



'the legend of jack sorrell' a book, November 2006

'to regain the community spirit of neighbourliness is essential if always want to go on, always were, always will civic consciousness is to be preserved' watson & abercrombie, be the royal marine made me write. you can a plan for plymouth 1943 'our ambition for 2006-8 is to put come and play it for what you know when the the arts at the heart of national life and people at the heart of arts...the aims of grants for the arts are to... help more people the best bird ever was jack 2000. It's clear to take part in the arts... involve the arts and artists in creating now and i was walking through the cemetery vibrant communities' arts council england 'we are committed when all the butterflies just flew off literally not to harnessing the city's creative energy and maximising the hat moment hundreds of these little women role it plays in plymouth's social, community and economic life' i like the next long efford i feel happy life' plymouth city council 2006 'activities that are carried out in a formal organisational structure... activity spaces = activat- ed spaces' shillam & smith 2006 'references to art and arche- types of the modernist era, critical engagements with politics and new collaborative and participatory models for creat- ing artistic interventions' plymouth arts centre 2006 'building communities investment will also explore the opportunities for people to move to efford the crane makes me think new public realm works to dovetail with the proposed new buildings and the environmental improvement opportunities offered by the significant green spaces within the area' south west of england regional development agency 2005 'from and the way was said they found it but right it will spring, in growing measure, the intelligence, the toler- ance and the creative spirit which form man's greatest hope' the hon john g winant forward to the plymouth plan 1943

'jack says', four drawings, December 2006



'jack look-a-like's?' one suit, January 2007 Plymouth Arts Centre

## Efford Recipes

by Cleo Broda

The public artwork produced by Cleo Broda is a recipe book about Efford. She introduces it with the following words:

"The project became a record of a feast and a book of recipes in order to capture the pleasure and exchange that exists around growing food, cooking, eating together and passing on ingredients and recipes in Efford.

Below are some events that made the project become a book about food, eating and passing on recipes:

- Talking to Rose, Marlene and Lesley about pasties, marrows and Nelson's Square in the Torrridge Way Post Office.
- The Efford Welcome by Michael of the Heart of Efford Community Partnership which includes real food and great company for visiting artists.
- A cake that had been described to me two days earlier in the Post Office in Efford arrived in the post at my home in London.
- Being made welcome at the lunch held at Highfield School Community rooms – a senior social event around food + bingo where I met residents of Hurrell Court and others.
- Being introduced by artist Jeff Stratton to students and teachers at Lipson Community College including Jackie Applebee and her Food Technology students.
- Overhearing Karen, the cook at Highfield School, talking about a sweet marrow pasty that she had just made for the children who'd brought the marrow to her from the allotments down the hill.
- Attending afternoon coffee at Hurrell Court and being presented with recipes by residents.
- Meeting Roy at the Laira allotments who let me put up a poster asking for recipes and sent me a bundle of them in the post.
- Being given a large squash by Bob and his wife Mavis who have an allotment at Laira allotments.
- The residents at Hurrell Court agreeing to invite the students from Lipson College to lunch.
- Showing the recipes that had been collected to the Food Technology students at Lipson College who agreed to cook them for lunch at Hurrell Court.
- A lunch feast happened: students from Lipson College cooked up recipes collected in Efford and a good lunch was eaten at Hurrell Court by residents and friends and students from the college.

The recipe book is produced in a small edition. One is placed in Efford Library, one is at Hurrell Court, one is with the Food Technology students at Lipson College and one is with the client."



'Efford Recipes', December 2006



Lunch at Hurrell Court with residents, friends and Yr 11 Food Technology students from Lipson Community College



### Bob's Marrow Soup

#### Ingredients

- 1 medium marrow
- 2 large onions
- 1 tablespoon butter or margarine
- salt and pepper
- 2 pints water

Chop the onions and cook over a low heat in the butter or margarine. Meanwhile, chop the marrow into cubes. Once the onions are soft and starting to brown, add the marrow. Saute together for a few more minutes and then add the water. Bring to the boil and then turn the heat down to simmer the ingredients gently for about half an hour or until the marrow has started to disintegrate. Add salt and pepper to taste and more water if needed. Serve hot with bread.



### Barbara's Lemon Cake

Barbara regularly makes this cake for Friday afternoon coffee at Hurrell Court.



## Jeff Stratton and the Plymouth Arts Centre

### JEFF STRATTON

The local artist Jeff Stratton was invited to continue his established relationship with the community as part of his role at Lipson Community College, where he is 'Head of Imagination'. Jeff undertook painting workshops with all school children at Highfield and Plymview Primary Schools, where he started to work with the children on themes like 'home' or 'a beautiful place to be'. The paintings, assembled to form the letters of the word 'EFFORD', were on display at the opening of the Purple Pod. This was the first step to involve school children to think about the future of the schools and the neighbourhood.

### PLYMOUTH ARTS CENTRE

Paula Orrell, curator at the Plymouth Arts Centre, supported the public art project in Efford as a partner from the beginning. She extended the outreach of the work in Efford through workshops and an exhibition at the Plymouth Arts Centre, where members of the community and the client team were invited to participate together with the commissioned artists.

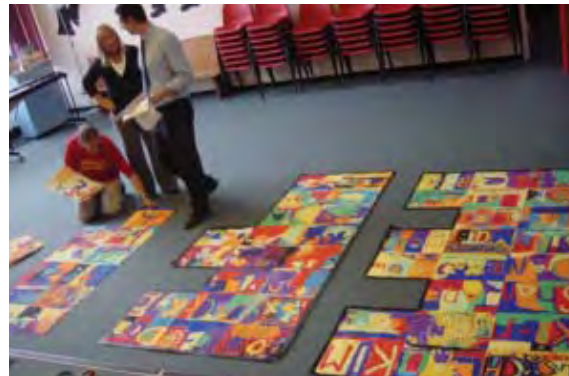
### ART SCHOOL

The Efford Public Art Project was one of the projects presented at 'Art School' in October 2006. 'Art School' was a workshop for art commissioners and artists that provided a space to meet experts in the field of commissioning art; find out about innovative and challenging ways of working with art and communities and devise methods for taking this forward in practice in Plymouth.

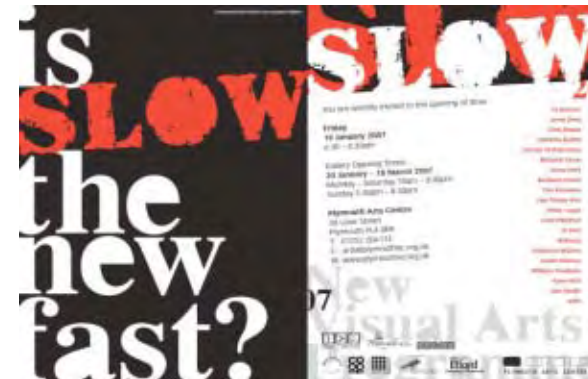
'Art School' was an opportunity to consider developing ideas and the new agenda for this Public Art project was informed out of it.

### SLOW EXHIBITION

The work undertaken by four artists during Public Art project in Efford will be featured in the exhibition 'IS SLOW THE NEW FAST' in January 2006 along with the results of the masterplanning process. This will conclude this first stage of artists' involvement by presenting and discussing it with the wider public.



Painting workshops, September and October 2006



'art school', October 2006  
'slow' exhibition, January 2007

This historic artistic representation is included here, as it illustrates the importance of the location of Efford. When William Turner spent time in the region around Plymouth in 1813 he was excited about the qualities of the topography. He chose to paint this view, looking south west from Boringdon Park towards the Plym estuary. Efford is located prominently on the hill at the right of the painting.



JMW Turner 1775-1851  
**THE PLYM ESTUARY FROM BORINGDON PARK 1813**  
Oil on prepared paper  
24.5 x 30.5 cm  
Tate

### 3.3 Summary of consultation outcome and key messages for improvement

#### STATISTICS

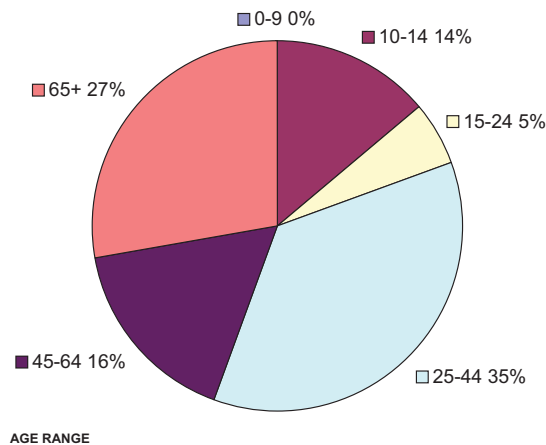
Fifty-five questionnaires were completed during the main consultation by 38% male and 59% female residents. A higher than normal percentage of responses was given by young people with 19% of the questionnaires filled out by people aged between 10 and 24. The majority of participants - 35% - were 25 to 44 years old.

The most popular facilities and services in the area are

Post Office on Torrridge Way	95%
Pharmacy	92%
Co-op on Torrridge Way	84%
Fish & Chip shop	76%
Efford Library	70%

The aspirations for the schools in Efford, taken from the Council's policy document, were broadly supported by the participants.

Note: further questionnaires were developed by students of Lipson Community College, using the general questionnaire of this consultation as a base. They were filled out by seventy-six young people aged 11-16 and are analysed in the health section of this chapter.



#### YOUTH ACTIVITY

Youth as a problem in Efford was mentioned by every single person we spoke to. The majority of people mentioned the lack of facilities for teenagers, especially on Torrridge Way. Local residents did not feel safe in the evenings due to so many children gathering outside the shops. However it was also realized that it is not the youth of Efford in general that is of concern, but only a minority group of 'troublemakers'.

Young people themselves feel there are "Too many no's, and not enough yes's" in their daily experience. Several teenagers also mentioned the lack of facilities in the local Community Centre. The Centre only opened on a Wednesday and did not open at all during school holidays.

See also the results of the Public Art Project, focused on working with the youth.

#### KEY MESSAGES FOR IMPROVEMENT

It was a general suggestion of the people that any new youth facilities and activities should be developed together with the youth.

More and better places for children were asked for and a youth shelter was mentioned often as a place the children can gather and meet on their own.

The people we spoke to were aware that the problem of youth activity in Efford goes deeper and that any improvement has to include working with the parents in the neighbourhood.

The masterplan will suggest the development of places open to the youth and a strategy that integrates the attention and support of all parties involved.

#### COMMUNITY FACILITIES

It became clear that there are no vacant spaces available on Torrridge when we tried to set up the consultation in Efford. This lack of meeting places was evident for all generations. Facilities for community activities are urgently needed, not only to accommodate teenagers but children and youth right through to the elderly.

People that attended the consultation mentioned the lack of sports and keep fit facilities in the area. The state of the existing facilities was criticised. They felt if facilities were more accessible and reasonably priced they would use them regularly to improve their health and fitness.

#### KEY MESSAGES FOR IMPROVEMENT

The idea of a social club or community hub to enhance the community spirit was welcomed in general and detailed ideas for food/club/lunch facilities and similar raised the question, how such a facility should be designed.

#### SERVICES AND SHOPS

The quality of some services and the provision of shops was criticised. The limited availability of fresh food and the high prices of goods in local shops was regretted and people felt that they did not get the best service they could in Efford.

Residents and service practitioners highlighted that local people are not aware, that a wide range of quality services (public and private) is actually available to the people in Efford. Access to services was indicated as the main barrier for this lacking awareness, as some services are not based locally and therefore unknown.

#### KEY MESSAGES FOR IMPROVEMENT

Joined-up working

- Joined-up working to avoid duplication
- Clear links and coordination are necessary
- Reference to the most appropriate source of service provision
- Service staff that are permanently based in Efford

Suggested improvements to the shopping facilities stressed a wish for more fresh food to be available through a butcher and an organic fruit and vegetable shop. It was also important to improve food shopping through increased choice. This would affect the prices of the local shops and make them more attractive for the families who live in Efford.

### THE TORRIDGE WAY ENVIRONMENT

Visitors to the consultation expressed their dissatisfaction with the state of the environment on Torridge Way. The following two issues were central to the conversations:

- The amount of traffic and car parking and related problems of road safety
  - A feeling of lacking safety, especially after dark and mainly related to the youth, currently gathering outside the shops
- 'Making Torridge Way feel safer in the evening' was the highest rated suggestion to make Efford a more desirable place to live in (84%).

### KEY MESSAGES FOR IMPROVEMENT

As the conversation about safety was closely linked to the problematic youth activity on Torridge Way, people suggested to focus attention on solving the youth problem as described before.

A stronger neighbourhood police presence was frequently mentioned - although the newly appointed PCSOs should be contributing to resolving this area of concern.

The community was clear in its understanding that all buildings except the very recently completed will have to change to make Torridge Way a better centre of Efford. They also realised, that the area that needs improvement cannot be restricted to the street itself only but has to include all adjoining properties (see questionnaire result to the right).

Therefore we see the possibility to work towards a vision that sees a complete change of the environment along Torridge Way, including almost all buildings and all the spaces between and beyond them.

### FURTHER CRITICAL ISSUES

Local people have flagged up that they need support to manage the money they have available. This starts to address economics as a central problem for Efford as a deprived neighbourhood.

There is also currently very little discussion about the quality of housing. The commission of this report has explicitly excluded the housing question due to on-going city-wide discussions regarding housing stock concerns. However it is known how highly interconnected the quality of housing is with public health and educational and economic success. The commission did recognise that housing is a crucial area of concern.



THINK HOW TORRIDGE WAY MIGHT LOOK - QUESTIONNAIRE RESULT

#### KEY

- Buildings that people least like
- Buildings that people think will remain in 20 years time

- Area that people think will have to improve to make Torridge Way a better centre of Efford

## HEALTH ISSUES

### SUMMARY OF CONSULTATION OUTCOME

#### GENERAL QUESTIONNAIRE RESULTS

The general questionnaires have suggested some discontent with local health services:

Respondents describing services as	Poor	30%
	OK	38%
	Good	28%
	Very good	2%

At least 14% of the respondents stated that additional services were needed.

#### YOUNG PEOPLE QUESTIONNAIRE RESULTS

Seventy-six young people's (aged 11-16) questionnaires were analysed. Key points included:

- 8% described their health as 'poor'
- 20% felt local health services are good/very good; 58% said 'OK'; 17% said 'poor'
- 22% felt additional health services were required, 12% said 'No' (the rest were 'don't know' or blank)
- Regarding the question 'how suitable are Efford park areas for all family members?' 54% answered 'Poor' and 39% 'OK'
- There were many comments about the parks: 'more stuff to do improve the park...' 'A more comfortable place for people to go...' 'A place where youths can go and do what they like (in a certain respect)'
- One young person felt that 'Torrige Way has improved by having a Doctor's', but another said 'I don't feel I could go into the health centre'
- Other young people suggested 'Well there could be a health centre where you could exercise and stuff' or a gym, as well as calling for a 'bigger doctor' and a 'Fruit and veggie shop'
- Health-related problems identified included 'there is (broken) glass everywhere', 'Youths getting drunk' and 'smoking'
- There were a significant number of calls for better sex education
- Several young people also wanted a local Dentist
- A pertinent observation about young people was made by an Efford resident in a letter published by the Plymouth Herald newspaper: 'Not every parent can afford to give them money to go to the sports centre, plus bus fares'

#### PARENTS WITH YOUNG CHILDREN CONVERSATIONS

Parents with young children have suggested that there is an ongoing need for good quality, flexible and affordable childcare. More specifically there appears to be a demand for more services for children with behavioural needs. Health Visitors support this suggestion and propose more services relevant to alcohol abuse and domestic violence.

#### OLDER PEOPLE CONSULTATION

- Older people suggest a need for better and accessible meeting places for vital (although often 'voluntarily' provided) services such as lunch clubs and social groups
- They also specify a need for local chiropody and dental services
- More generally older people would welcome better local shops and easier and safer road crossings
- They would welcome the maintenance and improvement of local bus services, particularly for accessing primary and secondary healthcare facilities elsewhere in the city
- They can also be concerned about groups of young people appearing threatening in public spaces, and suggest there is a need for more things for young people to do, as well as a need for better policing.

#### LOCAL GP'S COMMENTS

Local GPs have made various comments. They recognise that the main causes of ill-health are 'social deprivation' ... 'drugs/alcohol/ smoking, lack of healthy food options, lack of affordable exercise (gym)... poor quality housing'.

GPs suggest that they could consider commissioning extra services at a suitable local community facility, perhaps teenage and general 'drop-in services', 'obesity classes'. In the meantime they are developing extra services for 'ultrasounds' and other rapid diagnostics, 'ear nose throat referrals', 'orthopaedics', lung diseases and 'minor operations'.

More generally GPs observe that wellbeing could be promoted by services such as 'counselling', 'cooking classes' and a 'low-key drop in centre'.

#### GENERAL RESIDENTS' VIEWS

A range of other views have been gathered from local residents, including from the recently formed HECP committee. The general views on health are:

- There appears to be a particularly strong need for increased local support for people experiencing stress, depression and anxiety and other mental health concerns. People were unclear as to where they could seek services for these issues
- There was also anxiety about a perceived increase in cancer-related illnesses
- Suggestions for developing health services included making some complementary therapies available, a local healthy living café, and a 'community building' space where people could meet for activities and for simply 'having fun'
- There was also a suggested need for a community gym, and for improvements to be made to local sports facilities (such as the football pitch)
- All in all many local residents seemed to agree that there is a need for the improvement of local health services
- Some residents were concerned about new or proposed developments reducing the amount of green space in Efford.

#### OTHER CONSULTATIONS

Other consultations included a meeting with the relevant Social Services (Adults) team. They have a number of clients in Efford and practitioners suggested that clients can now use 'Direct Payments' to, for example, choose to purchase support services locally. Social Services would in principle welcome the opportunity to use new local facilities to offer 'daycare' type services.

The local Pharmacist is willing to develop more health promotion activities in partnership with public health and other agencies.

#### **'WELLBEING OBSERVATIONS' ARISING FROM THE ART PROJECT**

The artists contracted to participate with young people in the masterplanning process also engaged with various health and well-being issues. Some provisional observations can inform the Health Needs Assessment:

- lack of things to do for young people
- quite a few young people appear to experience crowded and far from ideal housing
- young people can seem to be a constant target or 'subject' for other people's 'labels' e.g. the experience of aggressive policing when Police are 'called out' (or even sometimes when on routine patrol)
- a group of young people = 'a gang'
- young people are not homogenous - they are all very different: although they share common needs, such as somewhere to go, and something to do
- young people are very aware that some young people can be 'out of order' and dangerous to themselves, as to well as to other youngsters and the wider community
- young people have an intricate local network of walks and places... 'an invisible geography.. a bit like those high frequency sounds that, literally, only the adolescent brain can hear'
- some young people suffer from 'a poverty of ambition and view... almost ironic, considering the literally amazing viewpoints that characterise their location'.

#### **KEY MESSAGES FOR IMPROVEMENT**

Change is required for services that affect the inter-connected determinants of health and well-being. The key messages regarding the health needs of the Efford community can be provisionally summarised in the following 'wish-list':

- An enhanced choice and range of health promotion activities
- An enhanced choice and range of primary health care services and facilities
- Easy access to health services elsewhere in the city
- A flexible and central 'community building' space for multi-purpose activities, including health-related activities (see above)
- Resources and activities for young people
- Enhanced support services for families that address a range of needs
- Appropriate social and activity facilities for older people
- Improving and encouraging access to green space
- Improving local 'healthy food' shopping opportunities

The 'details' of these principles are outlined below:

#### **IMPROVING HEALTH SERVICES**

- More General Practitioners
- An NHS Dentist
- Mental Health promotion services especially access to counselling
- Improving sex education, family planning and ante-natal services
- Drop-in facilities for services such as smoking cessation, minor injuries, substance misuse
- Improved access to alcohol abuse and domestic violence services

#### **IMPROVING GENERAL SERVICES**

- An affordable gym
- A need for public agencies to develop positive relationships with young people
- Opportunities for younger people to improve relationships with other groups e.g. older people
- Opportunities for 'space' managed by young people
- Utilising the park for health enhancing activities such as a 'green gym' and dedicated spaces for children and young people

#### **HEALTH SERVICE 'NEEDS' FOR NEW COMMUNITY FACILITIES**

The Health Needs Assessment, in common with other aspects of the masterplanning process, suggests the importance of new community facilities in Efford. However the practicalities of providing new facilities are dependent upon the decision-making and resources of various organisations, such as the Council's Lifelong Learning Department (i.e. decisions regarding new school buildings), the Regional Development Agency, the Plymouth Teaching Primary Care Trust, 'Section 106' contributions obtained from new house-building developments, grants obtained by the HECF.

The HNA, and public health 'good practice', would suggest the following approach regarding new community facilities:

- The benefits of co-locating public services whenever possible
- The possible 'flexibility' benefits from new facilities being provided through a range of connected new facilities rather than one large new building
- The need for full disabled access and internal provision
- The need for simple office space
- Access to kitchen facilities
- Large and flexible rooms for larger gatherings and activities
- A range of smaller flexible rooms for various activities
- The possible benefits of separate 'entrances' for different activities and services
- The short and longer term benefits of a 'sustainable' and highly energy efficient approach to the design and construction of buildings including the use of 'natural' lighting and ventilation systems
- The benefits arising from community access to (minimally regulated) centrally located shared outdoor space (e.g. a village green or town square).

## EMPLOYMENT AND SKILLS

### SUMMARY OF CONSULTATION OUTCOME

Both support service practitioners and local people believe that

- confidence and esteem of residents needs to be raised
- people need to be able to see and understand the advantages of having a job
- a significant proportion of Efford residents are disillusioned about the training and skills development services available and do not recognise the benefits of developing new skills as a means to improving job prospects and increasing the range of work opportunities available to them
- a lack of childcare support restricts the access local people have to training services
- there is a need to engage and support local young people who are in danger of becoming disaffected from mainstream education services.

### KEY MESSAGES FOR IMPROVEMENT

#### IMPROVING THE LEVELS OF BASIC SKILLS HELD BY LOCAL PEOPLE

Any effective interventions introduced in Efford will need to include a strong focus on promoting and developing basic skills at a local level. Skills development support will be most effective if it targets the specific needs of local people and equips beneficiaries with skills that are most relevant and sought after by locally based employers.

**This message is essential for all actions taken within the 'Building Communities Initiative'.**

#### JOINED-UP SUPPORT SERVICE AT A SINGLE POINT OF ENTRY

A multi-agency delivery base will provide a holistic approach to training and skills development for local people, enabling beneficiaries to engage at a single point of entry and be referred to the most effective source of provision to meet their development needs and employment aspirations. A portfolio of joined-up support services could be provided by a selection of quality training providers operating from a hub which is positioned at a central and accessible location and recognised as a centre of excellence for skills development and employment support services in the Efford area.

## SOCIAL ENTERPRISE

### SUMMARY OF CONSULTATION OUTCOME

Efford has significant deprivation in key indicator areas including education, housing, health and child poverty. Many of the indicators used in the index of multiple deprivation measurements overlap with the scope of social enterprises. This can be used as an initial base to begin to shape the approach of social enterprise led services in Efford.

The largest three perceived major barriers to social enterprise development are directly attributable to deficits in the base level capability (skills, confidence and knowledge in relation to enterprise), but there is a clear belief among practitioners and local people, that residents in Efford have the capacity to develop a social enterprise.

Low levels of self-employment in the Efford area indicate that there could be the potential need from local people to be supported in understanding and exploring the basic principles of a social enterprise as a trading body, which ultimately aims to become self sustaining.

### KEY MESSAGES FOR IMPROVEMENT

Social enterprises can be extremely effective vehicles at both engaging and supporting local people. The development of a final social enterprise offer for Efford should be informed by the background of the neighbourhood with its relatively poor socio-economic indicator rankings, as well as the main preferences of local people and suggestions of relevant practitioners.

Main types of services to meet needs in Efford are:

- Education and training services, esp. for adults
- Youth activities and provision for young people particularly those who have left school but do not have employment or enrol on formal training courses
- Childcare services
- Health Care Services

There exist a range of training networks that are available to interested social entrepreneurs within Efford. To maximise the impact of the training support that is accessed, tailored provision should be focused on addressing the key barriers that affect local people including low enterprise skills and a lack of awareness of the over arching aims of using social enterprise to improve and promote quality services in the local area.

## FOSTERING AN ENTREPRENEURIAL SPIRIT

### SUMMARY OF CONSULTATION OUTCOME

- Efford has distinctively low levels of enterprise
- The majority of economically active residents in Efford are employed in basic and elementary type occupations
- Plymouth overall has a culture of assured work and long-term job security through its historic focus on large employers. This has a significant effect on people's approach to employment

Common barriers that typically limit local people's involvement in enterprise are linked in the main to their lack of skills, understanding and awareness in relation to business development and self-employment.

### KEY MESSAGES FOR IMPROVEMENT

All regeneration practitioners consulted recognise that stimulating positive shifts in the working culture of Plymouth and of Efford, away from a city supported by large employers towards a more dynamic and innovative economy, is a considerable task which will require many initiatives rather than a single solution.

To foster an entrepreneurial spirit in Efford will require a holistic and joined-up approach to delivering well coordinated business support with a multifaceted strategy.

To encourage a step change in the way enterprise is perceived in Efford there is a need to raise the aspirations of local people and to help develop their confidence to encourage them to consider self-employment or seek assistance in developing their business further.

Stimulating enterprise working in Efford will require the commitment of both the local community and business support agencies to raise the profile of self-employment as a positive way of working.

### 3.4 How the consultation informs the vision

The key messages drawn from the consultation seem complex and wide ranging suggestions for improvement have been made. However there are shared fundamental issues underlying most problems of the neighbourhood. To address these fundamental issues and to guide the change in the neighbourhood we have developed a set of six over arching and interconnected themes as an outcome of the consultation process.

These six themes are the qualitative guiding principles of the Vision for Efford 2020. They are outlined below and explained in detail in Part 2 of this report:

#### **ACTIVITY**

- Creating positive opportunities for the youth
- Developing lively places that serve the community

#### **FOCUS**

- Concentrating on the main areas and issues that cause problems
- Integrating strategies and work of all involved

#### **CONNECTION**

- Addressing issues of joined-up working and integrated strategies
- Overcoming the isolation of Efford and its people

#### **QUALITY**

- Aiming for the best for the community
- The full commitment from all partners

#### **CELEBRATION**

- Encouraging involvement and displaying success
- Multiplying the positive spirit of community members and their activities

#### **ECONOMY**

- Attending the main underlying problem of the neighbourhood as a root of other issues

## 4.0 Heart of Efford Community Partnership

Throughout our work in Efford the Heart of Efford Community Partnership (HECP) was a part of our client group and has steered our work. We have attended the monthly meetings of the committee where we presented the masterplanning progress for discussion and decision making and supported the Partnership to build up their capacity to form a credible group.

### COMMON PURPOSE AND SHARED VISION

An initial workshop with the HECP reinforced the Partnership to commit to the aim and objectives identified in their Constitution. The additional feedback gathered from the members supports the path leading to achieve this vision and is summarized in the graphic to the side.

### STRUCTURE

At the start of this project, the HECP was a young organisation. Much attention has been put into developing the appropriate infrastructure for the group, from how to conduct meetings to the setting up of focused Action Groups.

### HECP HANDBOOK

A HECP Handbook has been specifically designed to match the needs of those partnership members involved with the Building Communities Initiative master planning process. The handbook provides a reference guide to different elements of the operations of the partnership committee, and will also be a useful guide to future members if and when the partnership evolves in the future. See the appendix of this report for the HECP Handbook.

### PARTICIPATION

The HECP Committee participated especially in the decision on the consultation venue and in the development and delivery of the Public Art Project. The Art Project has proved to be a positive way of working for the HECP and is described in more detail in its own chapter of this report. The Purple Pod as consultation venue has now been developed into an information space for the Children Centre and is therefore a sustainable asset for the community.

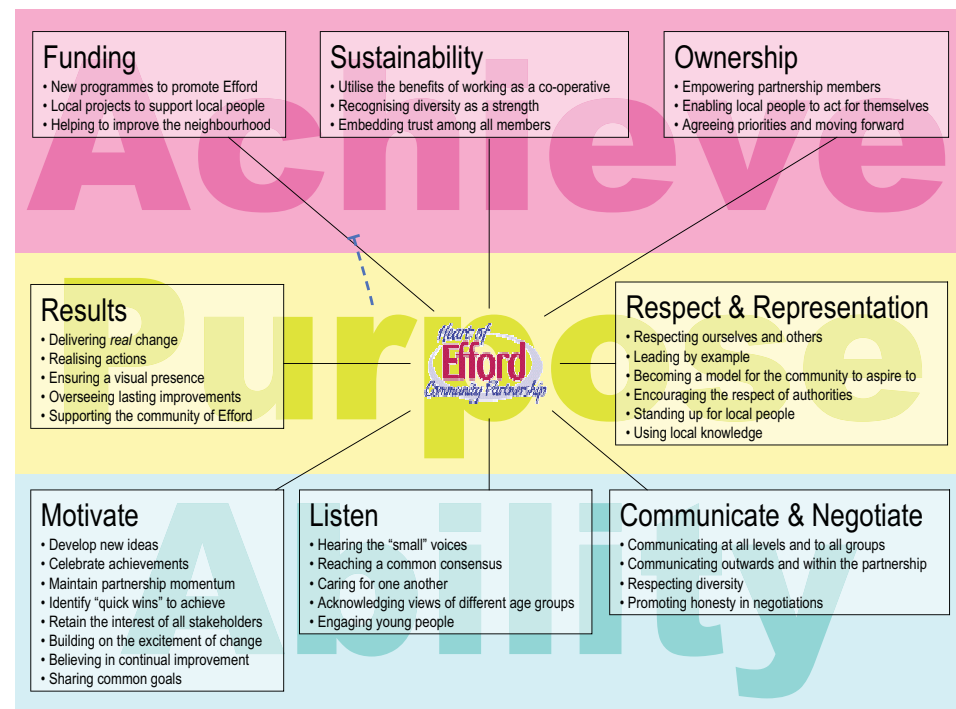
### FUNDING

An ongoing Stage 2 lottery bid is supported by Plymouth City Council.

Through the success of the Public Art Project SWRDA has offered to support the documentation and continuation of artists' involvement in the neighbourhood. This funding could form the base for further match funding.

### PARTNERSHIP WORKING

To establish a lasting legacy of progress and development in Efford the early successes secured through the consultation process and the Public Art Project should be nurtured and continued into the future. The long term credibility of this initiative as a vehicle for positive change for local people will be determined by the proactivity of key stakeholders and project partners in driving forward the recommendations contained within the masterplan. Real and lasting change can only be effected through the engagement and buy-in from partners to plan, administer and deliver projects that will benefit the residents of Efford and help stimulate wider collaborative working through a partnership led approach that continues into the future.



Visioning feedback, HECP workshop, July 2006

## 5.0 Spatial Options

### OPTIONS DEVELOPMENT PROCESS

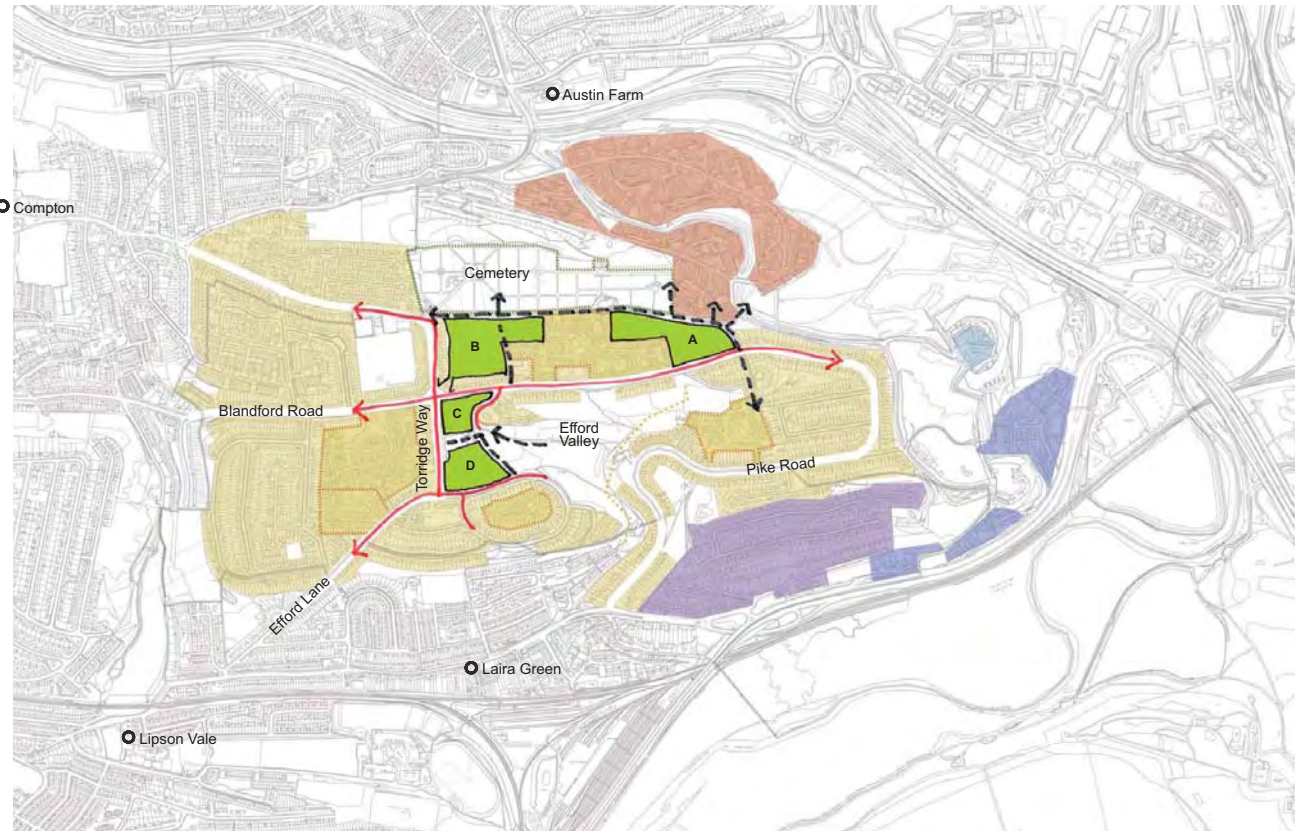
The options presented in this section are the result of a development process during October to December 2006.

Our interim conclusions, presented at the beginning of November 2006, presented six options based around different land uses but all underpinned by a vision of Efford in 2020. Under advice from Plymouth City Council's education department that the Highfield School site was the preferred option from our options presented we were advised to increase our design options around this site.

In this report we present eight different spatial options for Efford. We have assumed that the Co-op owned Unity Park is going through the planning process to redevelop the site for residential, however these discussions are on-going and at this stage an agreement has not yet been reached for its future use. The option finally selected should adhere to the reports Vision and Guiding Principles.

### OPTIONS FOR A 'HEART OF EFFORD' COMMUNITY SCHOOL

- Option 1 Refurbishment of Plymview Primary School, site A
- Option 2 New built school on site A
- Option 3 New built school on site B, playing field and Social Services site
- Option 4 New built school on site C at the corner of Torridge Way and Blandford Road with playing fields on site D
- Option 5 Refurbishment of Highfield Community School, site D
- Option 6 New built school on site D
- Option 6A New built school on site D, linear option
- Option 6B New built school on site D, integrated option



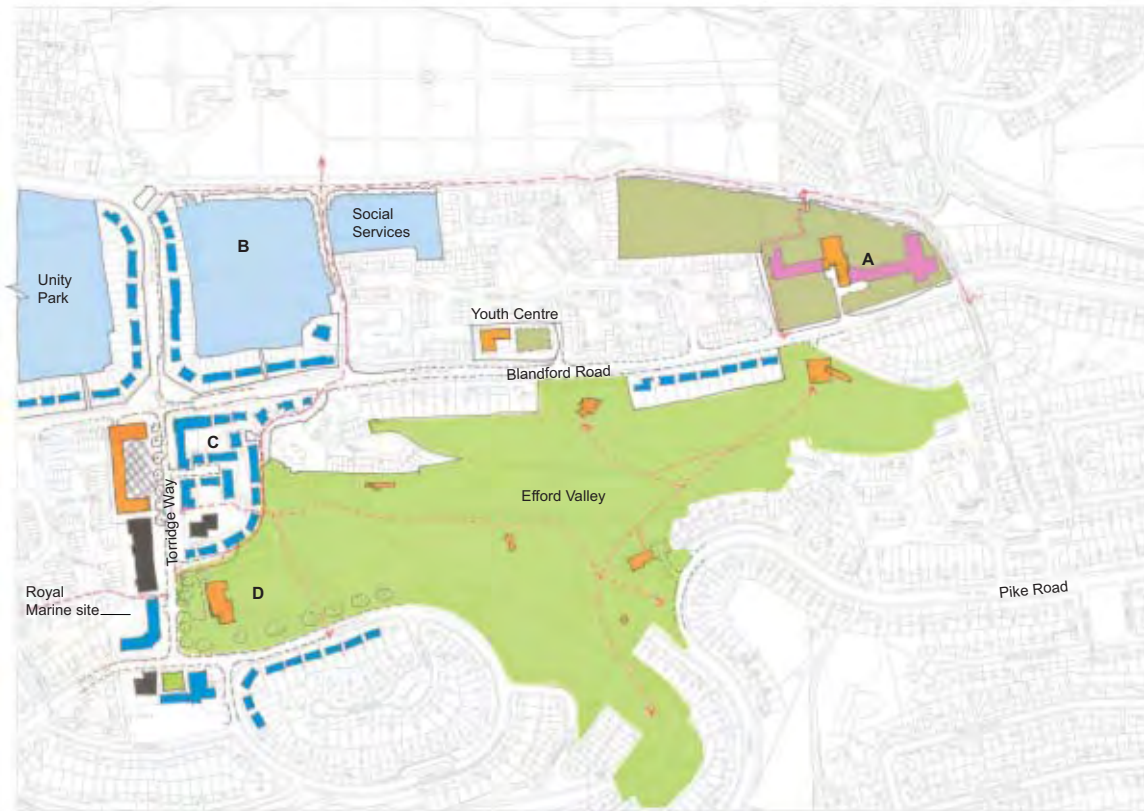
### POTENTIAL 'HEART OF EFFORD' PRIMARY SCHOOL DEVELOPMENT SITES

- KEY**
- Main access roads
  - Major foot paths
  - Potential development sites
  - Neighbouring Primary Schools

Neighbourhood pockets within Efford  
Coloured areas in the background identify neighbourhood pockets within Efford as described in the Chapter 'More Than One Neighbourhood' earlier.

150m

5.1 Option 1 Refurbishment of Plymview Primary School, site A



**SCHOOL DEVELOPMENT OPTION 1**

**KEY**

- Public facilities
- Housing
- Potential housing development sites

- New 'Town Square'
- Buildings recently completed or currently under construction
- Pedestrian route

- Park or grassed area
- School
- Games pitches and playgrounds



The first option investigates the refurbishment of Plymview Primary School and its transformation into the Heart of Efford Community School. This option releases site B (Playing fields) and site D (Highfield School) for development.

**SCHOOL SITE A**

Secure playgrounds  
Invest in new pitches provide open access  
Re-route overhead power cables underground  
Make new pedestrian route – light for night - time use  
Public access to main halls

**EFFORD VALLEY**

Improve paths through park and improve lighting  
New activity buildings might include:  
Healthy Living Centre  
Play group  
Valley developed into a Youth Park  
New Youth Centre

**SITE B**

Social Services move to new dedicated building on Torridge Way, releasing 2.2ha for development; i.e. approx 66 to 110 units (at 30-50 units/ha)  
Make direct connection to Torridge Way (involves the purchase of a strip of land from one owner/tenant)

**SITE C**

Convert Efford Service Station to housing site  
Build new housing at lower level facing the park to improve overlooking and protect hinterland  
Approx 25-30 new units. NB These would lend themselves to being units for the disabled elderly.

**SITE D**

We feel that it would be inappropriate to build housing on this site as the opportunity to connect Efford Valley to Torridge Way would be lost. Instead we feel the site would be suitable for a landmark Healthy Living Centre.

**TORRIDGE WAY**

Demolish the block of council flats and shops and re-build with Social Services offices above not housing.

Form new “town square” and provide linear short term parking (approx 40 cars)

Re-house residents in new blocks adjacent to park into other new schemes. This option also shows a re-built Paternoster House forming a small green square with the new church.

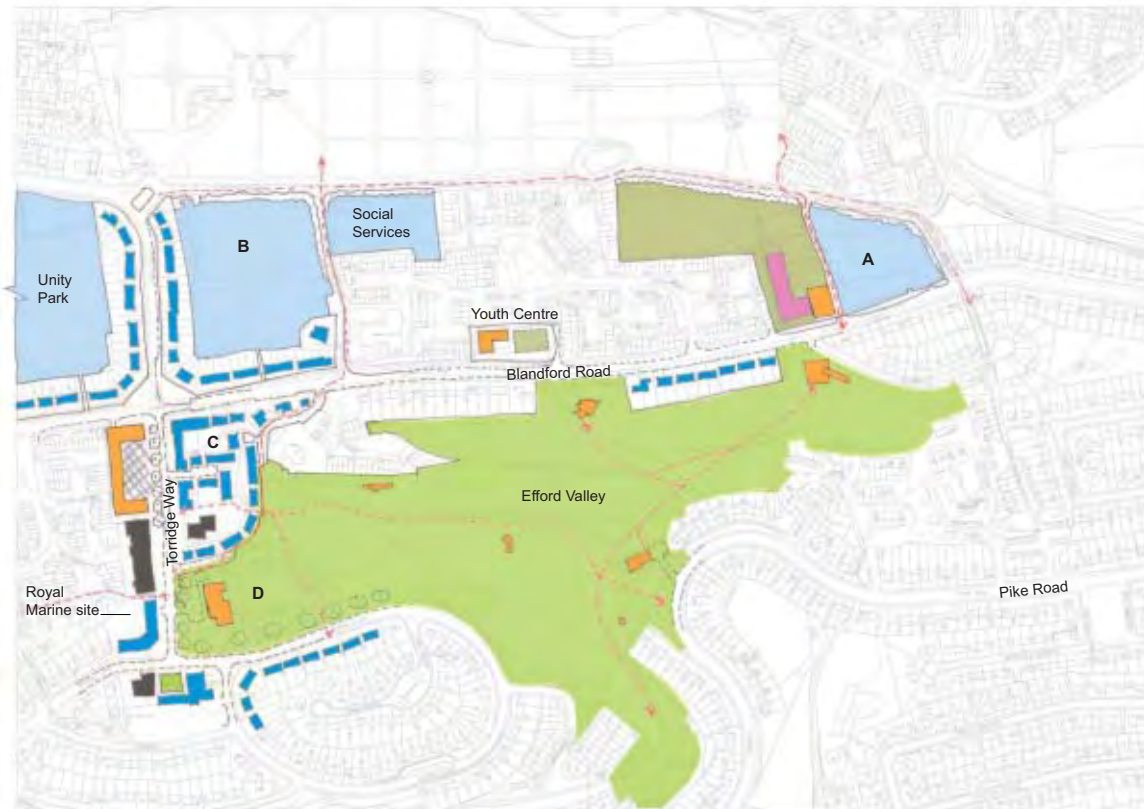
**YOUTH CENTRE SITE**

Provide dedicated sports building and new multi-use games area.

**UNITY PARK**

Make direct connection to Torridge Way (involves the purchase of a strip of land from one owner/tenant)

5.2 Option 2 New school on site A



**SCHOOL DEVELOPMENT OPTION 2**

**KEY**

- Public facilities
- Housing
- Potential housing development sites

- New 'Town Square'
- Buildings recently completed or currently under construction
- Pedestrian route

- Park or grassed area
- School
- Games pitches and playgrounds



Option 2 describes the possibility of building the new Heart of Efford Community School on the site of Plymview Primary School. As in option 1, this releases part of Site A for housing as well as Site B (Playing fields) and Site D (Highfield) for development.

**SCHOOL SITE A**

Secure playgrounds  
Invest in new pitches provide open access  
Re-route overhead power cables underground.  
Make new pedestrian route – light for night-time use  
Public access to main halls  
Releases part of the site, approx. 0.7ha for housing, i.e. 21 to 35 units

**EFFORD VALLEY**

Improve paths through park and improve lighting  
New activity buildings might include:  
Healthy living centre  
Play group  
Valley developed into a Youth Park  
New Youth Centre

**SITE B**

Social Services move to new dedicated building on Torridge Way, releasing 2.2ha for development; i.e. approx. 66 to 110 units (at 30-50 units/ha)  
Make direct connection to Blandford Road/Torridge Way (involves the purchase of a strip of land from one owner/tenant)

**SITE C**

Convert Efford Service Station to housing site  
Build new housing at lower level facing the park to improve overlooking and protect hinterland approx. 25-30 new units. NB These would lend themselves to being units for the disabled elderly.

**SITE D**

We feel that it would be inappropriate to build housing on this site as the opportunity to connect Efford Valley to Torridge Way would be lost. Instead we feel the site would be suitable for a landmark Healthy Living Centre.

**TORRIDGE WAY**

Demolish the block of council flats and shops and re-build with Social Services offices above not housing.

Form new “town square” and provide linear short term parking (approx 40 cars)

Re-house residents in new blocks adjacent to park into other new schemes. This option also shows a re-built Paternoster House forming a small green square with the new church.

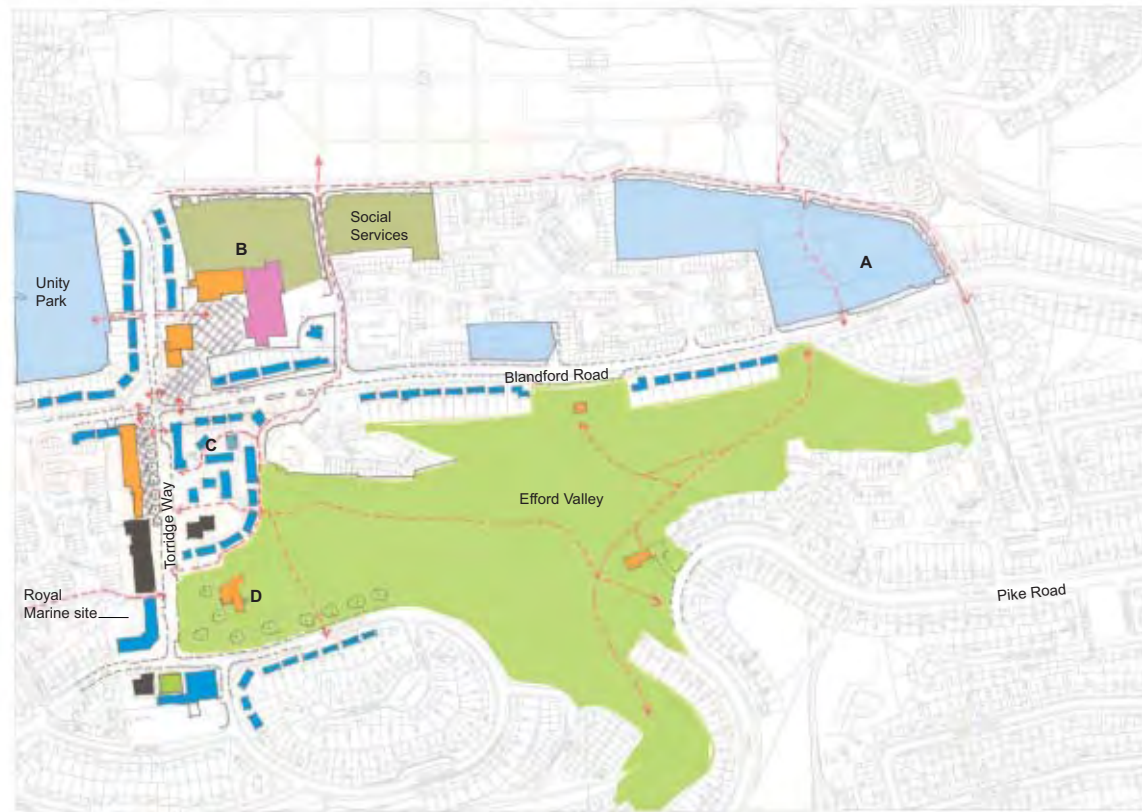
**YOUTH CENTRE SITE**

Provide dedicated sports building and new multi-use games area.

**UNITY PARK**

Make direct connection to Blandford Road/Torridge Way (involves the purchase of a strip of land from one owner/tenant)

5.3 Option 3 New school on site B, playing fields and Social Services sites



**SCHOOL DEVELOPMENT OPTION 3**

**KEY**

- Public facilities
- Housing
- Potential housing development sites

- New 'Town Square'
- Buildings recently completed or currently under construction
- Pedestrian route

- Park or grassed area
- School
- Games pitches and playgrounds



The third option moves the potential new Heart of Efford Community School closer to Torridge Way by investigating the possibility to use the playing fields and the Social Services site as the location for the school. This option would release site A (Plymview) and site D (Highfield) for development.

#### **SCHOOL SITE A**

Releases 2.2ha for housing; i.e. approx 66 to 110 units (at 30-50 units/ha)  
Provides new pedestrian routes across site  
Provides new play areas/green space within site  
Re-route overhead power cables underground

#### **EFFORD VALLEY**

Improve paths through park and improve lighting  
New activity buildings might include: Play group  
Valley developed into a Youth Park

#### **SITE B**

Social Services move to new dedicated building on Torridge Way, convert this side of site for open access playing field.  
Demolish corner houses – approx 12 houses to provide open corner in order to make direct connection to Torridge Way  
Re-house residents in new developments according to their choice.  
Build new extended school on this site with open access halls, Youth Centre and a Healthy Living Centre  
New “pedestrian access “town square”  
Parking for school etc to be accessed from Blandford Road  
Improve pedestrian crossing at junction

#### **SITE C**

Convert Efford Service Station to housing site  
Build new housing at lower level facing the park to improve overlooking and protect hinterland; approx 25-30 new units. NB These would lend themselves to being units for the disabled elderly.  
Increase permeability of the site and improve legibility.  
Provide overlooked pedestrian routes through site from Efford Valley to Torridge Way.

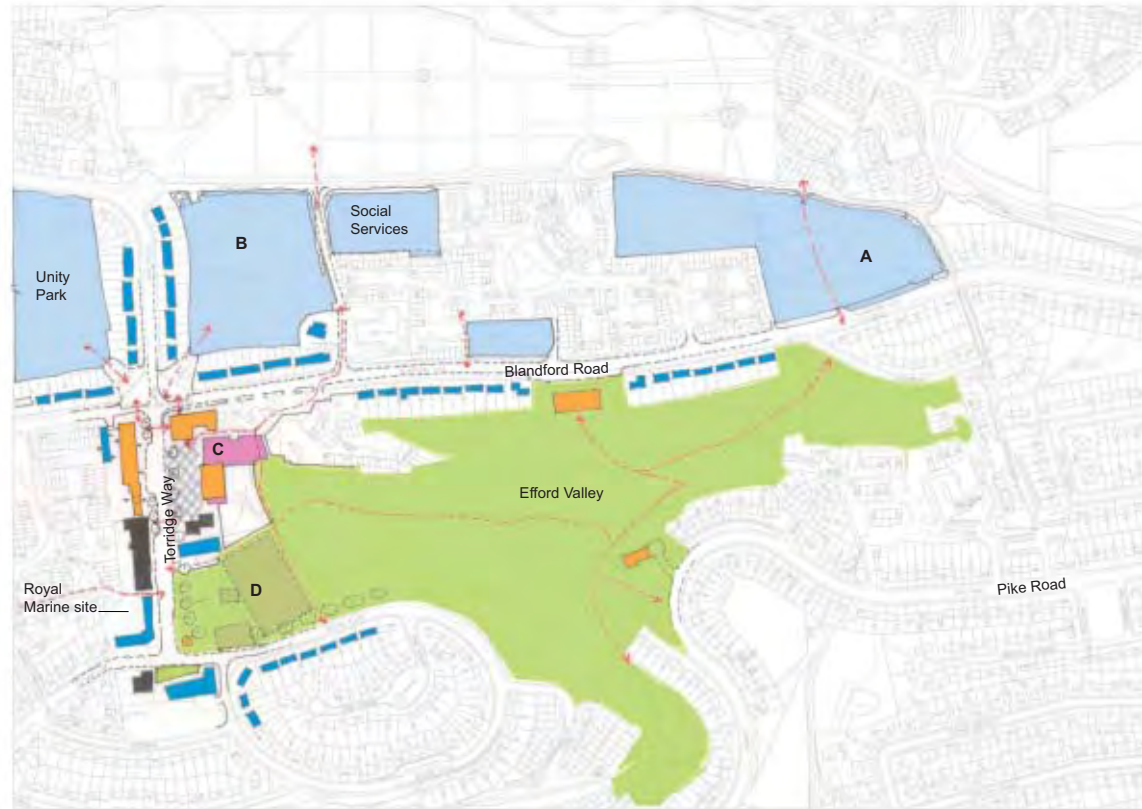
#### **SITE D**

We feel that it would be inappropriate to build housing on this site as the opportunity to connect Efford Valley to Torridge Way would be lost. In this option we propose that the foundations of the school should become the basis for a landscape of the imagination for children, which could include a youth “Yes” space.

#### **TORRIDGE WAY**

Demolish the block of council flats and shops and re-build with Social Services offices above not housing.  
Block off current garage court with small new housing block (4 units).  
Re-design frontage with simple paving and trees – no parking and no hidden areas.  
New linear kerb side parking (approx 40 cars).  
Re-house residents on new sites within Torridge Way or on new development nearby, according to their choice.  
Re-build Paternoster House forming a small green square with the new church.

5.4 Option 4 New school built on site C at the corner of Torridge Way and Blandford Road with playing fields on site D



**SCHOOL DEVELOPMENT OPTION 4**

**KEY**

- Public facilities
- Housing
- Potential housing development sites

- New 'Town Square'
- Buildings recently completed or currently under construction
- Pedestrian route

- Park or grassed area
- School
- Games pitches and playgrounds



Option 4 seeks to locate the new Heart of Efford Community School on Torridge Way. It develops a proposal for redeveloping site C at the corner of Torridge Way and Blandford Road. This site is currently built up with council flats and bungalows with the problematic derelict garages at its back towards Efford Valley. Option 4 releases site A (Plymview) and site D (Playing fields) for development.

#### **SCHOOL SITE A**

Releases 2.2ha for housing; i.e. approx. 66 to 110 units (at 30-50 units/ha)  
Provide new pedestrian routes across site  
Provide new play areas/green space within site  
Re-route overhead power cables underground.

#### **EFFORD VALLEY**

Improve paths through park and improve lighting  
New activity buildings might include:  
New Youth Centre – which releases Youth Centre site for housing  
Develop the Valley into a Youth Park

#### **SITE B**

Social Services move to new dedicated building on Torridge Way, releasing 2.2ha for development; i.e. approx 66 to 110 units (at 30-50 units/ha)  
Make direct connection to Torridge Way (involves the demolition of both corner houses and the re-housing of these residents in new homes of their choice.)

#### **SITE C**

Demolish entire site and re-house residents and businesses in new accommodation of their choice.

The rationale for this is that this area is very badly and inefficiently planned and is difficult to “repair”. Also because the shops and Post Office are directly opposite, this site is the most logical for new facilities.

#### **NEW FACILITIES**

New extended school  
Healthy Living Centre  
Social Services offices  
Healthy café/club facing south across new “town square”

Note if there is any loitering in this square at night the nuisance should be less of a problem because there are no homes immediately adjacent to it. This square would be well lit.  
However there would be evening activity occasioned by the healthy living centre, the café/club, the extended school and the Christian Fellowship youth club which, as we understand it, is a focus for teenage activity at the moment.

Layby/short term parking along both sides of the road. Approx 40 cars.

#### **SITE D**

This site now becomes the extension to the park as well as the location for sports facilities. The plan shows one football pitch and one Multi-use games area as well as a kick-about square and a youth shelter on the corner. This option could be made by using the existing terrace levels from the old school and thus obviating the need for extensive (expensive) earth moving.

We feel that this space has the potential to become like a village green and provide a good foreground for new development of housing to the south, west and north thereby providing very good overlooking and passive surveillance.

#### **TORRIDGE WAY**

Refurbish the block of council flats and shops, providing new delivery access from the front rather than the rear. This would allow the rear area to become private.  
Block off current garage court with a small new housing block (4 units).  
Re-design frontage with simple paving and trees – no parking and no hidden areas.

Re-house displaced residents on new sites within Torridge Way or on new development nearby, according to their choice.  
Improve pedestrian crossing at both ends of Torridge Way.  
Provide new pedestrian links into Yeo Close and Efford Valley.

Re-build Paternoster House forming a small green square with the new church.

#### **YOUTH CENTRE SITE**

Release for housing 0.2ha which provides 6 to 10 units. Build new youth centre within boundaries of Efford Valley. (Optional)

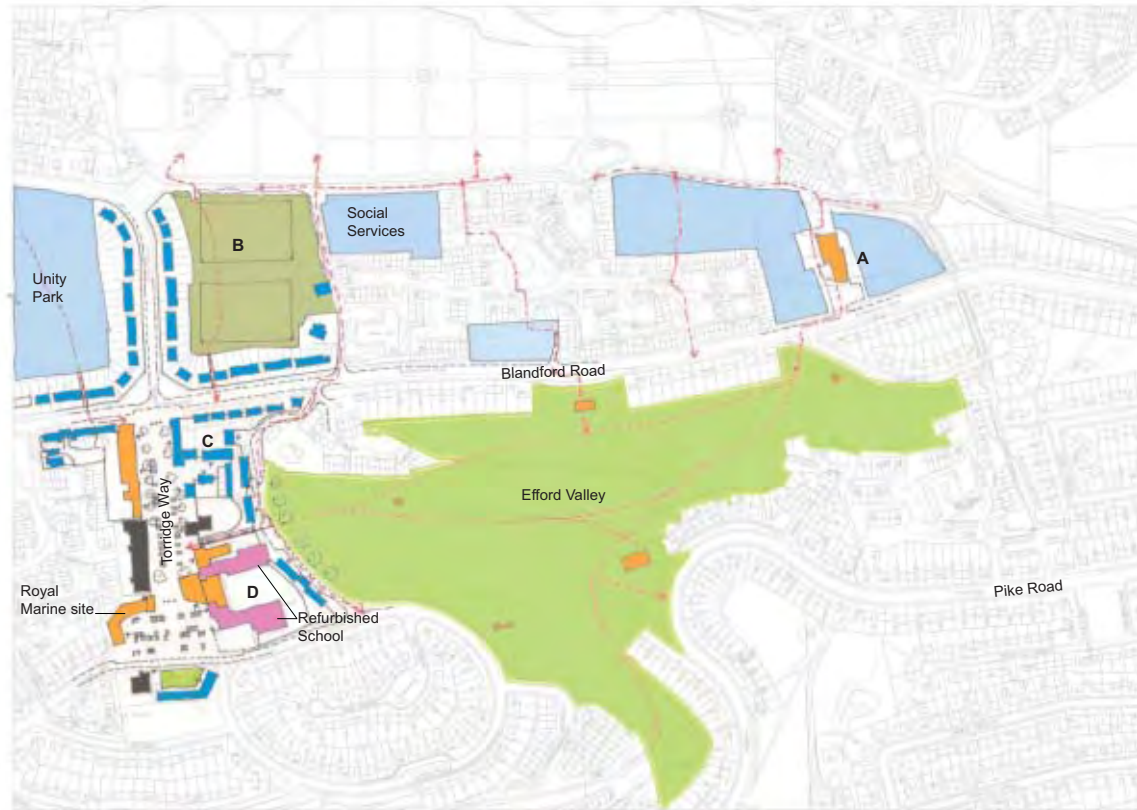
#### **UNITY PARK**

Make direct connection to extended school and to Torridge Way (Involves the purchase of a strip of land from two owners/tenants)

## 5.5 Option 5 Refurbishment of Highfield Community School, site D



Place au Herb in Uzès, France



### SCHOOL DEVELOPMENT OPTION 5

#### KEY

- Public facilities
- Housing
- Potential housing development sites

- New 'Town Square'
- Buildings recently completed or currently under construction
- Pedestrian route

- Park or grassed area
- School
- Games pitches and playgrounds



Option 5 sets a refurbishment of Highfield Community School in the context of potential development of the wider neighbourhood with focus on change at Torridge Way. This option would release site A (Plymview) for development.

#### **SITE D – REFURBISHED AND EXTENDED SCHOOL**

The Highfield site does seem to have some major disadvantages with relation to building a new school. The extreme slope of the land implies major earth moving if the footprint and section of the school were to be changed. There is a real risk that a new build option, once designed and fully costed might become prohibitively expensive.

Thus even though existing estimates would seem to favour new build we advise that a refurbishment of the school may in fact be a more cost effective option and should not be dismissed without further feasibility study. Because the current Highfield building is quite a bit larger than the school itself our initial estimates indicate that a 1.5 form entry school would fit within the boundary of the old building.

Our plans show an extension at the front of the school that accommodates extended facilities, in this case the Healthy Living Centre.

We also propose to form a zone of housing between the school retaining wall and the park to improve that aspect and provide passive surveillance to the park.

#### **SCHOOL SITE A**

Demolish Plymview school but retain newly refurbished halls, which have only just been built and are a valuable community resource. This still leaves approximately 2Ha which can be released for housing. This would provide approximately 60-100units (at 30-50 units/ha).  
Provide new pedestrian routes across site  
Re-route overhead power cables underground

#### **SITE B**

This site would still be required for sports use. We propose that the lower pitch be re-graded to provide a level playing field.

We also propose a land swap between the Social Services site and the Royal Marine site so that Social Services can be accommodated on a new site on Torridge Way. This releases approx 0.5ha for development; i.e. approx 15 to 25 units (at 30-50 units/ha).

Make direct connection to Torridge Way (involves the purchase of a strip of land between two houses)

#### **EFFORD VALLEY**

Improve paths through park and improve lighting  
New activity buildings might include:  
Refurbished health centre linked to new healthy living centre on Torridge Way  
Develop the Valley into a Youth Park

#### **SITE C**

Convert Efford Service Station to housing site  
Build new housing at lower level facing the park to improve overlooking and protect hinterland  
Approx 25-30 new units. NB These would lend themselves to being units for the disabled elderly.  
Increase permeability of site and improve legibility. Provide overlooked pedestrian routes through site from Efford Valley to Torridge Way.

#### **ROYAL MARINE PUB SITE**

New shops – re-siting existing Torridge Way units  
Social services offices above

#### **NEW “TOWN SQUARE”**

Form a new highway design for Torridge way which gives priority to pedestrians and soft separation between traffic and pedestrians (See Example Place au Herb in Uzes).

Note if there is any loitering in this square at night the nuisance should be less of a problem because there are no flats immediately adjacent to it. This square would be well lit. However there would be evening activity occasioned by the Healthy Living Centre, the café/club, the extended school and the Christian Fellowship youth club, which as we understand it is a focus for teenage activity at the moment.

Short term and residents' parking for 100 cars

#### **TORRIDGE WAY**

Refurbish flats  
Re-pave the entire Torridge Way  
Remove planters

Improve pedestrian crossing at both ends of Torridge Way  
Provide new pedestrian links into Yeo Close and Valley Park

Re-build Paternoster House forming a small green square with the new church

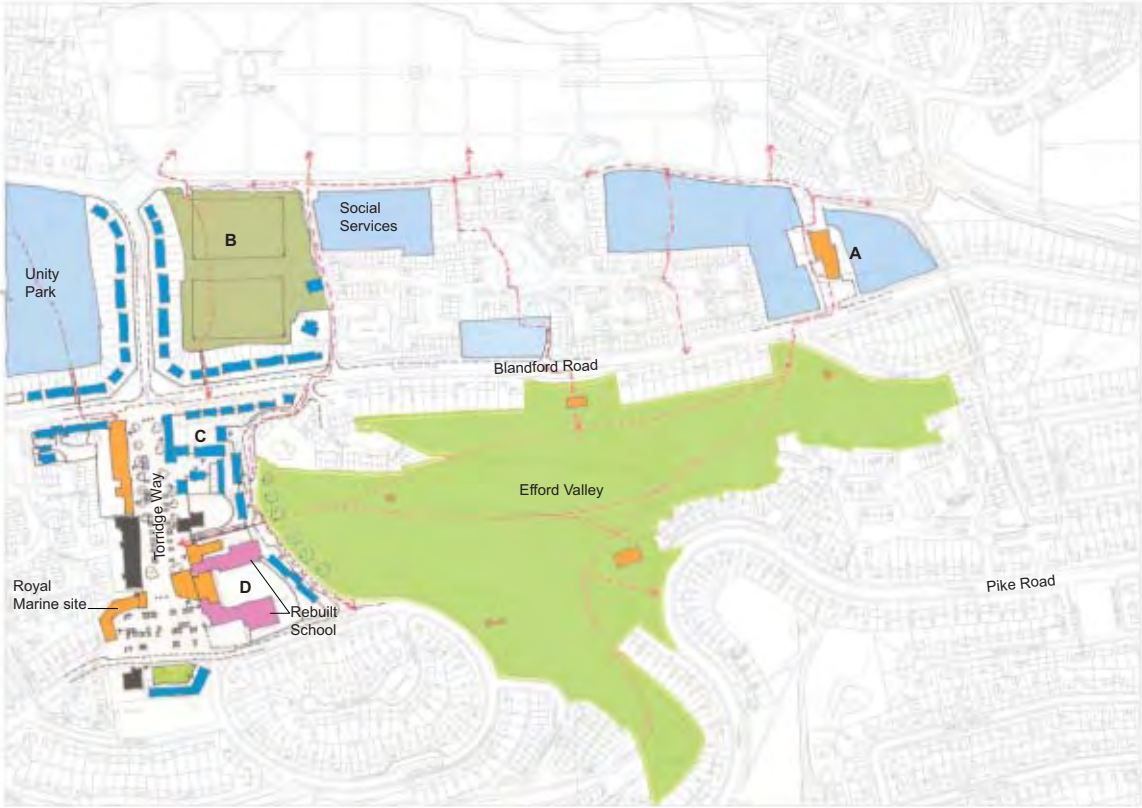
#### **YOUTH CENTRE SITE**

Release for housing 0.2ha which provides 6 to 10 units. Build new Youth Centre within boundaries of extended school.

#### **UNITY PARK**

Make direct connection to extended school and to Torridge Way (involves the purchase of a strip of land from one owner/tenant)

5.6 Option 6 New school built on site D



**SCHOOL DEVELOPMENT OPTION 6**

- KEY**
- Public facilities
  - Housing
  - Potential housing development sites

- New 'Town Square'
- Buildings recently completed or currently under construction
- Pedestrian route

- Park or grassed area
- School
- Games pitches and playgrounds



Similar to the previous plan, option 6 sets a refurbishment of Highfield Community School in the context of potential development of the wider neighbourhood with focus on change at Torridge Way. This option would release site A (Plymview) for development.

#### **SITE D – REBUILT AND EXTENDED SCHOOL**

Our plans show a new school constructed on a similar footprint to the existing. Even though in urban design terms the plan is similar to the refurbished option there would be opportunities to produce quite different architecture and a more intensively used site with a school on more than one level. The extension at the front of the school could accommodate extended facilities, in this case the Healthy Living Centre and Youth Centre.

We also propose to form a zone of housing between the school retaining wall and the park to improve that aspect and provide passive surveillance to the park.

#### **SCHOOL SITE A**

Demolish Plymview school but retain newly refurbished halls, which have only just been built and are a valuable community resource. This still leaves approximately 2Ha which can be released for housing. This would provide approximately 60-100 units (at 30-50 units/ha).  
Provide new pedestrian routes across site  
Re-route overhead power cables underground.

#### **SITE B**

This site would still be required for sports use. We propose that the lower pitch be re-graded to provide a level playing field.

We also propose a land swap between the social services site and the Royal Marine site so that social services can be accommodated on a new site on Torridge Way. This releases approx 0.5ha for development, i.e. approx 15 to 25 units (at 30-50 units/ha).

Make direct connection to Torridge Way (involves the purchase of a strip of land between two houses.)

#### **EFFORD VALLEY**

Improve paths through park and improve lighting  
New activity buildings might include:  
Refurbished health centre linked to new healthy living centre on Torridge Way  
Develop the Valley into a Youth Park

#### **SITE C**

Convert Efford Service Station to housing site  
Build new housing at lower level facing the park to improve overlooking and protect hinterland  
Approx 25-30 new units. NB These would lend themselves to being units for the disabled elderly.  
Increase permeability of site and improve legibility. Provide overlooked pedestrian routes through site from part to Torridge Way.

#### **ROYAL MARINE PUB SITE**

New shops – re-siting existing Torridge Way units.  
Social services offices above

#### **NEW “TOWN SQUARE”**

Form a new highway design for Torridge way which gives priority to pedestrians and soft separation between traffic and pedestrians. Example Place au Herb in Uzès:

Note if there is any loitering in this square at night the nuisance should be less of a problem because there are no flats immediately adjacent to it. This square would be well lit. However there would be evening activity occasioned by the Healthy Living Centre, the café/club, the extended school and the Christian fellowship youth club, which as we understand it is a focus for teenage activity at the moment.

Short term and residents' parking for 100 cars.

#### **TORRIDGE WAY**

Refurbish flats  
Re-pave the entire length of Torridge Way.  
Remove planters.

Improve pedestrian crossing at both ends of Torridge Way.  
Provide new pedestrian links into Yeo Close and Valley Park.

Re-build Paternoster House forming a small green square with the new church.

#### **YOUTH CENTRE SITE**

Release for housing 0.2ha which provides 6 to 10 units. Build new youth centre within boundaries of extended school.

#### **UNITY PARK**

Make direct connection to extended school and to Torridge Way (involves the purchase of a strip of land from one owner/tenant)








5.7 Option 6A New school built on site D, linear proposal



SCHOOL DEVELOPMENT OPTION 6A - WORKING MODEL

Not to scale

**KEY**

- |   |   |
|---|---|
|  Public facilities and school        |  New Public Realm on Torrige Way |
|  Housing                             |  Public park or grassed area     |
|  Potential housing development sites |  Private green space             |
|   |  Games pitches and playgrounds   |

This option refers to the “Efford Neighbourhood Project – Design Statement for Masterplan” prepared by LDA Design in October 2005. The proposal is included here to allow the reader to compare it with the other options developed. We have named it the ‘linear proposal’ as it aims at creating a linear streetscape on Torridge Way. The description of the LDA Design has been abbreviated.

#### **MAIN CONCERN**

Our main concern with the linear option is the overall length of Torridge Way (200m) in relation to the amount of activity that can be generated in this neighbourhood centre. We see the danger for failure. Therefore we describe the aspiration for a ‘Neighbourhood centre grouped around a public space’ and recommended actions to create ‘A new heart for Efford on Torridge Way’ earlier in this report.

#### **SITE D – A NEW EXTENDED SCHOOL (LDA DESIGN)**

Extended school over 2+ floors with integrated community facilities, all of which would if situated on the ground floor have active facades and could include a cafe breaking out into the community space. Potential to include incubator units or a variety of employment uses along the park connection with the intention to add employment opportunities to the area and create more activity in the community space.

Coach/car drop off provided to the front of the school.

#### **SCHOOL SITE A (AS IN OPTION 6)**

Plymview School demolished

Possibility to retain newly refurbished halls, which have only just been built and are a valuable community resource. This still leaves approximately 2ha which can be released for housing. This would provide approximately 60-100units (at 30-50 units/ha).

Provide new pedestrian routes across site.

Re-route overhead power cables underground.

#### **SITE B (AS IN OPTION 6)**

This site would still be required for sports use. We propose that the lower pitch be re-graded to provide a level playing field.

Make direct connection to Torridge Way. (This involves the purchase of a strip of land between two houses.)

#### **EFFORD VALLEY (AS IN OPTION 6)**

Improve paths through park and improve lighting

New activity buildings might include:

Refurbished health centre linked to new healthy living centre on Torridge Way

Kids “yes” spaces

#### **SITE C – A NEW GATEWAY TO TORRIDGE WAY NORTH (LDA DESIGN)**

3 storey buildings combined with a narrowed carriageway and tight tree planting to generate a gateway

Gateway buildings respond to the lower 2 storey development in the surrounding areas and turn where possible corners to reinforce their importance and to reduce the potential of overlooking.

#### **ROYAL MARINE PUB SITE – A NEW GATEWAY TO TORRIDGE WAY SOUTH (LDA DESIGN)**

Majority of buildings intended to be around 3 storeys

New church building which should have a spire or at the very least a tall element to mark the neighbourhood centre in long range views (Since preparation of this option planning permission has been granted for a less significant church than envisaged.)

Gateway opens out to give robustness in the public realm which would allow for a variety of uses particularly on the Royal Marine site.

#### **REDEVELOPED PATERNOSTER HOUSE (LDA DESIGN)**

A building reduced in bulk but not necessarily floor space giving consideration to both long range views and a deliverable development.

A new compact space between the church and Paternoster House allowing views out and giving an improved setting for the new church building.

(Since preparation of this option a housing scheme has been built south of Paternoster House, which blocks out any ground floor views.)

#### **COMMUNITY SPACE (LDA DESIGN)**

A space shared by both pedestrians and vehicles

Community uses around a community space

Simple but strong architecture and development which follows the underlying topography

Active frontages on the ground floor of all new buildings fronting on the community space

Increased pedestrian activity, changes in surface, narrowing of the carriageway and tight tree planting used to reduce speed

Height of surrounding buildings rises up towards the centre of the space clearly marking an increased intensity of both built form and activity.

#### **TORRIDGE WAY (LDA DESIGN)**

A street profile where the character of the built environment and public realm changes significantly to identify Torridge Way as different to the surrounding area

A road as narrow as possible to reduce traffic speeds any a well-designed urban streetscape which accommodates pedestrians, parking and creates a degree of privacy for the adjacent housing

Robust units to front onto the space allowing a variety of uses (e.g. incubator units or spaces related to the extended school)

A tall point of the building will give a visible point when approaching from the park. (However if the scheme currently under construction meets this aim is questionable.)

#### **YOUTH CENTRE SITE (AS IN OPTION 6)**

Release for housing 0.2ha which provides 6 to 10 units. Build new youth centre within boundaries of extended school.

#### **UNITY PARK (AS IN OPTION 6)**

A direct connection to Torridge Way (involves the purchase of a strip of land from one owner/tenant)

5.8 Option 6B New school built on site D, integrated proposal






Plan



Not to scale

SCHOOL DEVELOPMENT OPTION 6B - WORKING MODEL

KEY

- |   |  |
|---|--|
|  Public facilities and school        |  New Public Realm on Torridge Way |
|  Housing                             |  Public park or grassed area      |
|  Potential housing development sites |  Private green space              |
|   |  Games pitches and playgrounds    |

This proposal has been designed during the second phase of the options development following the client's steer to focus on the Highfield site for a new school. It investigates the possibility to develop Torridge Way according to the aspirations of this masterplan.

#### **SITE D – A NEW EXTENDED SCHOOL**

Make best use of the characteristic topography of Efford and its proximity to Efford Valley and set the new extended school set back from Torridge Way  
Design a school that is highly visible in its location at the top of the hill  
Concentrate the school around a protected and green courtyard that embraces the park with direct access  
Public areas of the school are located facing the entrance to the west  
Efford Valley now reaches up to Torridge Way again  
A shared use playing field is located on the level grounds along Torridge Way

#### **SCHOOL SITE A (AS IN OPTION 6)**

Plymview School demolished  
Possibility to retain newly refurbished halls, which have only just been built and are a valuable community resource. This still leaves approximately 2ha which can be released for housing. This would provide approximately 60-100units (at 30-50 units/ha).  
Provide new pedestrian routes across site  
Re-route overhead power cables underground

#### **SITE B (AS IN OPTION 6)**

This site would still be required for sports use. We propose that the lower pitch be re-graded to provide a level playing field  
Make direct connection to Torridge Way (This involves the purchase of a strip of land between two houses)

#### **EFFORD VALLEY (AS IN OPTION 6)**

Improve paths through park and improve lighting  
New activity might include Youth spaces

#### **SITE C**

Existing flats, bungalows and garages re-developed  
This new building set back from Torridge Way to open junction of streets up and allow parkland to continue  
The new buildings are arranged around a green semi-private courtyard that is protected from weather and intrusion and serves the residents only  
Efford Valley extends into the heart of the neighbourhood: its routes link into a network of paths through a park landscape to reach beyond the street junction

#### **ROYAL MARINE PUB SITE**

2-3 storey family housing, set back from the street with private west facing gardens  
Parkland extends in front of these to the top end of Efford Lane

#### **THE CENTRAL PUBLIC OPEN SPACE**

All amenities of the neighbourhood centre are concentrated in the area opposite the new elderly residence and library in the centre of Torridge Way  
1 to 2 storey building is 'wrapped' around the Christian Fellowship Church, with which it creates a shared courtyard  
All extended functions of the neighbourhood centre including shops, post office, pharmacy, GP, multi-functional community hub with a café are located around a pedestrian only public space  
This public open space is oriented to the south-west and acts as an inviting entrance to all services  
Parking provision concentrated in the middle of the former Torridge Way beside the new square

#### **TORRIDGE WAY**

Except the central area around the public open space, Torridge Way is redesigned to become a park road through a green landscape  
Efford Valley extends into the heart of the neighbourhood and beyond both street junctions at the end of Torridge Way; all buildings along Torridge Way take profit of their location within the park  
The new elderly housing scheme is the tallest building along Torridge Way and forms part of the new heart for Efford  
Together with the Efford Christian Fellowship Church it is the only existing building that remains as today  
Flats and shops are re-developed into family houses, set back from the street with private west facing gardens

#### **YOUTH CENTRE SITE (AS IN OPTION 6)**

Release for housing 0.2ha which provides 6 to 10 units. Build new youth centre within boundaries of extended school.

#### **UNITY PARK (AS IN OPTION 6)**

A direct connection is created to Torridge Way (involves the purchase of a strip of land from one owner/tenant)

## 5.9 Critical assessment

In the chart to the side options 1 to 6B are assessed against the aspirations set out in the Masterplan Report Part 2 and positive and negative implications are described. It aims at placing the decision for the school site in the wider development context of the neighbourhood.

Plymouth City Council's Department of Lifelong Learning has undertaken an evaluation of Option 2 - Build new school on Plymview site, Option 3 - Build school on playing fields and Option 6 - Build new school on Highfield site. This evaluation is set out with a set of criteria that have a stronger educational perspective. The evaluation scores highest for Option 6, followed by Option 3 and Option 2. See Appendix for the whole evaluation.

Masterplan aspirations								Impact				
	Use of park	Use of playing fields	Connection between park and Torr ridge Way	Neighbourhood centre grouped around a public square	Density and urban form	What is an extended school?	Positive implications	Negative implications	Planning policies	Cost	Timescale	
1	Refurbishment of Plymview on site A	Not located at the park	Playing fields on own grounds	Releases Highfield site for the benefits of Torr ridge Way development	Not part of the Neighbourhood centre	Continuity with the suburban history of Efford	Community involvement possible	Refurbished school is larger than new 1.5FE school Location central to the whole of Efford	Sustainability of an extensive single storey school building Temporary relocation of Plymview School required	No conflicts		Immediate start possible
2	New school on site A	Not located at the park	Playing fields on own grounds	Releases Highfield site for the benefits of Torr ridge Way development	Not part of the Neighbourhood centre	Continuity with the suburban history of Efford	Community involvement possible	A new, potentially iconic school building Location central to the whole of Efford	Reduction of floor space compared to existing school Temporary relocation of Plymview School required	No conflicts		Immediate start possible
3	New school on site B, playing fields and social services site	School not located at the park	Shared use between school and community	Releases Highfield site for the benefits of Torr ridge Way development	Centre spatially split between school and commercial functions	Possible	Community involvement possible	High level of identification in the whole community with a new school building at a new location	Purchase of private properties and decanting required	Changes to existing playing fields problematic		Relies on possibilities for decanting
4	New school built on site C at the corner of Torr ridge Way and Blandford Road	School located between park and public square	Creates new playing fields on Highfield site	Releases Highfield site for the benefits of Torr ridge Way development	Integrated in a new neighbourhood centre	Creates strong urban form and opens up possibilities to solve further problems around Torr ridge Way	Community involvement possible	High level of identification in the whole community with a new school building at a new location	Purchase of private properties and decanting required	Problems if Plymview playing fields are sold off lost and as playing fields		Relies on possibilities for decanting
5	Refurbishment of Highfield School on site D	Extensive school disconnects park and Torr ridge Way	Use as existing, management improvements required	Extensive school disconnects park and Torr ridge Way	Only possible with use of former pub site	Continuity with the suburban history of Efford	Community involvement possible	Refurbished school is larger than new 1.5FE school Location close to neighbourhood centre		Problems if Plymview playing fields are sold off lost and as playing fields		Immediate start possible
6	New school built on site D		Use as existing, management improvements required	possible	Only possible with use of former pub site	depending on detailed design	Community involvement possible	A new, potentially iconic school building	Reduction of floor space compared to existing school Temporary relocation of Highfield School required	Problems if Plymview playing fields are sold off lost and as playing fields	Generates extra income through partial sale of the school site	Immediate start possible
6a	Linear proposal on site D	Residential development faces the park	Use as existing, management improvements required		Facilities widely spread along the 200m of Torr ridge Way	In contrast to wider neighbourhood high density along a long straight road	Community involvement possible	A new, potentially iconic school building	Reduction of floor space compared to existing school Temporary relocation of Highfield School required	Problems if Plymview playing fields are sold off lost and as playing fields	Generates extra income through partial sale of the school site	Immediate start possible
6b	Integrated proposal on site D		New centrally located play, possible mixed use		concentration and sparseness of the urban form		Community involvement possible	A new, potentially iconic school building	Reduction of floor space compared to existing school Temporary relocation of Highfield School required	Problems if Plymview playing fields are sold off lost and as playing fields	Generates extra income through partial sale of the school site	Immediate start possible

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