



SCOTT BROWNRIGG⁺

THE BARONY EAST AYRSHIRE

DESIGN & ACCESS STATEMENT
26TH OCTOBER 2021

PREPARED FOR NATIONAL PRIDE

N:\Projects\189330000\Deliverables\12.00 Reports

This report has been prepared for the sole benefit, use and information of National Pride for the purposes set out in the report or instructions commissioning it. This report, together with further reports accompanying this application relate to the present situation and may be subject to supplementary information as discussions progress with the local authority.

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03	Draft 3	Initials	dd/mm/yy	Initials
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Approved **Neil MacOmish.**

Signature



Date **26/10/2021**

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1.0

INTRODUCTION

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1.0 INTRODUCTION

1.1 Introductory Statement

Scott Brownrigg has been engaged by The Barony NP (UK) Ltd, a joint venture between National Pride UK CIC and IntroCrowd to design and sensitively develop the site known as The Barony on the site of the now demolished Barony Colliery near Auchinleck, East Ayrshire, KA18 2LP.

The design team that have developed the design and carried out the necessary research to support this design are:

Scott Brownrigg	<i>Architect</i>
Exterior Architecture	<i>Landscape Architects</i>
RPS	<i>Surveying & Civil Engineering</i>
Mackay Planning	<i>Planning Consultant</i>

The brief is to develop a masterplan and material to support a formal planning application that identifies approximately 324 units of leisure accommodation of varying types, along with ancillary accommodation that provides the necessary facilities to create a destination promoting wellness and eco-tourism for the plot known as The Barony.

The purpose of this Design & Access statement is to provide an in-depth analysis and introduction to the proposals to assist the local planning authority officers to assess the proposals submitted for the Application for Planning Permission in Principle.

1.2 Application Structure

Section 01 - Introduction

Outline of the project intent and client as well as the scheme's wellness and environmental agenda.

Section 02 - Site & Planning History

Overview, previous historic use, and planning context.
Site Context - analyses the site and neighbouring facilities/ structures of importance.

Historic Use - summarises the local mining history in the area as well as the Barony Colliery.

Present use and adjacent land use - looks at how the site's character has developed since the closure of the mine in the 1980's and the neighbouring lands such as the Dumfries House and the Barony A Frame.

Statutory and Council Requirements Considered.

Section 03 - Masterplan

Presents the scheme in terms of the overall masterplan concept and layout and how it corresponds to the existing topographical and ecological conditions. An overview of the types of facilities and accommodation is provided in this section.

Section 04 - Presence within the community

Examines local context including connectivity and demographics and introduces potential benefits to the local community including socioeconomic and work opportunities, alongside provision of amenities and facilities for the neighbouring area. Indicates acknowledgement of local heritage and our approach.

Section 05 - Site Prominence

Overview of how the scheme responds to its immediate surroundings, including views into the site from Dumfries Estate and the Barony Road, and our landscaping intent.

Section 06 - Access, Wellness and Inclusion

Outlines the main accessibility strategies, level and emergency vehicle access considerations.

Section 07 - Appendices



1.3 The Client

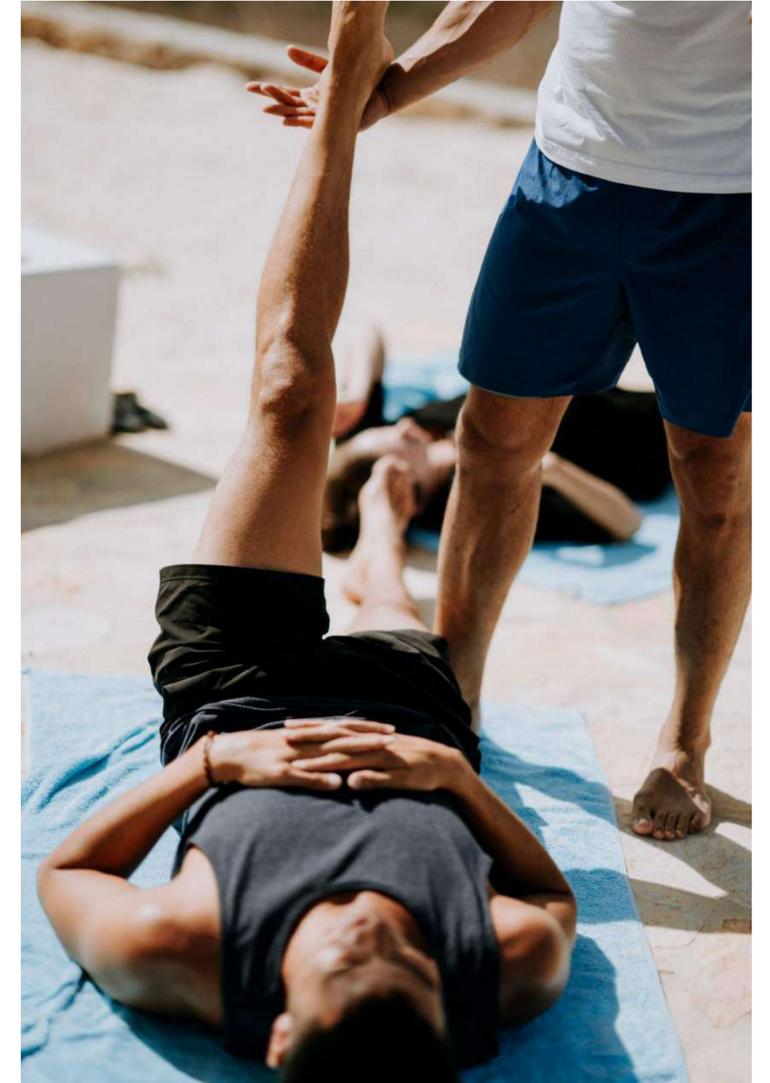
The Barony NP (UK) Ltd is a joint venture between National Pride UK CIC and investor partner, IntroCrowd. National Pride UK is a registered social enterprise Community Interest Company registered in Scotland Company Number SC598251. National Pride concentrates on social value projects on a 'profit for a purpose' basis to generate revenue directing their profit back into the project and other local community initiatives. Their aim is to make a difference supporting the vulnerable in our society and ensure the sustainability and continued development of the communities created.

The Barony NP (UK) Ltd acquired the site of The Barony in December 2020 with the aspiration to *'sensitively develop, and retain, much of the now natural woodland as an Eco-Tourist destination and wellness centre to enable the development of mental and physical strengths, and personal resilience. This also includes a restfulness centre for sufferers of stroke and cancer as well as providing the local community with a social amenity, meaningful and sustainable employment, volunteer opportunities and a wider appreciation of the area's mining heritage.'*

1.4 Wellness and Environmental Agenda

'Wellness has become such a force that the concept has overtaken health as an ideal state of being and an increasing aspiration as the pressures of modern and social isolation increase.'

The pursuit of wellness and mental health has created a massive industry that has become known as the Wellness Economy. The UK and Scottish Governments have realised that mental health is an ever increasing area and politicians are making ever increasing greater promises. Mental health issues amongst every age group are increasing alarmingly. Alongside this, physical wellness and rehabilitation are also key agendas for the development of The Barony, and should be reflected in both the natural and the built environment. Facilities within The Barony therefore intend to promote physical and mental health and wellbeing via a variety of prescribed activities and sensitive design.



2.0

SITE AND PLANNING HISTORY

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2.0 SITE AND PLANNING HISTORY

2.1 Planning History

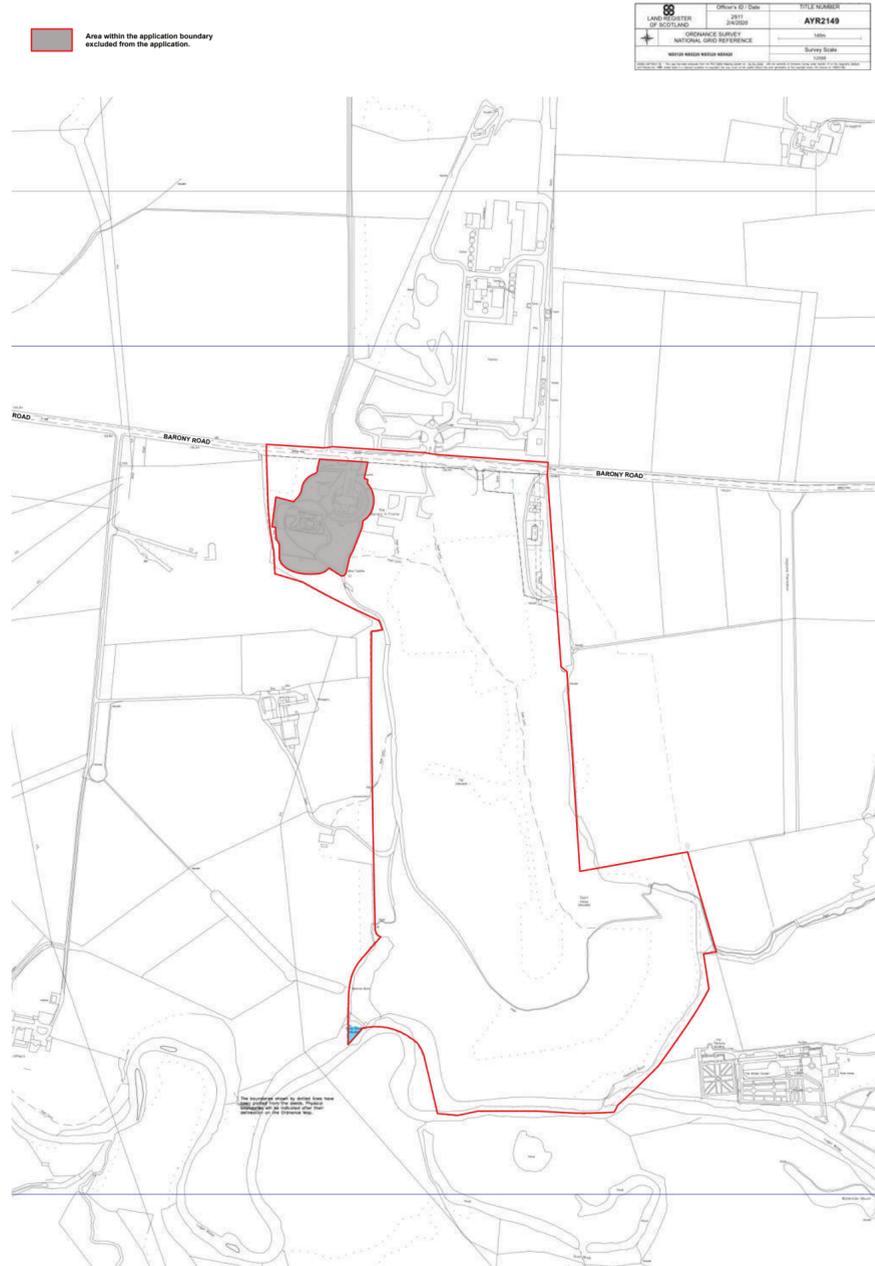
The only planning history of note is outline planning consent (ref. 06/1131/OL) which was granted on 18/09/09 (now expired), for development of business and industrial units including factory outlet provision, car parking, access and landscaping. This previous consent, together with the previous use of the site as a colliery unit 1989, establish the principle of built development on this site which can reasonably be regarded as 'brownfield' land.

2.2 Site Context

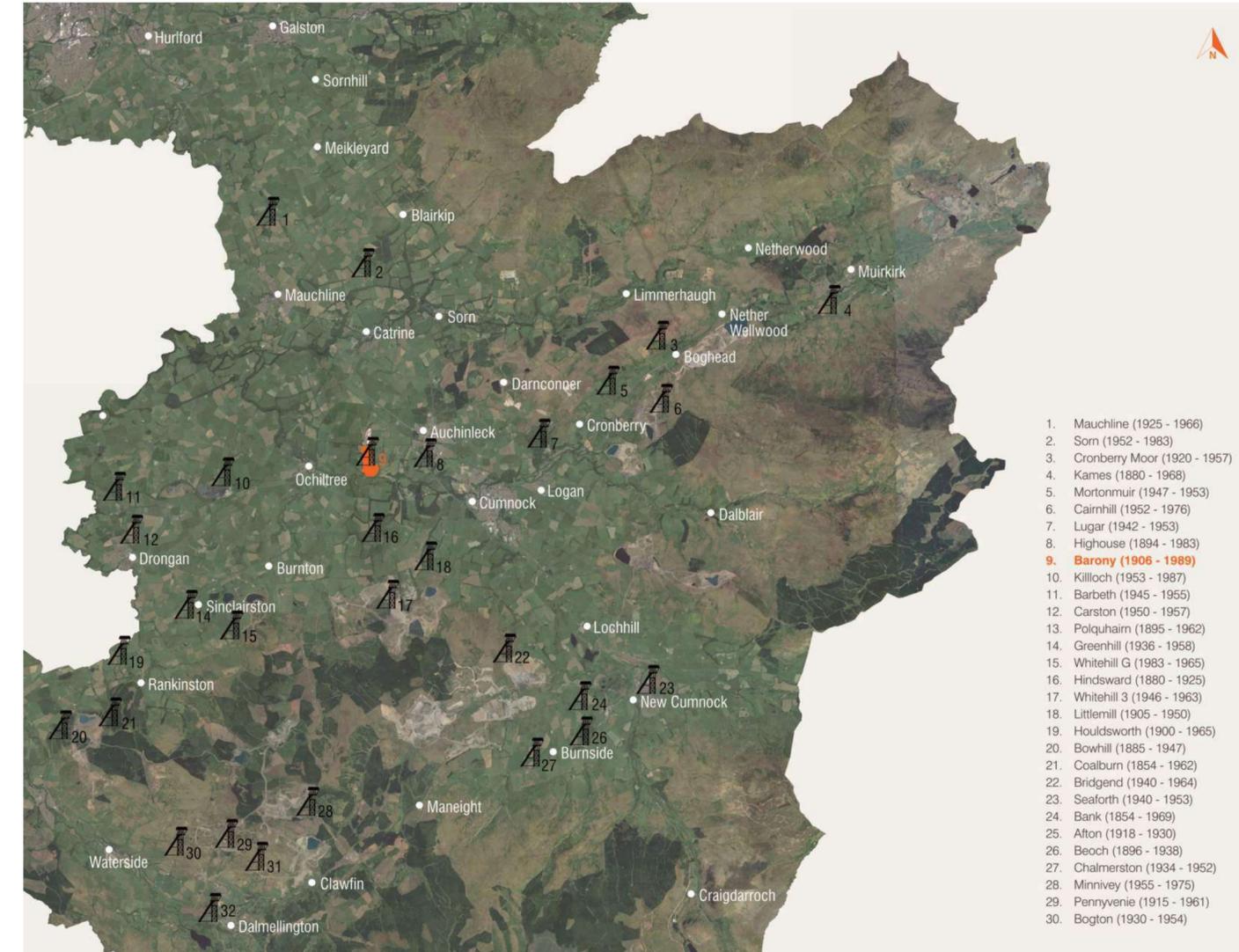
The site spans 44-hectares of woodlands and sits between the towns of Auchinleck and Ochiltree within East Ayrshire. The Lugar Water river runs to the South of the site boundary, and Dumfries House, a historic Palladian country house owned by the Prince's Foundation, sits to the South East. The site 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 rewilding programme.



2.3 East Ayrshire Mining History



Majority of the mining within east Ayrshire had ceased by the 1960s, with the Barony Pit as the last to close in the area in 1989. Due to this, many villages and communities that relied on the mines saw a large increase in unemployment, an issue that is still evident today. In its prime, the Barony Colliery employed upwards of 1200 people, with many of the local boys starting work at the pits at the age of 14. As the only major employer in the Auchinleck area, its closure badly affected the surrounding towns.

I think the worst thing was the whole community losing out because there was no employment for young people and other people to go to - no preparation at all for them when the Barony closed....There were no large factories or anything planned. It was just "hard luck, boys."

- William Ross

It took a few years before you noticed much difference because there was a lot of money went into the communities in terms of redundancy payments....but once that started to ebb away and the money was drying up a bit, you tended to notice that the young people were moving away from the community; the community was getting more elderly....To some extent a lot of the communities haven't recovered from that.

- William Menzies

2.4 Historic Presence of the Barony Pit

The Barony Colliery was first opened in 1907, when Bairds & 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.

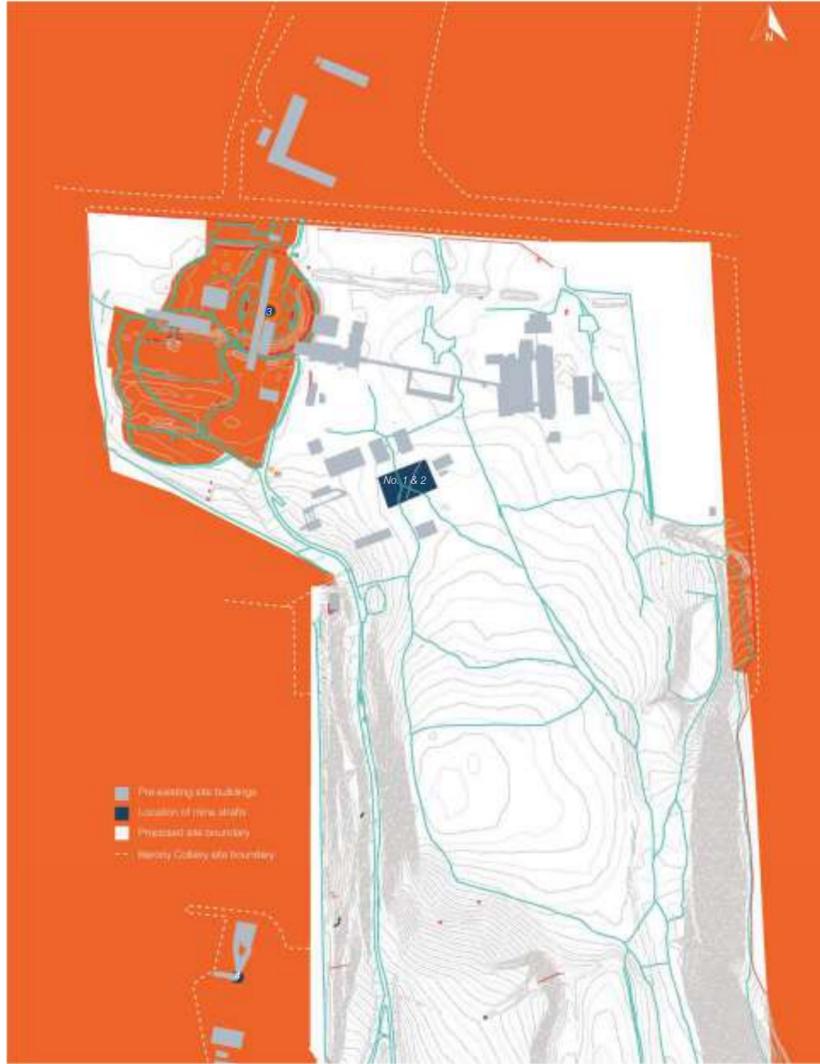


Fig. 3.0 Barony Colliery historic overview

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 1,284 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.

2.5 Present Use of the Barony Pit

Since 1992 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. Two planning applications were made to develop the brownfield site, both by the Scottish Coal Company Ltd. Both applications involved the proposed development of business and industrial units including factory outlet provision, car parking, access and landscaping.

- 09 June 2003 - Initial planning application made by Scottish Coal (03/0530/OL)
- 14 Dec 2006 - Secondary planning application made by Scottish Coal (06/1134/OL)

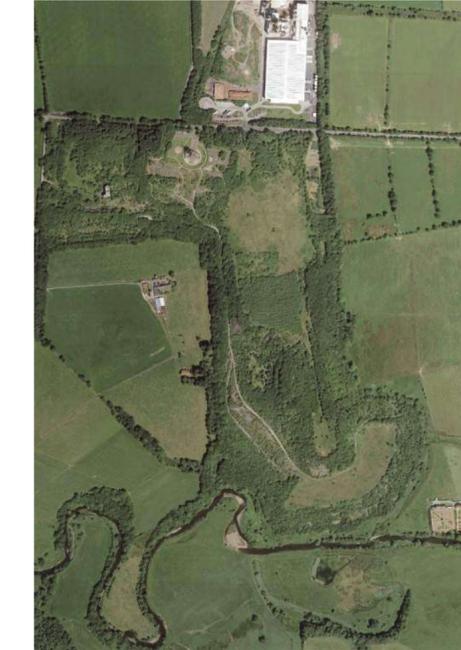
The site is listed as a brownfield area due to the significant previous development of the colliery and poses many different opportunities and constraints. One of the most significant opportunities for the scheme is the extent to which the site has become overgrown. Retaining the trees provides a robust, natural environment that can house accommodation discretely within this unique, reclaimed environment and will continue to support the existing wildlife.



The Barony Colliery 1945

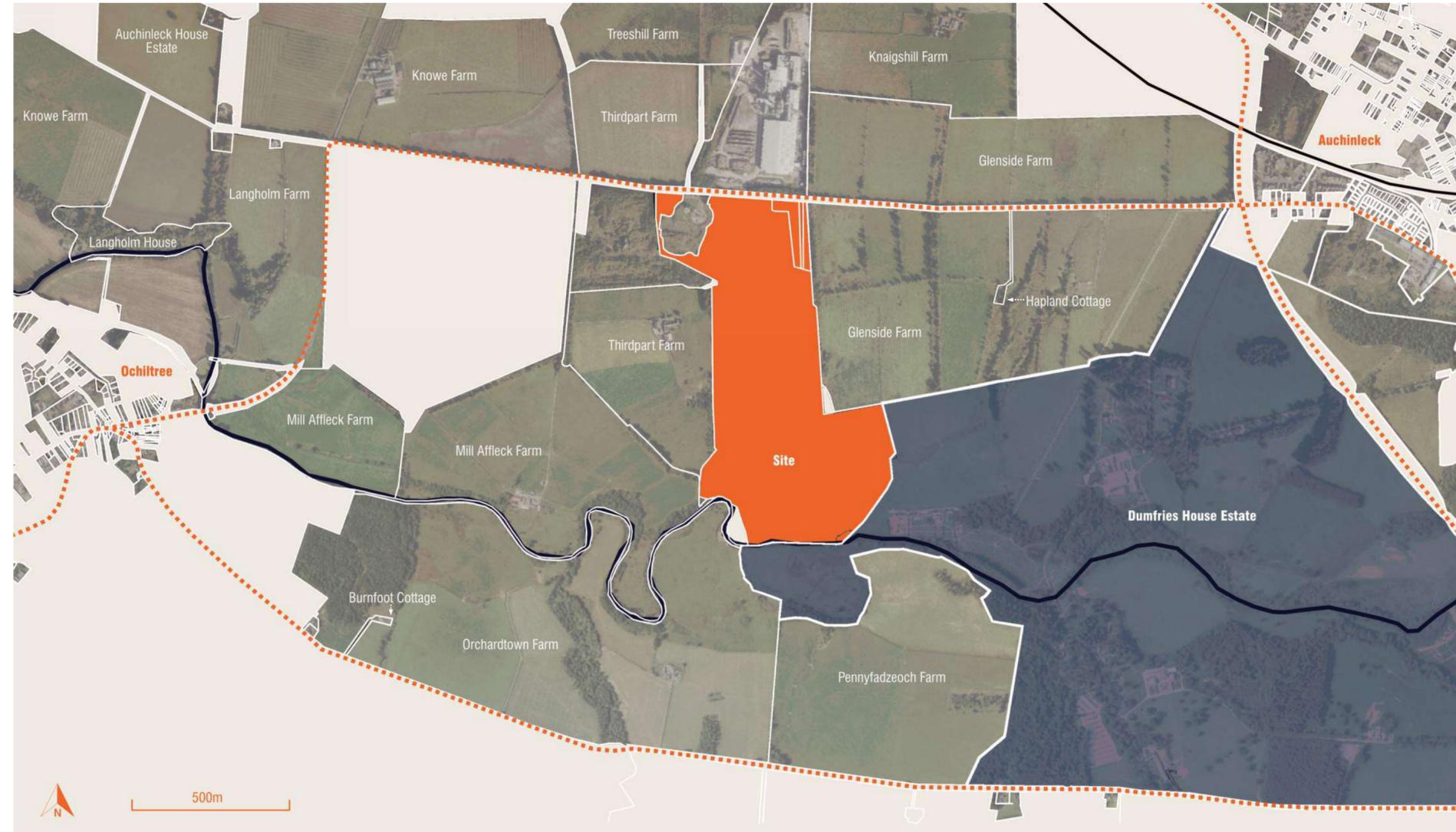


The Barony Colliery 2004



The Barony Colliery 2018

2.6 Land Ownership Adjacency Map



2.7 The Barony A Frame Trust

The Barony A Frame was built in 1954 as part of the improvement of the Barony Colliery. It was used as a headgear above the mine shaft and is the only remnant of the old mining facility after the rest of the buildings were demolished in the 90s.

The Barony A Frame trust (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. The BAFT is a not for profit organisation and registered charity (SC037510). The site of the A Frame has been significantly landscaped, and the A Frame restored, following funding of £1.3m raised and with works completed in 2007. Since then, various additions have been made to the site, including interpretative development incorporating graphic media, sculpture, low level structure and a sheltered structure with seating and audio in 2008 (08/0634/FL).

The site contains a heritage garden, which was designed as a memorial to those who lost their lives and those who worked in the mine. The area below the A Frame is paved with red and yellow bricks, mimicking the original colours of the winding house and other mine buildings. The A Frame was floodlit at night and powered by a wind turbine.

Landlord *Hargreaves Surface Mining Ltd.*
 Tenant *The Barony A Frame Trust (SCIO).*
 Subjects *Referred to as "1.91Ha, as shown on plan". The executed lease plan, however, shows 8.5Ha as the leased area.*
 Term *1 October 2013 for a period of 21 years.*
 Purpose *Industrial monument; operation of wind turbine; recreation and educational use.*

The proposals for the site known as The Barony are to retain the A Frame and memorial garden as they currently are, enhancing and extending the landmark memorial into the site via a mining museum and further memorial garden.



Sculpture at the A Frame, Humphrey Bolton. <https://www.geograph.org.uk/photo/2673992>



Seating at the A Frame, Billy McCrorie. <https://www.geograph.org.uk/photo/4625296>



Images shared during the Community Consultation.



The Barony A Frame, David Johnston. <https://www.geograph.org.uk/photo/744222>

2.8 Dumfries House and the Queen Elizabeth Walled Gardens

Of particular historical importance to the local area is Dumfries House - an 18th century Palladian estate, which was acquired by The Prince's Foundation in 2007. Originally built in the 1750s by the 5th Earl of Dumfries as a family home, the estate has been refurbished and now offers a wedding venue, accommodation and visitors' attractions.

A five-acre derelict site near the south east corner of the Barony Site was restored as the Queen Elizabeth Walled Garden in 2013, and houses a variety of plants, greenhouses and educational buildings including the Pierberg Building. These buildings house nursery, primary, and secondary classrooms that create the opportunity for young people to learn about food, farming, and horticulture. To the North of the Dumfries Estate is a farm education centre, providing space for a variety of food and horticulture training activities, including the Royal Horticultural Society programmes, events and open days.

An arboretum consisting of over 500 trees sits between Dumfries House and the Queen Elizabeth Walled Gardens, providing the resources for a variety of native species to thrive, and creating a natural visual barrier between the historic estate and The Barony Site.



*Top Left: Dumfries House as viewed from main entrance
Bottom Left: Dumfries House as viewed from North West
Top Right: Queen Elizabeth Walled Garden with views to The Barony Site
Bottom Right: Queen Elizabeth Walled Garden Greenhouses*



2.9 Statutory and Council Requirements Considered

The proposals constitute 'Major' development in terms of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013 and therefore a Proposal of Application Notice (PAN ref. 21/0008/PREAPP) has been submitted and registered on 8th June 2021 with respect to these proposals.

Extensive public consultation as required by the legislation and by the Local Authority response to the PAN has been carried out and a Pre-application public consultation report will be submitted in support of the forthcoming planning application, as a statutory requirement.

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The adopted development plan relevant to the application site is the East Ayrshire Local Development Plan (EALDP) adopted February 2017. Relevant policies of the EALDP include: OP1, RES7, RES12, IND3, TOUR1, TOUR2, TOUR3, RE1, RE2, T1, T2, T4, INF4, INF5, INF7, WM3, INV1, INV2, ENV4, ENV6, ENV8, ENV9, ENV11, ENV12, ENV13, ENV14.

Relevant planning issues include the presence within the site of the Barony A-Frame which is category B listed (ref. LB971).

To the south east of the site lies Dumfries House which is a designated Inventory Garden and Designed Landscape Technical (ref. GDL00149). Heritage and landscape impact are therefore relevant.

Also technical Issues such as flooding and drainage implications, ecological and arboriculture impact, access, transportation, design are also relevant to the assessment of the proposals.