

3 Annexes

Annexe A: Place Standard Full Feedback and Analysis Diagrams

A.1 Background

The Alva community were involved in a previous Place Standard assessment in 2019, managed by the council. Whilst this earlier assessment has informed the planned streetscape enhancement in the village centre, this needed to be updated to inform planned regeneration of the Glentana Mill site and to address the current context arising from the COVID pandemic. A renewed community survey was carried out using the Place Standard Tool in 2020. This process and the survey outcomes are described here.

Re-use of the tool was intended to support a place-based approach to regeneration that included the Glentana Mill site whilst extending throughout Alva - and in doing so, supporting integration of the proposals into the wider regeneration of community infrastructure in the town. The issues raised have highlighted a wide range of opportunities capable of being addressed on the Glentana site - issues relating to both the physical and social infrastructure of Alva and stretching beyond the original housing remit. Here we set out how the voice of the community was expressed, analysed and captured.

A.2 Survey Process

A simplified Place Standard survey was issued to pupils and staff of Alva Academy by Clackmannanshire Council in early 2020, prior to the pandemic, with 49 responses. This used a pilot version of the Children and Young People's Tool. A separate Community survey was prepared by A&DS and issued as an on-line consultation during the summer of 2020, with 92 responses. This was issued to a list of community consultees provided by Clackmannanshire Council together with promotion by the council through an open public portal.

The survey was presented as follows:

Clackmannanshire Council in partnership with Architecture and Design Scotland (A&DS) are seeking your views on the regeneration of Alva, including how best to redevelop a prominent site in the Town Centre, the Council owned Glentana Mill. There is the potential to develop housing and complementary uses for the site and give wider improvements for the town to help make it a better place for an ageing population too. As an active participant in the area your views are important in helping shape these future plans.

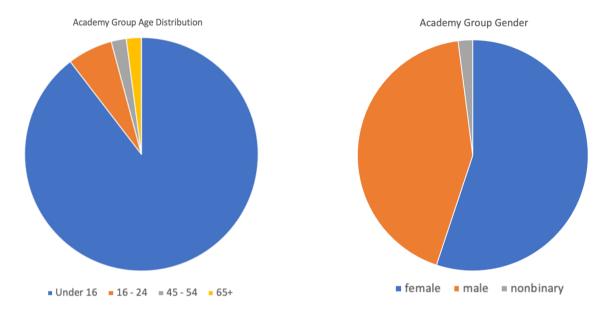
This exercise will build on previous consultation with the community undertaken in 2019 leading to the streetscape works which are already now completed on Brook Street and are now planned for Stirling Street.

The surveys were based on the draft of Place Standard current in 2020, using the 14 headline questions and a final reflective section which asked participants to identify three main issues for improvement in Alva 'what would make the biggest difference?' and ideas

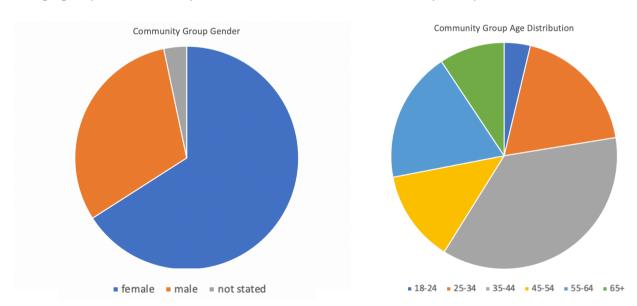
for how Alva and the Glentana site could be best developed and what could be done more widely to improve the issues identified.

A.3 Survey Participants

49 Alva Academy Respondents: The group involved were mostly under 16 with few 18-24 age but a fair balance between boys and girls.



92 Alva Community Respondents: The group had relatively few 18-24 age however other age groups were well represented. There were more female participants than male.



A.4 Summary Analysis

The Place Standard feedback provides a valuable assessment of the quality of Alva as a place, as perceived by local people.

We have shown the survey results from the Alva Academy and the Alva Community groups in the summary chart below, using the Place Standard Design Version. The completed survey marks a first step in the process of improvement in Alva and there is space left around the chart to show improvement and changing perceptions over time. Whereas the recent results are shown at the centre of the chart, the council can monitor and record future survey results over time as improvements are made in Alva.

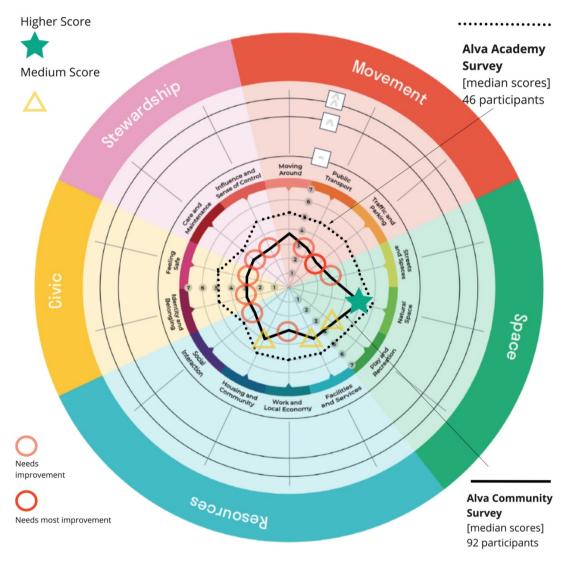


Chart of survey results (Place Standard Design Version)

This chart shows the peaks and troughs of current local perceptions of Alva, with more positive scores for the younger Alva Academy group (dotted line) and highlighting the greater concerns of adult participants (solid line). Themes in most need of improvement are highlighted (in red) - these include Public Transport, Traffic & Parking, Streets & Spaces, Work & Local Economy, Social Interaction, Identity & Belonging, Feeling Safe, Care & Maintenance, also Influence & Sense of Control. The theme that was positively perceived (in green) was the quality of Natural Spaces, a common positive for both groups. Views were neutral (in yellow) for Play & Recreation, Facilities & Services and Housing & Community themes.

A.5 Analysis of Scoring

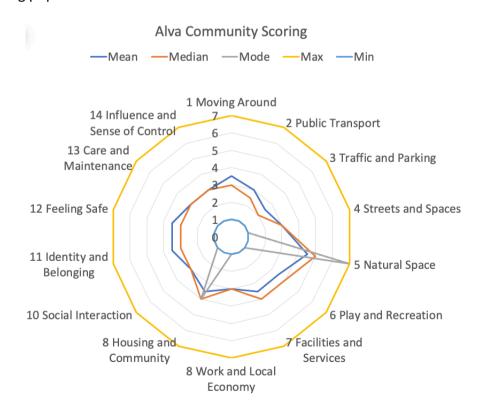
The survey asked participants to score 'How good is Alva' on a seven-point scale. The adult group gave Alva relatively lower scores than the Academy group however this may in part be explained by the latter survey having taken place after the first COVID -19 lockdown in 2020.

Alva Community Group Scoring

Scores were generally low for many themes for this group reflecting extensive local issues perceived to be impacting on health, wellbeing and quality of life in Alva. Whilst the greatest concerns related to **Traffic and Parking** there were also significant issues in relation to:

- Public Transport
- Streets and Spaces
- Work and Local Economy
- Social Interaction
- Identity and Belonging
- Feeling Safe
- Care and Maintenance
- Influence & Sense of Control

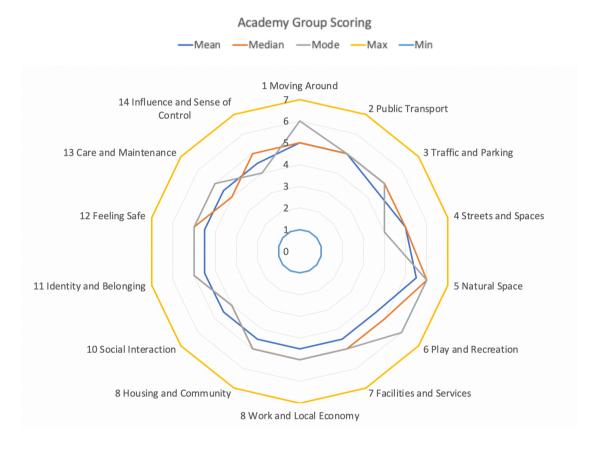
Higher scores were given for **Natural Space** reflecting positive perceptions of the attractive landscape setting and parks of Alva. It shows moderate scores for **Play & Recreation**, **Facilities & Services** and **Housing & Communit**y, reflecting fair availability of services and the quality of earlier and recent housing balanced by some pressure points such as impacts of a growing population on the local health centre.



[Note: this chart records the mean, median and mode scores for each Place Standard theme whilst maximum and minimum scores for each theme indicate the full range of score given.]

Alva Academy Group Scoring

The smaller Alva Academy group assessment was significantly more positive than the wider Community group. Scores for most themes were above average. Higher scores were given for **Natural Space**, **Play & Recreation** and **Moving Around**. This may be explained by the survey having been carried out in early 2020, pre pandemic. Lower scores were given for **Care & Maintenance and Social Interaction** reflecting perceptions of low standards of environmental quality and children feeling uninvolved in the wider community.



[Note: this chart records the mean, median and mode scores for each Place Standard theme whilst maximum and minimum scores for each theme indicate the full range of score given.]

A.6 Analysis of Written Feedback

Extensive written responses were received in relation to each of the 14 Place Standard themes by both groups - representing local perceptions and priorities for change across spatial and social issues. Participants were asked to comment on the assets of Alva - 'what is good now', and the opportunities for improvement - 'how could we make it better in the future?'

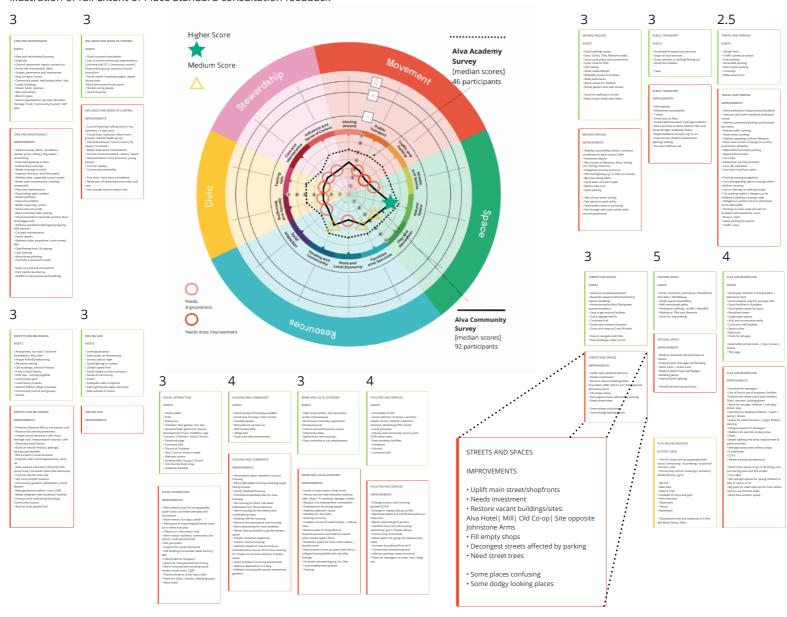
A snapshot of key issues identified include:

- Parking pressures along Stirling Street and at Alva Academy obstructing pedestrians and cyclist and affecting neighbouring residents
- The main street as a barrier affected by speeding and with limited crossings
- Absence of facilities and **economic opportunities for teenagers and young people** with knock-on effects on other groups
- Local health facilities under pressure, particularly during Covid
- Vacant and derelict buildings/land and poor maintenance of buildings fronting main streets, detrimental to appearance and local identity
- Vulnerable groups not well served by safe and accessible routes
- Cheaper, more direct bus services needed
- Indoor spaces needed for adult health/fitness/recreation activities
- More safe/pleasant/inclusive social spaces needed for most age groups and to address
 'us and them' barriers to integration for socially disadvantaged groups
- **Housing renovation** needed and new good quality, energy efficient, **affordable housing** for all generations/groups with improved access to open space
- Call for **reduction of rates** to bring more diversity of businesses
- Call for improved park maintenance and addressing anti-social behaviour
- The survey was welcomed, however follow-up action is required and improved **voice for the community**

The full scope of responses under all 14 of the Place Standard themed questions are included below, grouped using the 5 headings of the Design Version of the Place Standard:

- Movement
- Space
- Resources
- Civic
- Stewardship

These show a balance between the many positive assets of Alva such as the availability and accessibility of local services whilst highlighting consensus around quality of services that could be improved such as access to health services and the impact of parking in the centre. Many of the comments noted represent comments repeated multiple times.



Assets and Issues for Movement in Alva

Theme	Theme Score	Assets identified	Opportunities for Improvement identified
Moving Around	3	 Good walking routes, Glen, Ochils, Tillie, Menstrie walks Good cycle paths and connections Cycle route to Tillie Old railway Quiet roads/20mph Walkable access to facilities Wide pavements Good routes for children Street pattern and side streets Good for walking to school Most routes lovely with views 	Mobility accessibility: kerbs surfaces muddiness at back routes Glen Pavement repairs Bike routes to Menstrie, Alloa, Stirling Uni, Stirling, Fishcross Pedestrian priority junctions Off-road lighting e.g. to Tillie /to schools Benches along paths Cycle lanes on main roads Electric bike hire Cycle parking Fear of cars when cycling Few places to walk safely Some paths need re-surfacing Not enough safe cycle routes, with narrow pavements
Public Transport	3	 Accessible/frequent bus services Stops at local services Good services to Stirling/Stirling uni Good bus shelters Taxis 	Affordability • Wheelchair accessibility • Toilets • Direct bus to Alloa • Sustainable transport; hydrogen/ electric • More services to Alloa/ Falkirk/ Fife/ over Clacks Bridge/ Tullibody/ Dollar • Night/weekend services e.g. to uni • Improve bus shelters cleanliness/ lighting/ seating • Re-open Hillfoots rail
Traffic and Parking	2.5	20mph limit Traffic calmed at school Free parking Accessible parking Main street parking Crossings Wide pavements	 More parking for shops/school/disabled Improve clash with residents parking at school Address pavement parking and blocked bus stops Extend traffic calming Need visitor parking Address speeding to/from Menstrie More main street crossings for prams, pushchairs, wheelies Metered/time limited parking Speed enforcement Car Clubs Pedestrian priority junctions Less off-road bikes Less back road boy racers Parking causing congestion Cars disregarding zebra crossings when children crossing Cars in the way of walking routes Car parking makes it dangerous for children's visibility crossing roads Dangerous junction next to Johnstone Arms with traffic Parking on main road not safe for disabled and wheelchair users Busy 4 - 5pm More parking for events Traffic noise

Assets and Issues for Space in Alva

Theme	Theme Score	Assets identified	Opportunities for Improvement identified
Streets and Spaces	3	Spacious streets/pavements Beautiful views/landmarks/history/ nature/ buildings Attractive parks/Alva Glen/green spaces/woodland Easy to get around facilities Good signage/well lit Cochrane Hall Quiet back streets/character Grass and trees at E and W ends Easy to navigate with hills New buildings make it nicer	Uplift main street/shopfronts Needs investment Restore vacant buildings/sites: Alva Hotel Mill Old Co-op Site opposite Johnstone Arms Fill empty shops Decongest streets affected by parking Need street trees Some places confusing Some dodgy looking places
Natural Space	5	Parks: Cochrane Johnstone Woodland Alva Glen Old Railway Green space accessibility Well maintained parks Parking for walking - at Mill Woodhill Walking to Tillie and Menstrie Good for dog walking	Build on potential attractiveness to visitors Improve park drainage and flooding More trees street trees Replace felled trees and hedges Bedding plants Improve park lighting Should be more grassy areas
Play and Recreation	4	Good play facilities: Cochrane Park Johnstone Park Good outdoor play for younger kids Good facilities in Academy Good green space for sport Woodland areas Large open spaces Hills and countryside walks Cochrane Hall facilities Sports clubs Ball court Clubs for all ages Good after school clubs trips scouts zones The cage	Activities for teenagers Out of hours use of academy facilities Extend and restore park play facilities: Slide see-saw putting green More for younger children soft play indoor play Activities for disabled children swim swing fitness Space for adult activities yoga fitness dancing Hangout space for teenagers Shelters for parents at play areas Seats Better lighting and lamp replacement @ parks and Glen Managed play areas without dogs A cafe/kiosk CCTV Address antisocial behaviour Need more places to go to do things, not just the big park and the streets nice cafes Not enough spaces for young children to play or carers to sit Big park for older kids too far from where I live to use (10mins walk) More free outdoor space

Assets and Issues for Resources in Alva

Theme	Theme Score	Assets identified	Opportunities for Improvement identified
Social Interaction	3	Parks/ walks Pubs Eating out Activities: Alva games fun day Groups/Clubs: good mix: Scouts Development Trust Toddlers Age Concern Children Youth Church Facebook page Cochrane Hall Church of Scotland Alva Trust for those in need Wellness centre Existing Halls: Scouts Church Community book shop Academy Facilities	Nore places to go for young people: youth clubs activities (see play and recreation) More events: fun day ceilidh New spots to meet/stop/sit/family hubs - sit in whilst kids play 'What's on' information hub More indoor facilities community use space multipurpose hall Not just pubs! Support for social enterprise Old buildings accessible: Meat Factory Mill Cafe at Mill for shoppers Space for intergenerational mixing More inclusiveness including social media: mixed race LGBT Place to drop-in: chat learn skills Place for clubs classes elderly groups Mens shed
Housing and Community	4	Good variety of housing available Good new housing / new income Friendly people Renovations carried out Well looked after Village feel Clean and safe environment	Renovation/repair needed to council housing More affordable housing including larger family houses Family disabled housing Prioritise brownfield sites for new housing No housing on flood risk areas (Allanwater?) or flood defenses More housing for the elderly and vulnerable groups Develop Mill for housing More of the same good new housing More welcoming for new residents Better flats accessible to gardens/green space Private rental too expensive Carbon neutral housing Address impact of new housing on school/doctors versus NO to new housing for impact on services and loss of green space Avert 'problem' incoming households Address deprivation in S Alva Address housing with poorly maintained gardens
Work and Local Economy	3	High street active few vacancies variety of businesses Businesses mutually supportive/ entrepreneurial Ceteris serviced business space Industrial estate Spend from new housing Easy commute to city employment	Invest in town centre, shop fronts Attract tourism with welcome facilities: cafe shop TI parking signage toilets Replace lost employment: Interbobbin Employment for young people Address addiction issues Facilities for Alva Glen Evening economy Catalyse re-use of vacant shops: reduce rates Reduce rates to bring diverse shops/businesses and address vacant units /vacant upper floors Exhibition space for local craft makers student work New business start-up space with link to colleges/training/skills with cafe (like Stirling) Facilitate volunteering e.g. for Glen Local employment policies Training
Facilities and Services	4	Accessible of foot Good selection of shops / services: Health centre Dentist Optician Chemist Bookshop PO Social Local groceries Library and community access point (CAP) when open New academy facilities Foodbank Schools Cochrane Hall	Enlarge doctors with housing growth/COVID • Enlarge or replace library at Mill • Reinstate toilets to E and W Alva (with eco features?) • Better value (larger?) grocers • Facilities here not a drive away: swimming gym fitness classes • Community centre/hub • More option for going out: Restaurants, cafes • Increase broadband/free wi-fi • Community enterprise grocer • Address parking impact at school • Place for teenagers to meet / eat / hang out

Civic Assets and Issues for Alva

Theme	Theme Score	Assets identified	Opportunities for Improvement identified
Identity and Belonging	3	Alva games fun day Cochrane Foundation Alva Glen People friendly/welcoming Attractive setting Old buildings, sense of history Pride in local history NHS clap - coming together Community spirit Local history boards Distinct hillfoot village character Community council and groups School	 Preserve Glentana Mill as a museum/ cafe Restore lost identity/prettiness Create tourist attraction gift shop heritage trail interpretation boards cafe Showcase local history Build on natural history geology educational benefits More events social activities Improve main street appearance clean up New outdoor education centre by hills: pump track mountain bikes (like Glentress) Improve derelict Glen site Get more people involved Community gardens allotments street flowers Manage discrimination race LGBT Better integrate new residents families Groups more welcoming including Community Council Alva for local people first!
Feeling Safe	3	Some good areas Safe, quiet, un-threatening Streets safe at night Good lighting on streets 20mph speed limit Social media to share concerns Sense of community Police Footpaths safe in daytime Path lighting has been improved Safe outside of centre	Address areas where there is anti-social behaviour: Nethergate The Nesbit Dalmore Drive Perceived issue with groups of young people in parks especially evenings, weekends Tackle antisocial behaviour: vandalism broken bottles litter nightime noise drinking drugs speeding boy racers Tackle crime, less criminals: burglaries garden break-ins drug dealers Alva Glen incident Activities for teenagers Strengthen sense of community SOS point Neighbourhood watch warden Renovate houses/flats Safer underpass New social housing concerns perceptions Main street 'intimidating at night' More police presence CCTV Tankers on Dumyat Road Improve lighting: parks cycle paths back road from cemetery James to Johnstone Street lamp replacement behind Mill Address unsafe feeling from some teenager activity in alleys

Assets and Issues for Stewardship in Alva

Theme	Theme Score	Assets identified	Opportunities for Improvement identified
Care and Maintenance	3	New and refurbished housing Kept tidy Council responsive, repairs carried out Parks well maintained clean Streets, pavements well maintained Easy to report issues Community pride well looked after tidy Lovely buildings Flower beds planters Glen volunteers Bins for glass Good organisations groups: Alva Glen Heritage Trust Community Council CAP plan	Address issues: litter vandalism weeds grass cutting dog waste resurfacing Improved gateway to Alva Central Alva unkempt Better drainage in parks Improve Alva burn and Glen paths Address litter, especially school routes Better park maintenance tackling overgrowth Play area maintenance Dog fouling: signs needed Repair potholes Clean bus shelters Better reporting action Some lack civic pride More volunteer litter picking Flood prevention especially at Silver Burn and playground Address vandalism damaged property ASB warden? Car park maintenance Fence repairs Maintain older properties main street Mill Overflowing bins fly tipping Leaf clearing More street planting Pot holes pavement repair Feels very old and uncared for Park needs resurfacing Graffiti on lamp posts and buildings
Influence and Sense of Control	3	Good surveys/consultation Lots of active community organisations: Cochrane Hall DT Community council Flood action group parents council councillors Social media: Facebook pages digital library tools Alva Community Access point (Some) caring people Alva Enterprise	Council listening taking action not tokenistic a real voice A local hub inclusive allow more groups mental health group Interactive board touch screen for issues for praise Better advertised consultations On-line communications Zoom Teams Representation more inclusive young people Counter apathy Community ownership First time have been considered Never part of bettering community until now Not enough done to keep it tidy

Annexe B: Mapping Workshop Details

B.1 Description of the Workshop Process

What we did:

Following a distillation of the Place Standard outputs, representatives from the Council and community (including schools, health and community groups) and other wider stakeholders including Scottish Government, were brought together for an online workshop in early May 2020. Hosted by Clackmannanshire Council and facilitated by A&DS, the session aimed to review potential actions arising in response to the Place Standard survey through discussion and mapping - to identify opportunities and shared priorities for the town and Glentana site, and to test how development of the site could support different opportunities, uses and models for town centre living.

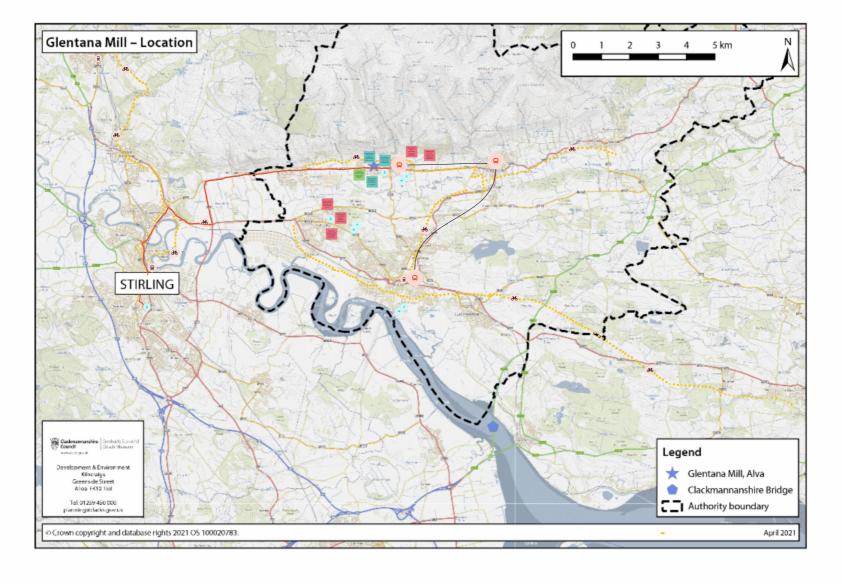
The objectives of the workshop were to:

- Bring participants together and help a coordinated approach to the development of a brief for the Glentana Mill site and for related town centre improvements
- Review the potential for actions arising in response to Place Standard survey through mapping (mapping social and spatial together, connections and uses), identify gaps, opportunities and shared priorities for the town and Glentana site
- Promote a user-based, place-led design approach for the site and support the Council in developing a brief for the site
- Test the potential of the Glentana site and wider environs, how they can be developed to support different opportunities and models such as intergenerational housing and town centre living

The workshop was facilitated using a virtual whiteboard, maps, personas and the Place Standard Tool, to enable group discussion and recording of outputs. The output of the mapping workshop will help support the Council in guiding further improvements to Alva and in preparing a development brief for the Glentana Mill site and the surrounding area.

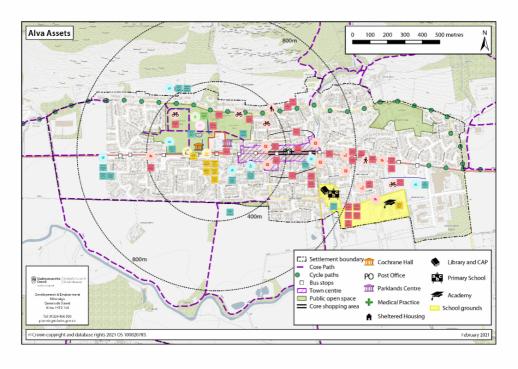
Three Scales of Place:

The distilled outputs from the place standard consultations (grouped under the 14 place standard themes and five overarching Design Version headings) were used to facilitate discussion with stakeholders, and map key assets and opportunities at three different scales: regional, town and town centre. Icons and digital post-it notes were used to locate and record key information in around Alva and its neighbouring communities, within the town centre and on the Glentana Mill site itself.

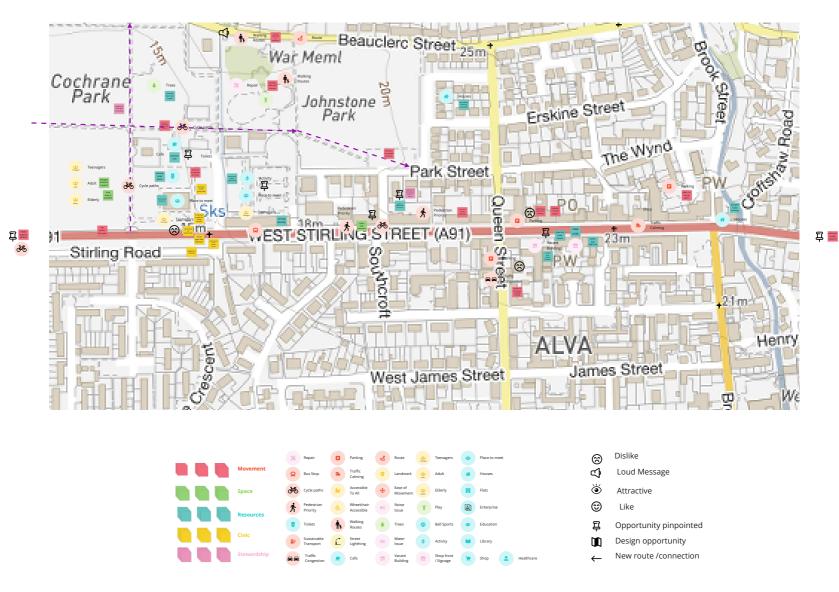




- © Dislike
- Loud Message
- Attractive
- © Like
- ☐ Opportunity pinpointed
- Design opportunity
- ← New route /connection







Testing the Glentana Mill Site:

In a second activity, participants were asked to reflect on the findings of the wider mapping exercise to explore how development of the Glentana Mill site, and improvements to the surrounding areas, could help to address the issues, opportunities and priorities identified for Alva. Topics including: mix of uses (housing and other needs, parking, outdoor activities and play); built environment (Glentana Mill conversion, green space, built form, and public realm); and movement (routes through, connections) were used to prompt discussion. As before, icons and digital post-it notes were used to map and record key information about the Glentana Mill site, and the surrounding area including Cochrane Hall and public parks, at the 'site' place scale.





Disilke
 Loud Message
 Attractive
 Like
 Opportunity pinpointed
 Design opportunity
 New route /connection

B.2 Agenda

- Welcome and introductions: Clackmannanshire Council and A&DS
- Activity 1: Alva Asset Mapping (at three scales)
- Activity 2: Emerging Issues for Glentana Site / Cochrane Hall
- Introduction to personas
- Summary: Close and next steps

B.3 List of Workshop Attendees

Participants

Shona Ulrichsen (plus 2 x pupils) OYCI Ochil Youth Community Improvement

Mrs Littlejohns Alva Primary School

Carol Broadfoot Practice Manager, Alva Medical Practice
Carolyn Wylie Clackmannanshire & Stirling H&SCP
Murray Sharp Housing, Clackmannanshire Council
Kate Fleming Housing, Clackmannanshire Council

Ian McDonaldTransportation, Clackmannanshire CouncilAlan MurrayTransportation, Clackmannanshire Council

Emma Fyvie Planning, Clackmannanshire Council
Allan Finlayson Planning, Clackmannanshire Council

Marjorie MacFarlane Sports Development, Clackmannanshire Council

Claire Ford Alva Library / CAP

Mary Lang Alva Development Trust
Kat Hasler Scottish Government
Kuan Loh Scottish Government

Jenna Monteith Assoc Director, Scottish Futures Trust

Chris Dobson Director, 3D Reid

Facilitators

Johnny Cadell A&DS
Steve Malone A&DS
Laura Hainey A&DS
Alex Laurenson A&DS
David Fletcher A&DS

Grant Baxter Planning, Clackmannanshire Council







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