



## Scotland's Garden & Landscape Heritage

Planning & Economic Development  
East Ayrshire Council  
Kilmarnock  
KA1 1HU

13-14 March 2024

By email only [consultations@east-ayrshire.gov.uk](mailto:consultations@east-ayrshire.gov.uk)

FAO: David Mitchell, Chief Governance Officer

Dear David,

### **24/0052/PPP Erection of five dwellings inc. change of use, and associated roads and infrastructure, land at The Craig, Gatehead, East Ayrshire KA3 2DP**

Scotland's Garden and Landscape Heritage (SGLH) is grateful to be consulted on the above application within the walled garden at The Craig. The Walled Kitchen Garden, Craig is category B listed (LB12555). The listing states 'Dated 1699 incorporates a portion of the façade of an earlier mansion'. Both Craig House, the Gardener's House and The Barn are category B listed. Within the wider estate policies, the Bridge over the Carmel Water and Lodge are category C listed. The entry for Craig House confirms that the present house dates from 1830-40.

The designed landscape is not included on Historic Environment Scotland's Inventory of Gardens and Designed Landscapes.

A review of the 1<sup>st</sup> Edition Six-inch OS Map series dated 1860 records two adjacent walled gardens at Craig. The 2<sup>nd</sup> Edition records the walled gardens in less detail, and the 2<sup>nd</sup> Edition and later OS Map Series dated 1911 record the upper walled garden (subject of the Red Line application) as divided into two compartments.

We have reviewed the documents submitted with the application notably the 'Proposed Block Layout' and Tree Survey and Categorisation to BS5837:2012 dated 26/09/2023 by Mackay Consultants.

## Scotland's Garden & Landscape Heritage

Page 2

The Proposed Block Layout indicates proposals to the physical fabric and features within the walled garden. These include, forming a new 4.5m wide opening to accommodate vehicular access; opening up an existing access on the north wall for pedestrian access; opening up an existing stone arch in the west wall; retaining an existing access on the south wall; and exposing historic steps.

The existing road level is at 23.00 and the base of the wall at 25.50 where the new vehicular access is proposed. However, it is not clear from the layout how the 2.5m change in level would be accommodated.

The Proposed Block Layout indicates proposals to the natural heritage features within the walled garden. These include the retention of a row of mature Common beech trees to the east boundary, and the removal of specimen trees notably a Monkey Puzzle. However, the proposals indicate the retention of a Western hemlock within the walled garden.

The Tree Survey assigns the Common beech trees as mostly Category B or Category C trees. The sub-category assigns some of the trees as 2, meaning they contribute to the wider landscape setting.

The Monkey Puzzle tree tag no. 01643 has been assigned Category U for immediate removal, noting 'basal decay'. In accordance with the Category Grading guidance given in British Standard BS 5837:2012 Category C trees are trees that cannot realistically be retained as living trees. . .for longer than 10 years, as they have a serious, irremediable, structural defect.

The Proposed Block Layout indicates a surface water storage pond and the route of a surface water drainage pipe which is routed through the lower walled garden and discharges into the River Irvine.

Should the Planning Application be granted, we would ask that consideration is given to the following conditions being placed upon any approval.

- i. That the location and species of existing trees is recorded on a topographical survey.
- ii. That the Root Protection Areas (RPA) of trees are indicated in accordance with BS 5837:2012 and used to inform the layout and associated infrastructure, notably the retention of the Western hemlock tree tag no.01644 and inform the routing of the surface water drainage pipe.
- iii. If the infrastructure or routing of the surface water drainage pipe passes through the RPA of existing trees, that an Arboricultural Impact Assessment and Arboricultural Method Statement are prepared to demonstrate how the works could proceed.
- iv. A Tree Protection Fence is erected to safeguard existing retained trees during the development.

## Scotland's Garden & Landscape Heritage

Page 3

- v. That a decay detection test is carried out to the Monkey Puzzle tree tag no.01643 as whilst trees might display 'basal decay' the structural integrity of a tree may be fine.
- vi. That subject to the decay detection test if the tree confirmed the Monkey Puzzle tree to be structurally sound, that the tree is retained and incorporated within the development layout.
- vii. The retention method to facilitate the new entrance road is aesthetically pleasing given the proximity of the Category B listed walled garden.

We would ask to be advised of the outcome of this application and our request to be included in consultations on planning applications at Inventory and non-Inventory designed landscapes within East Ayrshire.

Yours sincerely,

Matthew Benians MA (Hons), CMLI  
Chair, Scotland's Garden and Landscape Heritage  
[conservation@sgh.org](mailto:conservation@sgh.org)