

# Goremire Road Carlruke

Community Consultation

June 2021



# \_ Client



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Please note the above contact details are only provided should you have difficulties in accessing the internet and require a paper copy of the consultation and questionnaire. Please do not call to make comments on the application.

# \_ Design Team



**Architect:** MAST Architects  
**Engineer:** Clyde Design Partnership  
**Planning Consultants:** Icen Projects

# \_ Brief

MAST Architects have been appointed by The JR Group to develop proposals for a new residential development on a vacant site located to the south of Goremire Road, Carluke.

The proposed development comprises 100 units and includes a mix of 2, 3 and 4 bedroom properties for private sale and affordable rent.

This document outlines the basic principles of the development and incorporates feedback from initial pre-application discussions with South Lanarkshire Council.

All drawings / artists impressions within this document are indicative only.

# \_ Contractor



The JR Group

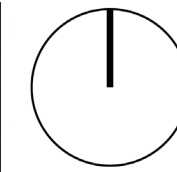


# Existing Site





# Existing Site



Site Area: approx 3.59 Ha

Site Boundary 

Carlisle Centre

Crawforddyke Primary School & Playing Fields

Goremire Road

Neighbouring JGA site (under construction)

**Proposal Site**

Old Lanark Road





# Site Photographs





# Site Photographs





# Local Vernacular & Materiality



**Goremire Rd, South (new JGA development)**  
White render; UPVC timber fasciae/detailing



**Goremire Rd, North (existing houses adjacent & east of site)**  
White render/pebbledash; brick; timber cladding/slate (various colours)

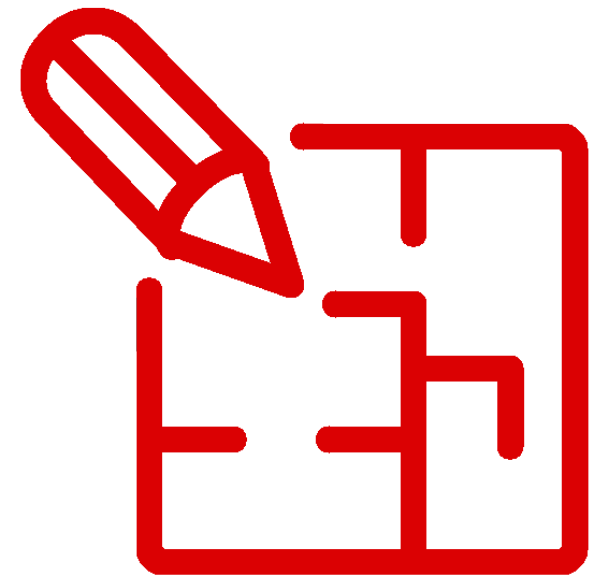


**Goremire Rd, North (existing houses west of site)**  
White render; brick; dark roof tiles



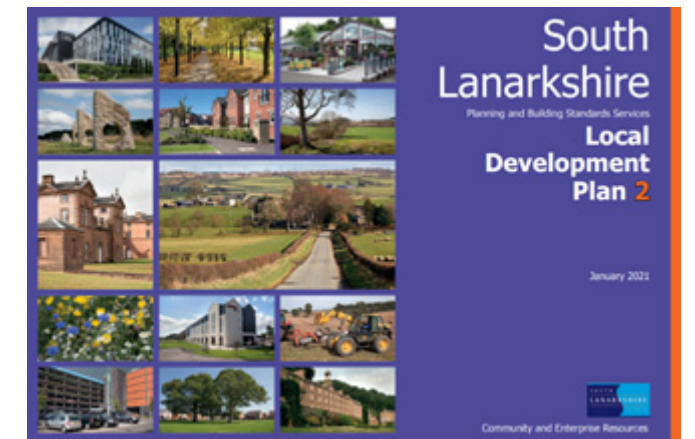
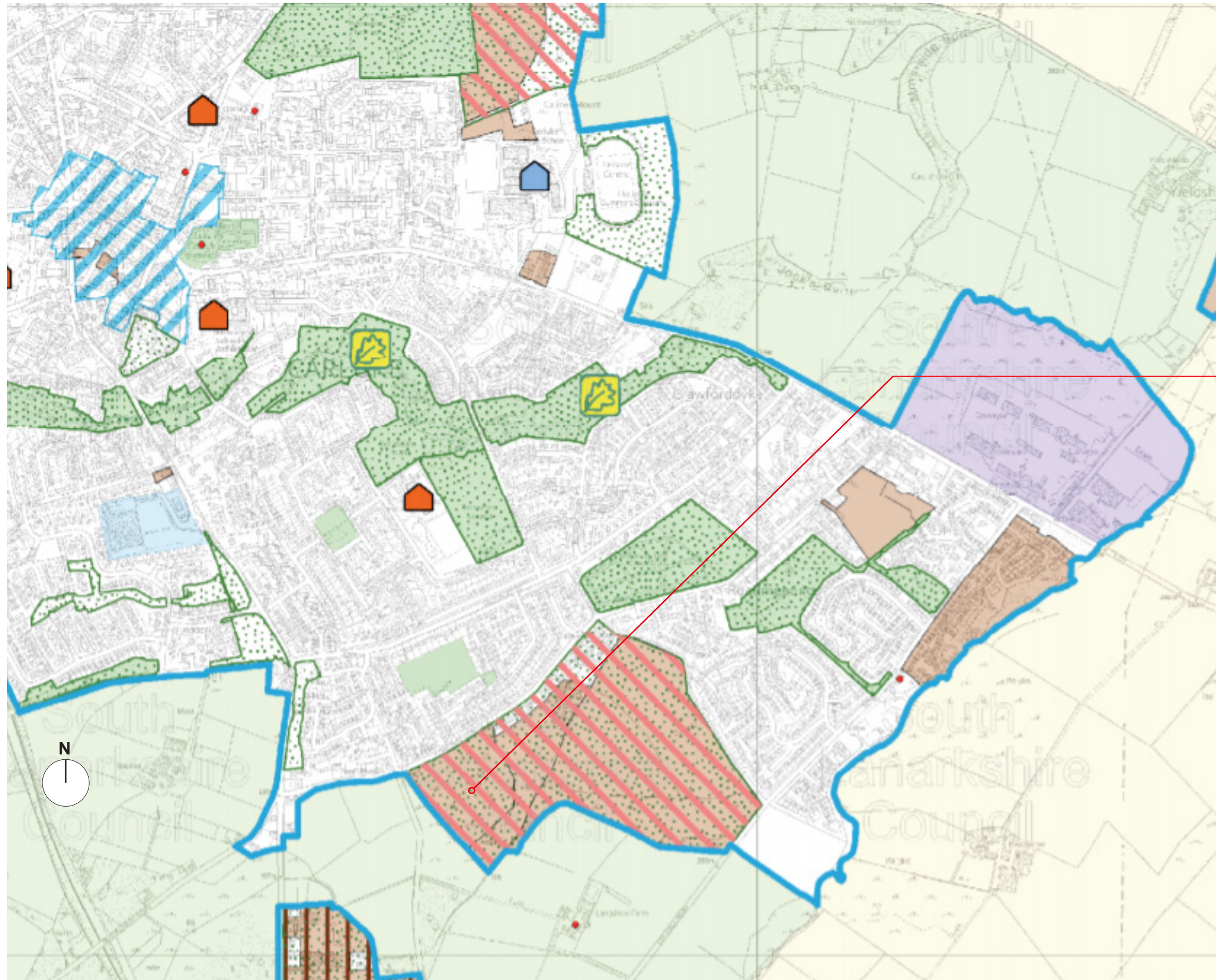


# Planning Context





# Planning Context



The South Lanarkshire Local Development Plan 2 (LDP2) (2021) provides the main planning policy framework for determining planning applications within the area.

Within the LDP2 the site is allocated as part of the Carluke Community Growth Area (CGA) and is included as a housing land supply site. A number of homes have already been consented and delivered to the south of Carluke as part of the CGA.

The principle of development on this site has been established through the CGA allocation and as such, residential development is considered to be acceptable subject to a number of development priorities being delivered.

The delivery of these development priorities will be considered through South Lanarkshire Council's assessment of the proposals.

**Key** Please note: Not all of the Key elements will be present on each map

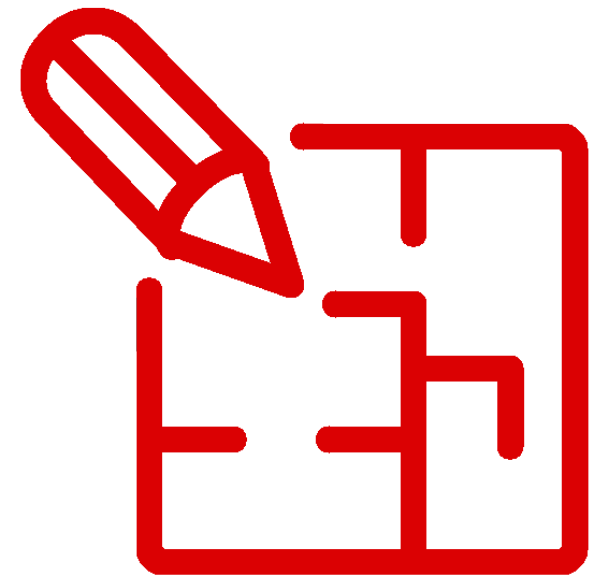
South Lanarkshire Boundary	Proposed Local Nature Reserve
River Clyde	Langlands Moss Local Nature Reserve
Settlement Boundary	Priority Greenspace
Strategic Economic Investment Location	Green Network
Clyde Gateway	New Lanark World Heritage Site
Community Growth Area	New Lanark World Heritage Site Buffer
Development Framework Site	Scheduled Monument
Residential Masterplan Site	Listed Building
Primary School	Conservation Area
Secondary School	Quiet Area
Air Quality Management Area	Park and Ride Proposals (Refer to Park and Ride Strategy)
Green Belt	Railway Station
Rural Area	Bus Station
General Urban Area	Park and Ride / Rail Interchange
Core Industrial and Business Area	Park and Ride / Rail and Bus Interchange
Other Employment Land Use Area	Proposed Railway Station (Aspirational site currently being investigated)
Housing Land Supply	New Transport Infrastructure
Strategic and Town Centre	Recycling Centre
Local Centre	Waste Management Site
Out of Centre Commercial Location	



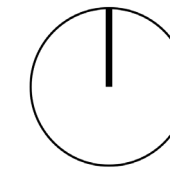




# Proposed Site Layout



# \_ Site Layout



Site Area: approx 3.59 Ha

Site Boundary

Key	Type	Bed.	Area(m <sup>2</sup> )	No.	%	
	Cottage Flats, mix of: 3A3P WhChr Accessible & 3A4P units	2	78.1/ 90.5	12	12%	
	3A4P House	2	86	58	58%	
	4A5P House	3	99.2	10	10%	
	4A6P House	3	108	19	19%	
	4A5P Wheelchair House	3	136.8	1	1%	
				<b>Total</b>	<b>100</b>	<b>100%</b>
				<b>Parking</b>	<b>No.</b>	
				Allocated	188	188%
				Visitor	22	22%
				<b>Total</b>	<b>210</b>	<b>210%</b>

The proposed accommodation and mix has been developed on the basis of the requirement for houses of this type/size in the area.

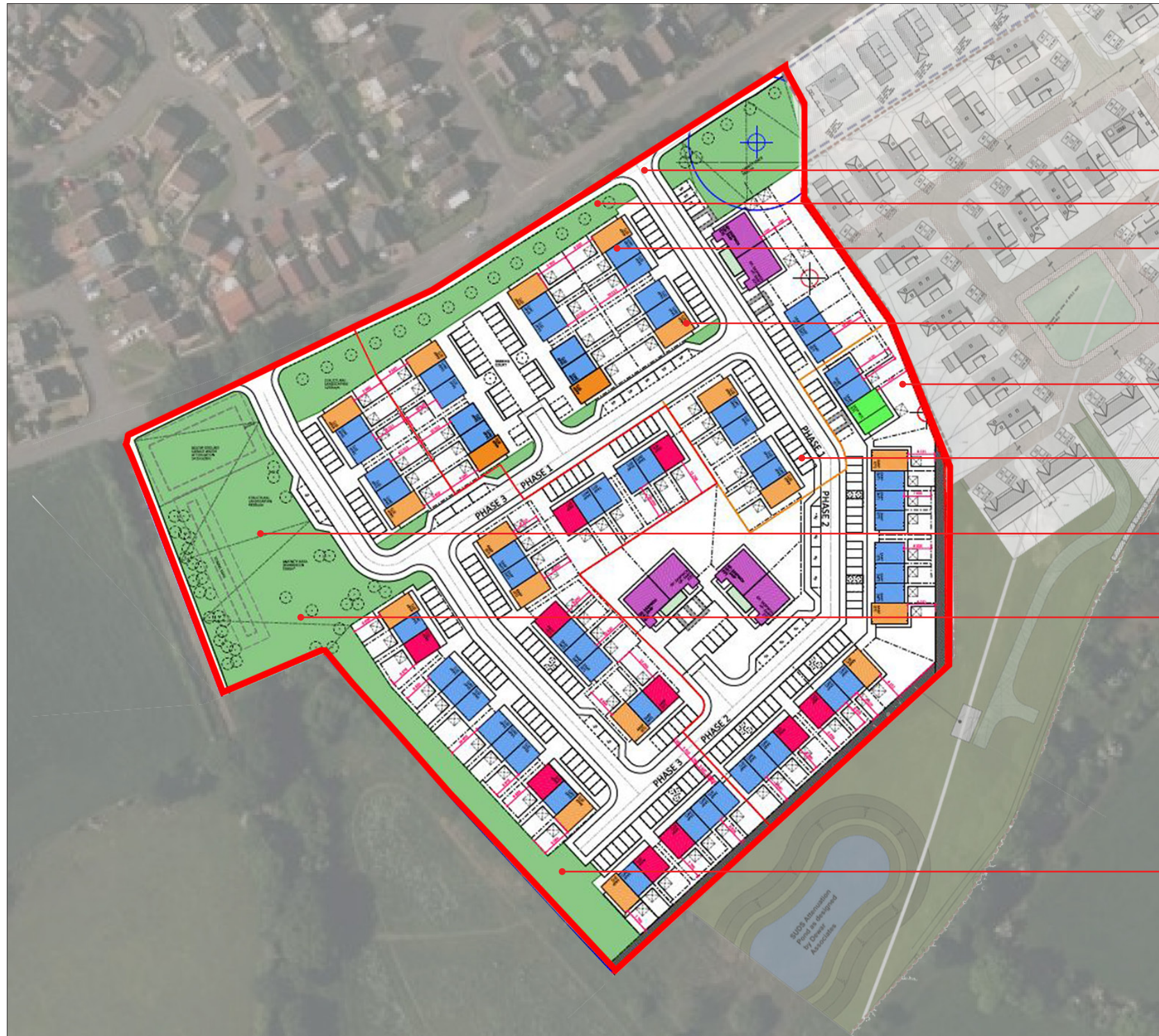
Parking has been provided in line with the following, in accordance with South Lanarkshire Council requirements plus an allowance for 22% visitor parking:

- 2 allocated parking spaces for each 2 & 3 bed property
- 1 allocated parking space for each 1 bed property





# \_ Site Layout Principles



Loop Road providing two points of access to site.

Green buffer to Goremire Road

'Gable' frontage to Goremire Road

Larger properties to end of terrace, forming feature gables

New units back onto the gardens belonging to the new houses of the neighbouring JGA site.

Parking to front of properties

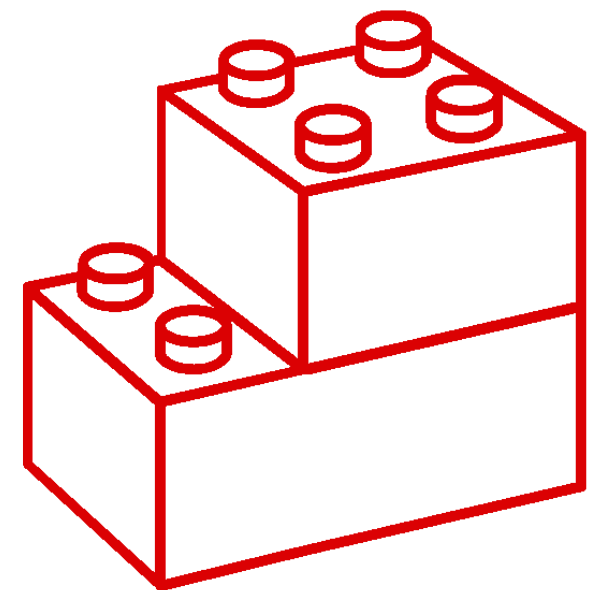
Green buffer to Old Lanark Road providing area for SUDS drainage solution

Opportunities for pedestrian connectivity to surrounding green network

Opportunities for pedestrian connectivity to surrounding green network



# Precedents





# Precedents

**East Academy Street, Wishaw for Link Group and North Lanarkshire Council**  
Designed by MAST Architects & Constructed by The JR Group



**Lawknowe Court for Link Group**  
Designed by MAST Architects & Constructed by The JR Group





# Precedents

## Weirston Road for Cunningham Housing Association

Designed by MAST Architects





listen | explore | create | deliver



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