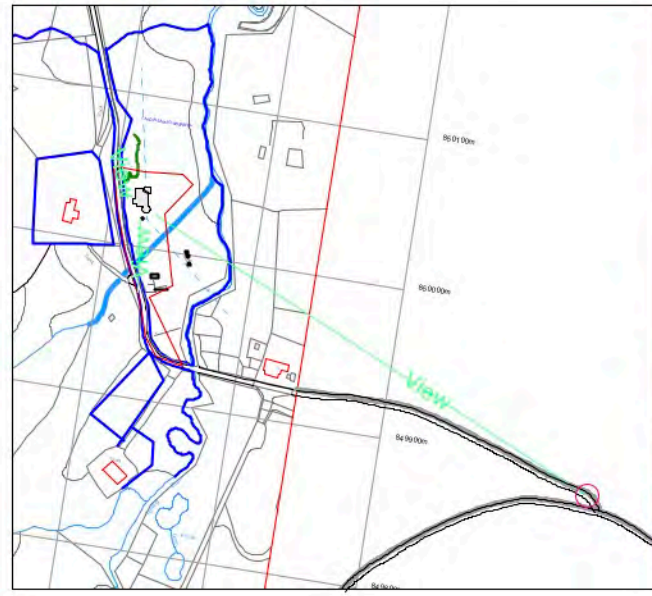


View from Totaig side  
View from site entrance



Design statement.

This proposal has been designed taking into account guidance and feedback issued by the planning office, and addresses community concerns identified within objections; with simpler lines and a more compact volume. It is effectively split into two units as suggested, the main house which screens ancillary accommodation from view from a distance. Closer up the house is viewed from the end and from a higher level. The design minimises the impact from these directions and is in proportion to surrounding properties.

The location on the site, cut in and with low shelter planting, predominantly of hazel together with the retention of the roadside woodland screens reduces the impact of the house particularly if compared to the currently permitted design which is in the middle of the field, has a harsh orthogonal layout and has been acknowledged by the planning office as a less suitable siting. The proposed layout is intended to retain the maximum use of the land for crofting purposes and to minimise alterations to the terrain.

In feedback from the planning department a more restricted palette of materials was requested together with more restraint in the approach. This has been taken account of and the size of the shed reduced and the outline redesigned to be more visually compatible with the land form. Additionally the provision; safety; access and visual impact of temporary storage and welfare facilities for contractors during the build stage; as required by the new Construction (Design and Management) Regulations 2015 which came into force in April 2015 has been improved as a result of this redesign.

Access remains as before with improvements in detail at the gate area over the permitted scheme. The alignment proposed keeps tracks less prominent but also allows a gradient of 1 in 10 as opposed to 1 in 7.5 in the permitted scheme. The previous consultation response from Transport Planning has been taken into account in this and all requirements are met.

It was hoped to reflect and maximise the use of ecologically sustainable materials and design principles within the design and while it has been possible to do so to some extent, this aspect of the proposal is not as ambitious in this regard as would have been preferred due to the restrictions of the materials palette suggested.

Sensitive landscaping and imaginative land use during the restoration of the croft will further minimise the visual impact of the development along with the development of a silviculture plan to enable appropriate woodland management and planting to restore the health of existing woodland cover for crofting and bio diversity purposes. We will also be undertaking a full bio diversity, soil fertility, water course survey/planning exercise to maximise the balance between agricultural use and wild life habitat management of the croft, the impact of this site on these areas mitigates a significant risk to surrounding wildlife caused by the original site & design.

The drainage arrangements are based on the survey carried out as part of the original application and the existing permission. Although the test pits are at a distance the nature of the land is consistent and so the results will remain relevant.

The existing water main is to be diverted with the agreement of Scottish Water [to be obtained].

The ditch is to be culverted as noted.



348  
213

1 Husabost  
View from road intersection

Application PP  
14/5/15  
Ian Brown  
Design/Build  
RAON NAN EUN  
EDINBANE  
BY PORTREE  
ISLE OF SKYE  
IVSI 9PW  
Registered Architect  
ib@skyeberries.com  
01470 582462