

# Hallside

HJB / SC216 / 262A

**BANKSProperty**  
development with care

## LOCATION:

**Seven miles south east of Glasgow  
and four miles north of Hamilton**

## SIZE:

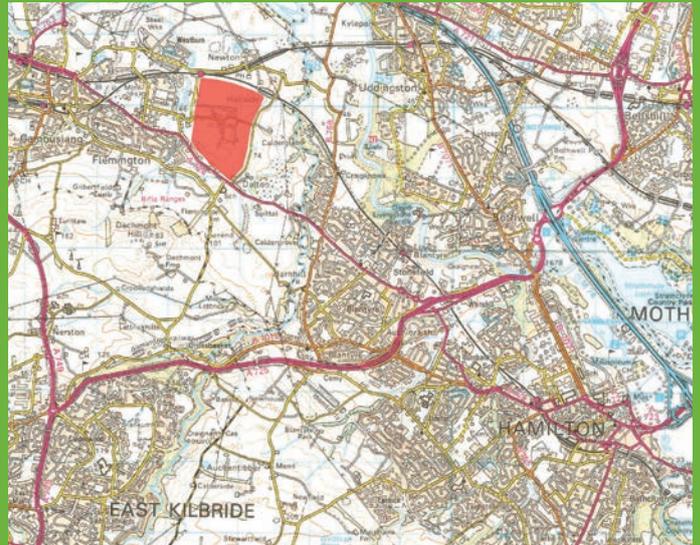
**61 hectares / 260 acres**

## SITE STATUS:

**Complete**

## LOCAL PLANNING AUTHORITY:

**North Lanarkshire Council**



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## PROJECT DESCRIPTION

The site had been allocated by the local council, North Lanarkshire Council, for residential development but the technical problems posed by clearing and cleaning up the industrial site land did not make it attractive to the traditional home builders. On the site were massive concrete foundations laid to take the weight of the steel furnaces and steel milling equipment. The land was also contaminated with arsenic, lead, copper and zinc. The surrounding area was also a scene of dereliction: It comprised of a derelict railworks, two collieries, an unlined landfill site and a coal briquette works.

Banks Property worked closely with the local authority, North Lanarkshire Council, and all stakeholders to devise an inventive plan that saw the steelworks land fully cleared and restored and turned into greenbelt land, including Drumsagard Park, in just two years. Then the adjacent greenbelt land was re-designated as land for homes; Drumsagard Village.

The project was essentially an innovative, but technically challenging, “greenfield to brownfield swap”.



Site before development

## HISTORY

The site was where Hallside Steelworks was located. The site contained pit heaps that fed the steel furnaces. The steelworks closed in 1979. The site stood redundant and unused from 1979 to 1994.

## ECONOMIC BENEFITS

These include the creation of greenbelt land that contains 250,000 fast growing willow and alder trees. This wood is harvested every four to seven years and is either used to make chipboard or used in biomass generators to make electricity. This project is called the Hallside Renewable Energy Park. This has created jobs and raw materials for furniture and electricity.

## SOCIAL BENEFITS

These include new homes for working families within easy commuting distance of Motherwell, Hamilton and, of course, Glasgow.

## ENVIRONMENTAL BENEFITS

These include new greenbelt land created from the ashes of the old steelworks and associated slag heaps.



Site has work nears completion