

7.0

LANDSCAPE AND ENVIRONMENTAL IMPACT

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7.0 LANDSCAPE AND ENVIRONMENTAL STRATEGY

7.1 Landscape Context

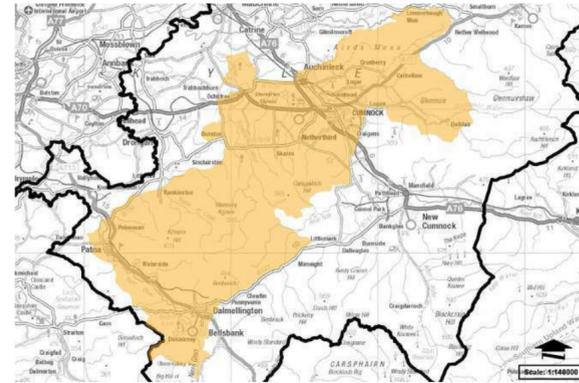
7.1.1 Environmental Context

Coalfield Communities Landscape Partnership

<https://coalfieldcommunities.co.uk/cclp-projects/>

The CCLP provides an opportunity to re invigorate life in the landscape based on the lessons of the past, life in the present and a vision of life in the future. Scheme aims to:

- Address the threats to the natural, built and cultural heritage through conservation, enhancement and promotion
- Create opportunities for learning, recreation and well-being within the landscape
- Reveal the past lives of the communities, drawing upon their close relationship with the land, thereby connecting people with their heritage and inspiring stewardship



East Ayrshire Coalfield Environment Initiative

<http://www.ea-cei.org.uk/>

Environmental charity working in partnership with local people, communities and East Ayrshire Council to enhance, conserve and promote the environment in East Ayrshire

governed by a Board of Directors and advised by a Steering Group

Mission

- Enhance the wildlife value of the area at a landscape scale, creating connecting areas of quality natural habitat
- Increase understanding and appreciation of East Ayrshire's wildlife and its value, providing and developing opportunities for learning about and experiencing wildlife

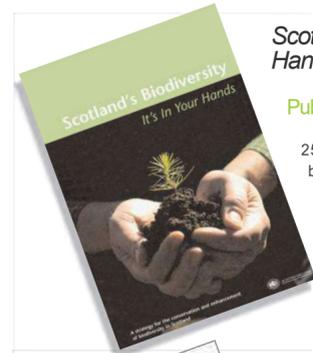
Projects

Coalfield Communities Landscape Partnership 2020-2023

> scheme delivering 3 projects to EA -

- > Perfect peatlands
 - > Working with volunteers to explore, identify and record the special animals and plants living on East Ayrshire's bogs
- > Coalfields for Pollinators
 - > Working with Buglife to establish larger, better quality and more connected areas of wildflower-rich habitat to allow threatened pollinator populations to recover, reconnect and move across the landscape
- > Healthy East Ayrshire Rivers
 - > Monitoring scheme and training for volunteers to measure water quality of EA's rivers. With this simple monitoring scheme in place, improvements to river catchment quality as well as potential negative impacts from infrastructure projects can be detected

EXTERIOR ARCHITECTURE



Scotland's Biodiversity: It's In Your Hands

Published 2004, strategy through to 2030

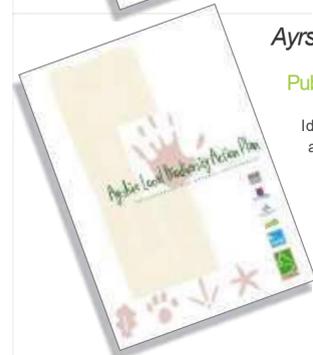
25 year strategy to conserve and enhance biodiversity in Scotland, published by the Scottish Executive. Includes overview of Scotland's Biodiversity, Issues and Opportunities, Agenda for Action, Delivery, and Review



2020 Challenge for Scotland's Biodiversity

Published 2013

Supplemented 'Scotland's Biodiversity: Its in your hands', and provides a more adaptive approach, learning from experience and trying to tackle the causes of biodiversity loss



Ayrshire Local Biodiversity Action Plan

Published 2008

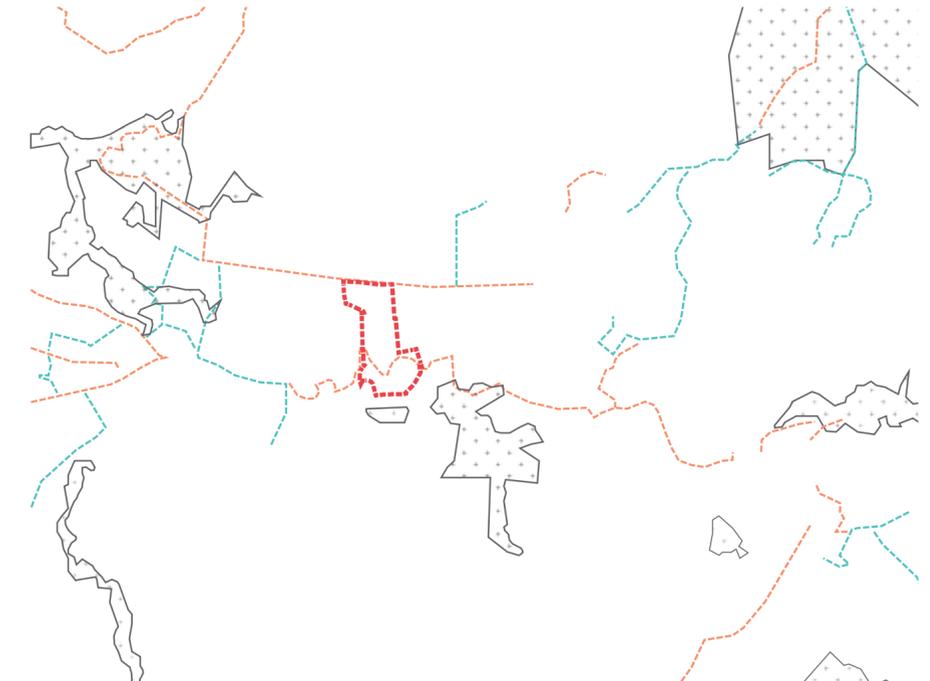
Identifies key wildlife features, priority habitats and species, including current factors affecting habitat and guidance

7.1.2 Green Infrastructure Context



Green Infrastructure Context

- - - Site boundary
- Ancient woodland
- Broadleaf woodland
- Conifer woodland
- Mixed broadleaf/conifer woodland
- Scrub



Landscape Features Context

- - - Site boundary
- EAC local wildlife site
- - - PROW
- - - Core path

EXTERIOR ARCHITECTURE

7.1.3 Phase I Habitat Survey



EXTERIOR ARCHITECTURE

The Phase 1 Habitat Survey has been produced by the project ecologist and sets out the existing habitats that can be found on site. Broadleaf woodland covers the majority of the site, with large expanses of neutral grassland. The proposal seeks to retain as much of the existing vegetation as possible, as well as drawing on these typologies in new habitat areas.

Legend

- Site boundary
- Phase 1 habitat survey area
- Phase 1 habitats
- A1.1.1 - Broadleaved woodland - semi-natural
- A1.1.2 - Broadleaved woodland - plantation
- A1.2.1 - Coniferous woodland - semi-natural
- B2.1 - Neutral grassland - unimproved
- B2.2 - Neutral grassland - semi-improved
- B5 - Marsh/marshy grassland
- G1 - Standing water
- J1.2 - Cultivated/disturbed land - amenity grassland
- J3.6 - Buildings
- J5 - Other habitat
- G2 - Running water
- Target note

7.1.4 Emerging Ecological Mitigation Strategy



The ecological mitigation strategy for the site is still evolving as surveys are undertaken and results recorded. It suggests methods by which the existing ecologies can be retained and enhanced to maximise functional value throughout the landscape proposal.

Ecological Mitigation

- Primary Green and Dark Corridor
- Secondary Green and Dark Corridor
- River Corridor Lighting Zone
- Retention and Enhancement of Butterfly Habitat (Neutral Grassland)
- Additional Butterfly Habitat to Mitigate Loss (Neutral Grassland)
- Retention of Badger Settlement

EXTERIOR ARCHITECTURE

7.1.5 Green Infrastructure Context



- - - - - Site boundary
- Existing Woodland: To be retained and enhanced
- Existing Woodland: Zones where accommodation is proposed. Loss of woodland coverage to be minimised as far as possible, supplementary tree planting to infill in areas of construction.
- Existing Woodland: To be removed
- Existing Neutral Grassland: To be retained and enhanced to provide suitable habitat for butterfly species
- External green infrastructure

EXTERIOR ARCHITECTURE

The adjacent diagram maps out the existing green infrastructure on site and details how this will be treated. Large areas of the existing woodland will be retained and enhanced, supplementary tree planting with native species will be used to mitigate tree loss in construction zones. This proposed new tree planting will be sympathetic to the existing conditions and look to improve the on-site biodiversity by encouraging a variety of native species in zones where accommodation is proposed.

7.2 Ecotourism Context

7.2.1 International Ecotourism Guidelines

The International Ecotourism Society (TIES) defines Ecotourism as "responsible travel to natural areas that conserves the environment and improves the well-being of local people."

Ecotourism is about uniting conservation, communities, and sustainable travel. This means that those who implement, participate in and market ecotourism activities should adopt the following ecotourism principles:

<i>Minimize physical, social, behavioural, and psychological impacts</i>	<i>Build environmental and cultural awareness and respect</i>	<i>Provide positive experiences for both visitors and hosts</i>	<i>Provide direct financial benefits for conservation</i>
<i>Generate financial benefits for both local people and private industry</i>	<i>Deliver memorable interpretative experiences to visitors that help raise sensitivity to host countries' political, environmental, and social climates</i>	<i>Design, construct and operate low-impact facilities</i>	<i>Recognize the rights and spiritual beliefs of the Indigenous People in your community and work in partnership with them to create empowerment</i>

(TIES, 2015)

■ Key to landscape approach

EXTERIOR ARCHITECTURE

7.3 Landscape Opportunities



a. An eco-park

- > Placing ecology, biodiversity and wildlife at the forefront of design
- > Ecologically-focused planting palettes drawing on the site's unique riverside location
- > Showcasing a highly functioning ecological approach & research opportunities
- > Restorative and remedial
- > Protecting and celebrating the natural assets of the site
- > Productive landscapes (e.g. Vertical Farming, Hydroponics, Distillery, Bio-medicines, Cosmetics)
- > Interventions & ecologies to connect with nature and natural processes



b. A wellness retreat

- > A planted environment to engage with nature and respond to our intrinsic biophyllia needs
- > Social and communal, as well as quiet and intimate garden spaces for guests
- > Promoting active lifestyle with integrated walking routes and exercise pockets
- > Restorative, therapeutic, contemplative and sensory experiences



c. Innovative & sustainable

- > Minimize physical, social, behavioural, and psychological impacts through design
- > Ensure interventions are low-impact
- > A robust and sustainable water management strategy
- > Consider green tech and research opportunities
- > Specify recycled and low embodied-carbon materials

EXTERIOR ARCHITECTURE

7.3.1 Ecosystem Approach

Applying an Ecosystem approach

1. Take account of how nature works

Natural ecosystems connect across landscapes so we must consider the broad scale as well as the local

Ecosystems don't have an infinite capacity to respond to impacts and provide benefits

And they're dynamic, so we must allow for change and make use of new information

(Nature Scot)

2. Take account of the benefits (ecosystem services) that nature provides people

These range from food and water to flood and climate control, recreation and mental well-being

(Nature Scot)

3. Involve people in decision-making

Both those who benefit from nature and those who manage land, freshwater and sea

(Nature Scot)

At the Barony Site

- Connecting to, protecting & celebrating the Lugar Water
- Revitalising & stabilising a scarred landscape through Woodland and Habitat creation
- Restoration of bogs and peatlands
- Coalfields for pollinators, and tying into Buglife B-Lines network



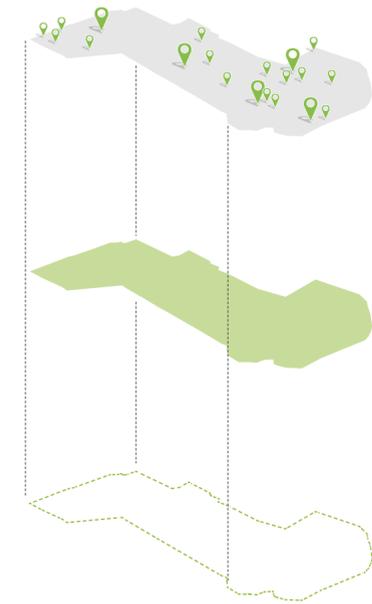
- The wellness offering, with reflective, immersive and therapeutic landscapes
- Educational and research facilities
- Productive landscapes
- Promoting active lifestyles
- Careful management of micro-climate



- Regard for those who will live and work in this environment
- Robust engagement strategies and outreach
- Employment opportunities for local people

EXTERIOR ARCHITECTURE

7.3.2 Landscape Functions



* Links to Projective Ecologies Facilities

** Links to Productive Landscapes Facilities

The landscape strategy set out below seeks to retain and enhance existing habitat areas with careful introduction of accommodation and facilities for visitors to enjoy. Light touch and non-intrusive construction methods are suggested across this scheme, with existing tree coverage and vegetation to inform the character of all zones. New functional landscapes utilising native species for foraging, agriculture and wellness activities are suggested for the eco-park, allowing visitors to spend time immersed in and engaging with nature during their stay.

EXTERIOR ARCHITECTURE

Barony Landscape Functions

- Mixed Scots Pine Forest
- Birchwood Forest
- Riparian Woodland
- Lowland Mixed Deciduous Woodland
- Neutral Grassland
- Fen/Marsh/Swamp Habitat
- Pollinator Meadow
- Biodiverse Roof
- Riparian Zone *
- Flood Risk Features
- Native Botanic Garden **
- Biomedicines Crop **
- Linseed Field **
- Biophilics and Vertical Farming ***
- Mixed productive crops
- Orchards
- Herb Gardens

Barony Experiences

- Hammocks/ Natural Lounges *
- Nature Walks and Foraging *
- Forest Bathing *
- Yoga platforms *
- Elevated boardwalks and mountain biking routes *
- BMX course (existing)
- Trim trail & integrated exercise *
- Natural / ecologically focused & discovery play *
- Habitat Management Educational Trails *
- Flora and Fauna Research *
- Fish and Invertebrates Research *
- Education & Research *
- Planting / harvesting for Cosmetics Production **
- Planting / harvesting for Biomedicine Creation **
- Crop Therapy/ Natural Painting (Linseed paints) **
- Cooking in nature on an open fire *
- Café and Restaurant **
- Harvesting/ farm to plate **
- Bar & Bistro **
- Distillery and Tasting Bar **

Wellness

Exercise & Active

Education, Conservation & Creation

Nourishment

7.4 Proposed Landscape Functions

7.4.1 Overview (Work in Progress)



Key

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

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)

Productive landscapes

- Native Botanic Garden
- Biomedicine and Herb Gardens
- Linseed Field
- Agricultural patches
- Orchards
- Vertical farming
- Memorial gardens

EXTERIOR ARCHITECTURE

7.4.2 Habitat Creation

1. Mixed Scots Pine Forest

Native Pinewoods are included on the Scottish Biodiversity List and are protected under the European habitats directive. They comprise of a wide range of tree species including the Scots Pine, which has been designated the country's national tree. They are diverse in their plant and animal life and support species that occur nowhere else.



Proposed locations

Design Considerations

- > Design measures to manage deer numbers will reduce the considerable threat of overgrazing.
- > Ensure optimum soil conditions, as they mostly occur on thin, infertile, mineral soils.

Experiences supported

- > Pine needle harvesting
- > Pinewood nature trail
- > Scots pine reforestation management
- > Blaeberry picking
- > Pinewood foraging routes

Species Supported



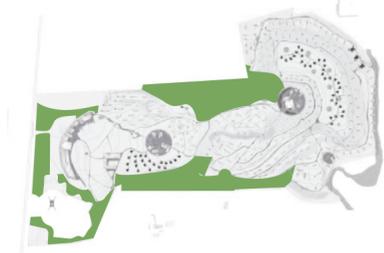
Strategy developed in collaboration with project ecologist



EXTERIOR ARCHITECTURE

2. Birchwood Forest

Birch can tolerate extreme cold and is also wind pollinated. Birchwood is the most widespread and extensive type of woodland in Scotland, growing in large swathes on more acid, infertile upland soils. The site is currently made up mainly of Birchwood forest. This will need retaining and maintaining.



Proposed locations

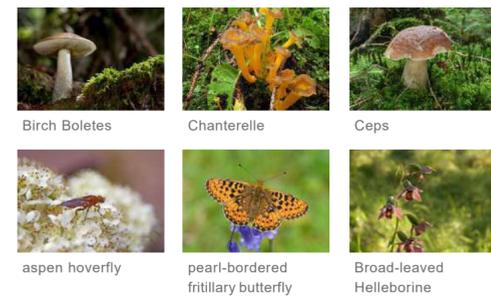
Design Considerations

- > Young birches may regenerate onto adjacent, previously unwooded areas
- > Existing vegetation consists mostly of Birchwood trees and scrub, which can be salvaged and incorporated into the design.

Experiences supported

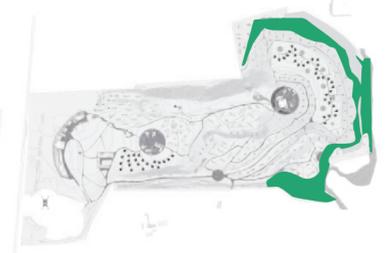
- > Mushroom picking
- > Birchwood wildlife walk
- > Woodland play trails
- > Birchwood foraging routes

Species Supported



3. Wet Woodland

Some of the wildest woodland areas are wet woods. Widespread across Scotland, they're associated with wetlands, rivers and lochs. Some of the most iconic species rely on a healthy riparian and aquatic habitat. Alder, willow and birches are characteristic dominant trees within this habitat



Proposed locations

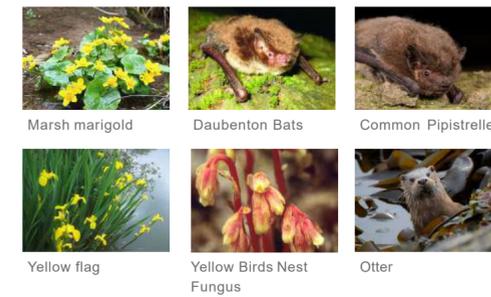
Design Considerations

- > Must be located down by the river at the Southern end of the site
- > Ensure water management systems are in place as developing woodland can gradually dry out the soil and Oak and Ash species may take over.

Experiences supported

- > Riverside boardwalk
- > waterbirds and waders trail
- > Water management and maintenance
- > Yoga platforms
- > Otter spotting

Species Supported



Strategy developed in collaboration with project ecologist



EXTERIOR ARCHITECTURE

4. Lowland Mixed Deciduous Woodland

This is a Scottish Biodiversity List habitat, including species such as maple, lime, suckering elm, ash as well as oak. Where possible the existing woodland should be supplemented with new specimens as this would speed up the natural succession process which has already started on site



Proposed locations

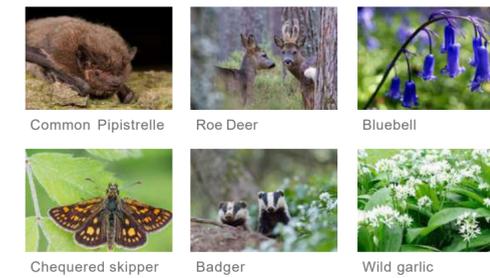
Design Considerations

- > Susceptible to being overrun by invasive shrubs such as Rhododendron. Maintenance and regular removal of non-native species is needed.
- > Expansion through regeneration and planting (using locally-sourced seed) is needed to link and buffer existing sites and allow isolated specialist species to spread

Experiences supported

- > Biking trails
- > Wild garlic picking
- > Forest bathing
- > Woodland nature trails

Species Supported



5. Neutral Grassland

Neutral grasslands, or mesotrophic grasslands, are typically used for hay making, water meadows and grazing pasture. They tend to be enclosed fields with scattered stands of scrub species, which provide food and shelter to support a wide range of species. Scrub would need to be well maintained though to prevent it becoming dominant.

Design Considerations

- > Without grazing or other management, neutral grasslands become scrubby and more wooded as trees regenerate. It is important to ensure that there are enough open gaps and mosaics.

>

Experiences supported

- > Stargazing platforms
- > Berry picking (Juniper and Rowan)
- > Butterfly trail

Species Supported



Juniper



Common Pipistrelle



Grayling butterfly



Rowan



Soprano Pipistrelle



Dingy Skipper



Strategy developed in collaboration with project ecologist

EXTERIOR ARCHITECTURE

6. Fen, Marsh and Swamp

The Fen, marsh and swamp broad habitat is widespread and common in Scotland, in both upland and lowland areas and on a wide range of soils from acid to basic and from moist to extremely wet. Situations vary from wet hollows and valley floors to flushes and springs on steep slopes.

Design Considerations

- > Roads/paths to and from units in this area will need to be carefully considered as they will not be as easily accessible as in drier environments
- > Must be located down by the river at the Southern end of the site

Experiences supported

- > Reedbed maintenance programme
- > Wet wildlife walks
- > Raised boardwalk
- > Viewing platform
- > Educational water management programme

Species Supported



Water Figwort



Greater pond sedge



Otter



Phragmites australis



Reed canary grass



Daubenton bats



Proposed locations



7. Pollinator Meadow

This habitat occurs on well-drained or periodically inundated neutral soil. The River Doon and River Ayr Valleys have been identified as priority 'B-Line' pollinator corridors passing through East Ayrshire.

Design Considerations

- > Must be maintained with strict seasonal mowing/ grazing schedules to allow plants to flower and set seed in spring and summer.
- > Avoid planting trees within lowland meadow or adjacent to small pockets of meadow as shade and leaf litter can lead to loss of plants and botanical diversity

Experiences supported

- > Invertebrate trail
- > Bug hotel building
- > Honey Harvesting
- > Wildflower picking
- > Stargazing platforms

Species Supported



Sheep's-fescue



Red Fescue



Pipistrelle bats



Bristle Bent



Early Hair-grass



Grayling butterfly



Proposed locations



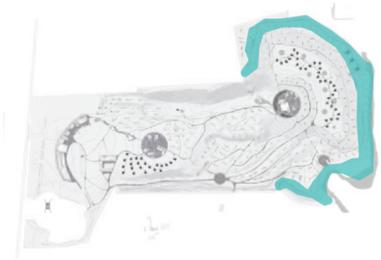
Strategy developed in collaboration with project ecologist

EXTERIOR ARCHITECTURE

7.4.3 Water Management

1. Riparian Zone

Riparian buffers are the lands and assemblages of plants bordering rivers, streams, bays and other waterways. They have a high level of soil moisture, experience frequent flooding, and are populated by plant and animal communities that are adapted to life along they water. These buffers are able to stabilize riverbanks by reduing erosion, increase water quality by filtering out pollutants and reduce flooding by storing water.



Proposed locations

Experiences supported

- > Riverside planting programmes
- > Educational programmes
- > Maintenance and management
- > Nature walks

Environmental benefits

- > Increase in biodiversity of site
- > Restoration of valuable natural habitats
- > Improvement in water quality
- > Reduced risk of flooding

Features



Planting vegetation Tree planting Softening riverbanks



2. Flood Risk Features

Natural flood management involves techniques that aim to work with the natural hydrological processes, features and characteristics to manage the pathways of flood waters. This includes restoring, enhancing and altering natural features and characteristics, but excluding traditional flood defence engineering that disrupts these natural processes.

Experiences supported

- > Wetland creation
- > Educational programmes
- > Maintenance and management
- > Nature walks
- > Tree planting programmes

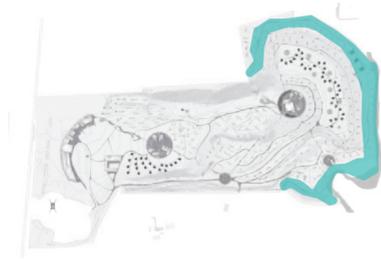
Environmental benefits

- > Increase in biodiversity of site
- > Restoration of valuable natural habitats
- > Improvement in water quality
- > Reduced risk of flooding

Features



Swales Wetland Reduced runoff



Proposed locations



EXTERIOR ARCHITECTURE

7.4.4 Productive Landscapes

1. Native Botanic Garden

Native indigenous plants in botanic gardens feature regional flora and fauna displayed as "plant communities" much like they would grow in naturally occurring ecosystems. This is to showcase these species, and the natural environments in which they occur and how they interact with one another.

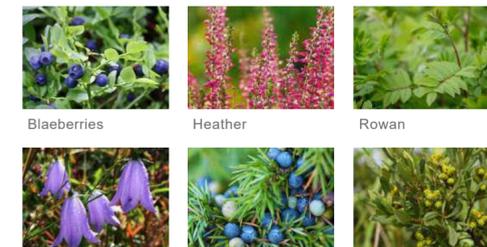
Design Considerations

- > Must only use Scotland's native plants
- > Must be located close to the flora and fauna research centre.
- > Some native species could be harvested from the existing vegetation on site.

Experiences supported

- > Educational opportunities
- > Flora and fauna research
- > Art exhibits and installations
- > Opportunities for field courses and trips

Suggested Species



Blaeberry Heather Rowan Harebell Juniper Bog Myrtle



Proposed locations



EXTERIOR ARCHITECTURE

2. Biomedicines Crop

There is an increased demand from users for products containing natural ingredients, therefore, native plants to Scotland's woodland and moorlands are becoming greatly appreciated for their health benefits. The use of wild plants to remedy certain ailments is not a new occurrence, the indigenous people of Scotland have been using these native plants to cure illnesses for hundreds of years.

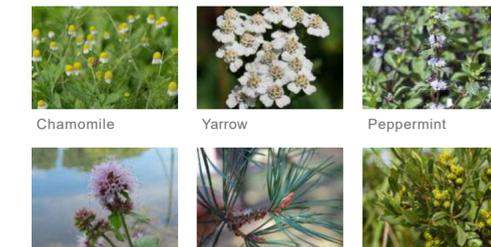
Design Considerations

- > Must only use Scotland's native plants
- > Must be located close to and thus supply the cosmetic production and biomedicines research centre.

Experiences supported

- > Flora and fauna research
- > Foraging opportunities
- > Production of organic biomedicines
- > Creation of natural cosmetics

Suggested Species



Chamomile Yarrow Peppermint Water Mint Scots pine Bog myrtle



Proposed locations



3. LinseedField

Linseed oil can be used to make hummus, whisked into dressings for salads and added to healthy smoothies. Whole linseeds work well with other grains in cereal, porridge, muesli and flapjacks. As well as food production, flaxseed is thought to have a range of health benefits.

Design Considerations

- > Light well drained but moisture retentive soils are best with a recommended ph of 6-7
- > Spring time growing conditions are best cool and wet interspersed with periods of sunshine. Harvest conditions are best hot and dry.
- > At harvest the linseed is very vulnerable to bad weather conditions such as rain and wind. The best location would be a sheltered field at the highest point to reduce chances of waterlogging.

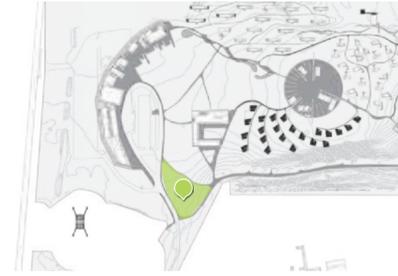
Experiences supported

- > Bug hotel building
- > Picnic spots
- > Paint making



Flax seeds

Flaxseed oil



Proposed locations



4. Biophillics & Vertical Farming

Vertical farming is the practice of growing crops in vertically stacked layers. It often incorporates controlled-environment agriculture, which aims to optimize plant growth, and soilless farming techniques such as hydroponics, aquaponics, and aeroponics. New technologies have increased the efficiency and sustainability of farming practices, allowing for increasingly productive yields.

Design Considerations

- > To work in support of mixed crop gardens and fill gap in production & supply of food to the restaurants and food vendors on site

Experiences supported

- > Planting and Harvesting crop
- > Educational programmes

Suggested Species



Mushrooms

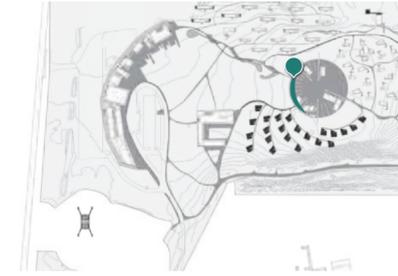
Aubergine

Peppers

Tomatoes

Strawberries

Herbs



Proposed locations



EXTERIOR ARCHITECTURE

5. Mixed productive crops

Made up of a series of managed productive landscapes, this agricultural landscape will allow for the cultivation and harvesting of useful plant species that may not otherwise occur in this setting.

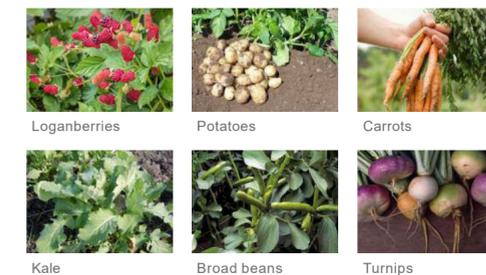
Design Considerations

- > Organic management
- > Crops selected to ensure seasonal produce available for use throughout the year in on site restaurants, bar and bistro

Experiences supported

- > Educational programmes into sustainable ethical and efficient farming practices
- > Bug hotel building
- > Sowing crop
- > Harvesting produce
- > Strawberry picking
- > Wildlife watch

Suggested Species



Loganberries

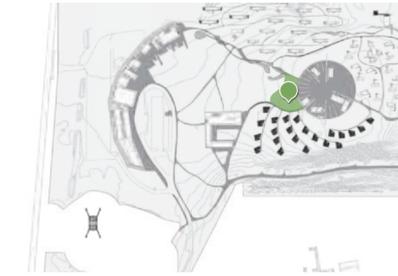
Potatoes

Carrots

Kale

Broad beans

Turnips



Proposed locations



EXTERIOR ARCHITECTURE

6. Orchards

Intentional plantation of trees or shrubs that are maintained for food production. Orchards comprise of fruit- or nut-producing trees. Pear trees, plums and cherries are also common fruit tree choices in Scotland. Hardy varieties of each of these can be found which are suitable for growth in almost all parts of Scotland.

Design Considerations

- > Organic management
- > Crops selected to ensure seasonal produce available for use throughout the year in on site restaurants, bar and bistro

Experiences supported

- > Educational programmes into sustainable ethical and efficient farming practices
- > Bug hotel building
- > Fruit picking
- > Wildlife watch

Suggested Species

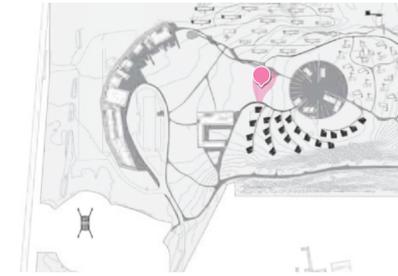


Spartan Apple

Sour cherry

Maggie pear

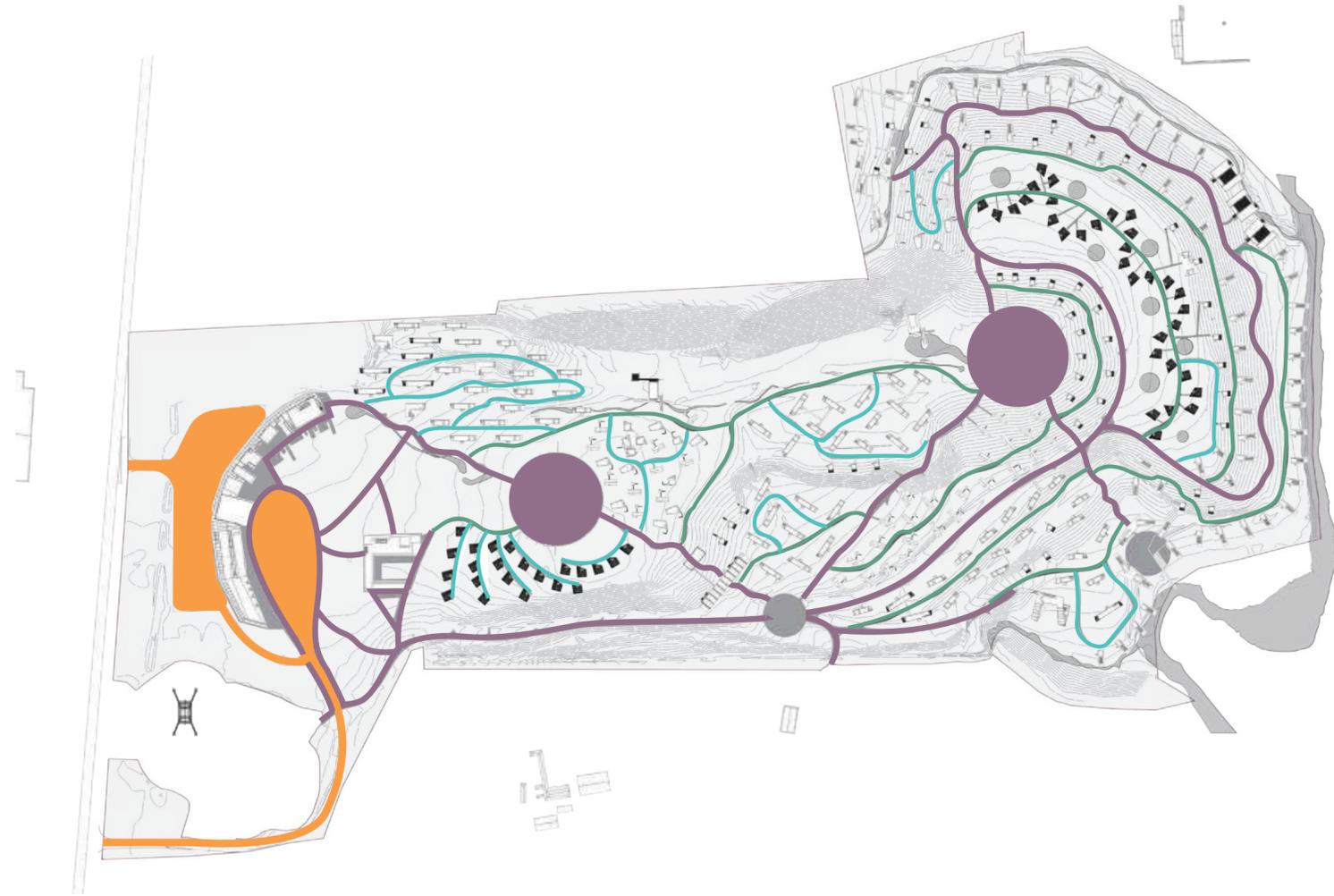
Victoria plum



Proposed locations



7.5 Proposed Surface Strategies



EXTERIOR ARCHITECTURE

Legend

- Vehicle Zones
- Primary routes
- Secondary routes
- Tertiary routes



7.5.1 Hard Landscapes

1. Vehicle zones

The Northern entrance area, and parking zone need to withstand the pressure and weight of vehicular use. Stone paving setts will evenly distribute this weight and create a strong and robust surface for this use. Using a rough cut stone material will also give this entrance area a more natural feel.

Design Considerations

- > Endure the weight of vehicular use.
- > Create a more soft and natural feeling when entering the site from the road.
- > Be strong, robust and durable.

Precedent images



Stone paving setts

EXTERIOR ARCHITECTURE

2. Primary routes

Self-binding gravel is soft and natural in appearance and held in very high regard for its performance, durability and versatility. 100% natural hard limestone which is crushed and graded to a 12mm to dust. Once installed it knits together to form a solid base and a surface which self-scarifies with use, leaving a fine dressing of chippings.

Design Considerations

- > Must be structurally able to hold small vehicles.

Precedent images



Self binding gravel

3. Secondary routes

Limestone aggregate is often used as a road base, due to its strength and durability. Limestone also encourages proper drainage as it's permeability allows water to maintain its natural course while discouraging erosion. This aggregate material is a good option for the secondary routes across the site as it will be robust enough to withstand the weight of a golf buggy, but also be low impact environmentally.

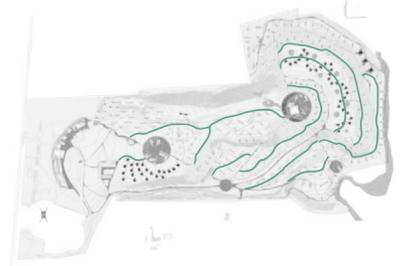
Design Considerations

- > Must be structurally able to hold small vehicles.

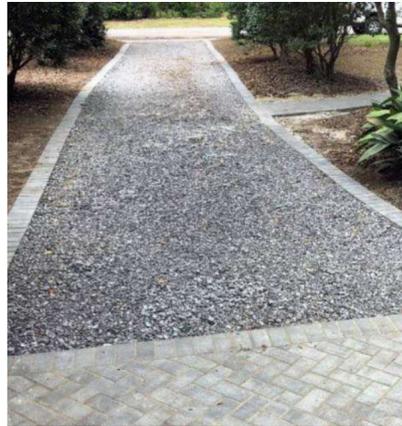
Precedent images



Aggregate material



Proposed locations



4. Tertiary routes

A combination of mown grass routes, bark chip pathways and raised boardwalks will make up the majority of the tertiary routes across the site. All of these options will be very low impact on the surrounding environment and provide more informal and natural routes through the site, strengthening the users connection to their surroundings.

Design Considerations

- > Must be well suited to the on-site conditions and level changes.
- > Must ensure as little interference with the site's natural environment as possible.

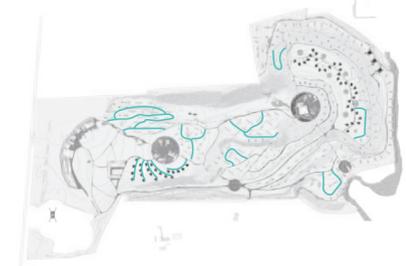
Precedent images



Mown paths



Bark chip paths



Proposed locations



Raised wooden boardwalks

EXTERIOR ARCHITECTURE

7.5.2 Buggy Path Section

Semi-natural Broadleaf woodland

- > Construction Approach: In this scenario, the increased level of the path creates level access.
- > Materiality: Resin-bound gravel
- > Treatment of cut surface: Natural Stone



Perspective



Section

- Woodland dominated by species Willow (Salix caprea) and Birch (Betula)
- Local natural stone treatment of cut surface to retain slope
- Limestone aggregate path
- MOT sub-base

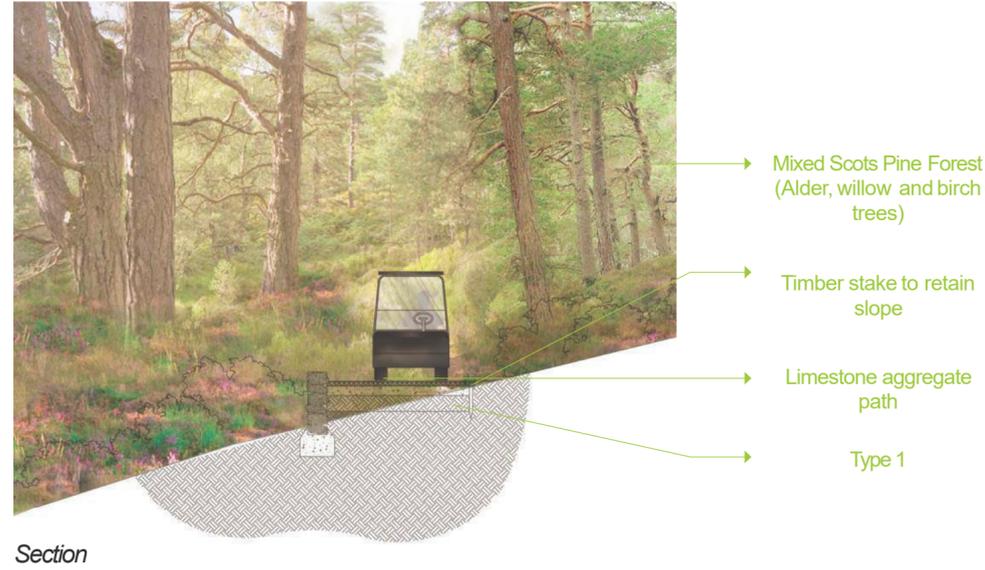
EXTERIOR ARCHITECTURE

Mixed Scots Pine Forest

- > Construction Approach: In this scenario, the increased level of the path creates level access.
- > Materiality: Limestone aggregate



Perspective



Section

EXTERIOR ARCHITECTURE

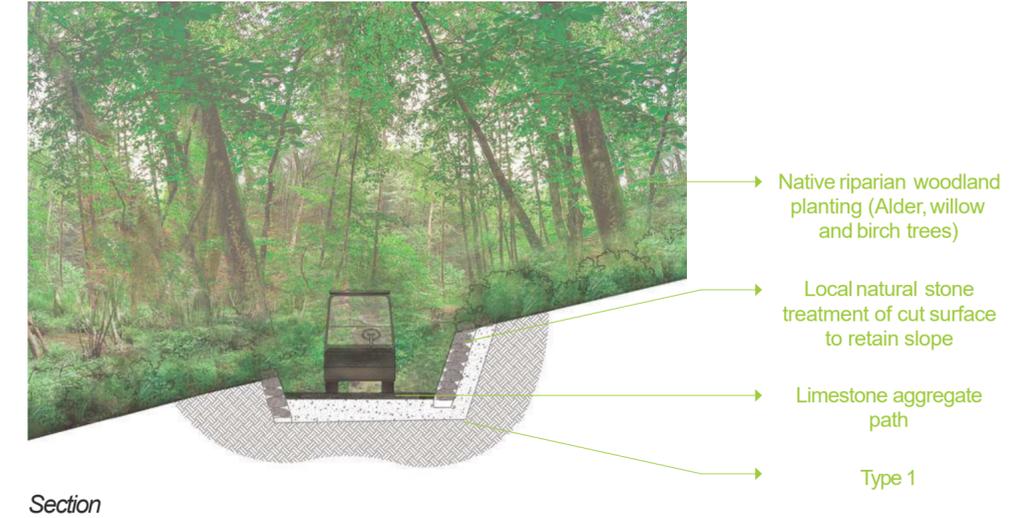
- Mixed Scots Pine Forest (Alder, willow and birch trees)
- Timber stake to retain slope
- Limestone aggregate path
- Type 1

Wet Woodland

- > Construction Approach: In this scenario, the
- > Materiality: Limestone aggregate
- > Treatment of cut surface: Natural Stone



Perspective



Section

- Native riparian woodland planting (Alder, willow and birch trees)
- Local natural stone treatment of cut surface to retain slope
- Limestone aggregate path
- Type 1

EXTERIOR ARCHITECTURE

8.0 CONCLUDING STATEMENT

Our proposals for The Barony are aspirational and progressive to create a destination that provides a supportive and inspiring environment for its guests to enjoy, recuperate and be inspired through new experiences.

We know that this cannot be to the detriment of the existing site and surrounding community – consequently, our approach to developing this design has been considerate of all aspects that our proposals could impact upon and ensured that this is either omitted or mitigated where potentially detrimental.

We acknowledge that the proposals are distinctly different to anything that has been on this site during its history, however we consider that they are sympathetic to the current surroundings and assist in developing the site to be in greater harmony with the local environment, and its facilities becoming an asset for the region.

The proposed development is progressive in its design, contemporary in its form and facilities. The selected materials are fitting for use within the natural setting to ensure that the development is visually appropriate and discrete where necessary, whilst creating a distinct set of buildings that will be recognisable, and in time, become clearly associated with the region of East Ayrshire.

The proposed facilities have been developed with the vision to be a unique facility not just within the community but within the local area, and Scotland. We consider that this development can contribute to the environment, the community and the regional economy.

We consider that this development embraces progressive attitudes and the community simultaneously. These are not mutually exclusive aspirations, but equally relevant objectives that should be achieved. Our vision is to create a destination that establishes new ideas that promote personal wellness and development in a setting that leverages the environmental capital of the site and its surroundings.

We acknowledge that the sustainable attributes of the development extend beyond the fabric of the development, but must also address its economic sustainability to ensure that it becomes an asset to the community that can provide opportunities for personal development, employment and commercial prospects. Our vision is that this development can become a significant component and benefit of the community on a multitude of levels.

This visionary scheme values the existing context and the qualities that are within that - the uniqueness of the place, its environmental individuality, an industrial heritage along with the human sacrifices that have been made, and a community with regional pride.

These are assets that should not be impacted by our proposals, but acknowledged, supported and encouraged by them.

Our proposals recognise these, and are anticipated to contribute to the region, supplementing to the existing economy, facilitating external investment through this sustainable development, that will create long term benefits for the region.

SCOTT BROWNRIGG⁺

scottbrownrigg.com