

Revised Ravenscraig Masterplan, Planning Permission in Principle Pre-Application Consultation



Introduction

When Ravenscraig Steelworks closed in 1992, a site once at the beating heart of industry lay vacant. There were calls to find new uses for the land, followed by several years of planning and preparatory work.

This led to the formation of Ravenscraig Ltd – a joint venture comprising Scottish Enterprise, Wilson Bowden Developments and Tata Steel.

Working together, this partnership has sought to encourage redevelopment of the site in a way that would have real economic impact for North Lanarkshire and further afield.

Progress

Development work began in earnest in 2006. Since then, a number of key projects have become a reality. New College Lanarkshire has a new campus on the site, with thousands of students entering its doors each day.

The likes of Barratt Homes and Taylor Wimpey have been attracted to the site and some 450 homes have been built to date.

Another major success is the Ravenscraig Regional Sports Facility, which provides a world-class facility for athletes and local people alike. Recently, a £2.9m pub/restaurant called the Ravenscliff also opened its doors on the site.

Revised Masterplan

Despite such progress, changing market conditions have meant that a revision and updating of the original Masterplan is now necessary. It also provides an opportunity for Ravenscraig Ltd to take account of the local consultation arranged by the Council in late 2016.

We are working closely with North Lanarkshire Council to produce this fresh vision.

Ravenscraig Ltd and our Design Team thank you for attending this exhibition and value your comments on this exciting project.

Preparation of the Revised Masterplan is underway and we expect to be in a position to submit a planning application soon.

With this in mind, a 'Proposal of Application Notice' was submitted to North Lanarkshire Council on 25 October 2017 confirming the intention to proceed with a planning application in early 2018.

This exhibition explains more about the Ravenscraig site, the existing Masterplan and the proposed revisions. It is part of a formal 'pre-application' process through which we ask for the views of the local community about the proposed development before any application is submitted.



Above: Aerial view from the south showing site boundary

Submitting your views

You will find Comment Forms with the display. You can leave the sheet in the box provided, email your views to ravenscraig@muirsmithevans.co.uk or post them to **Muir Smith Evans, 203 Bath Street, Glasgow G2 4HZ**

A Brief History



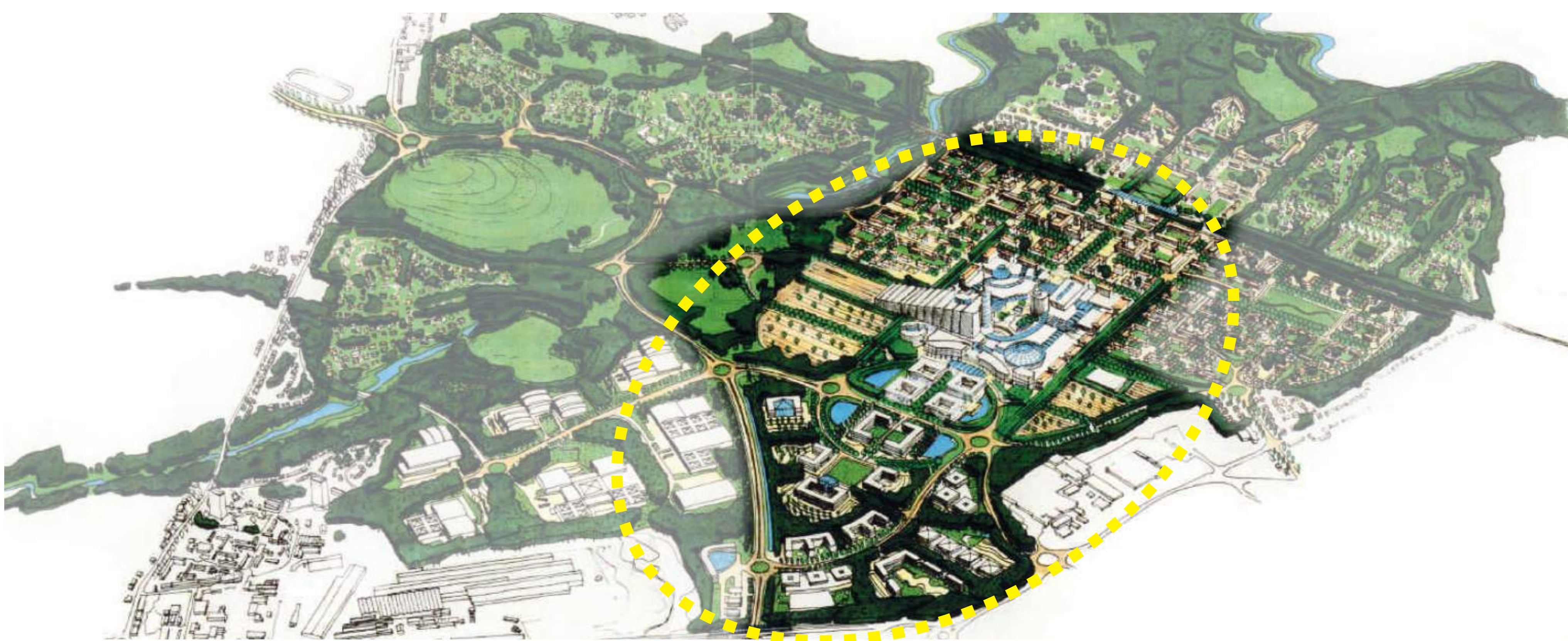
Above: Ravenscraig in operation in 1980s



Above: The Ravenscraig Memorial Sculpture 'The Steelman', designed by Andy Scott

Key Points

- Steelworks first established c1859.
- Steelworks closed in 1992.
- Significant remediation was undertaken when buildings removed C1996.
- Some underground obstructions remain to be addressed as development progresses.
- Outline planning permission granted in 2005 comprising destination retail, sports, leisure, employment, residential, education and community uses.
- New roads infrastructure proposed within 2005 Masterplan; principally a new access from Motherwell to complete link between M74 and M8.
- Residential, education, sports, leisure, infrastructure and green space aspects of 2005 Masterplan have been implemented.
- Economic considerations cause us to reconsider a realistic balance of Town Centre uses.



Above: 2005 'Vision' highlighting (yellow) area subject to proposal revision, other areas remaining largely as already approved

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Successful Development



Above: Ravenscraig Regional Sports Facility

Regional Sports Facility

The £30m centre features a football and sports hall with 400 spectator seats and an athletics hall. Major events have taken place at the centre from championship-level boxing and judo masterclasses to national youth volleyball finals and world record dance attempts.

New College Lanarkshire

Since it opened its doors in 2009, this £70m campus has provided a learning environment of the highest quality for more than 20,000 students. The modern building stretches to 200,000 sqft and features the very best facilities and equipment.



Above: New College Lanarkshire

BRE Innovation Park

The Innovation Park is a demonstration development showcasing how the future of sustainable housing might look. The Park @Ravenscraig is being developed under the themes of Energy, Sustainability, Affordability and Community.



Above: BRE Innovation Park

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Successful Development



Above: Residential development completed



Above: Ravenscliff Pub restaurant



Above: Ravenscraig Green Environment

Carfin and Cleekhimin

To date, more than 450 new homes have been built by Barratt Homes, David Wilson Homes and Taylor Wimpey, creating a new community within Ravenscraig. Further housing is already approved at Carfin and a new area of Ravenscraig, Cleekhimin is soon to be opened up. Further housing is also planned as part of this updated Masterplan.

Ravenscliff

The UK's largest independent brewing and pub company, Marstons, has invested almost £3m in opening the Ravenscliff pub restaurant on a 1.1 acre site at Ravenscraig. The most recent symbol of Ravenscraig's regeneration, it occupies a high profile and accessible location opposite the Regional Sports Facility.

Marstons are currently constructing a 40-bedroom hotel adjacent to Ravenscliff.

Landscape, Amenity and Habitat

The following landscape features have been retained or implemented and maintained:

- Landscape around South Calder Water designated as Community Woodland.
- Creation of wildlife corridors, badger tunnels etc.
- Creation of Prospecthill.

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Key Proposals – Linkages



- Key pedestrian links from adjacent railway stations
- Existing NLC Core Path Network
- Proposed Green Links (amenity/pedestrian/cycle/wildlife)
- Other key pedestrian/cycle links
- New vehicular/pedestrian/cycle links (bus only in places)

- Landscape provision consistent with current consent
- Additional landscape provision

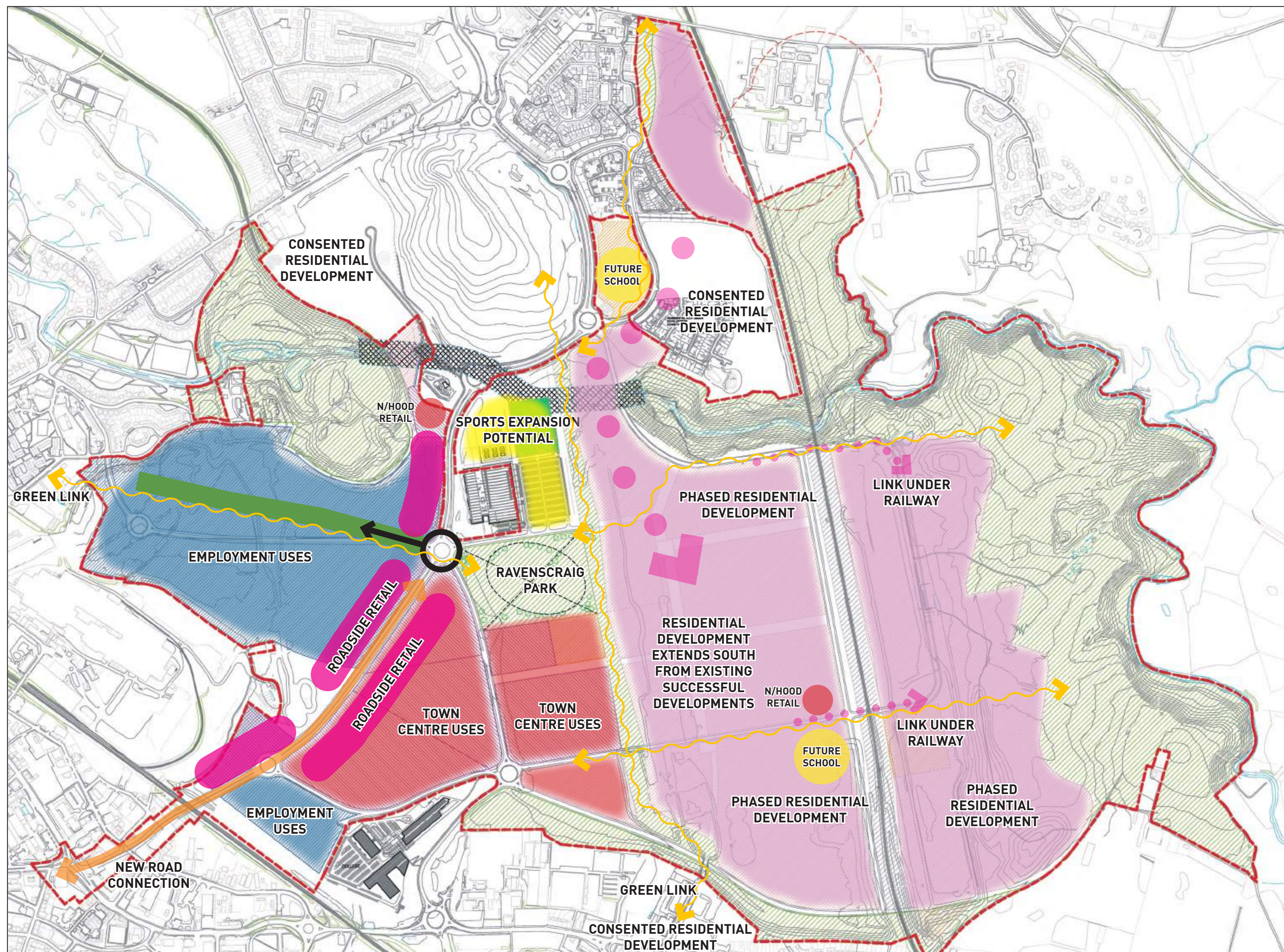
Key Points

- Original structure landscape strategy remains in place.
- Additional park and Green Links proposed.
- Original proposal for new railway station at Town Centre no longer deliverable.
- Key links to surrounding railway stations to be enhanced.
- This establishes 'heart' of masterplan within 15-20 minute walk from all stations.
- Masterplan proposes network of integrated Green Links.
- These links tie in with surrounding communities, Core Path Network and proposed links by others.

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Key Proposals – Uses



Previous consultation: this exercise gives us an opportunity to respond to North Lanarkshire Council’s consultation of local community, November 2016.

Key Points

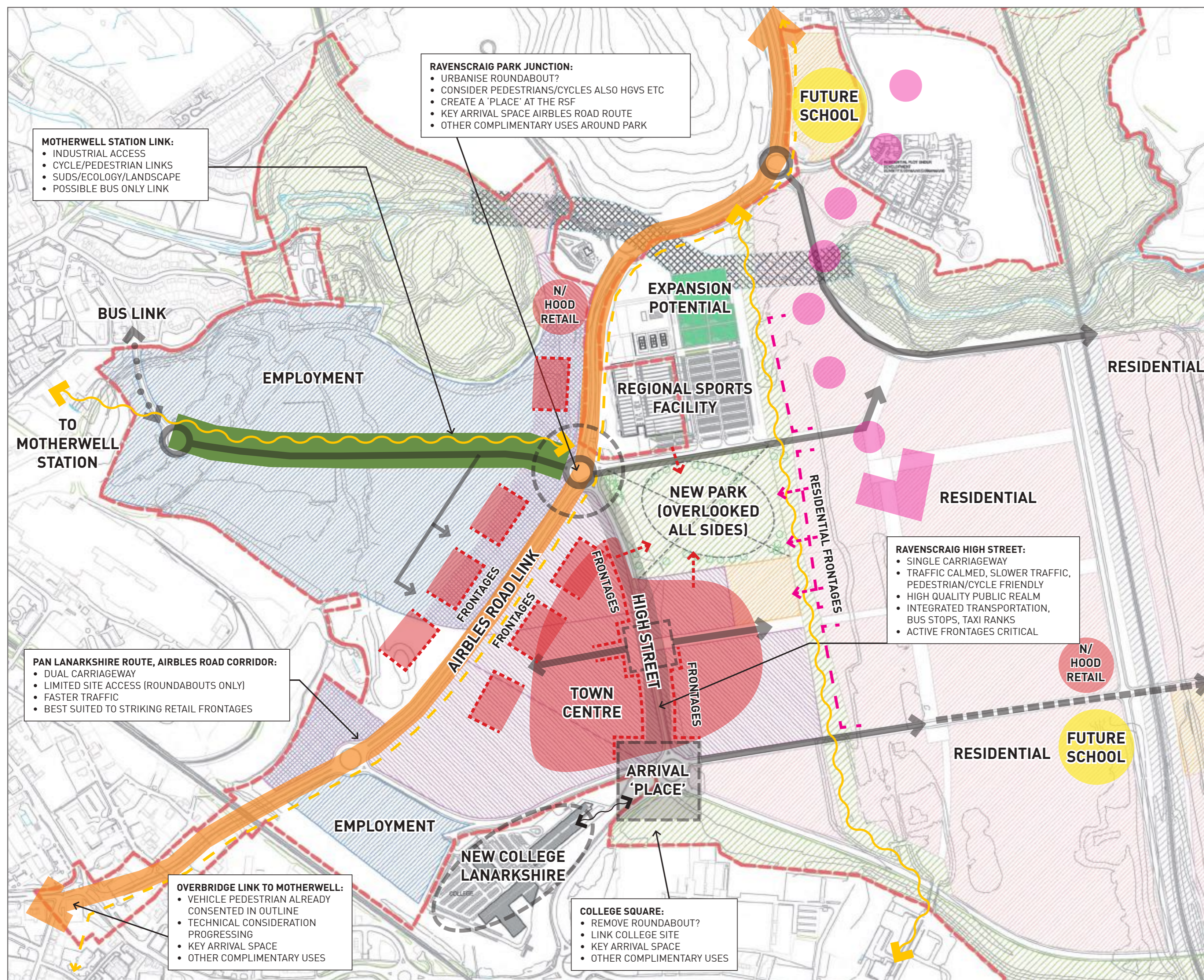
- **Schools** (constructed as per NLC Education requirements in line with phased residential development).
- **Public transport** routes and hubs/stops in Town Centre.
- **Park space** well connected to development by safe Green Links.

- **Local convenience stores** (located to encourage walkable neighbourhoods).
- **Employment uses** (remains largely as consented).
- **Residential areas**, walkable neighbourhoods (phased continuation of successful northern development towards the south).
- **Town Centre** uses including possible retail, leisure, business space, community space, hotel, sports, places of religious congregation, energy centre (uses as previously consented).

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Key Proposals – Town Centre



Key Points

- **Airbles Road** connection is circa 5-10 years away and will have its own particular character.
- New **Ravenscraig Park** provides new facility for the community, for RSF and sits at heart.
- Opportunity exists to develop existing road between new 'places' at College and RSF and to create **Ravenscraig High Street**. Allows early opportunity to begin to develop retail, leisure and office uses with ground floor leisure activity, quality streetscape focused here.
- **High Street** also provides focus for public transport node accommodating buses and taxis.
- **Landscaped Airbles Road** corridor provides frontage for further roadside retail.
- A **Green Link** provides vehicle, pedestrian and cycle links to and through the Masterplan.
- **Residential development** continues to expand from the north towards south over time.

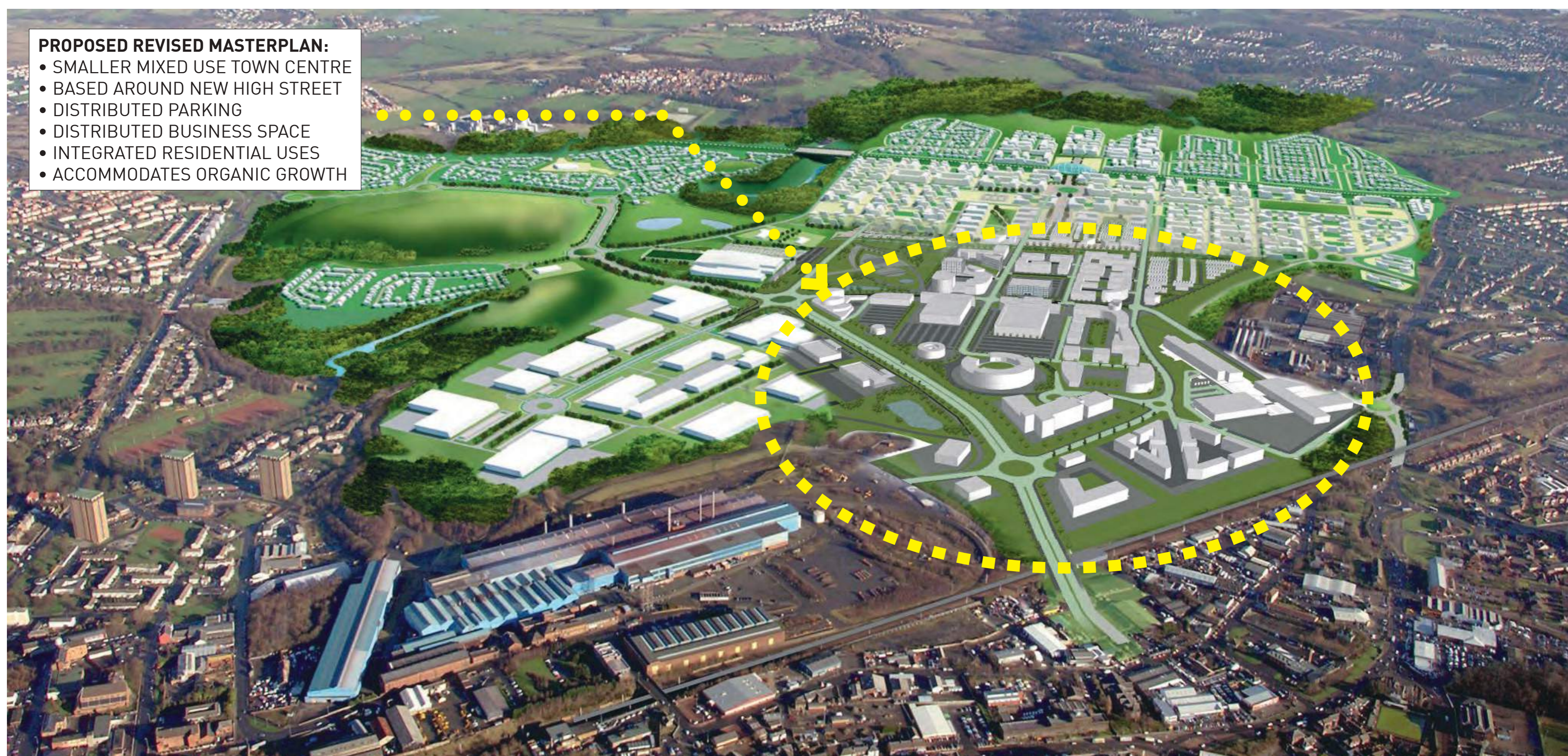
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Key Proposals – Updated Vision



Above: Masterplan Vision as approved within Areas Planning Briefs 4 & 5, 2012



Above: Revised Masterplan Vision as proposed

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Character Areas



Above: Ravenscraig High Street



Above: Airbles Road Link



Above: Link through Employment Zone to Motherwell Station

Ravenscraig High Street

- Single carriageway, existing road.
- Generous public realm added.
- Integrated bus and taxi stances.
- Focus for Town Centre.
- Active ground floors, retail/cafes.
- Existing roundabouts removed.
- Junctions changed to traffic lights.
- Pedestrian crossing improved.
- Integrated cycling space.

Airbles Road Link

- Dual carriageway, new link road.
- Attractive distinctive landscaping.
- Segregated footpath/cycling.
- Focus for roadside retail.
- Future key approach to Ravenscraig.
- Main focus for heavier traffic.
- High Street therefore becomes clear of heavy traffic.

Employment Zone Link

- Key distributor road.
- Access to business and industrial uses.
- Access to roadside retail.
- Central green 'linear park' supports walking, cycling, SUDS and ecology.
- Green Link also provides route to Motherwell Station.
- Possible bus only link to Motherwell.

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Character Areas



Above: Ravenscraig Park



Above: Residential areas

Ravenscraig Park

- Green space next to Regional Sport Facility (RSF).
- Early in development programme, provides focus and local amenity.
- Central congregation space.
- Sports and health facilities link well to RSF.
- Well linked by cycle/footpaths to local communities.
- Proposed uses around park overlook and interact for safety.

Residential Areas

- Continuation of development scale from north.
- Each plot/phase has distinctive character.
- 'Designing Streets' approach to placemaking adopted within each plot/phase.
- Local amenity within each plot/phase.

What happens next?

Now that you have viewed the exhibition we would welcome your thoughts on what you have seen.

The revised Masterplan is still being prepared so there is scope for you to influence how the development might look and function.

When we get to the stage of submitting a formal planning application to the Council you will have an opportunity to make formal representations directly to them but for now your comments should be directed to us.

Please complete one of the Comment Forms and ask us any questions you may have.

Comments about the proposed development should be made on the Comment Forms provided here or in writing by 15 December 2017 to:

Muir Smith Evans
203 Bath Street
Glasgow
G2 4HZ

Tel: 0141 221 0316

E-mail:
ravenscraig@muirsmithevans.co.uk

Indicative Masterplan



Above: Indicative Masterplan Massing from north



Above: Indicative Masterplan Massing from south



- Retail
- Leisure
- Hotel
- Roadside
- Class 4/Community

Above: Potential uses