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By Liv Rickman at 11:23 am, Mar 25, 2022

SC Dogs Distillery  
Carron Farm, St Martins



Planning Statement  
Rev A  
March 2022

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# 1. INTRODUCTION

## 1.1 Client Ambition

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Our clients, The Walder family, have farmed the 28 acre plot of land, known as Carron Farm, for over 70 years. They have recently started an artisan rum and vodka making business, distilling and ageing the spirits within an outbuilding adjacent to the farmhouse.

The success of SC Dogs Distillery, and their need to expand operations to meet demand, has prompted them to think about expanding their production and storage space, as well as running tastings and tours for visitors interested in local island food and drink producers.

The Walders would like to replace and expand the existing structure that now sits on part of the footprint of the former glass house; a structure that has served the working farm in several guises over the years. This will provide them with the space required to expand their distilling, enable them to hold more stock and run tastings and tours.

The footprint of the former glasshouse is outlined by the original south facing granite rear wall. The base of the remaining walls are still present in the landscape, defining the extent of the former structure and outlining the footprint of the proposed new structure.

Given the unique island setting, the Walders would like to build an agricultural building that has architectural merit, that sits comfortably within its context and makes reference to the former glasshouse structure that would have occupied the site originally.

Their ambition is to create a building that uses robust, high quality materials, that will age gracefully and bed into their context. They have incorporated natural ventilation and PV panels into the design to ensure the distillery is a low energy, environmentally friendly operation, that can serve future generations who live and work on the farm.







## 2.1 Site Description

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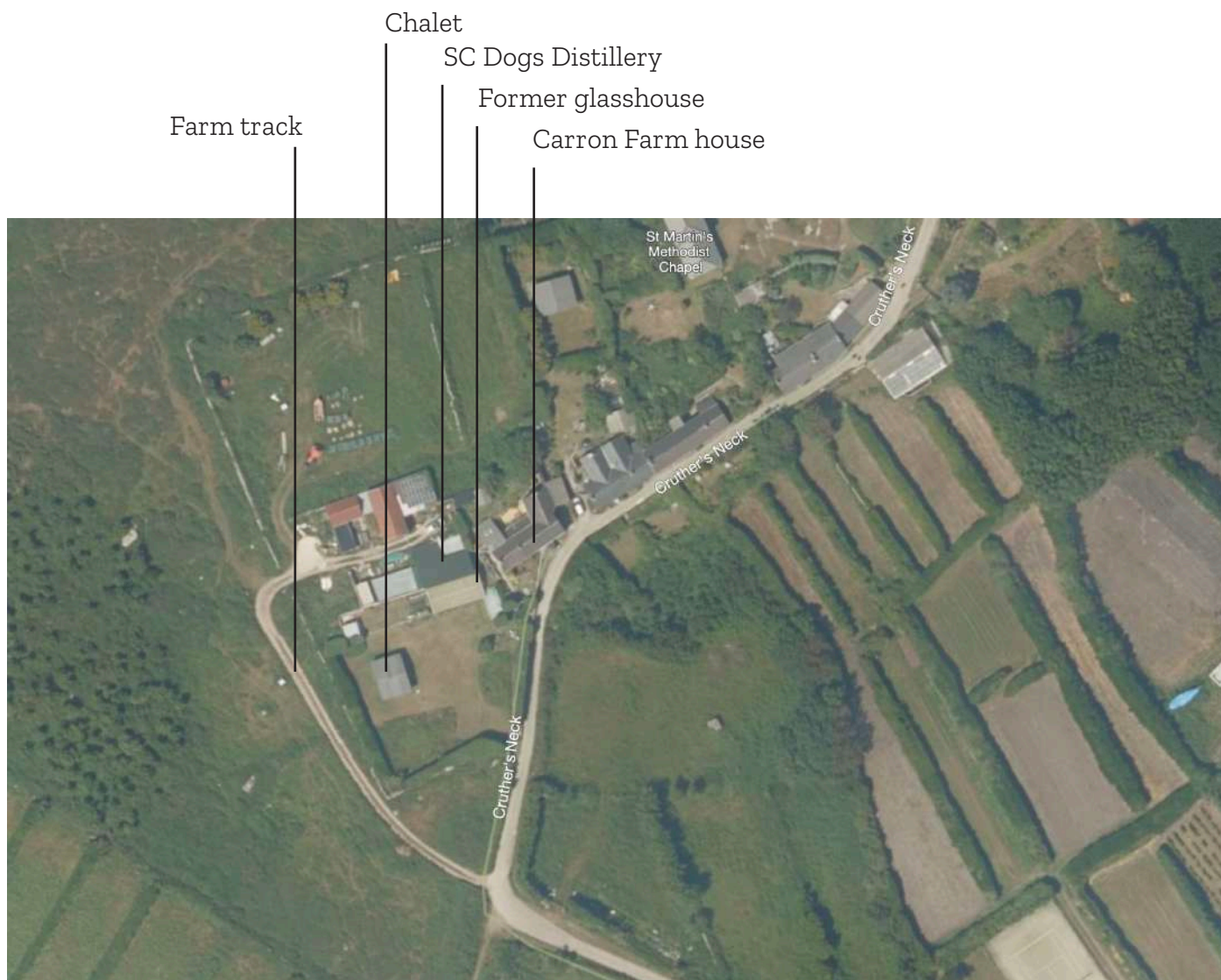
The former glasshouse site sits at the heart of the working farm, a plot of land to the northwest of Cruther's Neck, incorporating the farm houses, several barns and outbuildings and a holiday chalet.

The farm is accessed via a farm track which branches off the main island road at the southern end of the farm. The track leads up to a cluster of barns and outbuildings that have been restored and utilised for various farming operations over the years, including the distillery.

The southern most field is occupied by a holiday chalet and has been cleared to create a garden for holiday makers. This garden borders the former glasshouse plot to the north.

The granite wall that runs along the north of the former glasshouse plot forms the backbone of a cluster of lean-to outbuildings that connect to both sides of the wall.

Although the glasshouse is no longer complete, a portion of the structure remains at the eastern end, closest to the farm house. The western end is defined by the base of the original walls and is now occupied by a timber shed at the furthest end.





## 2.1 Site Description

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Footprint of former glasshouse



Existing structure on footprint of glasshouse



Challet beyond the remaining shuttered concrete walls of the former glasshouse



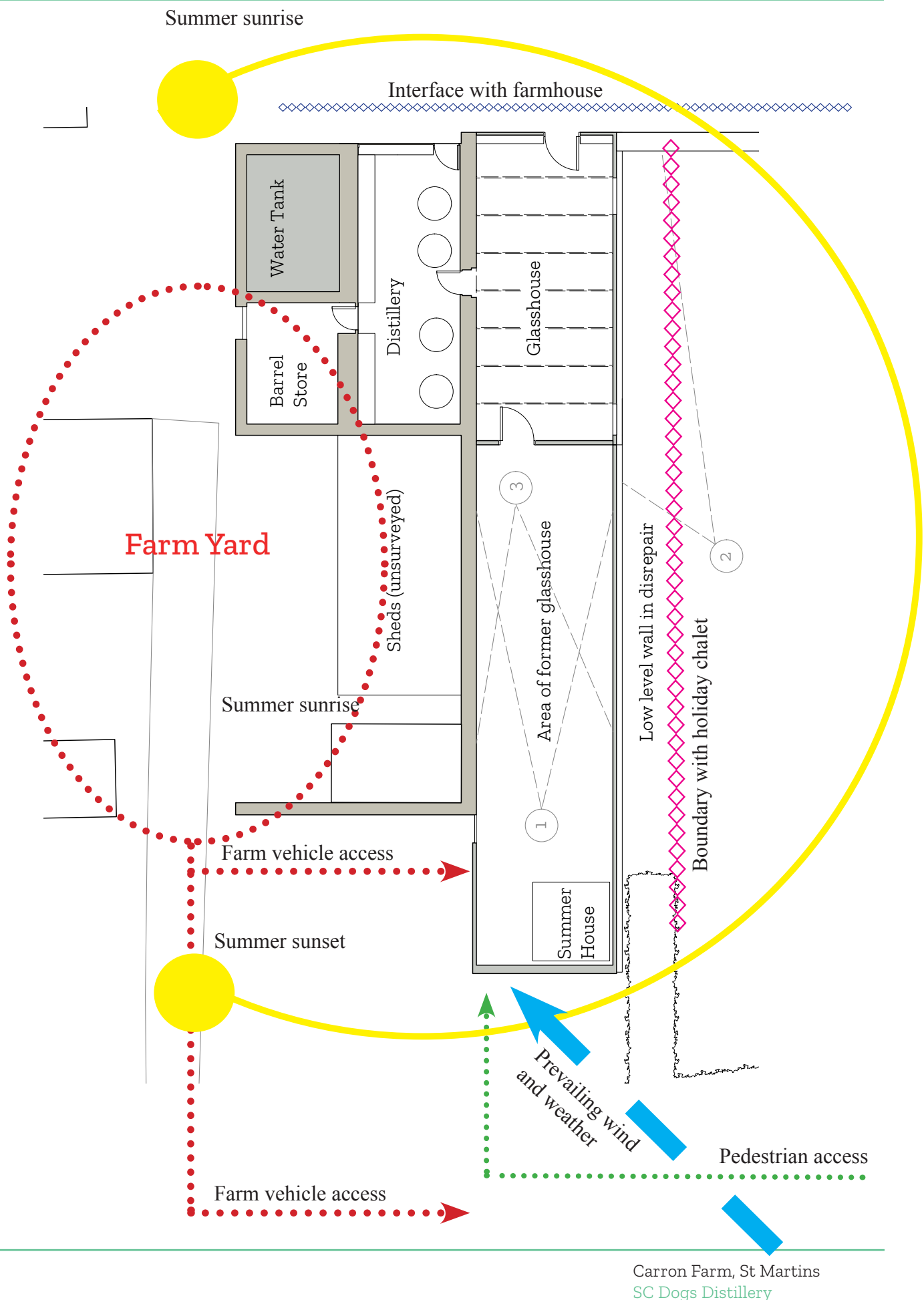
Structure currently used as a greenhouse



Western gable end of existing greenhouse structure



Southern elevation of existing greenhouse structure







### 3.1 Brief Requirements

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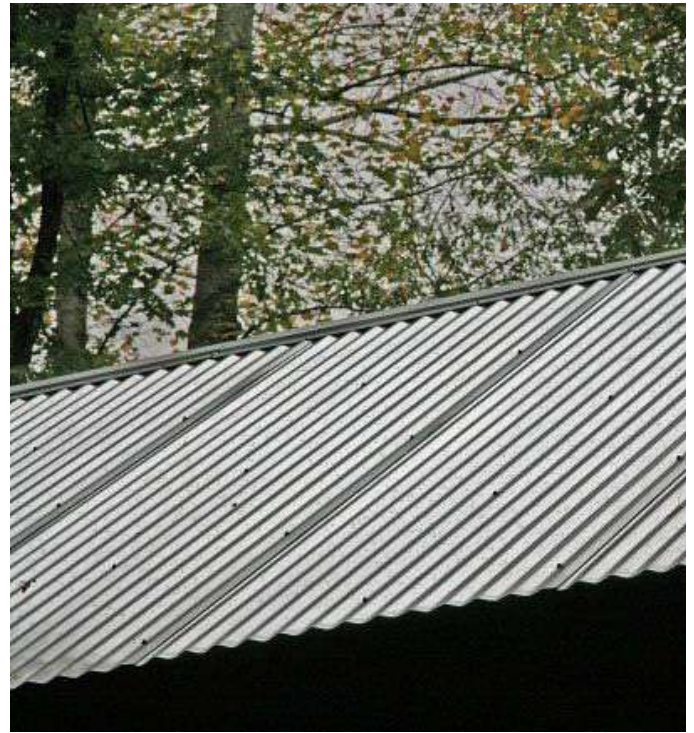
To meet the requirements of the growing business, the primary need is for more space for both production and the safe and secure storage of stock.

The brief calls for:

- a linear space that can be accessed with a tractor at the western end for the easy transference of barrels, pallets and drums.
- storage for stock and a secure area for caged stock
- level access between the stills and the storage areas
- a well ventilated space with no direct sunlight
- a space that can be blacked out for malting processes
- solar panels for electricity production
- a space that can be accessed by visitors, separated from farm machinery, for tastings and tours.



*Fixed timber louvres to allow for ventilation and to control direct sunlight*



*Corrugated metal roofing*



*Precedent illustrating the idea of a public frontage to an agricultural building*





### Principle of Development

Our proposal seeks to reinstate an agricultural structure on the footprint of the former glasshouse; enabling the space at the heart of the farm to once again be utilised for productive purposes.

Very little of the original glasshouse structure remains on the site; the structure was replaced and repaired over the years, using materials that were available to islanders at the time. As a consequence, the original glass, timber and granite structure of the glasshouse was largely replaced with shuttered concrete and GRP and metal corrugated cladding.

The original granite rear wall of the glasshouse does remain however, and it is our intention that this wall will be utilised as the spine wall from which our new structure will grow.

### Form and Massing

The form and massing of the proposed structure takes cues from the original glasshouse structure. A single storey mono-pitch roof, sloping down from the granite spine wall in the north to the a low level wall in the south. The structure will stretch along the length of the granite wall, connecting the farmyard access on the western end with the residential properties and pedestrian access on the eastern end.

A simple steel structure will sit in front of the granite wall, projecting above the wall to allow natural light and ventilation to the spaces within. The roof will slope down to a low level, timber clad wall in the south, bordering the chalet garden.

The sloping south facing roof pitch is perfectly orientated to collect solar energy and will be covered in a solar PV array to generate electricity for the distillery.

### Materials

The cladding materials are agricultural in their aesthetic, ensuring the building is read as part of the working farm to which it belongs.

Metal corrugated roofing and cladding to the northern elevation, will ensure a robust and durable finish in the more exposed areas. Hit and miss vertical timber cladding to the west and south elevations will present a softer, more approachable face to the more public elevations, while translucent GRP sheeting on the eastern end will allow this area to be retained as a domestic greenhouse and growing area.

Large timber sliding agricultural shutters will be positioned over the west facing glazed doors, to provide protection from the prevailing winds and to retain an agricultural aesthetic to the more public frontage of the building.

### **Relevant background and impact of development**

The applicant, Andrew Walder has provided the following statement:

*'The intended development area has always been used for farm related activities. We have re-purposed the farm 'packing house' - which was used for the processing and distribution of cut flowers- into the distillery, where we continue to utilise produce from the farm in the production of spirits.*

*The Impact on the surrounding areas from the proposed development would be minimal as it will predominantly be used for storage of distillery related consumables and the processing of grain grown on the farm into a suitable format for production of spirits.*

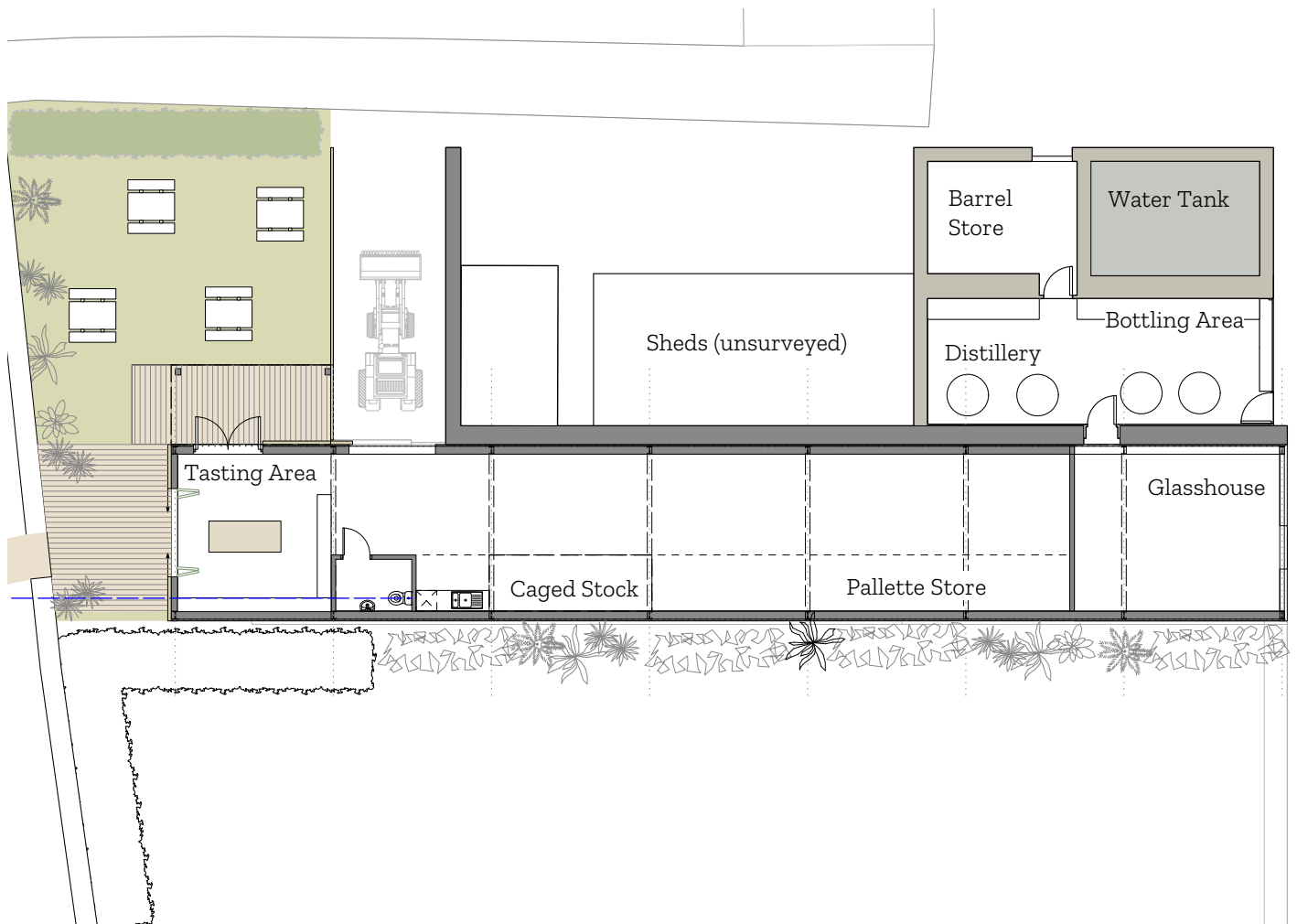
*The malting processes involved in this has low noise and odour emissions. Natural ventilation will be used so there will be no mechanical noise from this process. Existing ventilation systems exhaust on the north side of the building into the existing farmyard.*

*Due to the size of the distillery, only small groups will be attending the tours, tasting room and seating areas, and the timings of our premises licence are such that business hours are limited to daytime and early evening.*

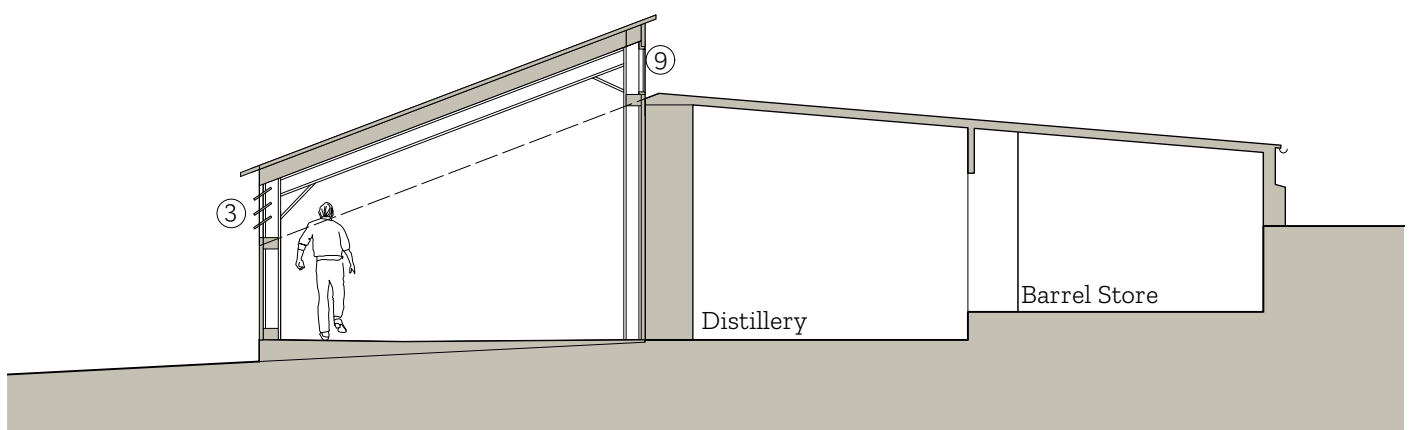
*Traffic due to the development will not increase as we will only be allowing pedestrian access. As the access being proposed is further away from residences than the current access, the likelihood of disturbance due to people arriving or departing is reduced, rather than increased.'*



## 4.2 Sketch Proposals



*Proposed Plan*



*Proposed Section*



## 5.1 Access Statement

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Access to the farm for both pedestrians and vehicles is via the farm track which join the main road to the south of the farm. Although the track is sloping up the hill, there will be no steps required to reach either the public or private entrances to the proposed building.

An accessible toilet will be provided for staff on the entrance level.

External seating will be provided for guests, wither on a sloped grass garden area or on a level timber decked area.

Low level external lighting will light the areas immediately adjacent to the entrances to the building on movement sensors.

The nature of the proposed steel frame structure will lend itself to adaption and alteration as the needs of the business change over time. Internal partitions can be introduced or removed to divide the spaces as required.



*Access track - looking down the hill from the proposed site*



*View looking towards the proposed farm entrance to the building*



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