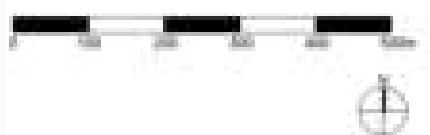


Notes in relation to site plan:

- No buildings within 30 metre radius of the application site boundary
- No hard surfacing within the site boundary (or elsewhere on the island) is proposed.
- No boundary treatments (such as walls or fences) are proposed.
- Pontoon proposed to enable easy access by boat.
- No hard or soft landscaping within the site boundary (or elsewhere on the island) is proposed.

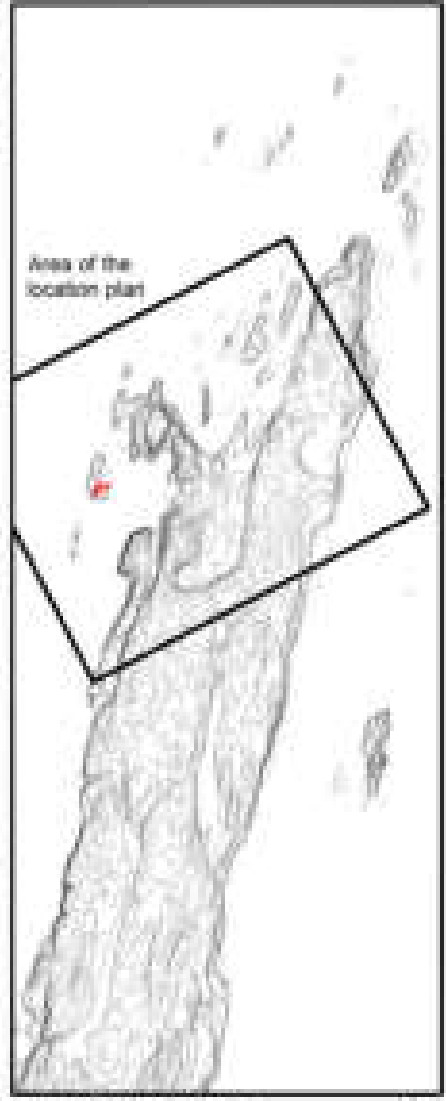
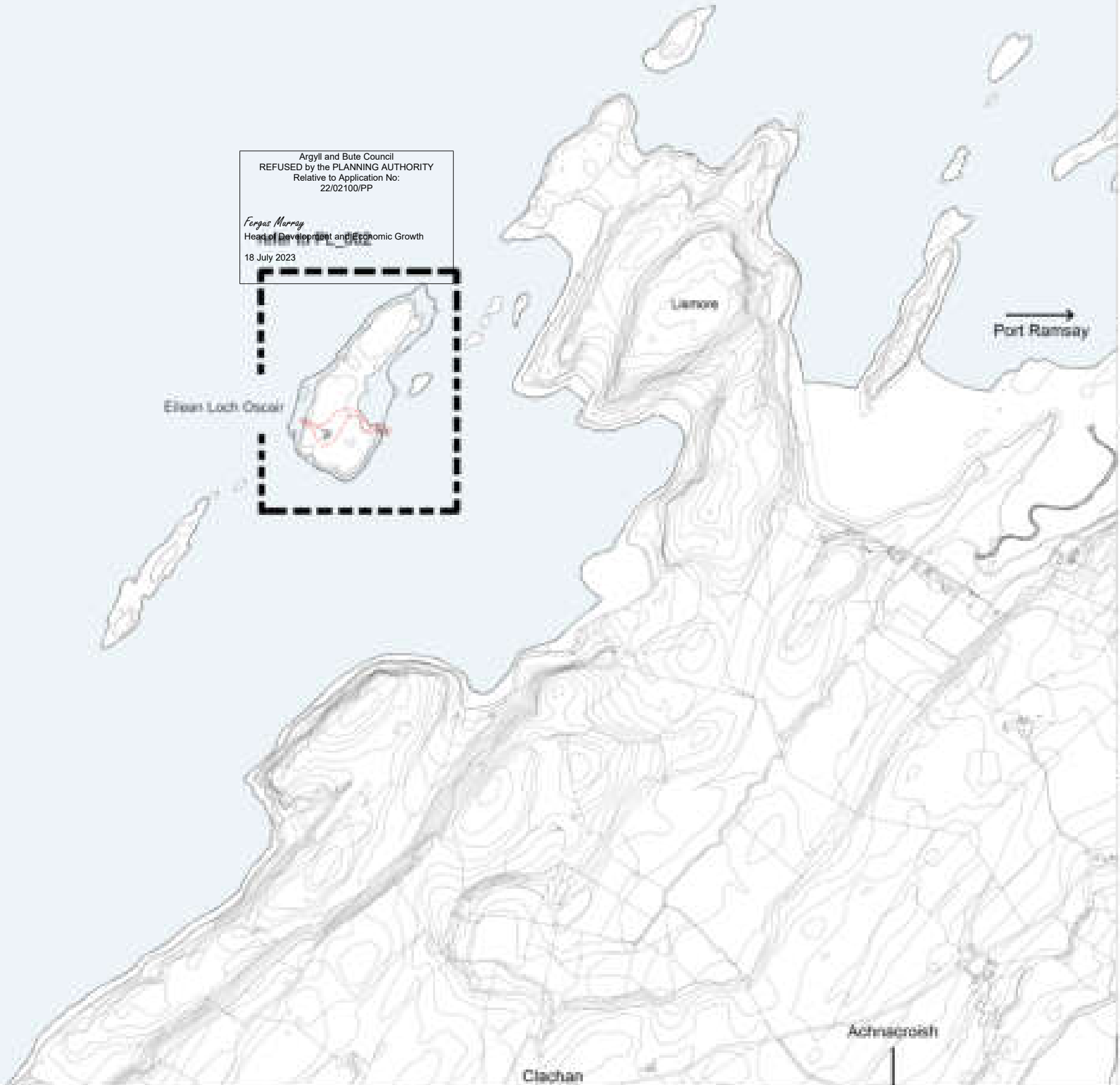
The use of this plan by the applicant will be an agreement of the following statements. (Do not use this plan if you do not agree with any of the following statements)

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Fergus Murray
Head of Development and Economic Growth
18 July 2023



Linnhe (NOT TO SCALE)

Revision

Date

Planning

Project

Eilean Loch Ossiel
Argyll and Bute
Scotland

Drawing

Proposed Location Plan

Drawing No.	Revision	Issue Type	Date	Author
PL_001	1	Initial	18/07/2023	Fergus Murray
PL_001	1	Initial	18/07/2023	Fergus Murray



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Fergus Murray
Head of Development and Economic Growth
18 July 2023

Refer to PL_008

Discharge from
treatment plant, to
be approved by
SEPA

Foul drainage
treatment plant
Klages ler Blodisc 1

Bore hole for
water supply

Proposed Outbuilding

Proposed House

Proposed Pontoon



Elvan Loch Ocair 1:5000@A3 (5)

Notes in relation to site plan:
-No buildings within 20 metre radius of the
application site boundary.
-No hard surfacing within the site boundary is
(or elsewhere on the island) is proposed.
-No boundary treatments (such as walls or fences)
are proposed.
-Pontoon proposed to enable easy access by boat.
-No hard or soft landscaping within the site
boundary (or elsewhere on the island) is proposed.

Author:
Name:
Planning:

Project:
Elvan Loch Ocair
Argyll and Bute
Scotland

Drawing:
Proposed Site Plan

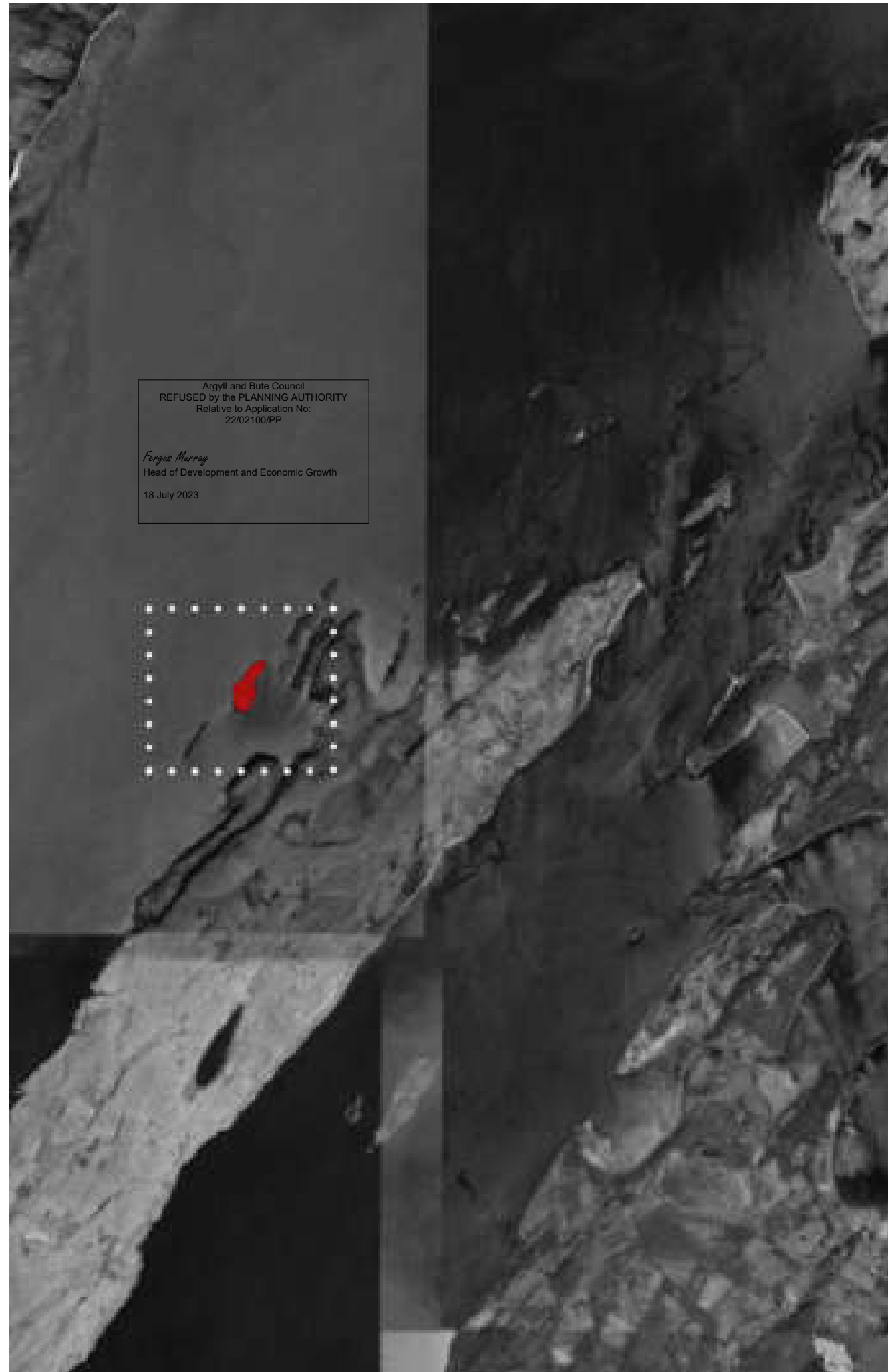
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PL_008	PL_008	PL_008	PL_008	PL_008	PL_008
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Eilean Loch Oskair
by Lismore

Design Statement

June 2022 (Original at A3)



Preamble

We are pleased to submit this design statement in support of an application to create a unique and beautiful holiday home on Eilean Loch Osaigh; a small island situated at the north-western edge of Lismore, on Loch Linnhe.

Having visited the island, we were struck by the beauty of the site, and by the unique opportunity, and challenges, that the project presents.

We hope that the strategies we've developed - in relation to the site, the architectural scheme, and the technical realisation of those ideas, does justice to the stunning beauty of this amazing place.

We recognise and accept a profound responsibility to approach the site with a determined sense of respect and care - and hope that the proposals described here express that very clearly.

Introduction

This application relates to the proposed installation of a high quality building to create a three-bedroom holiday accommodation unit, on Eilean Loch Oskair. Our aspiration is to design a building of excellent quality, so as to justify it’s presence on this very special site, and to make a positive contribution to the visual quality of the island.

Eilean Loch Oskair is a small island, located at the north-western edge of Lismore on Loch Linnhe. We are acutely aware of the landscape character of this place, and have gone through a rigorous process, continually seeking to refine the design, so that the final proposal is a sensitive, sustainable, and beautiful building.

We have visited Eilean Loch Oskair, travelling by small boat down Loch Linnhe. We have walked the island, making sure that we understand the constraints and opportunities that the site presents. We have recorded in sketches, photographs and a model, key observations across the island. That analysis has been absolutely critical in our design process; in fact, the desire to create a scheme which is appropriate to the island has guided our architecture – which has evolved to reach the design which is submitted in this application.

Design Process

Throughout the design process we have continually referred to the Argyll & Bute ‘Small Scale Housing Development / Sustainable Design Guidance’ publication. We have intertwined that with our own research on small-scale ‘off-grid’ sustainable architecture, as well as technical research in to pre-fabrication (particularly in relation to marine-based delivery to site of prefabricated components). All of this work has been really important to us – so that we can be confident in the credentials of our proposal in relation to preservation of the existing landscape, long-term / whole-life sustainability, construction logistics, and climate awareness.



Ref: **Argyll & Bute Council:** *Small Scale Housing Development, Sustainable Design Guidance (2006)*

Project Introduction

Furthermore, we have been keen to relish and enjoy the architectural opportunity this project presents. So, while going through that process of research on the technical issues described above we have also focused on human aspects – ideas about how people could enjoy the unique opportunity that visiting this building, and this island, would present. In other words we also want this project to be excellent so that the people who visit it find themselves in a building that is beautiful and joyous, so they can sit and enjoy the views up and down Loch Linnhe, and soak in the stunning nature of the place.

There has been research carried out in relation to flood risk, which has identified the areas on the island where a building could be located, and we have worked within those parameters. As mentioned above, we have discussed our proposals in principle with a leading marine logistics operator, to make sure that the dimensions of the scheme we have proposed could be readily delivered to the site in prefabricated parts and assembled on the island.

Our initial ideas focused on a contemporary building within a traditional / vernacular form. It was a one and a half storey, pitched roof scheme dressed in contemporary cladding, with large picture windows so that the views around Loch Linnhe could be fully enjoyed. We were pleased with the scheme to a large extent, but in reviewing these proposals we wondered whether it could be possible to create something that responded more directly to the landscape and topography of the island; a building which would sit lower in to the landscape.

Page 20 of the Argyll & Bute ‘Small Scale Housing Development / Sustainable Design Guidance’ discusses preferred approaches to the siting of buildings, and specifically mentions the traditional way in which rural buildings are often “grounded within the landscape” and “work with the contours for shelter”. These notions basically capture the critical idea which led to the revisions we made to our design. We started looking at options for a single storey, low-lying scheme whose roof would sit much more closely to the horizon of the island. Early moves involved breaking up the mass of the building in to two ‘fingers’ – so that each block could enjoy the views and benefit from natural light in a way that a building with a deeper plan might not.

The final move was to ‘crank’ the main element of the plan. This move was based on creating a sense that the building was hugging the landscape as closely as possible. We have proposed a pair of linear elements, linked in the middle, and with a small outbuilding.

We hope that the design moves which have led to this final proposal mean that the building will be a much less prominent – so that the architecture can “minimise [it’s] impact on [the] landscape setting” (Page 24, Argyll & Bute ‘Small Scale Housing Development / Sustainable Design Guidance’).

We have proposed no formal / structural landscaping as part of this proposal. Our idea is that the building would sit gently on the landscape, and would not seek to permanently alter it. Therefore we’ve made are no proposals for fencing, planting, paths etc. We have included a modest pontoon so small boats can land people on the island, but that’s all. We would want the building to make a ‘light touch’ on the ground. We would propose screw piles instead of traditional foundations, and as mentioned above the building would be largely prefabricated off-site. This means that effectively in the future the building could be deconstructed / demounted and

removed in sections, then the screw piles could be removed or capped, so that the building would leave no trace on the island.

Technical Considerations

The design is expected to be ‘off-grid’ – following much of the advice offered on pages 32-35 of the A&B Sustainable Design Guidance. We have anticipated that grey-water would be reused (this is the main reasons the WCs are grouped together in the plan), that composting toilets would be provided, and that an array of solar pv would be used to generate electricity – with capacity for battery storage of power and a small generator to back-up that supply. We would also anticipate a bore hole would be used to provide water, as is the case at other locations along Loch Linnhe.

The weather was good when we visited the island, but we’ve spent lots of time on the west coast, and are fully aware that this isn’t always the case. The desire to shelter the building was part of our thinking with the low-lying massing we’ve proposed, but at the same time we want to allow people to really enjoy the sensational views – which is the reason we’ve proposed large areas of picture-windows. The compromise we’ve proposed is that all of those large openings would have slatted timber external shutters which could run over the openings during winter – offering protection from the elements, but still allowing for views out and for light to come in.

We have proposed that the building would be clad in high quality, sustainably sourced timber cladding (as described in pages 44-45 of the A&B Sustainable Design Guidance). We feel that this material would create a natural harmony with the landscape, and would look very attractive.

Summary

The following pages will summarise the design process we’ve followed, and will highlight all of the ideas described in this text which have been critical to our architectural thinking.

We feel privileged to have been able to work on this project, and are keenly aware of the quality of the site we’re working on. We hope that our proposal is an appropriate response to that context.

We think the scheme could be an exemplar in low-impact, sensitive, contemporary rural architecture – a sustainable building which is befitting of it’s beautiful location.

Project Introduction



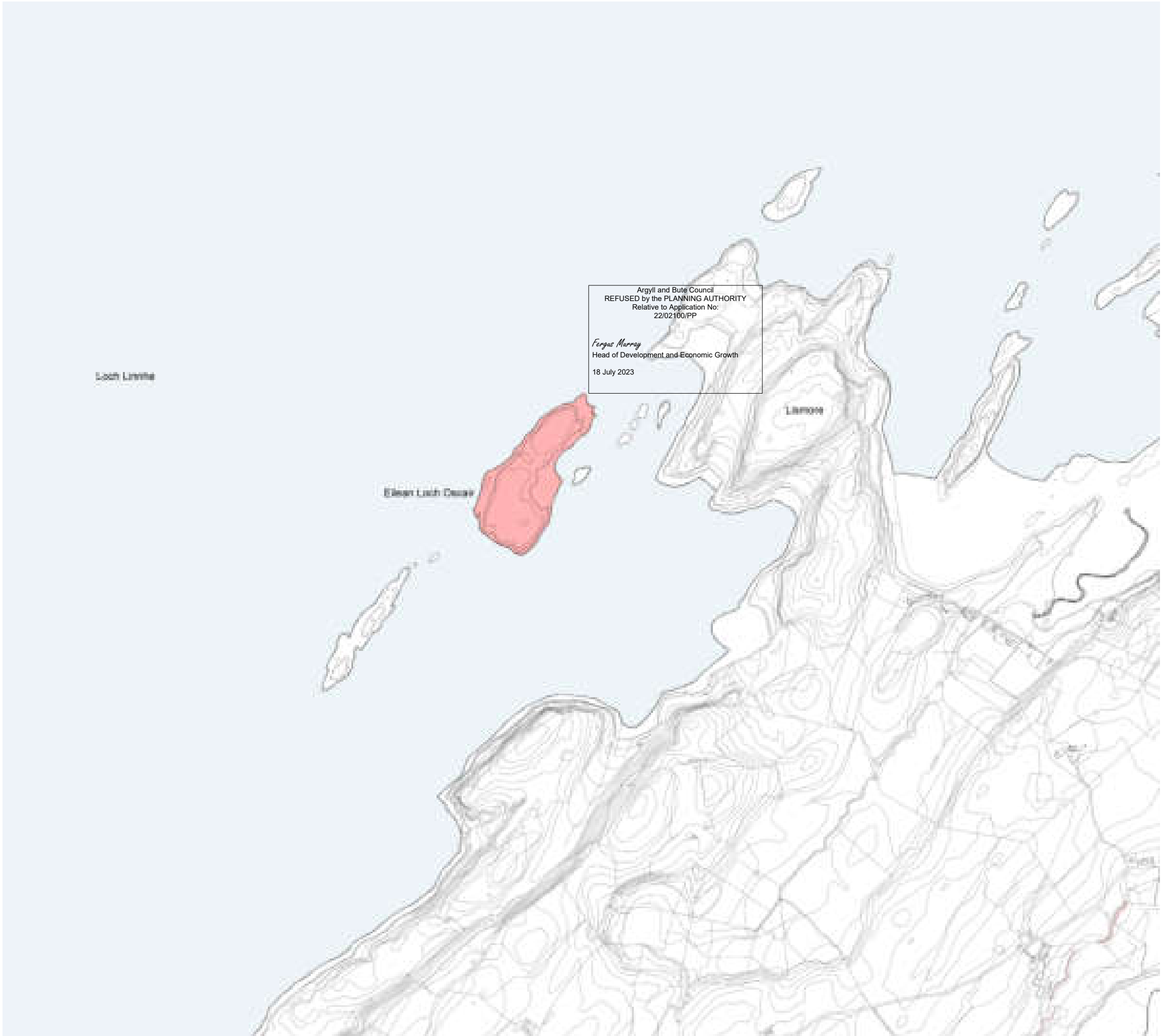
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Fergus Murray
Head of Development and Economic Growth
18 July 2023

Approaching Eilean Loch Oisair from the north on Loch Linnhe.



Alongside the southern edge of Eilean Loch Oisair.

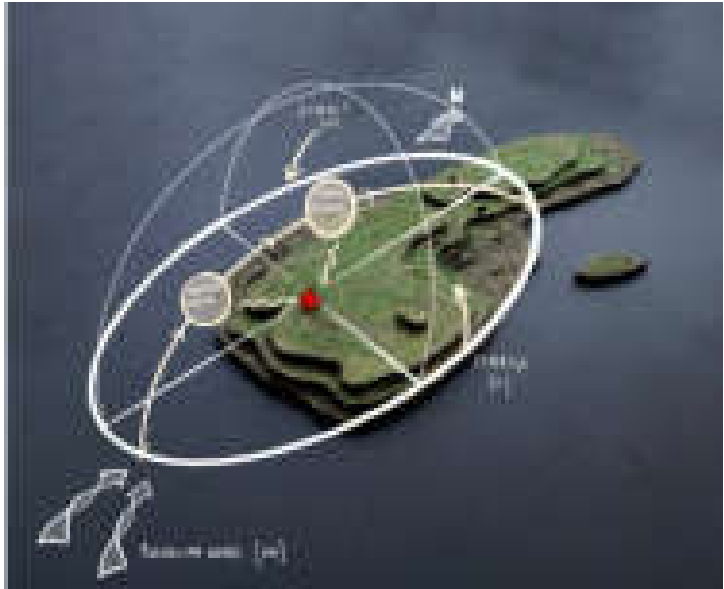
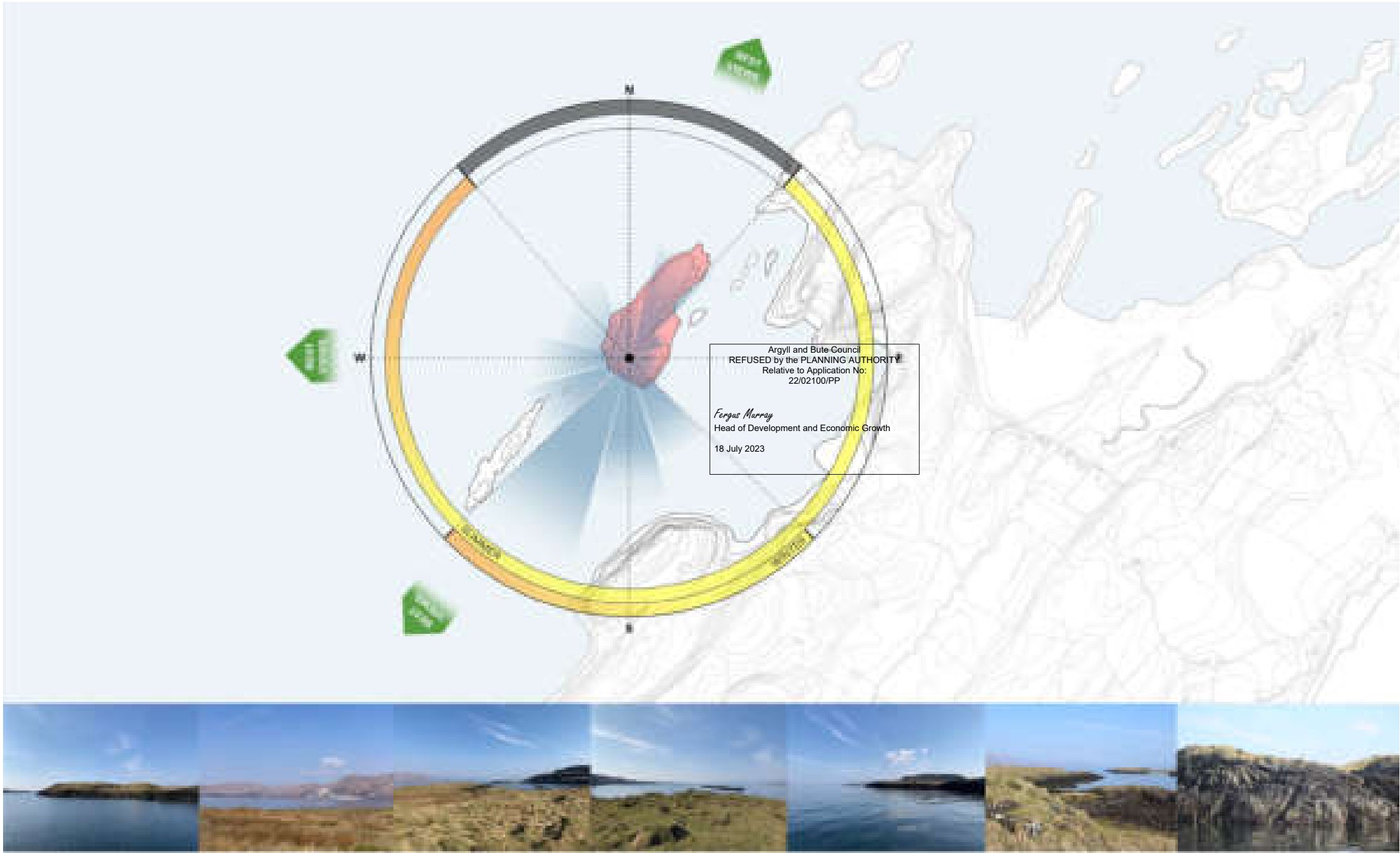


Location

The site is Eilean Loch Oscair, which is a small island located at the north-western edge of Lismore, on Loch Linnhe.

Site Analysis

Having visited the island we carried out a detailed site analysis exercise. This included items such as climate, sun path, prevailing winds, aspect and outlook and landscape character.





*On our approach to the island, showing the slight hollowing on the horizon.
This is where the proposed building has been located; in an attempt to hug the contours of the land, and respect the integrity of the broader horizon.*



The site is tucked in to the hollow in the centre of the image, with the horizon of Lismore behind.



Looking north from the site.



Looking south from the site.



Eilean Loch Oskair.



Looking east, back over towards Lismore.

Site Analysis

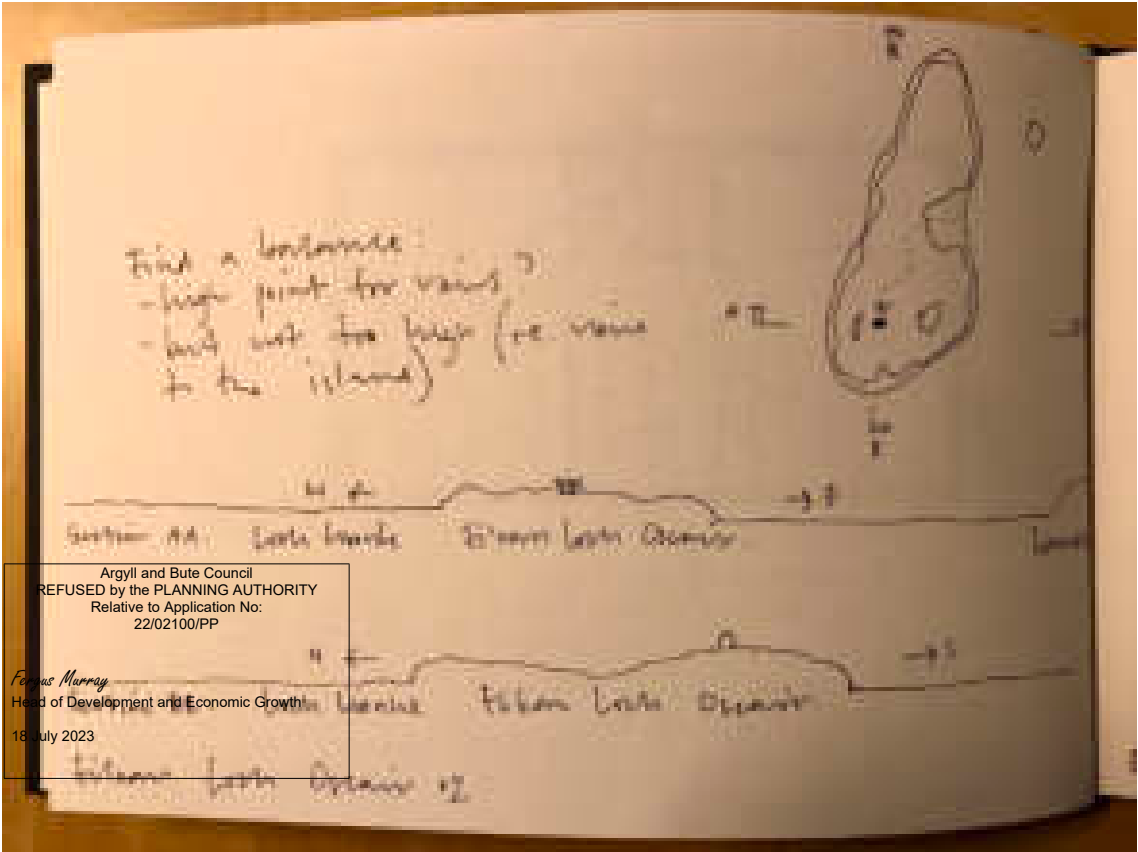
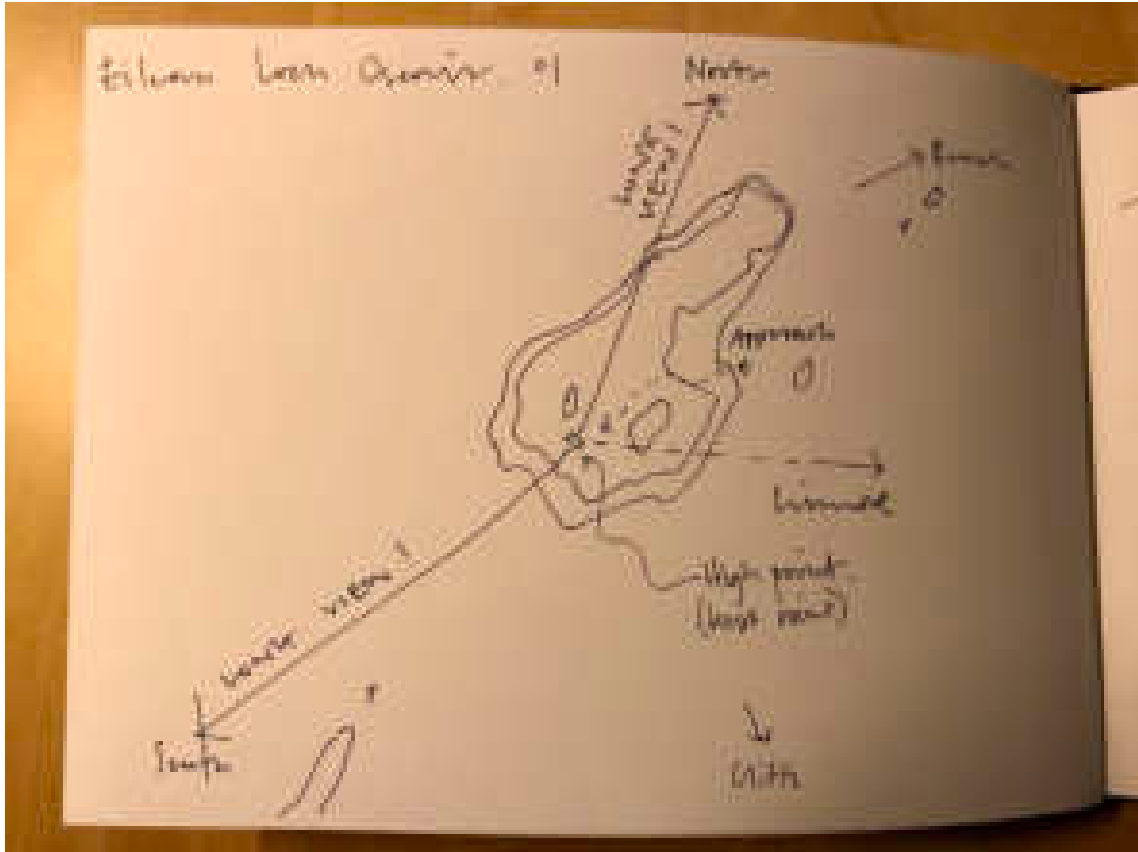
This is a selection of the photographs taken around and on Eilean Loch Oskair during our visit. We have continually referred to these images throughout the design process.

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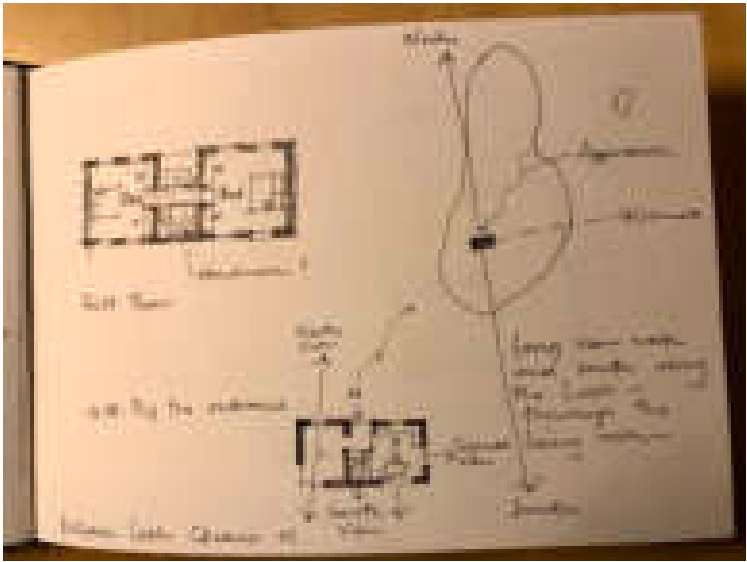
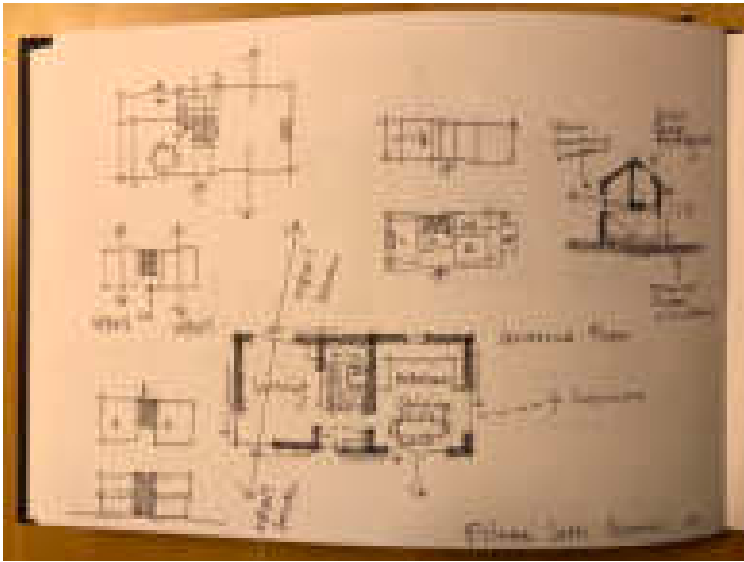
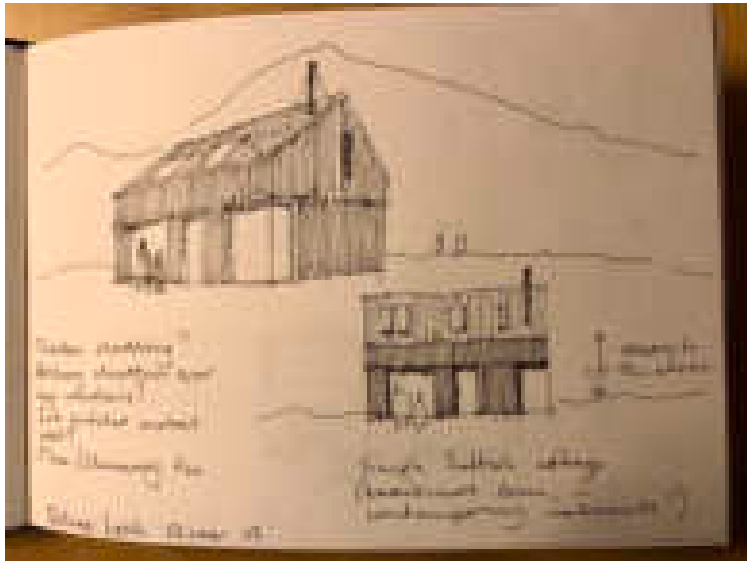
Preliminary Analysis / Sketch Design

These sketches illustrate some initial thoughts on site design and architectural strategy for our initial options.



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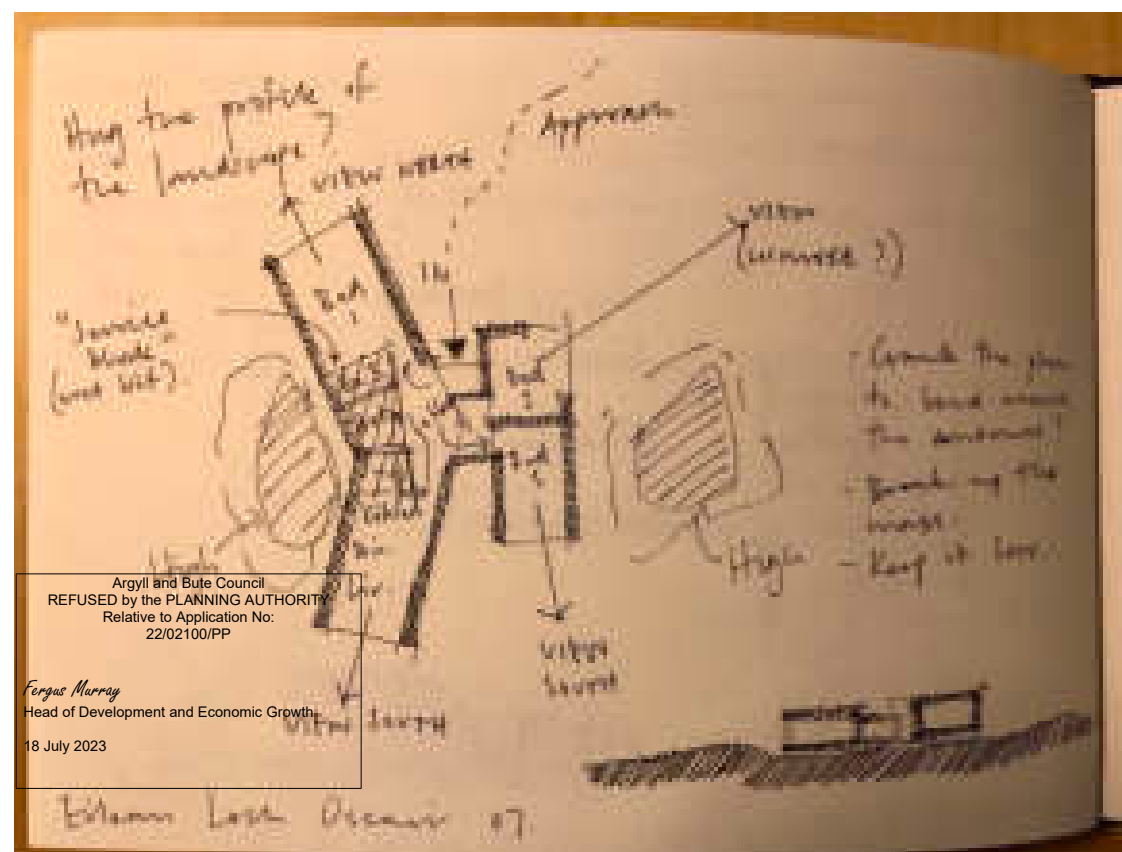
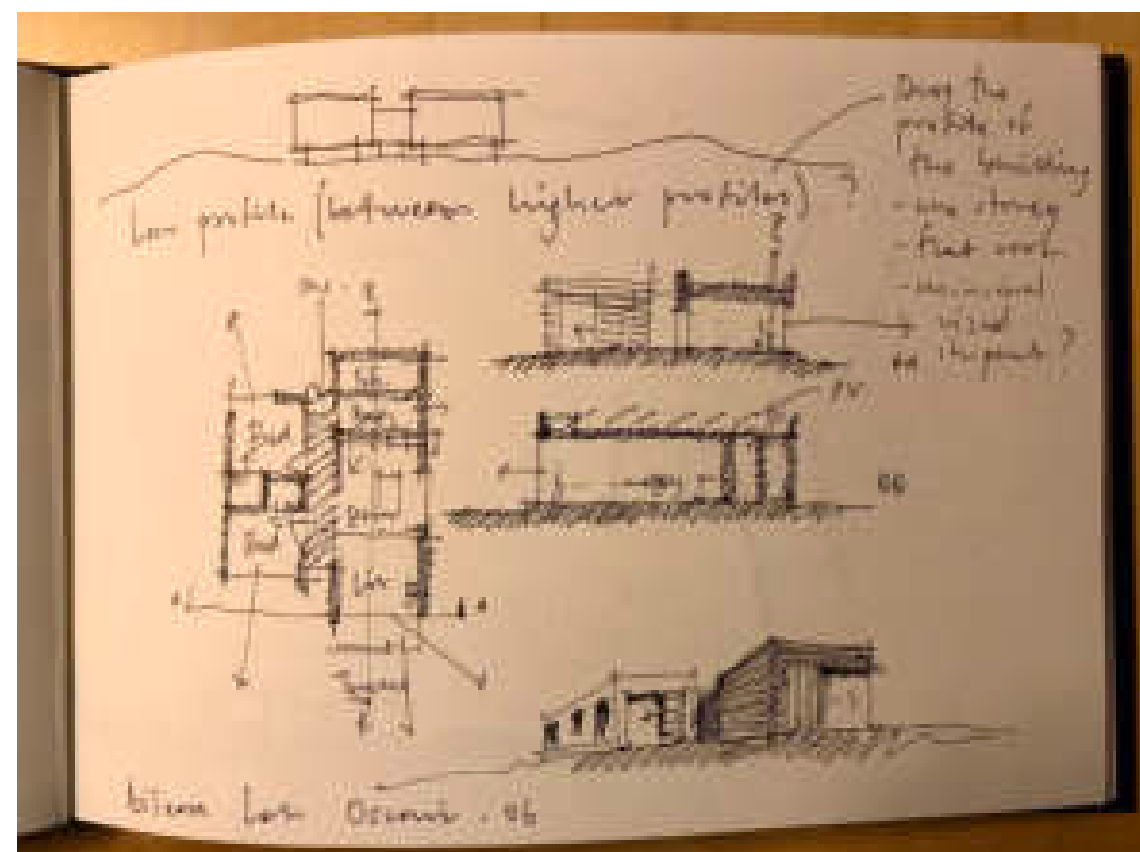




Preliminary Analysis / Sketch Design

Having prepared massing studies for that initial option we elected to revise our architectural strategy, in favour of a scheme with reduced massing and scale, which would attempt to hug the landscape and sit lower to the horizon.

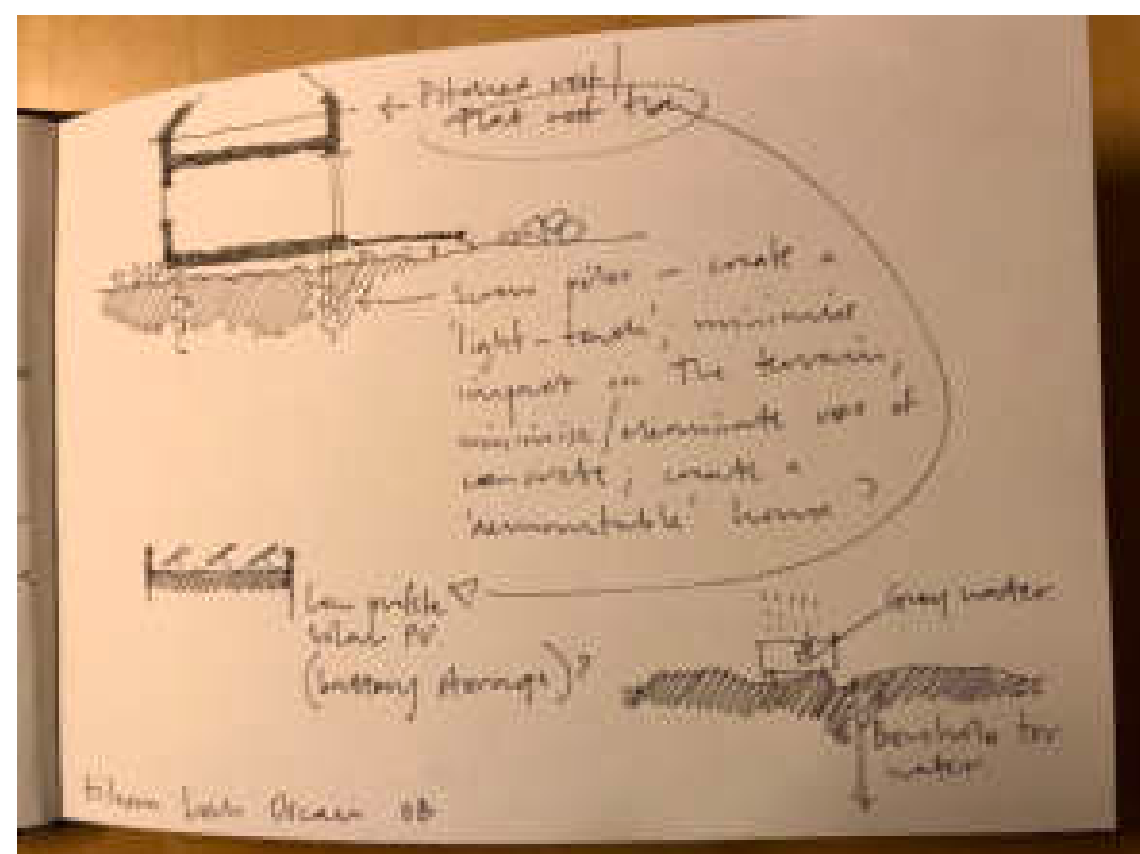


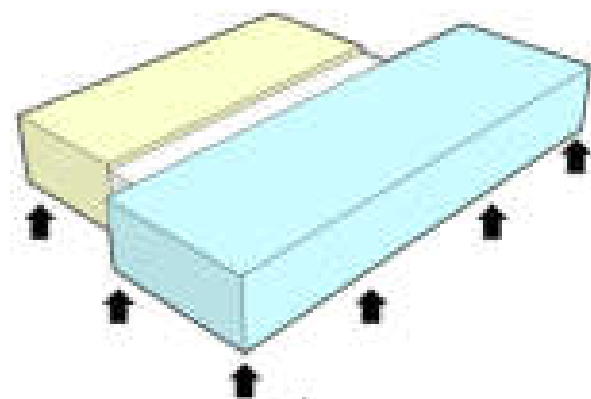


Developed Proposal

These sketches illustrate some of our thinking as we tested options for a scheme that would sit lower to the ground, attempting to hug the contours of the land.

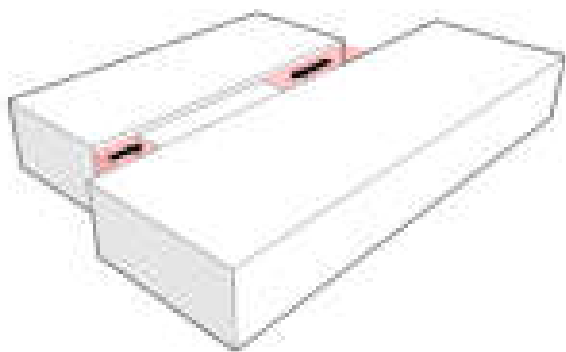
The lower sketch shows some of our thinking in relation to technical and environmental issues.





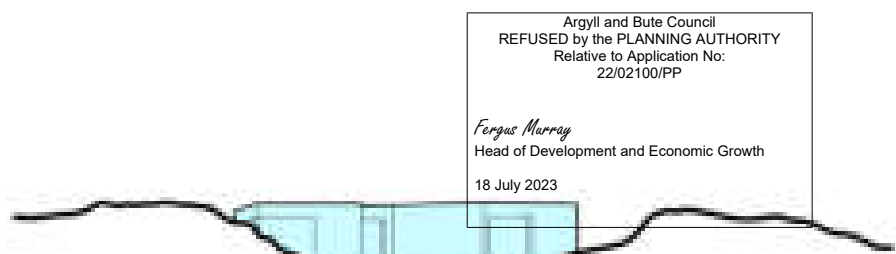
I
TWO BLOCKS

The geometry of the building is arranged with two main 'blocks', elevated slightly off the ground in order to minimise the impact on the island's surface.



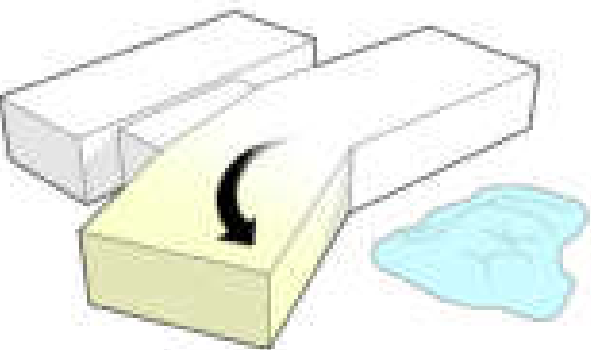
II
THE CONNECTOR BLOCK

The middle section, connecting the two main blocks is reduced in size in order to provide clear visual separation, and to frame views, as well as naturally guide the user in to the building.



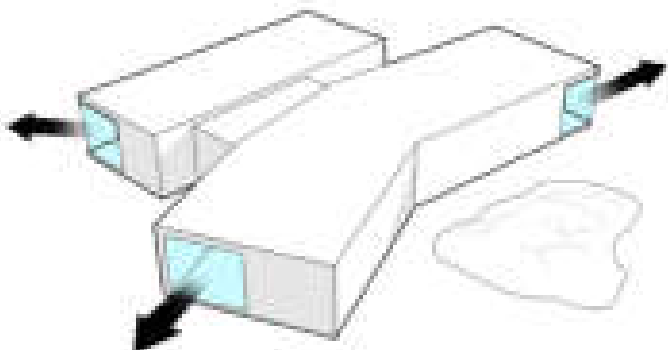
III
MODEST PRESENCE

The building is settled in to the landscape in an understated way; barely protruding over the horizon when seen from the water. This diagram reflects the view shown in the photograph of Page 7 (top left).



IV
WORKING AROUND THE LANDSCAPE

The larger block is 'cranked' around a nearby outcrop which helps the building sit better within its environment, minimise the impact on it, and allows the internal arrangement to focus on opening up to the best views to the north and south.

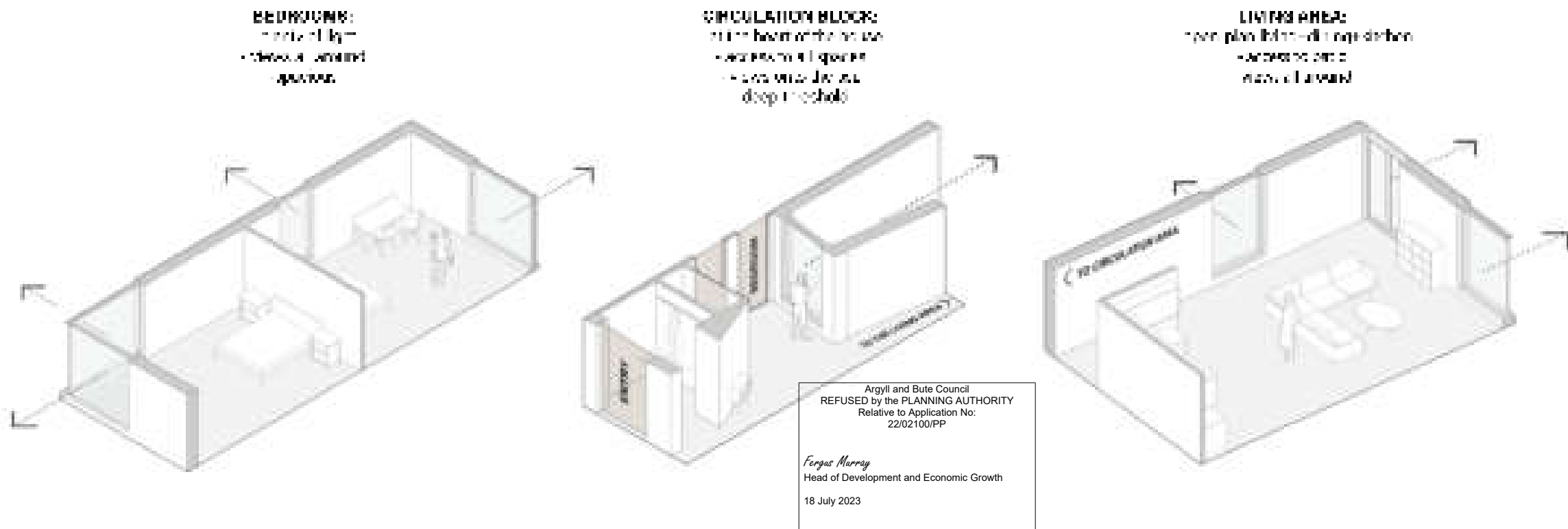


V
THE VIEWS

The building is orientated in a way which best utilises the breathtaking views all around, including sea views to the south, and views on to Lismore towards the east and north-east. Large window openings help bring light deep in to the plan as well as connect the building users with the environment directly from the key internal spaces.

These diagrams formalise the architectural steps we followed in trying to understand and clarify the revised scheme; they identify the ideas that have been particularly important to the design.

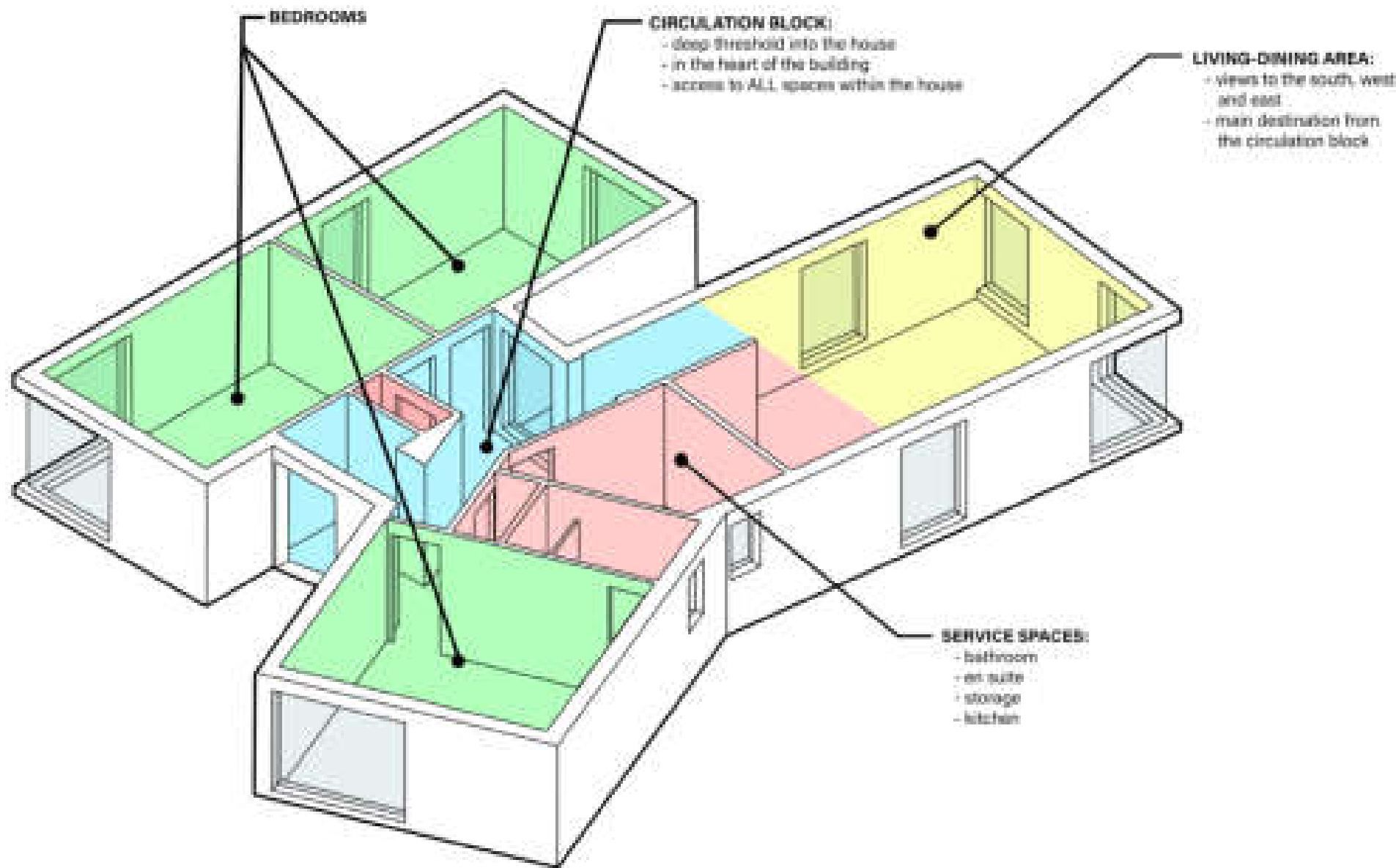
We hope that these diagrams can clearly explain the method and critical ideas we've followed through the design process, all of which has been in an effort to ensure that the architecture is dynamic and exciting, while constantly pushing to ensure our intervention is appropriate and sensitive to the landscape.



Developed Proposal

These diagrams seek to demonstrate the relationships and qualities of the internal spaces which are created in the building, and show how these work in synergy with the broader architectural preoccupations described in the previous pages.

We feel that these are great spaces, which make the most of the stunning situation of the building.





The central circulation space, which feels deliberately enclosed, which connects the main spaces.



The view upon entering the main living and dining area - giving a clear glimpse of the sea.

Developed Proposal

Illustrative renders of our proposal.



Developed Proposal

Illustrative renders of our proposal.

Throughout the design process we've been focussed on creating internal spaces which connect with the landscape beyond in a poised and considered manner.

Developed Proposal

Illustrative renders of our proposal.



An illustrative view of the approach to the building, showing the principle which was described in the diagram on Page 11.



The proposed building, resting gently on the landscape of the island.

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Fergus Murray
Head of Development and Economic Growth
18 July 2023

Design Statement (June 2022)

www.movingstillarchitecture.com

jamie@movingstillarchitecture.com

**Moving
Still
Architecture**



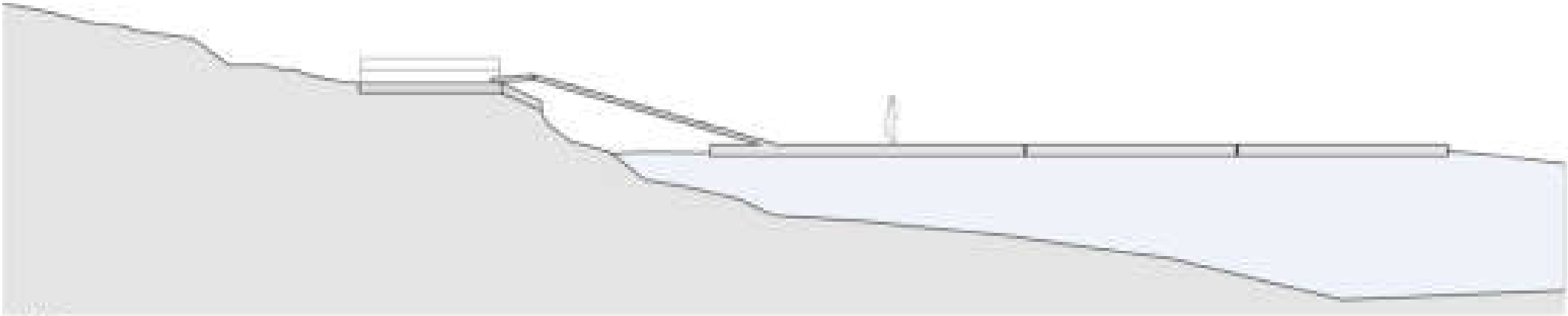
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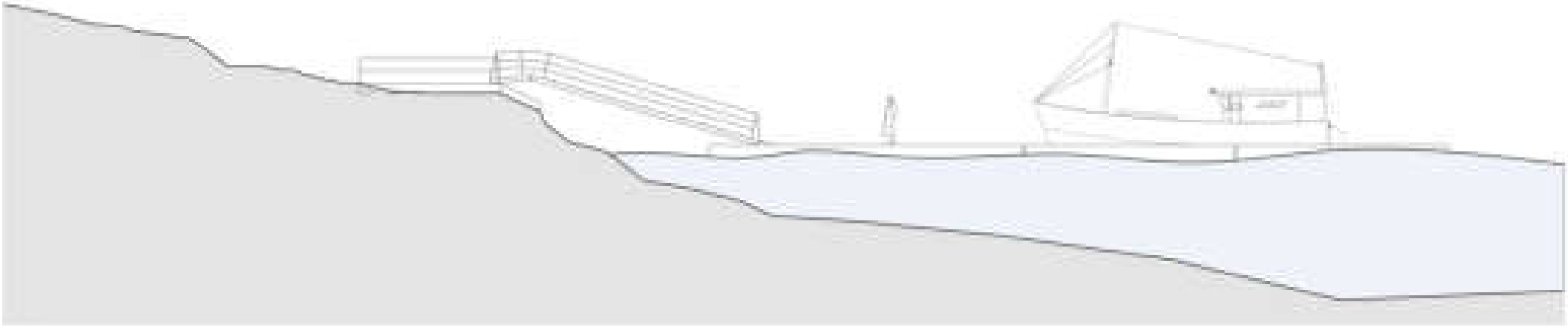
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18 July 2023



Front Elevation



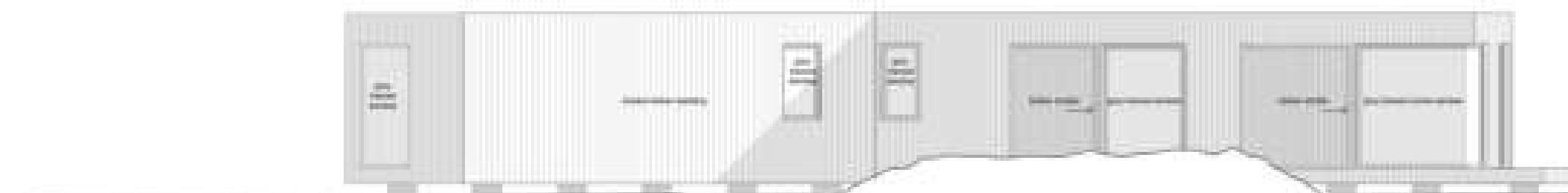
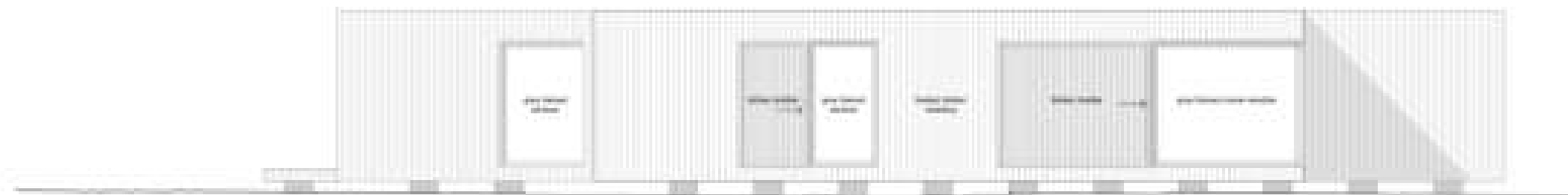
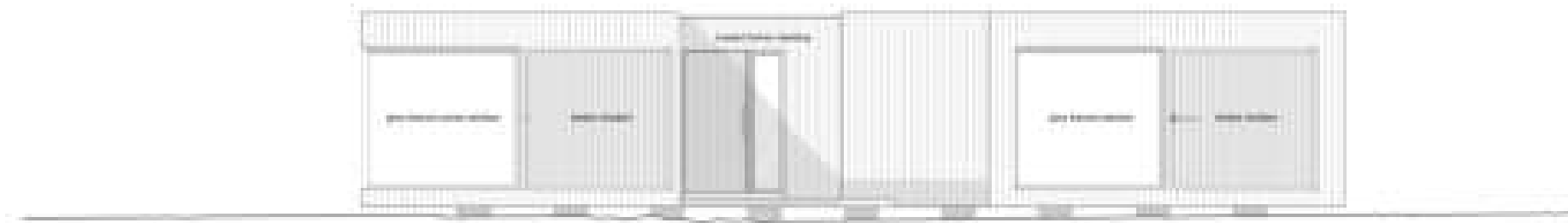
Side Elevation



Side Elevation

Author:
Date:
Planning:
Project:
Eilean Loch Oisair
Argyll and Bute
Scotland
Drawing:
Proposed Portoon Drawings

Drawing No.	Project	Version	Type	Date	Number
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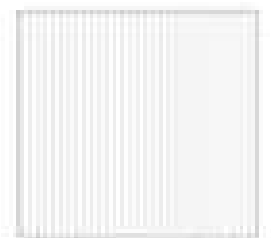
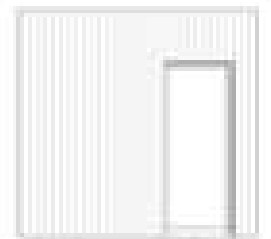
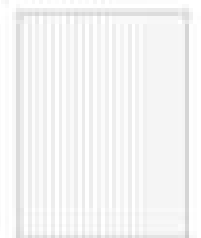
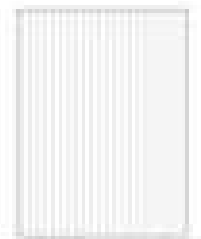
Fergus Murray
Head of Development and Economic Growth
18 July 2023

Moving Still Architecture

1. [www.merck.com/medwatch](#)
 2. [www.fda.gov/medwatch](#)

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to the author of this drawing before proceeding.



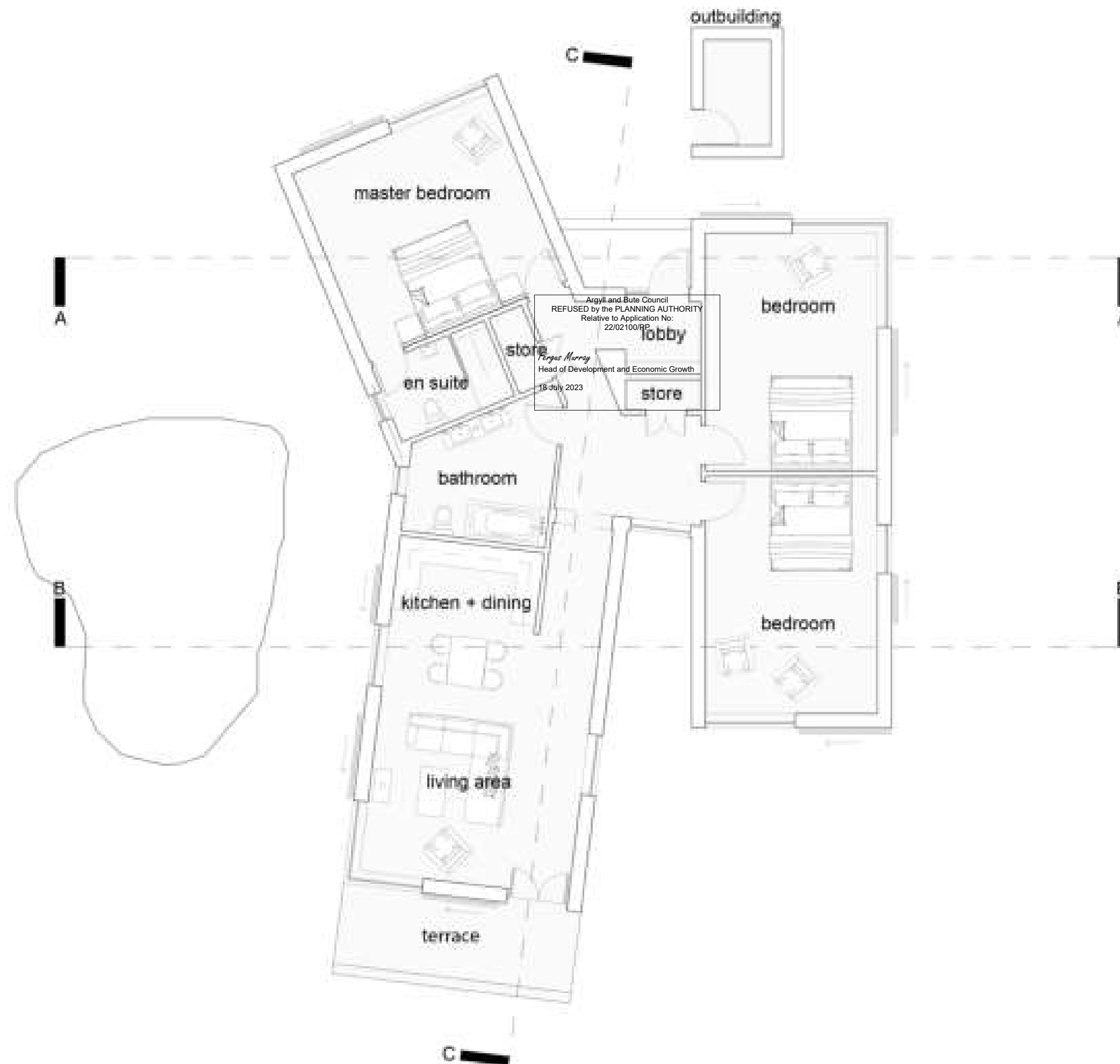
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65+	100	100	100	100	100

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 214. **Figure 205**
 215. **Figure 206**
 216. **Figure 207**
 217. **Figure 208**

Project
Elean Loch Oisear
Argyle and Bute
Scotland

Proposed Elevations (+ Outbuilding Elevations):

Order #	Product	Unit Price	Quantity	Total Price
001	Apple	1.00	10	10.00
002	Banana	0.50	20	10.00
003	Cheese	2.00	5	10.00
004	Eggs	1.00	10	10.00
005	Milk	1.00	10	10.00
006	Pineapple	1.00	10	10.00
007	Rice	1.00	10	10.00
008	Sugar	1.00	10	10.00
009	Tomato	1.00	10	10.00
010	Yogurt	1.00	10	10.00



Planning
Planning

Project
Eileen Loch Oisair
Argyll and Bute
Scotland

Drawing
Proposed Plan

Drawing No.	Version	Level	Type	Date	Number
001	1	1	1	1	PL_003
Project	Scale of 1:100	Drawn by	Drawn by	Drawn by	Drawn by
001	1:100	JG			

The use of this plan for the proposed work is an agreement of the following statements. Do not use this plan if you do not agree with any of the following statements:

Only valid for planning purposes. Use figures dimensions in all cases. Check all dimensions on site. Record any discrepancies in writing to the author of this drawing before proceeding.



Section A-A

Section A-A

Section B-B

Outbuilding Plan

Section B-B

Section C-C

Argyll and Bute Council
REFUSED by the PLANNING AUTHORITY
Relative to Application No:
22/02100/PP

Fergus Murray
Head of Development and Economic Growth
18 July 2023

Approved					
Date					
Planning					
Project					
Eilean Loch Oisair					
Argyll and Bute					
Scotland					
Drawing					
Proposed Sections (+ Outbuilding					
Sections)					
Drawing No.					
Project	051	Update	1:100	Level Type	PL_004
Drawn by	JD	Checked by	JD	Revised	A

This use of this plan by the applicant and/or an applicant of the planning authorities - (or not use this plan) is not to be taken as any of the following statements:

Any user of this plan is responsible for the accuracy of the plan. The plan is not to be taken as any of the following statements:

