



A Space for Living | A Community Vision for Balfron

Presentation - 20/06/2018

2018

A Space for Living
A Community Vision for Balfron

*“Our ambition is to develop Balfron as ‘a space for living’ - a space that is **safe, green, accessible and attractive, facilitates social interaction, respects Balfron’s history as a rural village, supports economic activity and promotes positive behavioural change** for the benefit of all residents and visitors to Balfron.*

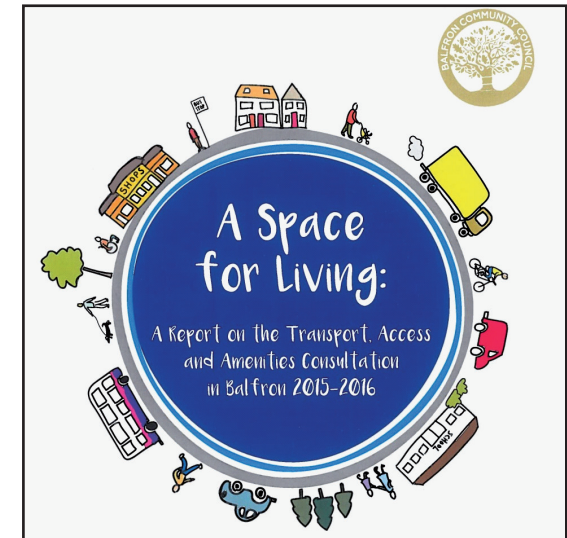
*The Space for Living Plan must also develop the plans for the public property estate within the village. It is anticipated that any review of property will be undertaken with a **‘Single Public Estate’ approach**. The Single Public Estate approach aims to allow all partners and likeminded organisation to co-locate providing a range of service delivery, financial and economic benefits.”*

Extract from the brief

Project Background

2015/2016

Community Consultations in Balfron



2015/2016

Community Consultations in Balfron

2017

"A Space for Living: Next Steps"
Report



Project Background

2015/2016

Community Consultations in Balfron

2017

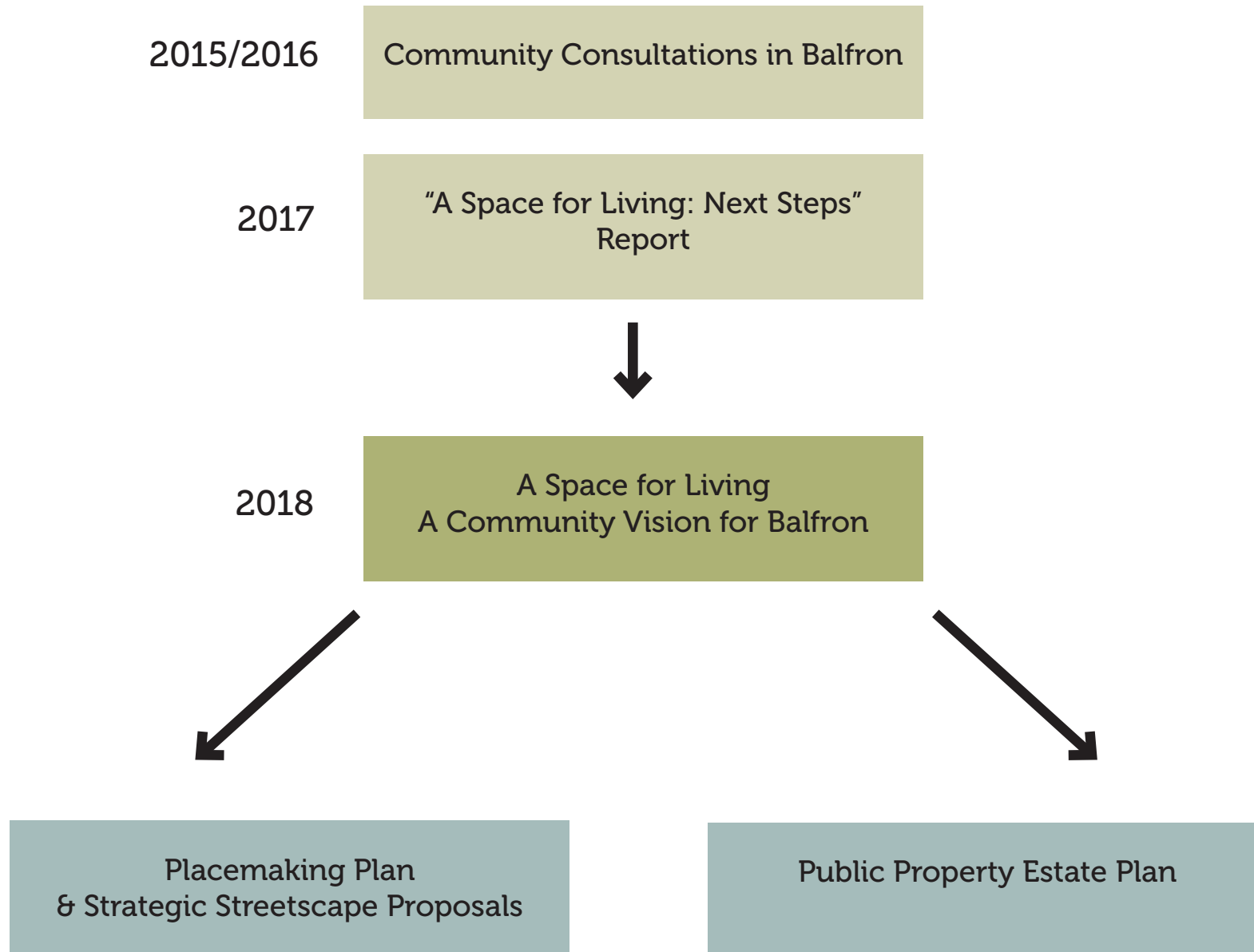
"A Space for Living: Next Steps"
Report



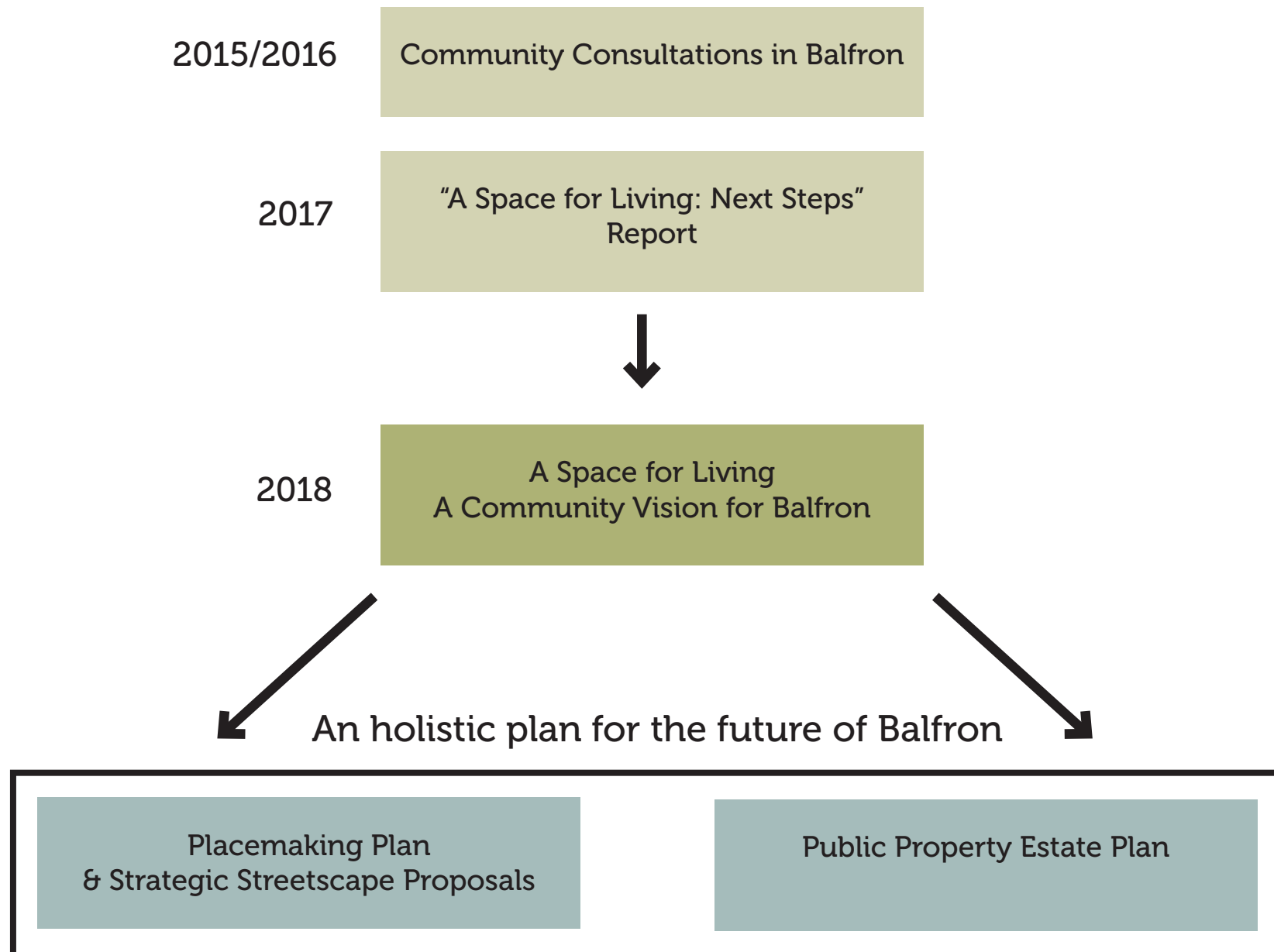
2018

A Space for Living
A Community Vision for Balfron

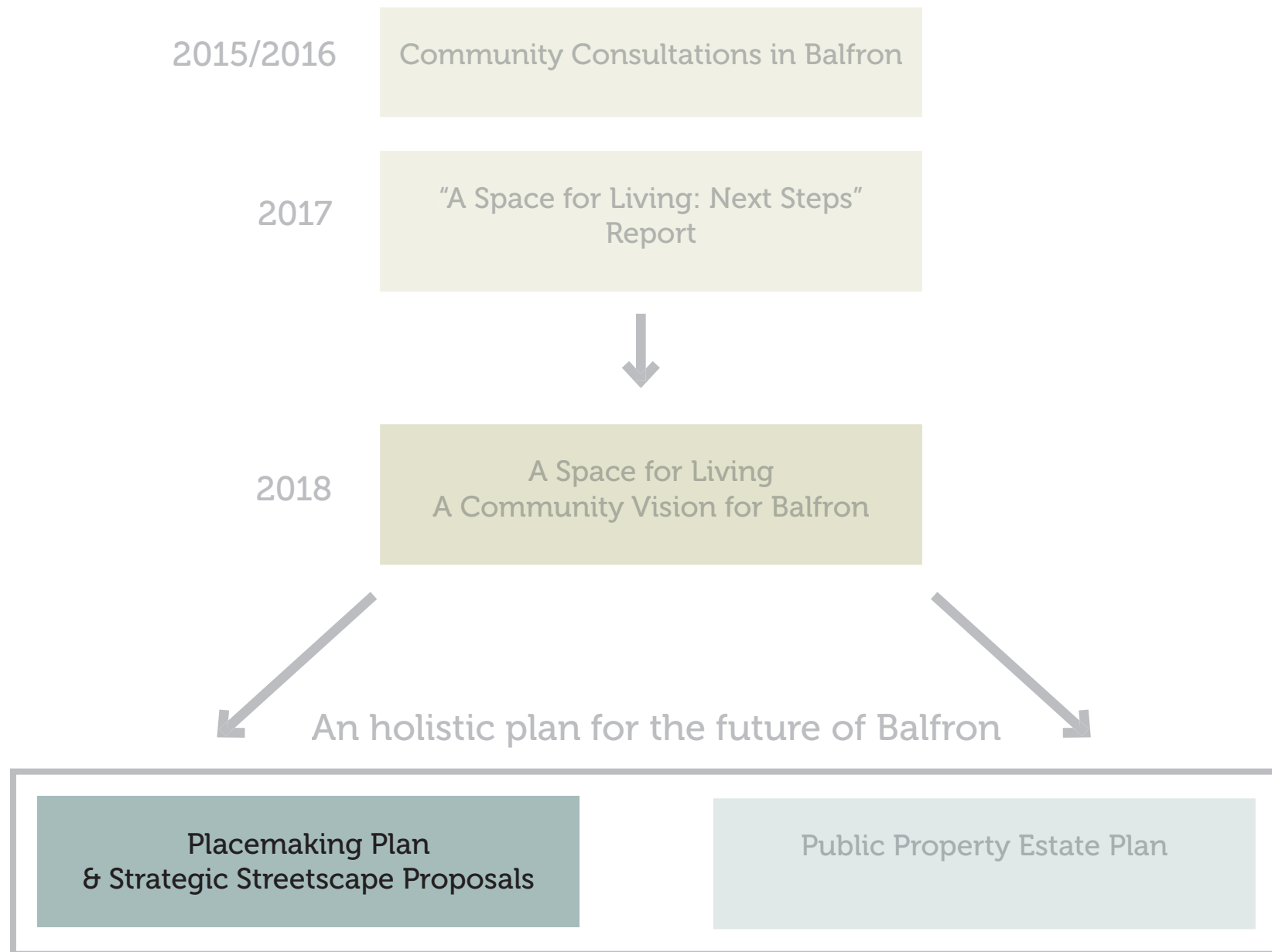
Project Background



Project Background



Placemaking Plan & Strategic Streetscape



Placemaking Plan & Strategic Streetscape proposals

Placemaking Plan
& Strategic Streetscape Proposals

Placemaking Plan & Strategic Streetscape proposals

Placemaking Plan
& Strategic Streetscape Proposals

Address the “A Space for Living”
Community Desired Outcomes

Placemaking Plan & Strategic Streetscape proposals

Placemaking Plan & Strategic Streetscape Proposals

Address the “A Space for Living” Community Desired Outcomes

- Provide a positive road safety impact
- Improve the village’s parking options
- Improve pedestrian and cyclist circulation
- Improve accessibility for those with impaired mobility
- Improve public transport options
- Improve the village’s public amenities
- Anticipate future technologies
- Adopt an holistic approach

Placemaking Plan & Strategic Streetscape proposals

Placemaking Plan & Strategic Streetscape Proposals

Address the “A Space for Living” Community Desired Outcomes

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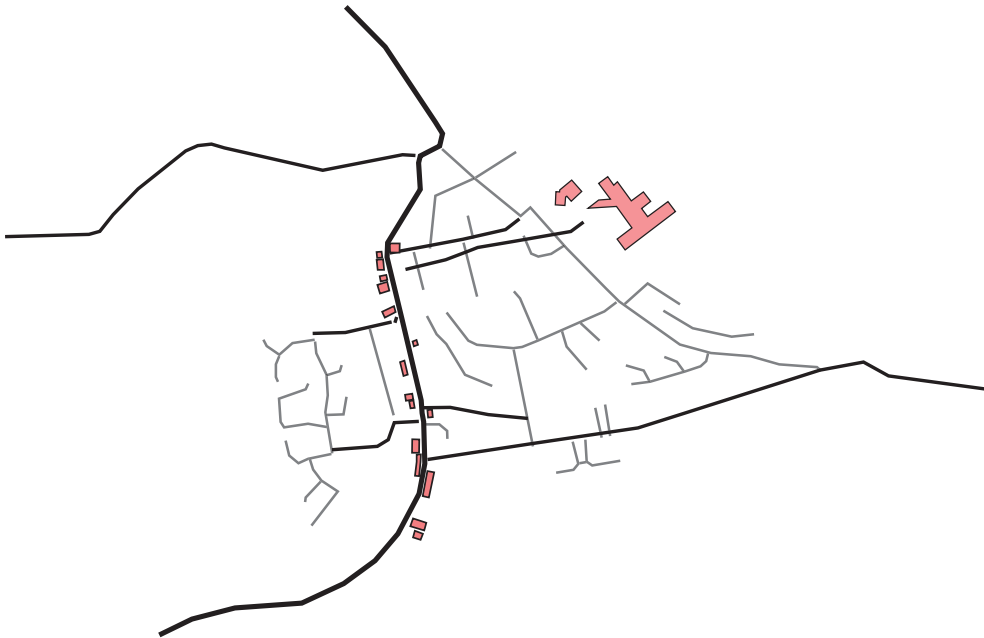
Focus on the main street: Buchanan Street

Scope

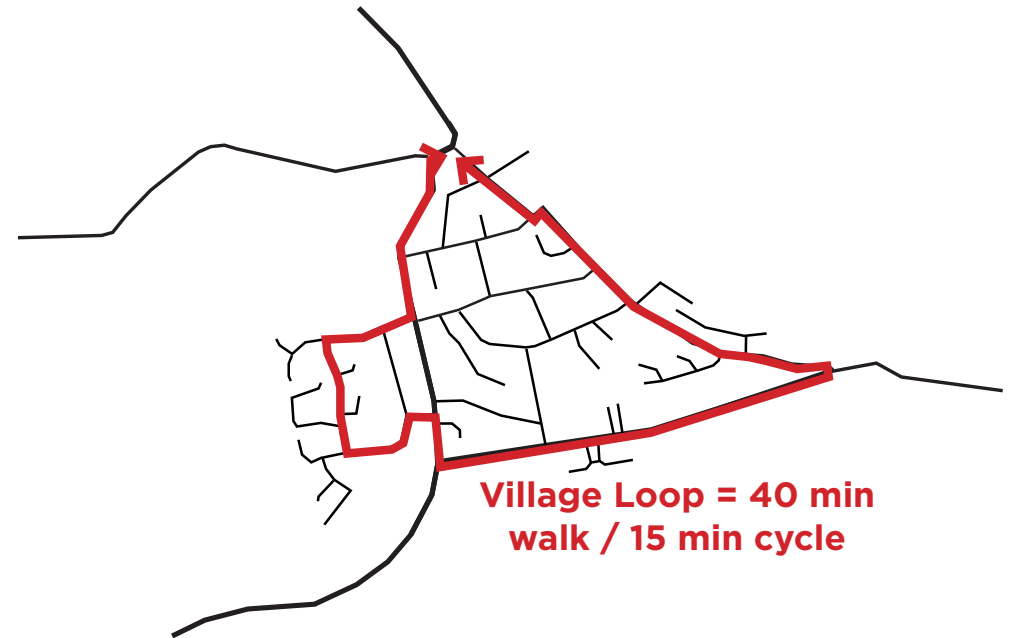


Strengths

Local service hub

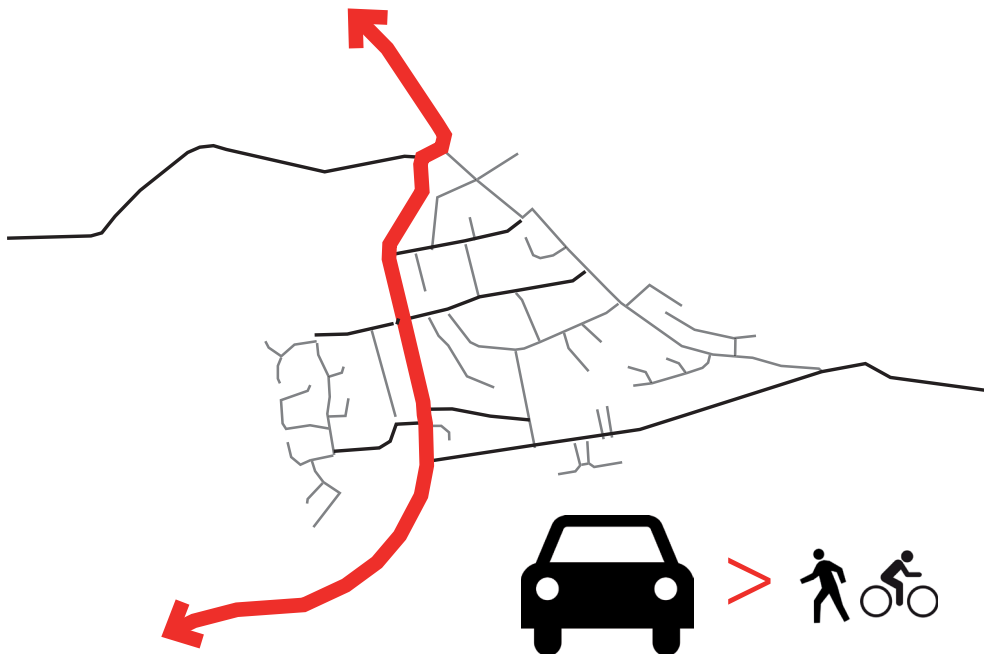


Highly walkable / cyclable distances

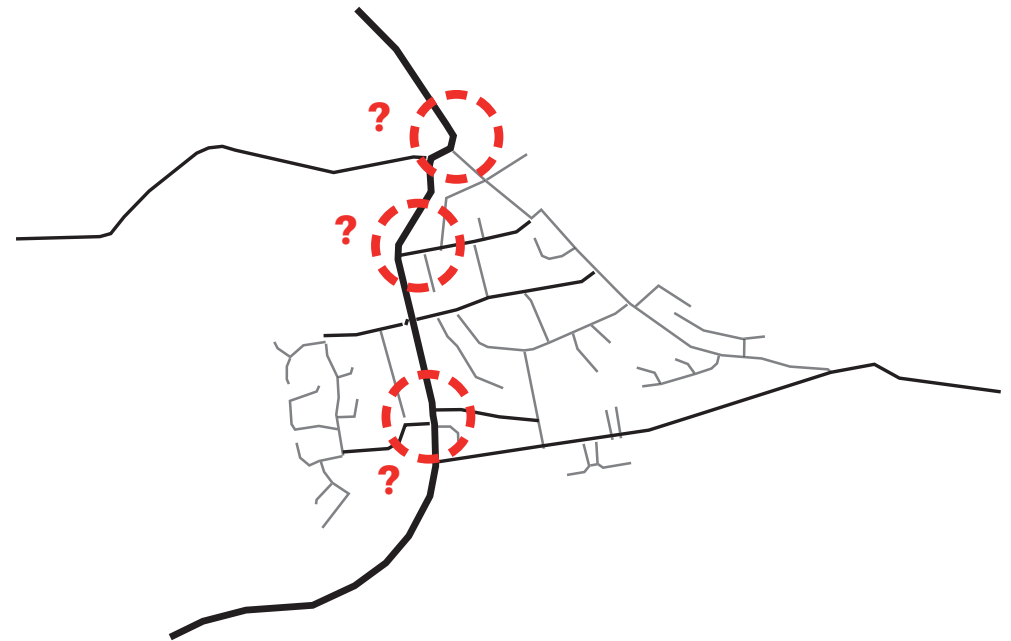


Challenges

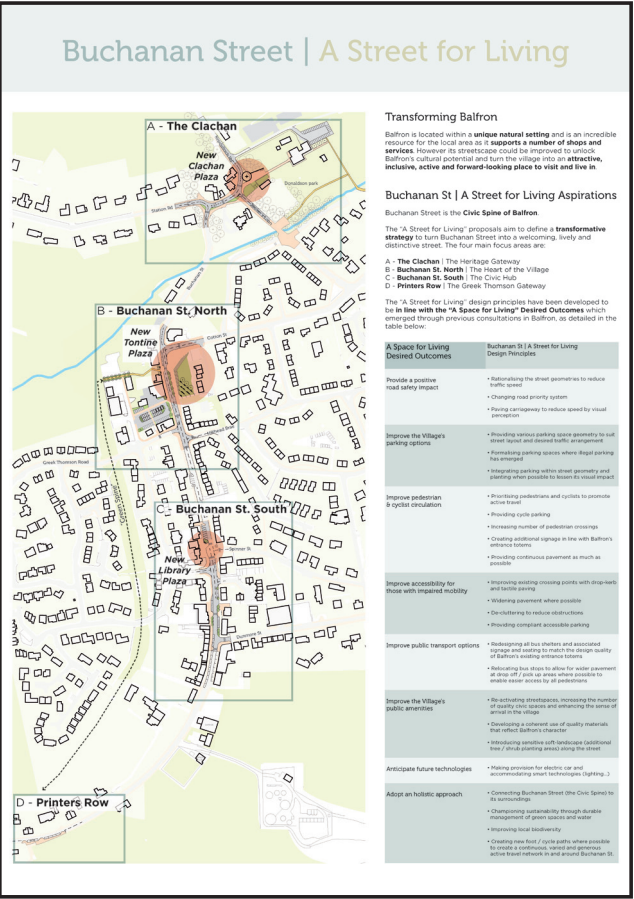
High traffic speed along Buchanan St



Lack of sense of arrival in the village centre



Placemaking Plan



Placemaking Plan Design Principles (Extract)

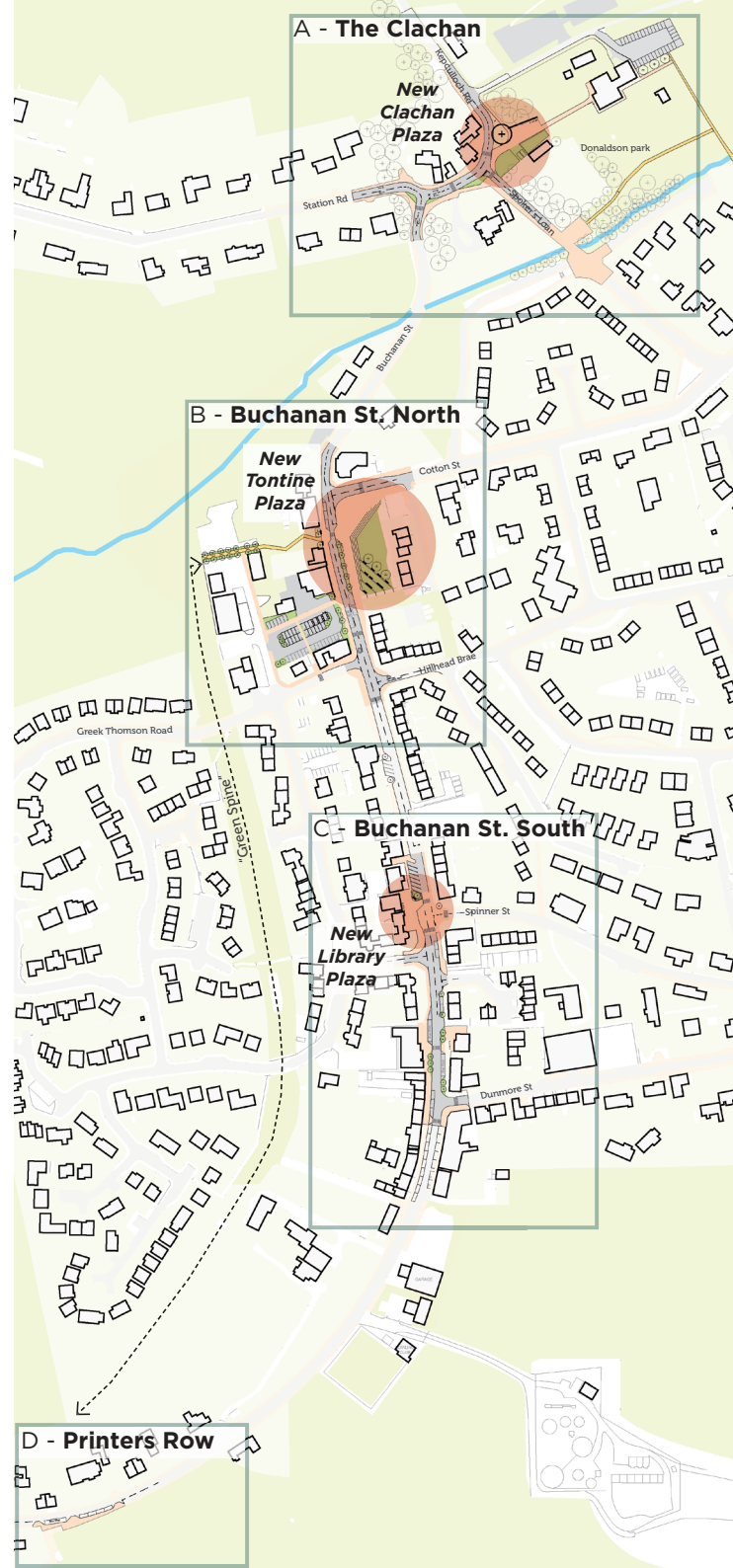
A Space for Living Desired Outcomes	Buchanan St A Street for Living Design Principles
Provide a positive road safety impact	<ul style="list-style-type: none"> • Rationalising the street geometries to reduce traffic speed • Changing road priority system • Paving carriageway to reduce speed by visual perception
Improve the Village's parking options	<ul style="list-style-type: none"> • Providing various parking space geometry to suit street layout and desired traffic arrangement • Formalising parking spaces where illegal parking has emerged • Integrating parking within street geometry and planting when possible to lessen its visual impact
Improve pedestrian & cyclist circulation	<ul style="list-style-type: none"> • Prioritising pedestrians and cyclists to promote active travel • Providing cycle parking • Increasing number of pedestrian crossings • Creating additional signage in line with Balfron's entrance totems • Providing continuous pavement as much as possible
Improve accessibility for those with impaired mobility	<ul style="list-style-type: none"> • Improving existing crossing points with drop-kerb and tactile paving • Widening pavement where possible • De-cluttering to reduce obstructions • Providing compliant accessible parking
Improve public transport options	<ul style="list-style-type: none"> • Redesigning all bus shelters and associated signage and seating to match the design quality of Balfron's existing entrance totems • Relocating bus stops to allow for wider pavement at drop off / pick up areas where possible to enable easier access by all pedestrians
Improve the Village's public amenities	<ul style="list-style-type: none"> • Re-activating streetspaces, increasing the number of quality civic spaces and enhancing the sense of arrival in the village • Developing a coherent use of quality materials that reflect Balfron's character • Introducing sensitive soft-landscape (additional tree / shrub planting areas) along the street
Anticipate future technologies	<ul style="list-style-type: none"> • Making provision for electric car and accommodating smart technologies (lighting...)
Adopt an holistic approach	<ul style="list-style-type: none"> • Connecting Buchanan Street (the Civic Spine) to its surroundings • Championing sustainability through durable management of green spaces and water • Improving local biodiversity • Creating new foot / cycle paths where possible to create a continuous, varied and generous active travel network in and around Buchanan St.

A Space for Living Desired Outcomes	Buchanan St A Street for Living Design Principles
Improve pedestrian & cyclist circulation	<ul style="list-style-type: none"> • Prioritising pedestrians and cyclists to promote active travel • Providing cycle parking • Increasing number of pedestrian crossings • Creating additional signage in line with Balfron's entrance totems • Providing continuous pavement as much as possible

Strategic Streetscape Proposals

4 key locations along Buchanan Street:

- **The Clachan**
The heritage Gateway
- **Buchanan St North**
The Heart of the Village
- **Buchanan St South**
The Civic Hub
- **Printers Row**
The Greek Thomson Gateway



Strategic Streetscape Proposals | The Clachan



Existing



Possible Solution:

Transforming The Clachan into a distinctive, welcoming and safer gateway to the Heart of the Village and Donaldson Park.





Existing



Possible Solution

Strategic Streetscape Proposals | Buchanan St. North



Existing



Possible Solution:

Transforming Buchanan St North into a generous gathering space with reduced traffic speed, improved footpaths and a new plaza.





Existing



Possible Solution

Strategic Streetscape Proposals | Buchanan St. South



Existing



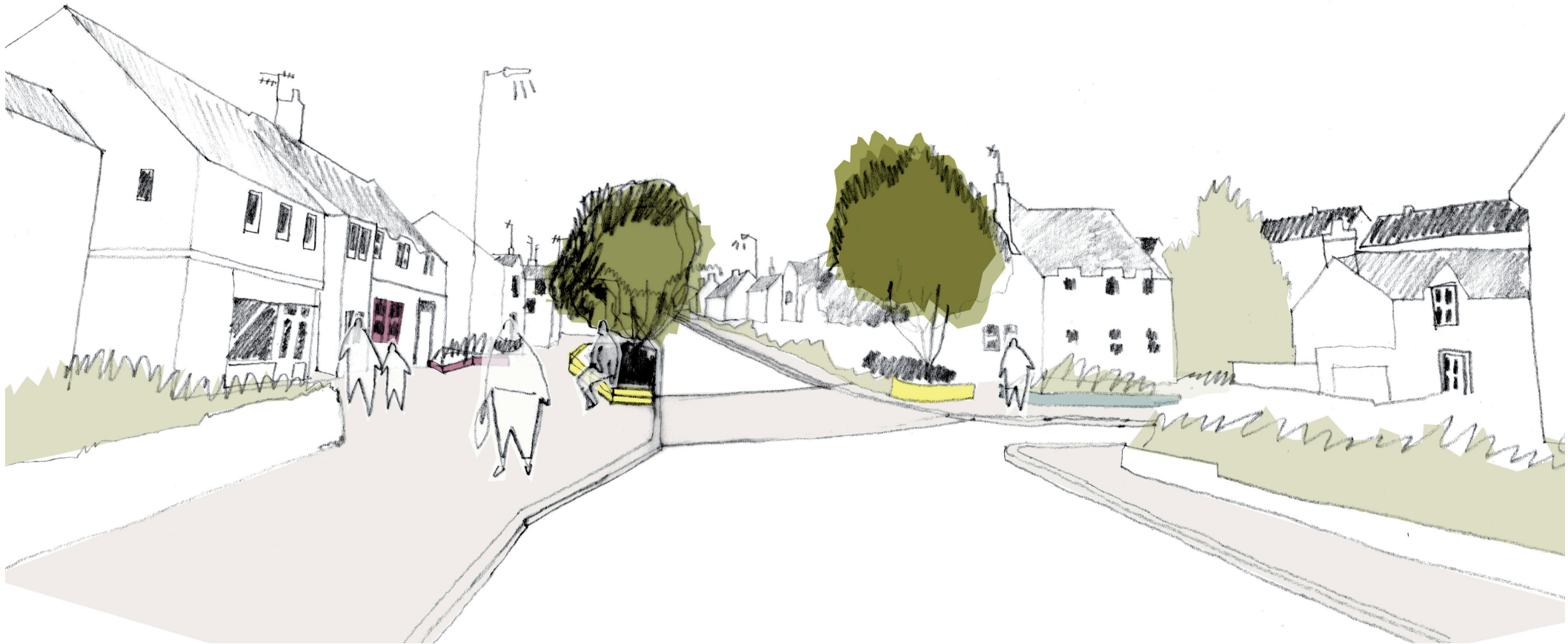
Possible Solution - The Civic Hub

Transforming Buchanan St South into a lively civic hub with a new Library Social Space, rationalised parking and improved pedestrian links.





Existing

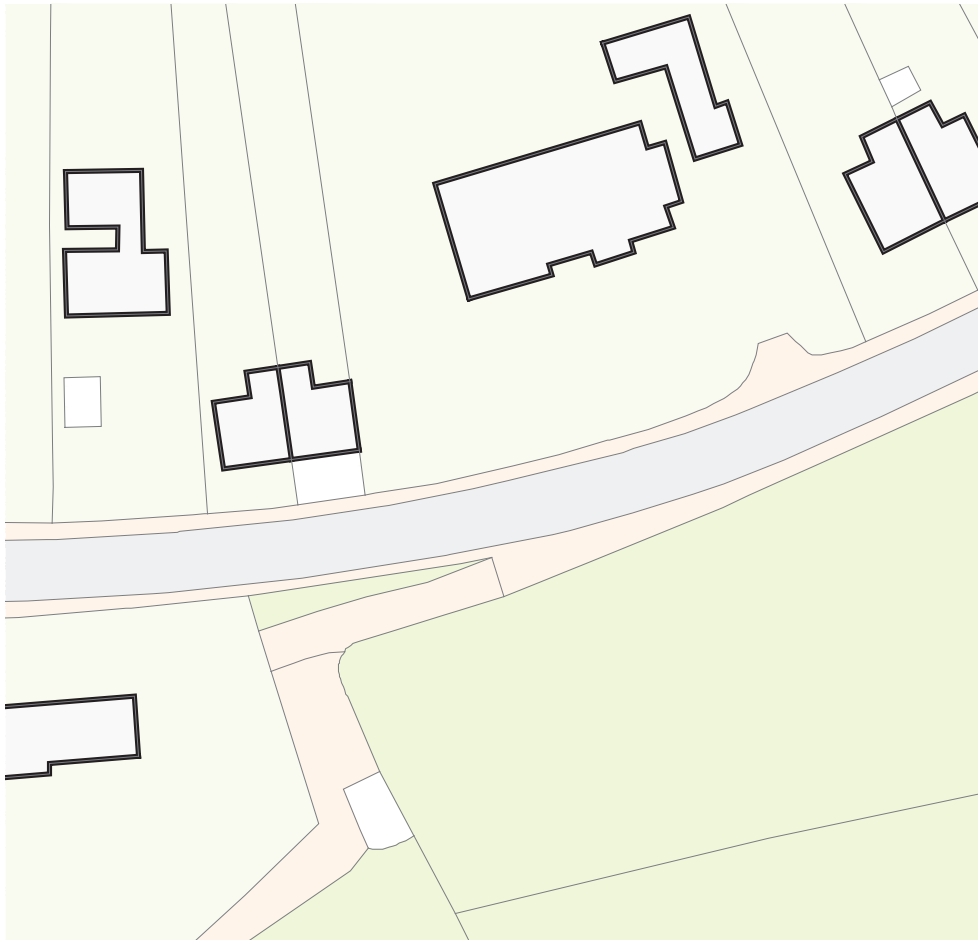


Possible Solution

Strategic Streetscape Proposals | Printers Row

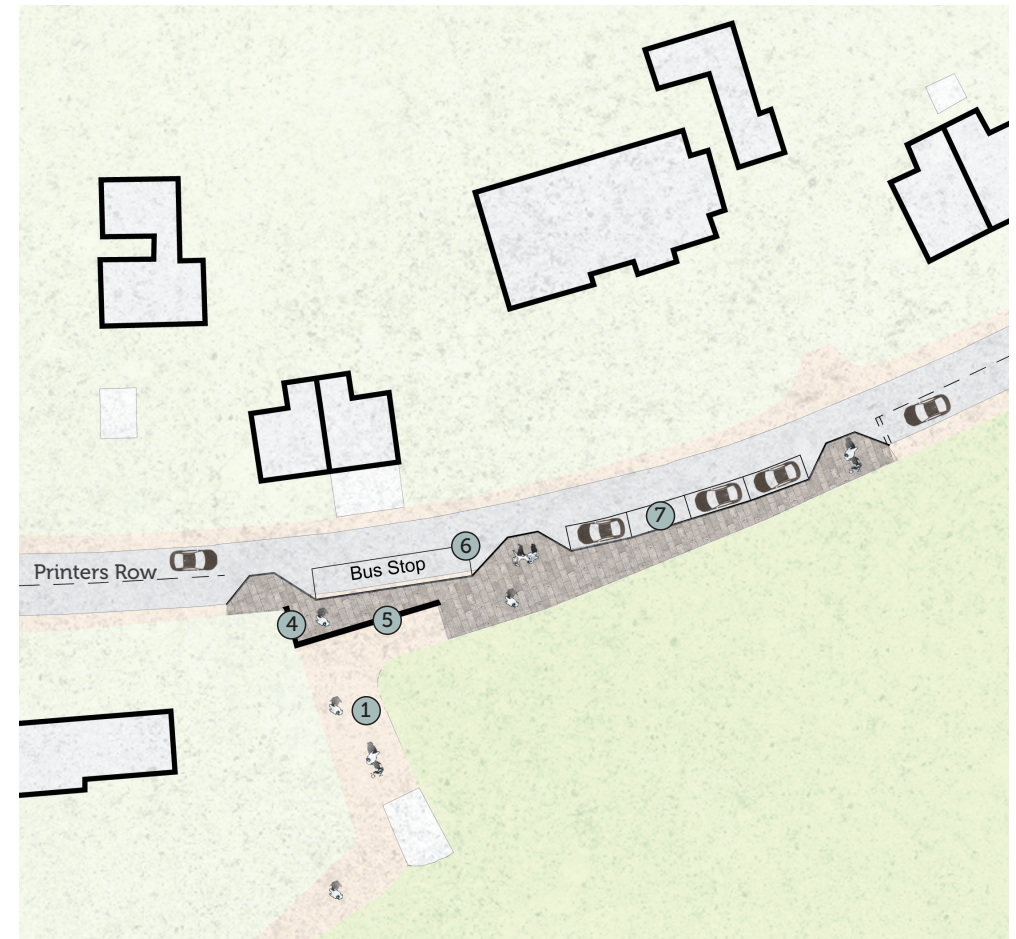


Existing



Possible Solution - The Greek Thomson Gateway

Transforming Printers Row into a welcoming gateway to the Greek Thomson Path and the Endrick Water with improved bus and parking provision.





Existing

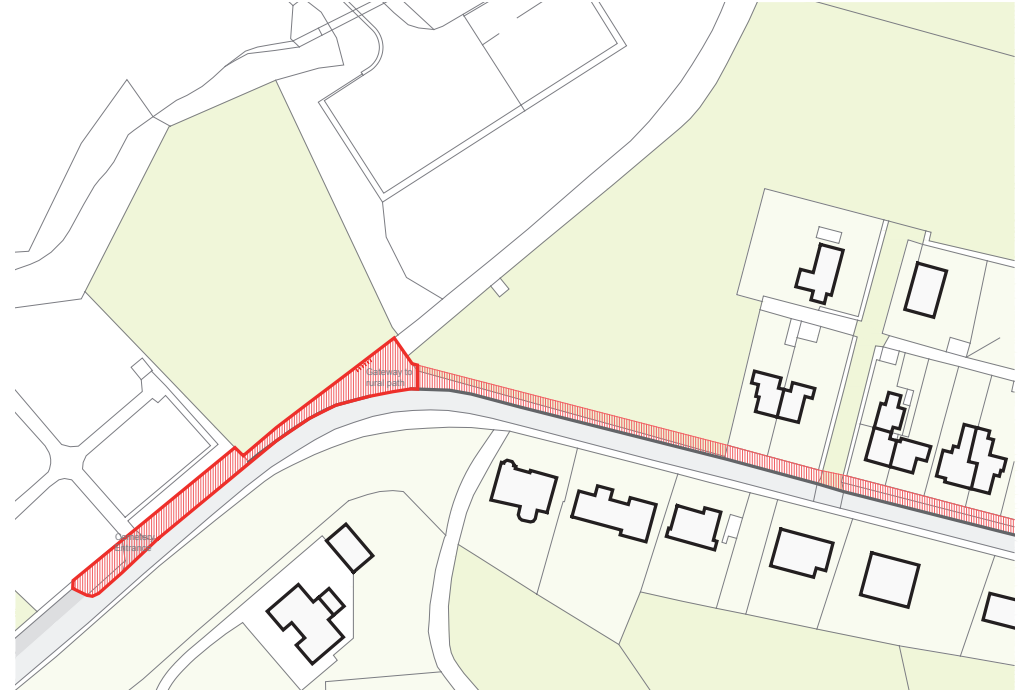


Possible Solution

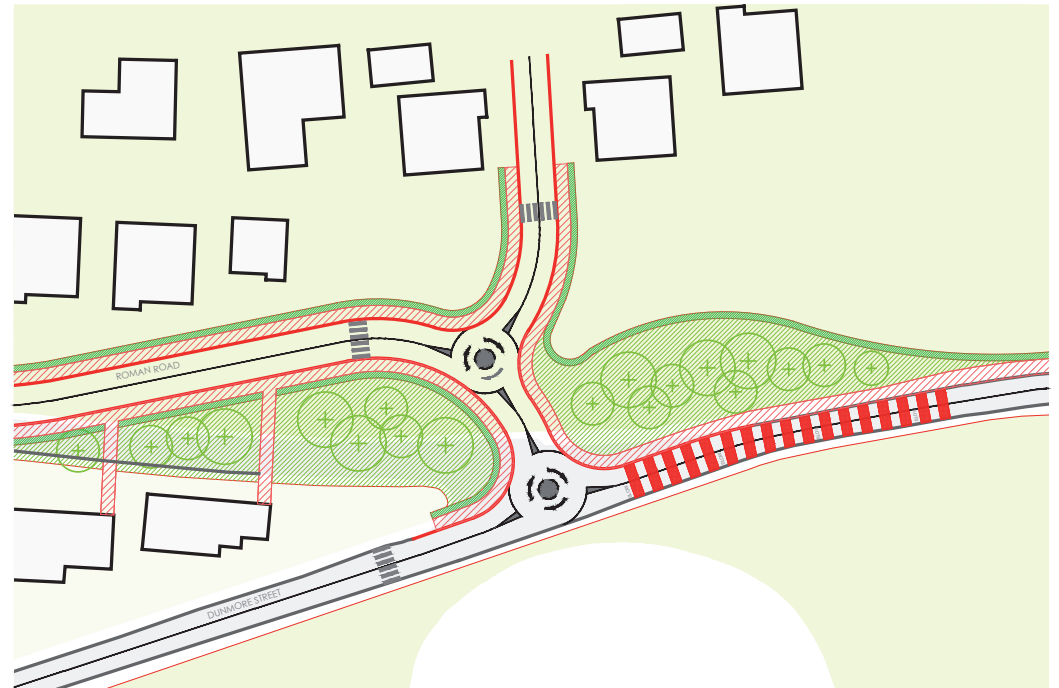




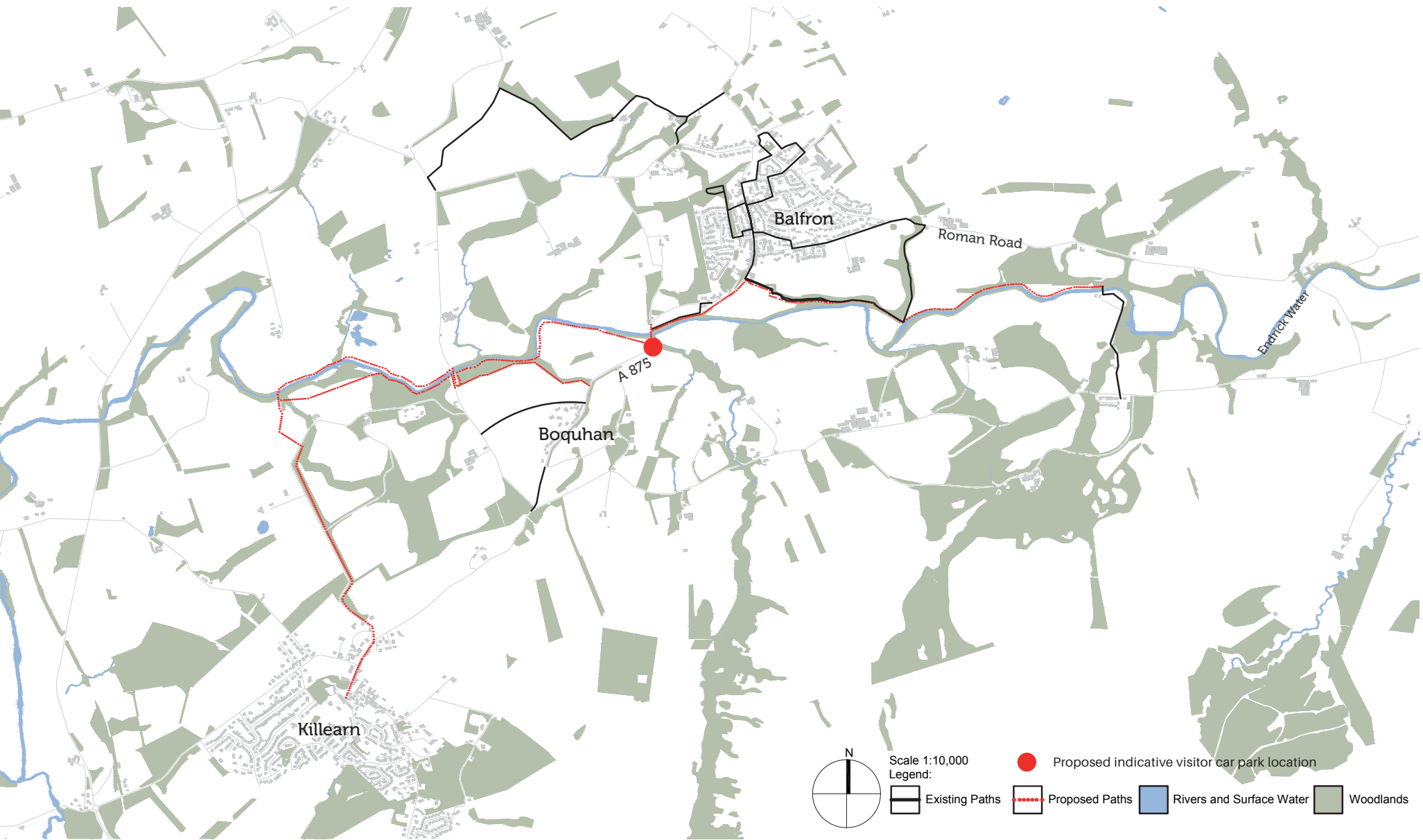
E - Station Road



F - Dunmore St / Roman Rd Roundabout



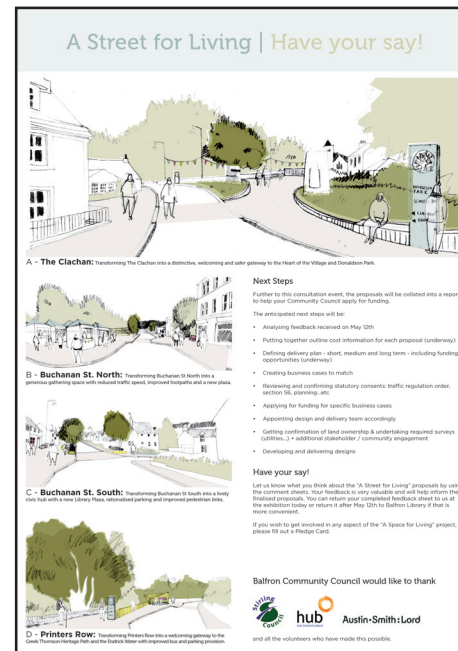
G - Rural Paths & Visitor Parking



May 12th: Community Event



B - Buchanan St. North | The Heart of the Village



Comment Sheets from the event

Do you support the "A Space for Living" project as a whole?

Yes	91%
No	2%
Didn't say	7%

How do you feel about The Clachan concept?

Positive to Very Positive	85%
Neutral	4%
Negative to Very Negative	4%
Didn't say	7%

How do you feel about Buchanan St South concept?

Positive to Very Positive	74%
Neutral	11%
Negative to Very Negative	4%
Didn't say	11%

How do you feel about Buchanan St North concept?

Positive to Very Positive	85%
Neutral	6%
Negative to Very Negative	7%
Didn't say	2%

How do you feel about Printers Row concept?

Positive to Very Positive	59%
Neutral	19%
Negative to Very Negative	7%
Didn't say	15%

Response to comments (Extract)

Questions / Concerns	Response / Recommendation
Would Buchanan Street feeder road be able to cope with the turning traffic in and out of the co-op car park?	The final approach to any change in traffic patterns would depend on detailed traffic modelling, but we do not anticipate the traffic volumes involved would be problematic.
Will the Co-op car park retain the same capacity? As Balfron serves a large rural area, parking is very important to the village's economy	The proposed designs acknowledge the important role of the co-op car park and show a slight increase in parking spaces number.
Concerns that the "Tontine Square" proposal might distort the "village" character of Balfron	<p>The two main design moves for the "Tontine Village Space" aim to restore Balfron's village character rather than to distort it.</p> <p>The proposed terraces, embedded into the existing embankment, offers a space to enjoy views onto the hills; which are inherent to Balfron's character.</p> <p>The new paved area is to be used at the main village space in Balfron and accommodate events, providing a much needed social space to improve the sense of community and village cohesion.</p> <p>When detailed proposals are developed, attention will need to be paid to the material palette and the scale and nature of the proposed street elements (including seating, cycle parking, type of kerb and balance of hard and soft landscape) to ensure that the proposal provides an adequate response to the vernacular character of Balfron.</p>
Where would people park on market days?	The intention is for the Co-op car park to be used by visitors on market days.
Will the crossing on Cotton St reduce the parking outside the bank?	The provision of a much needed crossing point along Cotton Street (to access the Bank) outweighs the loss of one parking bay which could be relocated within the Co-op car park.
Will there be enough accessible parking?	The ambition of the project is to provide compliant accessible parking provision in the village. The outline proposal presented at the community street event did not highlight the location of each accessible bay but ensured that space was made available to accommodate accessible spaces at key locations when the detailed designs are developed. Accessible bays should comply with flat and level access.
Will the proposed planting areas disturb sightlines?	<p>Adding more tree planting along Buchanan St is a key part of the proposal which received great support during the consultation event. It would improve the quality of the environment and therefore encourage active travel. Pockets of planting also provide the opportunity to enhance local biodiversity and amenity provision: vegetation in general and trees in particular provide numerous benefits including the filtration of pollutants, wildlife habitat enhancement and improvement of mental and physical health.</p> <p>If carefully designed to mitigate any potential "negative effect" (e.g. road safety), we do not anticipate any risks in introducing new planting areas along Buchanan St. The planting palette should be chosen and maintained carefully (e.g. trees with a narrow crown maintained to provide a 2m high clear sightline area...etc) to ensure that generous planting can be successfully combined with a safe road arrangement.</p>
Why is there planting proposed in the Co-op car park?	<p>The proposed (indicative) co-op car park has been designed to increase the versatility of this space, in line with the "Adopt an holistic approach" desired village outcome. The car park arrangement has been rationalised to increase the number of spaces whilst leaving sufficient space for a service vehicle to circulate.</p> <p>The proposal is for the parking area to be paved, with spaces indicated by metal studs or contrasting color paving rather than line marking. Planting areas are also proposed to be introduced to channel vehicular traffic and provide soft buffers along footpaths cutting through the Co-op car park. This quality treatment will enable this area to double up as a community events space when needed, therefore making the most of this large open area at the heart of the village.</p>

Cost Summary (Extract)

B - Buchanan St North

	Improvement Description	Estimated Cost	Pricing Consideration	Potential Funding Source
Level 1	Basic road works to rationalise road geometry, reduce traffic speed and improve pedestrian and cycle links, focused on Buchanan Street.	£244,153	The estimated cost does not include dealing or re-locating underground services other than drainage, design or fees of any description, tree Felling/cutting down and removing trees.	Sustrans & Stirling Council Refer to Funding Table (p.83) for further detail.
Level 2	Creation of ambitious Village Space (Tontine Village Space) and redesign of streetscape with quality material and planting palette, focused on Buchanan Street. Reconfiguration of Co-op car park.	£963,575	The estimated cost does not include dealing or re-locating underground services other than drainage, design or fees of any description, tree Felling/cutting down and removing trees.	Sustrans & Stirling Council Refer to Funding Table(p.83) for further detail.
Level 3	Advanced works with additional foot and cycle paths created, including new connection from the Tontine Village Space to Balfron's improved Green Spine. Resurfacing of Co-op car park.	£1,688,475	The estimated cost does not include dealing or re-locating underground services other than drainage, design or fees of any description, tree Felling/cutting down and removing trees.	Sustrans & Stirling Council Refer to Funding Table (p.83) for further detail.

Pros / Cons Analysis (Extract)

B - Buchanan St North

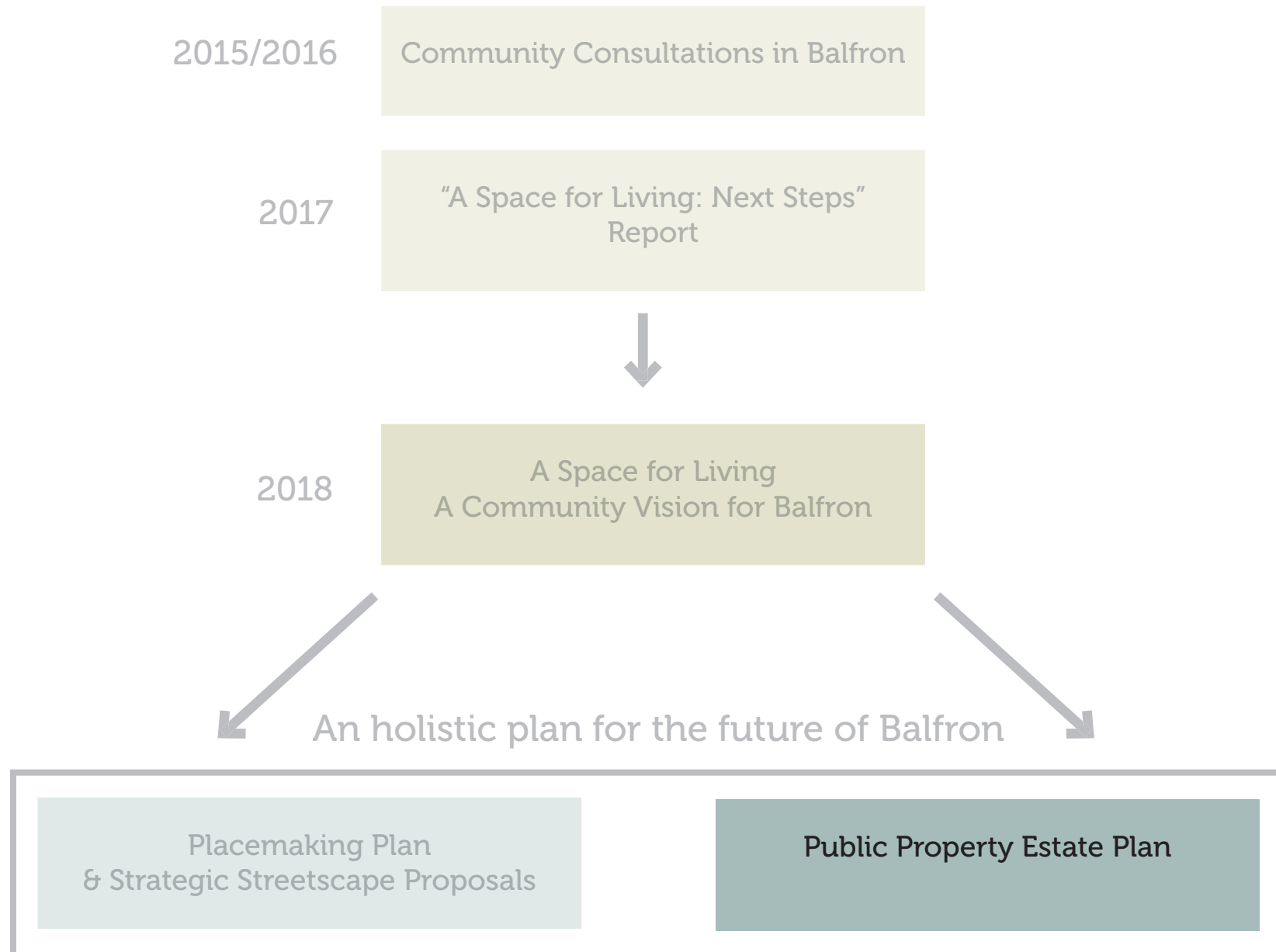
	Pros	Cons / Potential Risks
Level 1	<p>Reduces Traffic Speed</p> <p>Improved pedestrian + cycle connections</p>	<p>Only addresses two Community Desired Outcomes</p> <p>Does not fully realise the 'A Space for Living' Vision</p> <p>The agreement of those with land interests in the car park is likely to be required prior to any works in that area being carried out.</p>
Level 2	<p>Reduces Traffic Speed</p> <p>Improved pedestrian + cycle connections</p> <p>Improved streetscape treatment (materials...)</p> <p>Creates a Village Space (heart of the village)</p> <p>Increases socialisation</p> <p>Provides break-out space for locals and pupils / students</p> <p>Increases business opportunities</p> <p>Improved parking (Co-op)</p> <p>Promotes active travel</p> <p>Improves local biodiversity</p>	<p>Focuses on the Tontine Corner + pavement only</p> <p>The agreement of those with land interests in the car park is likely to be required prior to any works in that area being carried out.</p>
Level 3	<p>Reduces Traffic Speed</p> <p>Improved pedestrian + cycle connections</p> <p>Improved streetscape treatment (materials...)</p> <p>Creates a Village Space (heart of the village)</p> <p>Increases socialisation</p> <p>Provides break-out space for locals and pupils / students</p> <p>Increases business opportunities</p> <p>Improved parking (Co-op)</p> <p>Promotes active travel</p> <p>Improves local biodiversity</p> <p>Connects Buchanan St (Civic Spine) with Balfron's improved Green Spine</p> <p>Improved Co-op car park treatment to create more versatile space</p>	<p>The agreement of those with land interests in the car park is likely to be required prior to any works in that area being carried out.</p>

Recommended Priority Project: Buchanan St North



Any questions on
Placemaking Plan & Strategic Streetscape
proposals?

Public Property Estate Plan



Public Property Estate Plan

Public Property Estate Plan

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

1 - Review of Existing Public Property
Assets

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

1 - Review of Existing Public Property
Assets

2 - Exploration of options for a
Joint Working Space

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

1 - Review of Existing Public Property
Assets

2 - Exploration of options for a
Joint Working Space

2A - Within Existing
Properties

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

1 - Review of Existing Public Property
Assets

2 - Exploration of options for a
Joint Working Space

2A - Within Existing
Properties

2B - Within a New
Building

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

1 - Review of Existing Public Property
Assets

2 - Exploration of options for a
Joint Working Space

2A - Within Existing
Properties

2B - Within a New
Building

3 - Exploration of options for a new
Multi-Service "Hub" Building

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

**1 - Review of Existing Public Property
Assets**

2 - Exploration of options for a
Joint Working Space

2A - Within Existing
Properties

2B - Within a New
Building

3 - Exploration of options for a new
Multi-Service "Hub" Building

Review of Existing Assets



Stirling Council Owned Community Assets

- 1 - Balfon Library
- 2 - Balfon Local office
- 3 - Balfon High School
- 4 - Balfon Primary School
- 5 - Balfon Waste Services Depot ("The Depot")
- 6 - Basement at 151-159 Buchanan Street ("The Bunker")
- 7 - Balfon Public Toilets
- 8 - Cherry Tree Resource Centre

Other Community Assets

- 9 - Balfon Fire Station (Fire Scotland)
- 10 - Balfon Bus Depot (First Group)
- 11 - Balfon Health Centre (NHS Forth Valley)
- 12 - Balfon Ambulance Station (Scottish Ambulance Service)
- 13 - Balfon Police Station (Police Scotland)

Review of Existing Assets (Extract)

BALFRON LIBRARY



NAME	GENERAL INFORMATION & AUDIT					STAKEHOLDER ENGAGEMENT		
	Organisation	GIFA	Year of Build	Condition	Comments	CONTACT	DATE	OUTCOME / RECOMMENDATION
Balfron Library	Stirling Council	114m2	1940's	B	<p>Fully utilises a single storey space located on Buchanan Street which is the main street running through the centre of the village.</p> <p>It offers a range of on-line and more typical book-based library services, whilst also offering a children's book club and an access point of to adult education and employability courses.</p> <p>Mon 2-7pm, Tues 10am-1pm & 2-5pm, Thurs & Fri 2-5pm.</p> <p>Average footfall of 1,100 visitors per month. No dedicated parking.</p> <p>Visually the building looks able to provide a satisfactory facility for the foreseeable future. The building is suitably adaptable and well located to provide a number of alternative uses if the need arose including retail or office accommodation.</p>	<p>Lindsay McKrell Team Leader for Libraries Stirling Council</p> <p>Carol Murphy Library Services</p>	<p>06/03/2018</p> <p>09/02/2018</p>	<p>If multi agency/ multi service hub option is progressed this should include Library Services. The existing building would have surplus potential which could generate a moderate capital receipt or rental income for Stirling Council. Redevelopment or re use of the building could create a commercial opportunity for Village main street.</p> <p>If the multi-agency/ multi service hub option is not progressed Library Services, make a compelling case to remain in their current building which is efficiently utilised and well located.</p>

Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

1 - Review of Potential Rationalisation
of Existing Public Property Assets

2 - Exploration of options for a
Joint Working Space


2A - Within Existing
Properties

2B - Within a New
Building

3 - Exploration of options for a new
Multi-Service "Hub" Building

2 - Exploration of options for a Joint Working Space

Area Requirements

	= 10m ²	X 9	= 90m ²
	= 8m ²		= 72m ²
	= 7m ²		= 63m ²

- For workplaces with 6-25 employees, two toilets and wash stations are required.
- Stirling Council LDP Supplementary Guidance SG14 states 1 car parking space is required per 30m² of office space.
- Provision for storage is required.
- Provision for tea prep station.

Exploration of options for a Joint Working Space within an existing property (Extract)

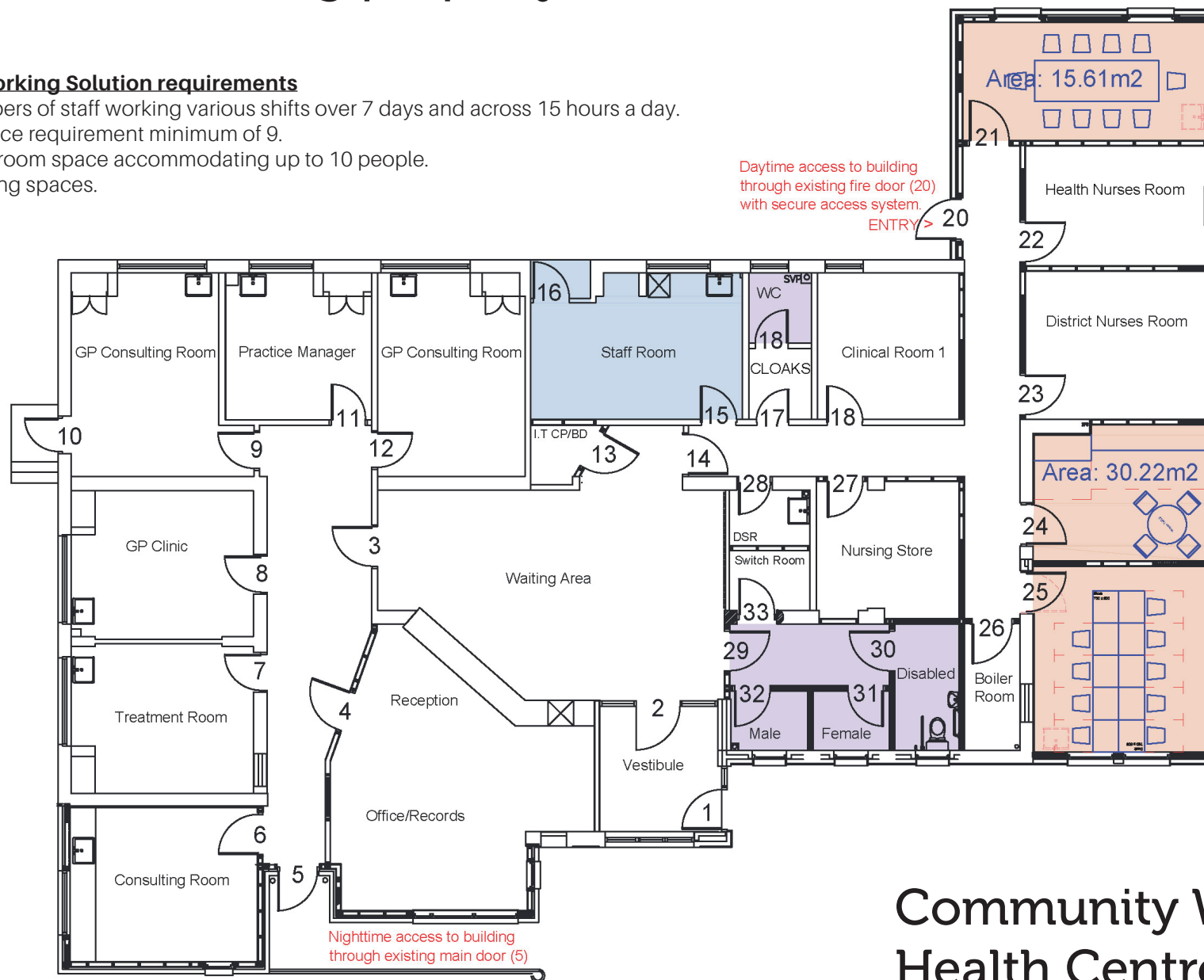
Joint Working Solution requirements

19 members of staff working various shifts over 7 days and across 15 hours a day.

Desk space requirement minimum of 9.

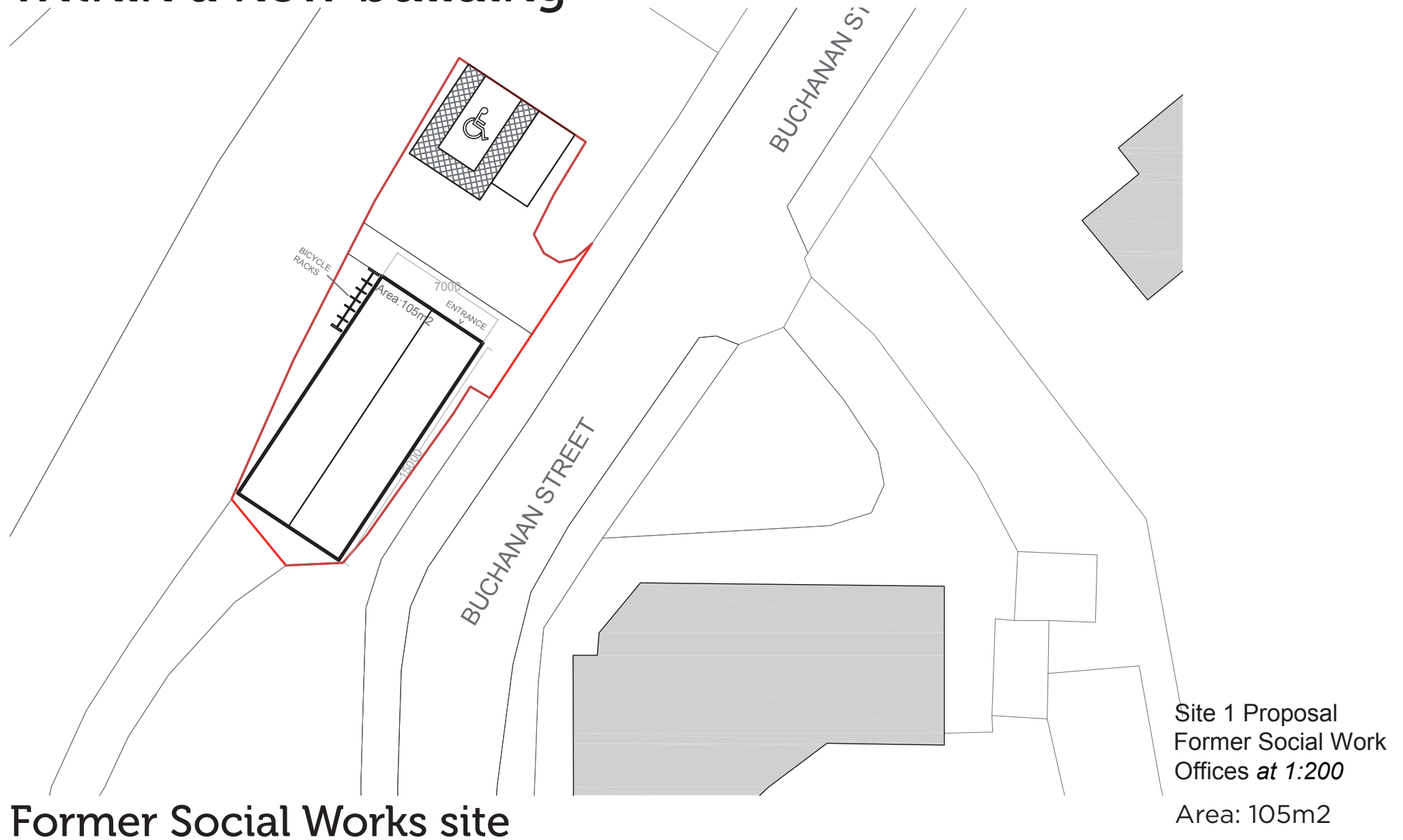
Meeting room space accommodating up to 10 people.

6-7 parking spaces.

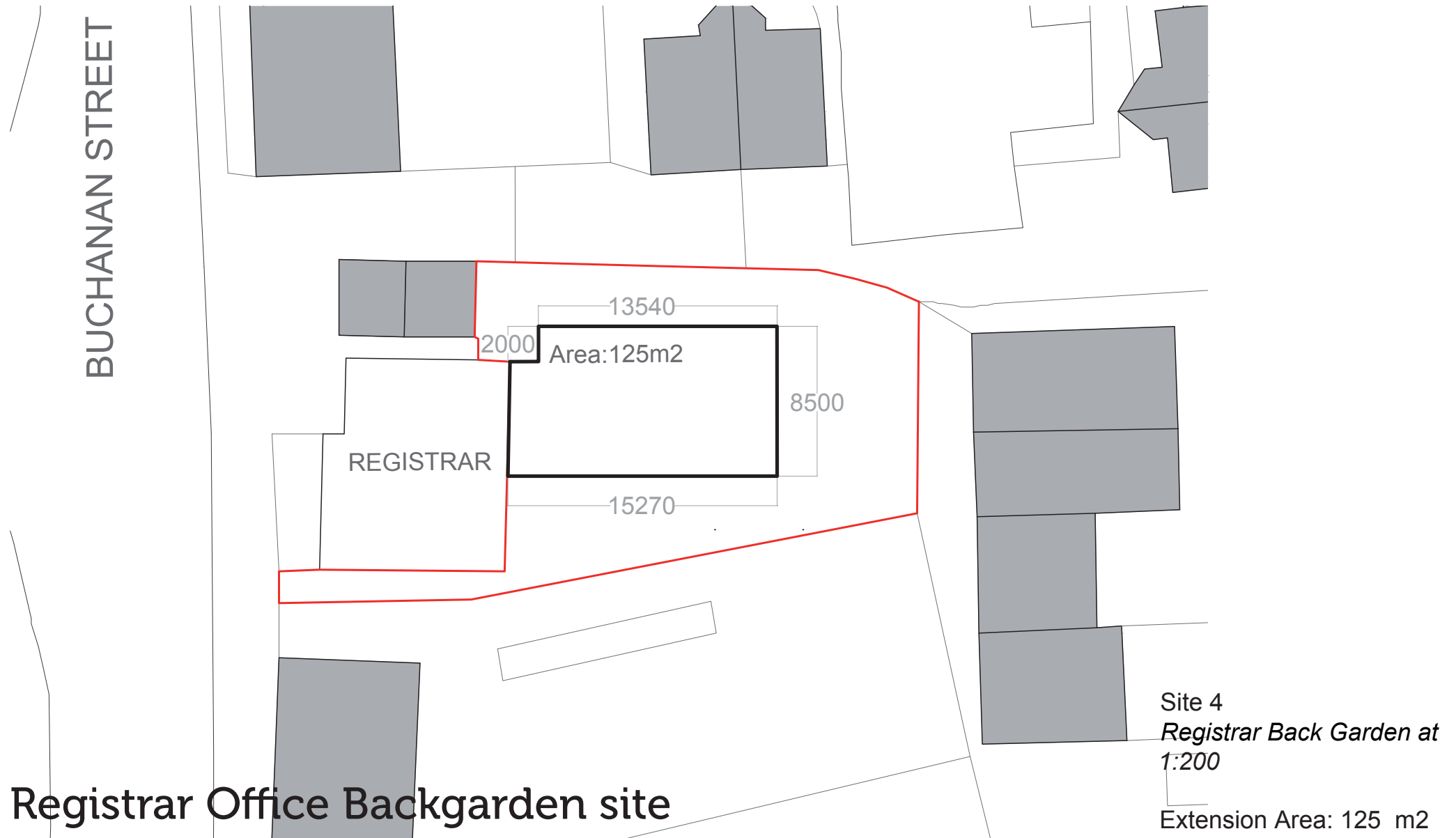


Community Wing of the
Health Centre - OPT.4D

2B - Exploration of options for a Joint Working Space within a new building



2B - Exploration of options for a Joint Working Space within a new building



Public Property Estate Plan

Public Property Estate Plan

Efficient transformation of Public
Property Assets

1 - Review of Potential Rationalisation
of Existing Public Property Assets

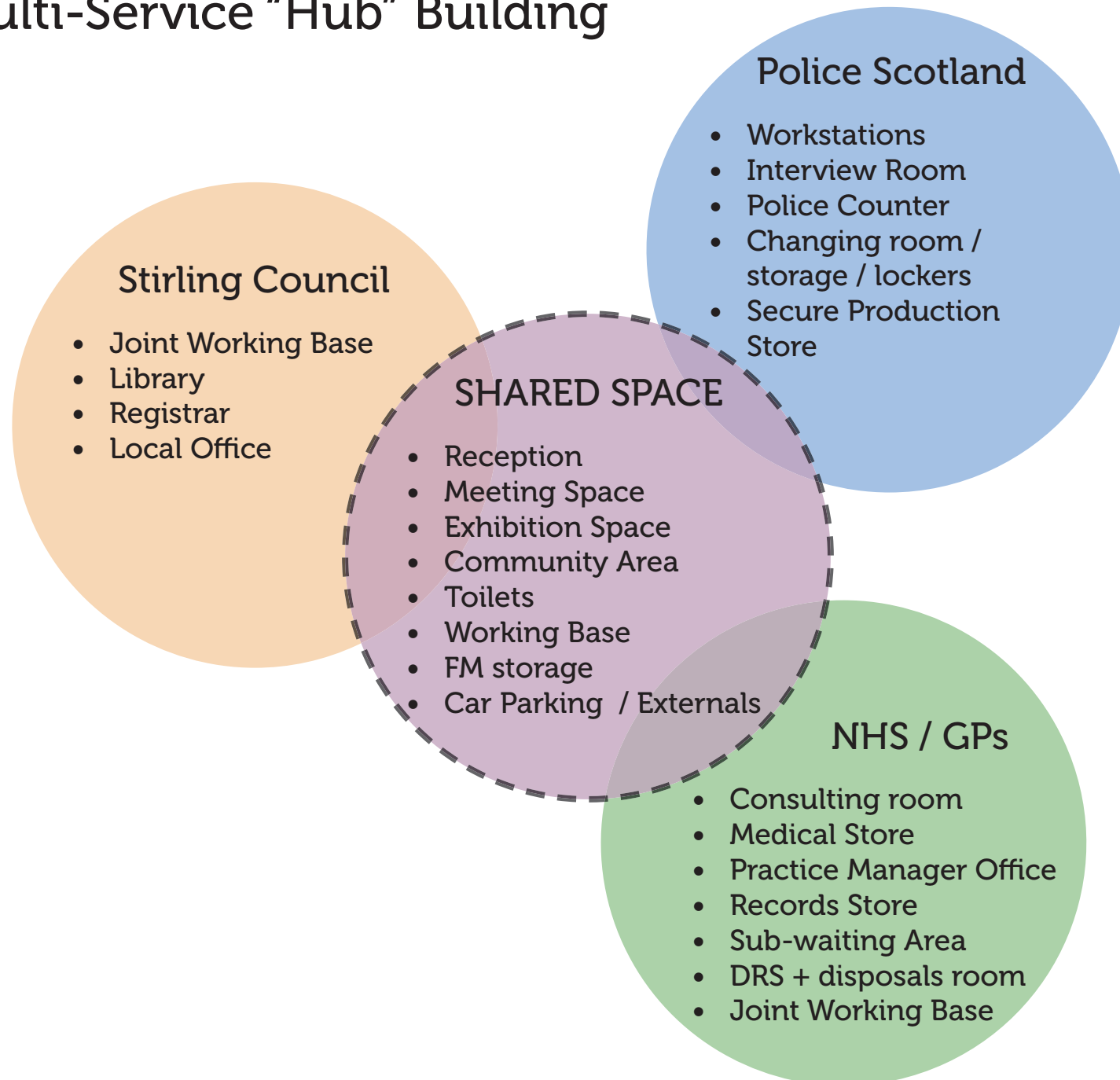
2 - Exploration of options for a
Joint Working Space

2A - Within Existing
Properties

2B - Within a New
Building

3 - Exploration of options for a new
Multi-Service "Hub" Building

3 - Exploration of options for a new Multi-Service "Hub" Building



3 - Exploration of options for a new Multi-Service “Hub” Building



Design Aspirations: High Quality Architecture

3 - Exploration of options for a new Multi-Service "Hub" Building



Design Aspirations: Convivial & Flexible Interior

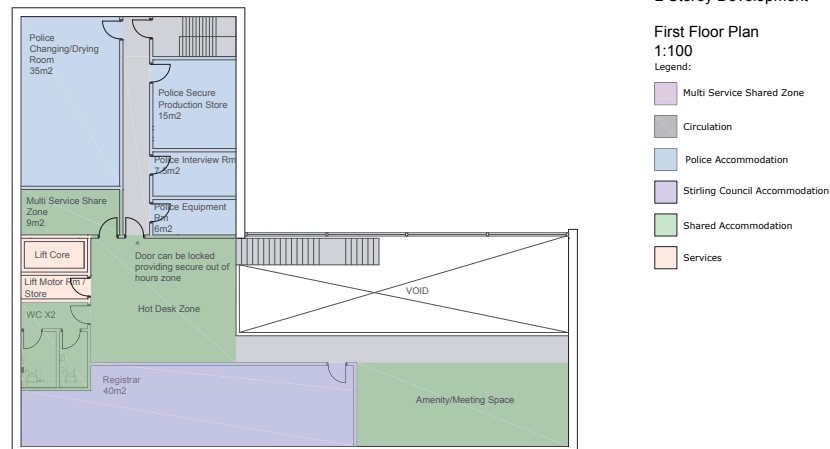
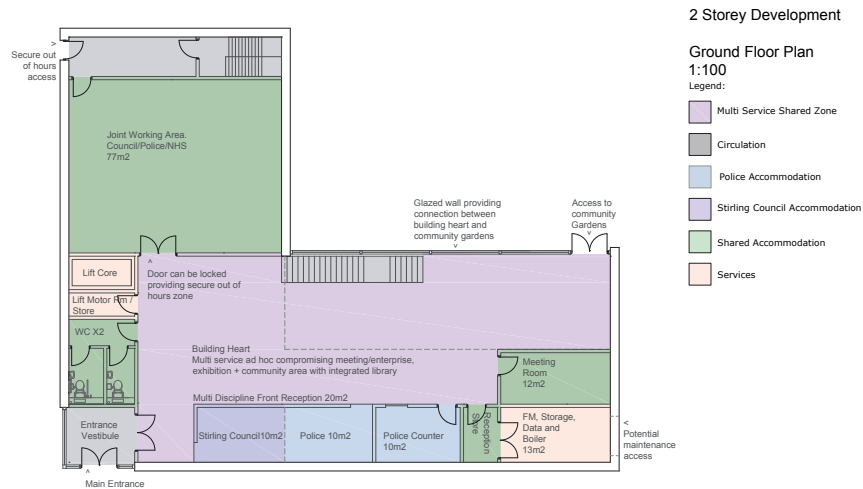
3 - Exploration of options for a new Multi-Service “Hub” Building



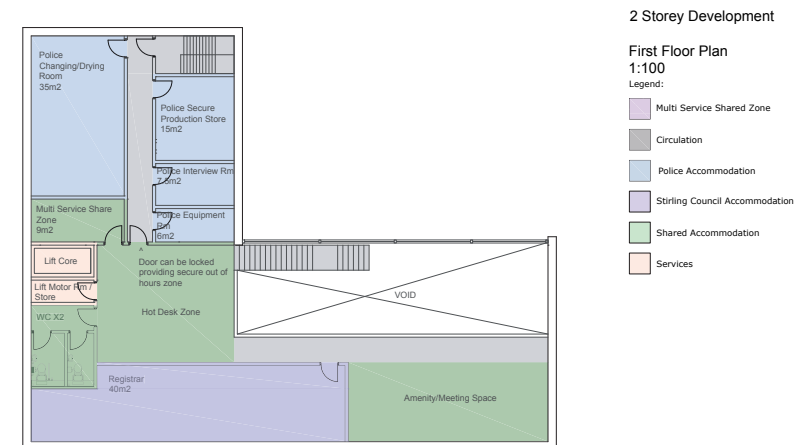
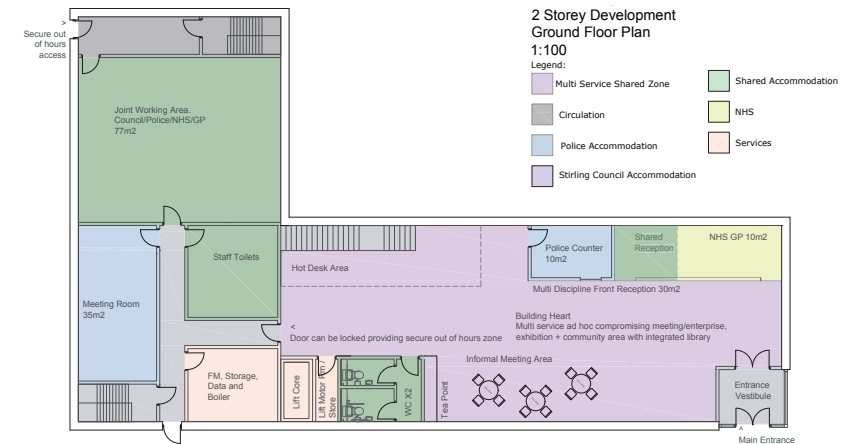
Design Aspirations: High Quality Landscape Treatment

3 - Exploration of options for a new Multi-Service "Hub" Building

No GPs Option



Option with GPs



Public Property Estate Plan - Summary

1 - Review of Potential Rationalisation of Existing Public Property Assets

2 - Exploration of options for a Joint Working Space

2A - Within Existing Properties

- Health Centre - Community Wing (3 Options)

2B - Within a New Building

- Former Social Works site
- Registrar Backgarden site

3 - Exploration of options for a new Multi-Service "Hub" Building

- Without GPs
- With GPs

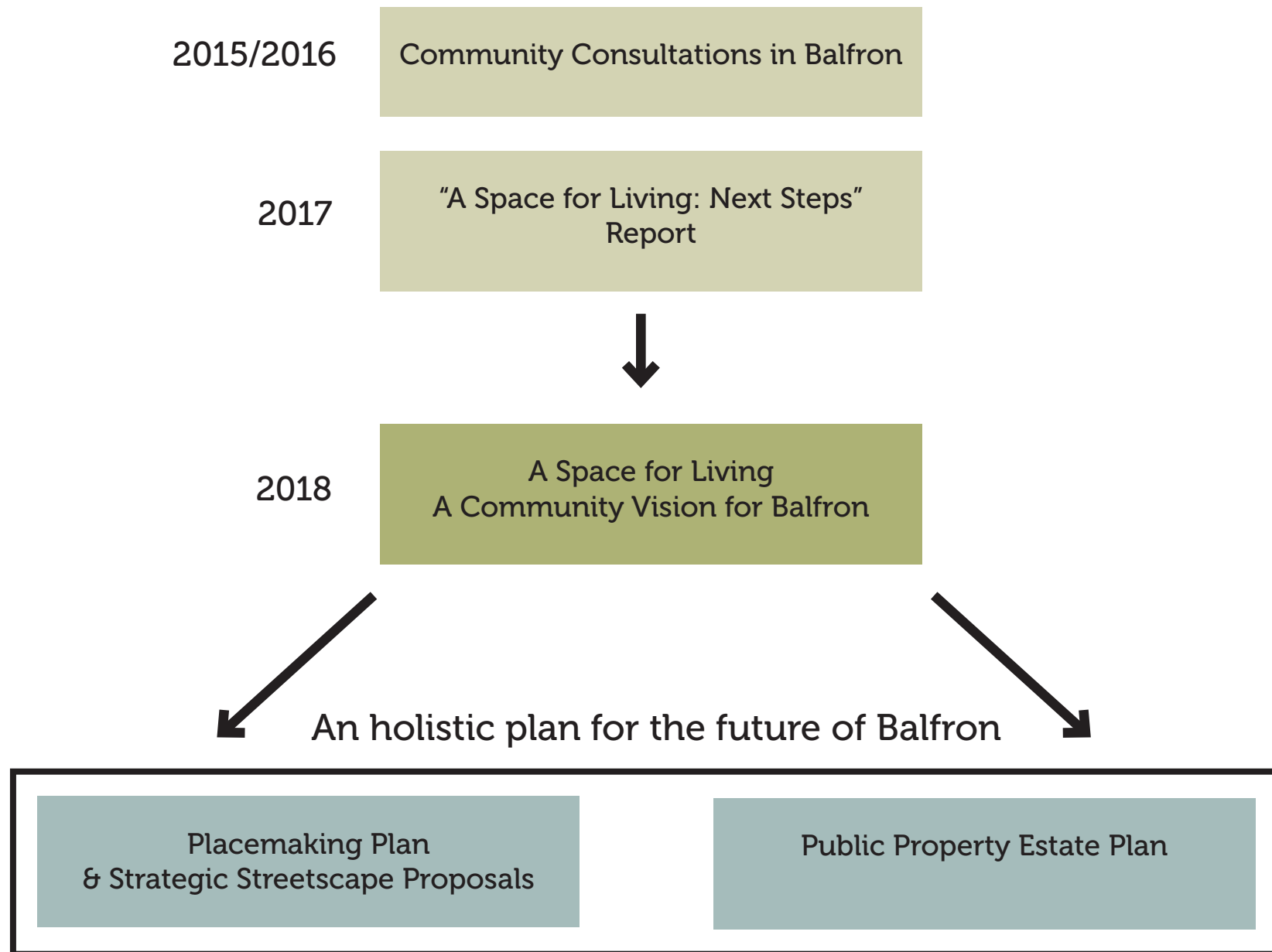
Cost Summary (Extract)

Improvement Description	Estimated Cost	Pricing considerations	Potential funding source
Option 1A Balfron Health Centre	£18,000	"in -house" undertaking, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 1B Balfron Health Centre	£10,000	"in house" undertaking, minimal internal alterations works to upgrade rear access and new furniture, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 2A Balfron Health Centre	£18,000	"in -house" undertaking, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 2B Balfron Health Centre	£10,000	"in house" undertaking, minimal internal alterations works to upgrade rear access and new furniture, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 3 Balfron Health Centre	£24,000	"in -house" undertaking, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 4A Balfron Health Centre	£24,000	"in -house" undertaking, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 4B Balfron Health Centre	£12,000	No internal alterations. Budget needed for furniture and adaption of existing fire door, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 4C Balfron Health Centre	£12,000	No internal alterations. Budget needed for furniture and adaption of existing fire door, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option 4D Balfron Health Centre	£16,000	No internal alterations. Budget needed for furniture and adaption of existing fire door, excludes fees and IT	NHS Forth Valley - with rental agreement with Health and Social Care Partnership
Option B - Former Social Works site	£336,000	Hubco or small works contractor, includes fees excludes IT	Stirling Council - with rental agreement with Health and Social Care Partnership
Option C - Extend Registrar building	£550,000	Hubco or small works contractor, includes fees excludes IT. Includes element of budget to upgrade Registrars building and demolition of toilet block	Stirling Council - with rental agreement with Health and Social Care Partnership

SWOT Analysis (Extract)

	Strengths	Weaknesses	Opportunities	Threats
Option 1A Balfron Health Centre	Health owned building. Building in good internal condition. Low capital cost. Compliant with brief re 9 workstaions. Good storage. No planning permisssion required. Only utilises 2 rooms.	Requires removal of existing partition wall. Meeting space is compromised - 4 person.	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process may not yield required space
Option 1B Balfron Health Centre	Health owned building. Building in good internal condition. Very low capital cost. Separate meeting space. No need to remove internal wall or go through planning process. Only utilises 2 rooms.	Meeting space is for 8 people. Only 7 hotdesks. Limited storage space.	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process may not yield required space
Option 2A Balfron Health Centre	Health owned building. Building in good internal condition. Low capital cost. Compliant with brief re 9 workstaions. Good storage. No planning permisssion required. Only utilises 2 rooms.	Requires removal of existing partition wall. Meeting space is compromised.	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process may not yield required space
Option 2B Balfron Health Centre	Health owned building. Building in good internal condition. Low capital cost. No need to remove internal wall or go through planning process. Only utilies 2 rooms.	Meeting space is for 7 people. Only 8 hotdesks. Limited storage space.	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process may not yield required space
Option 3 Balfron Health Centre	Health owned building. Building in good internal condition. Low capital cost. Fully meets brief. Good storage. Informal meeting space. Separate meeting room. No planning permisssion required.	Requires removal of existing partition wall. Requires 3 existing rooms.	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process may not yield required space
Option 4A Balfron Health Centre	Health owned building. Building in good internal condition. Low capital cost. Fully meets brief. Good storage. Informal meeting space. Separate meeting room. No planning permisssion required.	Requires removal of existing partition wall. Meeting space is compromised.	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process doesn't yield required space
Option 4B Balfron Health Centre	Health owned building. Building in good internal condition. No need to remove internal wall. Low capital cost. Reasonable storage. Separate meeting room. No planning permisssion required. Only utilises 2 rooms	Only 8 hotdesks achieved.	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process doesn't yield required space
Option 4C Balfron Health Centre	Health owned building. Building in good internal condition. Low capital cost. No need to remove internal wall. Fully meets brief. Good storage. Informal meeting space. Separate meeting room. No planning permisssion required. Utilises 2 rooms.	Limited storage space	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process doesn't yield required space
Option 4D Balfron Health Centre	Health owned building. Building in good internal condition. Low capital cost. Fully meets brief. Good storage. Informal meeting space. Separate meeting room. No planning permisssion required.	Utilises 3 existing rooms	Co location offers joint working opportunities with GPs. Utilisation of existing car park with direct access.	Current use analysis and retimetabling process doesn't yield required space
Option B - Former Social Works site	Council owned site	Requires significant investment. Lack of site area for sufficient car parking. Workforce isolated.	Investment in new build purpose built premises	Availability of funding. Unknown site conditions and constraints.
Option C - Extend Registrar building	Council owned site. Central location.	Requires significant investment. Lack of site area for sufficient car parking. Workforce isolated. Exention works disruption to existing Registrars	Investment in new build purpose built premises. Option to include Library services if existing building is re modelled.	Availability of funding. Unknown site conditions and constraints. Planners / local residents may object to development of garden space.

Summary



Any questions ?



Thanks!