



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: 24/00044/LBC

Date registered as valid: 07 February 2024

Description of Development: Remove existing floor slab and replace at lower level. Remove and replace existing ceiling at higher level With like for like materials. Remove 2 no. horizontal Roof beams. Service penetration through walls and Roof, opening and reinstatement of a section of Roof to facilitate lifting of distillery equipment. Door removed and to be replaced with louvre screen

Address or description of location to which the development relates: Nunton Steadings, Benbecula (E:76509 N:853695)

Applicant Name: Mr Jonny Ingledew – North Uist Distillery Ltd.

Applicant Address: Nunton Steadings, Nunton, Benbecula

Agent name (if applicable): Mhairi Dobbie – Studio Hebrides Architecture Ltd

Agent address (if applicable): Oban na Feidh, 19A Lochport, North Uist

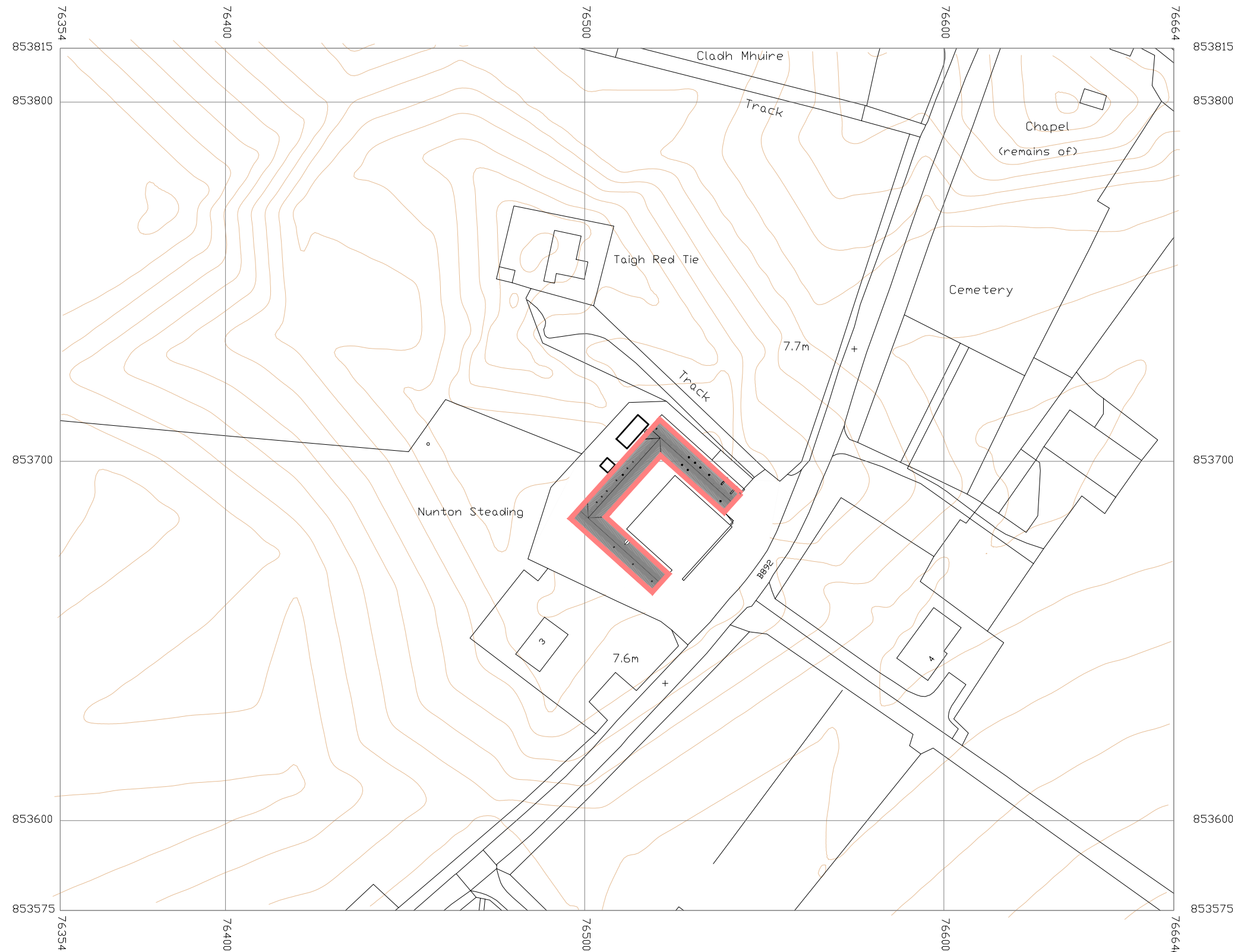
The above application summary is accompanied by plans and drawings sufficient to describe the development and where relevant any design statement.

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.

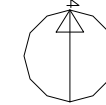
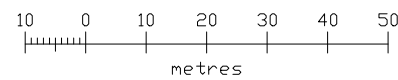
The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan 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



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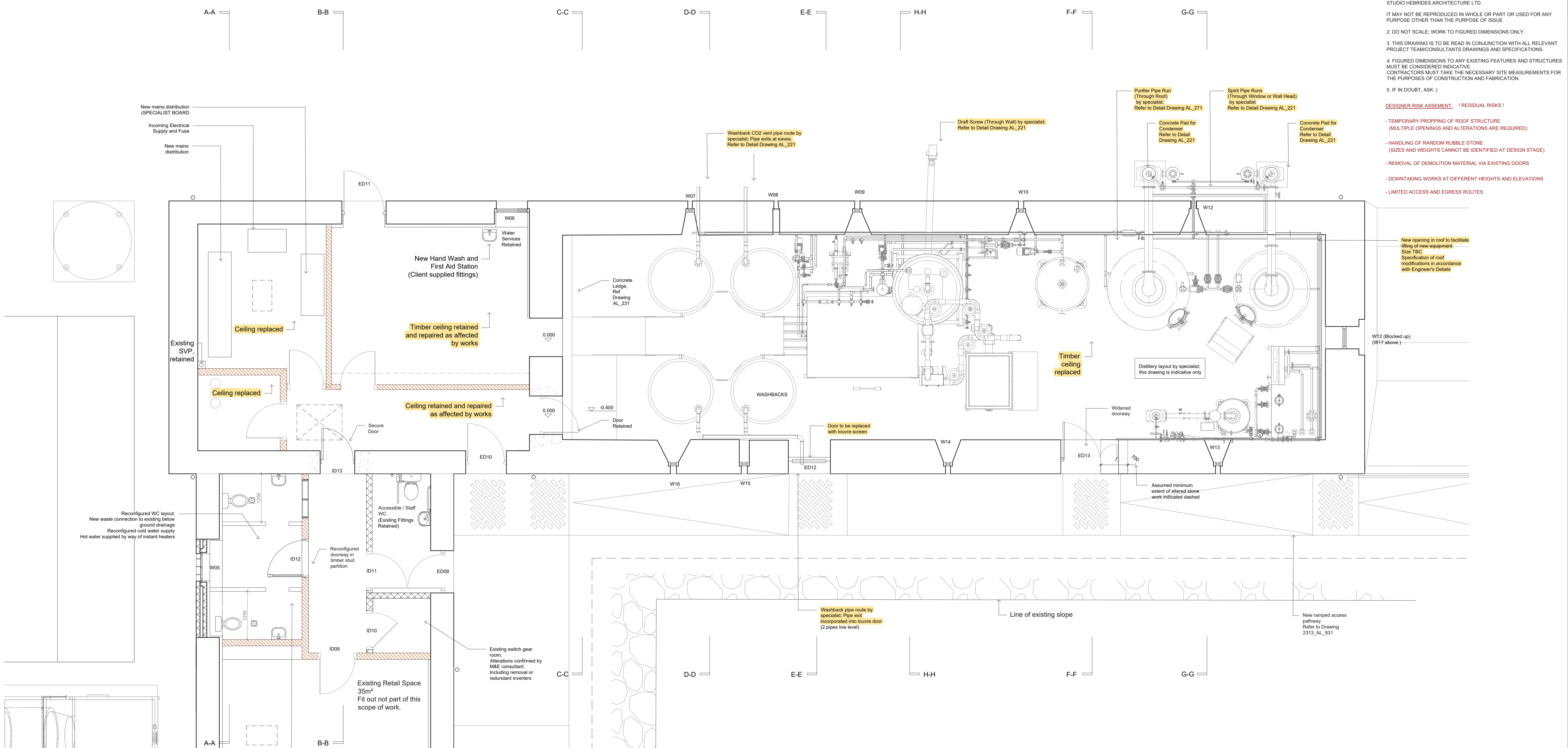
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CONTRACTORS MUST TAKE THE NECESSARY SITE MEASUREMENTS FOR THE PURPOSES OF CONSTRUCTION AND FABRICATION.
5. IF IN DOUBT, ASK !

DESIGNER RISK ASSESSMENT: 1 RESIDUAL RISKS !

- TEMPORARY PROPPING OF ROOF STRUCTURE (MULTIPLE OPENINGS AND ALTERATIONS ARE REQUIRED)
- HANDLING OF RANDOM RUBBLE STONE (SIZES AND WEIGHTS CANNOT BE IDENTIFIED AT DESIGN STAGE)
- REMOVAL OF DEMOLITION MATERIAL VIA EXISTING DOORS
- DOWNTAKING WORKS AT DIFFERENT HEIGHTS AND ELEVATIONS
- LIMITED ACCESS AND EGRESS ROUTES

New opening in roof to facilitate lifting of new equipment
Size TBC
Specification of roof modifications in accordance with Engineer's Details



Works Requiring Consent are Highlighted
YELLOW

C	Steps Removed Issued for Construction	SD	31.01.24
B	Ceiling notes added	SD	26.10.23
A	ED11 to be retained	SD	27.09.23
REV.	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

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

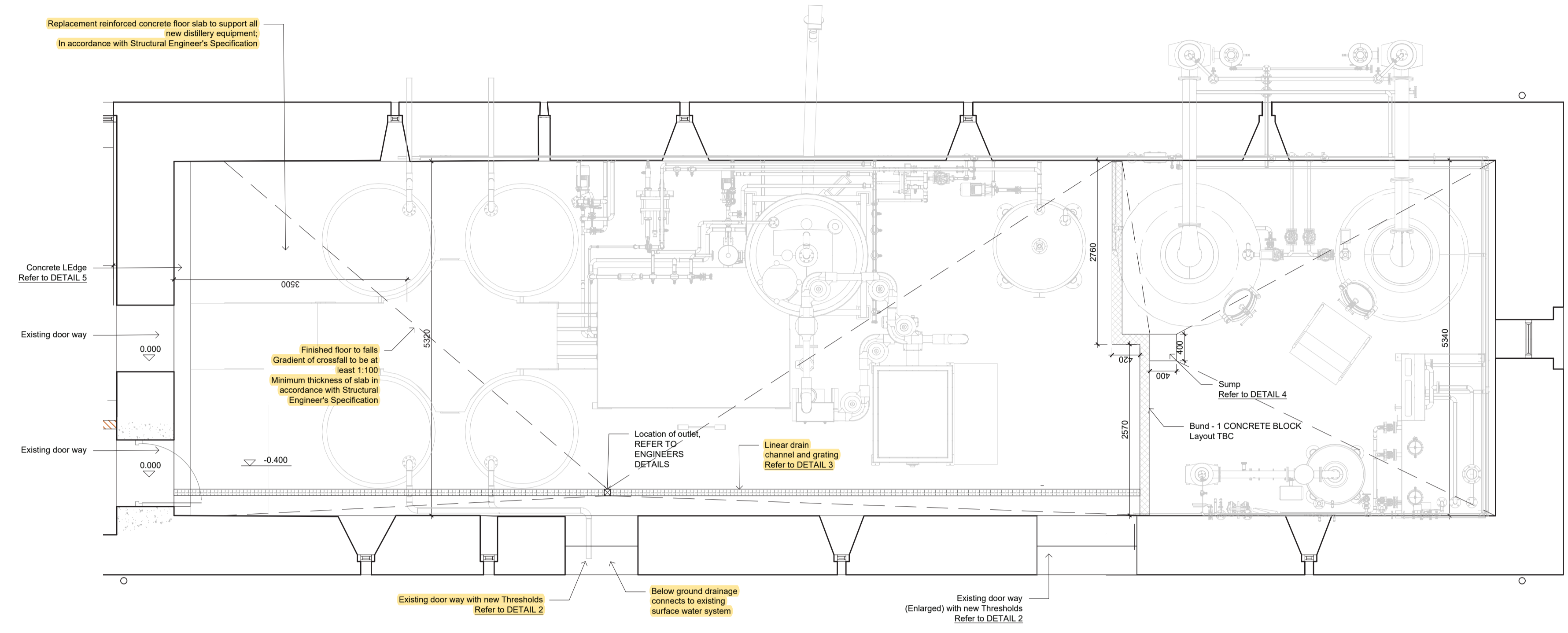
CLIENT: NORTH UIST DISTILLERY
NUNTON STEADINGS
ISLE OF BENBECULA
HS3 3JA

SITE: NUNTON STEADINGS
NUNTON BENBECULA

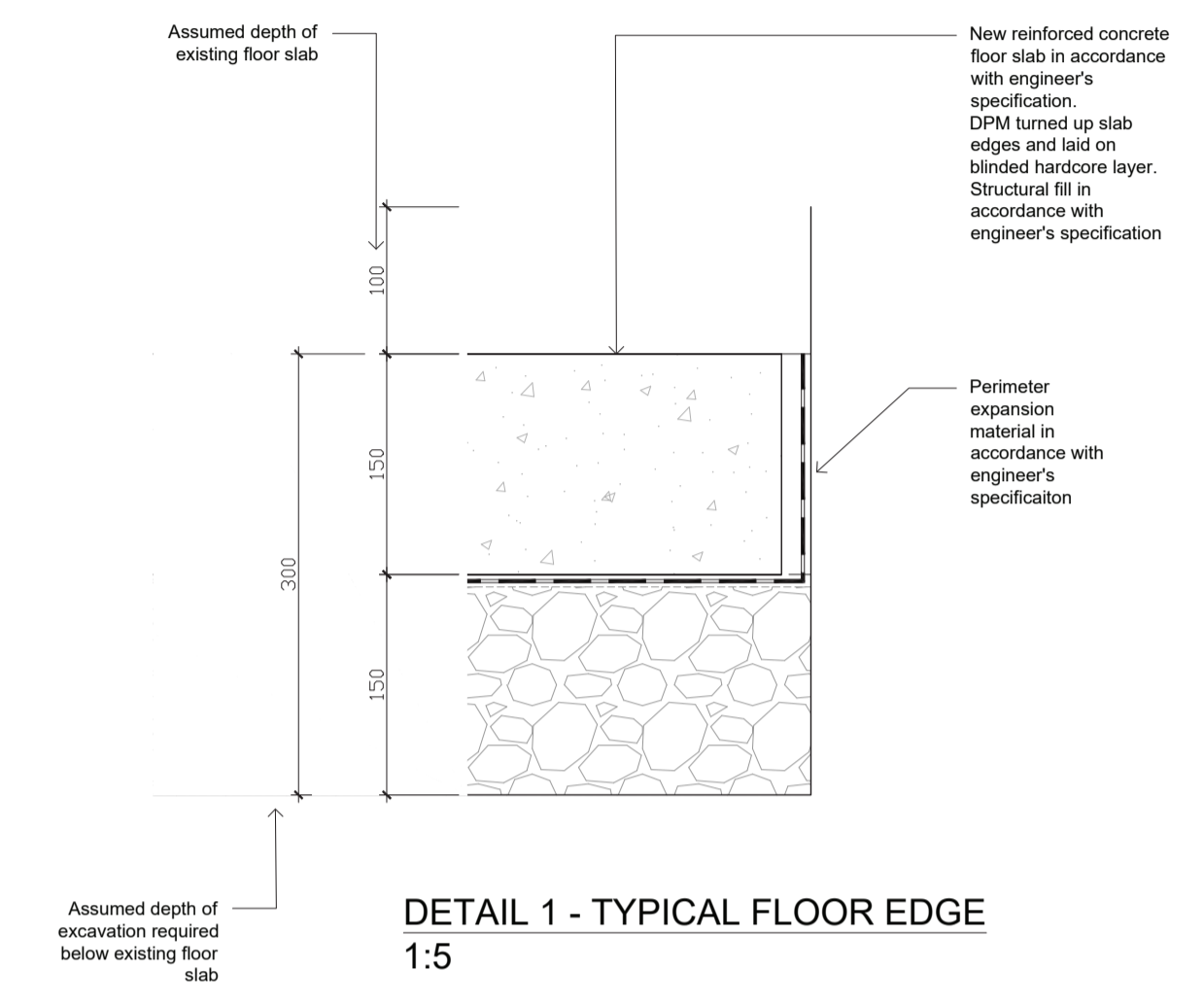
TITLE: North Wing General Arrangement			
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PROJECT NO: 2313	DRAWING NO: 2313_AL_201	REVISION:	C

Notes:

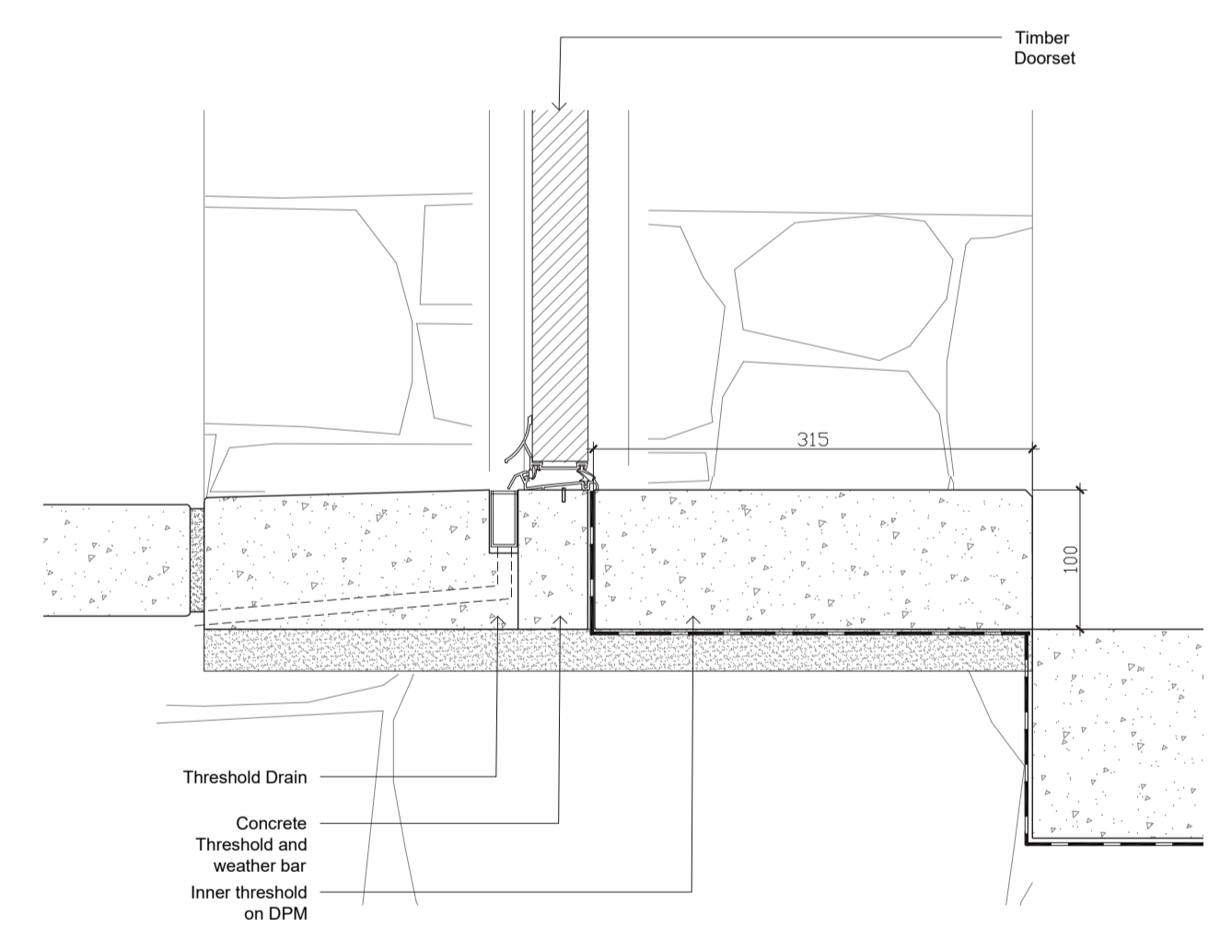
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FLOOR LAYOUT
1:50

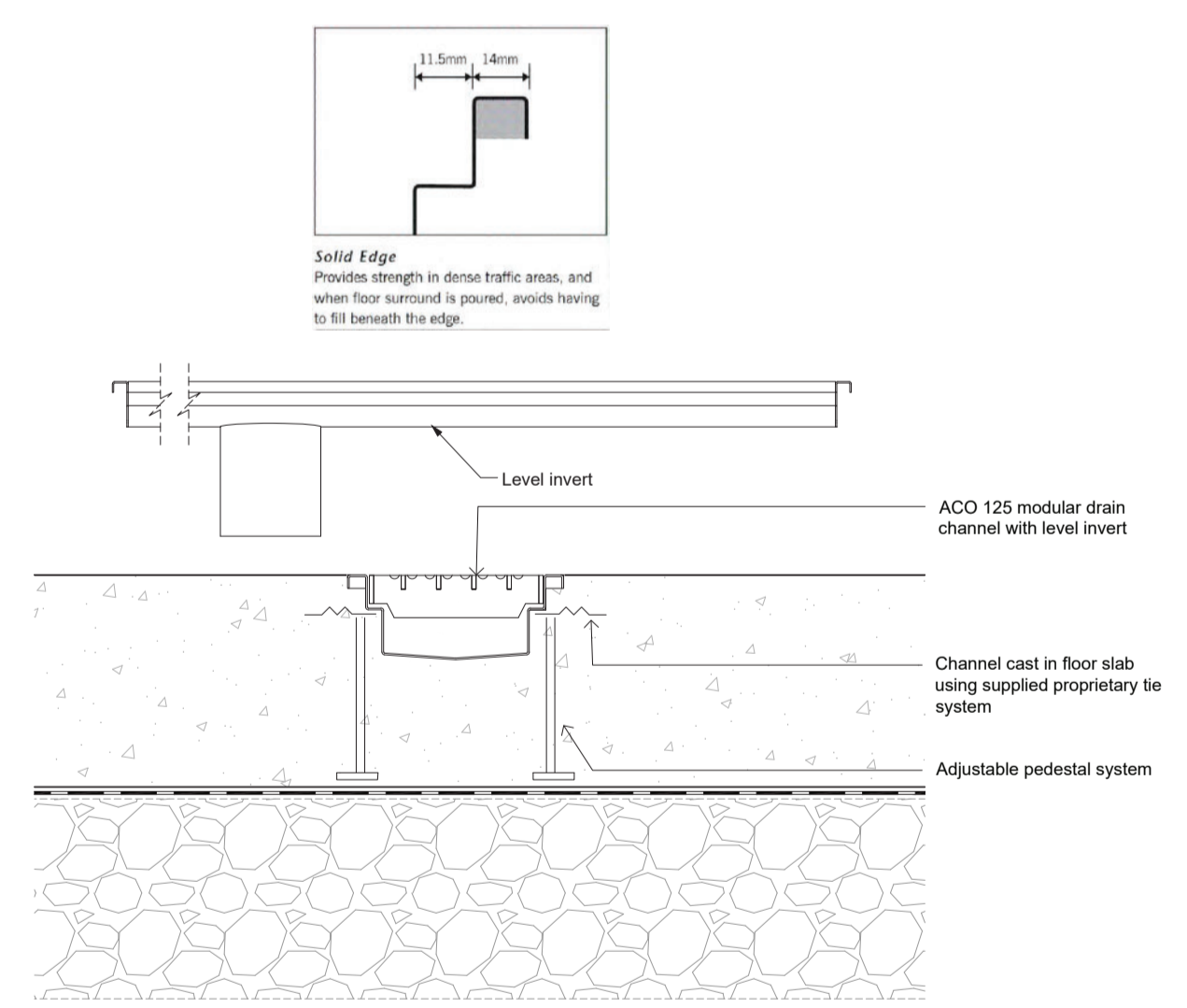


DETAIL 1 - TYPICAL FLOOR EDGE
1:5

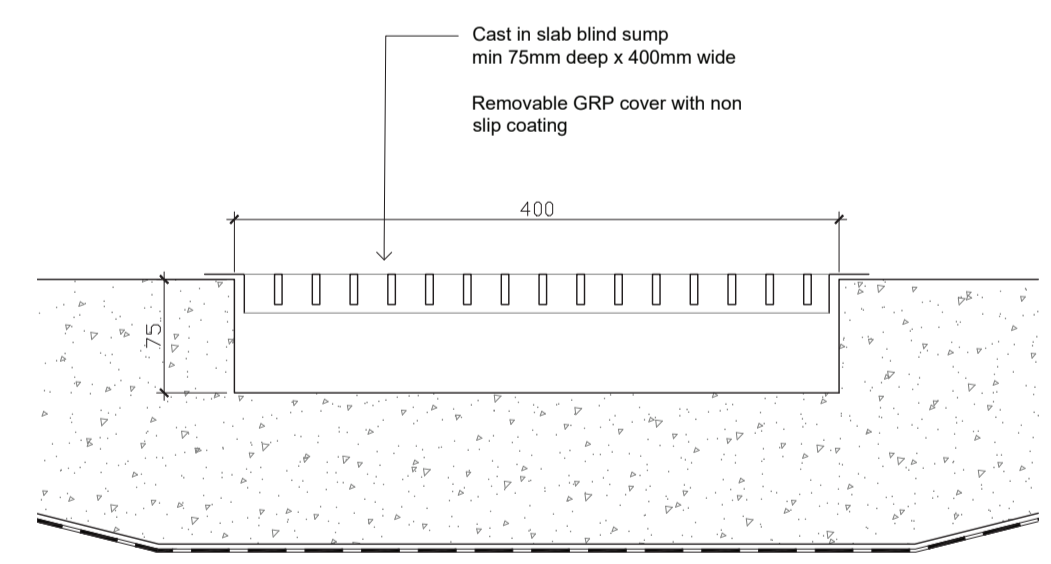


DETAIL 2 - THRESHOLD
1:5

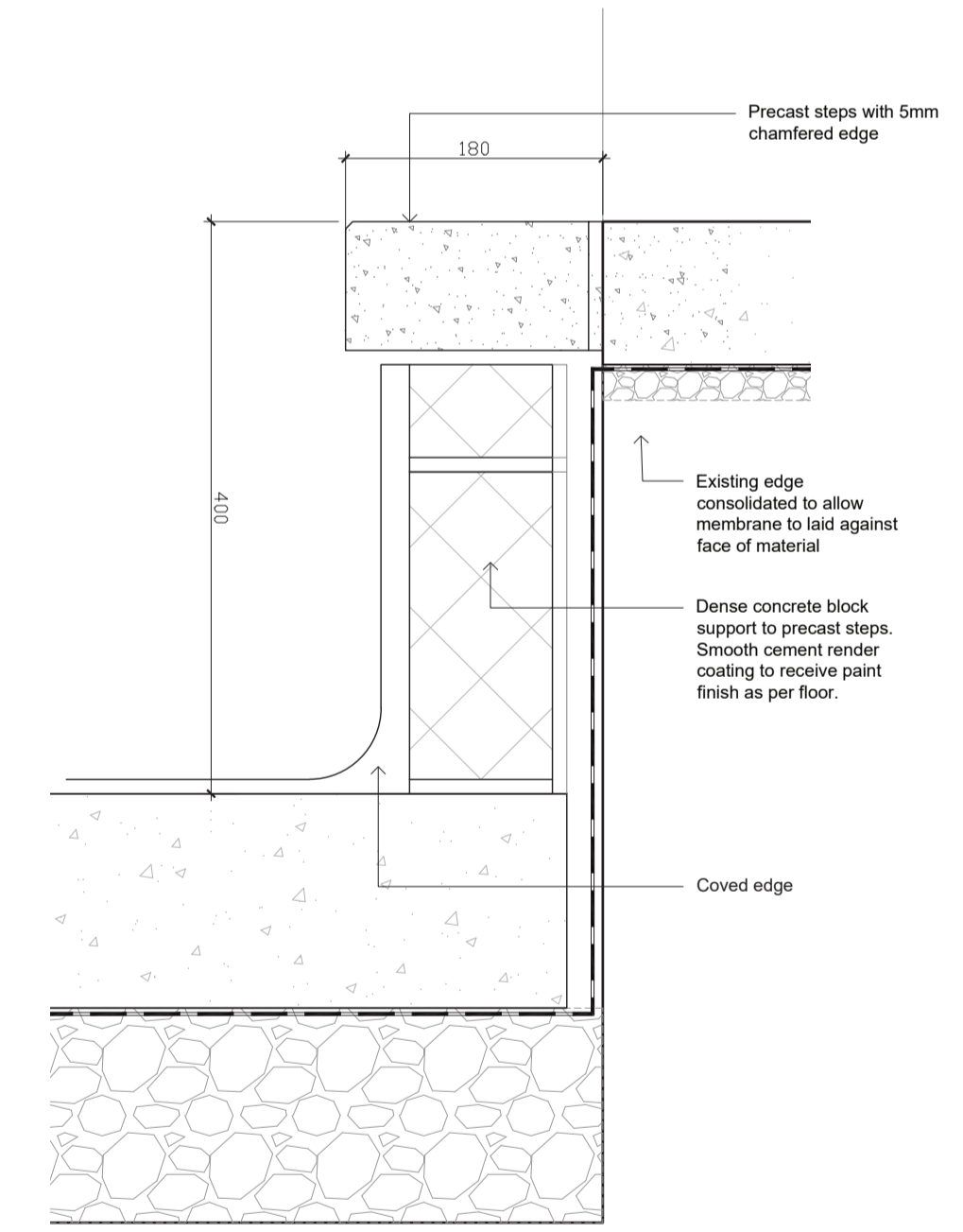
For other door details refer to drawing
2313_C_310



DETAIL 3 - FLOOR DRAIN
1:5



DETAIL 4 - SUMP
1:5



DETAIL 5 - LEDGE
1:5

Works Requiring Consent are Highlighted
YELLOW

A Steps Removed Issued for Construction SD 31.01.24

REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

STUDIO HEBRIDES
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CLIENT:
NORTH UIST DISTILLERY
NUNTON STEADINGS
ISLE OF BENBECULA
HS3 3JA

SITE:
NUNTON STEADINGS
NUNTON BENBECULA

TITLE:
Floor Layout
and Details

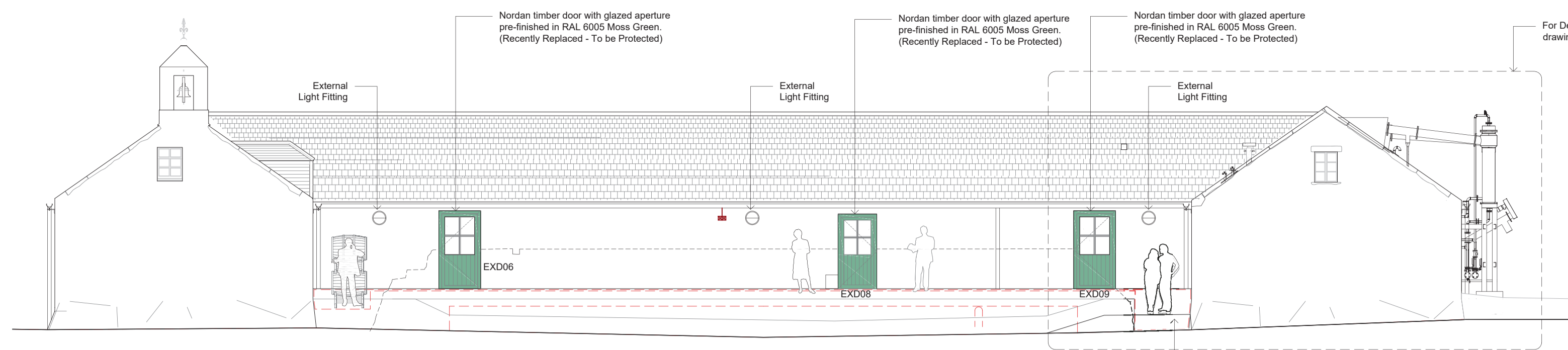
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PROJECT NO: 2313	DRAWING NO: 2313_AL_231	REVISION:	A

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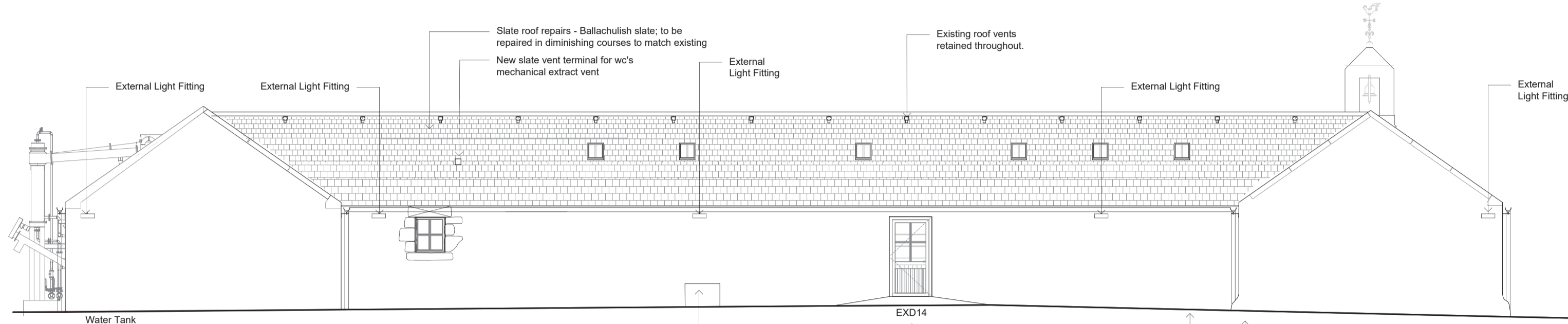
DESIGNER RISK ASSESSMENT: 1 RESIDUAL RISKS !

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- DOWNTAKING WORKS AT DIFFERENT HEIGHTS AND ELEVATIONS
- LIMITED ACCESS AND EGRESS ROUTES
- WORK WITH LIME BASED PRODUCTS
- CLIENT / END USER ACCESS TO BUILDING MAINTAINED DURING WORKS

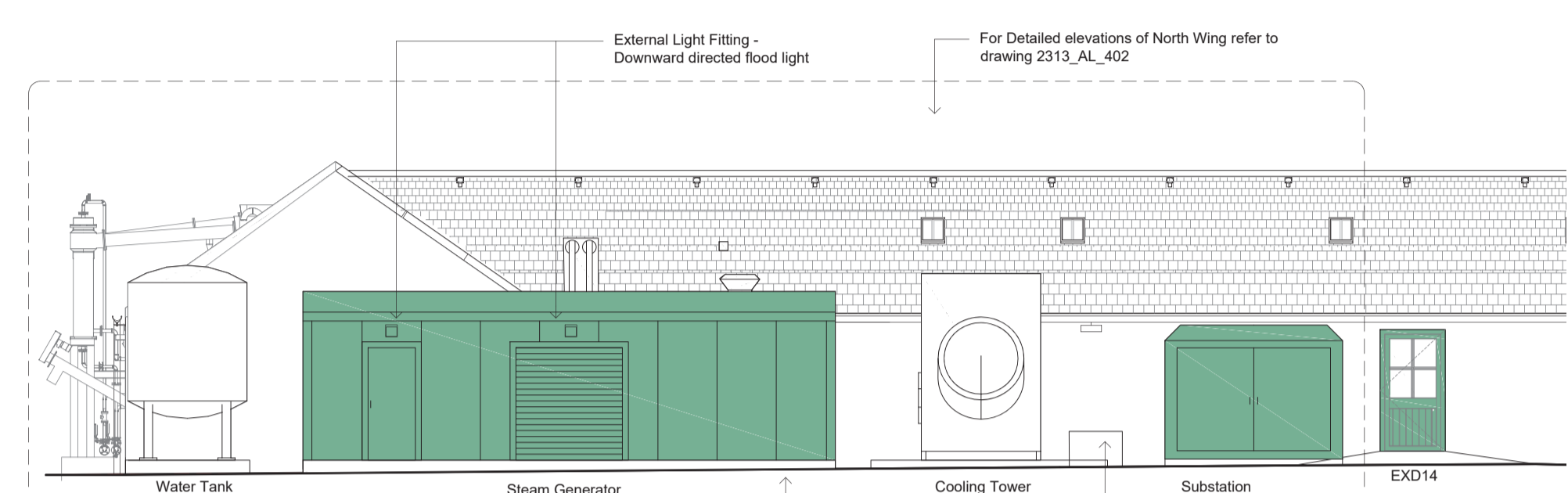


East Elevation 1:100

Existing Windows and Doors to be replaced with *Nordan*, double glazed units. Pre-finished in RAL 6005 Moss Green
These replacement doors are not part of this Contract and must be protected during the Works

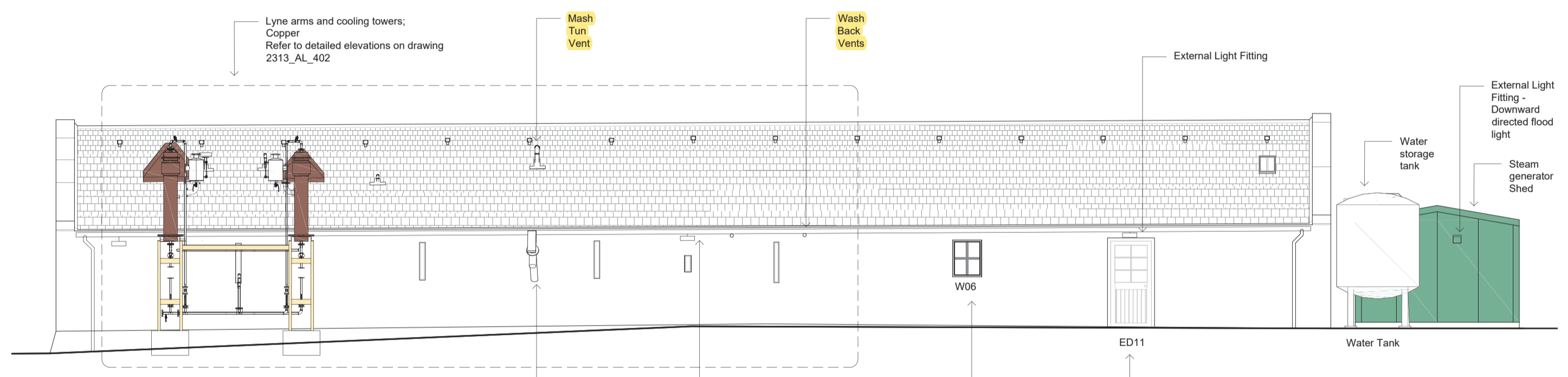


West Elevation 1:100

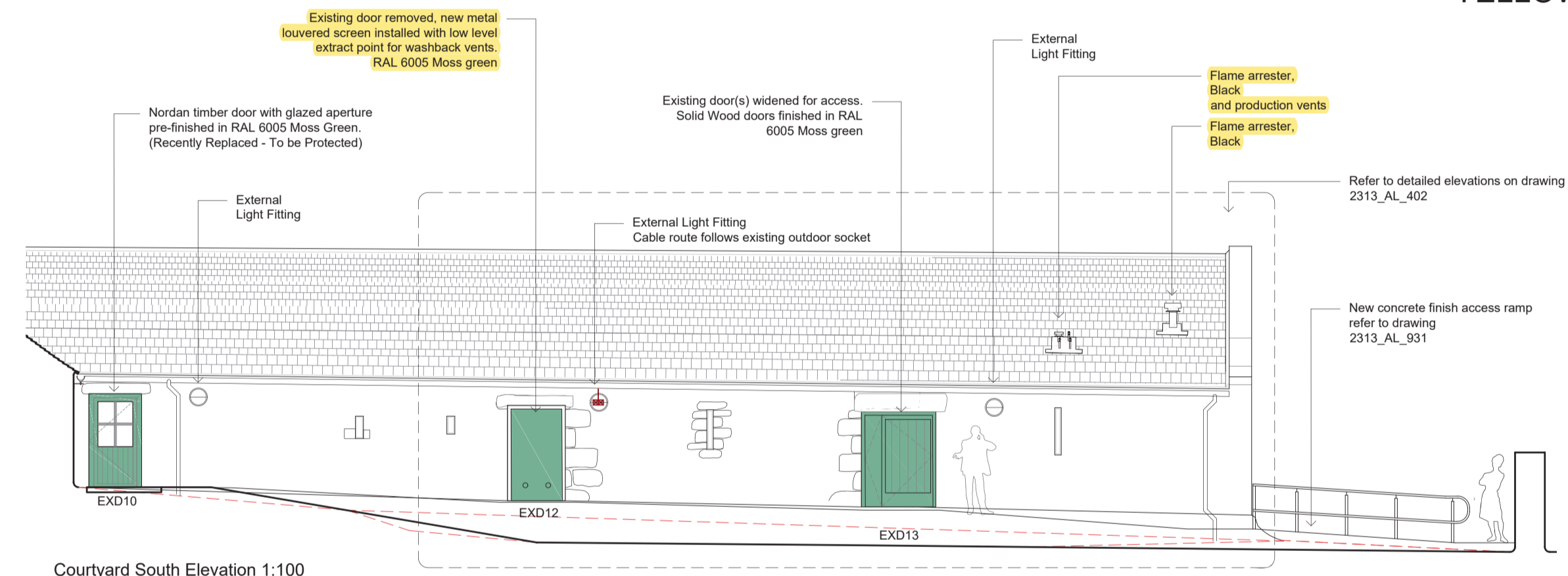


West Elevation (PLANT AND EXTERNAL STRUCTURES) 1:100

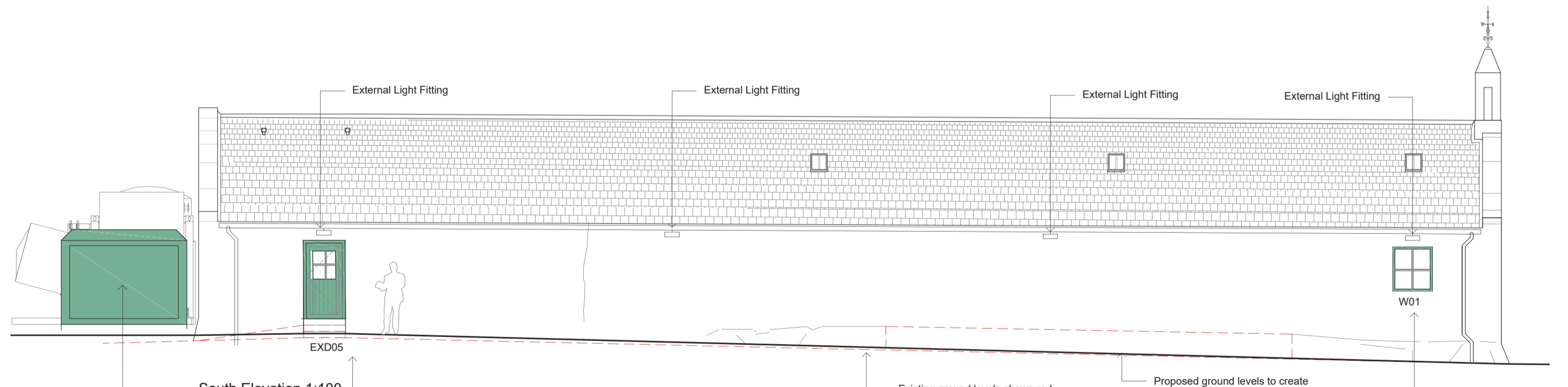
Works Requiring Consent are Highlighted YELLOW



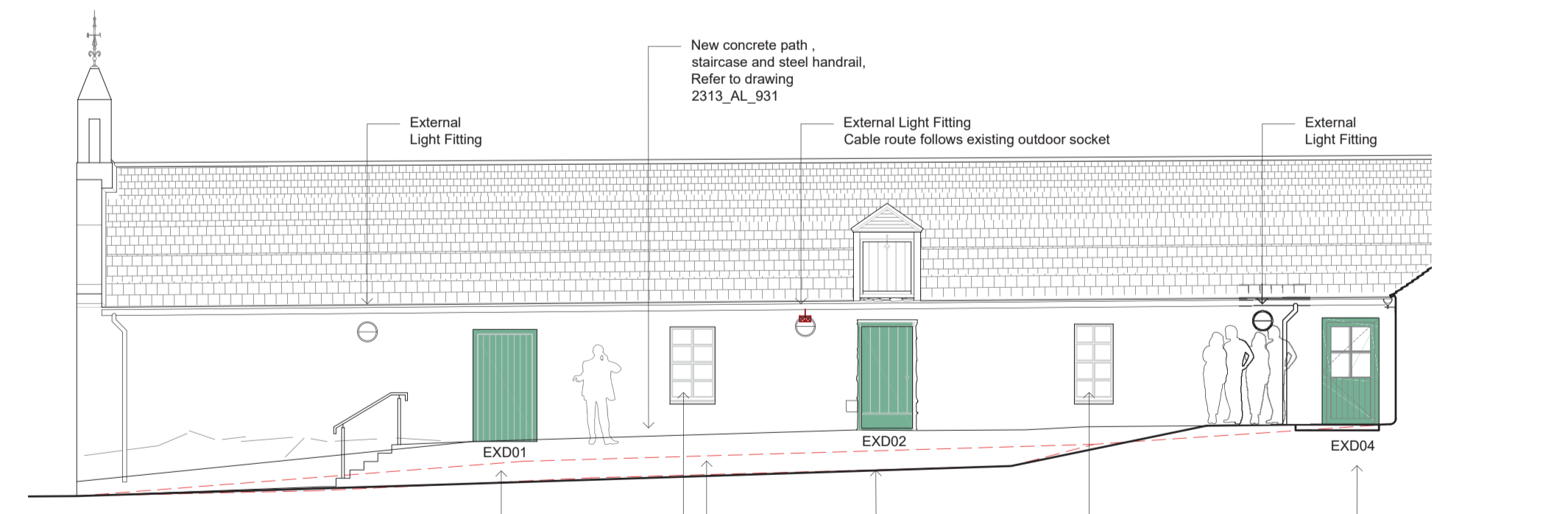
North Elevation 1:100



Courtyard South Elevation 1:100



South Elevation 1:100



Courtyard North Elevation 1:100

REV:	DESCRIPTION:	BY:	DATE:
C	Red hatch removed from bell tower. Position and Style of External Light Fittings Shown	SD	05.02.24
B	ED11 to be retained. Shed for Steam generator added. Sub Station Added. Water Tank Relocated. Issued for Construction	SD	31.01.24
A	Reference to Nordan Doors omitted	SD	26.10.23

STATUS: CONSTRUCTION

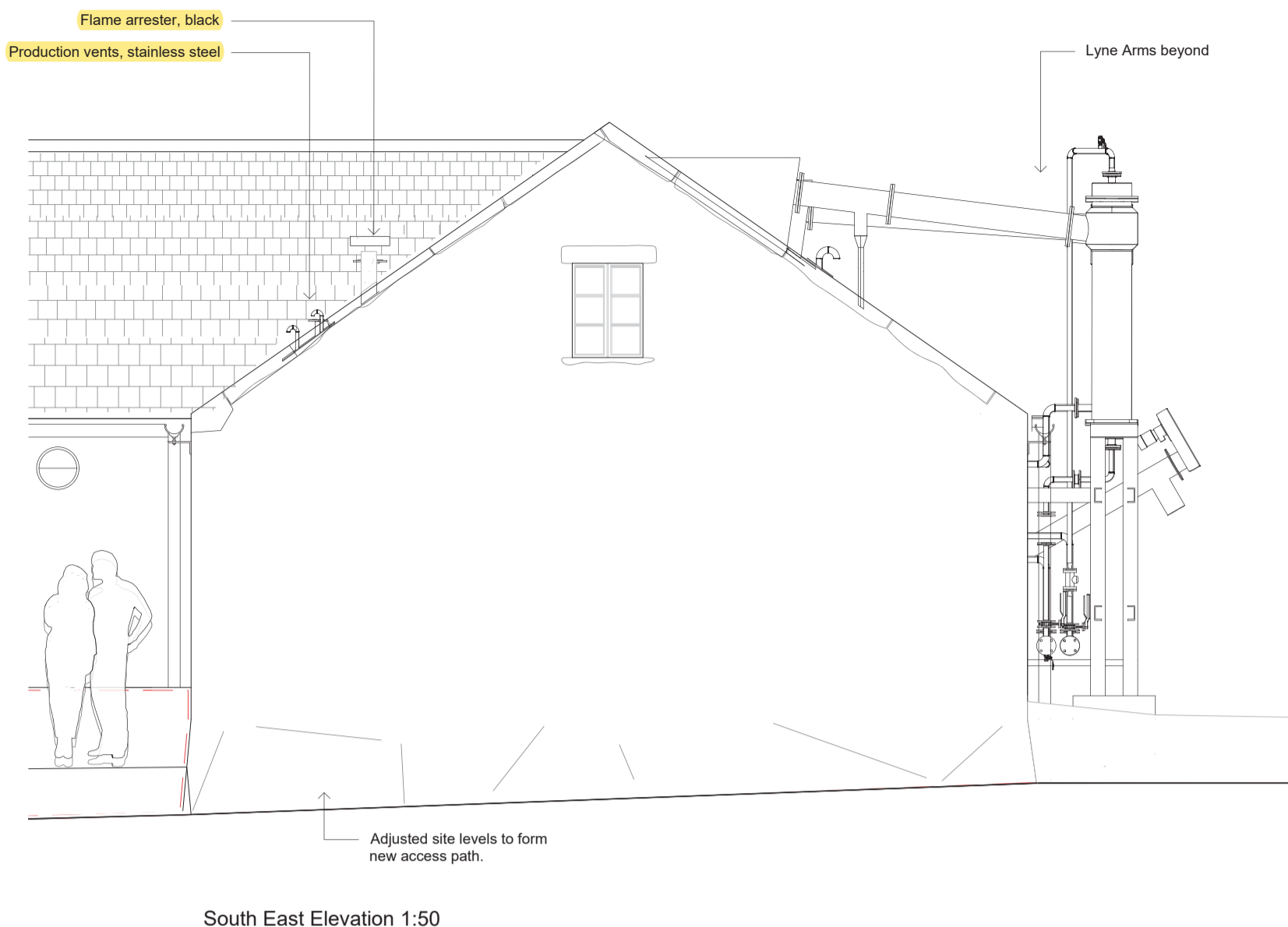
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T: 01876 580 604 info@studiohebrides.co.uk

CLIENT: NORTH UIST DISTILLERY
NUNTON STEADINGS
ISLE OF BENBECULA
HS3 3JA

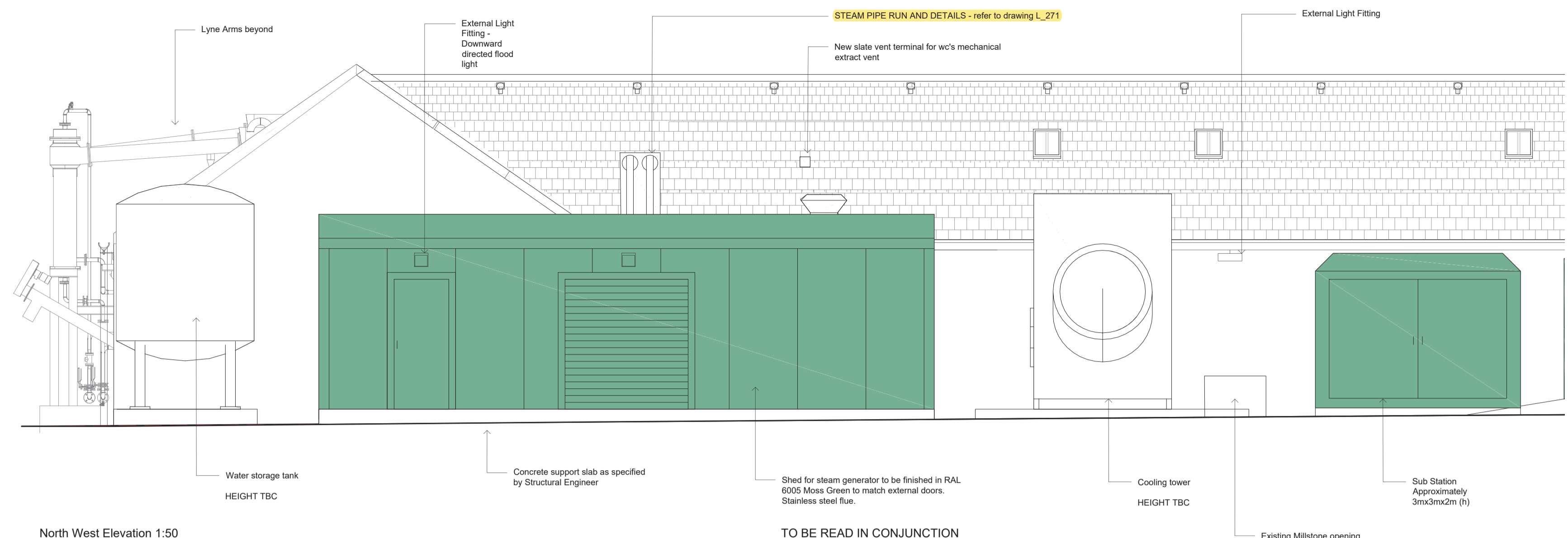
SITE: NUNTON STEADINGS
NUNTON BENBECULA

TITLE: Elevations
General Arrangement

SCALE AT 1:	DATE:	DRAWN:	CHECKED:
1:100	02.08.23	SD	
PROJECT NO:	DRAWING NO:	REVISION:	
2313	2313_AL_401	C	



South East Elevation 1:50



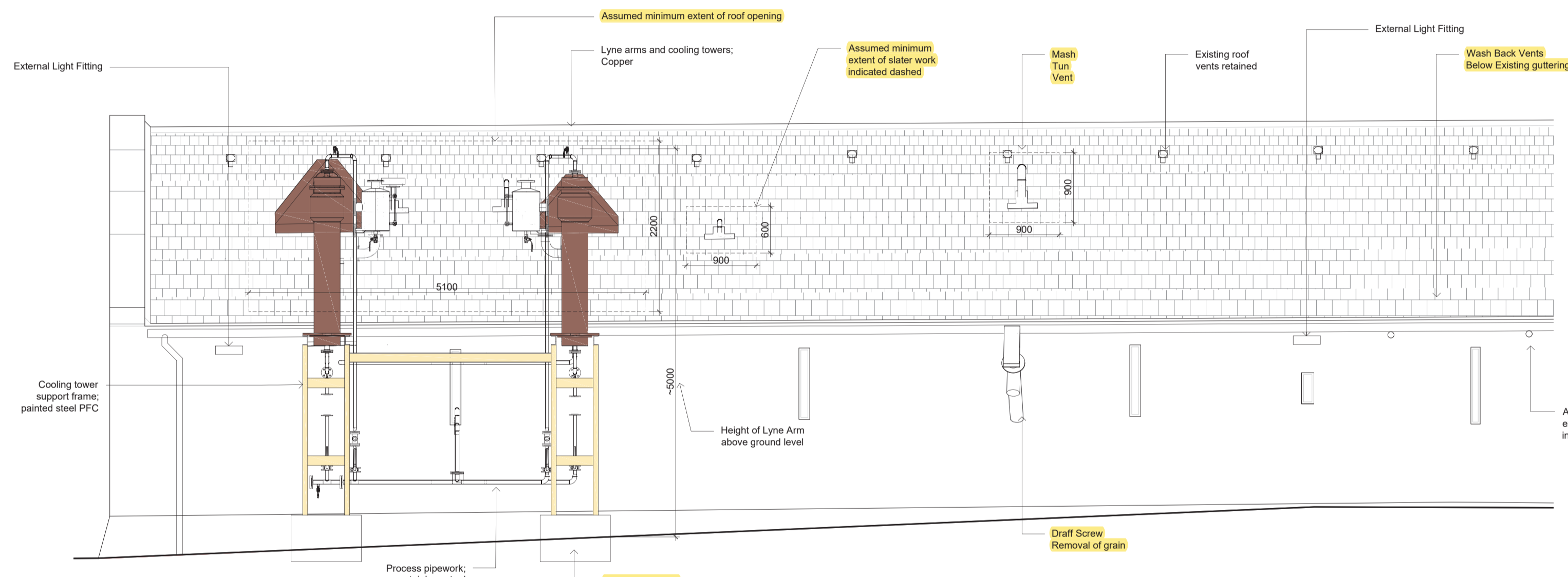
North West Elevation 1:50

TO BE READ IN CONJUNCTION WITH DRAWING 2313_AL_951

Works Requiring Consent are Highlighted YELLOW

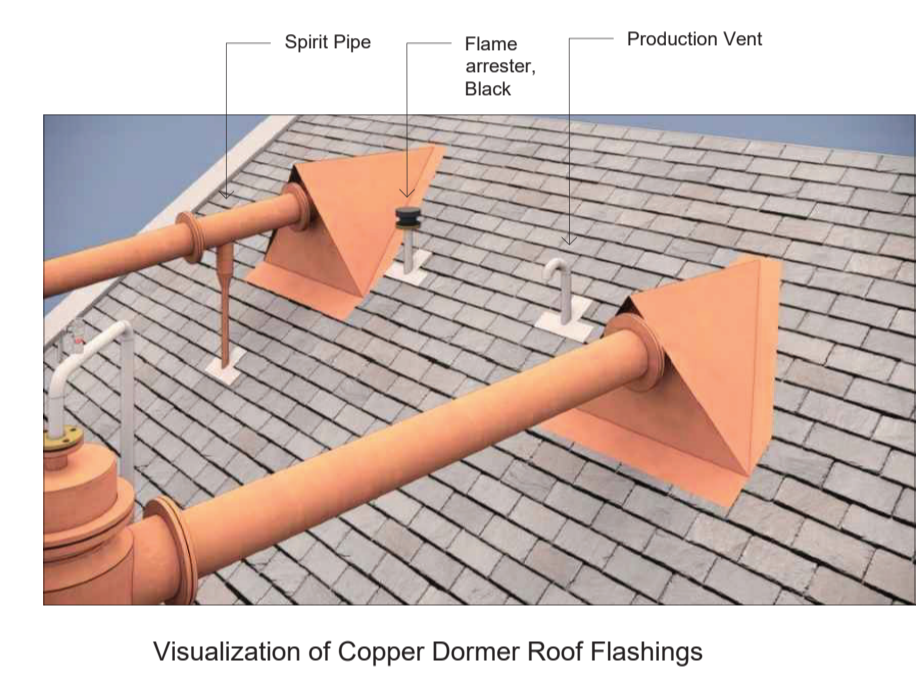
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 - LIMITED ACCESS AND EGRESS ROUTES
 - WORK WITH LIME BASED PRODUCTS
 - CLIENT / END USER ACCESS TO BUILDING MAINTAINED DURING WORKS

-CONTRACTOR TO ESTABLISH METHOD AND SEQUENCE OF ROOF OPENING WORK

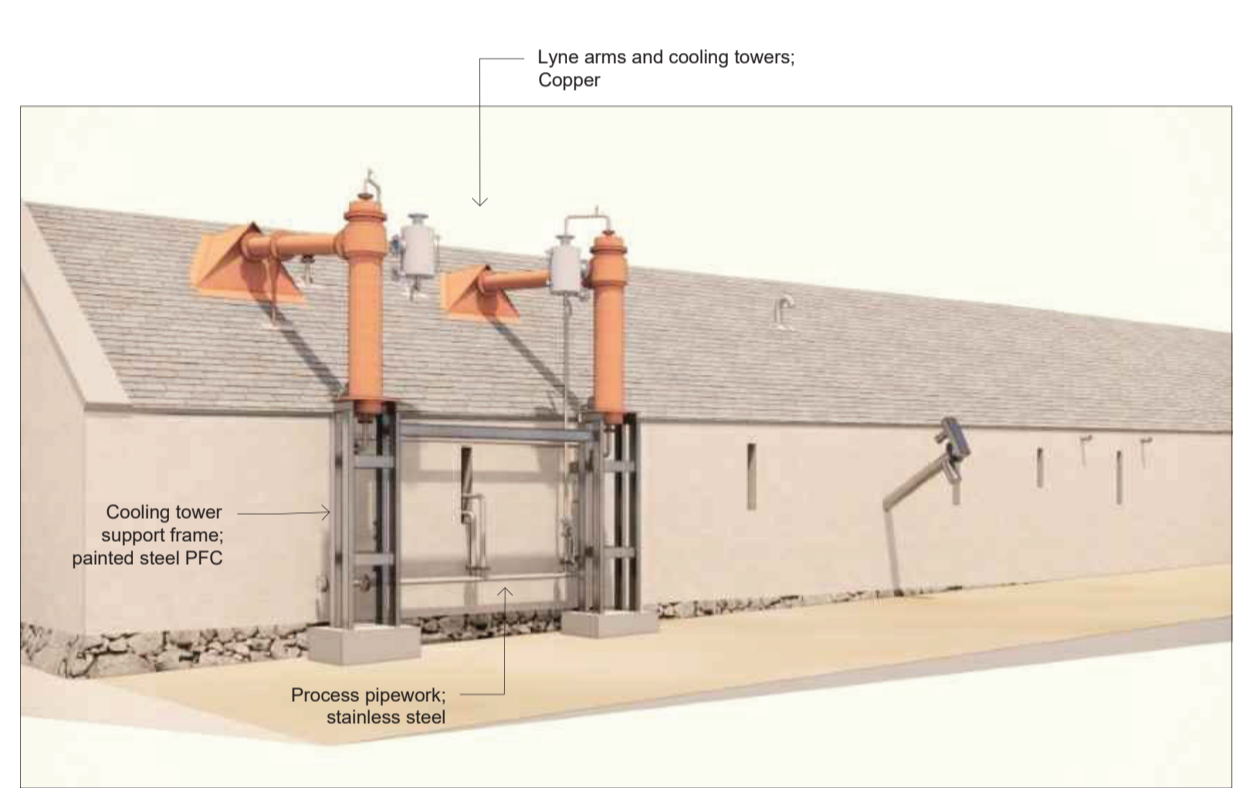


North East Elevation 1:50

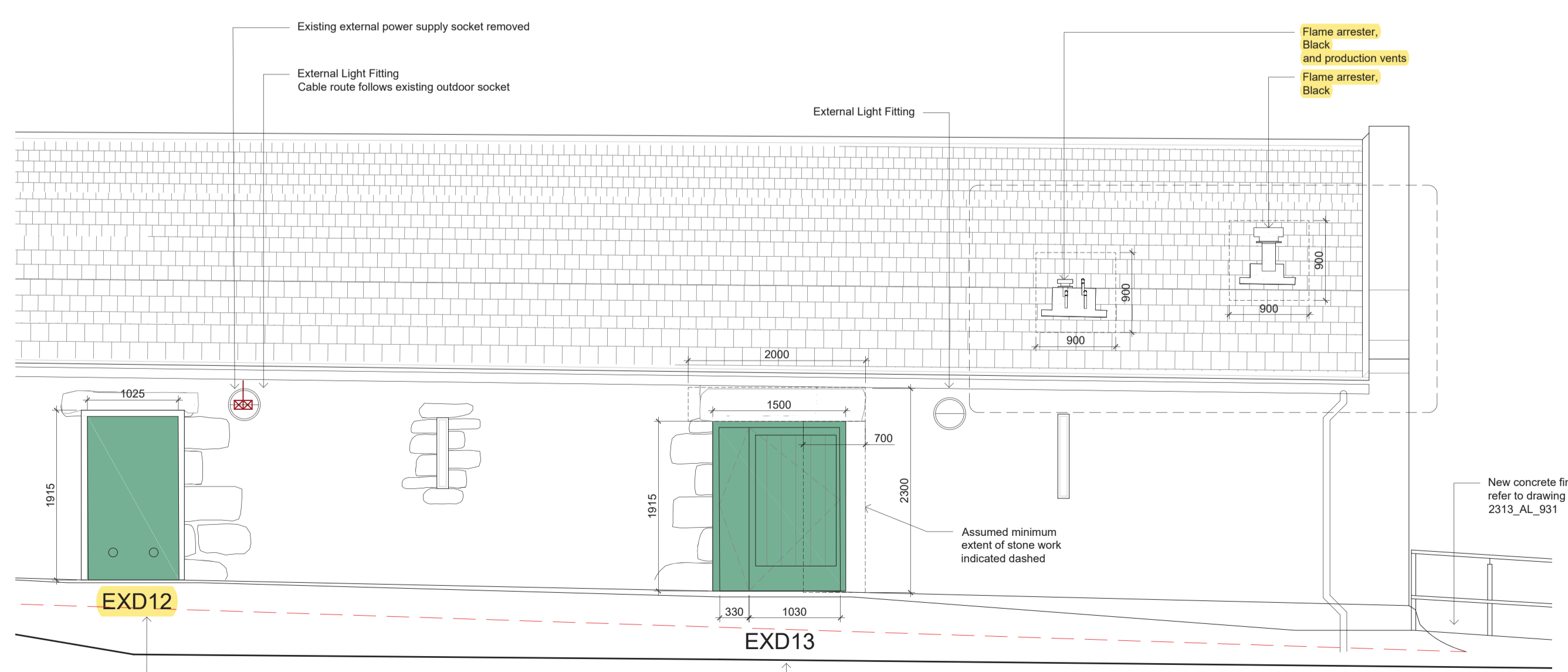
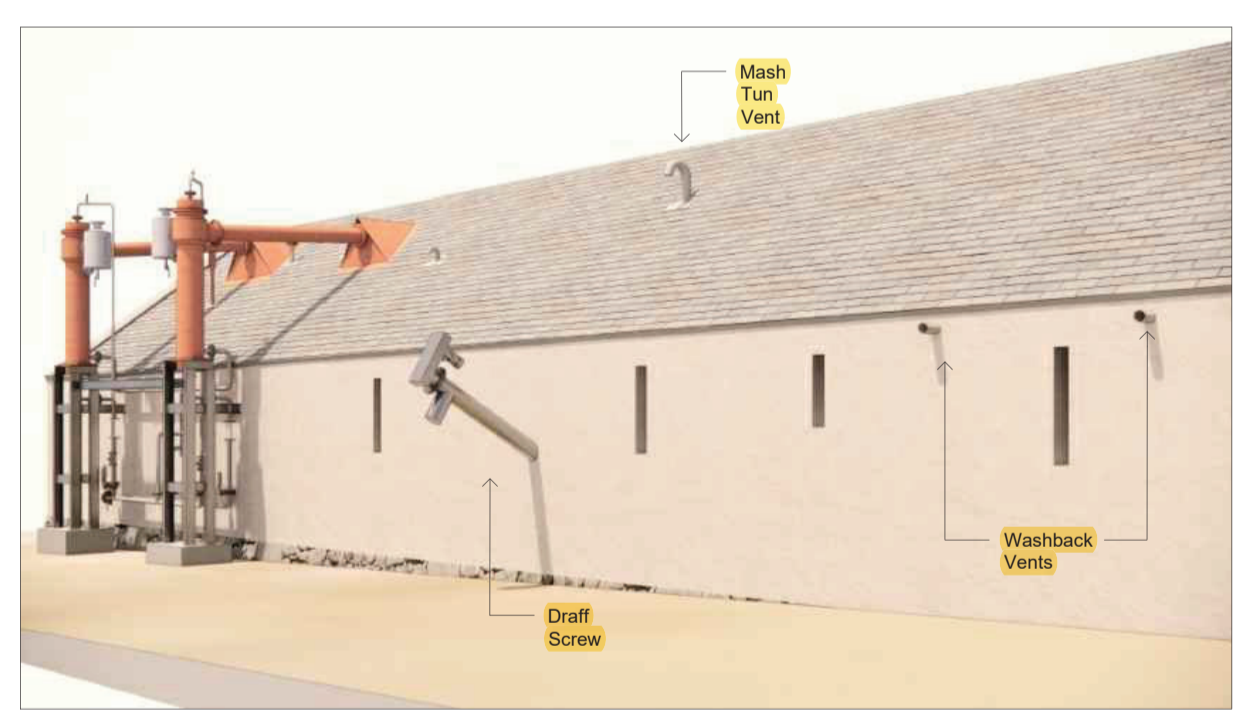
-CONTRACTOR TO ESTABLISH CORE DRILL METHODS PRIOR TO COMMENCING WORK -IT IS ASSUMED A CORE DRILL RIG WILL BE AFFIXED TO THE EXISTING WALL



Visualization of Copper Domer Roof Flashings



Visualization of Cooling Towers, Draft Screw and Vents



Courtyard South West Elevation 1:50

-LARGE REPLACEMENT STONE LINTOL REQUIRED



Visualization of Vents and Flame Arresters

B	Position and Style of External Light Fittings Shown	SD	05.02.24
A	ED11 to be retained Shed for Steam generator added Sub Station Added Water Tank Relocated	SD	31.01.24

REV:	DESCRIPTION:	BY:	DATE:
	CONSTRUCTION		

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CLIENT: NORTH UIST DISTILLERY
NUNTON STEADINGS
ISLE OF BENBECULA
HS3 3JA

SITE: NUNTON STEADINGS
NUNTON BENBECULA

TITLE: Elevations North Wing
Detailed

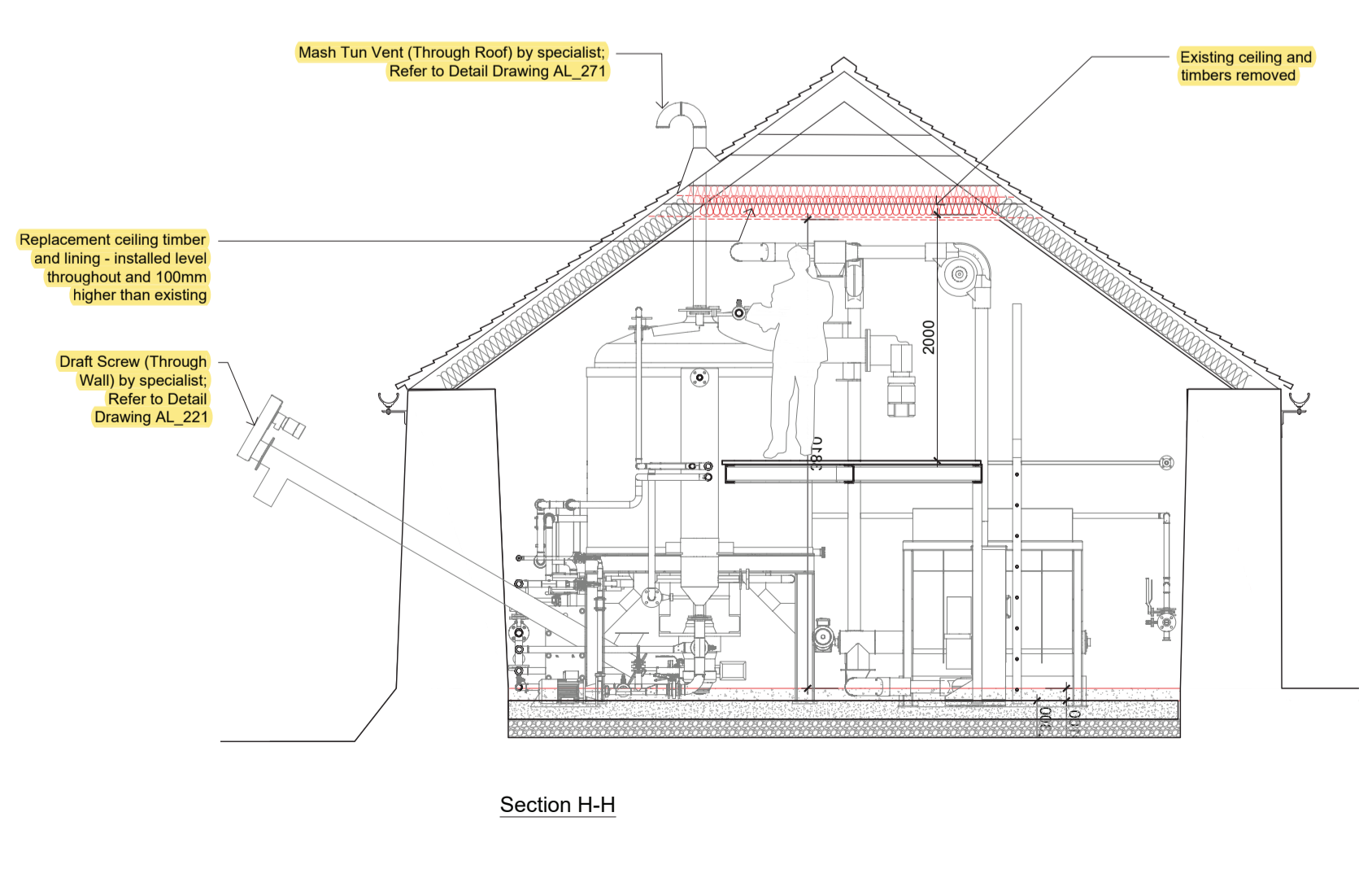
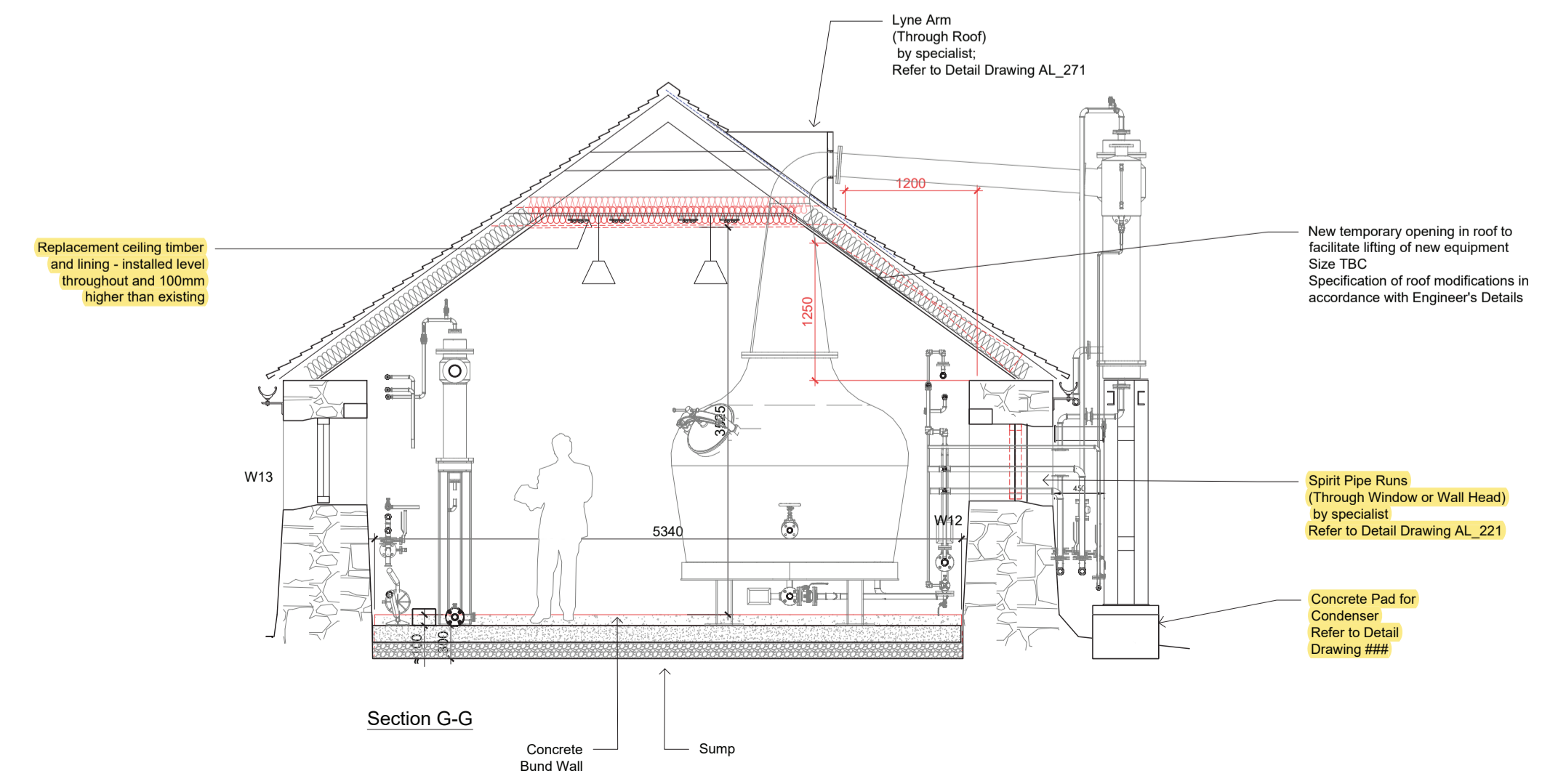
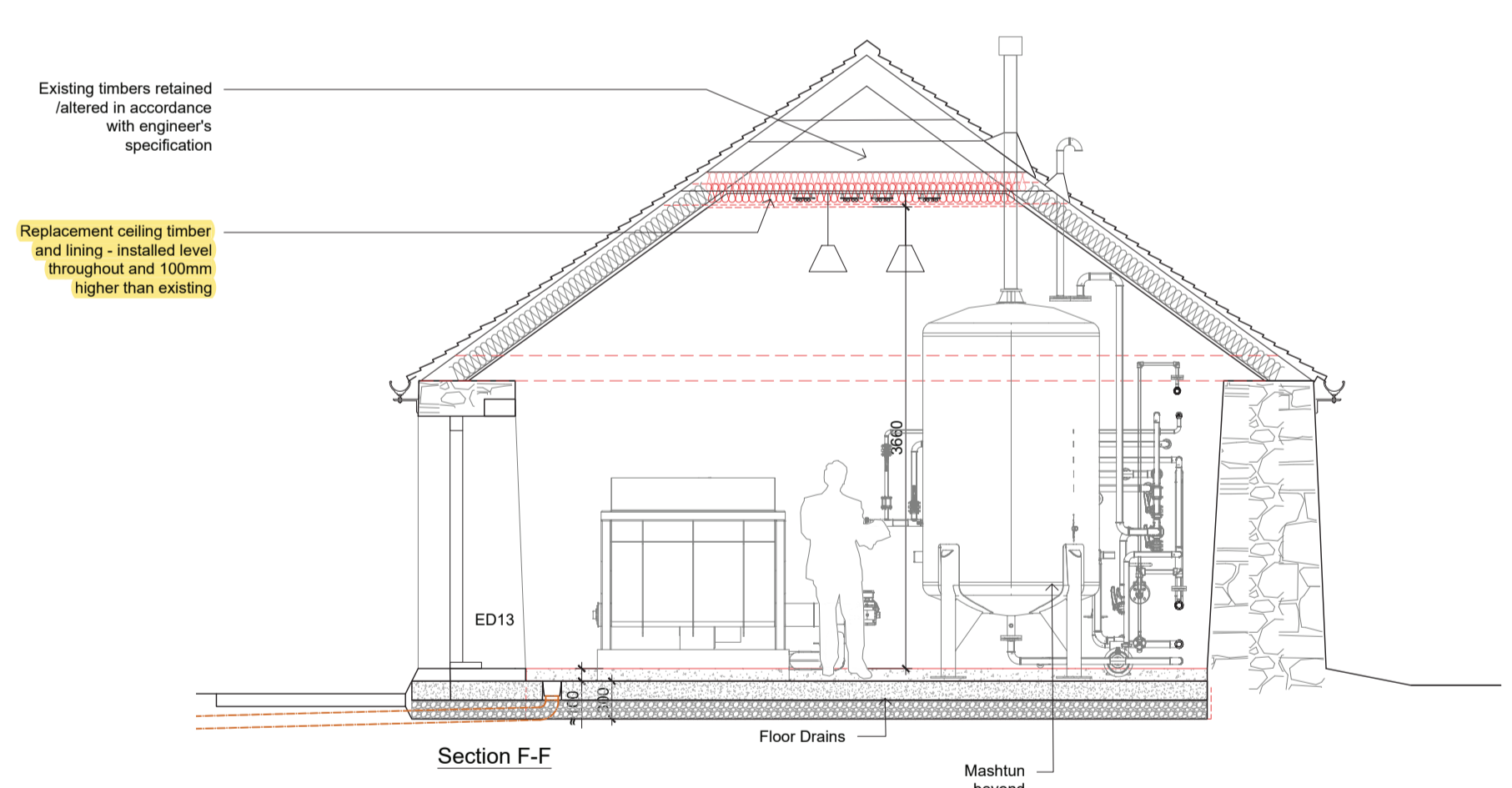
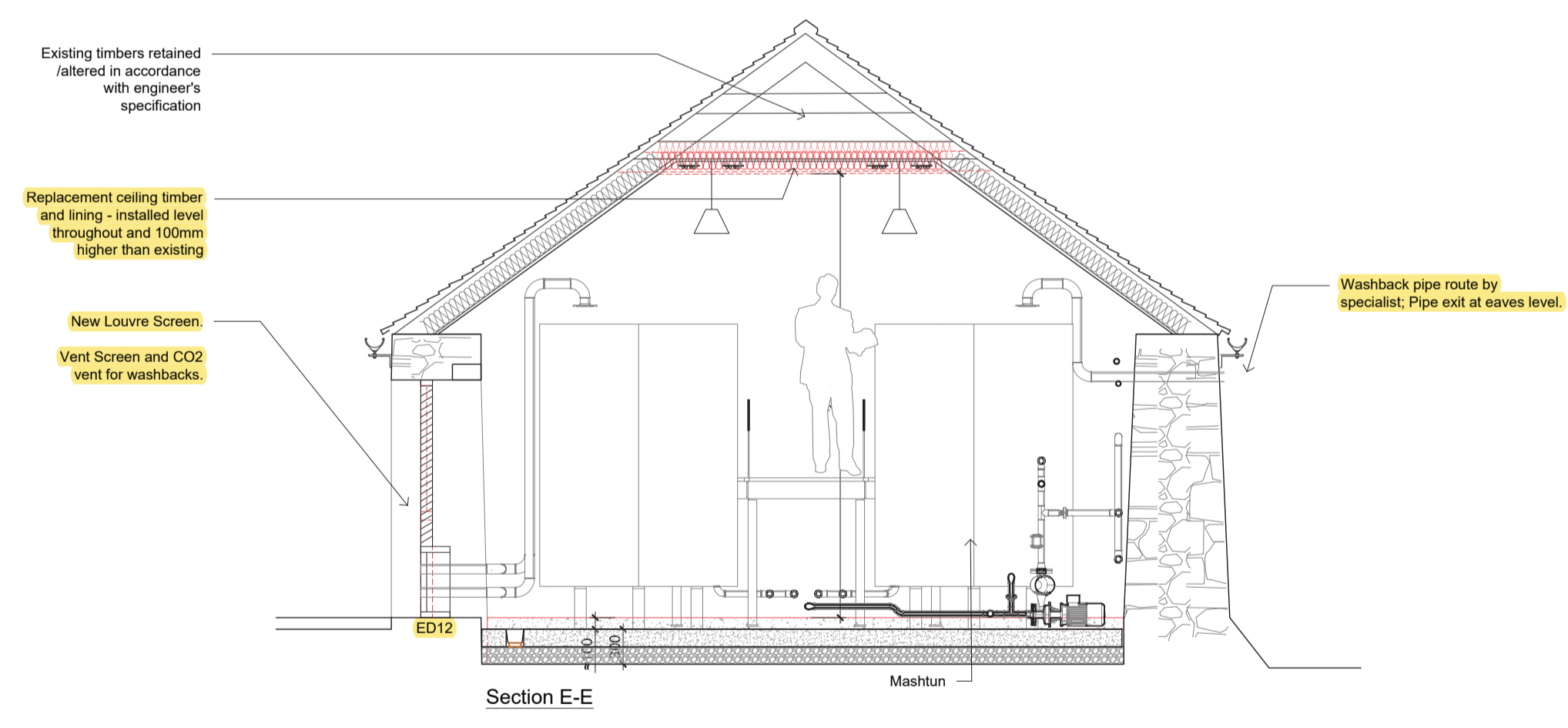
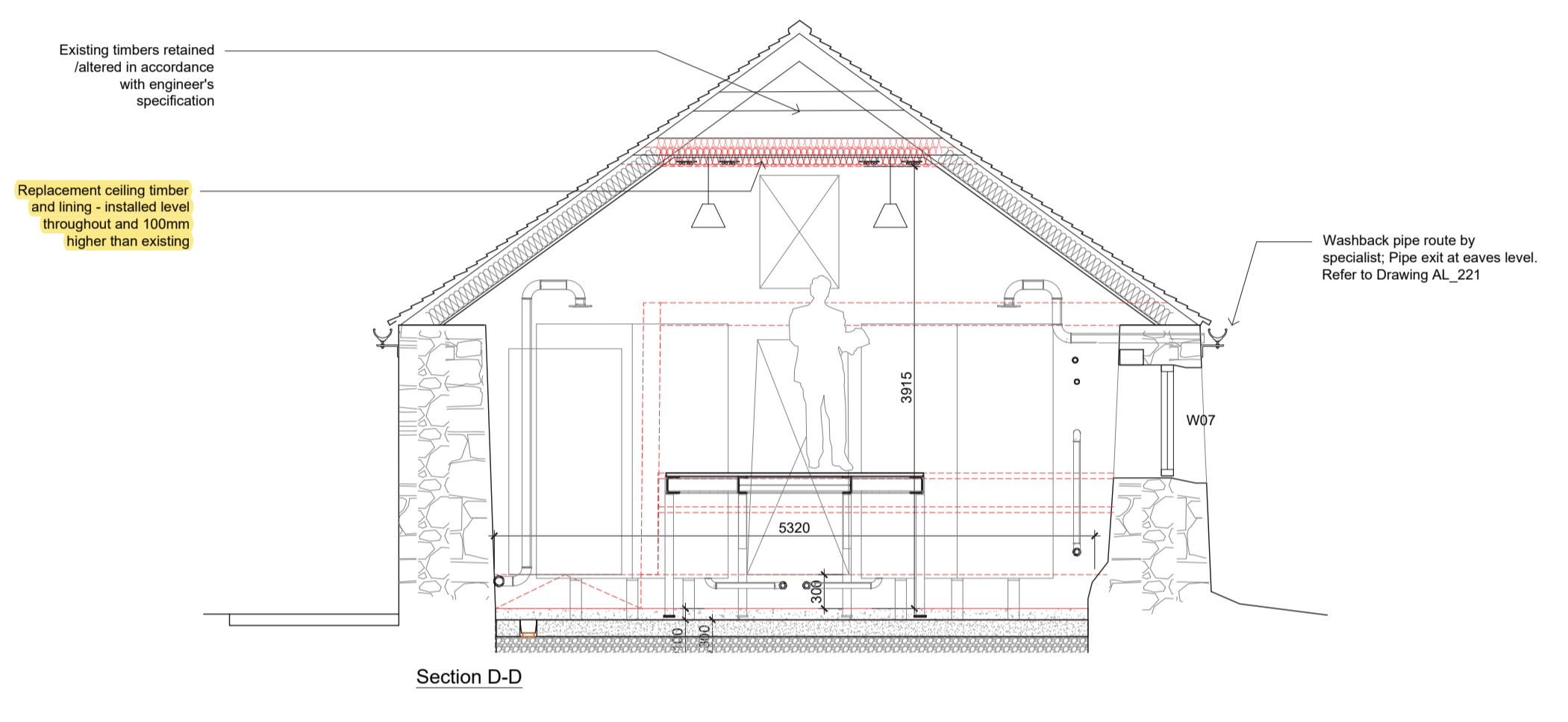
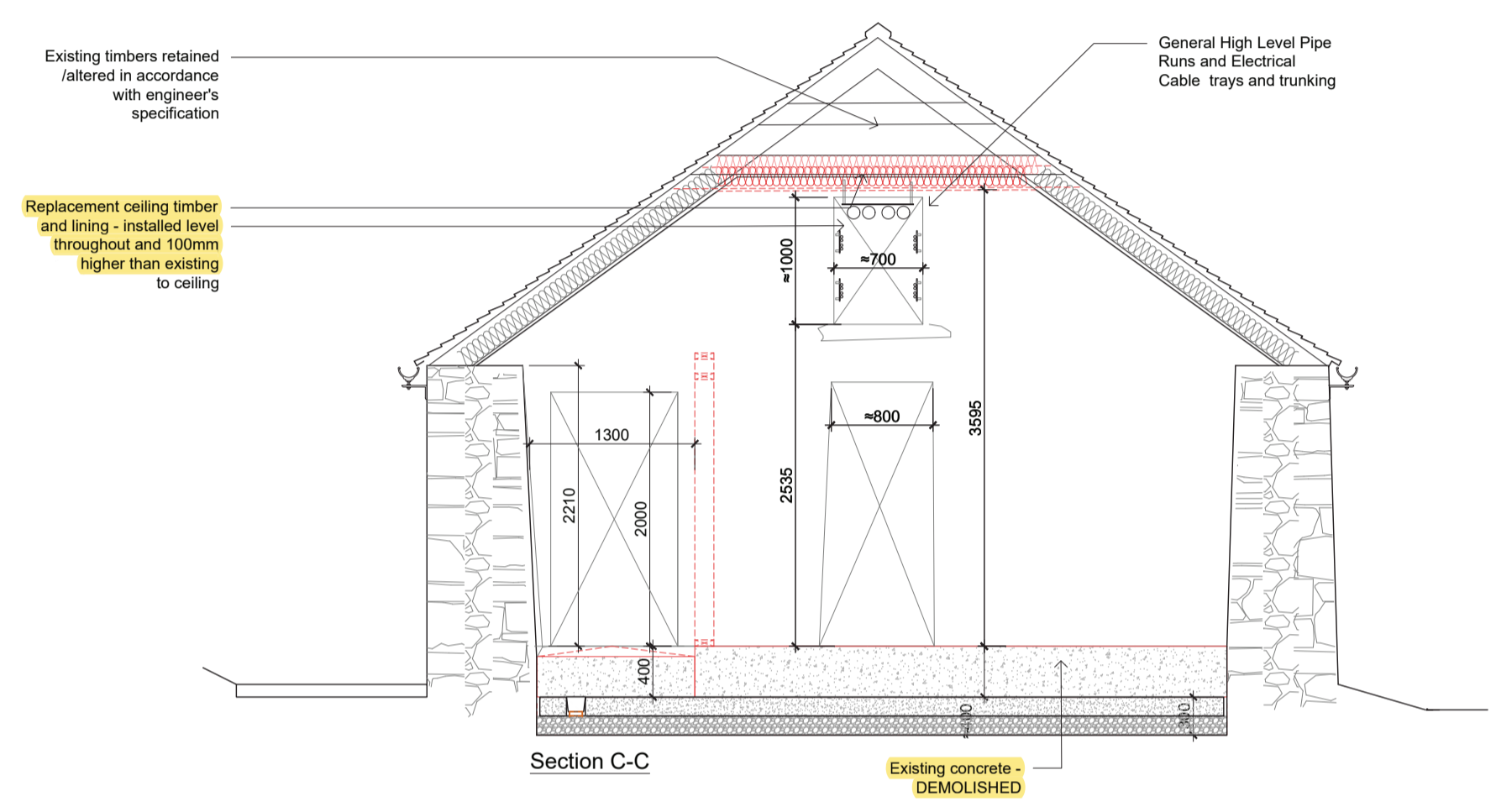
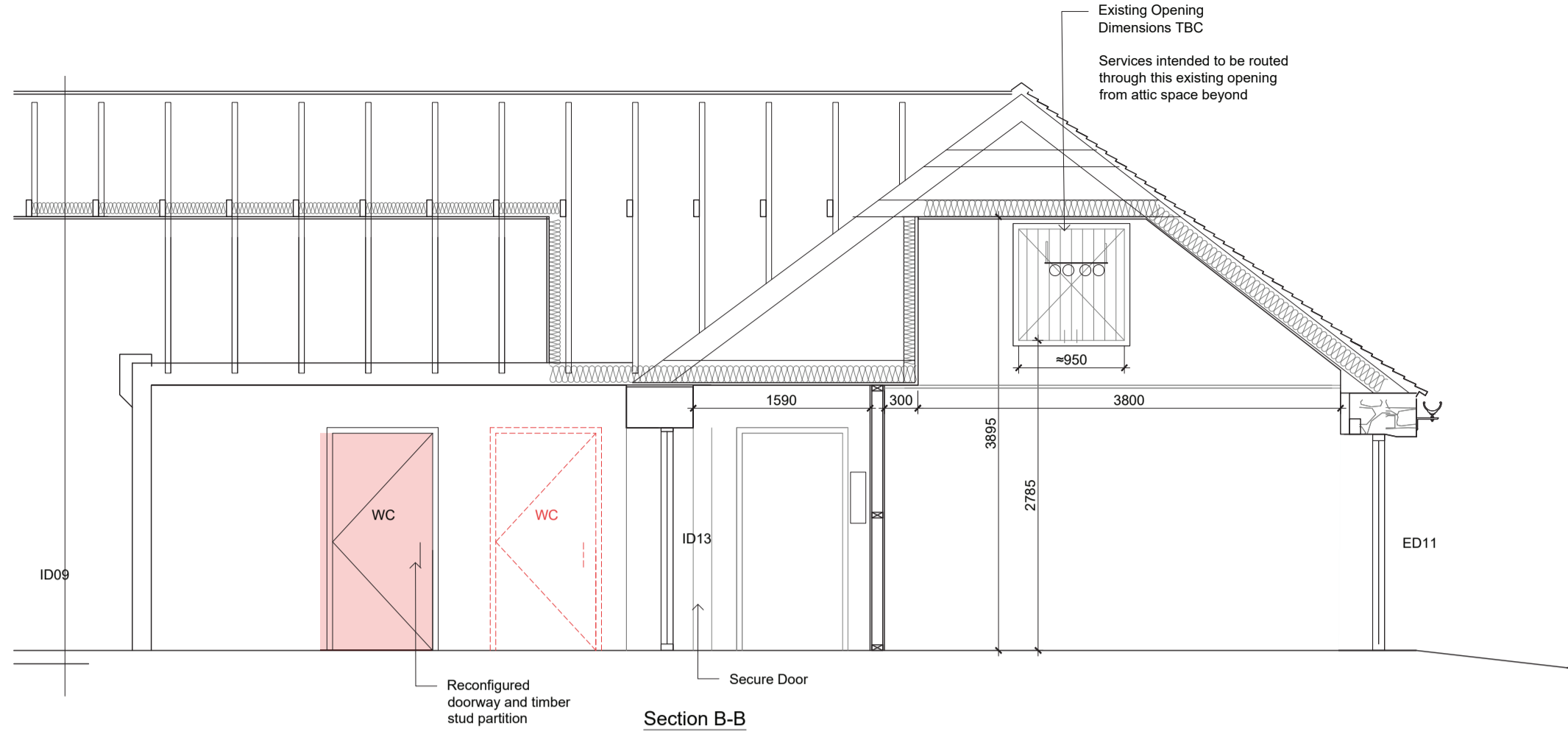
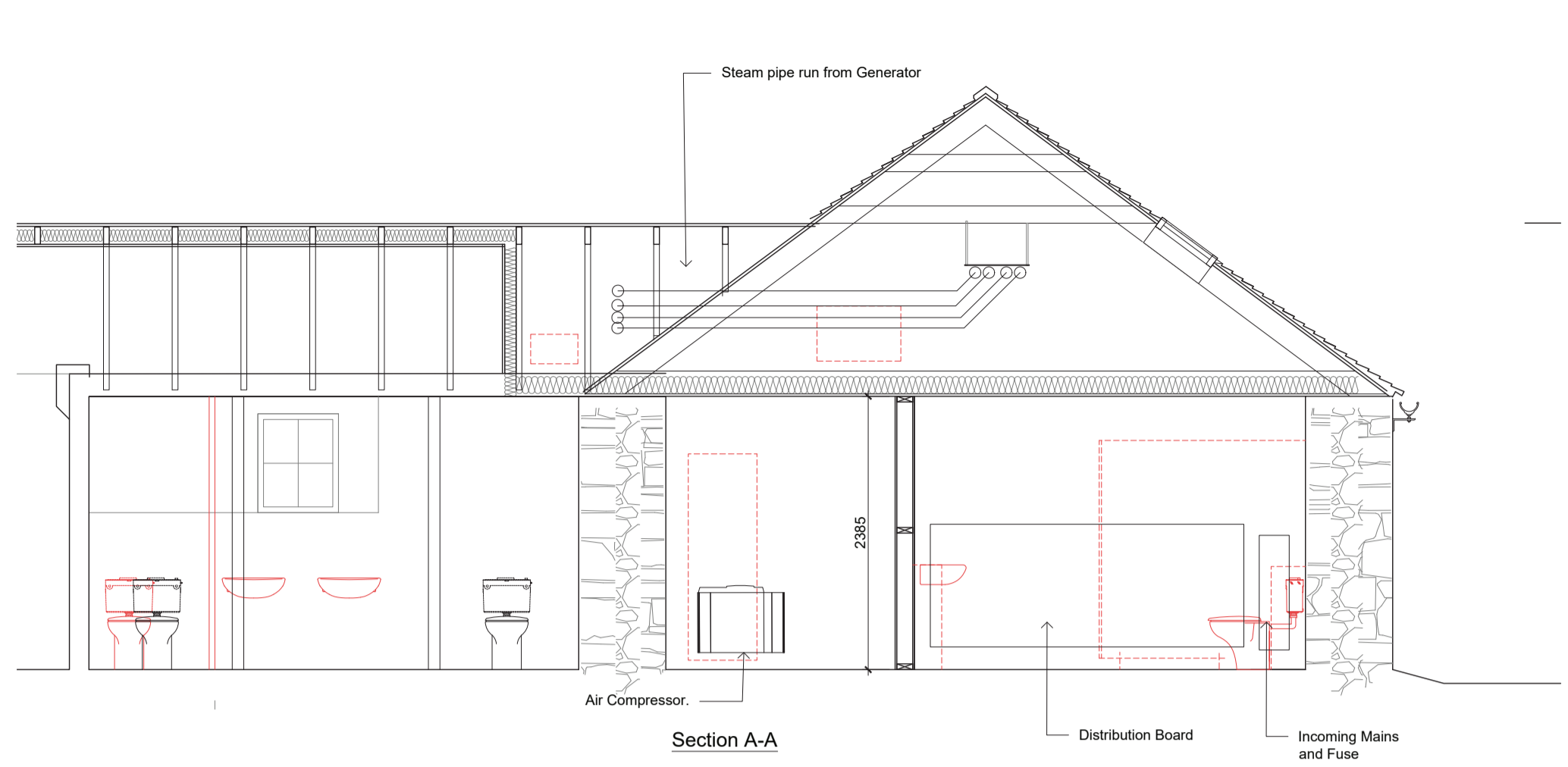
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PROJECT NO:	DRAWING NO:	REVISION:	
2313	2313_AL_402	B	

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5. IF IN DOUBT, ASK :)

DESIGNER RISK ASSESSMENT: 1 RESIDUAL RISKS 1

- TEMPORARY PROPPING OF ROOF STRUCTURE (MULTIPLE OPENINGS AND ALTERATIONS ARE REQUIRED)
- HANDLING OF RANDOM RUBBLE STONE (SIZES AND WEIGHTS CANNOT BE IDENTIFIED AT DESIGN STAGE)
- REMOVAL OF DEMOLITION MATERIAL VIA EXISTING DOORS
- DOWNTAKING WORKS AT DIFFERENT HEIGHTS AND ELEVATIONS
- LIMITED ACCESS AND EGRESS ROUTES



Works Requiring Consent are Highlighted YELLOW

B	Notation updated.	SD	31.01.24
A	Issued for Construction	SD	27.09.23
REV.	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

STUDIO HEBRIDES ARCHITECTURE
 Oban na Feidh, 19A Lochport, Isle of North Uist
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CLIENT: NORTH UIST DISTILLERY
 NUNTON STEADINGS
 ISLE OF BENBECULA
 HS3 3JA

SITE: NUNTON STEADINGS
 NUNTON BENBECULA

TITLE: North Wing Cross Sections			
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:50	18.08.23	SD	
PROJECT NO:	DRAWING NO:	REVISION:	
2313	2313_AL_300	B	

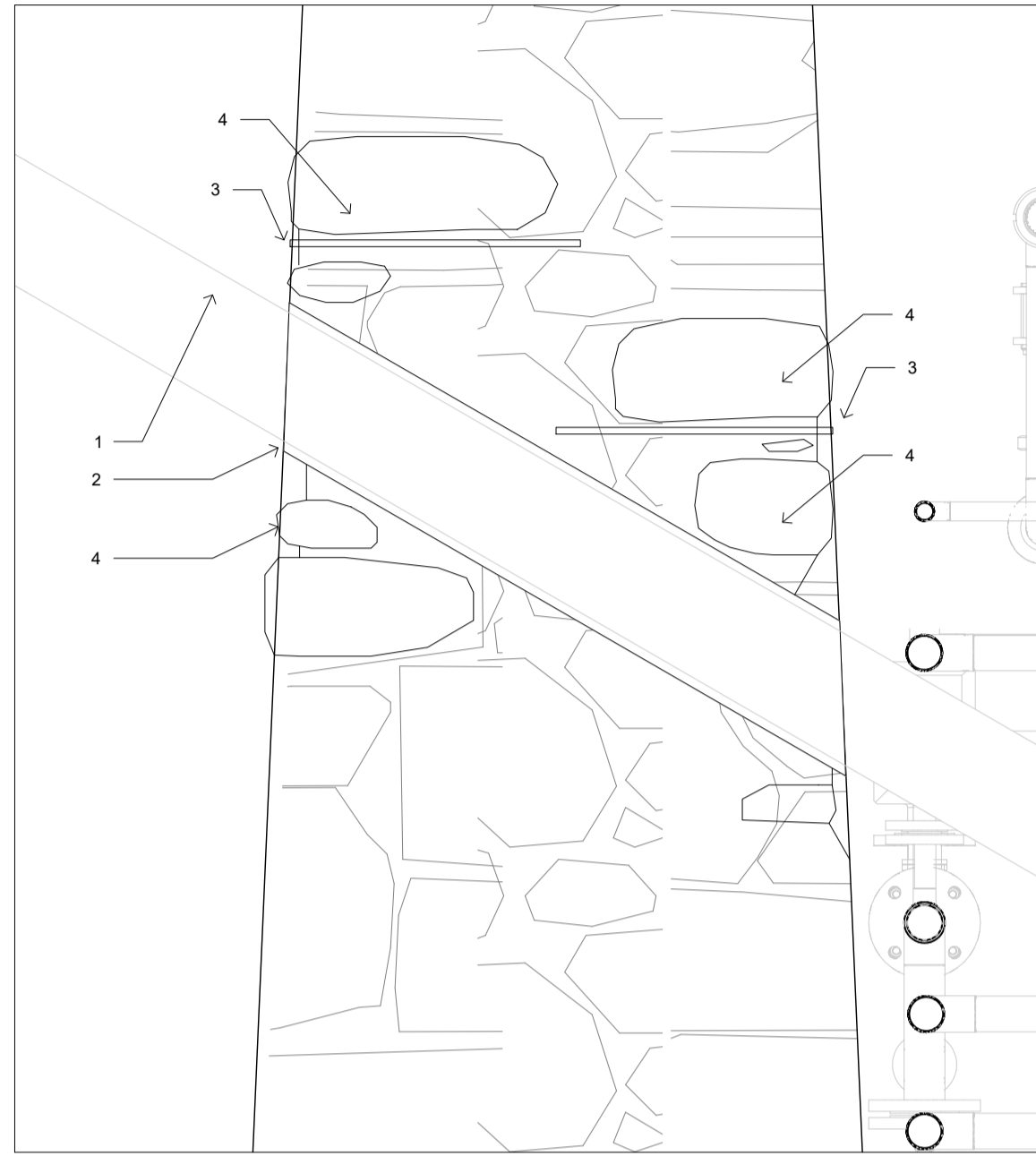
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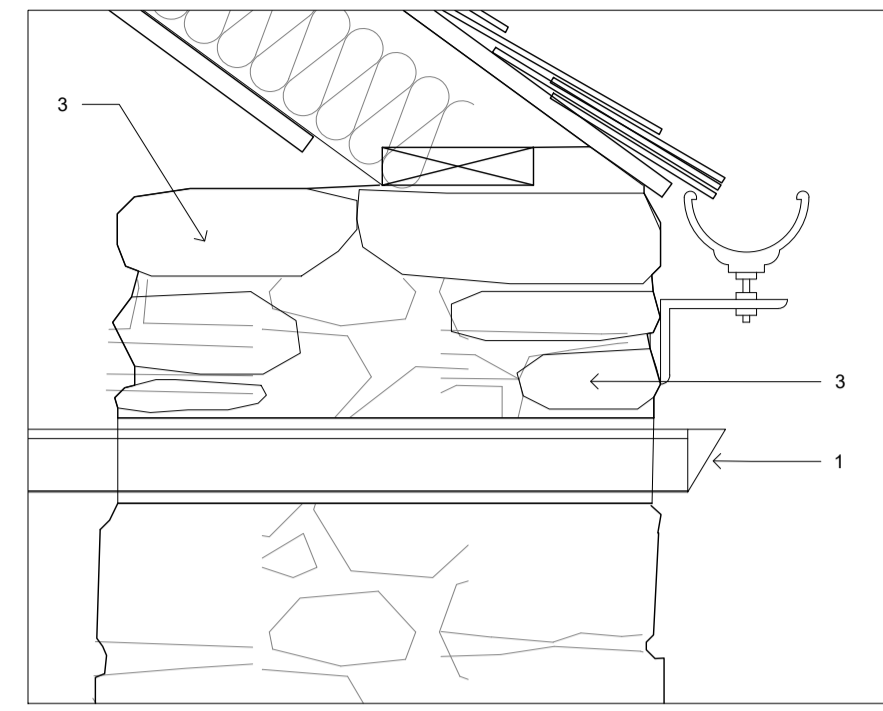
- LIKELY REQUIREMENT FOR HANDWORK DUE TO HISTORIC FABRIC
- HANDLING OF RANDOM RUBBLE STONE (SIZES AND WEIGHTS CANNOT BE IDENTIFIED AT DESIGN STAGE)
- REMOVAL OF DEMOLITION MATERIAL VIA EXISTING DOORS
- DOWNTAKING WORKS AT DIFFERENT HEIGHTS AND ELEVATIONS
- LIMITED ACCESS AND EGRESS ROUTES

CONTRACTOR METHOD STATEMENT REQUIRED
- LIKELY REQUIREMENT FOR HANDWORK DUE TO HISTORIC FABRIC
- HANDLING OF RANDOM RUBBLE STONE (SIZES AND WEIGHTS CANNOT BE IDENTIFIED AT DESIGN STAGE)



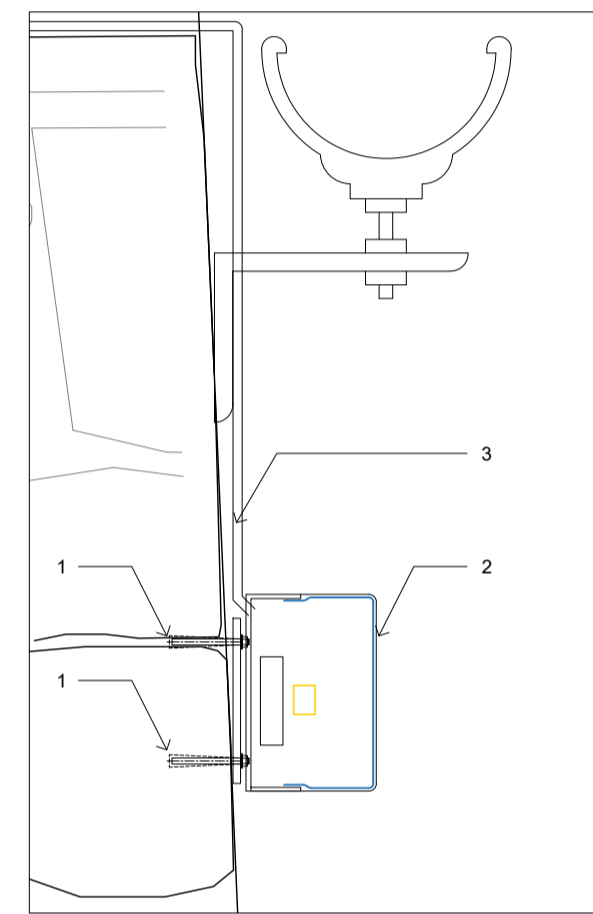
DETAIL 1 - Draff Screw Core 1:10

1. Draff Screw - Diameter TBC by Specialist Supplier - approximately 200mm assumed
 - 1.1. Angle to be determined on site with specialist supplier.
2. Sealed joint to allow for movement. Lime Based Proprietary Product.
3. Stone Support Bar to control any dropping of rubble fill
4. Areas of rebuilt stone to facilitate angled service penetration, refer to drawing E_100 for Lime based Stonework Repairs



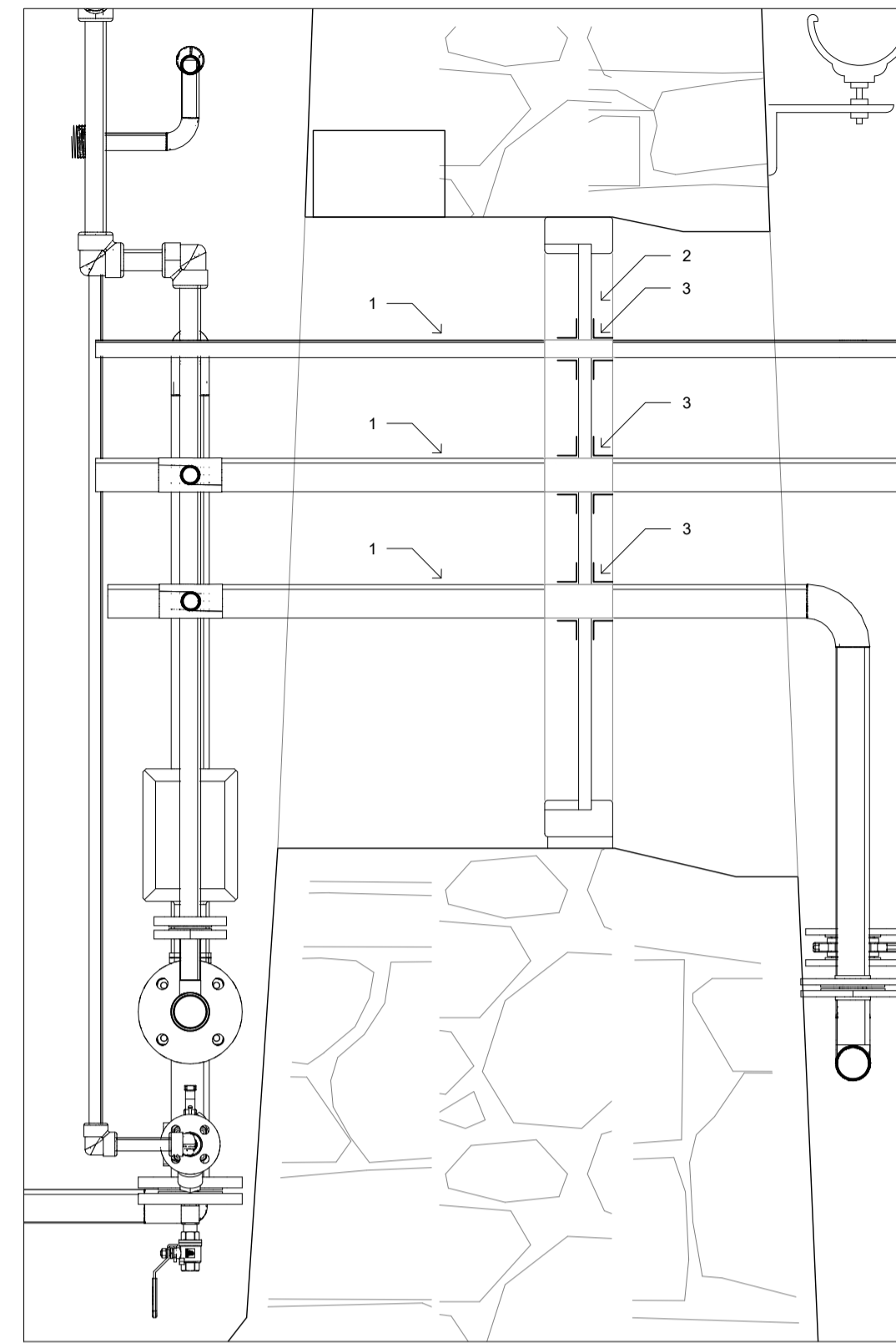
DETAIL 2 - High Level Vent Pipe 1:10

1. Vent Pipe - Diameter TBC by Specialist Supplier - approximately 100mm assumed
2. Sealed joint to allow for movement. Lime Based Proprietary Product.
3. Assumed areas of rebuilt stone to facilitate service penetration, refer to drawing E_100 for Lime based Stonework Repairs



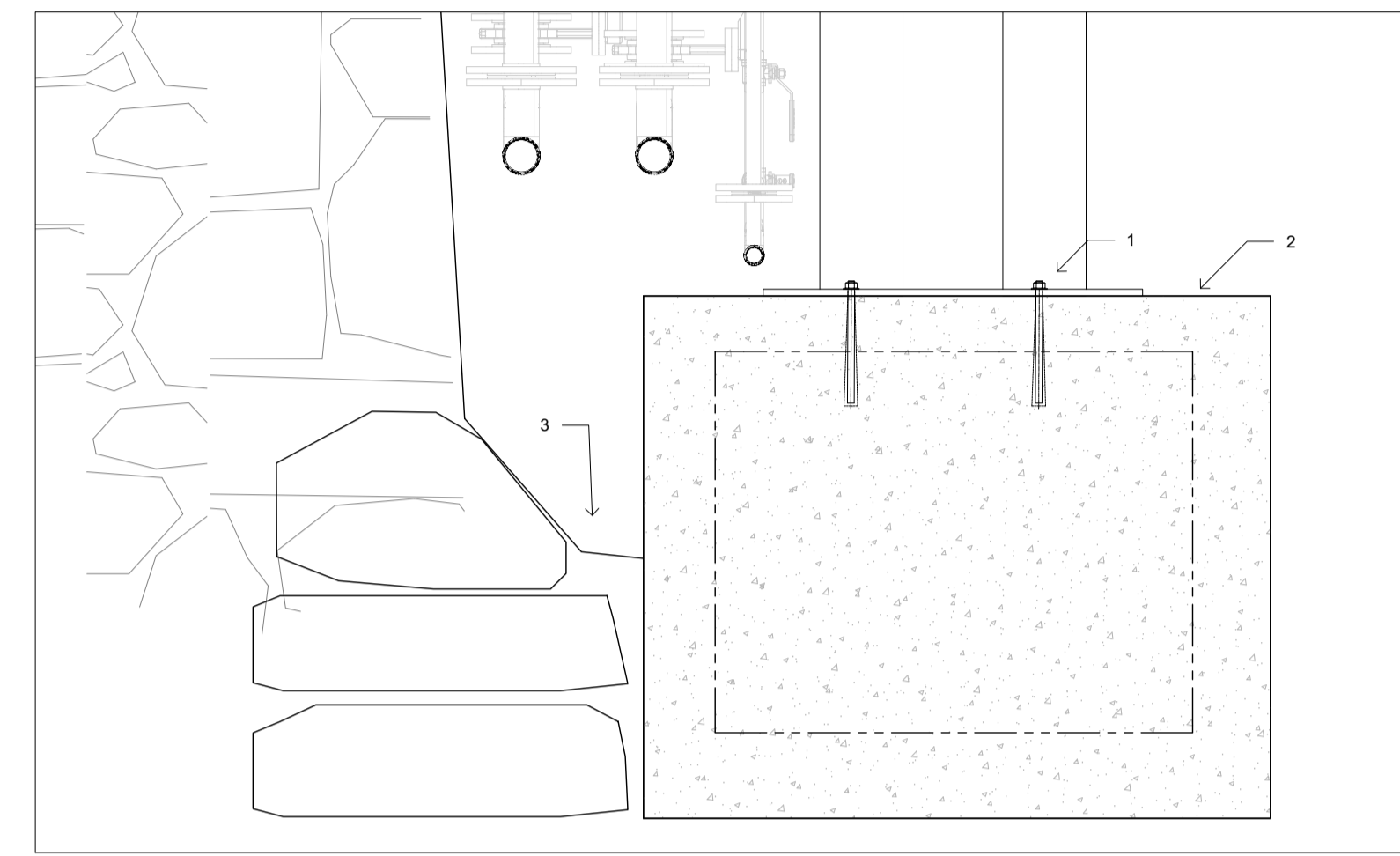
DETAIL 3 - Typical Light Fitting 1:5

1. A4 / 316 grade stainless steel screws in expanding plastic sleeves to isolate fixings from stone and mortar.
2. In accordance with BS8539: 2012 fixings should not generally be installed into the mortar bed but if required for listed building then any fixing should be larger than the actual mortar bed.
3. Light Fitting
4. Cable runs taken up to wall head, behind gutter.



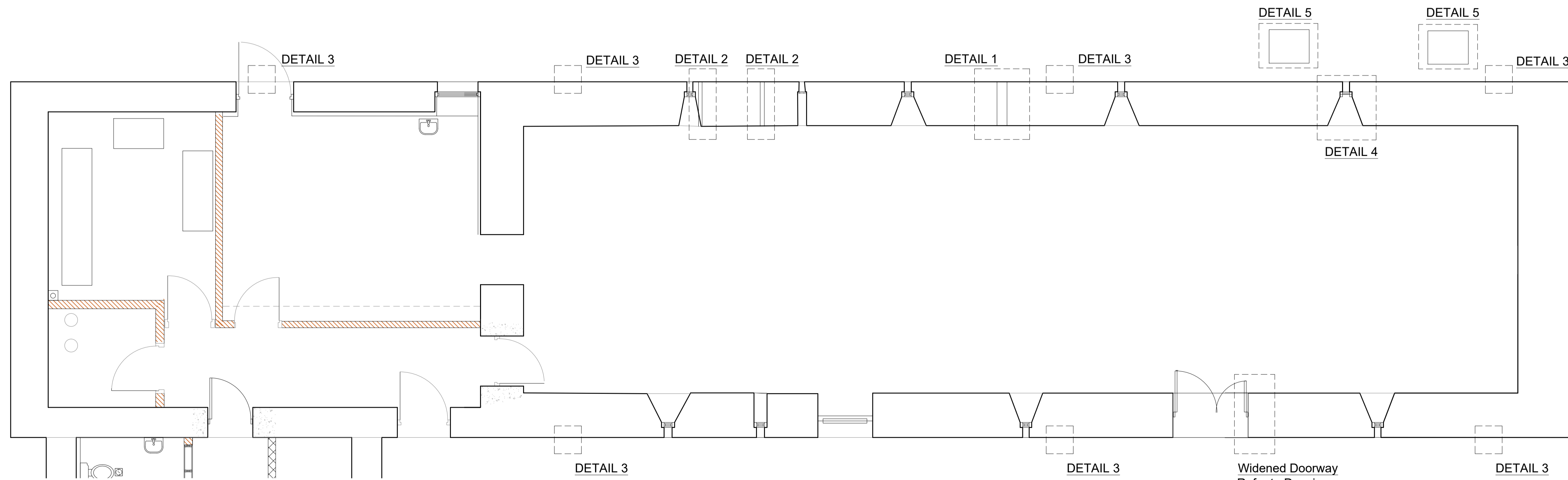
DETAIL 4 - Spirit Pipe Interface 1:10

1. Spirit Pipes Taken through existing opening.
2. Existing window "reglazed" with 12mm Calcium Silicate Board to receive paint finish.
3. Existing Window Frame to Remain in place and be redecorated.
4. Stainless Steel Pipe Collars by Specialist



DETAIL 5 - Condenser Plinths 1:10

1. Steel Framework by Specialist sitting on concrete plinth - additional wall supports not required.
2. Concrete base as specified by Structural Engineer.
3. Proposed gap between new Concrete flooring and existing building fabric - Existing Footing not disturbed.



**WALL LAYOUT
1:50**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

**STUDIO HEBRIDES
ARCHITECTURE**

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CLIENT:
**NORTH UIST DISTILLERY
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ISLE OF BENBECULA
HS3 3JA**

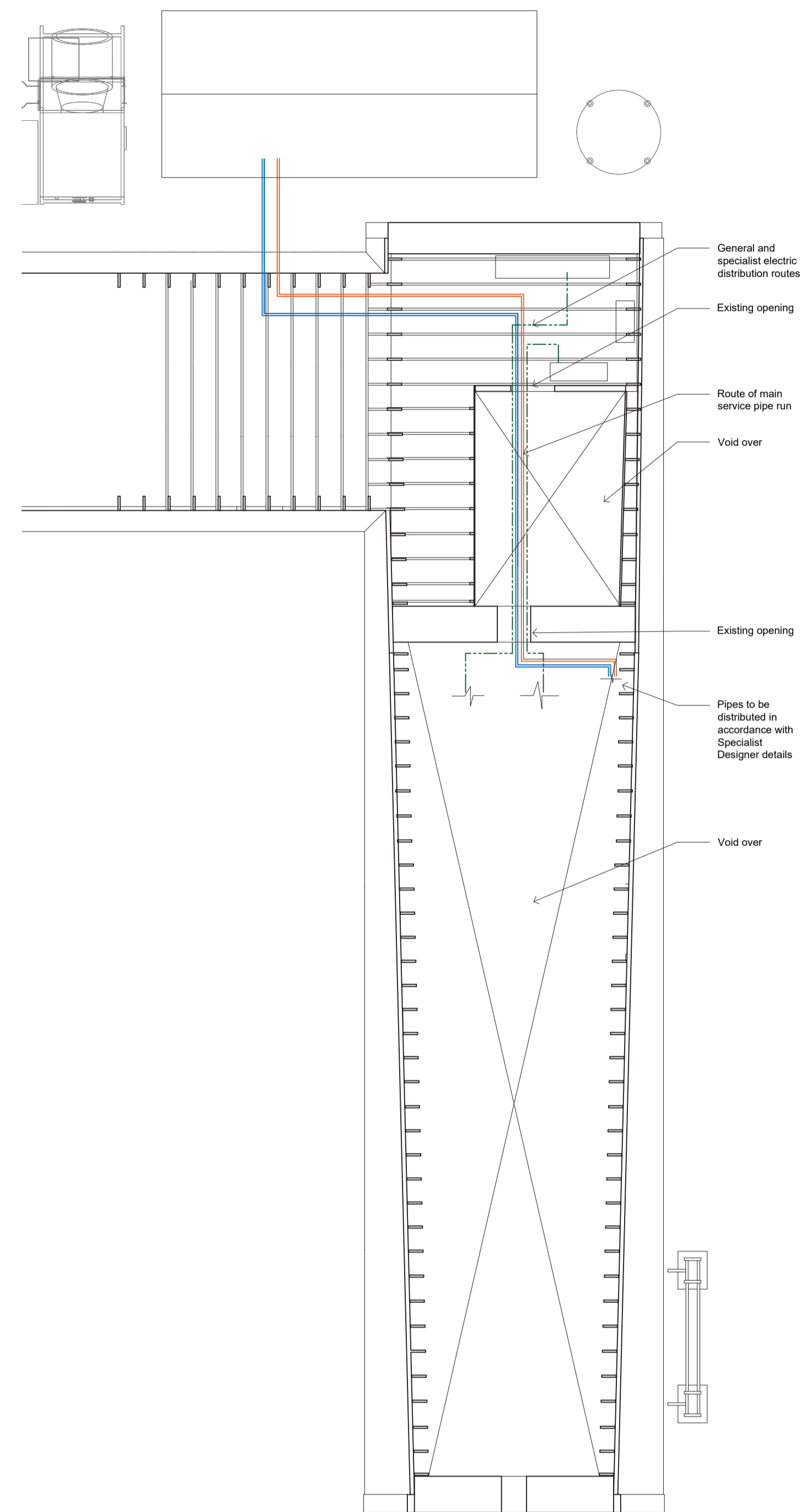
SITE:
**NUNTON STEADINGS
NUNTON BENBECULA**

TITLE:
**Wall Layout
and Details**

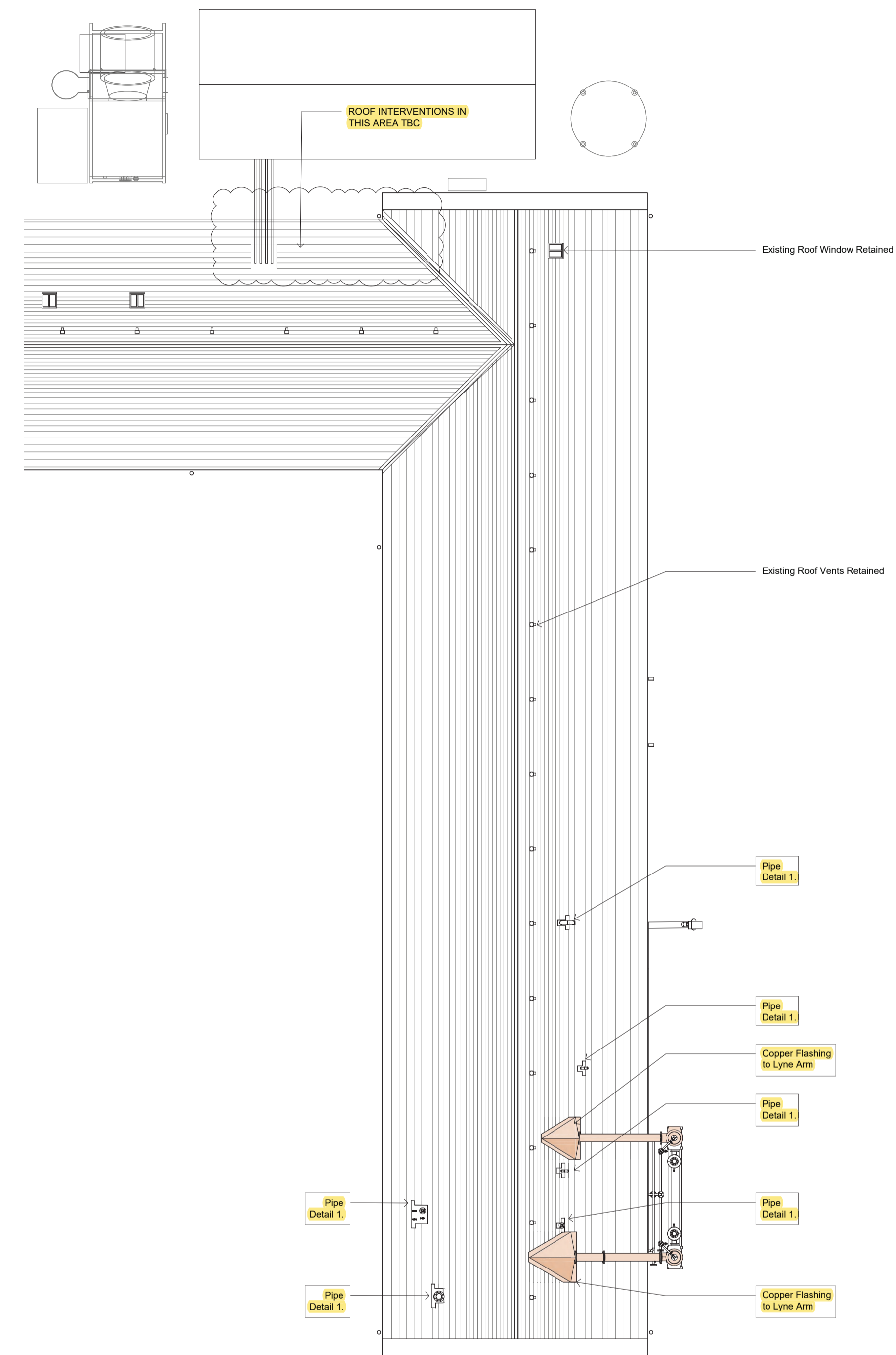
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PROJECT NO: 2313	DRAWING NO: 2313_AL_221	REVISION:	

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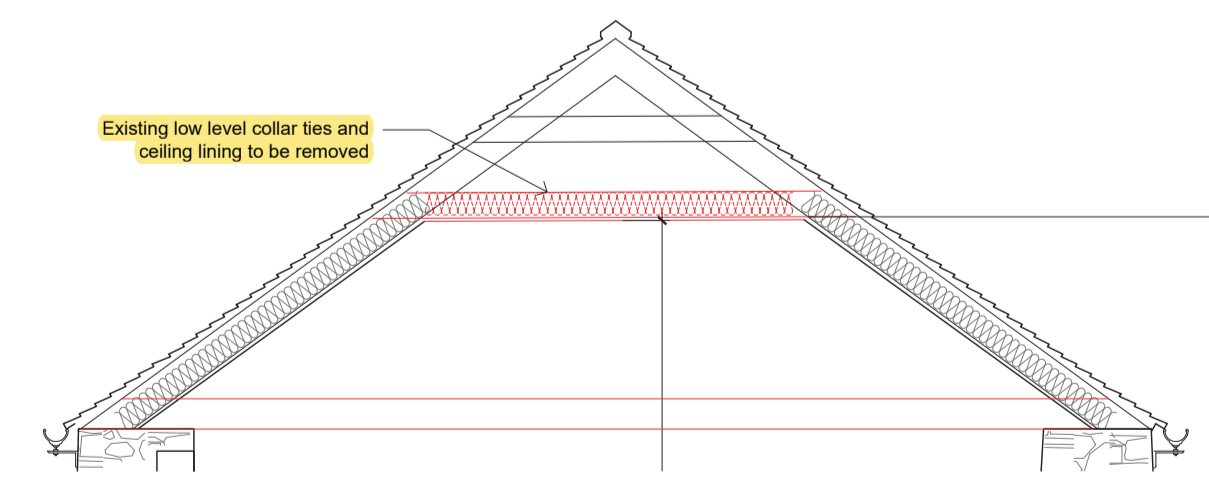
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5. IF IN DOUBT, ASK !



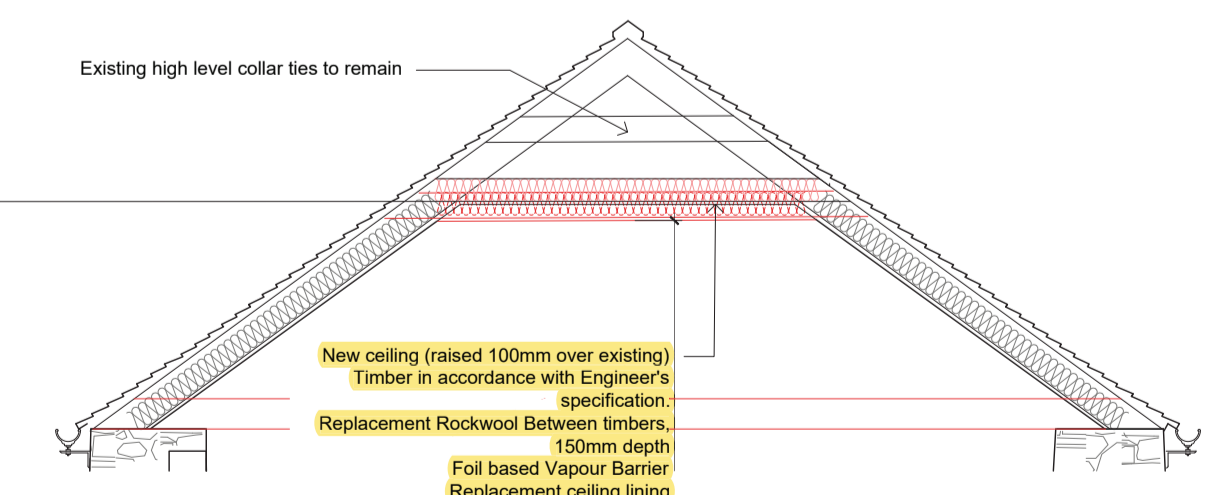
ATTIC LAYOUT
1:100



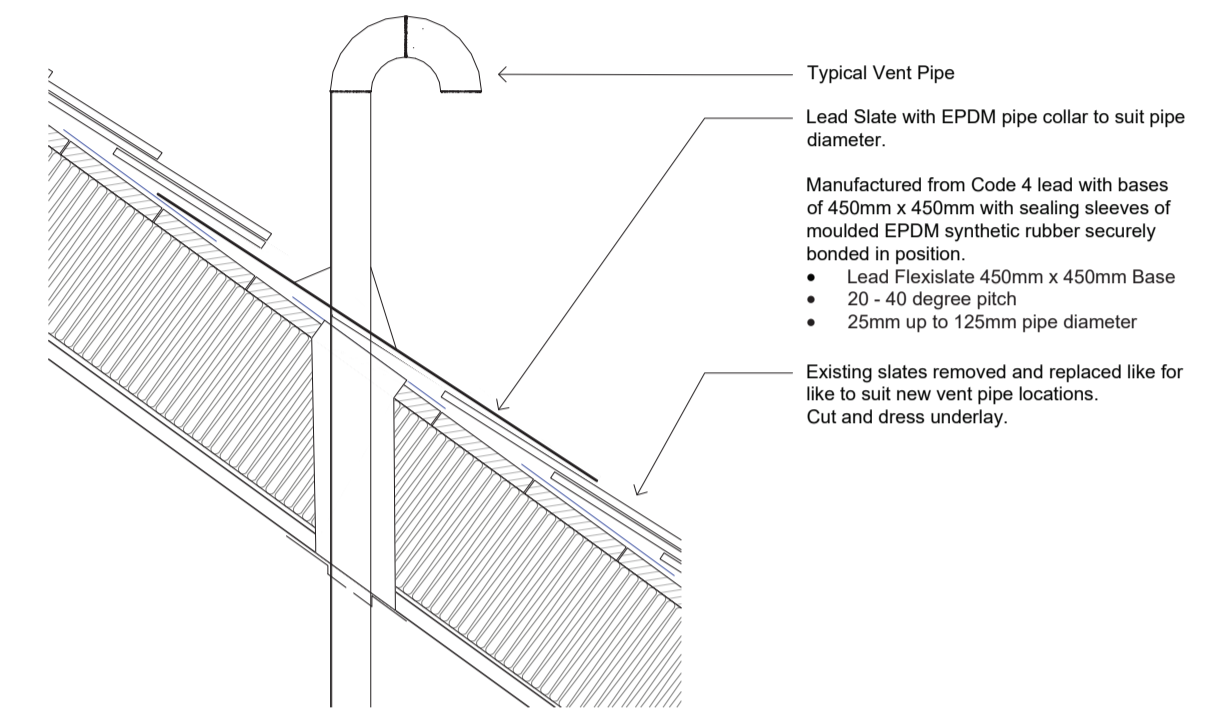
ROOF LAYOUT
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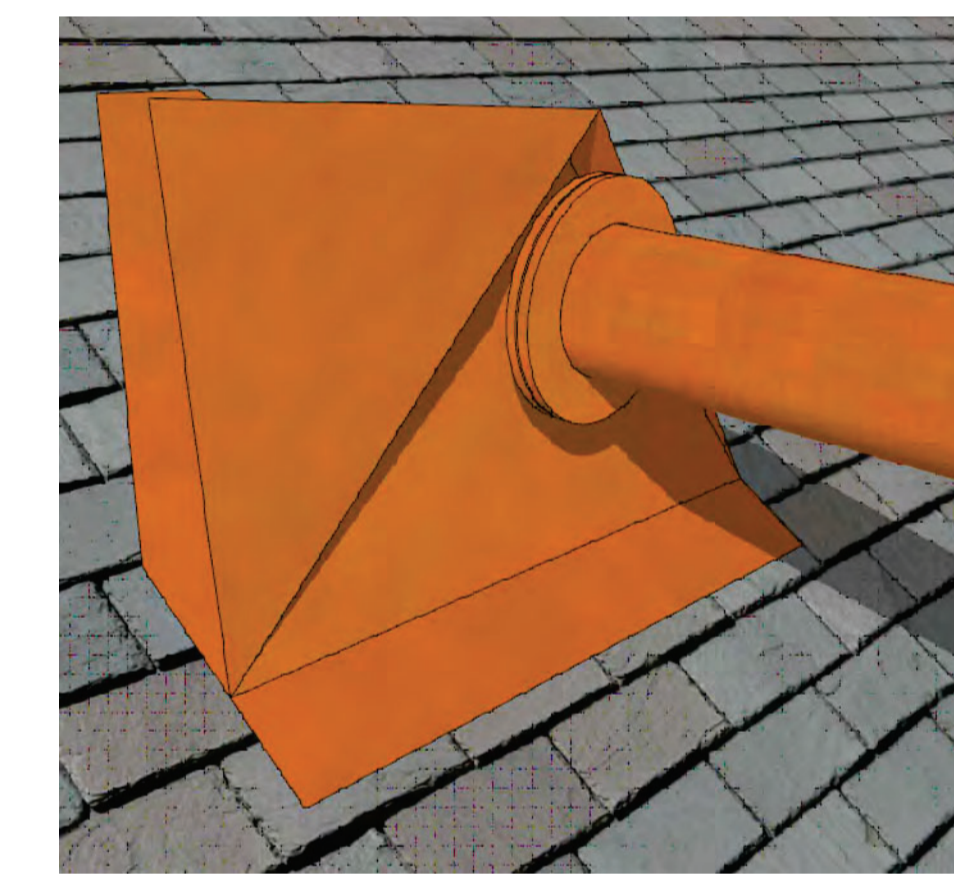
Existing Roof Truss Arrangement
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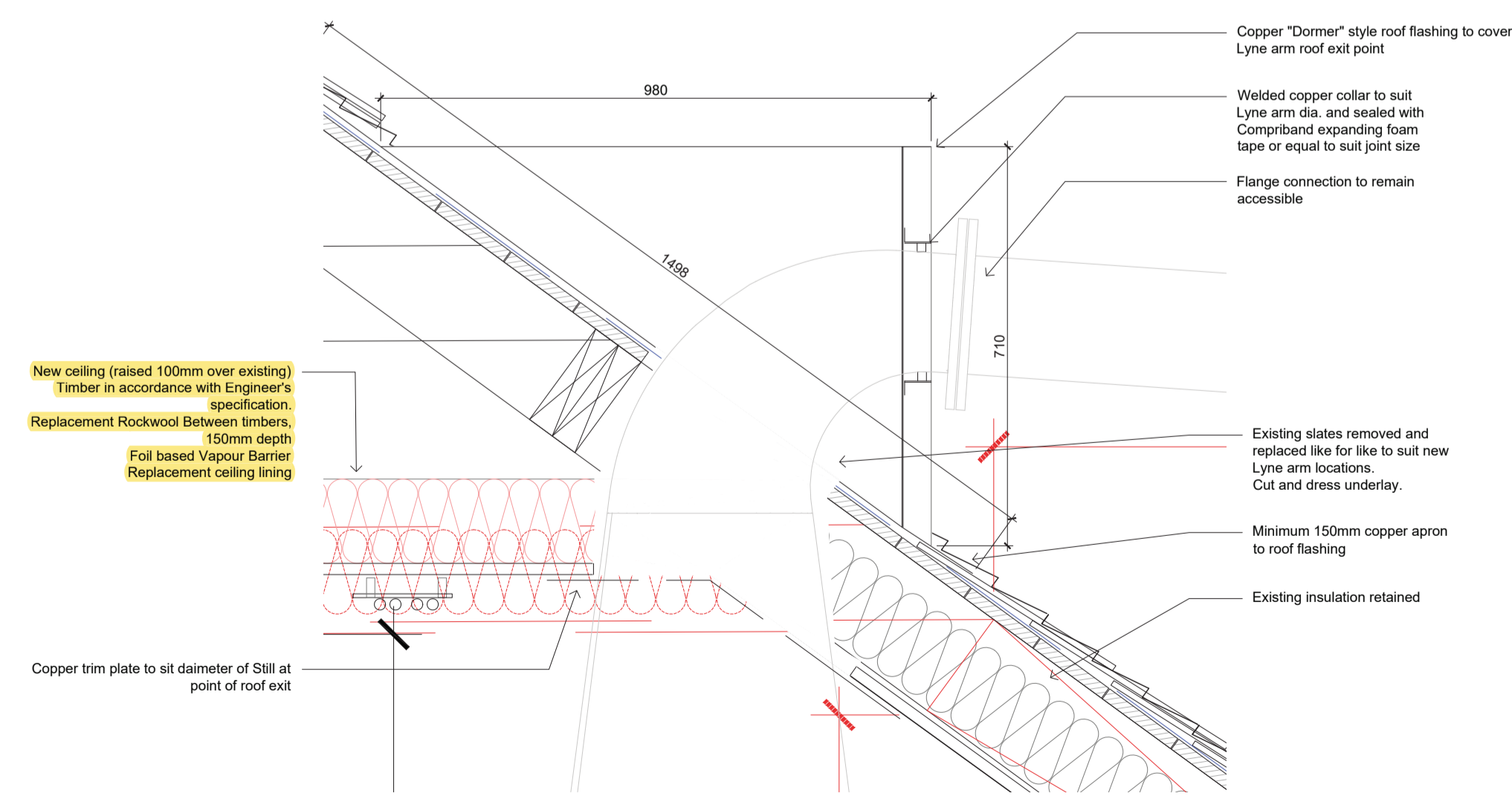
Proposed Roof Truss Arrangement
1:50



DETAIL 1
TYPICAL VENT PIPE
1:10



Works Requiring Consent are Highlighted YELLOW



DETAIL 2
TYPICAL VENT PIPE SECTION
1:10

A Plant Layout Revised. Notation added. Issued for Construction SD 31.01.24

REV.	DESCRIPTION	BY:	DATE:
STATUS: CONSTRUCTION			

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CLIENT: NORTH UIST DISTILLERY
NUNTON STEADINGS
ISLE OF BENBECULA
HS3 3JA

SITE: NUNTON STEADINGS
NUNTON BENBECULA

TITLE: Roof Layout and Details

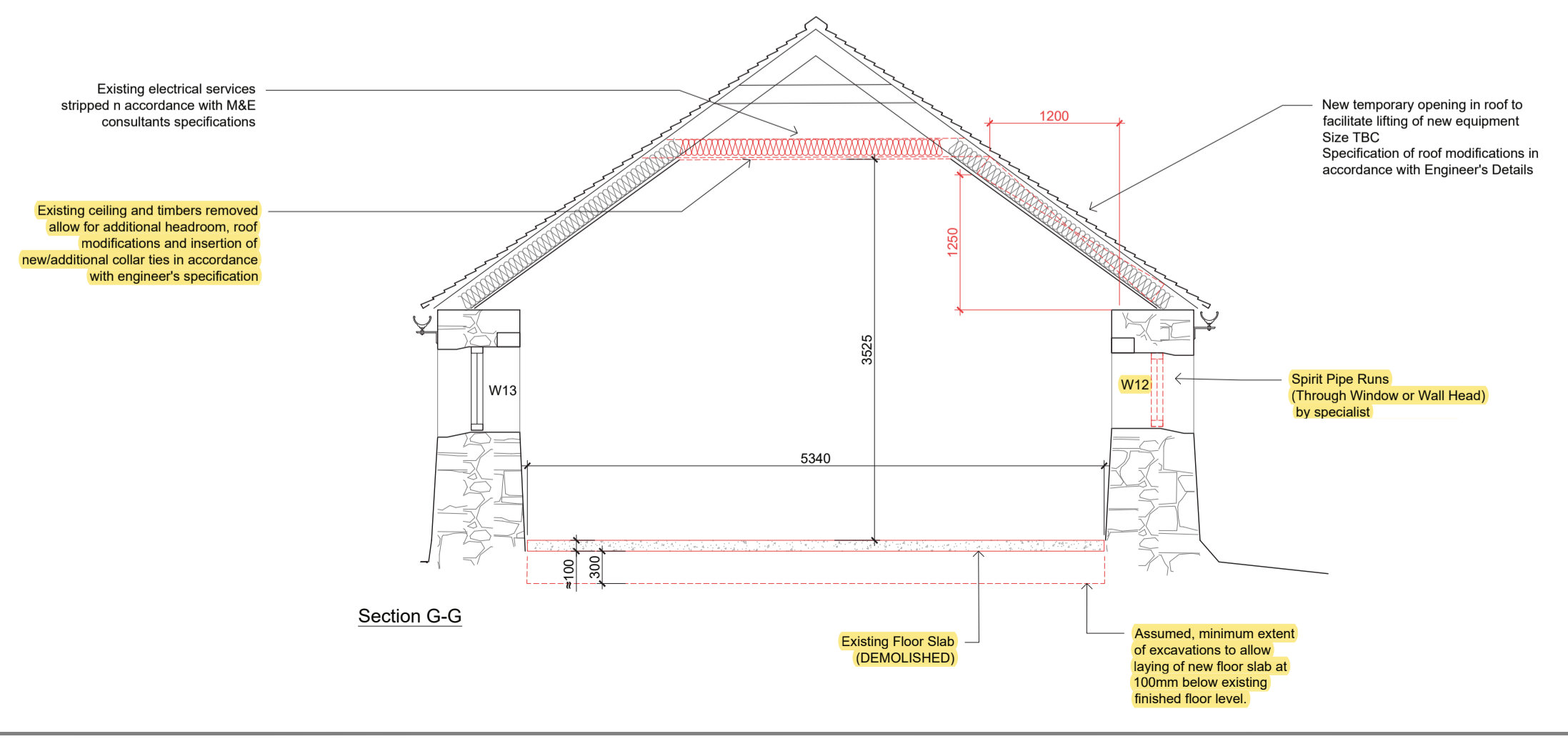
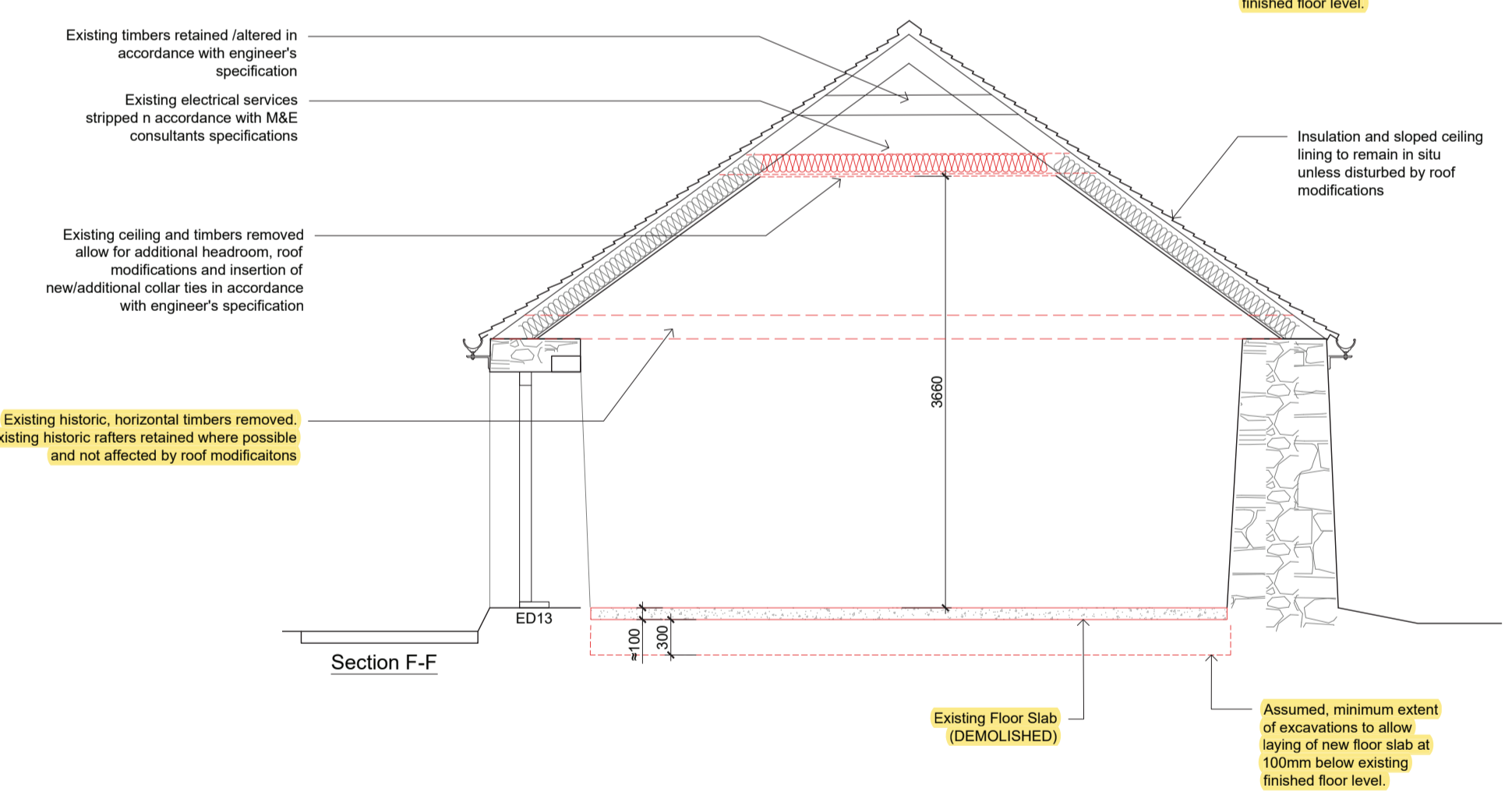
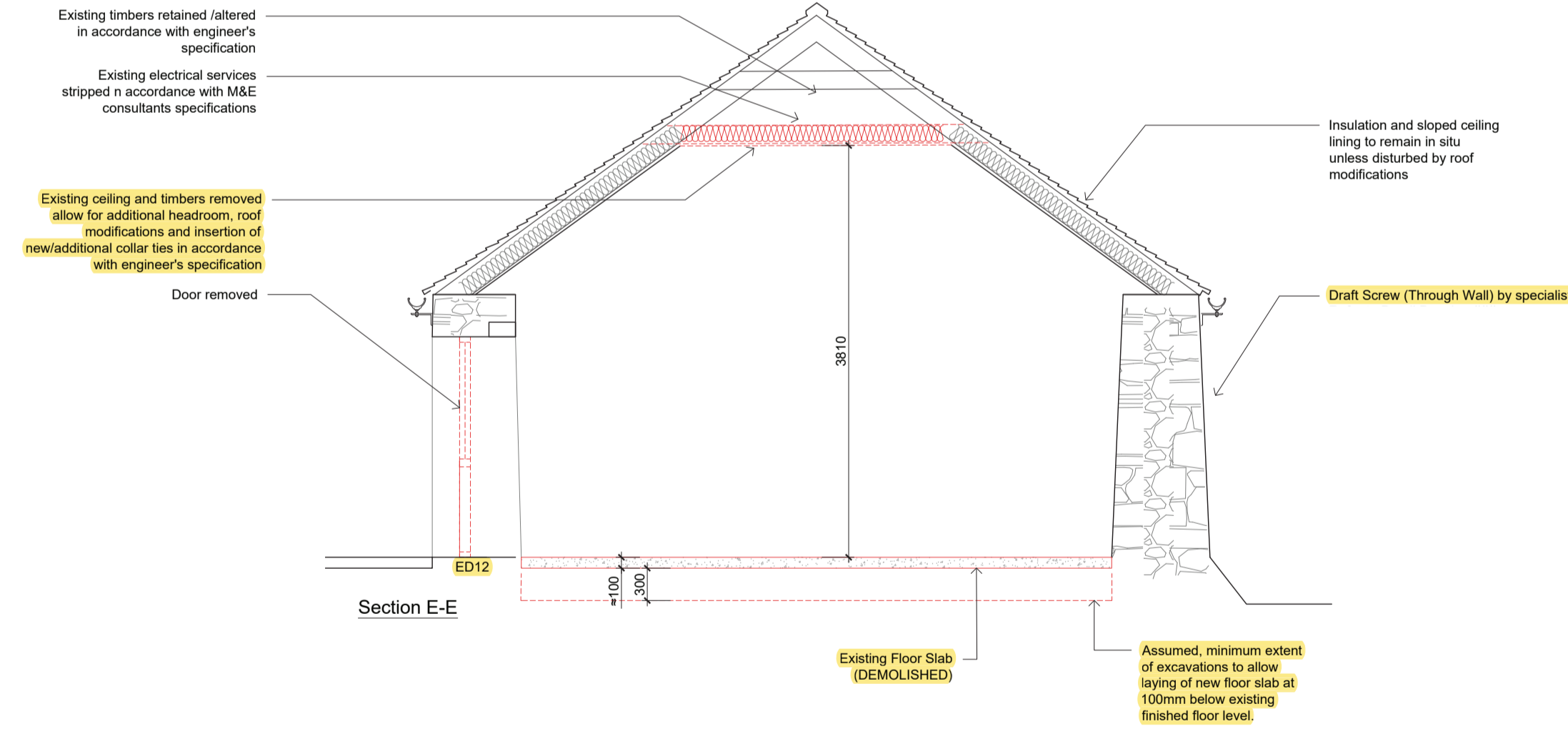
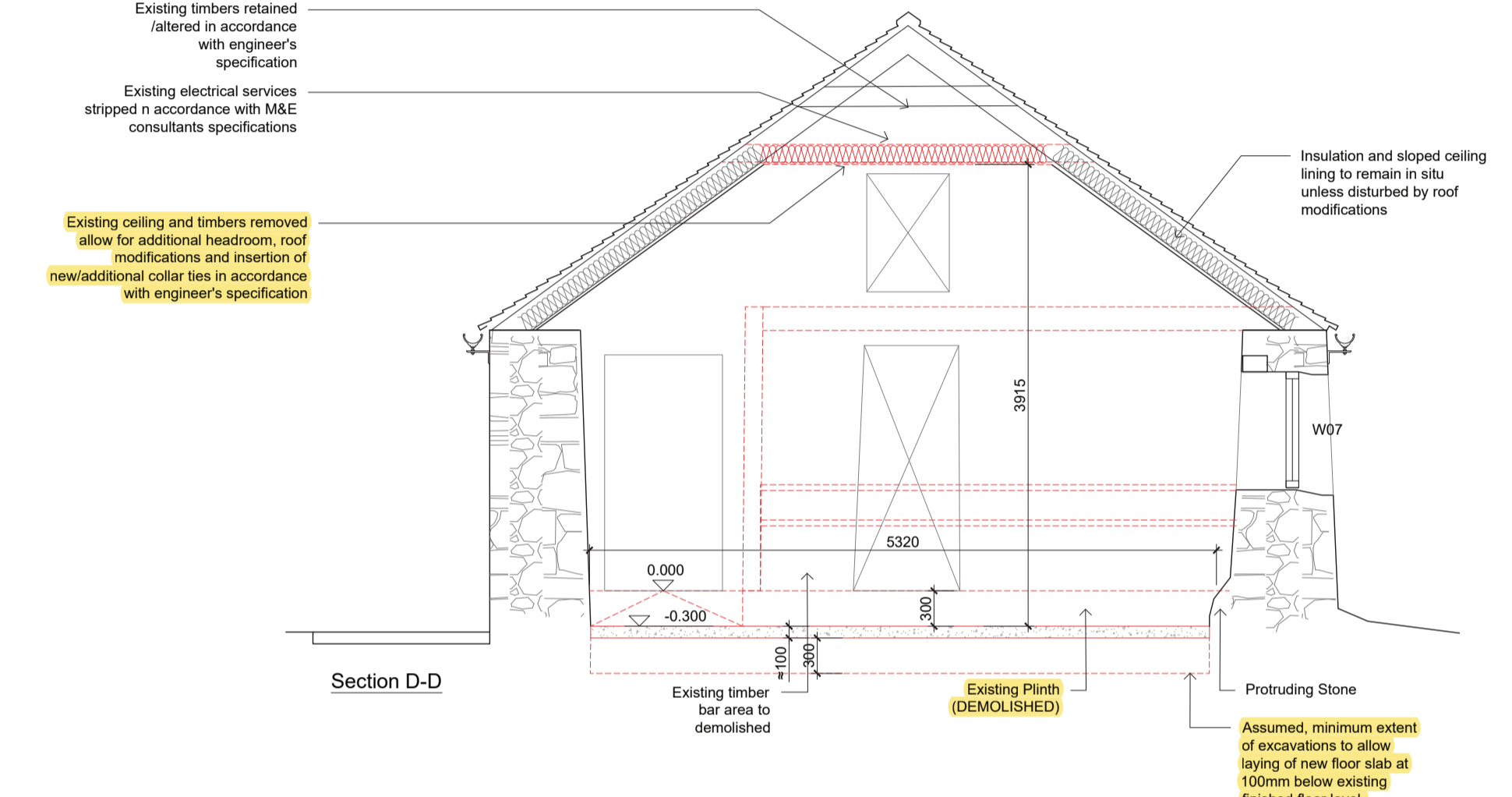
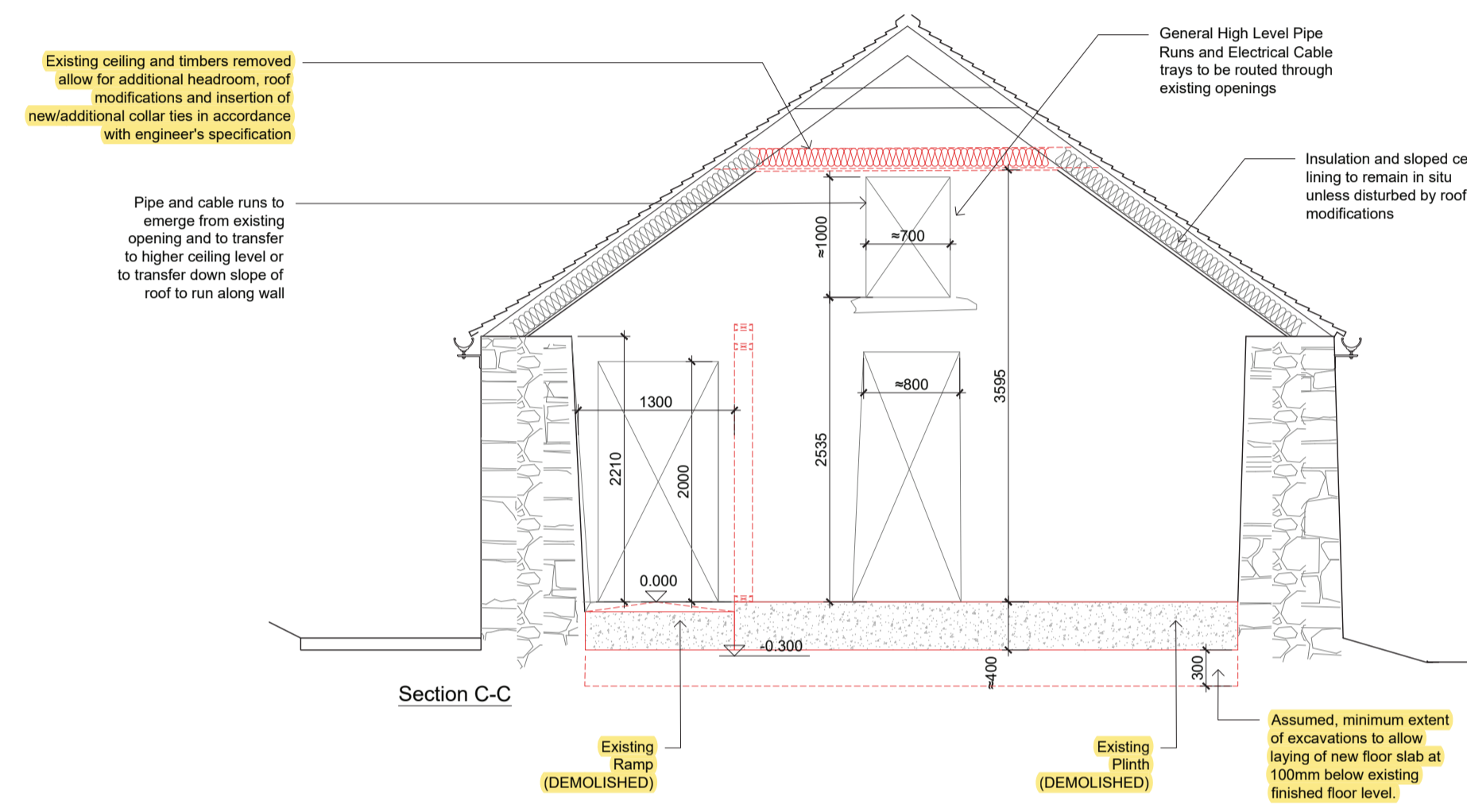
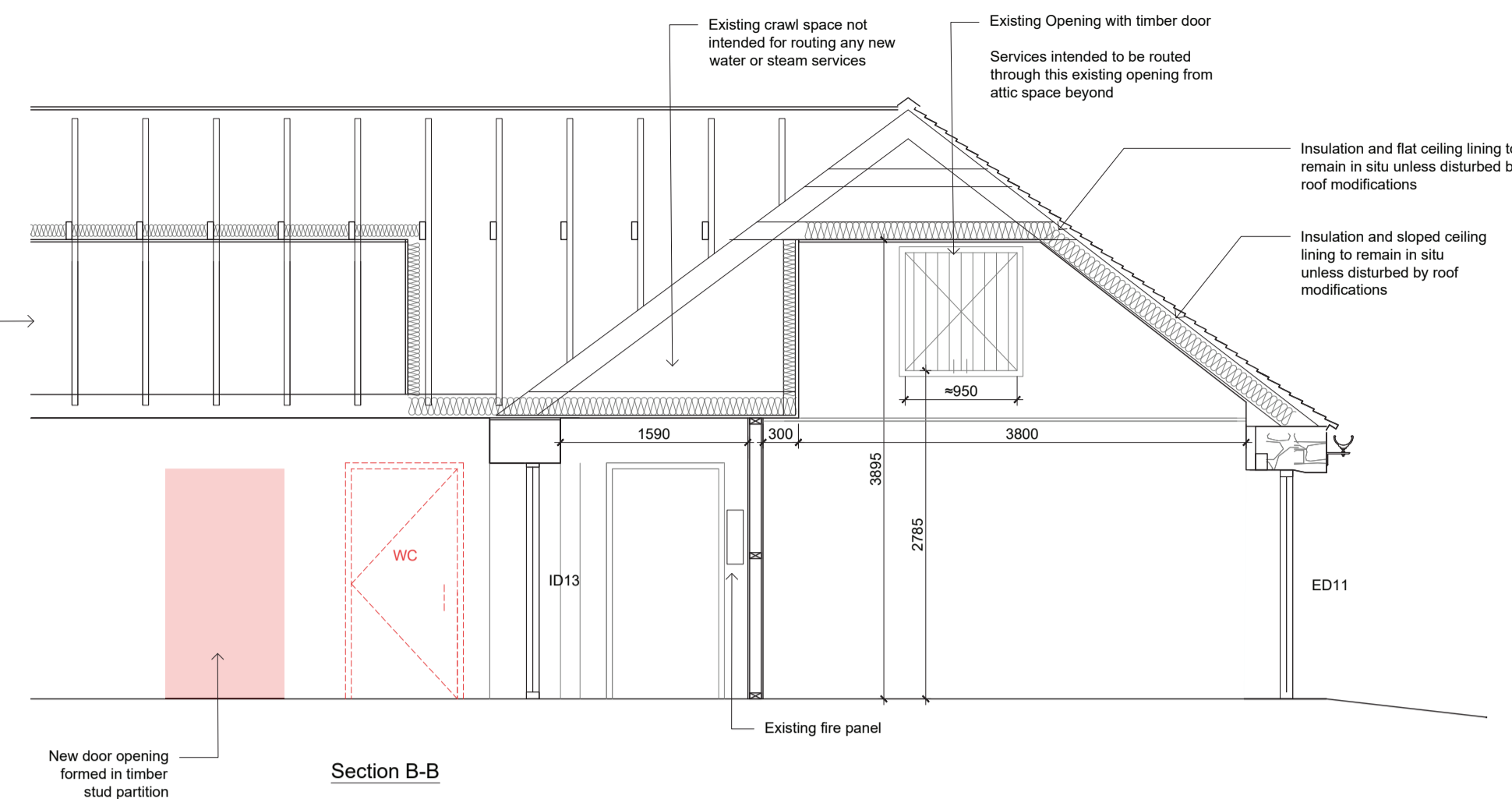
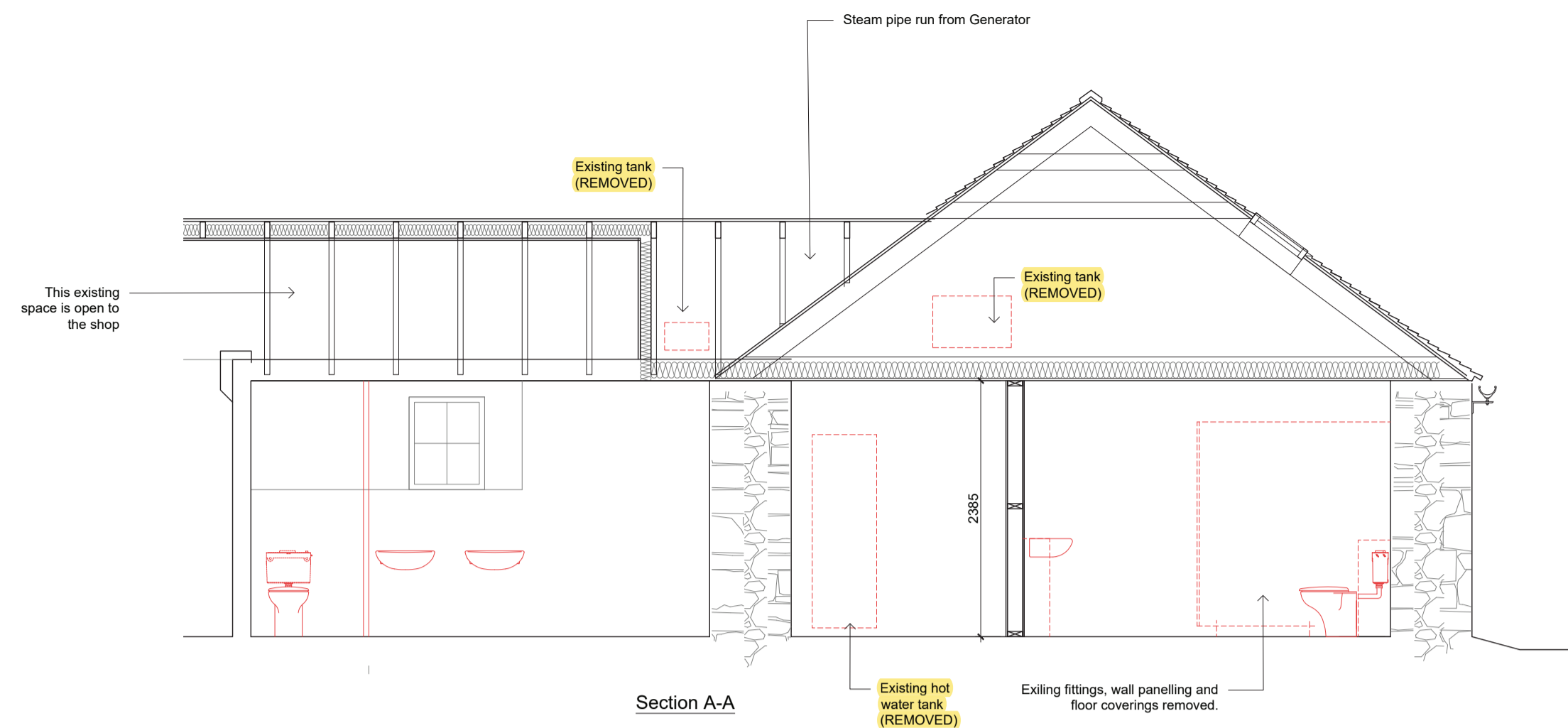
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PROJECT NO:	DRAWING NO:	REVISION:	
2313	2313_AL_271	A	

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5. IF IN DOUBT, ASK !

DESIGNER RISK ASSESSMENT: 1 RESIDUAL RISKS !

- TEMPORARY PROPPING OF ROOF STRUCTURE (MULTIPLE OPENINGS AND ALTERATIONS ARE REQUIRED)
- HANDLING OF RANDOM RUBBLE STONE (SIZES AND WEIGHTS CANNOT BE IDENTIFIED AT DESIGN STAGE)
- REMOVAL OF DEMOLITION MATERIAL VIA EXISTING DOORS
- DOWNTAKING WORKS AT DIFFERENT HEIGHTS AND ELEVATIONS
- LIMITED ACCESS AND EGRESS ROUTES



Works Requiring Consent are Highlighed YELLOW

B	Issued for Construction	SD	31.01.24
A	Risk Assessment Note Added	SD	27.09.23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: BILLING			

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ARCHITECTURE

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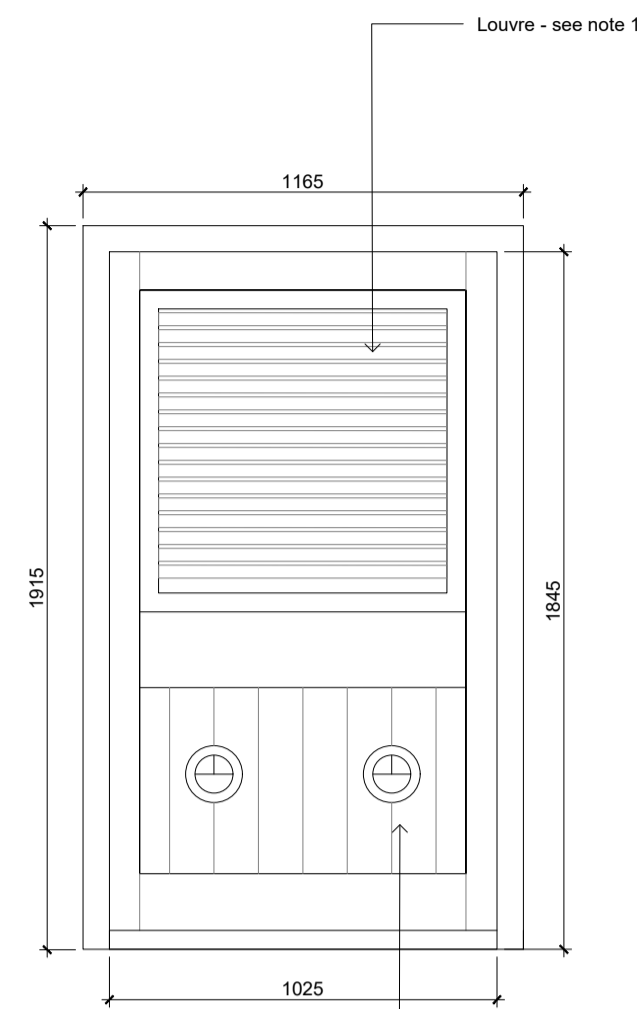
CLIENT:
NORTH UIST DISTILLERY
NUNTON STEADINGS
ISLE OF BENBECULA
HS3 3JA

SITE:
NUNTON STEADINGS
NUNTON BENBECULA

TITLE: North Wing, as Existing Cross Sections			
SCALE AT:	DATE:	DRAWN:	CHECKED:
1:50	18.08.23	SD	
PROJECT NO:	DRAWING NO:	REVISION:	
2313	2313_E_300	B	

Notes:

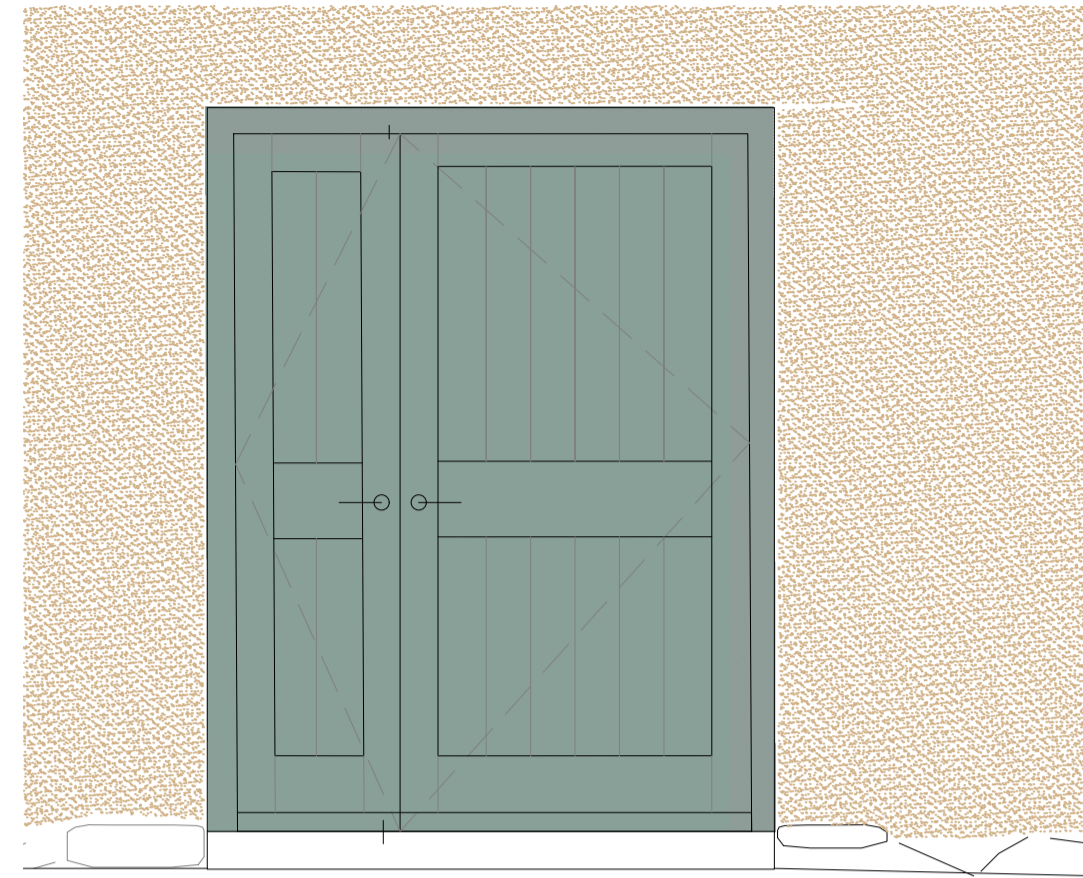
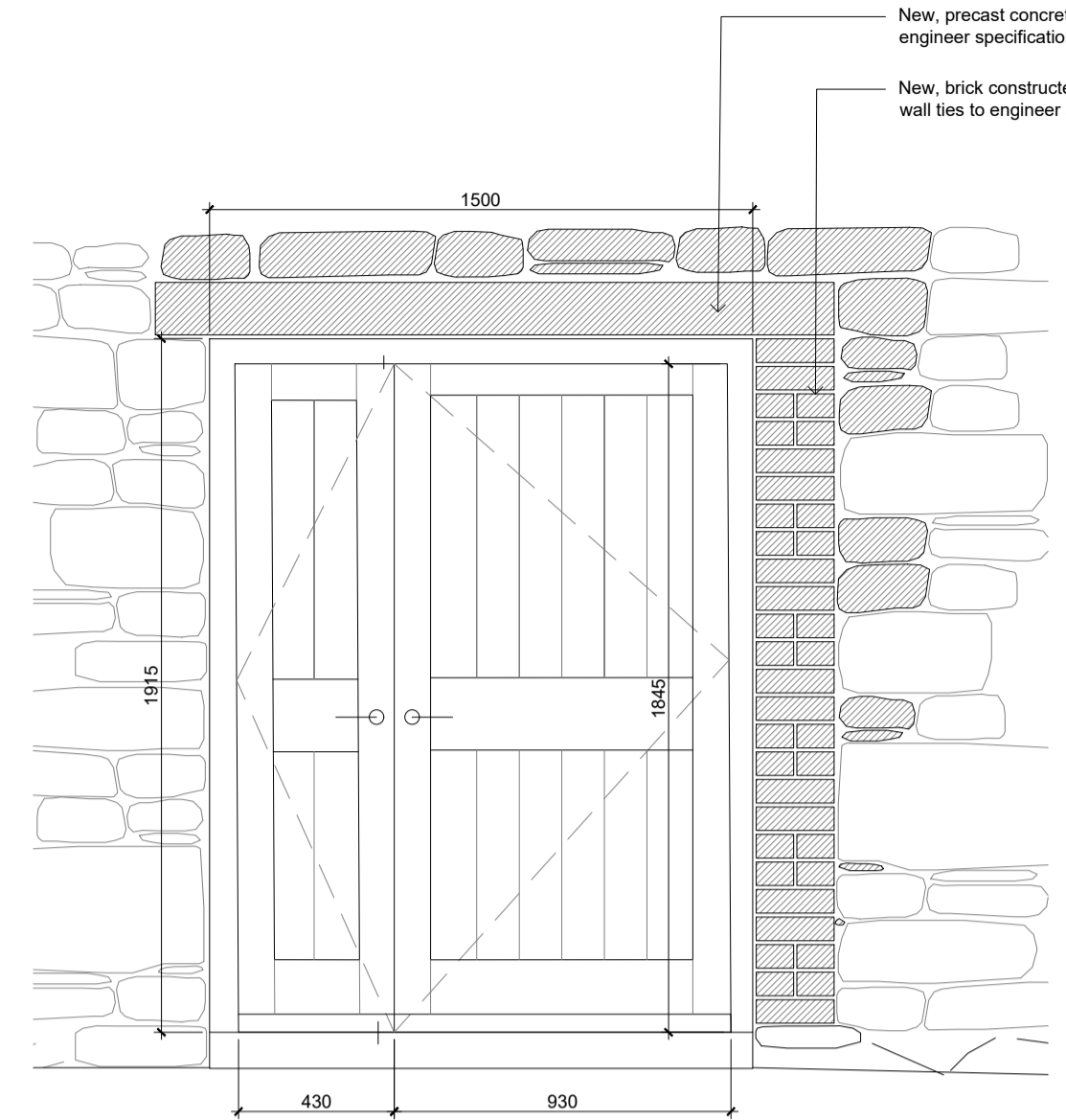
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NOTE 1
 24mm glazed in Louvre adjustable
 Technical details ALS50 - GL 24mm
 Manufacturer
 ALU+ limited
 Type
 Adjustable Louvre System (ALS50) with 24mm Glazing and a blade pitch of 50mm.
 Material
 Z-shaped louvre blades
 All parts are manufactured from aluminium extrusions Al Mg Si 0.5 (6063 T6)
 Blade profile thickness: 1.35mm
 Frame profile thickness: 2mm
 Finish:
 Natural anodised 15-22micron
 Polyester powder coated - BS6496
 Powder coating in any RAL or BS colour available
 Thickness of powder coating 40 micron minimum
 Protection:
 Water drainage channel fitted to the rear of the louvre
 Fibre glass insect/bird mesh fitted as standard
 Stainless steel and gastrodent meshes available as an option
 Manufacture
 Operation
 The louvre consists of a 24-28mm glazed in profile.
 The blade height is 58mm, depth is 40.2mm, & visual free area is 69%.
 Frame depth to fit 100.7mm.
 All blades fitted with suitable sealing gasket
 Max manufacturing size of 1200(W) x 2200mm (H)
 Louvres up to 1200 x 1200mm are manually operated with a lockable hand wheel. Louvres over this size:
 Come with hand operated winder or eyelet to receive telescopic crank handle.
 Electric Motor - Fully open and Fully closed positions
 Other controls available upon request

NOTE 2
 Rytona A1® Fire-rated Round FlowRyt® Grille with Spigot (100mm)
 Grille: 150mm Dia. overall (inc. flange with screw holes).
 Spigot: 97mm Dia. x 50mm D.
 Custom RAL colour in matt, semi-gloss or gloss finish achieving Class A2-s1, d0.
 4,990mm² free area per unit.
 Properties: Class A1 fire-rated 0.9mm galvanised steel. Class A2-s1, d0 fire-rated RAL colour powder coating.
 Connects 10mm die galvanized or stainless steel ducting - connection by specialist designer / installer

- Typical Door and door blank construction:
- 40x95mm stiles
 - 40x95mm top rail with mortice and tenon joints to stiles
 - 40x195mm mid rail with mortice and tenon joints to stiles
 - 40x195mm bottom rail with mortice and tenon joints to stiles
- 20mm bead jointed T&G vertical infill boarding
- Door frame:
 57x94mm



ExD12
 Solid Timber "Door" with aluminum louvre
 RAL 6005 Moss Green
 No Ironmongery

Vents
 See NOTE 2

ExD13 - proposed extent of work

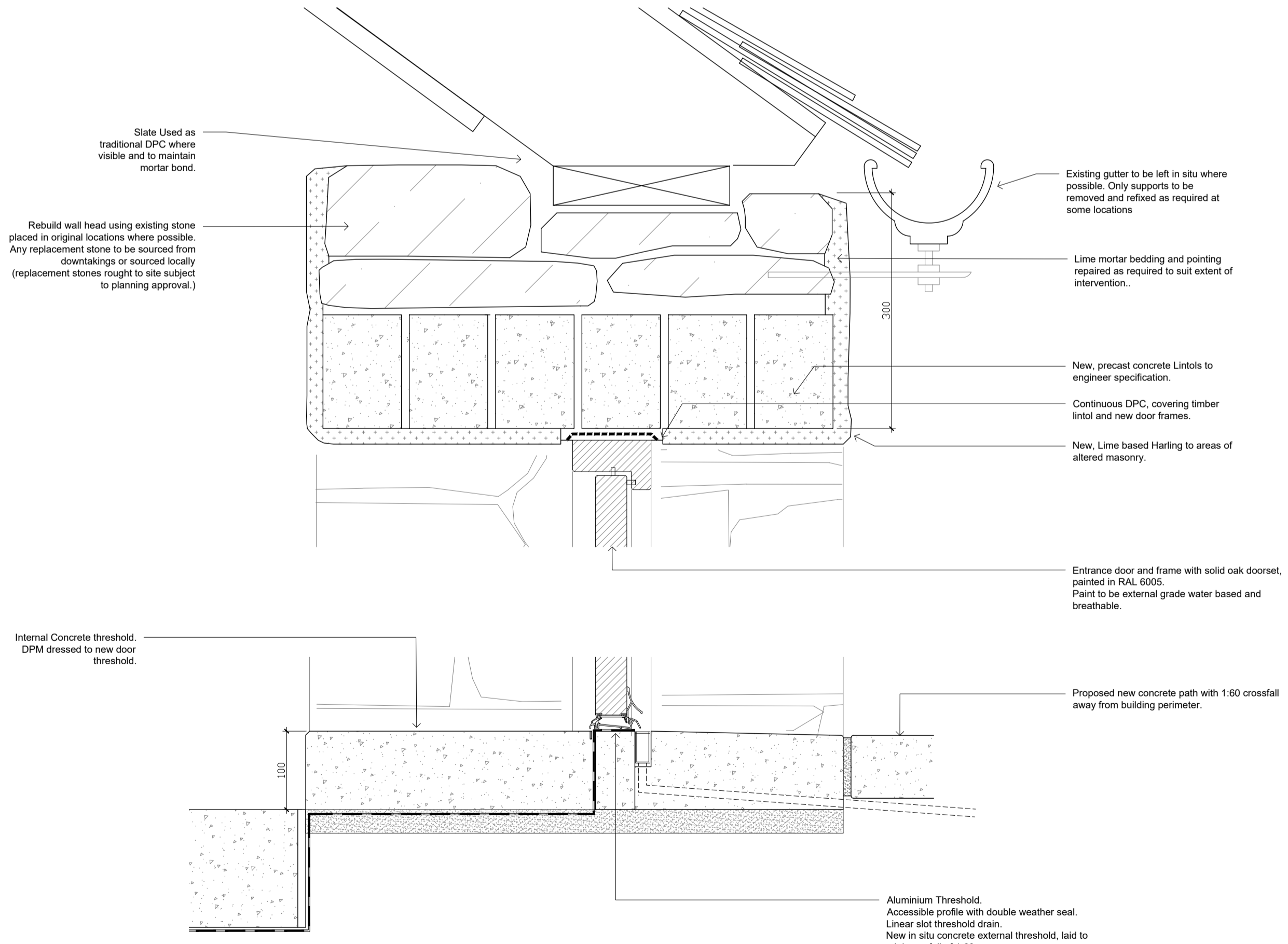
Solid Oak Door with hinged half leaf
 Door to be site painted in RAL 6005 Exterior wood paint

Ironmongery by Allgood
 "Alite" Range Stainless Steel Lever Handles
 3 point double doors locking mechanism

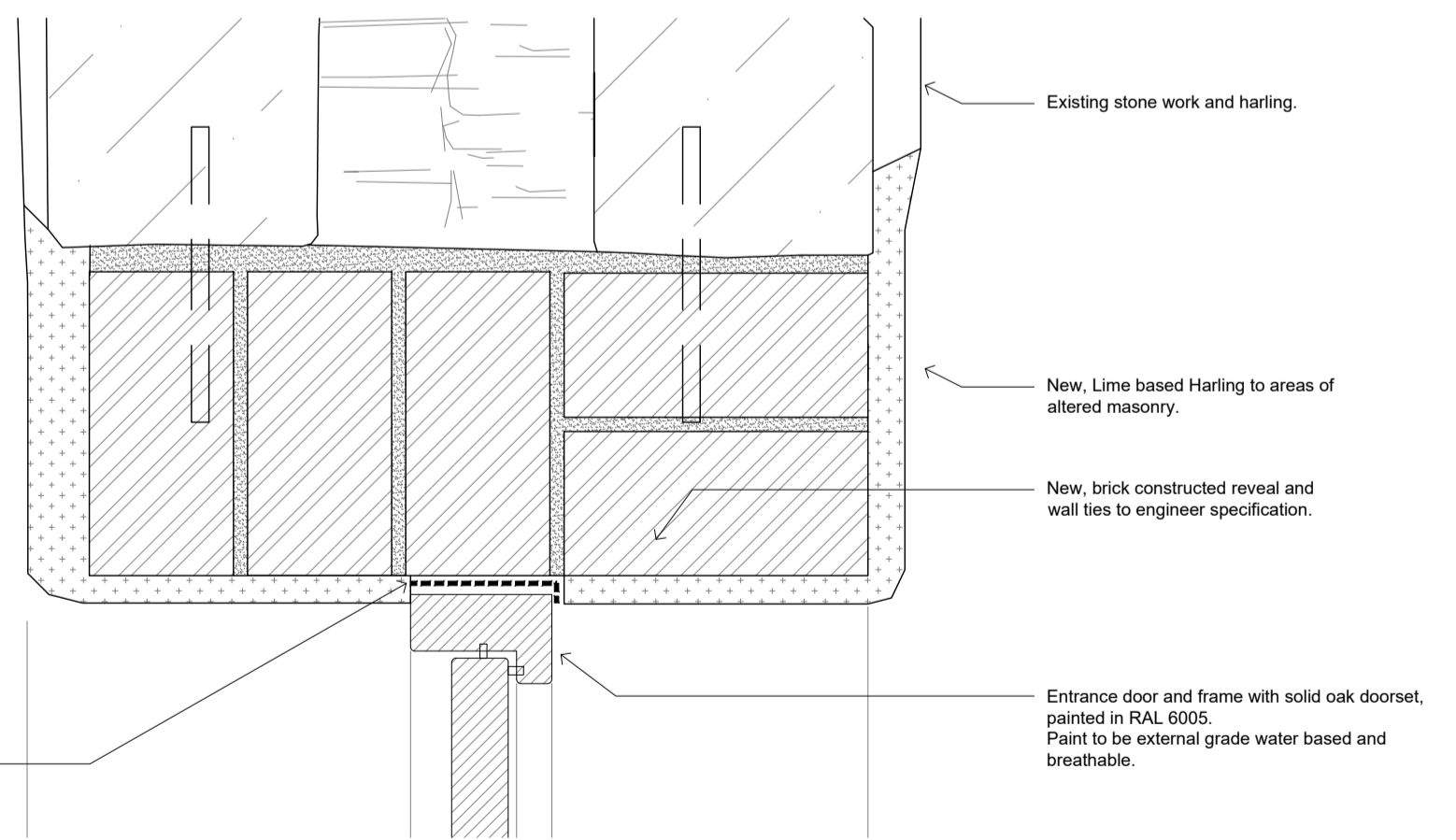
ExD13
 Proposed External Appearance

- PROPOSED SEQUENCE OF WORK:**
1. Existing stone placement recorded.
 2. Full extent of alteration subject to removal of largest individual stone in affected area.
 3. Roof propped as required.
 4. Stones removed individually from wall head downwards.
 5. Threshold and base course stones removed.
 6. Concrete threshold, new brick reveal and concrete lintels constructed along with adjacent stone wall repairs

- MASONRY REPAIRS**
1. Re-pointed using a lime: sand mortar mix in the ratio of 1:2.5.
 2. Hydraulic Lime (NHL5) and sand is to be sourced from a local quarry.
 3. Rake out open, deteriorated or loose lime mortar, dirt and organic material only as deep as necessary to reach sound bedding and jointing mortar, generally to a minimum depth of 25mm or twice the joint width, whichever is the greater. Do not rake out very fine joints.
 4. Where, as a result of the raking work, existing masonry pinning (slate, stone or shell etc) and facework became loose and dislodged the affected stones shall be kept and carefully set aside for reuse and replacement in their original correct positions as work proceeds to restore the integrity and character of the masonry.
 5. Add pinning of matching stone to pin cavities and holes and bulk out the mortar in wide joints to minimise the amount of mortar used and reduce drying shrinkage, and replicate closely the existing build.



DETAIL 1 - HEAD AND THRESHOLD EXD13
 1:5



DETAIL 2 - JAMB
 1:5

B	ExD13 details revised	SD	07.02.24
A	Issued for Construction	SD	31.01.24
REV.	DESCRIPTION	BY:	DATE:
STATUS: CONSTRUCTION			

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CLIENT:
 NORTH UIST DISTILLERY
 NUNTON STEADINGS
 ISLE OF BENBECULA
 HS3 3JA

SITE:
 NUNTON STEADINGS
 NUNTON BENBECULA

TITLE: Doors and Details			
SCALE AT A1: 1:50	DATE: 26.09.23	DRAWN: SD	CHECKED:
PROJECT NO: 2313	DRAWING NO: 2313_C_310	REVISION:	B

Supporting statement to accompany application for listed building consent
For
Nunton Steadings, Isle of Benbecula



Report Prepared by: Steven Dobbie, Studio Hebrides Architecture Ltd

Date: 01.02.24

CONTENTS

1. General information
2. General description
3. Elements of building affected by the proposed works
4. Proposed works
5. Limitations (Of Report)
6. Conclusions
7. Further Advice
8. Appendix of Photographs

1.0 GENERAL INFORMATION

Limitations;

This Report does not include any specialist tests or reports.

Desktop Study and Research;

<https://canmore.org.uk/site/123357/south-uist-benbecula-nunton-steading>

Nunton Steading, later 18th century; a rare and early example in the Outer Hebrides of a court of 'improved' offices, sympathetically converted for use as offices and local history/environmental centre by Simpson & Brown Architects, 1999, for the Uist Building Preservation Trust. The U-plan court originally faced west (only one wall survives of its eastern range, known as the 'yellow barn'); the western range is 19th century. The original bell, inscribed 'Ranald Macdonald of Clanranald 1776', survives, though it no longer hangs in the bellcote.

Taken from "Western Seaboard: An Illustrated Architectural Guide", by Mary Miers, 2008. Published by the Rutland Press <http://www.rias.org.uk>

Previous Uses;

Visitor Centre, Museum, Cafe.

Proposed Use;

Distillery, visitor centre, shop.

2.0 GENERAL DESCRIPTION

U Shaped Steading Building

This farmstead has a U-shaped plan and comprises three rubble-built buildings with slate roofs and two enclosures, as depicted on the 1st edition of the OS 6-inch map (Inverness-shire, Hebrides, North & South Uist etc. 1880, sheet xlv). Two roofed buildings are shown on the current edition of the OS 1:10000 map (1972). Two buildings are of two storeys and one is of one storey. Details include a bell cote on the gable of the S-W range. When visited the farmstead had been abandoned and was derelict.

Information from RCAHMS (SAH) 5 May 1997.

Approximate Age;

Constructed in Phases from late 18th Century onwards.

Last significant work was undertaken in 1999 when significant renovation and rebuilding work was undertaken.

Location;

Nunton, Isle of Benbecula, HS7 5LU

Location Grid Reference; NGR NF 76508 53694

Existing Accommodation;

(refer also to drawing E_100)

The accommodation briefly comprises:-

North Wing; single room with existing bar /cafe facilities (out of use) and small kitchen, WC, attic area at western end.

West Wing; WC, switch room, pop up shop (current temporary use), empty room (former office)

South Wing; 2 cobble stone floor steading areas (Former museum space) empty room (former office)

3. ELEMENTS OF BUILDING AFFECTED BY THE PROPOSED WORKS

General Construction;

- General construction is of stone rubble wall.
- The different wings are believed to be formed in a variation of traditional stone rubble wall techniques.
- Small areas of alternative construction are present including brick and concrete with most internal partitions being formed in timber frame.
- These are indicated on drawing E_100
- With stone cobble floors, partially replaced with concrete and tiles during Works in 1999
- The roof is formed in timber and finished with natural slate.

Roofs and Valleys;

- The traditional slate, laid in diminishing courses has been repaired over time but also the lower rows, nearest the eaves , have been replaced with what is assumed to be Spanish slate at a fixed gauge.
- It is proposed to leave these slates in place except where affect by new roof penetrations or alteration work.
- Valley flashings are of lead work construction.
- Some defects requiring attention were observed from ground level and as noted on drawing E_100
- It is proposed that the lead valley is initially cleaned, inspected and replaced as required.
- The roof frame is of traditional cut rafter design, typical in a property of this age and type with rafters resting on the stone wall head. There are other collar tie timbers but these are spaced inconsistently .
- It is proposed that all existing roof timbers are retained except where affect by the Works
- Undulation and distortion was noted in the north and south wing roof lines, which have an overall downward slope to the East (road). This is not believed to be a significant defect but rather a feature of the way the original Steadings was built.
- Generally, however, the roof covering appears to be in a serviceable state of repair, with no significant defects.

Roof Void;

- There is some thermal insulation to the roof void above the wooden panelled ceilings.
- It is essential for roof voids with impermeable felt to be ventilated, to reduce the risk of condensation and consequent rot to timbers. There are existing vents to the roof voids that should be retained indicating that the roofing underlay may be 1F type.

External Walls and Elevations;

- This work is indicated on drawing E_100
- The base course, below floor level appears to have been pointed mostly with sand and cement , as opposed to a lime based mix.
- Deflections to the outer wall was observed. This is anecdotally attributed to the work carried out in 1999.
- Care to be taken when working adjacent to all historic structures.

Damp Proof Course;

- There is no evidence of a damp proof course to main walls. This is to be expected with a building of this age character.

External Joinery;

- Fascias and soffits are of softwood construction and it is difficult to fully ascertain their exact condition from ground level. They will benefit from restoration and painting as currently proposed. This would be a like for like replacement.
- There are metal framed roof windows of varying condition – these shall be retained.

Ceilings;

- The main finish to ceilings is tongue and groove boarding.
- Other flat ceilings in small rooms are flat and lined with plasterboard.
- There are small areas of damage due to water ingress and these will be replaced.
- The existing wood lined ceilings appear in generally good condition.

Floors;

- Floors are either historic cobble stone, or in areas that are currently used there has been a concrete floor laid and finished with terracotta tiles.
- Historic cobblestone floor will not be affected by the works

Internal Walls and Finishes;

- There is a mixture of timber lining, plasterboard and painted stone/concrete walls as left by the work in 1999.
- The internal walls are constructed in stud framing and blockwork.
- The current owner has redecorated the area for the pop up shop and some small areas of wood were replaced.

Dampness;

- There is a small area of dampness in the main area probably due to a roof defect and lack of space heating and ventilation in the last few years.

Condensation;

- No evidence of significant condensation was noted at the time of inspection in any of the internal spaces.
- Dry forms of heating and good ventilation should help to minimise this risk in the future.
- Signs of damp discovered were due to previous water ingress.

Timber Decay and Infestation;

- Exposed timber lintels were examined at several windows.
- There is evidence of wood worm although this is not believed to be an active infestation.
- Exposed wood was observed to be dry with no obvious signs of rot or fungal growth.
- The walls of buildings of this age sometimes incorporate concealed timbers which are at risk of decay and wood beetle (for example, timber lintels and any areas of panelling or dry lined walls).
- All structural timbers will be inspected by a Structural Engineer.
- Any replacement timber will be on a like for like basis.

Thermal Insulation;

- Existing insulation held within timber framed wall panels and the roof rafters is mineral wool or glass wool and was installed as part of the Works undertaken in 1999/2000

4. PROPOSED WORKS

4.1. Demolition and replacement of existing concrete ground floor slab

- a) The floor laid in the North Wing during the course of the 1999 Works is proposed to be replaced. The new slab will have a finished floor level 100mm lower than the existing floor.
- b) The floor and sub floor here was previously excavated during the course of the 1999 Works
- c) refer to Images 4, 5a and 5b and 6 for reference.
- d) It is expected that the risk of further disturbance to the existing historic fabric is low, given the use of appropriate working methods.

4.2. Substantial Opening up of Existing Roof to Facilitate Lifting of Distillery Equipment

- a) To facilitate the installation of prefabricated equipment such as the stills, an opening must be made in the roof to allow these items to be lifted into place.
- b) The anticipated extent of this opening is indicated in the elevation and roof drawings.
- c) It was already established that this part of the roof will be modified to allow the Lyne Arms to come through the roof (Covered by *LBC 21/00361*) Therefore the substantial opening is to be made at this location to limit the impact on the rest of the roof structure.
- d) Please refer to the following submitted drawings that show the scope and detail of the proposed Work;
 - 2313_AL271_A_Roof Layout and Details
 - 2313_AL401_B_Elevations GA
 - 2313_AL402_A_Elevations Detailed
 - 2313_E100_B_Existing Plan and Elevations
 - 2313_E201_B_North Wing GA
 - 2313_E300_B_Cross Sections
 - 2313_E301_B_North Wing Long Section

4.3. Service Penetrations to Roof not covered by *LBC 21/00361*

- a) The overall scope of flues and service penetrations to the roof has been revised since previously approved under application 21/00361
- b) Please refer to the following submitted drawings that show the scope and detail of the proposed service penetrations;
 - 2313_AL271_A_Roof Layout and Details
 - 2313_AL300_B_Cross Sections
 - 2313_AL401_B_Elevations GA
 - 2313_AL402_A_Elevations Detailed
 - 2313_E100_B_Existing Plan and Elevations
 - 2313_E201_B_North Wing GA
 - 2313_E300_B_Cross Sections
 - 2313_E301_B_North Wing Long Section
- c) The scope and number of Flues / Vents is greatly reduced from that previously indicated under application 21/00361

4.4. Service Penetrations to Walls not covered by *LBC 21/00361*

- a) The overall scope of service penetrations to the Walls has been revised since previously approved under application 21/00361
- b) Please refer to the following submitted drawings that show the scope and detail of the proposed service penetrations;
 - 2313_AL300_B_Cross Sections
 - 2313_AL401_B_Elevations GA
 - 2313_AL402_A_Elevations Detailed
 - 2313_E100_B_Existing Plan and Elevations
 - 2313_E201_B_North Wing GA
 - 2313_E300_B_Cross Sections

- 2313_E301_B_North Wing Long Section
- c) Further details will be available and confirmed by way of Contractors' Method statements.
- 4.5. ED12 – door replaced with new Hardwood door incorporating vent louvre
- a) The existing doorset is to be removed without affecting the adjacent masonry
 - b) A new doorset is to be fitted
 - c) Please refer to the following submitted drawings that show the scope and detail of the proposed work;
 - 2313_E100_B_Existing Plan and Elevations
 - 2313_AL401_B_Elevations GA
 - 2313_E300_B_Cross Sections
 - 2313_E201_B_North Wing GA
 - 2313_C310_A_External Doors and Details
- 4.2. Removal, realignment of timber panelled ceiling to North Wing, Still Room
- a) The existing ceiling is to be removed and raised to provide additional headroom
 - b) Existing timber reused where possible
 - c) Existing lining reused where possible
 - d) Existing Insulation taken down and re-used.
 - e) Please refer to the following submitted drawings that show the scope and detail of the proposed work;
 - 2313_E100_B_Existing Plan and Elevations
 - 2313_AL401_B_Elevations GA
 - 2313_E300_B_Cross Sections
 - 2313_E201_B_North Wing GA
 - 2313_E301_B_North Wing Long Section
- 4.3. W12 - Removal or existing window glass
- a) The existing glass pane is to be removed with minimal disturbance to adjacent masonry.
 - b) Opening to be filled with Calcium Silicate Board to accommodate Service Pipe
 - c) Please refer to the following submitted drawings that show the scope and detail of the proposed work;
 - 2313_E100_B_Existing Plan and Elevations
 - 2313_AL401_B_Elevations GA
 - 2313_E300_B_Cross Sections
 - 2313_E201_B_North Wing GA
- 4.4. Removal of Existing Horizontal Roof Beams
- a) The existing horizontal roof beams, which were inserted during the course of the 1999 Works are to be removed.
 - b) Beams are to be detached and kept whole where possible.
 - c) The existing rafters that they are attached to are to remain unaltered if possible.
 - d) Opening to be filled with Calcium Silicate Board to accommodate Service Pipe
 - e) Please refer to the following submitted drawings that show the scope and detail of the proposed work;
 - 2313_E100_B_Existing Plan and Elevations
 - 2313_E300_B_Cross Sections
 - 2313_E201_B_North Wing GA
 - 2313_E301_B_North Wing Long Section

5. Limitations

- This report is for information and for the purpose of describing the general condition of the existing building and the design intent for the proposed works.
- It has been prepared specifically to accompany associated applications for Listed Building Consent and Planning Approval for the proposed work required to turn the building into a distillery, visitor centre and shop.
- The full extent of the proposed Works is described on the submitted drawings.

6. Conclusions

- The aim of the proposed works is to to maintain, repair and make the minimum alterations to the building envelope – as required by the distillery development.
- The intention being to maintain the essential character of the Grade B listed building where this is possible and in accordance with Planning and Listed Building Consent Approvals, together with their conditions.

7. Additional Advice

- Asbestos may be present in the building.
- Although the majority of the building fabric is of traditional construction there may be hidden or concealed parts of building services that may have ACM (asbestos containing material)
- As part of the proposed work, possible areas will be identified and all work to be in accordance with Control of Asbestos Regulations 2012, Approved Code of Practice and guidance.

8. Appendix of Photographs

PLEASE NOTE THAT THE PHOTOGRAPHS ARE NOT AN ILLUSTRATION OF ALL PARTS OF THE PROPERTY. THEY ARE TO GIVE GUIDANCE ON ITS EXISTING CONDITION AND TO EXPLAIN SOME RELEVANT HISTORIC NOTES AND SUPPORT THE DESIGN INTENT FOR THE PROPOSED WORKS

THERE MAY BE DEFECTS IN THE PHOTOGRAPHS, WHICH ARE NOT REFERRED TO IN THE MAIN TEXT.

Image 1 – Historic View of steading building from SE prior to 1999 works

<https://canmore.org.uk/collection/1561642>

Image 2 – Historic View of north wing of steading courtyard prior to 1999 works showing wall and roof that was rebuilt

<https://canmore.org.uk/collection/1561635>

Image 3 – Historic View of South wing of steading courtyard prior to 1999 works.

<https://canmore.org.uk/collection/1561637>

Image 4 – View of 1999 replacement concrete floor works indicating depth of excavations and existing drainage, Central, North West Wing.



Image 5a and 5b – View of 1999 replacement concrete floor works indicating depth of excavations and existing drainage, North Wing – To become Still Room



Image 6 – View of 1999 replacement concrete floor works indicating depth of concrete slab and presence of DPM



Image 7 – Ballachulish Slate collected by current owner



Image 8 – Existing Slate roof condition



Image 9 – deformed wall



Image 10 – Example of missing rainwater goods



Image 11a – Example of rebuilt and repointed walls (1999 Works)



Image 11b – Example of rebuilt and repointed walls (1999 Works)



Image 12 – Example of roof timbers



Image 13 – Existing room to become main still room, showing timber lining



Image 14 – Existing painted internal opening formed in concrete (REF ID 13)



Image 15 - Area to Rear of Steadings showing replacement roof, blockwork to old cart opening, disturbed ground.(1999 Works)



Image 16 – Image showing finished openings and use of Type 1F (non Breathable) Roofing Felt (1999 Works)



Image 17 – Example of area of damp



Image 18 – Example of timber lintel



Image 19 – Example of Existing Cement Based pointing at ground level



Image 20 – Example of current electric heater and surface mounted service run TO BE REMOVED



Image 21 – Image showing Horizontal Roof Beams that were inserted as part of 1999 Works

