

## 1.0 INTRODUCTION

This is the second set of public consultation boards that have been prepared on behalf of National Pride UK and Introcrowd 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 the reference 21/0008/PREAPP was submitted on the 24<sup>th</sup> May 2021.
- This second consultation creates further opportunity for the public to engage with the development of the project and provide valuable feedback for the scheme.

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

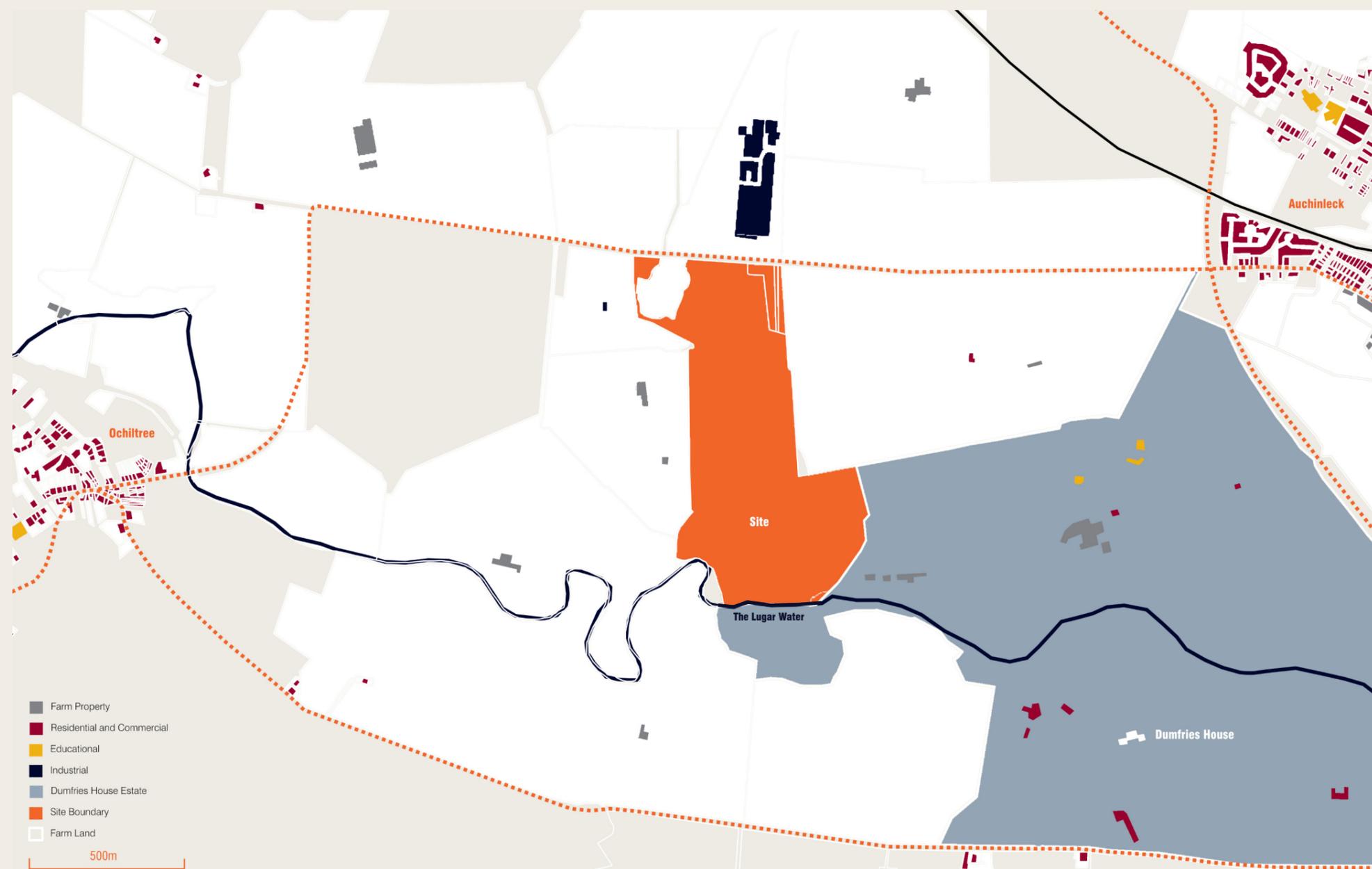


Fig. 1.0 Location of the Barony in relation to Edinburgh and Glasgow

Fig. 1.1 Land Use map surrounding the site

## 2.0 HISTORIC DEVELOPMENT

**The Colliery** - 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 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.

**The A Frame** - Since its closure, the site of the Barony Colliery has been abandoned, save for the Barony A Frame Trust (BAFT) landscaping a small section to the North of the site surrounding the newly refurbished A Frame. The BAFT was set up in 1997 to preserve the monument as an important piece of local history and to create a landmark for the local area. Various additions have been made to the site since restoration works completed in 2007, including interpretative development incorporating graphic media, sculpture, low level structure and a sheltered structure with seating and audio (08/0634/FL). A token board with various memories of the people associated with the colliery also stands next to the A Frame.

**Museum and Memorial** - The intention for the new scheme is to compliment the existing memorial with a museum display and other acknowledgements within the new landscape to the miners lost in the 1962 disaster. By recognising the site of this disaster within the scheme, the masterplan aims to sensitively pay homage to the four men that died, and to create a permanent exhibition within the museum to maintain the mining heritage of Auchinleck and East Ayrshire. A discrete and dignified acknowledgement of the miners is created through four carefully selected trees within a memorial garden.

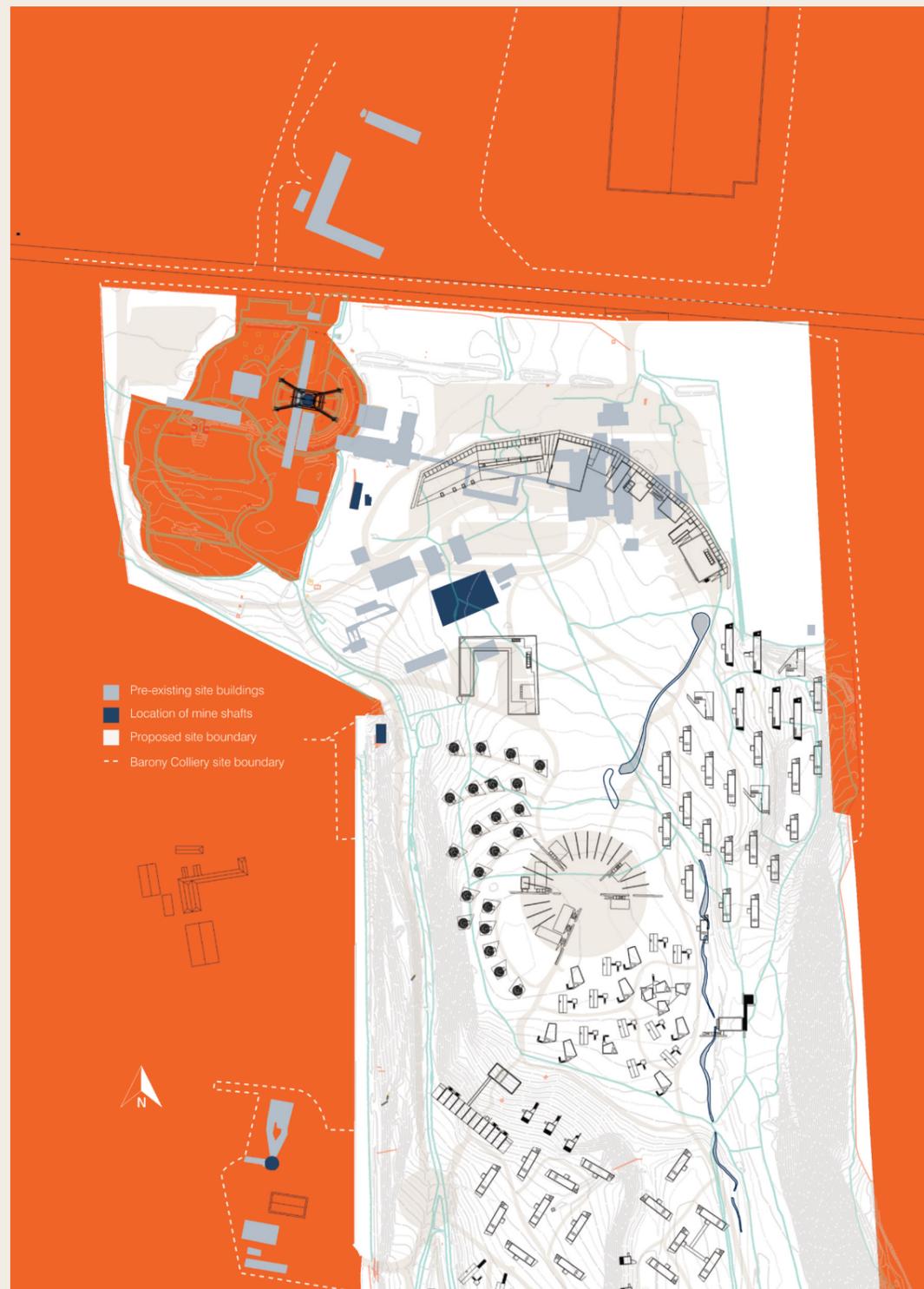


Fig.2.1 Barony Colliery Historic Map overlaid with Proposal

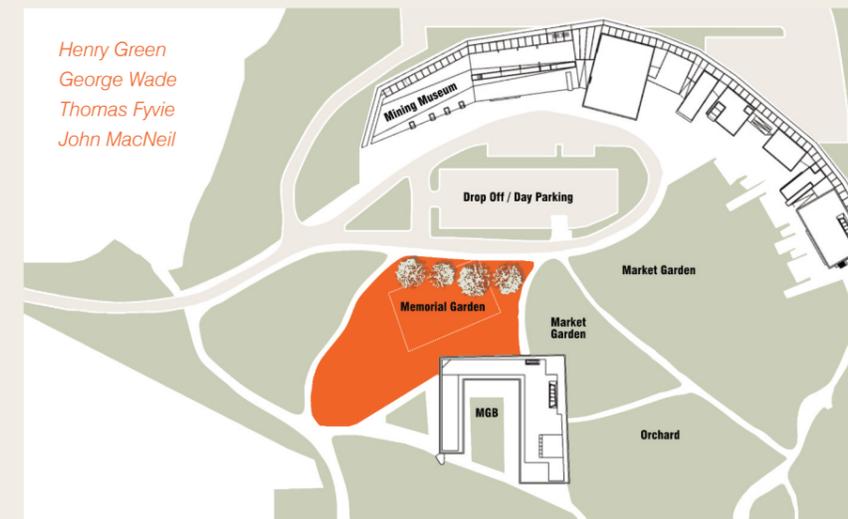


Fig.2.2 Proposed Memorial Garden



Fig.2.3 Restored A Frame

### 3.0 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 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. 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.



The Barony Entrance & Reception

[HTTPS://VIMEO.COM/  
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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.

## 4.0 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.

These publicly accessible hubs are intended to be consistent with the brief of a world class wellbeing destination, which also support local social programmes, food and produce provenance, diverse and projective ecologies and a new circular economy.



Fig.4.1 View of the Reception Hub

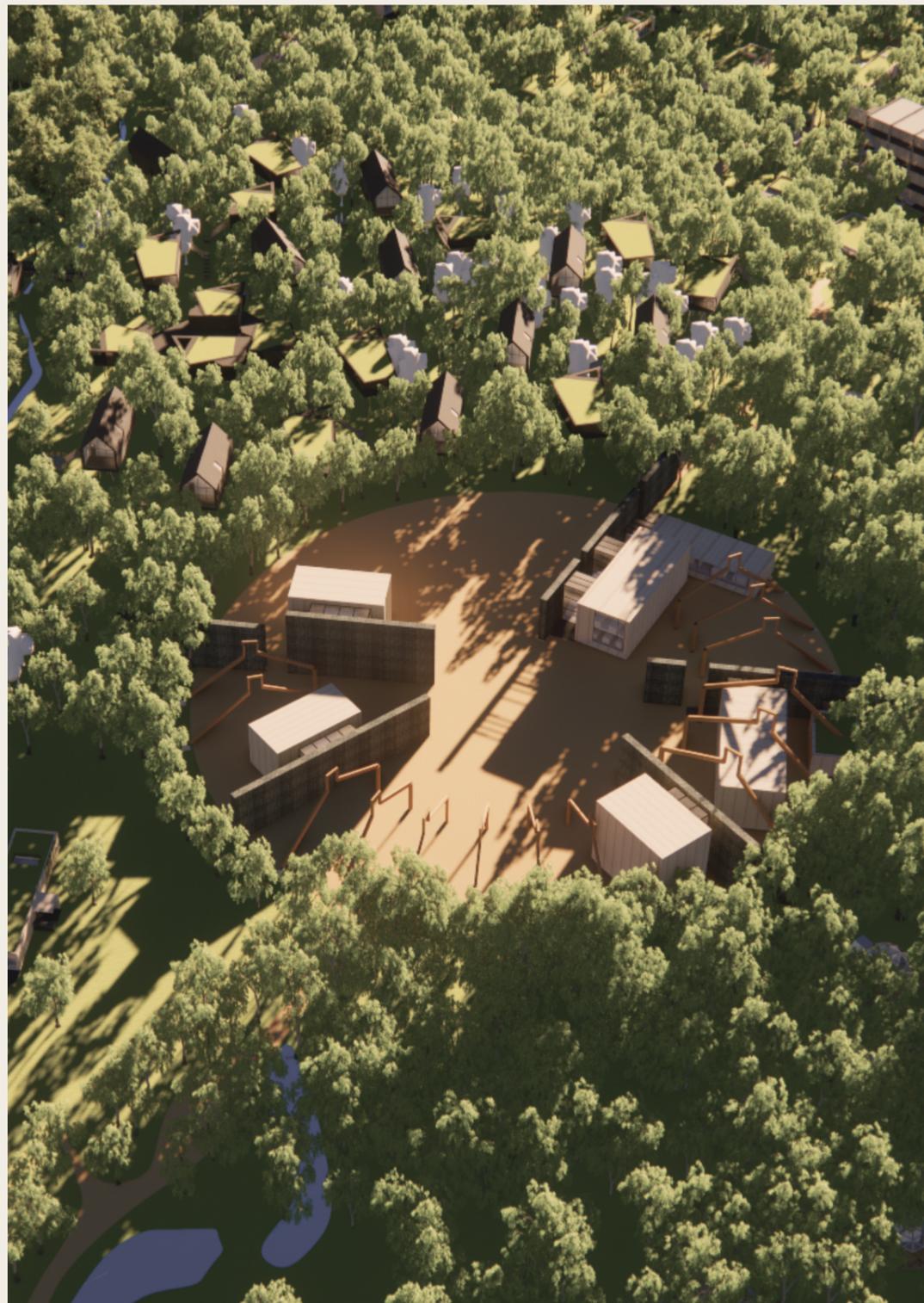


Fig.4.2 The Productive Landscapes Hub

### Productive Landscapes



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### Projective Ecologies



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### Dance Studio and Yoga Terrace



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## 5.0 ACCOMMODATION TYPES

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 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 Lugar Water Spa to the South of the site is reserved for visitors to enjoy, also providing space for groups and individuals to enjoy.

A total of 203 units will provide level access, in addition to the extent of 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.

Double Storey Villas



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Treehouses



[HTTPS://VIMEO.COM/581144476](https://vimeo.com/581144476)



[HTTPS://VIMEO.COM/566605685](https://vimeo.com/566605685)

Market Garden Block



Stepped Villa

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Lugar Water Villas

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## 6.0 COMMUNITY ACCESSIBILITY AND INCLUSIVITY

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.

A hierarchy of pedestrian routes have been developed throughout the site based on existing paths and tracks. Private vehicular access is restricted to the main reception hub. Dedicated electric vehicles will be implemented throughout the rest of the scheme where necessary. 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 facilitated by designing in response to the existing landscape, with the steep topography providing the opportunity for level access into all different types of accommodation, including various treehouses and all public buildings.

- Primary Pathways
- Secondary Pathways
- Tertiary Pathways
- Water
- Road and Vehicular Access
- Site Boundary
- Core Path Route

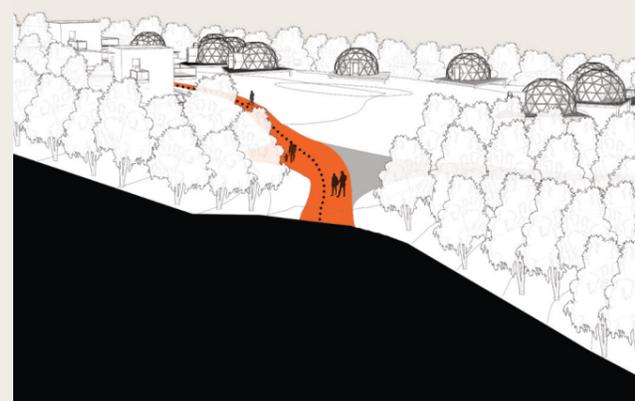


Fig.6.1 Retained and Enhanced Core Path Route

## 7.0 LANDSCAPE AND ECOLOGY STRATEGY

The landscaping strategy utilises existing birch trees on the site, whilst developing and enhancing the opportunity for further native species to create diversity and provide an opportunity for local wildlife to thrive. The habitat creation has been carefully considered following various surveys of the existing site, whilst also providing 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 retained and enhanced as neutral grassland areas to support existing wildlife. Orchards and herb gardens connect as part of the productive landscapes and projective ecologies programmes as well as producing produce for restaurants.

Habitat creation to the south of the site will also include reed beds and swales to facilitate water run-off and grey water recycling. These areas have different types of accommodation including geodesic domes. These accommodation types are best placed in these particular locations and are accessed via board walks to facilitate the concept of having a light touch on the landscape.

### Habitat creation

- Mixed Scots Pine Woodland (to supplement existing)
- Mixed Willow and Birchwood forest (Existing retained and enhanced)
- Mixed Deciduous Lowland Woodland (to supplement existing)
- Wet Woodland (to supplement existing)
- Neutral Grassland (Existing retained and enhanced)
- Fen, Marsh and Swamp Habitat (Partially existing retained and enhanced)
- Pollinator Meadow (Proposed)

### Key

- |                                 |                             |
|---------------------------------|-----------------------------|
| 1 Parking                       | 7 Productive landscapes hub |
| 2 Reception building            | 8 Projective ecologies hub  |
| 3 Hotel                         | 9 Lodges                    |
| 4 Yoga terrace and dance studio | 10 Geo-domes                |
| 5 Forestry room                 | 11 Stacked villas           |
| 6 Lugar water spa               | 12 Treehouses               |



### Productive landscapes

- Native Botanic Garden
- Agricultural patches
- Herb Gardens
- Orchards
- Linseed Field
- Memorial gardens

Fig.7.1 Habitat Creation diagram and landscape strategy including retained existing habitats on site.

0m 20 40 60 80 120 160 200m



## 8.0 FEEDBACK

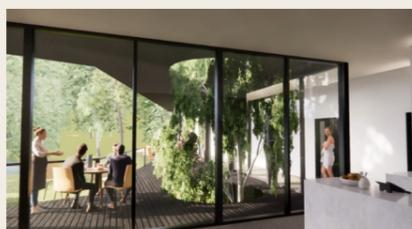
This exhibition is intended to include community feedback within the design process and we therefore welcome any comments or suggestions you might have. As a wellness retreat, the Barony is designed to promote healthy well-being and important opportunities for the local area, with a low impact on the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

All renders and images are intended for representation purposes only, however, should you require any further information please do not hesitate to get in touch:

Orbit Communications on 0131 202 3259 or at  
4 Queen Street, Edinburgh EH2 1JE  
or email: [hello@baronywellness.com](mailto:hello@baronywellness.com)

### Lugar Water Spa



[HTTPS://  
VIMEO.COM/  
566565980](https://vimeo.com/566565980)

### The Forestry Room



[HTTPS://  
VIMEO.COM/  
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Fig.8.1 A view from the south of the site, with the Lugar Water in the foreground.



Fig.8.2 The site as seen from the north west, with the A Frame as part of the arrival sequence.