

2.5 Spatial Analysis - Torrridge Way

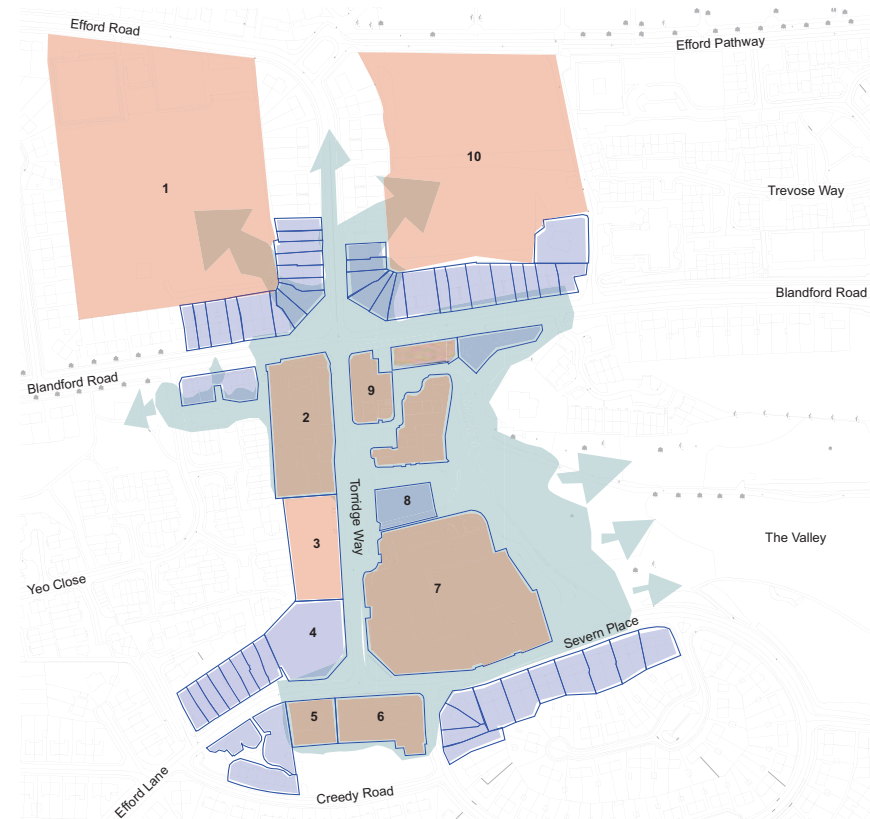
LAND PARCELS AND OWNERSHIP

FEW LARGE LAND PARCELS

There are only few large land parcels along Torrridge Way. These are owned by either public institutions or the Council. They accommodate public buildings and the only blocks of flats in the neighbourhood. The privately owned land in the proximity is smaller in size and accommodates residential buildings.

With Unity Park, the Playing Fields and the Valley large open areas are in close proximity to Torrridge Way but they have no or bad connection to the potential centre of the neighbourhood.

- | | |
|----|---------------------------------------------------------------|
| 1 | Unity Park
Plymouth and South West Co-operative Society |
| 2 | Torrridge Way Flats and Shops
Mostly Plymouth City Council |
| 3 | Former Church site
Sarsen Housing Association |
| 4 | Former Royal Marines Pub site
UK Pubs Ltd. |
| 5 | Library site, Public library demolished
Church of England |
| 6 | Paternoster House
Plymouth City Council |
| 7 | Highfield School
Plymouth City Council |
| 8 | Church
Efford Christian Fellowship |
| 9 | Block of Flats
Mostly Plymouth City Council |
| 10 | Playing Fields
Plymouth City Council |



LAND PARCEL AND OWNERSHIP 1:3,500

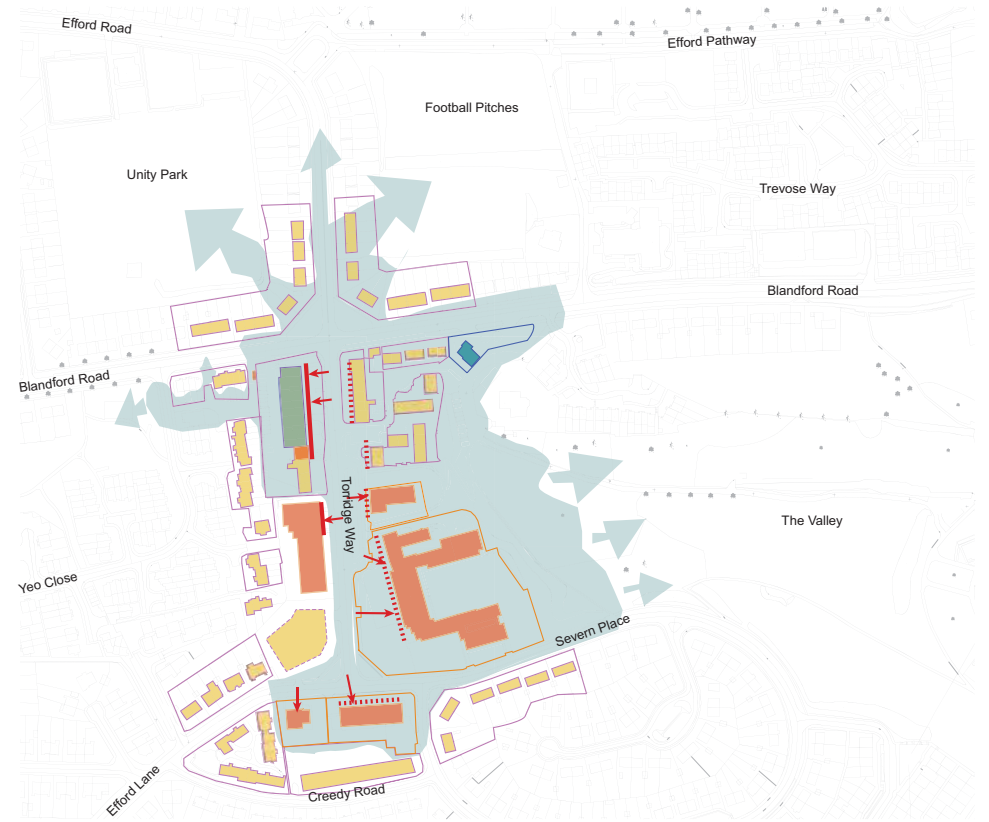
- KEY**
- Land parcel in public or institutional ownership
 - Land parcel in private ownership
 - Potential strategy area for improvement



BUILDING USE

FRONTAGES TO THE PUBLIC REALM

There is only a minimum length of active frontage along Torridge Way. Most buildings, both public and private in use, are located and built in a way that they don't interact with the public realm. Highfield School, for example is set back behind a large parking space and a stone wall. Many buildings are set within a compound wall or set back from the street in an un-used green area and this accentuates the separation. Most residential properties have front doors at the back. This does not contribute to an active public realm as it creates a disjunction between buildings and street.



BUILDING USE 1:3,500

KEY

- | | | | |
|---------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|------------------------------------------------|
|  | Housing |  | Non participatory frontage to the public realm |
|  | Housing - Proposed project |  | Active frontage |
|  | Public or institutional |  | Existing entry to the building |
|  | Commercial |  | Potential strategy area for improvement |
|  | Mixed use | | |

