

Ladyfield



Ladyfield

Prospectus

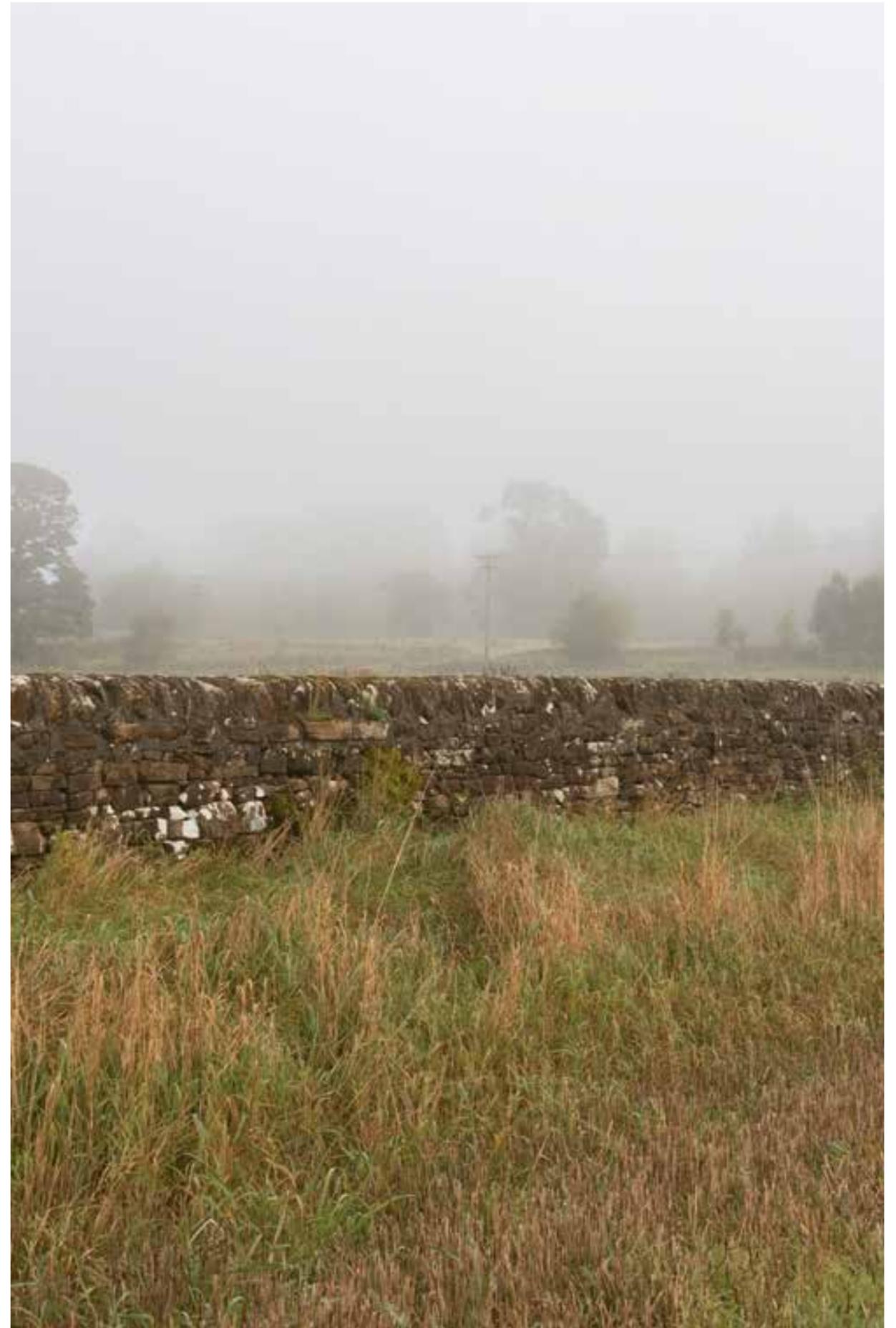
People
Place
Planet

Lifelong,
sustainable
homes at
Ladyfield



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An Introduction to the Ladyfield Site

Image:
Early morning quiet
at Ladyfield.



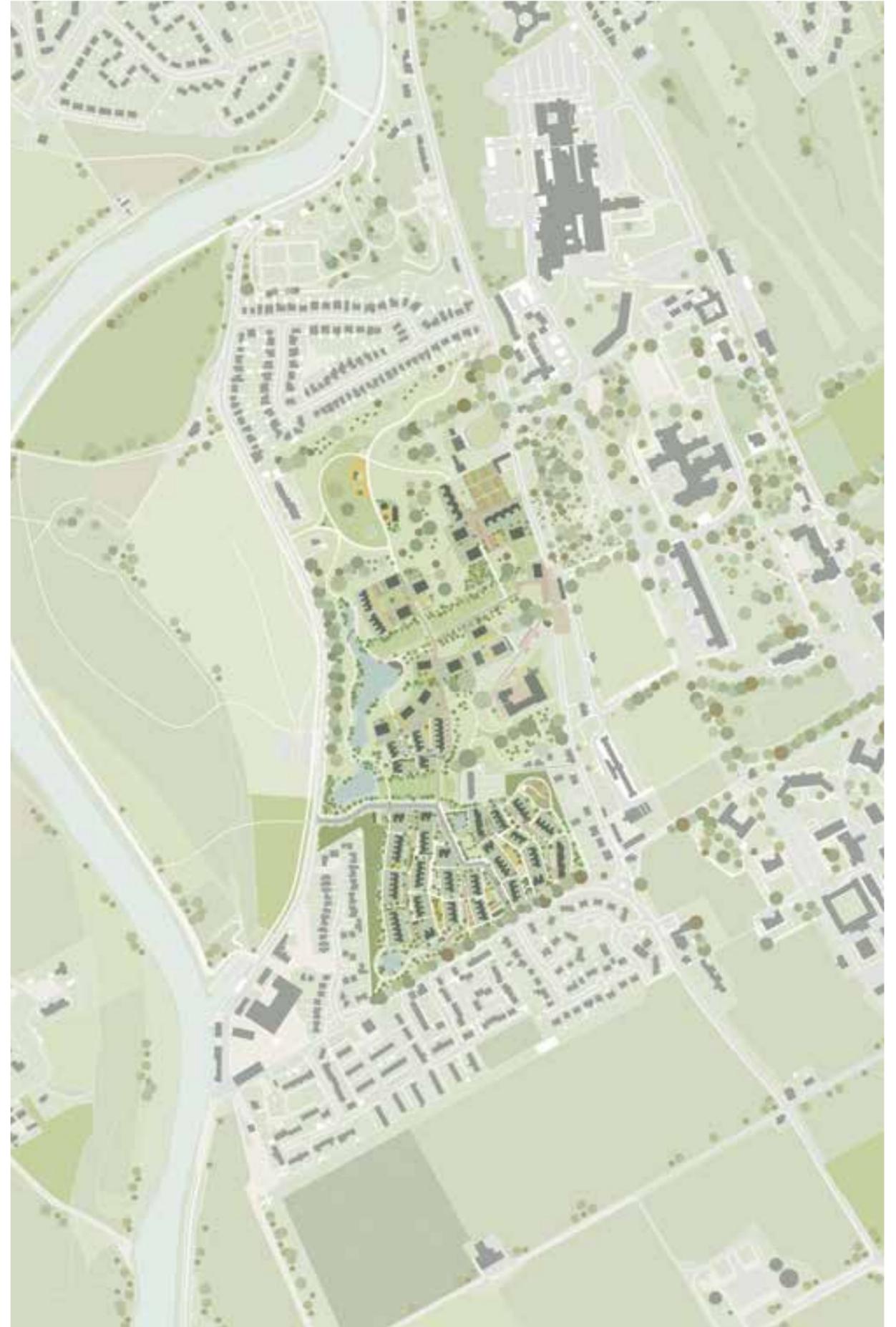
The big questions:

The Ladyfield masterplan is a proposal to integrate new homes sensitively within the site. This development will work with the rich biodiverse landscape and trees, protecting and strengthening the area's natural heritage for existing and future residents.

① — How do we retain and attract more people of working age to Dumfries and Galloway?

② — How do we care for and support our ageing population?

③ — How can we live close to nature while protecting and sustaining the environment?





Sustainable homes for people, place and planet.

A sustainable community in harmony with nature

Imagine a gently sloping landscape, where avenues meander through open parkland, and trees have stood for centuries.

Somewhere that invites people at all stages of life to be part of a diverse community.

Where homes are designed to stay warm affordably powered by clean energy from local renewable sources.

Where people look out for one another, and feel connected.

This is a place where families can grow and people can age well, in homes that adapt and change with them.

Where people, place and planet can thrive together.

We're here to make this vision a reality

With the right partners, we can deliver on our masterplan for sustainable housing at Ladyfield.

We can tackle poverty, isolation and inequality. And we can create jobs.

This is a project driven by purpose – to offer housing stock in Dumfries and Galloway, with an ambition to change how we live. We're powering up a self-sufficient community and creating a sustainable housing model that will inspire the world to tackle the climate emergency.

We're thinking big. Because we have to. Now is the time to think and act differently.

Visual Render:
There will be open access
to the beautiful landscape
with buildings gently
embedded in the setting.

*“Ladyfield will deliver a truly accessible
and inclusive place for people of all ages
and backgrounds, fostering a new way
of living that positively embraces the
challenges we face as a society through
combining innovation and conservation.”*

The Crichton Trust



Why Dumfries and Galloway?

The best place to make real change? Your own doorstep.

Ladyfield sits in the heart of The Crichton Quarter. It's just a 20 minute walk from the town centre.

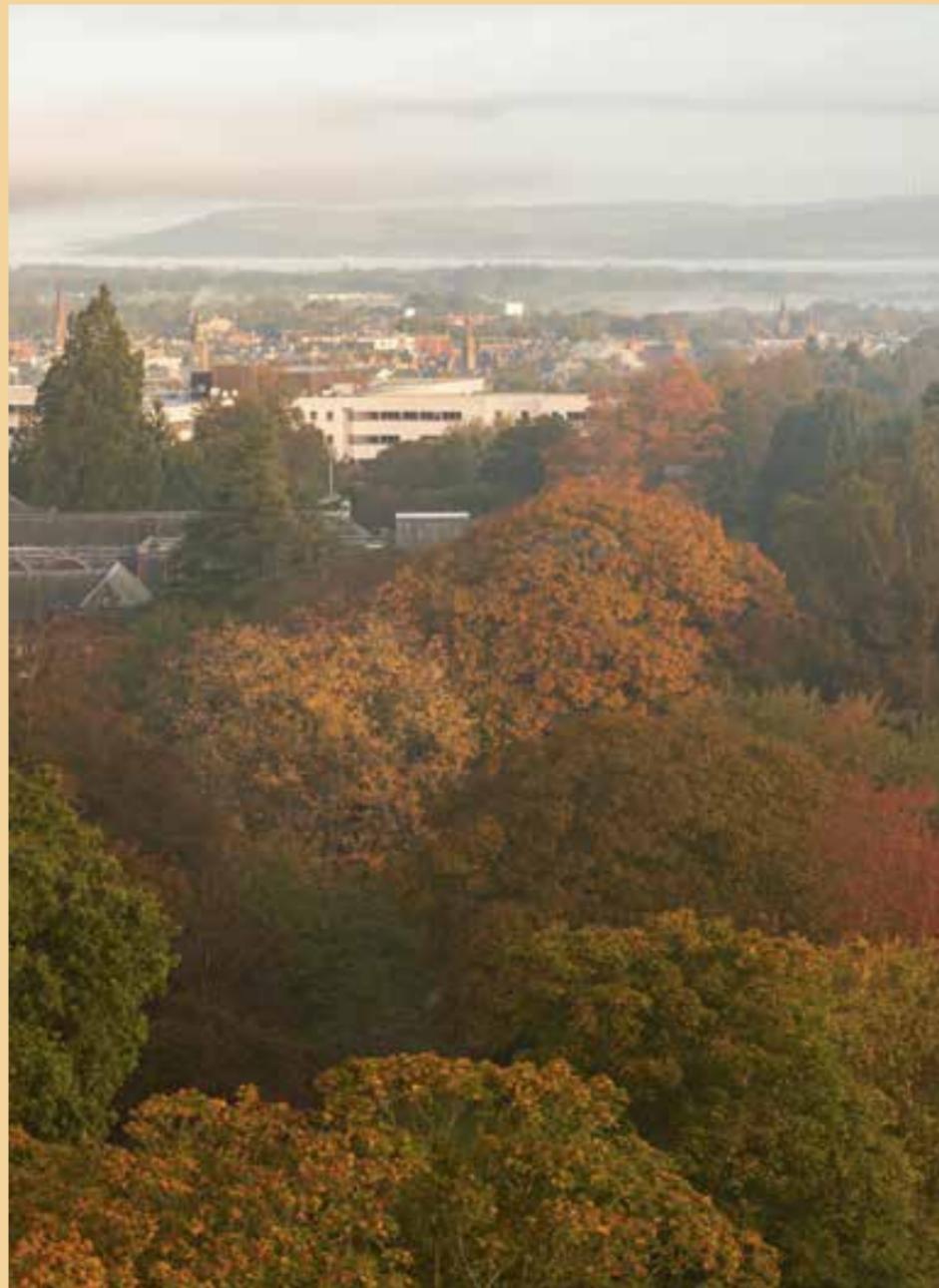


Image (above):
The Crichton Memorial Church, completed 1897.

Image (far left):
Dumfries Town Centre viewed from The Crichton Memorial Church tower.

“The South of Scotland is a region with huge assets in its people, places and landscapes which are being supported by bold and ambitious plans for a just transition towards a more sustainable future.”

The Crichton Trust



But why build housing here?

Part of our vision is to protect our natural assets and preserve important aspects of our town's history for local people to enjoy.

Ladyfield's proximity to The Crichton offers a firm foundation on which to connect and enhance our sense of place.

What's more, we want to build housing suitable for people of all ages – people from different backgrounds with changing needs. There simply isn't the same opportunity to develop a project on this scale in the centre of town.

Ladyfield homes will be:

- **Adaptable** – people of all ages can put down roots and stay in their homes as their lives grow and change.
- **Affordable** – within the financial reach of young families, older people, students and keyworkers.
- **Energy-efficient** – designed to stay comfortably warm, without putting people in fuel poverty.
- **A sound investment** – constructed to be value for money in the long term.

Ladyfield will be built sustainably, with long term benefits for the environment. It will provide an opportunity to develop a skills academy to prepare a construction workforce of the future. But it will benefit the area immediately – encouraging people of all ages to stay or move to the South of Scotland to live, learn and work.



The Crichton Trust – preserving, maintaining and developing for a better future.

Image (lower left):
The exquisite parkland of The Crichton, with many specimen trees.

Image (lower right):
The Crichton Memorial Church designed by Sydney Mitchell.

Global ambition. Local respect.

Why are the Crichton Trust involved?

As custodians of The Crichton, we're here to protect and to plan for the future of the area and its people. We want to use our experience of delivering innovation within a historic estate to address the challenges of the future. And we want to continue working alongside our local partners and communities to achieve this goal together.

The Crichton's been innovating in the name of health and wellbeing for almost 200 years – two centuries of supporting the happiness, health and economic success of residents and workers.

Our pioneering spirit is nothing new. As a hospital with an adjoining farm on the land, we had our own food supply, sustainable water and heating systems before the words 'climate' and 'crisis' had ever been put together. We are committed to building a sustainable future for The Crichton, and Ladyfield is the next step.

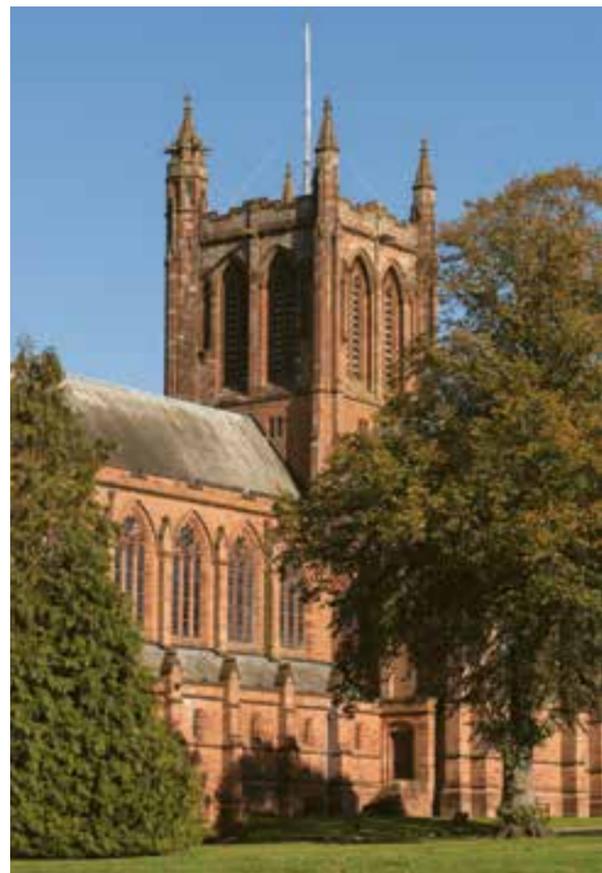
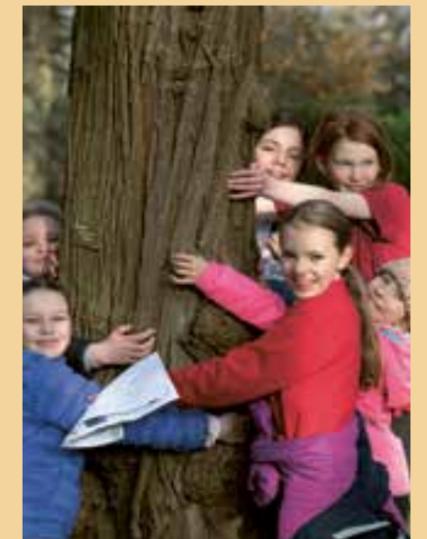


Image (top):
Elizabeth Crichton established The Crichton Royal Institution in 1839.

Image (lower left):
Galloway House, one of many impressive sandstone buildings on The Crichton House

Image (above):
Easterbrook Hall completed in 1939, was positioned to overlook the church and landscaped setting.

Image (lower right):
Protecting The Crichton's 85-acres of green space is a priority for future generations.



Ladyfield – the principles

Ladyfield will help transform the local area.

However, our plans are not simply about the future of Dumfries and Galloway, and the challenges that our local communities are facing.

We're responding to the Scottish Government's objectives to create nature-focused, sustainable communities. And we're working to meet the UN's sustainable development goals. We're looking beyond the scope of Ladyfield and want to create a sustainable housing model that can be adopted all over the world.

- **People** – we'll address the changing housing needs of the community, now and in the future.
- **Place** – we'll take an aspirational approach to designing and planning. We'll serve the wellbeing of the people who live here, while preserving a conservation area of great natural beauty.
- **Planet** – we'll create energy-efficient homes in a low-carbon community.

“The Crichton is a unique and special place in the heart of the people of Dumfries. Ladyfield will harness the power of this special landscape to create a healthy place that cares for people and the planet.”

The Crichton Trust

Image:
View across Ladyfield and beyond, from the 123 feet high square tower of The Crichton Memorial Church.





*A community built
on lifelong, sustainable
homes shares much more
than just a postcode.*

Part 1 People

**Come for
the homes.
Stay for the
community.**

A place planned for people

We want to go back to a time when different generations lived side-by-side, and communities grew together. We want to meet the needs of future generations, and attract people from all backgrounds.

And to build this better quality of life, we start with homes.



“Ladyfield will deliver a truly accessible and inclusive place for people of all ages and backgrounds, fostering a supportive intergenerational community.”

The Crichton Trust



Illustration:
People centered
streets with places
designed to encourage
a liveable, sustainable
neighbourhood.



Plan for now and for the future, without the need to move

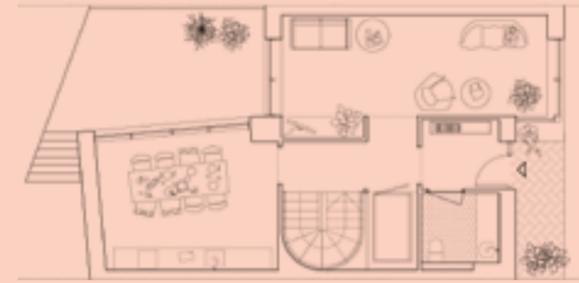
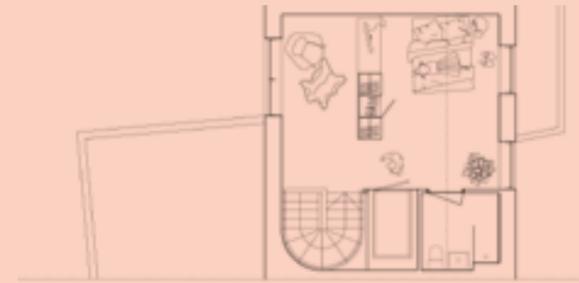
Ladyfield will offer different types of housing to meet everyone's needs. Crucially, a broad range of people will want to live here – we have been careful to consider affordability of both the build, as well as the full lifetime of Ladyfield's homes. These homes will remain affordable for the next 200 years.

What's more, the houses are designed to adapt. People won't have to move as their needs change, and they can keep the things that matter to them. Building homes that people can stay in as they age buys real long-term security. It means longer and healthier lives, spent close to the family, friends and places they love.

Of course, every home is designed to be easily maintained, energy efficient and built to Passivhaus principles. For most of the year, residents won't even need to turn the heating on. The latest technology will monitor and manage energy usage, and help save money.

Even more importantly, Ladyfield will have energy security, with a shared local heating network, powered by a local green energy supply. Very few places can offer this.

These are adaptable, future-focused homes that change as people move through life. People can live confidently and age comfortably.



Diagrams:
Plans for terraced housing that suit different scenarios within the same footprint, with flexible spaces that can flow and connect between gardens and streets.







Diagram:
Plan for an apartment building offering a variety of configurations for dwellings, wrapped in winter-gardens that open homes up to the landscape beyond.

Homes should be for living based on an evolving need, not an arbitrary number of bedrooms or square footage.



Build, adapt, repeat

So, what does adaptable housing look like?

To start with, we don't plan our homes with an arbitrary number of bedrooms. The spaces are free-flowing, and easy to modify as life goes on. Here are some examples of how people may want to change their spaces:

- **Young families** often opt for open-plan – they need space, but they also need to be together.
- **Older families** may want smaller, cosier spaces downstairs – including dens and games rooms for teenagers who need more privacy, or a separate sitting room for grown-ups.
- **Retired people** may spend more time on one floor, or want to convert a space into an accessible bedroom or bathroom.

Adaptable housing changes to fit people's needs. One home can be customised for a number of different households across a lifetime, each with an evolving need for space, privacy and new technology.

The home adapts. And the community stays together.



Illustration:
A variety of housing models will support mixed communities that grow together over time, fostering an intergenerational community.



Boost local amenities and prosper with them

Ladyfield will be developed with homes that are designed to promote better health and well-being and improved quality of life for everyone.

Ladyfield will offer housing suitable for people from all backgrounds. We hope this will encourage new people to the area, including keyworkers to support the delivery of essential services that local people need and value.

A growing number of young families and workers will also boost existing local assets – schools, community centres, shops and pubs. It's the help many local businesses need to grow in difficult economic times.

This new community will share its success. The surrounding area, and town centre will benefit from a new group of people who want to visit, meet, shop and work in and around Dumfries and Galloway.



A local economy so robust, it sustains itself

We believe the Ladyfield community will break new ground as a model for exemplary local living. It will inspire enterprising and resilient communities where people feel empowered to find their own solutions to longstanding problems.

We want to kick-start a new circular economy by thinking local. We'll use locally procured materials as much as we can during development, and create opportunities for skilled workers – as well as those who want to learn new skills.

We want people who live at Ladyfield to be continuously engaged in new and innovative activities. We also want them to be hands-on in maintaining and improving the site and the natural landscape. There will be chances to run social enterprises, and to set up new businesses that serve the wider community.

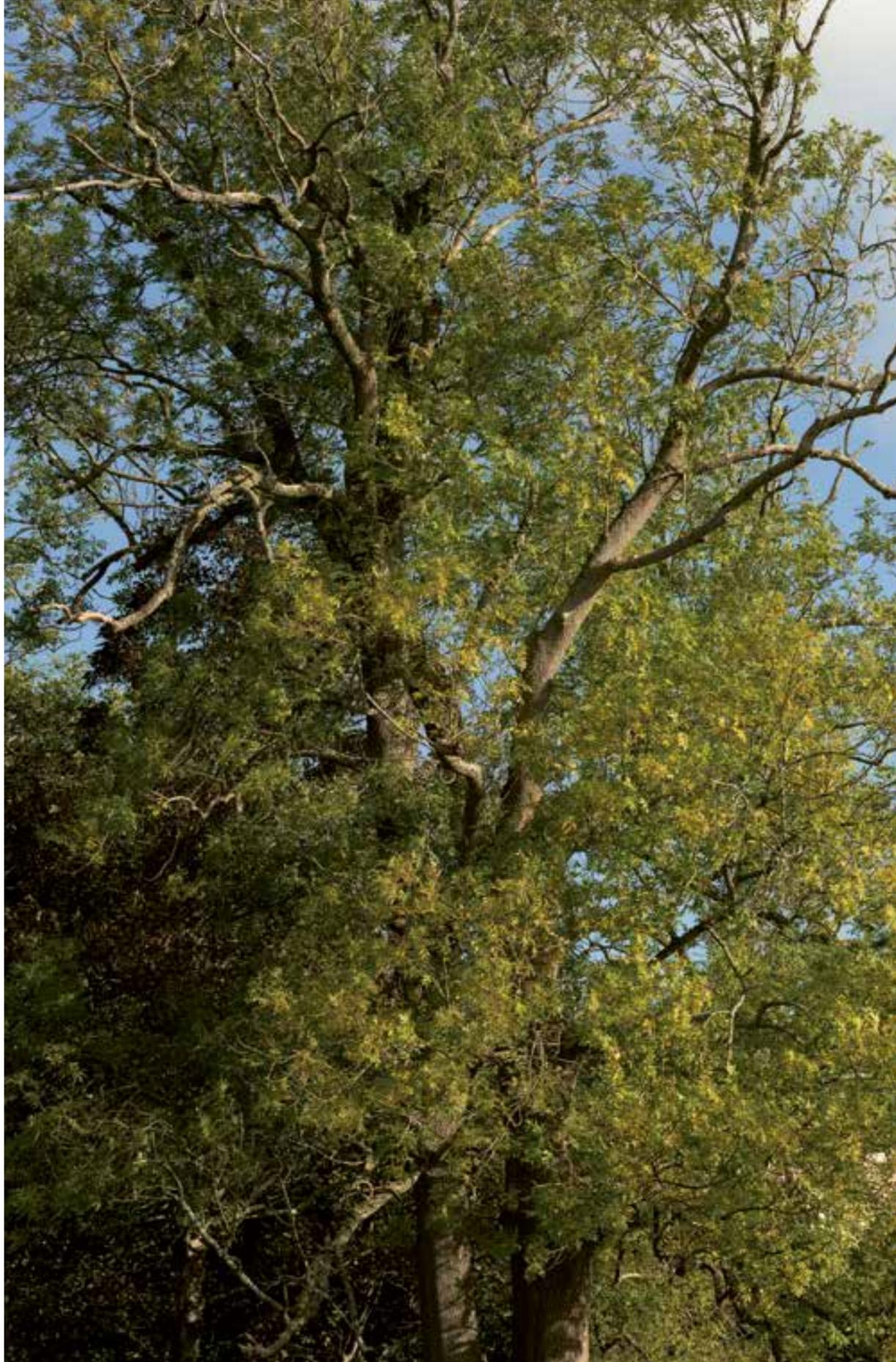
We want innovation and collaboration to thrive here, as people see ways to help their community prosper. Long-term community wealth-building is the goal – with people reinvesting in the community to ensure it continues to thrive for future generations.



“A holistic approach to architecture and placemaking will embed sustainable choices from day one that support local enterprises to develop innovative products and skills. Ladyfield will encourage a stronger regional economy and enable future residents to make healthier more circular choices in their lives.”

Collective Architecture, Architects





*Be at home with nature
– in a place designed for
health and happiness.*

Part 2 Place

*Evidence shows that spending time
in the outdoors isn't just a luxury or
a leisure activity - it's a human need.*

Dr Lucy Loveday, GP, Resilient Young Minds programme

Location. Location. Conservation.

We won't harm the landscape. We love it too much.

The unique and diverse landscape surrounding Ladyfield is part of The Crichton's and Dumfries history and heritage. That is why The Crichton Trust are passionate about developing and protecting Ladyfield, to create a place with our rich ecological landscape at its heart.

Ladyfield is designed to enhance the natural vibrancy of our surrounding area. We want to make it safer and more accessible to explore, with careful flood and rainwater management plans, including the creation of protective wetlands.

We plan to minimise development around natural open spaces. We'll also retain and improve tree, wall, and hedge boundaries.

Finally, we've worked hard to maintain views and natural features, so everyone can keep on enjoying them. This development will make this cherished space more accessible to the wider community.



Image (top right): Ladyfield Cottages sit to the south east of the site, with B-Listed Ladyfield House just to the north.

Image (lower right): Looking from the centre of the site southwards over the stone wall and gate bisecting the site.

Image (top left): Many of the 170 trees surveyed on the site are of high quality, with some exceptional specimens amongst the number.

Image (lower left): The landscape surrounding the site contributes to its distinct identity.





Nature and community living in harmony

We've listened to the local community extensively about protecting the landscape, and one thing is very clear – people are passionate about the trees and wildlife.

And so are we. What's good for nature is good for humans too. So the masterplan for Ladyfield retains the healthy trees that are already here. What's more, we intend to plant another 3500. (And yes, they will be a mix of species carefully chosen to enhance the area's biodiversity and increase climate change resilience.)

We're also protecting our historic trees and landscape with careful conservation management – this will maintain wildlife corridors and woodlands. Because we aren't just interested in our human population, we're here for our local deer, birds and bats too.



Image (far right): This monkey puzzle specimen tree is situated to the north of the site envisaged as open parkland.





Visual Render:
Resilience is built in to
conserve and enhance
the ecological and
blue-green value of
the site, to safeguard
Ladyfield for the future.

*“Ladyfield seems to me to be a model
for the kind of living I would like
to share with my neighbours.”*

Local resident



Urban design for human nature

Creating a place for people in Ladyfield means placing the wellbeing of local people at its heart.

Ladyfield is designed for people to engage with their surroundings. So you bump into your neighbours in safe streets and open parklands – whether you're exercising, tending to an allotment, or wildlife spotting.

People will be able to grow fruit and vegetables in the community gardens, and relax and socialise in the green spaces between the buildings. It's the perfect example of nature and community, living side-by-side.

Diagram:
The spatial strategy follows the topography to create a sequence of buildings and spaces that feel anchored to their setting.



“Ladyfield will create spaces for growing and sharing a healthy lifestyle, whether as a small family or as a wider community, improving the quality of life for everyone.”

RaeburnFarquharBowen, Landscape Architects



Visual Render:
The ethos of the project
is to serve the wellbeing
of the people that live here
by promoting a connection
to the natural setting.





Less traffic. More playing in the streets.

We know people need cars in rural areas. But they also need alternatives.

The streets of Ladyfield will enhance daily life, and not just be corridors for vehicles. More pathways for people to travel by bike or on foot will encourage people away from their cars, and lessen traffic flow. We hope to reduce reliance on cars and to encourage people to choose more sustainable and active travel options.

“Ladyfield will create streets and spaces that are inclusive and enable children and young people to move around safely and independently. Placemaking will support everyday encounters between neighbours, old and young, helping to end social isolation and loneliness.”

Buro Happold, Engineers

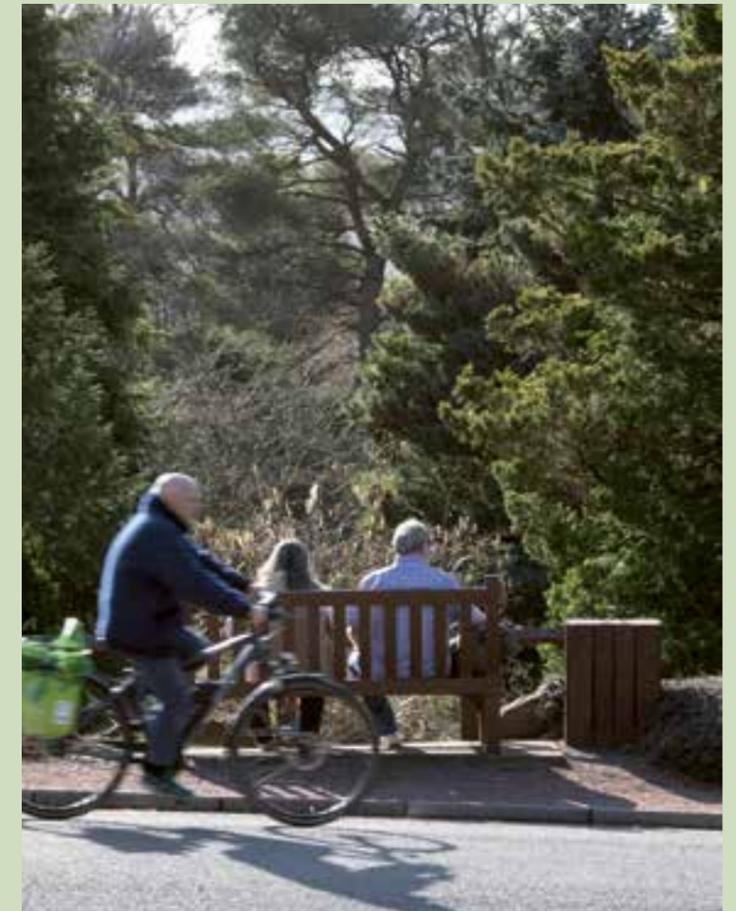


Illustration:
Amenity provision
is an integral element
of the dwelling designs,
with benefits for the
health and well-
being of residents.





*Let's change the way
we live to protect the
environment – starting
with our homes.*

Part 3 Planet



Images (this page):
Model views of the
proposals following
the site topography.



**The future
is sustainable
housing. But only
if we act now.**

**Jump-starting the race
to net-zero**

To keep global warming below 1.5C, carbon emissions must be reduced by at least 45% by 2030 and reach net zero by 2050. This is an astonishing target that demands immediate action. It also forms the backbone of our energy strategy for Ladyfield – a site of adaptable houses designed to save energy, with minimum construction work and less waste overall.

We take net-zero targets seriously, which is why we're sticking to rigorous energy-efficient design standards for Ladyfield's homes. But our low carbon approach extends beyond design and development – we have embedded the principles of sustainable energy use into the lifetime of these homes. This is building on the work The Crichton Trust is leading on – to create a heritage-led climate revolution.





Taking local control of our energy supply. A smart way forward.

District heating is the jewel in the crown for this development. It will keep homes warm and bills low, fed by a clean energy source.

The Crichton Trust is developing plans for a new district heating scheme that draws energy from the Dumfries Basin Aquifer. This has the potential to service The Crichton and surrounding areas, including Ladyfield.

This will be a completely natural energy supply – supplemented with additional renewable energy sources, such as solar panels. This will not only create a secure energy supply that people can rely on, it will also help reduce energy costs and the impact of fuel poverty in the region.

With the latest smart technology in Ladyfield's new homes, and a clean, local energy supply, we've future-proofed the community's energy security and stopped carbon (and money) going to waste.

Imagine if all future housing developments did the same.

“Ladyfield will be a pioneer in the next generation of smart community energy, tackling fuel poverty and the climate emergency as well as providing an opportunity to develop new models of health and social care provision and supporting independent living for its residents by the use of high capacity advanced connectivity and leading edge technologies such as Smart Walls.”

The Scotland 5g Centre





Image (top left):
Model view over the
new buildings integrated
with the landscape.



*“More homes at the heart of great places...
Sustainable communities - where people
can stay in their communities, supported
by a good mix of housing options.”*

Scottish Government, Housing to 2040

A sustainable future beyond our own

Ladyfield is not a vehicle for short-term profit.

It’s about setting a new standard for the ideal home – one where the benefits will last.

We want to show that children who grow up in warm, safe homes close to nature will have better outcomes. And that people who grow older in a diverse, intergenerational community can age comfortably and healthily.

Together we can prove that when surplus funds are fed back into the community, people continue to benefit for generations to come.

With a structured 100-year plan for success, we know that it will be the next generation that sees the real long-term benefits, not us. And those are benefits worth waiting for – Ladyfield is a life-changing proposal that will benefit people and planet far beyond our lifetimes.

Visual Render:
Streets meander
between homes
with places to
support encounters
and neighbourliness.



Visual Render:
Recreational spaces for new and existing residents in the area, with places for leisure, informal play and growing food. Creating these spaces will promote interaction and activity across generations.





Conclusion

**Be bold –
build a better
future with us.**

Q: How do we retain and attract more people of working age to Dumfries and Galloway?

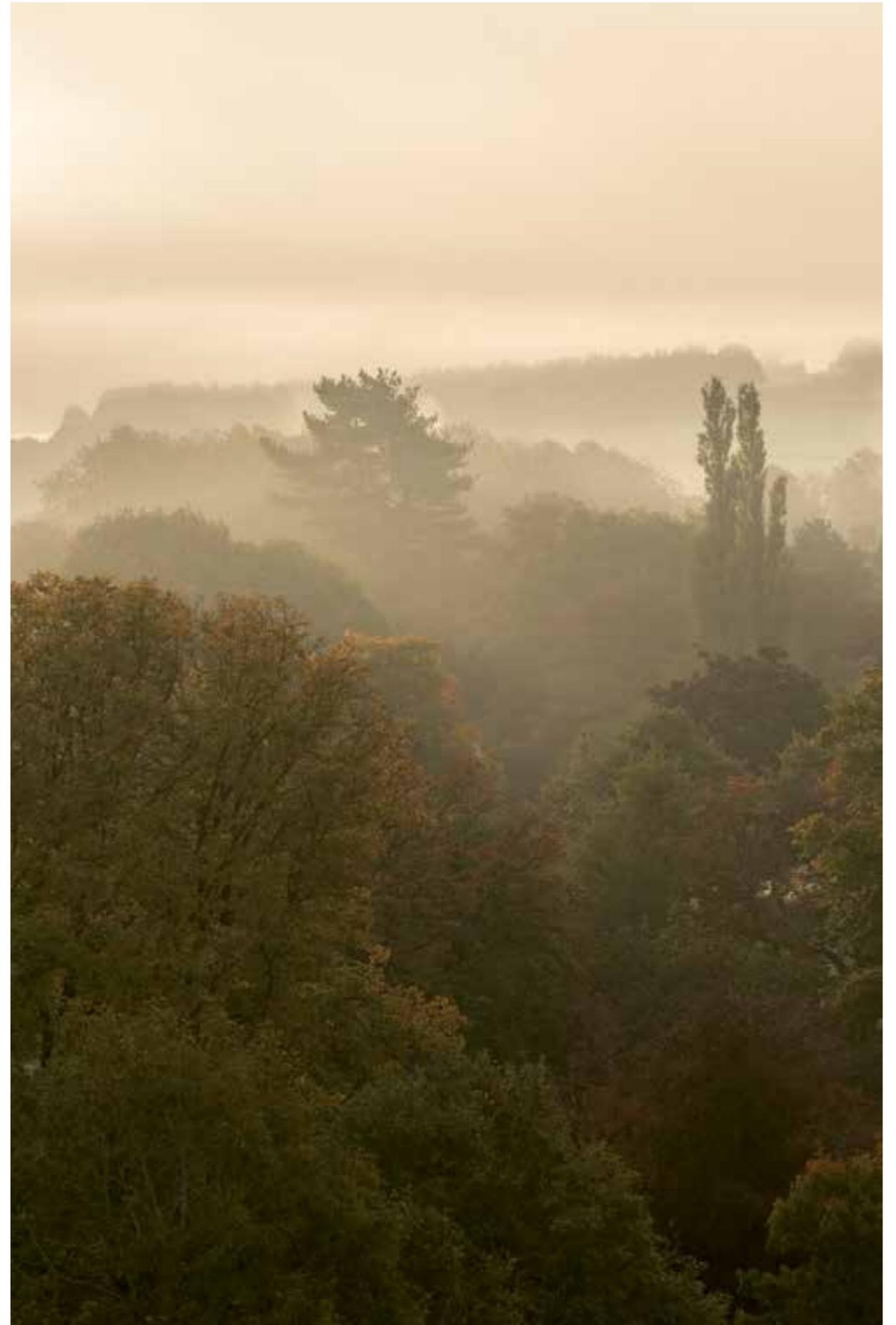
A: Build affordable, warm homes which run on low-cost clean energy, in a beautiful place that will have a thriving local economy, amenities and services.

Q: How do we care for and support our ageing population?

A: Create a self-sustaining intergenerational community where people support each other and share knowledge, skills and experience. A community that enhances Ladyfield, and strengthens connections to the town centre - so that people of all ages, including keyworkers, will want to live and work there.

Q: How can we live close to nature while protecting and sustaining the environment?

A: By creating sustainable homes in the heart of an area full of protected biodiversity, wildlife corridors and woodlands.



**A thriving
environment
for a lasting
community.**

The Crichton Trust has a long-term vision and pioneering spirit. It recognises the opportunity at Ladyfield to develop a low-carbon 21st century village, well-connected to the town centre and rooted in The Crichton Quarter.



Visual Render:
The project takes an aspirational approach to place with homes and spaces that support people to engage with their surroundings.

Shaped by policy.
Driven by need.
Powered by people.

Let's work together

We're looking for development partners who share our values, and want to reinvent the traditional housing development model to focus on the future of people, place and planet.

Through collaboration we can create an exemplar housing development to meet local needs.

Let's disrupt a system that has divided and failed so many, for so long. Let's be the sustainable housing benchmark for future development in the region, the country, and the world. And let's prove that the only way to build sustainably is to build for the long-term.

With 2030 net-zero targets looming, and people living in dangerous and inadequate housing across the UK, there really is no time to lose.





**What to
do next.**

Read the Ladyfield masterplan
www.crichton.co.uk
www.ladyfield.info

Get in touch to find out more
about changing the future
crichtonquarter@crichton.co.uk

Architects:
Collective Architecture
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Utilities, Drainage and Ecology:
Buro Happold
Transport Engineers:
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Quantity Surveyors:
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—

Copywriters:
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Collective Architecture
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Visualisation Artists:
Touch3d
Illustrations:
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—

Charity registered in Scotland:
No. SC024797



UK Government

This project is funded by the UK Government
through the UK Community Renewal Fund.



The Crichton Trust

