

BUILT PROFILE

The very loose profile of buildings along Torridge Way fails to maintain a spatial enclosure at the central focus of the neighbourhood. This contributes largely to the perception of a lack of a central place in Efford.

This loose profile is further complicated by the hill, which falls away steeply to the east of Torridge Way.



BUILT PROFILE 1:3,500

- KEY**
- Building
 - Very loose built enclosure along Torridge Way
 - Proposed building
 - Potential strategy area for improvement



MOVEMENT ROUTES AND ACCESSIBILITY










Movement routes along and around Torrridge Way present a picture of discontinuity and separation. Most routes into the housing areas create isolated pockets as they are cul-de-sacs. Potential possibilities for access into Torrridge Way from neighbouring properties are mostly blocked. Many walkways are unpleasant to walk due to neglect, disuse and lack of quality. At the road junctions the walkways are splayed not allowing a direct crossing of the street.

The potential of the nearby Valley is not used as there is no interesting connection between Torrridge Way and the park. Areas hidden behind buildings are dis-used or vandalised as they are not protected and not well over-looked.

Most parking close to Torrridge Way is private. The only public off-street parking is outside the shops.



MOVEMENT ROUTES AND ACCESSIBILITY 1:3,500

KEY			
	Parking (mostly private)		Lack of interesting relation between the Park and Torrridge Way
	Vehicular movement		Splayed corners
	Pedestrian paths		Area of menace
	Parking exit		Barrier / cul-de-sac / no access from Torrridge Way
			Potential strategy area for improvement

