

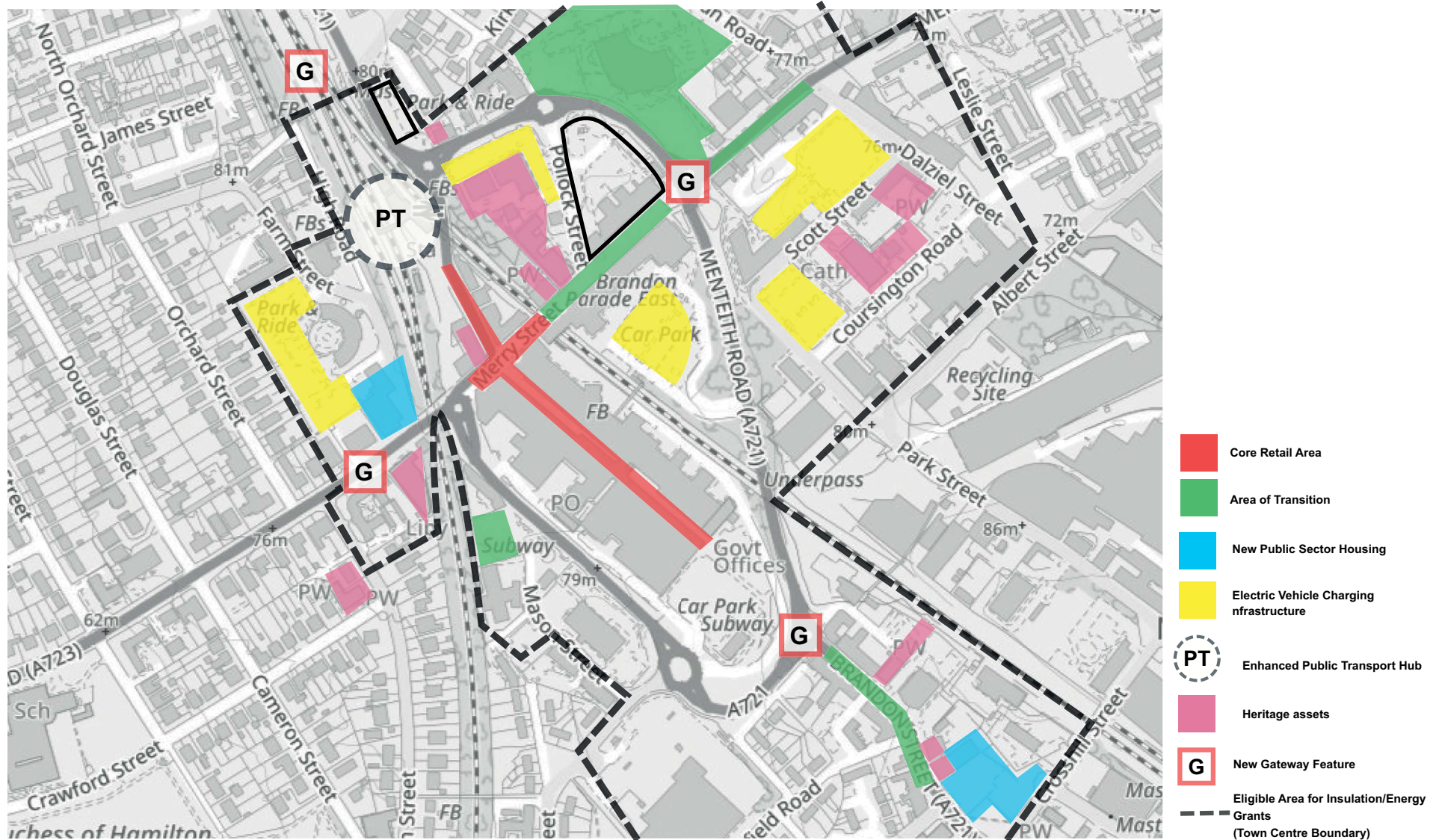
Town Action Plan

Motherwell (Consultative Draft)



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The Action Plan Proposals Map



Key Developments

Economic Prosperity

While the ambition for all of our town centres is to move towards a more mixed use offering to improve resilience and recognize the shift in how we use our town centres, the Council wants to retain and support the retail sector and assist its recovery from the double impacts of an economic downturn and the Covid Pandemic.

We will identify a core area where we will seek to retain retailing and encourage traders from more marginal areas to relocate to over time through potential grant assistance.

Town Centre Living

Encouraging more people to live in town centres is a key policy aspiration for the Council underpinning priorities around sustainability, net zero, inclusion and well being. More people living in town centres means more support for local businesses. It means keeping bus routes active. It means a safer environment thanks to passive policing. These all make a town more attractive to visitors which in turn means more benefits to the local economy.

The Council is developing pilot projects to promote town centre living at the former Old Town Hall on Hamilton Road, the former YMCA on Brandon Street. And the former Masonic Hall on Hope Street. These demonstrator projects will hopefully kick start the private sector into investing in the wider town centre outwith the core retail area.

Movement & Active Travel

The connection between the town centre and significant developments such as the Town Hub and major education and leisure assets will be promoted through the introduction of Active Travel routes.

The Council will continue to work with public transport providers to secure the retention of vital bus services to ensure that people can move to and from the town centre throughout the day in an effort to improve the night time economy.

Built Heritage & Place

The Council will secure its own heritage assets for the future by repurposing them towards sustainable uses such as housing and community use. We will also work with the private sector to protect and enhance buildings of character within town centres to encourage a sense of place.

The Council is in negotiation with the owners of the town centre regarding the creation of a new civic space.

Transition to Net Zero

The Council will ensure that all new build developments comply with the latest building regulations which seek to enhance the energy efficiency of buildings and reduce waste. We will also investigate the potential for grant assistance to allow owner occupiers to insulate their properties and introduce non carbon heating systems.

The shift away from carbon based fuels to electronic vehicles will be supported by the roll out of additional EV charging points throughout our town centre car parks and at public facilities.



Wider Town Proposals

Housing

The Council is seeking to develop additional housing for rent at the following locations:

- Old Town Hall, Hamilton Road, 20 units, flatted development through refurbishment of building, mix of 1 and 2 bed properties.
- YMCA, Brandon Street, 48 units, flatted development, refurbishment of listed building and three new build blocks, mix of 1,2 and 3 bed properties.
- Ravenscliff Road, Ravenscraig, 24 units, terraced houses and cottage flats, mix of 2 and 4 bed properties.
- Torrance Park (Phase 1), 6 units, terraced houses.

The wider Motherwell area has land supply with a capacity for the development of 4945 private sector houses over the next ten years

The Towers Reprovisioning Programme is seeking to demolish high rise towers and block properties and replace with quality low rise flatted, terraced and semi detached housing to meet the needs of the local community.

Employment

The wider Airdrie area has 152 Ha of industrial and business land to be developed to generate local jobs.

Education

In addition to the Town Hub mentioned earlier other schools in scope for redevelopment include all schools built before 1996.

Public Transport

The Council has invested a significant sum in improving Motherwell rail station into a modern transport interchange with works due to complete in 2023. While a national conversation about the shape of future public transport is required, particularly in terms of cost, ticketing, coverage and responsiveness the council will work with partners to identify local gaps and how they can be filled to ensure the community has access to the town centre and its regional and inter city transport links throughout the day.

Green Network

The area has significant green infrastructure in the form of Strathclyde Country Park, the Calder Valley, Barronshaugh Nature Reserve and Ravenscraig woods. The Council will ensure that communities are connected to these assets through safe active travel routes to promote health and wellbeing.

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Council new supply programme - new build sites

Location	Units	Status	Completion date
Ravenscraig (David Wilson Homes)	18	Completed (off the shelf)	2010/11
Glencairn Tower site	25	Completed	2016/17
Former New Stevenston PS	15	Completed	2018/19
Cleekhimmin, Ravenscraig (Barratt)	10	Completed (off the shelf)	2019/20
Calder PS	30	Completed	2019/20
Mabel Street	20	Planning application approved	
Coursington	60	Re-provisioning site	
Ravenscraig (former BRE site)	24	Design development underway	



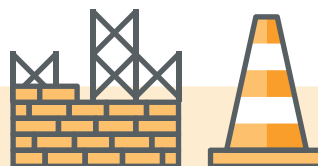
Towers programme

Works / Name	Status	Completion date
Fire risk assessments - Brandon Court, Anderson Tower, Oakfield Tower, Airbles Tower, Albion Tower, Whamond Tower, Barons Tower, Dalziel Tower, Grange Tower, Merryton Tower, Muirhouse Tower, Netherwood Tower, Shields Tower, Burnside Tower, Doonside Tower, Glassford Tower, Lodge Tower, Glen Tower, Woodside Tower, Elvan Tower, Allan Tower, Draffen Tower, Coursington Tower, Avon Tower, Calder Tower, Clyde Tower	Completed	2019
Fire doors and fire stopping - Whamond Tower, Airbles Tower, Anderson Tower (Asbestos), Albion Tower, Oakfield Tower (Asbestos removal), Anderson Tower, Barons Tower, Netherwood Tower, Merryton Tower, Grange Tower, Dalziel Tower, Shields Tower, Muirhouse Tower, Clyde Tower, Doonside Tower, Lodge Tower	Completed	2019
Fire doors and fire stopping - Oakfield Tower, Glen Tower	Completed	2020
Fire doors and fire stopping - Glassford Tower, Burnside Tower, Elvan Tower, Avon Tower, Calder Tower, Allan Tower, Coursington Tower, Draffen Tower, Woodside Tower, Brandon Court	Completed	2021

Towers programme

Works / Name	Status	Completion date
Emergency lighting - Whamond Tower, Lodge Tower, Burnside Tower, Airbles Tower, Doonside Tower, Anderson Tower, Oakfield Tower, Brandon Court, Glassford Tower, Elvan Tower, Avon Tower, Clyde Tower, Albion Tower, Calder Tower, Netherwood Tower, Merryton Tower, Grange Tower, Woodside Tower, Allershaw Tower, Muirhouse Tower, Burnside Court, Allan Tower, Coursington Tower, Draffen Tower, Glen Tower, Calder Court	Completed	2019
Emergency lighting - Barons Tower	Completed	2020
Emergency lighting - Dalziel Tower	Completed	2020
Smoke detectors (installed alongside fire doors) - Grange Tower, Dalziel Tower, Shields Tower, Muirhouse Tower, Clyde Tower, Doonside Tower, Lodge Tower, Glen Tower	Completed	2019/20
Smoke detectors (installed alongside fire doors) - Glassford Tower, Burnside Tower, Woodside Tower, Elvan Tower, Avon Tower, Calder Tower, Allan Tower, Coursington Tower, Draffen Tower, Brandon Court	Completed	2021
Smoke detectors (retrospective) - Whamond, Merryton Tower, Airbles, Albion	On site	2021
Smoke detectors (retrospective) - Netherwood, Barons, Anderson, Oakfield	On site	2021
Sprinkler installations - Burnside Tower, Lodge Tower, Doonside Tower	On site	2022
Demolition - Allan Tower, Draffen Tower, Coursington Tower	Works still to commence	2022/24
Lift replacement (phase 1) - Grange Tower, Merryton Tower, Dalziel Tower, Shields Tower	On site	2021/22
Lift replacement (phase 2) - Barons Tower, Lodge Tower	Works scheduled to commence 2021/22	2022/23
Lift replacement (phase 3) - Burnside Tower, Doonside Tower, Glassford Tower	Planning and development stage	

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Town centre / edge of town projects

Development	Objective	Completion date
Other town centre projects		
Library	Essential works to repair the external fabric of this historic listed town centre building.	2020
Train Station - Park and Ride	Improvements to park and ride facilities, funded through Strathclyde Partnership for Transport and Scottish Government, to support improvements to Motherwell Train Station. These works will also include the development of an active travel link between the station and Strathclyde Country Park as part of the establishment of a wider network of routes between Strathclyde Country Park and Wishaw (via Ravenscraig).	2020
Train Station and Forecourt	Improvements to Motherwell Train Station and forecourt as part of a package of partnership investment being made in this new town centre transport hub by Abellio, Transport Scotland, Strathclyde Partnership for Transport and North Lanarkshire Council.	2021
Train Station - Muir Street upgrade	New access improvements to Motherwell Station, funded through City Deal, including a dedicated taxi rank and new access via the rear of buildings on Muir Street.	2021
Windmillhill Street	The acquisition of above retail commercial space to allow for future conversion to 4 flats.	2022
YMCA / Brandon Street	The acquisition of the vacant/derelict YMCA building in Motherwell to support conversion for residential use (9 units) along with new build on the adjacent vacant site at 303 Brandon Street (with wider regeneration proposals having capacity to support the future development of 40 new town centre homes).	2024
Old Town Hall	The acquisition of the former town hall for the future conversion of this property (at a key gateway to the town centre) for residential development (in turn providing 20 new town centre homes).	2024
Draffen Street - Commercial units	The acquisition and future demolition of small commercial units on Draffen Street (Motherwell) to support the re-provisioning programme for Coursington, Allan and Draffen Towers.	2020
Braidhurst Industrial Estate	Refurbishment of existing NLP industrial units along with new build industrial units on vacant and derelict land and environmental improvements throughout the estate for new and existing users.	2023
Café refresh	Refurbishment of vacant shop units on Muir Street to provide lettable business space in the town centre.	2022
Muir Street / Merry Street	Feasibility study examining potential acquisition of 1st and 2nd floor vacant properties in Muir Street and Merry Street and conversion to residential accommodation in key location within town centre. Potential for 12 new residential units.	
Active Travel	Feasibility study supporting wider active travel route/cycling and wheeled sports provision between Motherwell and Wishaw.	2022

Schools - year built



School	Status	Completion date
New Stevenston Primary School	Primary	2006
St Patrick's Primary School	Primary	2006
Cathedral Primary School	Primary	2011
Ravenscraig Community Hub	Pre-design stage	2026



Greenspace

Greenspace		Investment work 2014-21
Strathclyde	Country Park	Finish tower upgrade, rowing course upgrade, water quality interventions. Path widening works and outdoor activities shelter.
Dalzell Estate	Key greenspace site	Historic features restoration. Path improvement works.
Riccard Johnston	Key greenspace site	Access improvements, woodland management.
Ravenscraig Civic Greenspace and Community Park	Key greenspace site	Creation of a new civic greenspace and park (approx 7 hectares), adjacent to the Regional Sports Facility. This will provide a civic green space and public park incorporating pathways, lighting and benches, play facilities and informal and formal sports provision with associated lighting and connections to a wider active travel green network. Due for completion 2020.

Programme of Actions

Site/Address	Activity/Developer	Proposal	Timescale
Economic Prosperity & Stability			
Core Retail Area	Financial Grant Fund/NLC, Scot Gov't & Others	Investigate the establishment of a financial fund to enable the redevelopment of vacant retail/commercial spaces to a modern specification	SHORT
Town Centre Living			
YMCA Brandon Street	Partial Demolition & Refurbishment /NLC	Development of 48 residential flats through refurbishment of the listed YMCA building and new build on the site of the former school.	SHORT
Old Town Hall, Hamilton Road	Partial Demolition & Refurbishment /NLC/Clyde valley Housing Association	Partial demolition and refurbishment of the listed building to create xx flats.	SHORT
Masonic Hall, Hope Street	Refurbishment/NLC	Refurbishment of the existing building to accommodate flatted accomodation.	MEDIUM
Movement & Active Travel			
Town Centre to Strathclyde Country Park via Transport Interchange	Active Travel Route/NLC	Develop an active travel route	SHORT
Town Centre to Town Hub site at Ravenscraig	Active Travel Route/NLC	Develop an active travel route	MEDIUM
Heritage & Place			
Brandon Parade South	New Civic Space/	Develop a new civic space within Brandon Parade South in partnership with the owners of the town centre	MEDIUM
Transition to Net Zero			
Town Centre wide	Financial Grant Fund/NLC, Scot Gov't & Others	Develop a grant for owner occupiers to improve the energy efficiency of their homes and to transition away from carbon fueled heating systems	MEDIUM
Town & Community Hubs			
Ravenscraig	Town Hub/NLC	Secure funding for the design development and delivery of a Town Hub campus on the Ravenscraig site.	MEDIUM



HAVE YOUR SAY

The public response to this draft Town Action Plan is very important, we are seeking public support and buy in to the proposals. More importantly we want to promote discussion and debate to identify further actions which will deliver the town centre that the community want and deserve.

CONTACT

We want your views on our plans for the economic regeneration of North Lanarkshire.

You can provide written feedback by email to growthteam@northlan.gov.uk or by post to:
North Lanarkshire Council Growth Team,
Civic Centre, Motherwell, ML1 1AB

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