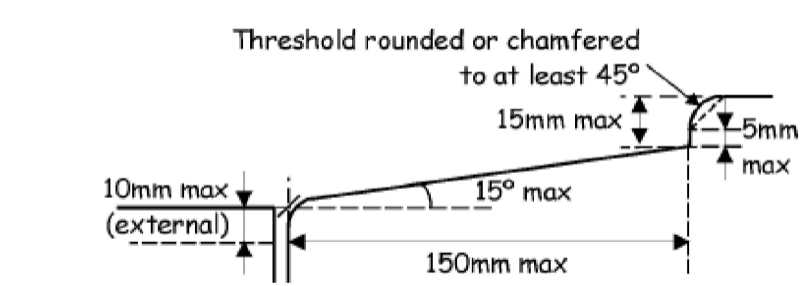
ROOF PLAN

Electrical/Services Legend

- pendant light fitting
- main voltage recessed LED spotlight (include for fire hoods in upper ground floor ceilings)
- external light fitting with infrared sensor
- light switch
- full cord light switch
- double switch socket outlet
- double high level switch socket outlet
- external socket outlet
- low level socket switched at high level

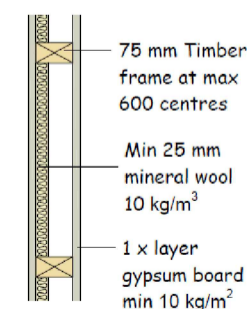


FOUNDATION PLAN

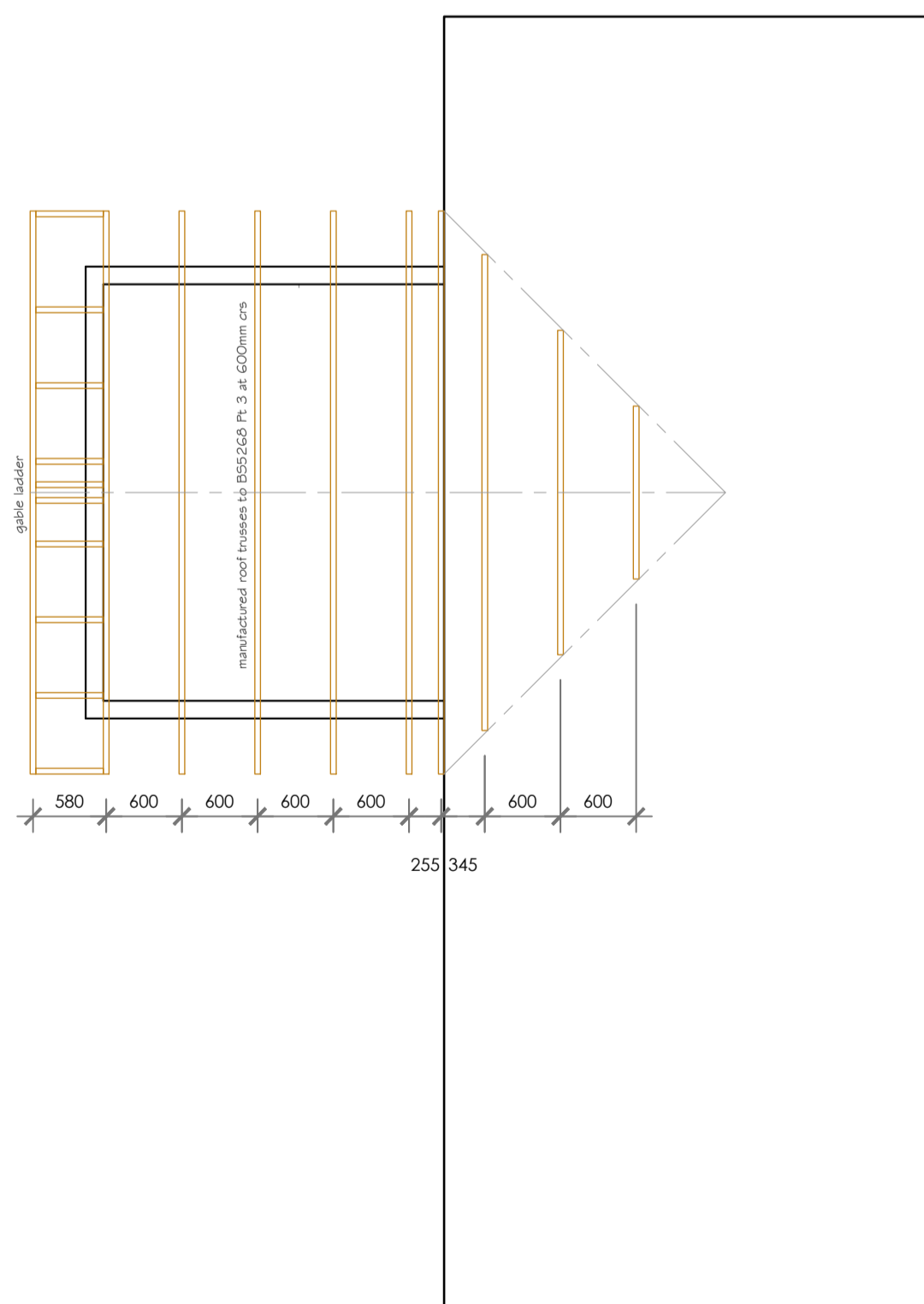


Accessible Door Threshold Detail

- Single layer of gypsum based board of minimum mass per unit area 10 kg/m<sup>2</sup>
- Timber frame minimum 75 mm studs at maximum 600 mm centres
- Absorbent layer of mineral wool (minimum thickness 25 mm and minimum density 10 kg/m<sup>3</sup>) that may be wire reinforced and suspended in the cavity.
- All joints sealed.



Internal Partition Detail



ROOF TRUSS PLAN

DRAINAGE NOTES:

1. Drainage: The wastewater drainage system is to be constructed and installed in accordance with -
  - a. for sanitary pipework, BS EN 12056-2:2000 above ground drainage pipes to be in uPVC sized as follows-  
 Dn 110 to WC  
 Dn 32 to WHB  
 Dn 40 to Bath & SHW  
 Dn 110 to Soil Vent Pipe (SVP)  
 All branch wastes to be trapped and SVP to have accessible rodding point.  
 75mm deep trap seal to be provided to the washbasin.  
 WCs to be connected separately to the SVP and should not share the same branch as other ware.  
 All pipe diameters below floor slab to be Dn 110 for a drainage system outside the building, BS EN 752-3:1997 (amend 2), BS 752-4:1998 and BS EN 1610:1998
  - b. for a sewer that is intended for vesting in the water authority, "Sewers in Scotland".
  - c. for rainwater pipes and gutters, BS EN 12056-3:2000
2. Gradient of all underground drains to be installed at not less than 1 in 80
3. Min. 200mm diameter radius bend at foot of drainage stacks

- svp denotes 100mm dia. soil and vent pipe taken through roof
- avv denotes 100mm dia. air admittance valve
- stub denotes 100mm dia. stub stack
- rwp denotes rainwater pipe position
- re denotes rodding eye
- mh denotes manhole
- ic denotes inspection chamber
- big denotes back inlet gully
- ud denotes underground foul water drain
- uswd denotes underground surface water drain

Legend:

- Denotes insulation (thermal)
- Denotes insulation (acoustic)
- Denotes dense blockwork
- Denotes concrete floor slab
- Denotes concrete paving slabs

CONSTRUCTION NOTES:

- 1.00 GENERAL NOTES
  - 1.01 All drawings to be read in conjunction with the engineers drawings
  - 1.02 Contractor is to maintain the building and site in a secure and weather-tight condition during the course of the construction works
  - 1.03 Contractor is to carry out site checks as necessary to verify line and position of any services.
  - 1.04 Contractor is to submit all necessary notices to local authority as required.
  - 1.05 All new timbers to be pressure impregnated with an approved preservative
  - 1.06 All debris caused by works to be disposed at a suitably licensed tip
  - 1.07 All Electrical works are to be carried out in accordance with the current IEE regulations and also in accordance with the current Technical Standards
  - 1.08 All drainage and plumbing works to be carried out in accordance with the current Technical Standards and also in accordance with local bylaws.
  - 1.09 All Plasterboard to be taken from the Gyproc 10 wallboard ranges by messrs British Gypsum in order to meet the minimum fire and sound rating standards of the Technical Standards
  - 1.10 The energy performance certificate should be indelibly marked and located in a position that is readily accessible, protected from weather and not easily obscured. A suitable location could be in a cupboard containing the gas or electricity meter or the water supply stopcock.
  - 1.11 The dwelling is to be designed and constructed following the guidance within the Accredited Construction Details (Scotland) 2010.

2.00 SUBSTRUCTURE

- 2.01 Excavation Works
  - 2.01.01 Excavate all top soil over extent of works and set aside for re-use on site, remove from site any material that cannot be re-used.
  - 2.01.02 Excavate foundation trenches for works:-  
 600mm wide for perimeter walls  
 400mm wide for internal walls  
 All trenches to be taken down to such a depth as will provide adequate bearing support and minimise the extent of ground movement to the satisfaction of the local authority. Minimum trench depth to be 650mm.
- 2.02 Foundations
  - 2.02.01 Four concrete strip foundations in RC 28/35 concrete to BS5500 : Part 2  
 600x200mm deep for perimeter walls  
 400x200mm deep for internal walls  
 All foundations to have 1 layer A142 mesh (mid).
- 2.03 Underbuilding
  - 2.03.01 Build up perimeter underbuilding to wallplate level consisting of 100mm thk dense conc. Blockwork outer leaf, 60mm air cavity, 140mm thk dense concrete blockwork inner leaf. Outer leaf to be finished two courses below inner leaf. Strength of all walling to be 7N/mm sq.
  - 2.03.02 Internal support walling to be 100mm dense concrete blockwork walling built up to wallplate level. Strength of all walling to be 7N/mm sq.
  - 2.03.03 Provide stainless steel cavity wall ties to perimeter walling at 900mm crs horizontally and 450mm crs vertically.
  - 2.03.04 Perimeter cavity to be filled to ground level with weak mix concrete, finished with slope to outside.
  - 2.03.05 Provide Rytons weep ducts set into mortar joints in outer leaf at 1.0m crs, weepholes to be positioned at top of cavity fill.
  - 2.03.06 Provide polythene DPC to outer and inner leaves of perimeter walling, laid a min 150mm above finished ground level.
  - 2.03.07 Provide ex. 145x45mm treated sw wallplate to internal leaf. Wallplate held in place using 30x5mm galv ms holding down straps at 1200mm crs. Straps to be checked into wallplate at top, taken down inner leaf of walling and nailed to blockwork using masonry nails.
  - 2.03.08 Solum areas to be formed with min 150mm thk well compacted hardcore blinded with 50mm thk sand and overlaid with 1200g Visqueen DPM. DPM to be turned up at edges and lapped under DPC, all joints and punctures to be taped and sealed. DPM to be laid at or above finished ground level. Seal over DPM with 50mm thk oversite concrete.

3.00 SUPERSTRUCTURE

- 3.01 Builderwork
  - 3.01.01 External leaf to be built up to underside of eaves with 100mm thk dense concrete blockwork. All blocks to be 440x215x100mm.
  - 3.01.02 Expansion joints formed in blockwork at points indicated on drawings or at 6.0m max crs, joint packed with 12mm thk Korkpak and sealed with polysulphide sealant.
  - 3.01.03 Timber frame panels anchored to outer leaf using 30x5x1200mm long galv ms holding down straps set at 1.20m crs and at all corners and at both sides of all openings. Straps nailed thru to stud and built into external wall min 2 courses below DPC level
  - 3.01.04 External leaf to be tied to timber frame with stainless steel cavity wall ties (timber frame style) at 600mm crs horizontally and 450mm crs vertically and at 225 crs vertically within 150mm of openings.
  - 3.01.05 Provide Rytons slim vent minor perpend vents to blockwork mortar joints, top and bottom of external leaf and either side of horizontal cavity barriers all at 1200mm crs.
  - 3.01.06 Provide 215x100mm concrete cills to all window openings. Cills to be wrapped in DPC.
  - 3.01.07 Provide 150x150mm pc concrete slip step to external door openings, steps to be wrapped in DPC.
- 3.02 Joinerwork
  - 3.02.01 All timbers to be calceused, stress graded and regualnsed
  - 3.02.02 Timber frame sit to be in accordance with structural engineers drawings and SER certification.
  - 3.02.03 Floor structure formed in 45x145mm C24 floor joists set at 400mm crs. between joists lay 150mm thk PIR insulation boards suspended in place with netlon fabric mesh.
  - 3.02.04 Finish over floor joists with 18mm thk Korkpak moisture resistant chipboard flooring.
  - 3.02.05 Timber frame inner leaf to consist of 145x45mm sw studs at 600mm crs with top and bottom runner. Provide 145x45mm sw binder to top of timber frame panels. Panels to be sheathed on cavity face with 9mm ext grade plywood nailed to frame at 150mm crs, sheathing clad with 1 layer Tyvek Reflex breather membrane. Provide 3No 195x47mm sw lintols over openings, provide 1 No crimple stud to lintols at openings less than 1.0m wide and 2No crimple studs at openings greater than 1.0m wide. Provide 145x45mm sw dwangs between studs where required. Provide ex 50x50mm sw cavity closers around all openings, at all corners, at 6.0m max crs and at head of cavity, cavity closers to be faced with DPC where abutting against external leaf.
  - 3.02.06 External walls to be insulated using 140mm thk Earthwool 32 mineral wool insulation quilt inset between studs.
  - 3.02.07 Timber studs to be lined internally with 1 layer 500g arguard polythene vapour barrier staple fixed to frame. All joints in vapour barrier to be overlapped. All punctures in vapour barrier to be taped and sealed.

Project  
Proposed Extension to Rhu Ard,  
Ardveinish, Isle of Barra.

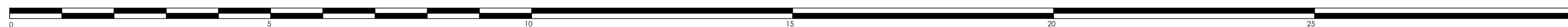
Client  
Mr & Mrs M MacNeil

Detail  
Planning & Building Warrant  
FLOOR PLANS

Scale  
1:50 @ A1

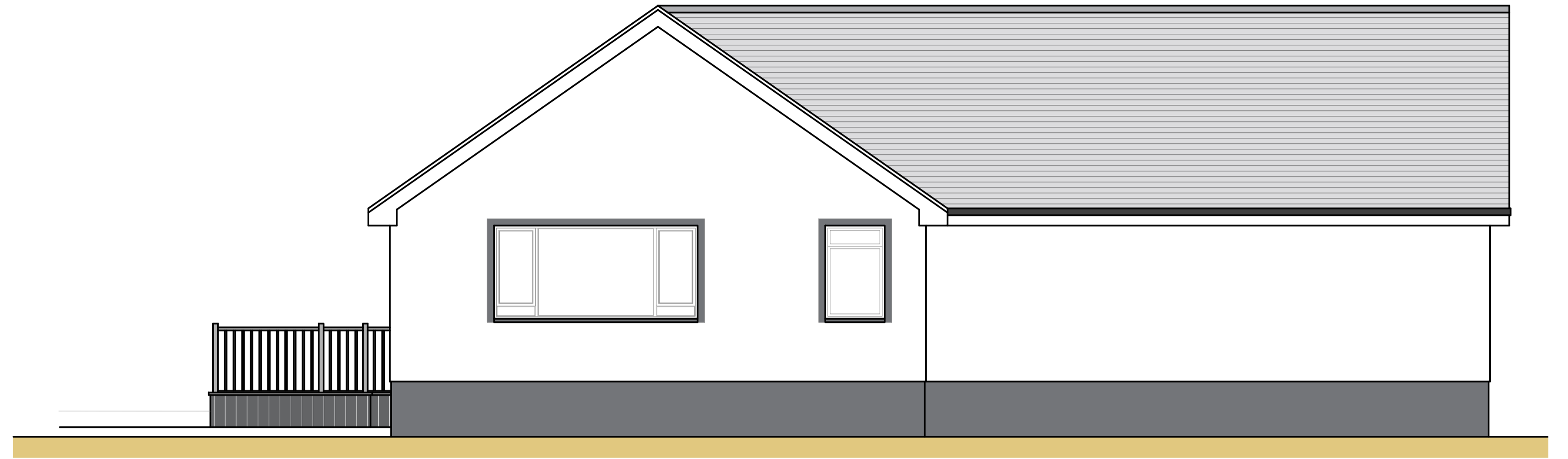
Date  
Oct 2023

Job No  
24423-WHAS-ZZ-XX-BW-A-00-0004-00

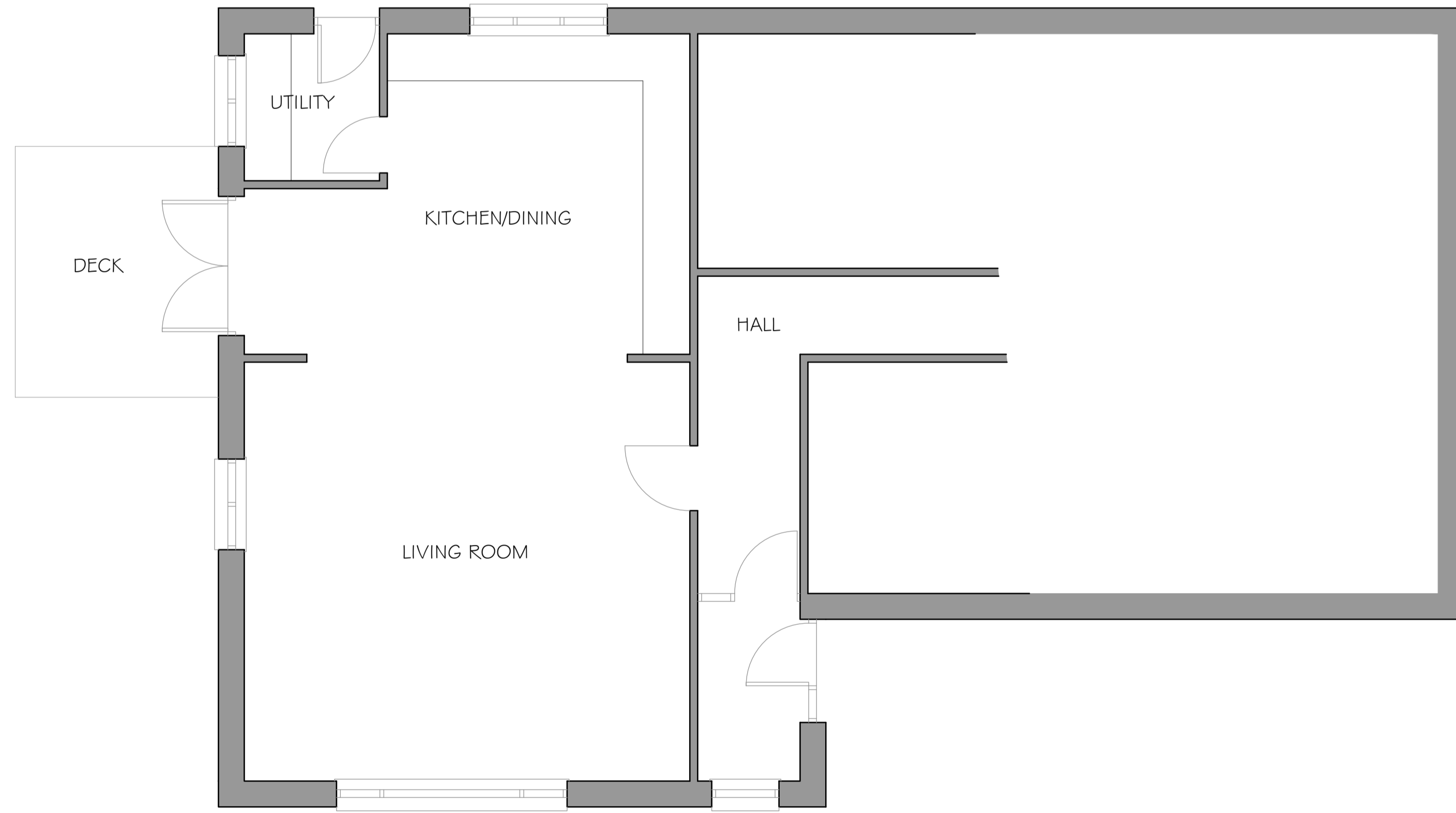




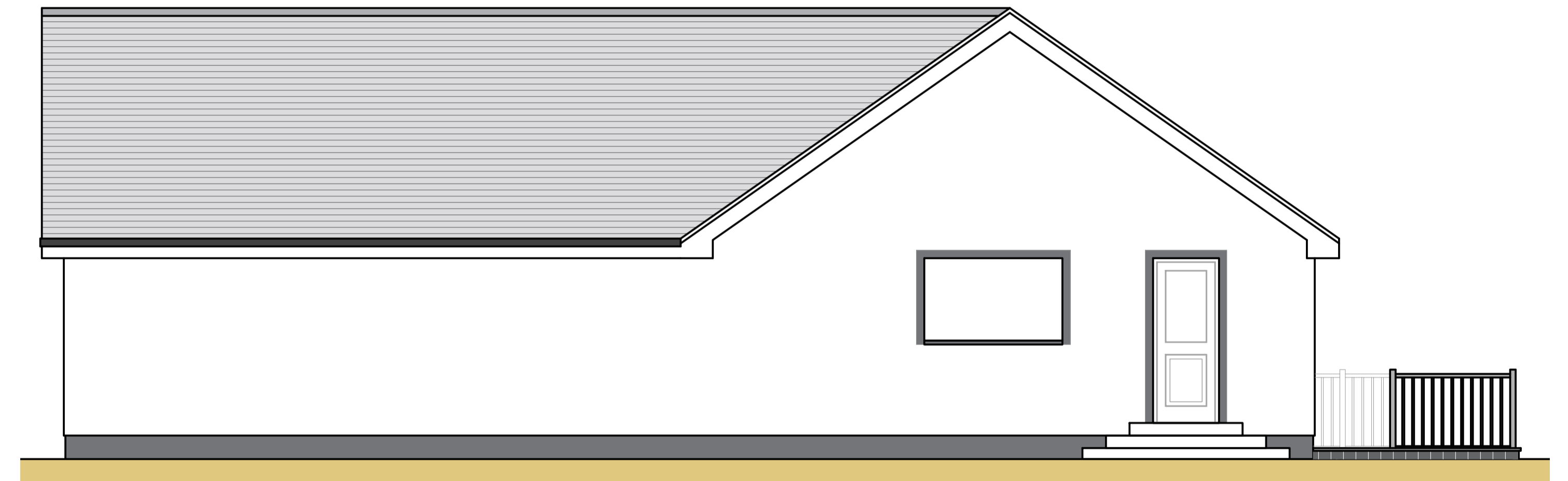
SIDE ELEVATION



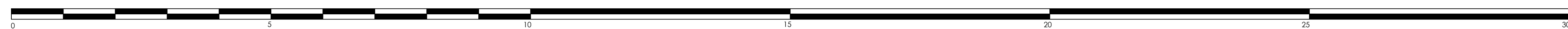
FRONT ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



Project	
Proposed Extension to Rhu Ard, Ardveinish, Isle of Barra.	
Client	
Mr & Mrs M MacNeil	
Detail	
Planning & Building Warrant AS EXISTING PLANS	
Scale	Date
1:50 @ A1	Oct 2023
Job No	
24423-WHAS-ZZ-XX-BW-A-00-0003-00	