

1.0 INTRODUCTION

These public consultation boards have been prepared on behalf of National Pride UK and Falcon International Financial Services Limited to engage and inform the local community of a proposed eco-therapy wellness development on the site formally known as the Barony Colliery, Barony Road, near Auchinleck, East Ayrshire.

- The Barony Eco-Therapy Wellness Park will act as a multi-functional health and wellness destination for recreation, recuperation and enjoyment whilst retaining the natural beauty of the woodlands and neighbouring Lugar Water.
- A Pre-Application notice with reference 21/0008/PREAPP has been submitted on the 24th of May 2021.
- This consultation is part of the pre-application planning process and is an opportunity for the wider public to learn more about the development and to provide valuable feedback, which can help shape the local area.

We welcome your feedback and views to help assist us in further developing the Barony site as an opportunity for the surrounding communities.

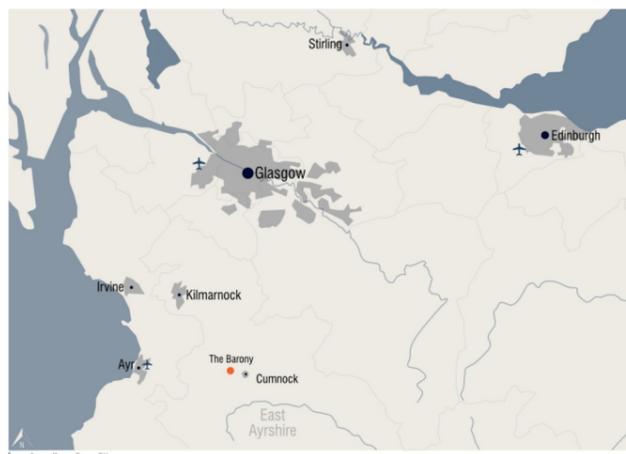


Fig. 1.0 Location of the Barony in relation to Edinburgh and Glasgow

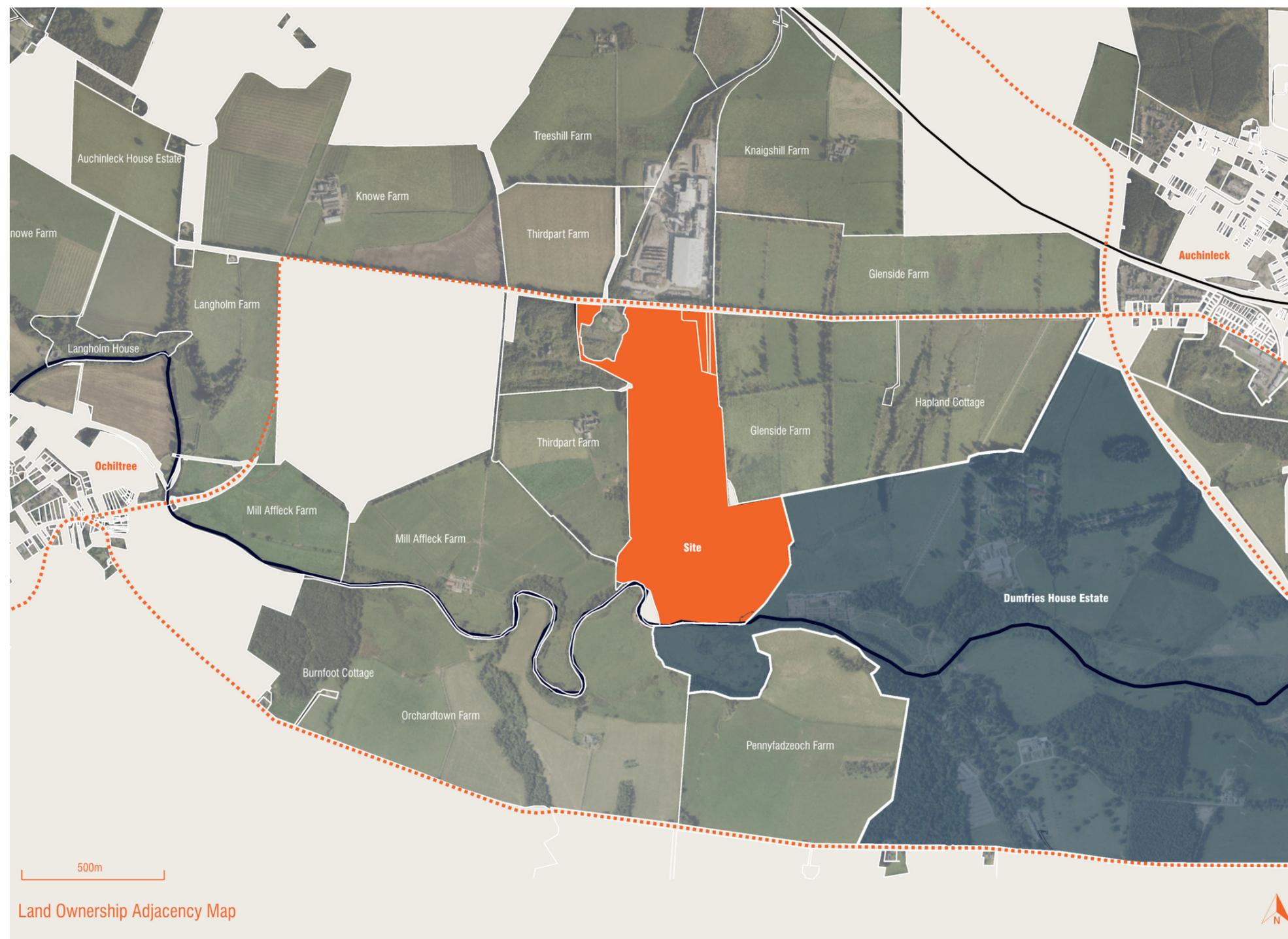


Fig. 1.1 Land ownership map around the site

2.0 SITE CONTEXT

The site spans 44-hectares of woodlands and sits between the towns of Auchinleck and Ochiltree within East Ayrshire. The Lugar Water river runs to the South of the site boundary, and Dumfries House, a historic Palladian country house owned by the Prince's Foundation, sits to the South East. The site is accessed by the Barony Road, a main B road that connects the site to the surrounding towns.

One of the most important aspects of the site context is the A Frame, a retained headgear from the pre-existing coal mine that has been refurbished by the Barony A Frame Trust to act as a memorial to the 1962 shaft collapse, and to commemorate all that worked at the Barony Pit. The scheme will aim to respect and enhance this important landmark site by working with the landscaped context and creating a mining museum adjacent to the A Frame. The landscape (on and off the site), difficult topography, and the presence of Dumfries House are other key elements that helped to set the structure and inform the development of the masterplan.

The site is bounded and accessed to the north by the busy Barony Road, and an industrial unit with a substantial chimney. In order to create a world class wellness destination, and to separate the natural environment from these two aspects, it is important that the development 'turns its back' to these, whilst responding to the ecological aspects of the site in an ambitious re-wilding programme.



Fig. 2.0 Site context analysis



Fig. 2.1 Site viewed from Barony A-Frame entrance



Fig. 2.2 Site viewed from Halpland Cottage



Fig. 2.3 Site viewed from Queen Elizabeth Walled Gardens

3.0 HISTORIC DEVELOPMENT

The Barony Colliery was first opened in 1907, when Bairds and Dalmellington Limited sunk the first two shafts to the North of the site. The colliery is 120m above sea level and makes use of strata that gently dips in the South East part of the Mauchline Basin. The area of working was bound by a western fault, preventing links to the neighbouring Killoch Colliery. The first coal was brought to the surface in 1912, and the Barony Pit expanded greatly in the following 50 years, reaching peak production in 1958, with 1,600 employees by the 1960s. In 1962, however, production ceased following the collapse of the No.2 shaft which trapped and subsequently killed 4 men. The site of the collapsed shaft will be developed into a memorial garden that respects the heritage of the colliery and works with the Barony A Frame Trust to commemorate the mining history of East Ayrshire. The Barony Pit closed in 1989 due to uncertain geological factors and electricity privatisation, and the associated buildings were demolished in 1992.

Since its closure, the site of the Barony Colliery has been abandoned, save for the Barony A Frame trust landscaping a small section to the North of the site surrounding the newly refurbished A Frame. The site is listed as a brownfield area due to the significant previous development and poses many different opportunities and constraints.



Fig. 3.0 Barony Colliery historic overview

History of the Barony Colliery

- 1907 ○ Shafts No.1 and No.2 sunk.
- 1912 ○ First coal brought to surface at the Barony Pit.
- 1938 ○ Reorganisation scheme intended to increase output, work began on sinking shaft No.3.
- 1939 ○ All production at a standstill due to WWII.
- 1946 ○ Work resumed on sinking shaft No.3.
- 1947 ○ Mines nationalised, creation of National Coal Board. The Barony has 1,264 employees and produces 1,520 tons per day.
- 1950 ○ Shaft No.3 completed, production reaches 380,000 tons p/a.
- 1953 ○ South Scotland Electricity Board opens the Barony power Station to burn coal slurry onsite.
- 1954 ○ A-Frame headgear completed for Shaft No.3.
- 1960 ○ 1,600 employees reached.
- 1962 ○ 8th Nov – Winding frame fell partially into No.2 shaft after it collapsed, causing debris to fall 1400ft into the shaft, trapping 4 men.
- 1962 ○ 14th Nov – Head frame fell into the shaft making it impossible to retrieve the men.
- 1963 ○ Barony Pit shuts and No.1 and No.2 shafts are filled into to prevent further damage. 1,100 employees laid off and 300 redeployed to other pits. A memorial is erected for the men who died.
- 1965 ○ Resumption of production achieved by sinking a fourth shaft following the construction of Longannet Power Station nearby which was coal fired.
- 1973 ○ 1,025 people employed at the Barony colliery, producing 320,000 tons p/a.
- 1982 ○ Barony Power Station closed and demolished.
- 1988 ○ Future of the Barony doubtful due to uncertain geological factors and electricity privatisation.
- 1989 ○ Last working pit closed and the Barony shuts for the final time.
- 1990 ○ Various buildings including the A-Frame given listed building status as category B listed structures.
- 1992 ○ Barony Colliery levelled to the ground and non-listed buildings demolished.
- 1997 ○ The Barony A Frame trust set up with the aim to save and restore the A Frame of the former Barony Colliery.
- 2007 ○ Remedial work to the A Frame and surrounding landscape complete following £1.3m raised with the help of East Ayrshire Council.
- 2012 ○ Heritage Weekend held at the Barony to commemorate the 50th anniversary of the pit disaster.

4.0 MASTERPLAN CONCEPT

The masterplan concept consists of an eco-therapy wellness retreat that aims to provide a positive and relaxing environment for the purposes of wellness and recovery. The scheme utilises themes of clean and renewable energy whilst providing an opportunity for local involvement surrounding traditional craft. The proposal includes a total of 324 accommodations, with various ancillary buildings and ecological sites that will generate produce and research within a re-wilding programme.

The entrance and arrival sequence make positive use of the A Frame, with the public route placed far away from the adjacent factory, pulling the visitor around the A Frame to facilitate a 360 degree view and experience. The long driveway to the reception building allows time and distance from the main road in order to emphasise a very different environment, and once on the site, vehicle access is restricted to the reception area to promote a clean and sustainable concept.

The entrance building acts as a screen and threshold – the moment of moving from one world to another. It is configured with a cranked wall of gabion baskets filled with natural black stone, in reference to the previous mine workings. The reception and visitor buildings ‘hang off’ this architectural device as a series of contemporary pavilions. The cranked form can also be seen as a welcoming ‘embrace’ to all visitors. There are visitor drop off facilities and all parking is discreetly screened by existing and augmented landscape.

The masterplan also organizes the site into various zones to create differing character areas. There are three typologies of tree-house and five types of villa, alongside two ‘hotel’ blocks. The organisation of these facilitates family groups and individual occupation equally. The tree houses, along with other planned interventions on the site, create opportunities to enjoy and explore the site in the vertical dimension as well as the horizontal. The three environments of the ground cover, under and over canopies facilitate a widened experience of the landscape and views beyond the site boundary. All take advantage of the south facing slope of the majority of the site for environmental amenity and orientation.

- 1 – Resort Entrance
- 2 – Overflow / Staff Parking
- 3 – Services Entrance
- 4 – Services and Energy Centre
- 5 – Parking
- 6 – Reception Buildings
- 7 – Drop-off / Day Parking
- 8 – Memorial Garden
- 9 – Orchard
- 10 – Productive Landscapes Hub
- 11 – Activity Zone
- 12 – Yoga Terrace and Dance Studio
- 13 – Forest Experience
- 14 – Honey Production
- 15 – Forestry Room
- 16 – Projective Ecologies Hub
- 17 – Zen Garden
- 18 – Lugar Water Spa

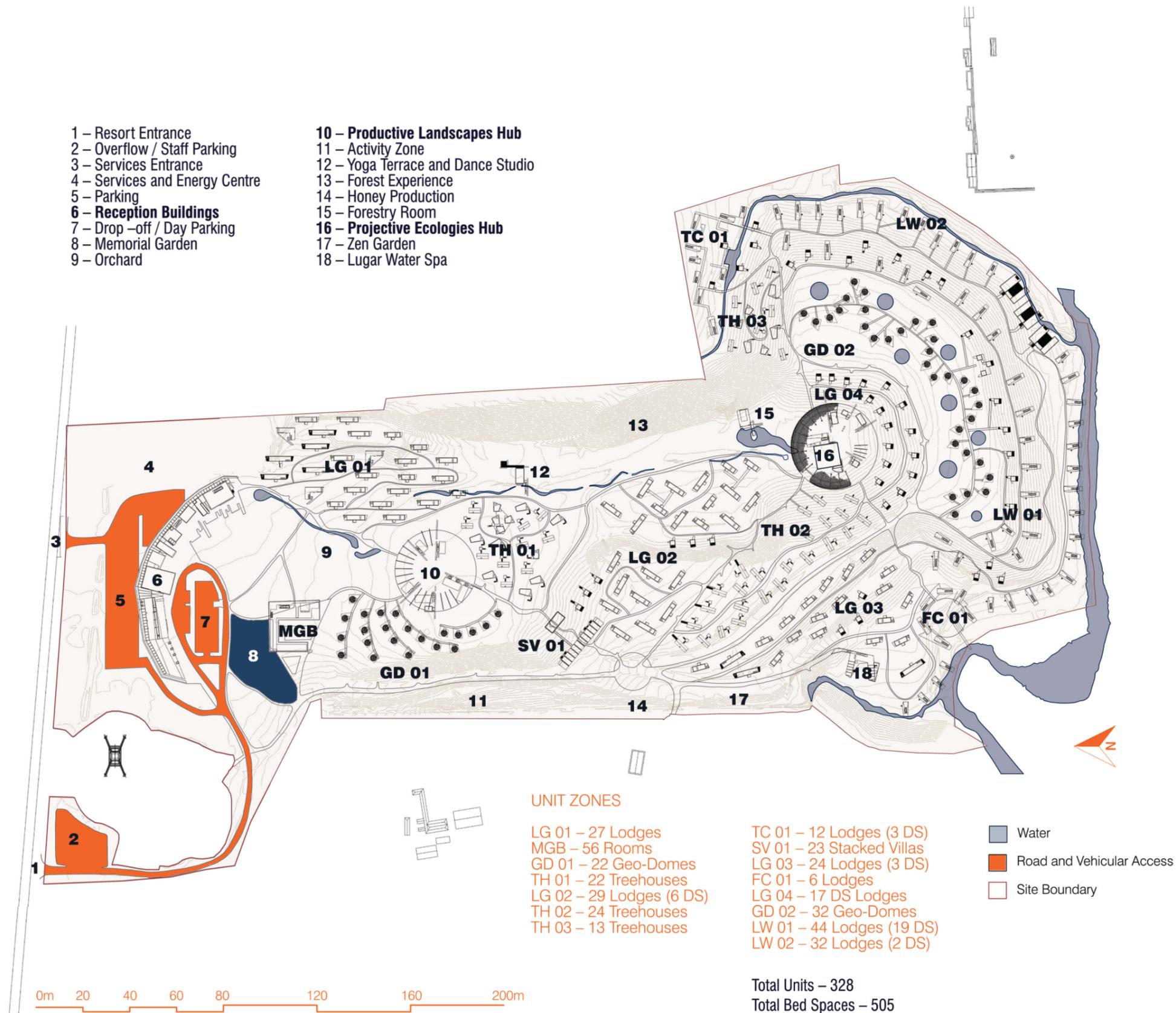


Fig. 4.0 The Barony Masterplan diagram

5.0 SITE CONSTRAINTS & OPPORTUNITIES

There are a number of existing constraints and opportunities that have influenced the design process, creating a scheme that sits harmoniously within the existing landscape.

5.1 Constraints

- Unstable areas and difficult topography created various no-build zones that had the potential to affect the viability of the scheme.
- The difficulty of addressing the factory on the other side of the Barony Road has been resolved through the use of a gabion basket screen.
- The scheme intends to be as discreet as possible, therefore views from neighbouring properties is an important consideration within the proposed masterplan.

5.2 Opportunities

- Since its closure in 1989, the site of the Barony Colliery was abandoned and has slowly re-wilded, creating the opportunity to utilise existing tree coverage. Retaining this will protect existing wildlife and also create a discreet appearance from neighbouring properties.
- The scheme will have the opportunity to provide socioeconomic benefits to the local area, enhancing the amenities available to Ayrshire and creating job opportunities for the surrounding community.
- Relationship to surrounding schools for educational purposes, extending to visitors and the local community.
- Opportunity for the implementation of a green agenda via renewable energy sources and green roofing.
- Ability to celebrate traditional Scottish culture through the education of traditional crafts utilising local material / ingredients, retaining existing planting and providing research into existing wildlife, and creating a destination along an existing Core Path route.

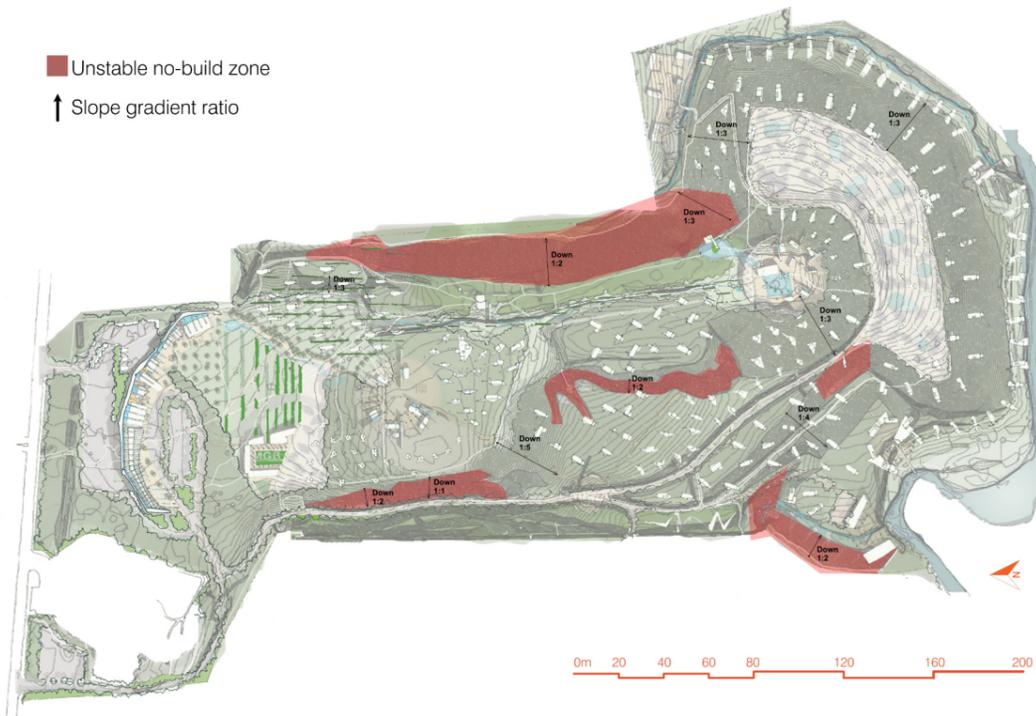


Fig. 5.0 Topography and Ground Conditions Constraints

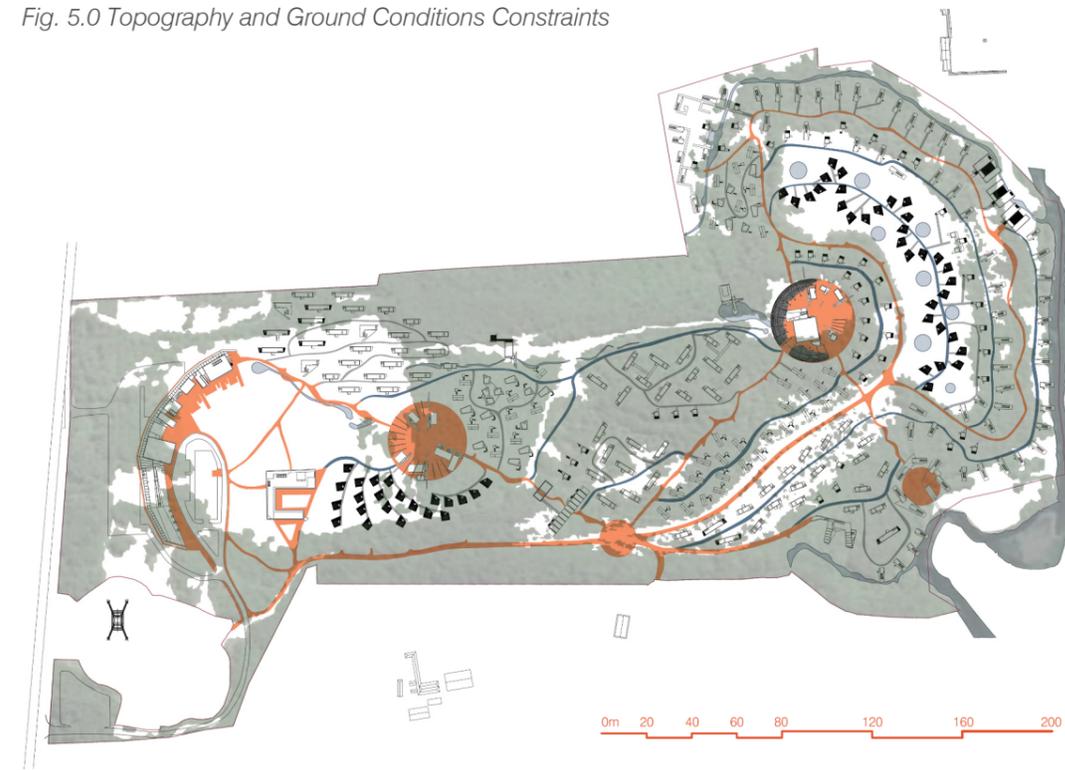


Fig. 5.1 Existing Tree Coverage Opportunity



Fig. 5.2 Looking into the site from the Walled Garden (no vegetation)



Fig. 5.4 Looking into the site from the Walled Garden (with existing vegetation)

6.0 DESIGN CONCEPT

The architectural attitude to the site involves a sensitive approach to the existing, and wherever possible, buildings will only lightly touch the ground, causing minimal disturbance and environmental intervention. This will be achieved through the use of raised platforms, columns and pilotis. The villas follow this strategy of development. Either connected or dispersed, they are organised in a way that responds directly to the landscape and their specific conditions 'as found'. Those at the Southern end of the site take the opportunity to peek outside of the trees and dip their toes gently in the water – creating an immersive experience of the Lugar Water.

The proposed materiality of the scheme is driven by both sustainability and appropriateness to the landscape context. Zinc and charred local timber reference the coal and anthracite that was previously mined, whereas natural timber cladding and accent buildings in corten respond directly to context, and allow the vertical trunks of the silver birch on site to be clearly seen and become an essential part of the spatial layering and organisation. These concepts of materiality will further be supported by a green roof strategy to add areas of biodiversity, and renewable energy systems such as photovoltaics and geothermal power.

All of the above is intended to be consistent with the brief of a world class wellbeing destination, which also supports local social programmes, food and produce provenance, diverse and projective ecologies and a new circular economy. The heritage of the site is further reflected in the scheme through the use of form, replicating the angular parametrics of the A Frame and recalling the qualities of coal within many different aspects of the scheme.



Fig. 6.0 Reception Block Elevation



Fig. 6.1 Reception Block Elevation

7.0 DESIGN ACCESSIBILITY & LANDSCAPE STRATEGY

With wellness at the epicentre of the masterplan concept, accessibility and inclusion heavily influenced the design processes for the built environment of the scheme, and also for the landscaping strategy.

The landscaping strategy utilises existing birch trees on the site, whilst introducing further native species to enhance diversity and provide an opportunity for local wildlife to thrive. The habitat creation has been carefully considered in order to provide positive experiences for visitors, promoting physical, social, behavioural, and psychological wellness. The two main hubs of the site integrate this strategy into various educational facilities, protecting and celebrating the natural assets of the area.

There are two predominantly open areas – these are intended to be ‘re-wilded’ using heather, oats, barley, logan berries etc, to support existing wildlife as well as part of the productive landscapes and projective ecologies programme. One of these areas to the bottom of the site will also include reed beds and swales to facilitate water run-off and grey water recycling. These areas also include a different type of accommodation – geodesic dome bedrooms. These natural and discreet forms are best placed in these particular locations and are accessed via board walks to facilitate the concept of ‘light touch’.

A hierarchy of pedestrian routes was created throughout the site, with vehicular access restricted to the main reception hub. Electric golf carts will be implemented throughout the rest of the scheme where necessary, and the existing Core Path route that passes through the site will be retained, alongside all other existing routes, creating a high level of community inclusion and public access. Physical access throughout the site is also enhanced by existing elements, with the steep topography providing the opportunity for level access into all different types of accommodation, including various treehouses and all public buildings.



Fig. 7.0 Landscaping Strategy



Fig. 7.1 Site Access Strategy

Habitat creation



Productive landscapes

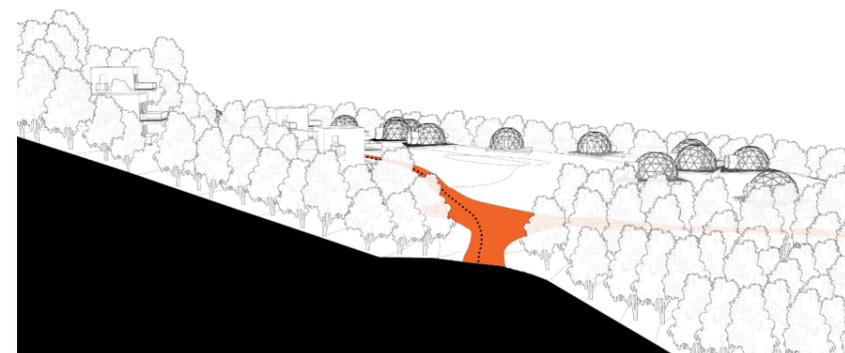
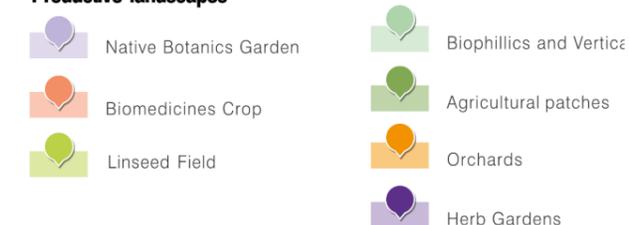


Fig. 7.2 Core Path Diagram

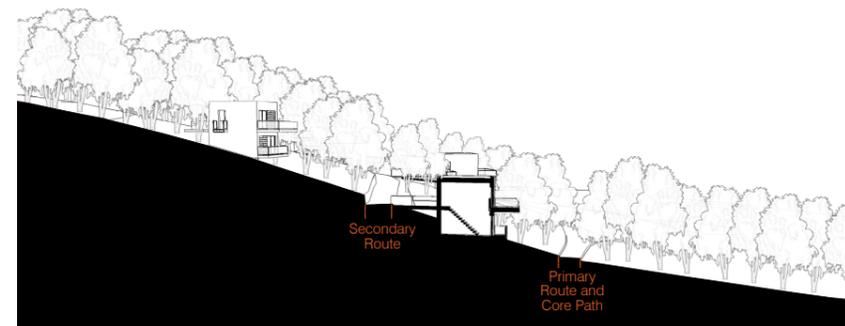


Fig. 7.3 Primary & Secondary Path Diagram

8.0 PUBLIC BUILDINGS

Publicly accessible buildings are found throughout the site, providing ample opportunity for local communities to engage with, and benefit from the scheme. The three main hubs, the reception, the productive landscapes and projective ecologies, are all conceived as architectural sculpture – as much land art as buildings. Their form (either cranked or radial) celebrates their special nature, as they are located sensitively in response to the existing landscape to make the overall development legible – focal points on an episodic journey. Within these hubs there is further opportunity to celebrate local culture through the use of various restaurants, vertical gardening, a distillery, and craft therapy workshops. The reception hub hosts a spa and wellness therapy centre open to the public with the intention to promote wellbeing that is accessible to all. The reception hub also includes a mining museum and exhibition space that pays homage to the site's context whilst providing an educational opportunity for visitors, and improving a local landmark for the communities of East Ayrshire.



Fig. 8.0 Productive Landscapes Hub Visual



Fig. 8.2 Projective Ecologies Hub Visual



Fig. 8.1 Productive Landscapes Hub Conceptual Elevation



Fig. 8.3 Projective Ecologies Hub Conceptual Elevation

9.0 ACCOMMODATIONS

The accommodation throughout the site has been designed with the intention to create calm environments, contributing to the wellness and recovery of visitors, whilst sympathising with the surrounding ecology. The individual treehouses and villas are woven into the existing landscape of established birch trees, and consist of various natural materials that complement the natural features of the site. The variety of types of accommodation contribute to the inclusive principles of the masterplan, with different group sizes and family clusters. Within family clusters, shared platforms link together smaller accommodations to provide the opportunity for groups to have a shared experience.

The concept design envisages a host of accommodations, including:

- Standard Treehouses (2-3 bed)
- Trapezoidal Treehouses (1 bed)
- Lodges (1-3 bed)
- Double Storey Lodges
- Lugar Water Villas (2-3 bed)
- Geodesic Domes (1 bed)
- L-shaped Villas (3 bed)
- Stepped Villas (4 bed)
- Market Garden Block (56 rooms)
- Stacked Villa (23 units)

A total of 203 units will provide level access, in addition to the public buildings. There are two spas proposed within the scheme, with one of them solely available to visitors staying onsite, which also provides level access.



Fig. 9.0 Lugar Water Villas Visual



Fig. 9.1 Treehouses Visual



Fig. 9.2 Treehouses Level Access

10.0 FEEDBACK

This exhibition is intended to include community feedback within the design process and we therefore welcome any comments or suggestions you might have. As a wellness retreat, the Barony is designed to promote healthy well-being and important opportunities for the local area, with a low impact on the existing site. We thank you for taking the time to review the information provided.

Following this exhibition, all comments will be accounted for and considered when developing the masterplan further. A report will be submitted with the application which will detail the outcome of community involvement, and a possible future planning application will also benefit from this valuable community input.

Should you require any further information, please do not hesitate to get in touch:

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Fig. 10.0 Section through the site and Queen Elizabeth's Garden



Fig. 10.1 Section through the site and Dumfries House