

# **AGENDA ITEM 6**

## **APPENDIX 2**

**2016/0128/DET**

**SUPPORTING  
STATEMENT**

Bar...  
Planning...  
**22 APR 2016**  
Received

# Inshriach Estate Planning Application



INSHRIACH HOUSE

# **Inshriach Estate Planning Application**

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**IE001**

**Introduction and Design Statement for Inshriach Estate**

# Inshriach Estate Introduction

## Inshriach Estate

Inshriach Estate comprises 200 acres of mixed woodland and grazing based around an Edwardian country house and a hamlet of traditional farm buildings, outhouses and cottages dating from the early / mid 19th century to the early part of the 20th.

## Business

The main estate house (see [www.inshriachhouse.com](http://www.inshriachhouse.com)) is a holiday let for part of the year and is proving popular for weddings and location work. It has been restored over the last 7 years and is now heated with a biomass heating system and fitted with a solar PV array. Rentals on the house provide the majority of the estate turnover and the more recent off grid holiday business is increasingly important. Traditional agricultural income, wayleaves, management grants and fishing permits now form a very small part of the estate turnover.

## Diversification

In order to keep Inshriach operating we have had to diversify. We ran the Insider music festival from 2009 to 2013 and started a business in environmentally aware, low impact holiday accommodation. We have also been running courses, running weddings and events at Inshriach and have more recently found ourselves going into gin manufacture.

## Music / The Insider Festival

We ran the Insider music festival at Inshriach between 2009 and 2013, by which time we had a capacity of approximately 1,000. The Insider is very much a community driven event and has been produced in the past with the assistance of the Cairngorms National park, The Leader project and Creative Scotland. The festival has built a reputation as one of the most polished and personal music festival experiences on the calendar and we are now running smaller events both at Inshriach and elsewhere under the Insider banner.


## Accommodation / Facilities

There is a combination of temporary and permanent accommodation at Inshriach alongside the properties that are used for holiday lets. There are 3 cottages in permanent occupation and various out buildings have been turned into accommodation for key workers and helpers on the farm.

The barn is already used informally as accommodation, with 2 bedrooms upstairs and a communal kitchen in the stables downstairs. The barn is already the centre of operations for the off grid holiday business.



Inshriach House

<b>Project Title:</b> <b>Inshriach Estate</b>	
<b>Drawing Title:</b> <b>Introduction</b>	
<b>Status:</b>	<b>Drawing No:</b> IE001 / DS001
<b>Scale:</b> N/A	<b>Paper Size:</b> A3
<b>Revision:</b> 0	<b>Date:</b> 20/02/2016
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 <b>INSHRIACH HOUSE</b>	



# Inshriach Estate

## Holiday Accommodation

The first accommodation project was a 16' yurt, (see no 6), built at Inshriach over a number of yurt building courses. The second was a converted 1950s fire service lorry known as the Beermoth, the third is The Bothy Project, (see no 5), a small, off grid modernist cabin out in the woods built with funding from the Royal Scottish Academy and the fourth is a newly built shepherds hut. The rentals for these are handled by the highly respected Sawday's Canopy and Stars website.

The Bothy Project is used as an artist's residency for half the year as and as a commercial holiday let for the other half.

All of them are suitable for 2 people and are designed to put their occupants in touch with their surroundings and the peace and isolation offer the National park.

Occupancy levels have been very good with extremely favourable feedback from customers and the press.

All of them achieve regular national and international coverage in holiday, design and interiors press, as well as the occasional TV appearance (George Clarkes Amazing spaces featured our fire truck).

## Courses

Wooden Tom runs green woodworking courses in a temporary cruck framed workshop in the oak woods and we have run courses in bush craft, wild camping, foraging and music and are looking at running sustainable design and build weekends.

## Shed of the Year – Crossbill Gin

Over the course of the last 4 years the chicken sheds in the farmyard (which comprises 4 bays and which was dilapidated and disused) had been informally improved (by the addition of reclaimed windows and electricity) so as to be useful for the Insider Festival. Then the building gained a floor and a bar we could use under occasional license, and a shop for things we had made on the estate.

Late in 2014 we went into business with Crossbill Gin and installed a still in which we could process juniper and rosehips harvested on the estate to make gin.

In the summer of 2015 the Shed was awarded Shed of the Year by Channel 4 and George Clarke's Amazing spaces and in October 2015 the gin was awarded European Gin of the year at London Cocktail week.

During 2015-2016 we hope to make between 20 and 30 batches, up from 4 between 2014-2015.

## Community

There are 9 people staying here full time helping to run the business and the gardens. All of them work on the estate in return for accommodation but have freelance work elsewhere.


We also have a large and productive kitchen garden at Inshriach, we intend to sell our own products to guests.



Sheperd's Hut



The Beermoth

Project Title: <b>Inshriach Estate</b>	
Drawing Title: <b>Introduction</b>	
Status:	Drawing No: IE001 / DS002
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016
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# Inshriach Estate

## Design statement

Our intention is to keep the character of the estate intact through traditional restoration techniques and complementary design while bringing the neglected and under utilised vernacular buildings of the estate to life.

We believe the station would complement the existing buildings and would replace a garage of poor construction.

The barn conversion would be a simple and sympathetic restoration, respectful of the existing design and historic fabric of the building and the other additions are in keeping with the other buildings around the estate.

**NO TREES TO BE FELLED**

## Overview – Farm complex redevelopment.

We intend to redevelop the existing farm buildings to better suit the requirements and allow for expansion of our current business. We have identified a need for further facilities (bathrooms specifically) which could be accessed by anyone visiting the estate, and we need improved accommodation in the stabling, predominantly for people living here and helping to run the business but with capacity for occasional guest use.


The proposed Railway station would be the second phase of the Inshriach distillery project.



The Estate



Events on the Estate

Project Title: <b>Inshriach Estate</b>	
Drawing Title: <b>Design Statement</b>	
Status:	Drawing No: IE001 / DS003
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016
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**IE002**

**Location Plans / Amenities/ Supporting Information**

# Inshriach Estate

## Traffic/ Vehicle movement

Depending on the time of year, there would be between 20 and 40 vehicle movement per day through all into the farm yard.

## Waste and Recycling

The Inshriach Estate is equipped with wheelie bins that stand along the width of the Distillery/bar/shop (described as below). They store the garbage from the cottages and bothy.


On the opposite side of the Distillery/shop/bar, there are recycling bins (see picture).

There are extra wheelie bins behind the barn and some next to the garage of the big house.

The collection point is located at the entrance of the estate, next to the pond (see Location plan with the Waste and Recycling legend).



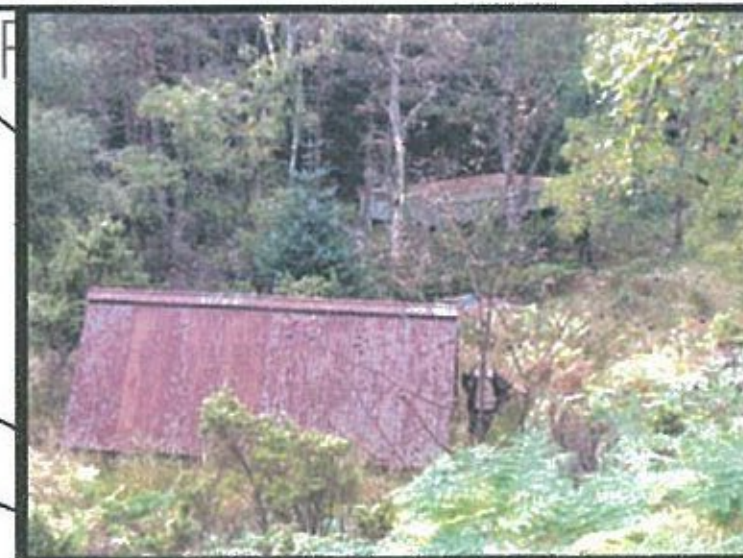
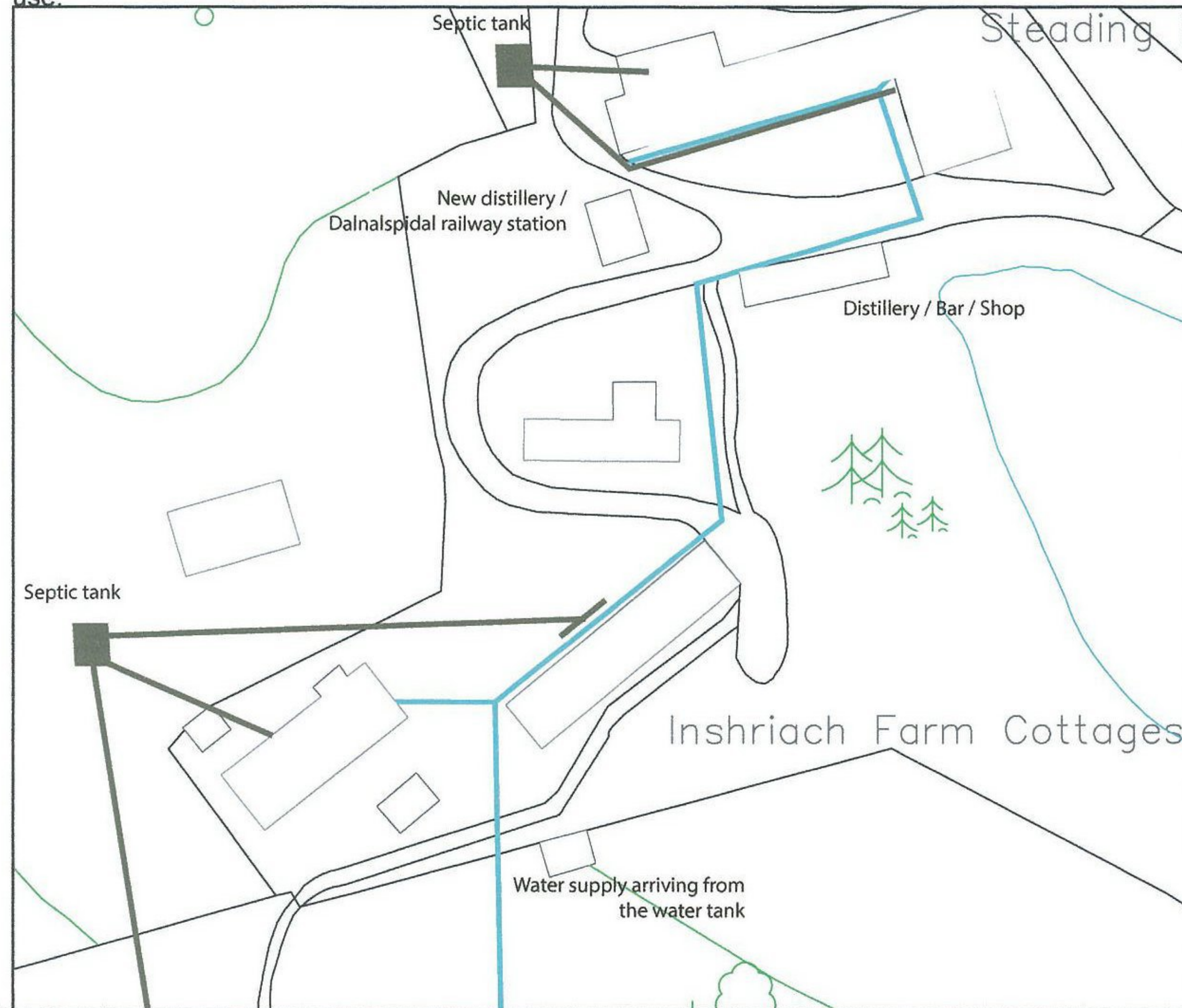
Recycling at the Inshriach Estate

Project Title: <b>Inshriach Estate</b>	
Drawing Title: <b>Design Statement</b>	
Status:	Drawing No: IE002 / DS004
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016
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# Inshriach Estate

## Water and Drainage

Inshriach is supplied by a private water supply which has a consistent flow rate of c 50l per minute. This also supplies the Inshriach nursery garden, both properties are fed initially via the original Edwardian gravel filter, but the nursery has a secondary water tank of 44 cubic metres which fills with overflow. Both properties have UV and particle filter systems fitted. Drainage for the farm and the steading (and would be for the station as well) is via the original stone built septic tank which measures 2mx2mx1.2m and an extensive reed bed. This tank used to deal with the run off from the stables when they were in agricultural use.




The water tank and its shed



Original stone built septic tank

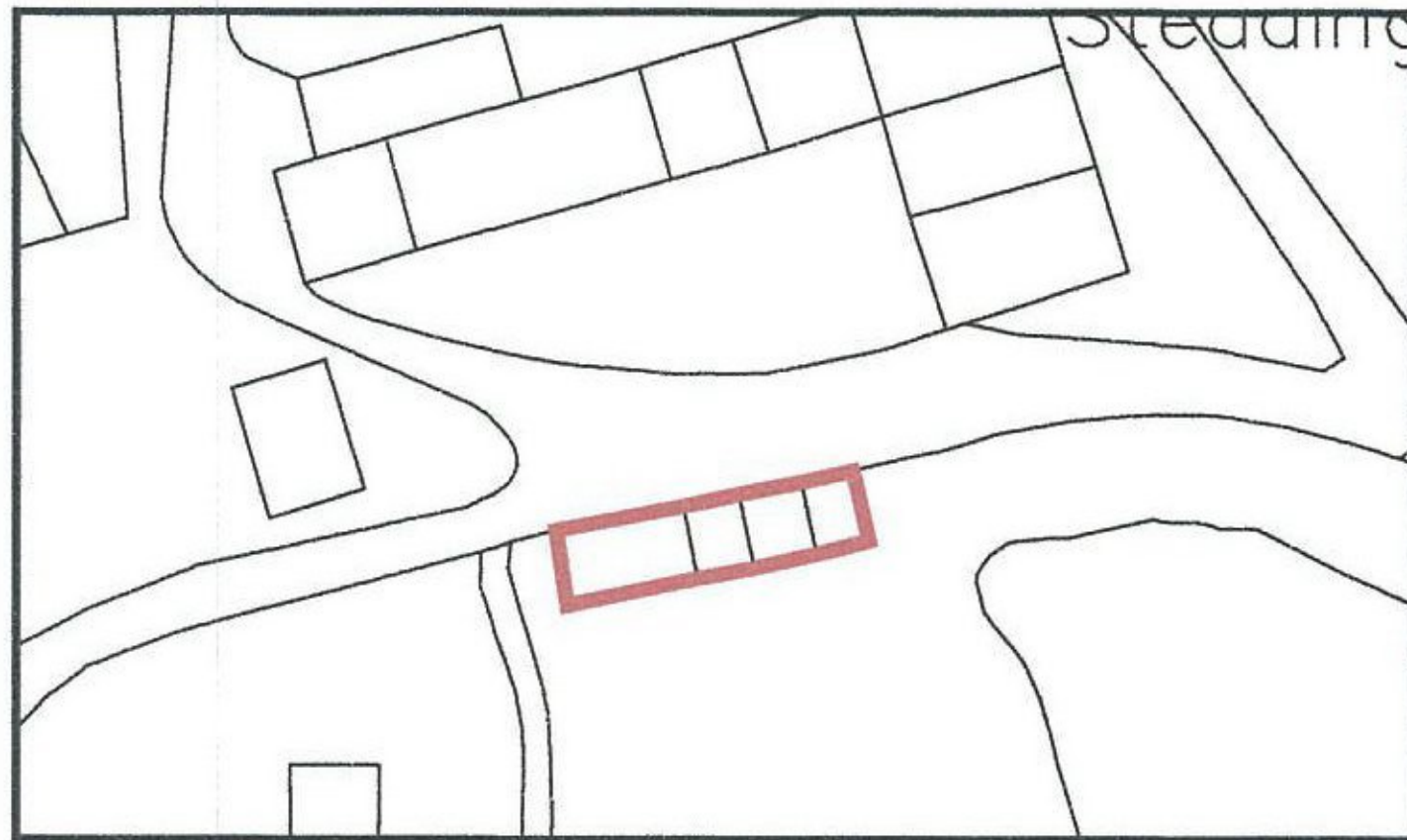
Legend:  
 Water supply  
 Black waters pipes and septic tanks  
 Scale 1:5000

Project Title: <b>Inshriach Estate</b>	
Drawing Title: <b>Design Statement</b>	
Status:	Drawing No: IE002 / DS005
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016
Submitted by: Walter Micklethwait Address: Inshriach House, by Aviemore, Inverness-shire PH22 1QP	
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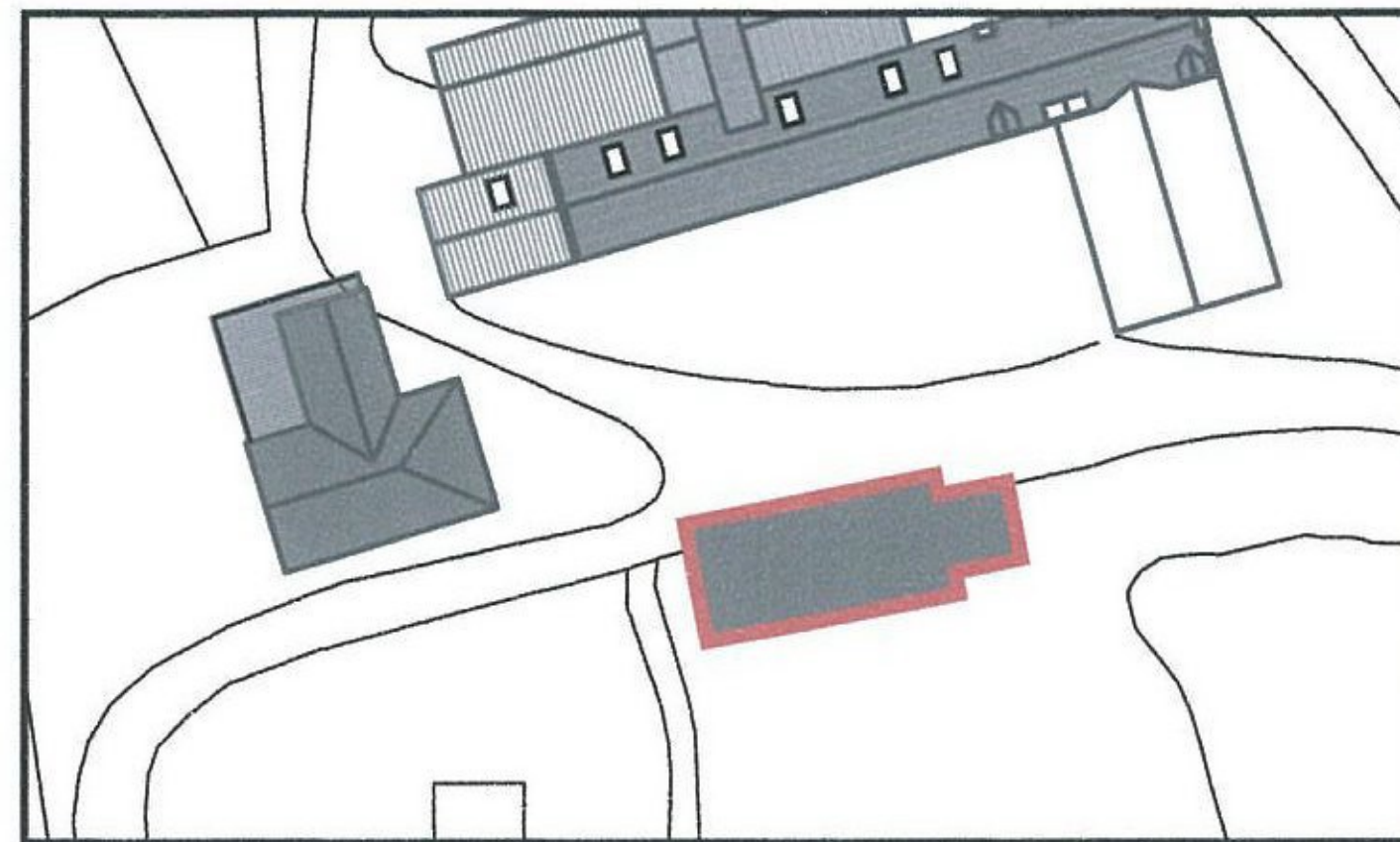
# Hen House / Inshriach Distillery

## Change of use of the Hen House to distillery/shop/bar

The hen house is 4 bays, timber framed on concrete strip foundations with a corrugated iron roof, clad with pine backs. The hen house has already been re-roofed, the floors have been laid with reclaimed oak strip parquet flooring and reclaimed sash and case windows have been fitted to the front elevation. The first bay contains the stills for manufacturing Crossbill Gin, the second bay is a small bar that we use either as a venue rental or under occasional license from the Highland Council, those two are locked most of the time and the third and fourth are open and they are the 'Ladies waiting room' and a shop selling items made on or around the estate, fishing tickets and camping accessories. The hen house and distillery are not open to the general public unless we are having an open day or ticketed event. The manufacturing process for Crossbill Gin is that we bring neutral grain spirit to Inshriach and separate it into batches of 72 litres (a beer barrel) into which we add our botanicals and leave it to mature for up to 10 days. We then carry out a single distillation which takes a day for each batch. The spirit is then taken back to our bottlers where distilled water is added to bring it to the final abv. No water is added to the gin at Inshriach so the only water used is approximately 2 ltr per minute used in cooling the condenser.



1:500 Location Plan showing the location of the existing Hen House



1:500 Location Plan showing the location of the planned distillery, bar and shop.



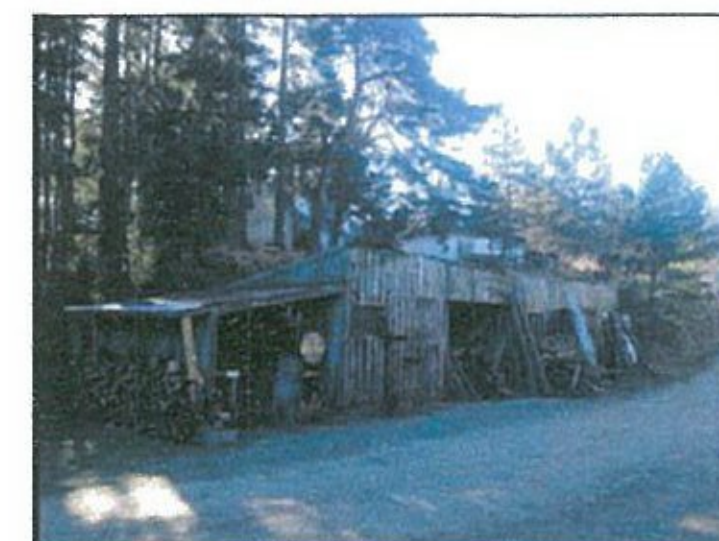
Existing Wood shed



Existing Hen House



Existing Bin Store



Existing Wood shed

Project Title:  
**Inshriach Estate**

Drawing Title:  
**Design Statement  
for Inshriach Estate  
Distillery / Bar / Shop**

Status: Planning Drawing	Drawing No: IE003 / HH001
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016

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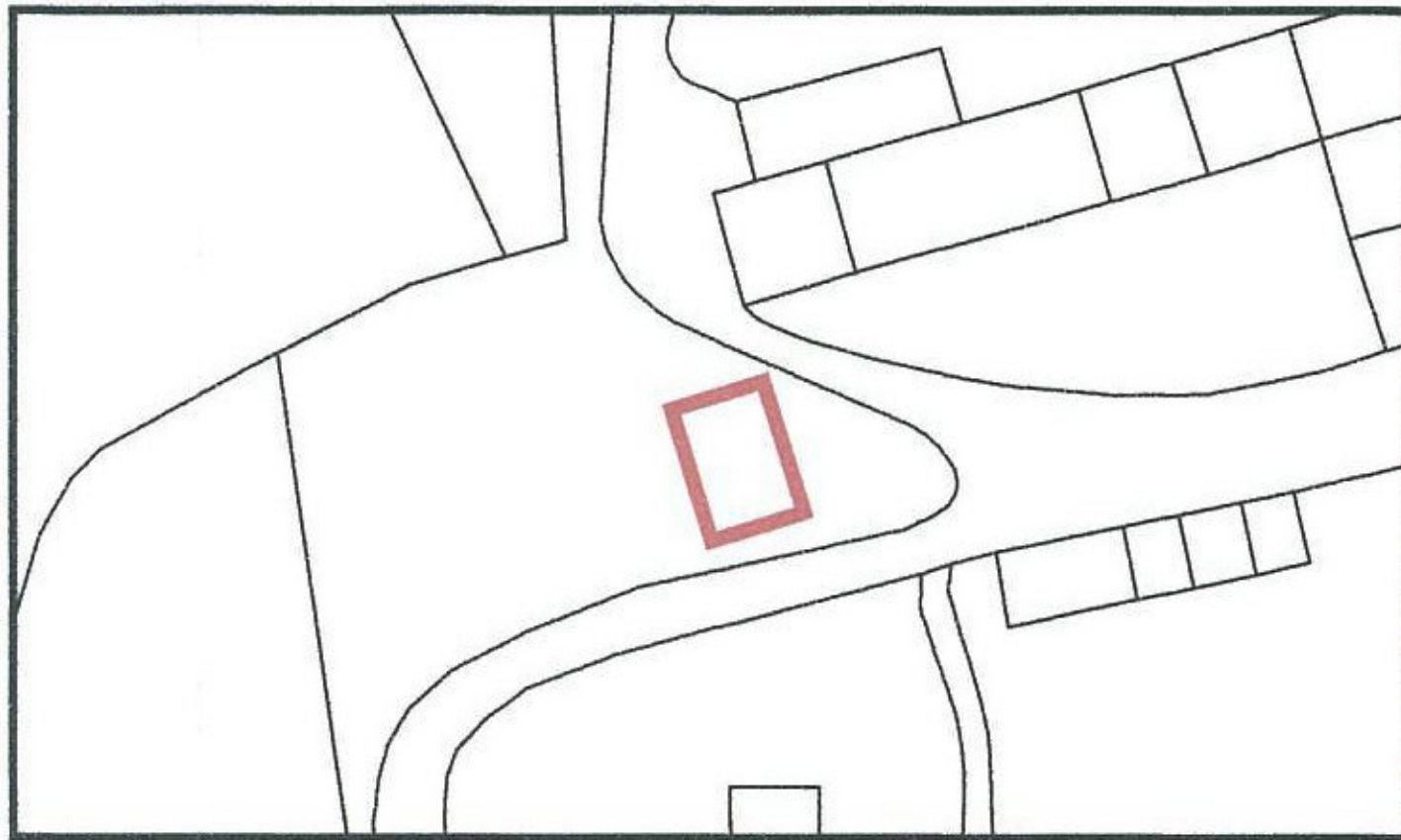
# Dalnaspidal Railway

## Dalnaspidal Station: Demolition of garage and erection of former railway station building to be used as distillery and toilets

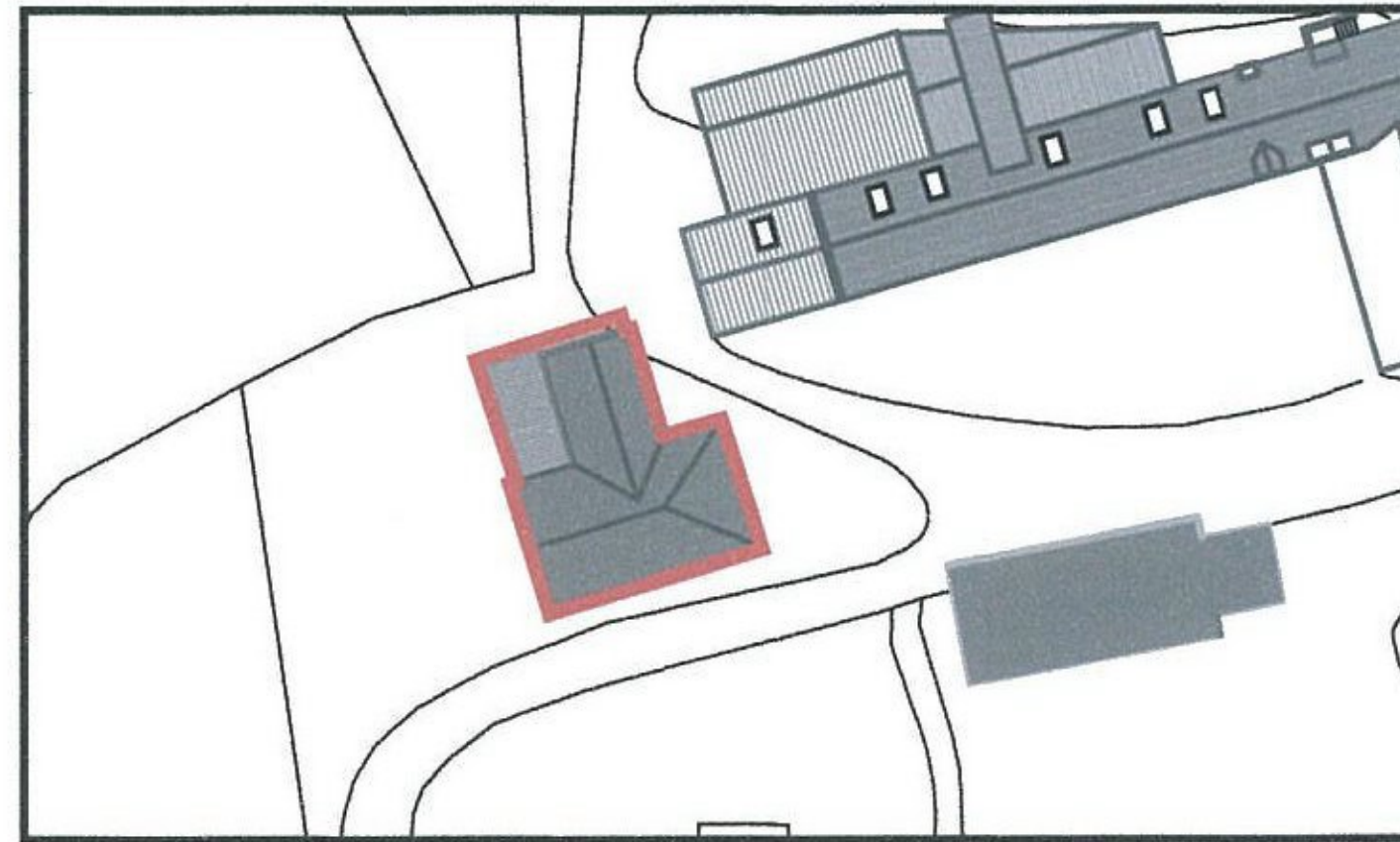
Dalnaspidal station opened on 9th September 1863 on the new Inverness to Perth Junction Railway.

It was at the time both the highest and the smallest railway station in the British Isles. It closed in the 1960s and in 1977 the Strathspey Steam railway moved it to Aviemore and reconfigured it to use as their ticket office. It fell out of use in 1994 and had been gradually deteriorating until they donated it to us. We have the building dismantled and we plan to rebuild it, reconfigure it again and use it as a combination of facilities for holidaymakers and as the second phase of the distillery.

The design of Dalnaspidal Railway is in keeping with the other buildings on the estate and it would replace an unremarkable double garage at the end of the farmyard. The station is timber framed, timber clad and lined and has a slate roof. The building is to be reconfigured to fit the site, with the main section (with the swept roof in the picture above) lengthened backwards to become the main space and the side extension (again moved back to better fit the site) and bathroom. The frontal proportions of the original building and the roof are to be retained and original windows, doors and spacing thereof reinstated. The rear of the building is to be totally redesigned so that both the main room opens onto a deck hidden out of sight.



1:500 Location Plan showing the location of the existing Garage.



1:500 Location Plan showing the location of the planned station / distillery



Existing Garage




View of the back of the Garage



Existing Garage



Dalnaspidal Station in its original location

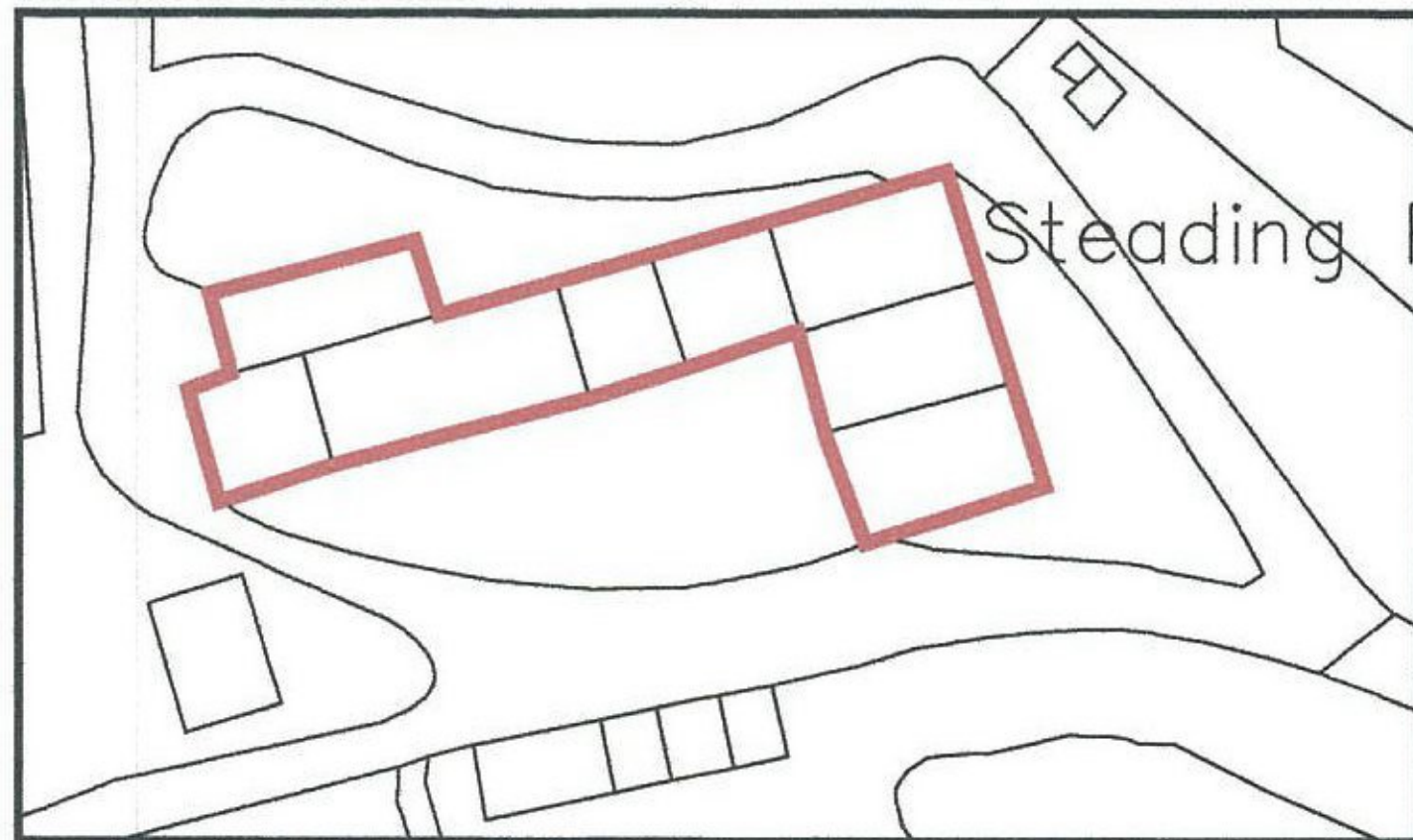
Project Title:	
<b>Inshriach Estate</b>	
Drawing Title:	
<b>Dalnaspidal Station Design Statement</b>	
Status:	Drawing No:
Planning Drawing	IE003 / DA001
Scale:	Paper Size:
N/A	A3
Revision:	Date:
0	20/02/2016
Submitted by:	Walter Micklethwait
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# Conversion of Steading

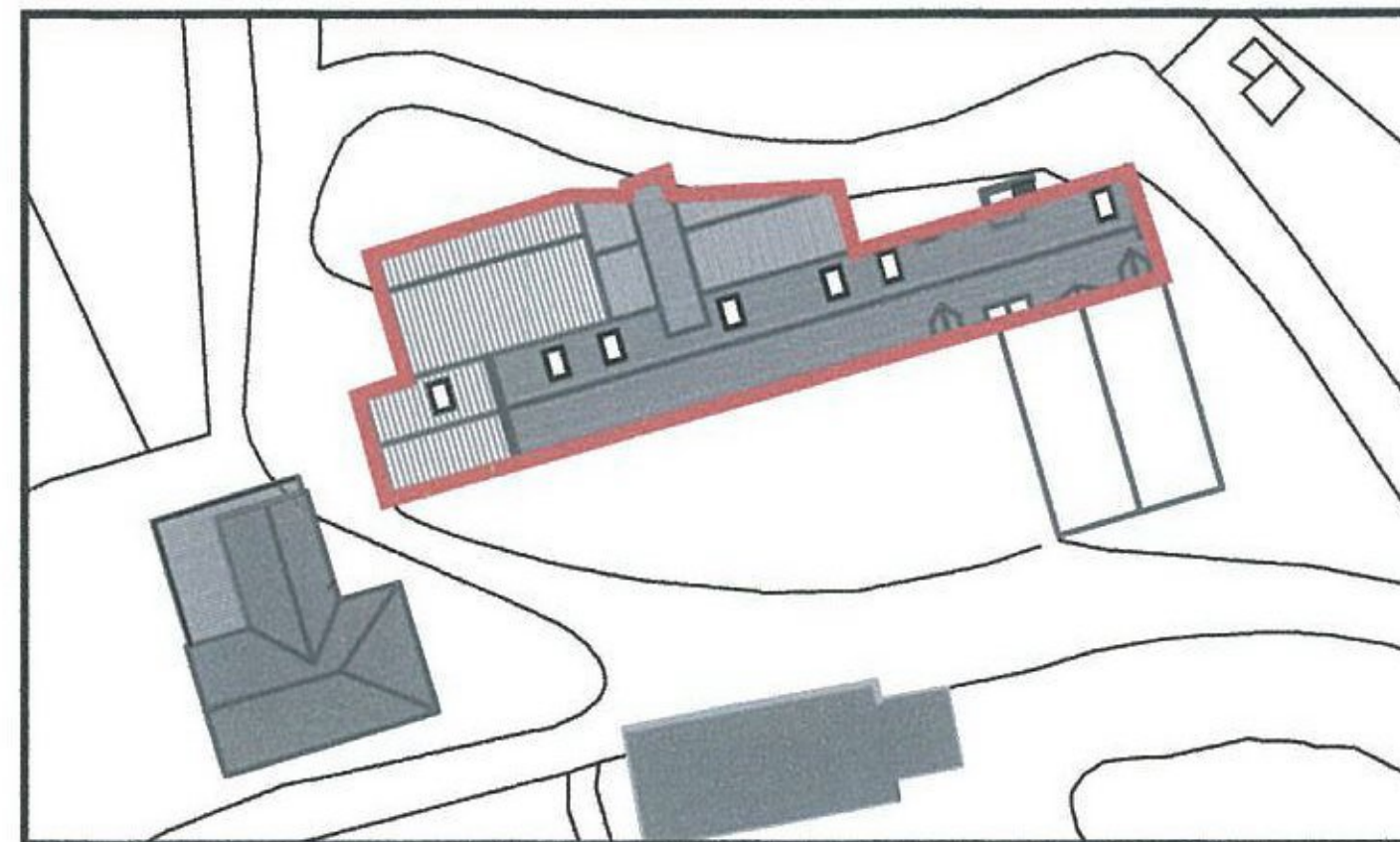
**Steading Conversion : Alterations, extensions and change of use of steading to residential use and communal bunkhouse style kitchen.**

The Steading is a two storey traditional farm building of stone construction probably dating from the early 19th century. It comprises a large open hayloft / threshing room upstairs with stable bays and tack room downstairs. Over the last five years it has been used as a temporary kitchen and accommodation for people living and helping out on the estate.

This would be a simple traditional conversion / renovation. It would retain the character of the building both internally and externally and incorporating many of the building's original features in the form of the stable bays and the tack room. Externally the building is to be traditionally restored with lime pointing, the windows and doors looking onto the farmyard replaced with modern versions of similar design and the farmyard elevation and openings left largely unchanged. Internally there would be 2 bedrooms, a bathroom and a living room upstairs and a large communal kitchen / dining room downstairs with a staircase let into one of the stable bays. North light will be achieved via a series of skylights on the hidden reverse side of the building. There is a phase 2 extension planned for the rear of the building, a modern addition constructed in a palette of colours and materials in keeping with the building. It would be clad in dark timber with a zinc roof and a slate clad tunnel from the door. This contains a lobby for storage and an extra bedroom.



1:500 Location Plan showing the location of the existing Steading



1:500 Location Plan showing the location of the planned Accommodations



Existing Steading




View of the farm yard



Existing Farm flat



View of the Steading from the track looking South East

Project Title: <b>Inshriach Estate</b>	
Drawing Title: <b>Steading Conversion Design Statement</b>	
Status: Planning Drawing	Drawing No: IE003 / SC001
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016
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**IE004 Change of use of land**

# Inshriach Yurt

## Retrospective Permission / Change of use of land for siting 4 - mobile unit for holiday letting

The yurt was the first off grid holiday accommodation at Inshriach.

It is a temporary structure, sitting on a circular wooden platform constructed from reclaimed timber, scaffolding planks and fence posts.

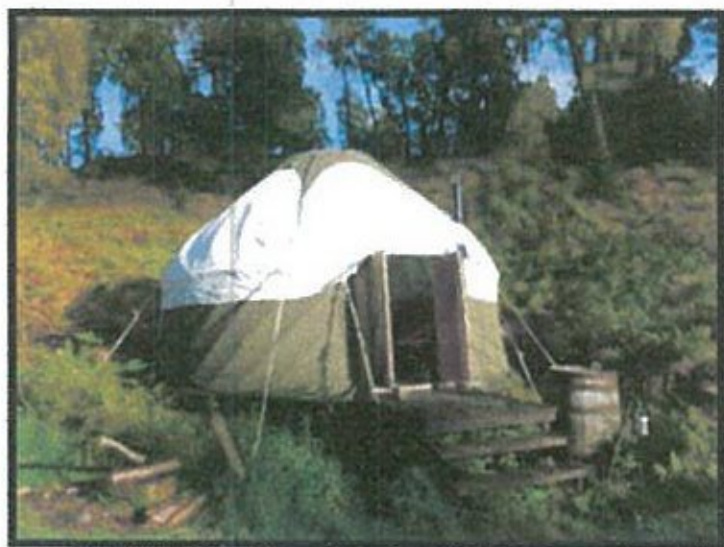
The yurt itself is a 16' diameter structure made from Scottish oak, steam bent to shape over a series of yurt building courses held on the farm. It is heated by a wood burning stove, lit with tea light lanterns and is furnished with a Victorian double bed and mahogany table and chairs.

There is a bathroom back at the farmyard for the use of guests and a compost toilets near the Beermoth and Sheperd's Hut.

It has an estimated life-span of 5 years before it needs to be recovered and or replaced.



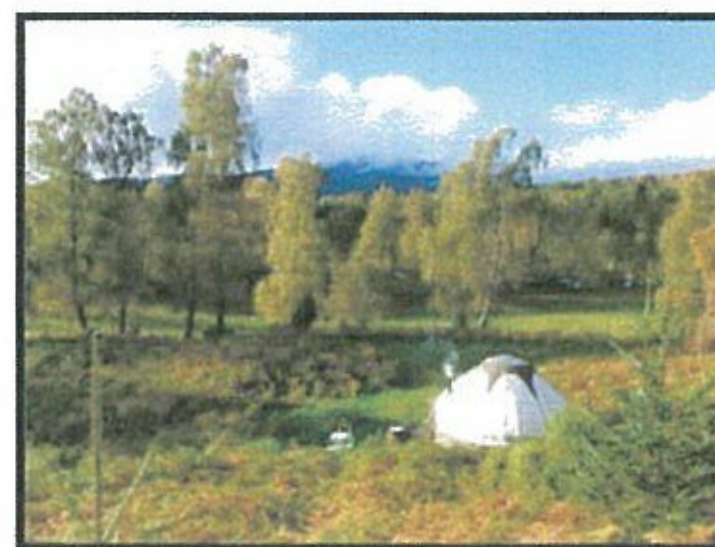
1:5000 location plan of the yurt



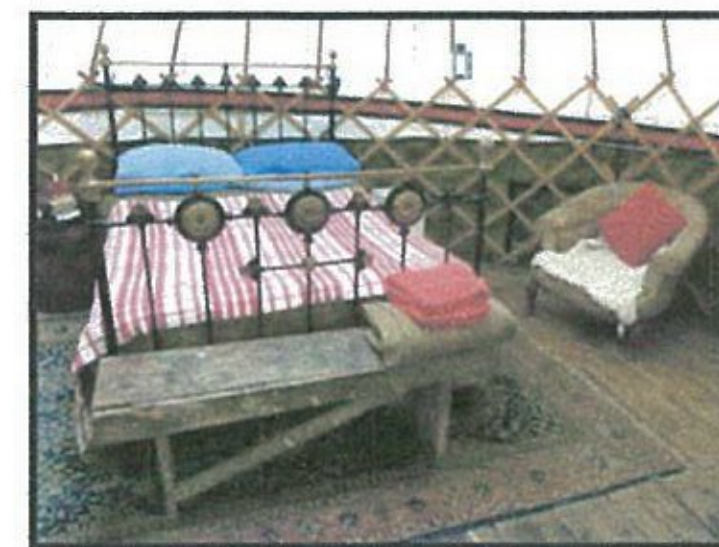
The Yurt



The Yurt in context



View from the Yurt



Interior of the yurt

Project  
Title: **Inshriach  
Estate**

Drawing  
Title: **Yurt  
EXISTING**

Status: Existing  
Drawing No: IE004/ YU001

Scale:  
Paper Size: A3

Revision: 0  
Date: 20/02/2016

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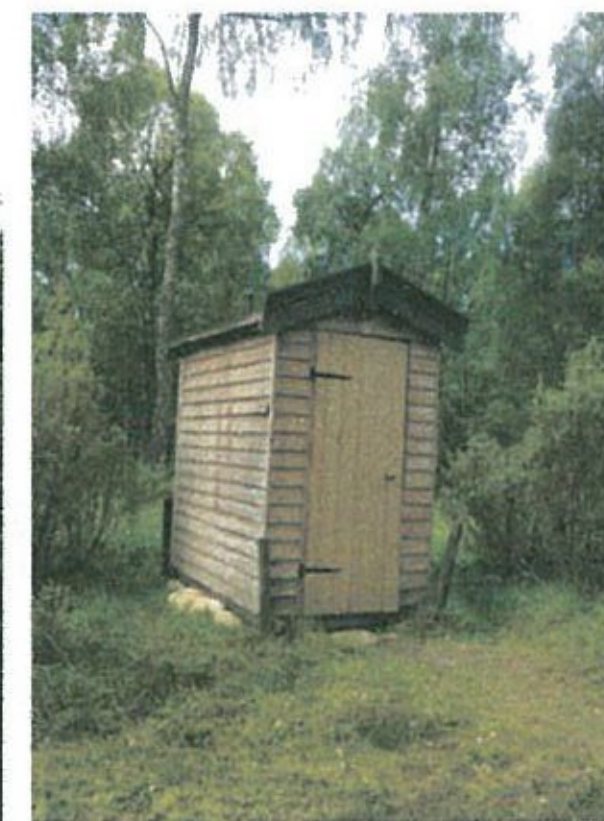
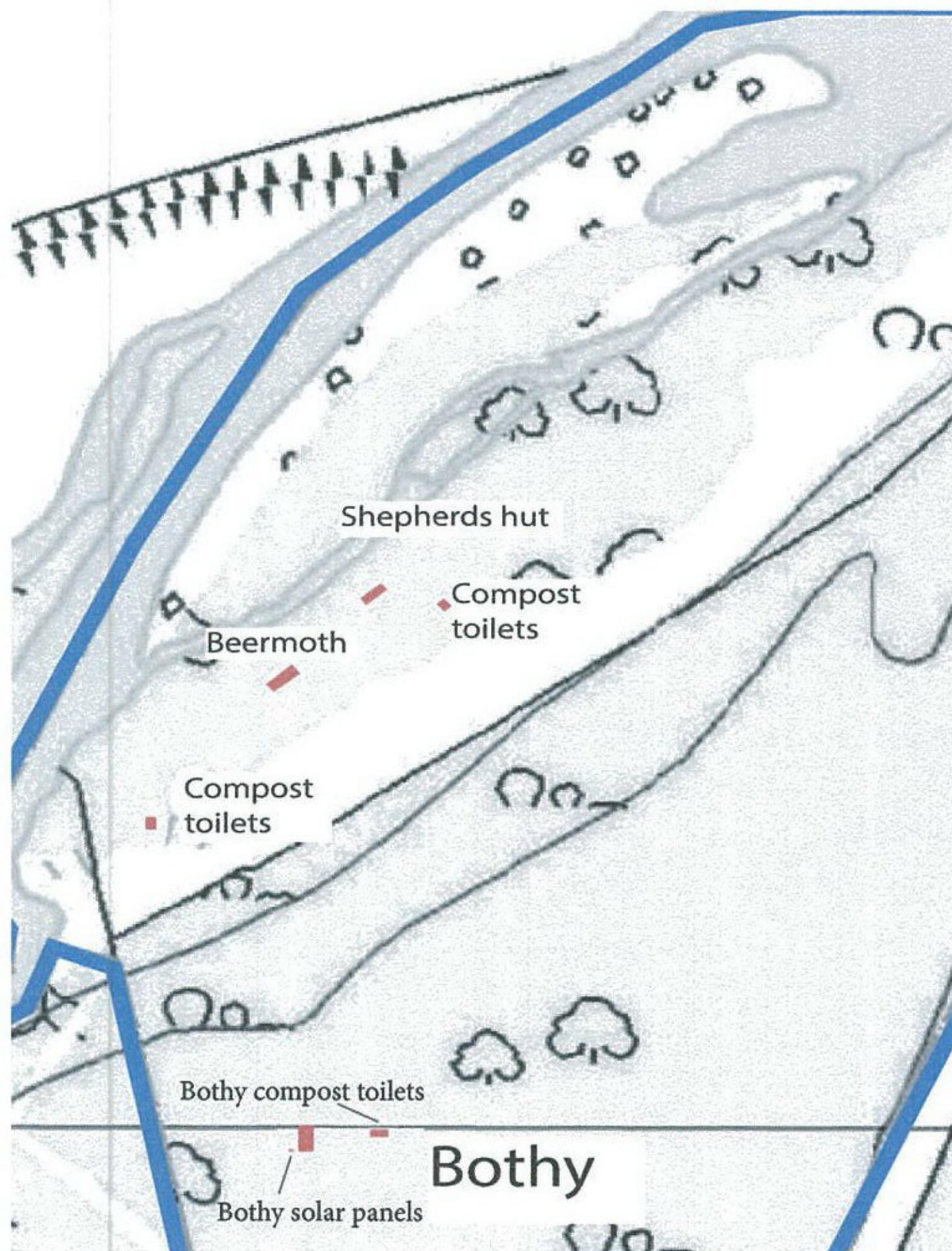
# Sheperd's hut and compost toilets

## Retrospective Permission - Change of use of land for siting 2 - mobile unit for holiday letting and compost toilets


The Sheperd's Hut and the compost toilets are part of the off grid holiday accommodations at Inshriach.

The Shepherds hut is a newly built timber framed structure, clad with corrugated iron and with reclaimed cast iron wheels and windows.

This also has a double bed and a woodburning stove. The compost loos are simple 6x4 sheds with a window added and rooves in reclaimed materials. They are pit type compost loos, each one gives approximately a years service before being moved a few metres and the sandy soil at Inshriach means we have had no problems with drainage.



1:5000 location plan of the Sheperd's hut and toilets

Project Title:	
<b>Inshriach Estate</b>	
Drawing Title:	
Yurt <b>EXISTING</b>	
Status: Retrospective Permission	Drawing No: IE004/SH001
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016
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# The Bothy project

## Bothy Project - Retrospective Permission

### Erection of Bothy for holiday letting including installation of solar PV

The third of the off grid holiday option at Inshriach is the Bothy Project.

This spends half of the year as an artists residency space run by the bothy project organisation (who have a further space on the isle of Eigg) – it was designed as a platform for artists to journey and explore the peculiarities of Scotland’s history, mythology, ecology, landscape and people. The other 6 months of the year it offers the same opportunities to holidaymakers, with its simplicity, isolation and sense of wilderness.

The project, initiated by Iain MacLeod and Robert Niven, received funding from the Royal Scottish academy to get started.

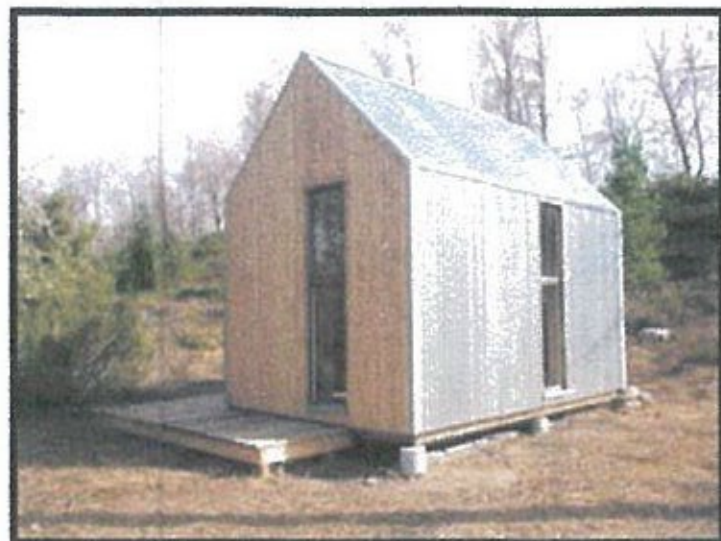
The frame was prefabricated in Edinburgh before it made the journey to Inshriach.

The building itself occupies a footprint of just under 5m x 3m and was designed around a set of reclaimed Victorian windows.

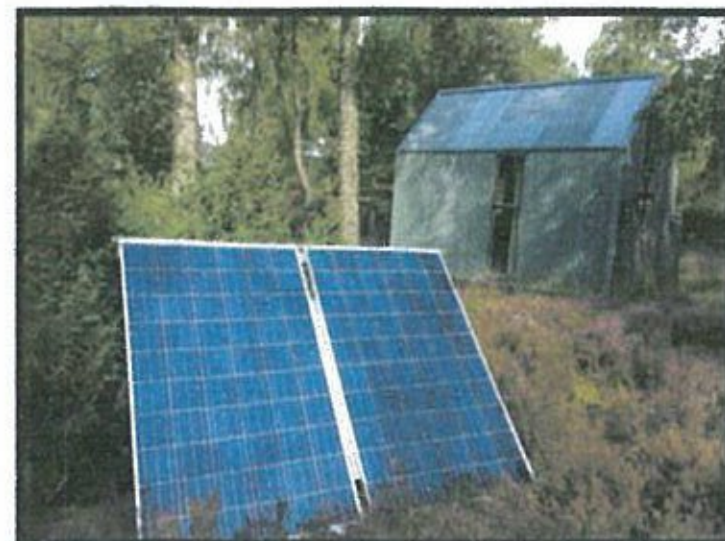
The frame (all made of FSC certified timber) is supported on 6 removable, cylindrical concrete piers of 30cm diameter.

It is insulated throughout with sheep wool, lined with ply and clad externally with larch to the gables and corrugated iron for the walls and roof.

It has rainwater harvesting from the gutters, a compost loo, it is lit with lanterns and a solar lighting system, heating and cooking is via a wood burning stove.



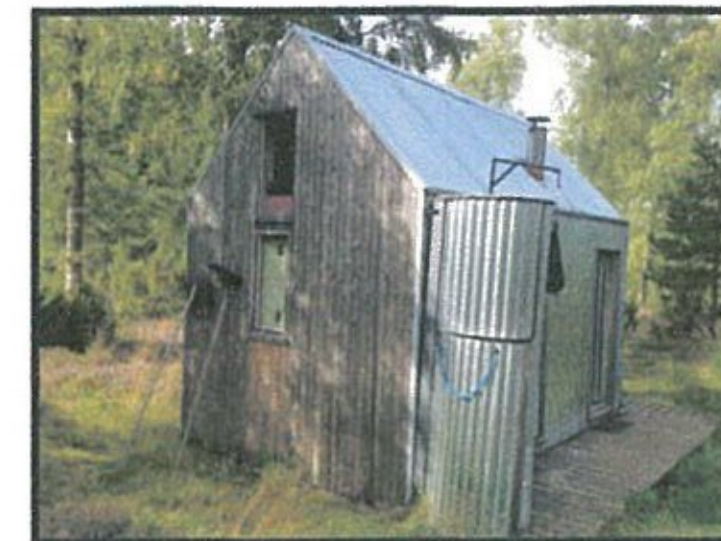
The Bothy looking East



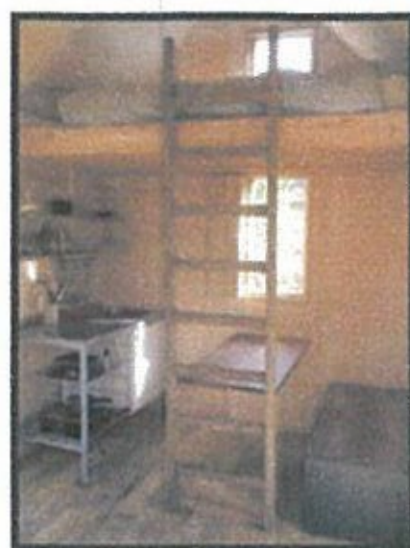
the Bothy solar panels



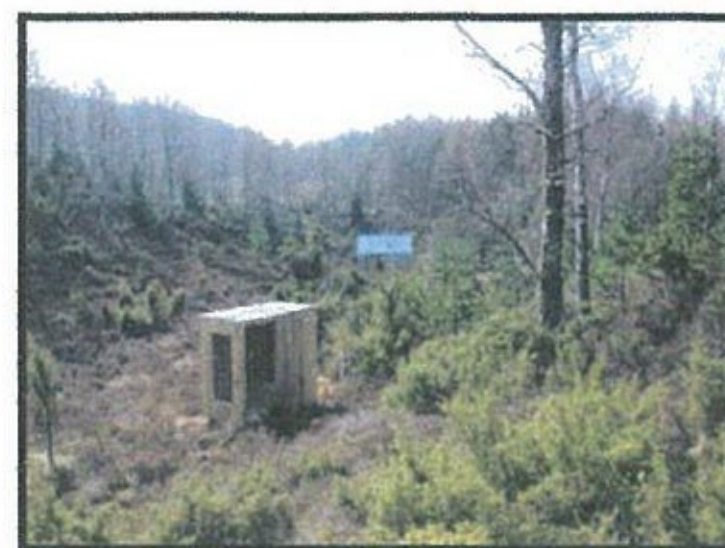
The Bothy looking North



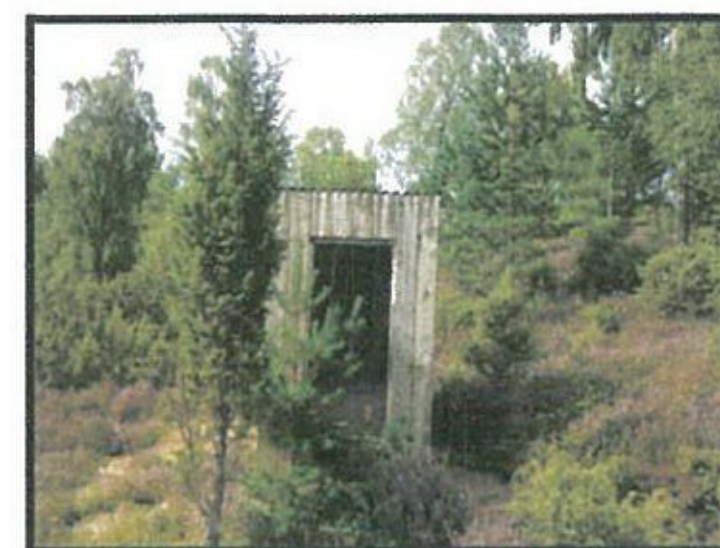
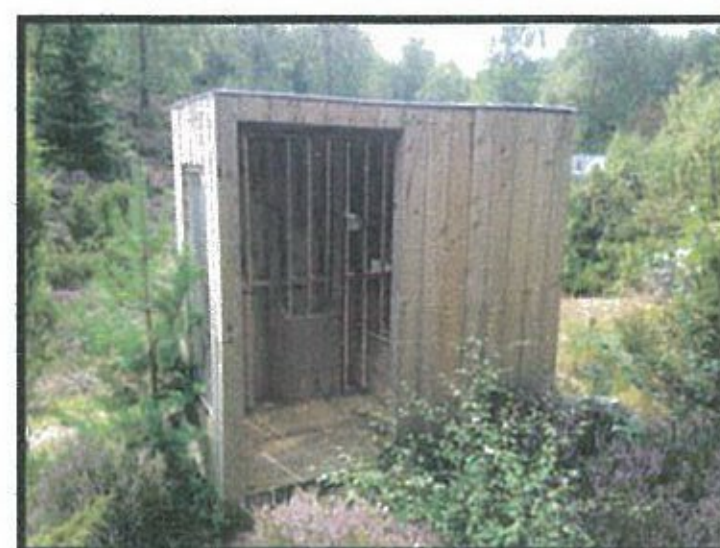
The Bothy looking West




Interior



The compost toilet



Project Title: <b>Inshriach Estate</b>	
Drawing Title: <b>Bothy Project EXISTING</b>	
Status: Retrospective Permission	Drawing No: IE004 / BP001
Scale: N/A	Paper Size: A3
Revision: 0	Date: 20/02/2016
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 <b>INSHRIACH HOUSE</b>	