

Mitcham Sub Area Neighbourhoods



Mitcham Local Neighbourhood

Origins and general character

At the centre of the neighbourhood is the Upper Green, surrounded by tight urban development. The neighbourhood includes the mixed use hinterland around the green which is varied in character. To the South of the centre, the neighbourhood extends towards the lower green and Cricket Green. To the south east, the semi rural, northern tip of Mitcham Common is included within the neighbourhood. To the east of the Upper Green, the neighbourhood includes the large, predominantly mixed residential area between London Road and the railway line. To the west of London Road, where the land use is more varied, the neighbourhood includes residential estates that border Western Road.

The area currently has a relatively fragmented character, with the original focus of the Upper Green having been lost to some extent, largely due to the construction of Holborn Way and the resulting disruption to the original road network. The character of the outlying areas varies greatly, from the large open expanse of Mitcham Common to the small scale suburban development around the edges of the neighbourhood to the larger footprint industrial/commercial/residential

development immediately to the west of the centre.

Mitcham's Upper Green, the centre of this neighbourhood, lies at the intersection of roads leading to and from, Merton, Tooting, Streatham, Croydon, Beddington and Sutton, all having old English place names, which shows that they were in existence at least as early as the seventh or eighth centuries. Mitcham was populated throughout the Roman period, with this part of the Wandle Valley having a sizeable scattered population.

In the 19th century, development was tightly arranged around the northern and eastern side of the Upper Green and to the south, larger houses such as the Firs (Later called Elmwood) and Mitcham House occupied large landscaped plots. Up until 1854 Old Bedlam was a significant house that stood on the corner of the current Majestic Way. Old Bedlam evolved over 600 years and was the subject of a number of paintings. A later house in this location called Ravensbury was demolished in 1933 and replaced with the Majestic Cinema, later to be a bingo hall and casino.

Many of the boundaries on the northern and eastern sides of the

green retained the typical form of medieval house plots, long and narrow extending back from their frontages. This seems to have been the result of organic growth with the best plots being occupied first.

Looser development lined the routes to the outlying towns. Upper Mitcham as the area was known, still presented the features of a typical English medieval village. In the centre of the green was a well with a pump, an important source of public drinking water. The common was an expanse of unenclosed heath land providing rough grazing and also a source of fuel. To the east of the green lay the East field where the ancient pattern of strip holdings survived until the 1860s. To the west of the Upper Green, was another one of the two large open fields of Mitcham where villagers worked a number of strips which was a very ancient form of land tenure. A large area of land to the west of the Upper Green was occupied in late 1800s by the Holborn Union Workhouse and industrial schools.

Built Form

The Upper Green itself is surrounded by the remnants of the original narrow plots and larger blocks, particularly on the southern side. The original

definition of the three sides of the Upper Green has been lost to a certain extent by the demolition of the buildings at the far western corner to make way for Holborn Way. The building form around the green and the northern section of Holborn Way follows a predominantly tight, consistent building line to the back of the pavement. The pedestrianised section of London Road has narrower street dimensions and the larger plots occupied by the Library, Eagle House break the regularity of the building line. Building scale and height varies in this area creating an eclectic range of buildings in a variety of styles.

The large residential area to the east of the Upper Green contains a tight network of streets radiating around St.Marks Church at its centre. Laid out predominantly in the 1930s, the dominant building form is two storey short terraces. Dramatic variations from this scale and massing occur at Armfield Crescent and Laburnham Road where developments of flats rise to six storeys on large footprints.

Directly to the west of the Upper Green, flats, commercial units and the gasholder have large footprints and occupy large plots which are in stark contrast to the smaller plot sizes to the

Mitcham Local Neighbourhood

far east and west of the centre. The north western part of the neighbourhood contains mainly residential development laid out as distinct estates of houses and flats following predominantly cul de sac layouts.

South of the Fair Green, large scale retail parades rising to three and four storeys flank London Road with residential developments at Glebe Court set in generous landscaped grounds. Either side of London Road, long terraces line cul de sacs which were developed in the 1920s or 30s.



Commonside East



Land Use

Around the Fair Green in the centre of Mitcham the land use is predominantly retail with residential and offices over. Retail uses line the main routes radiating from the Fair Green interspersed with public houses and community uses including the library and a number of banks.

There are a number of schools in the neighbourhood including; Bond, St.Marks, Liberty and St.Thomas of Canterbury Primary schools as well as Eagle House special school. St.Mark's Church and the Gladstone Mission on Love Lane serve the neighbourhood. The predominant use around the centre is residential, arranged predominantly in streets to the east of the centre and estates of cul de sac developments to the west.

Factories and warehouses occupy a large site on Bond Road with the gasholder site on Western Road which is earmarked for mixed uses including housing, community, live/work and public open space.

Movement

The centre of Mitcham lies at the heart of an overloaded road network at the junction of a number of strategic London wide routes. London Road

Mitcham Local Neighbourhood

North, Western Road and Commonside West are all part of the London wide strategic road network. London Road south is designated as a London distributor road while Locks Lane and Commonside East are designated local distributor roads.

The pedestrian environment within the centre is generally poor and links with the surrounding residential and commercial areas are difficult. Pedestrian and cycle routes are fragmented and the route through to Mitcham Eastfields is indirect. On street parking is a problem in the streets surrounding the centre.

Generally the neighbourhood is dominated by heavy through traffic which divides the centre and is sensitive to minor incidents.

Open Space

The neighbourhood is relatively densely built up with the most significant open spaces to the south east of the neighbourhood. The northern tip of Mitcham Common, incorporating three Kings Pond, which is a site of importance for nature conservation, and the open space to the west of Commonside West are within the neighbourhood. Mitcham Common has a semi rural, picturesque

character in this location, with the area around Three Kings Pond being one of the most attractive in the borough. The Upper Green itself is a highly significant piece of open space within the neighbourhood and still provides some relief from the heavily trafficked roads that edge it. The relationship between the buildings that surround the Upper Green and Three Kings Pond and the open spaces themselves is highly significant and to a large extent defines the character of the core of the neighbourhood.

The allotments on Eastfields Road and the open space surrounding Liberty Primary school are the other two significant pieces of open space that contribute to the character of the neighbourhood.



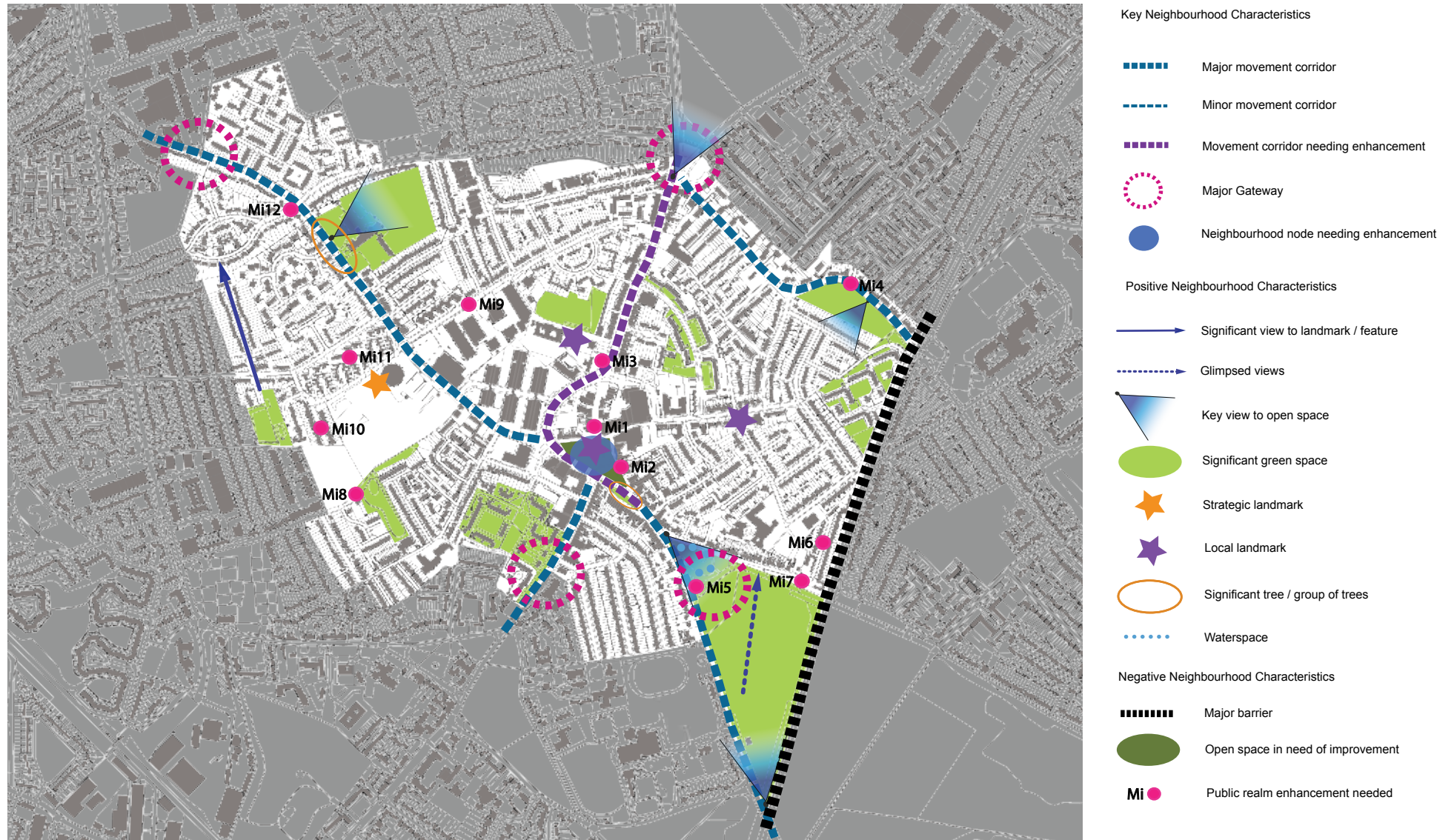
Glebe Court



Mitcham Town Centre

Mitcham Local Neighbourhood

Neighbourhood Analysis



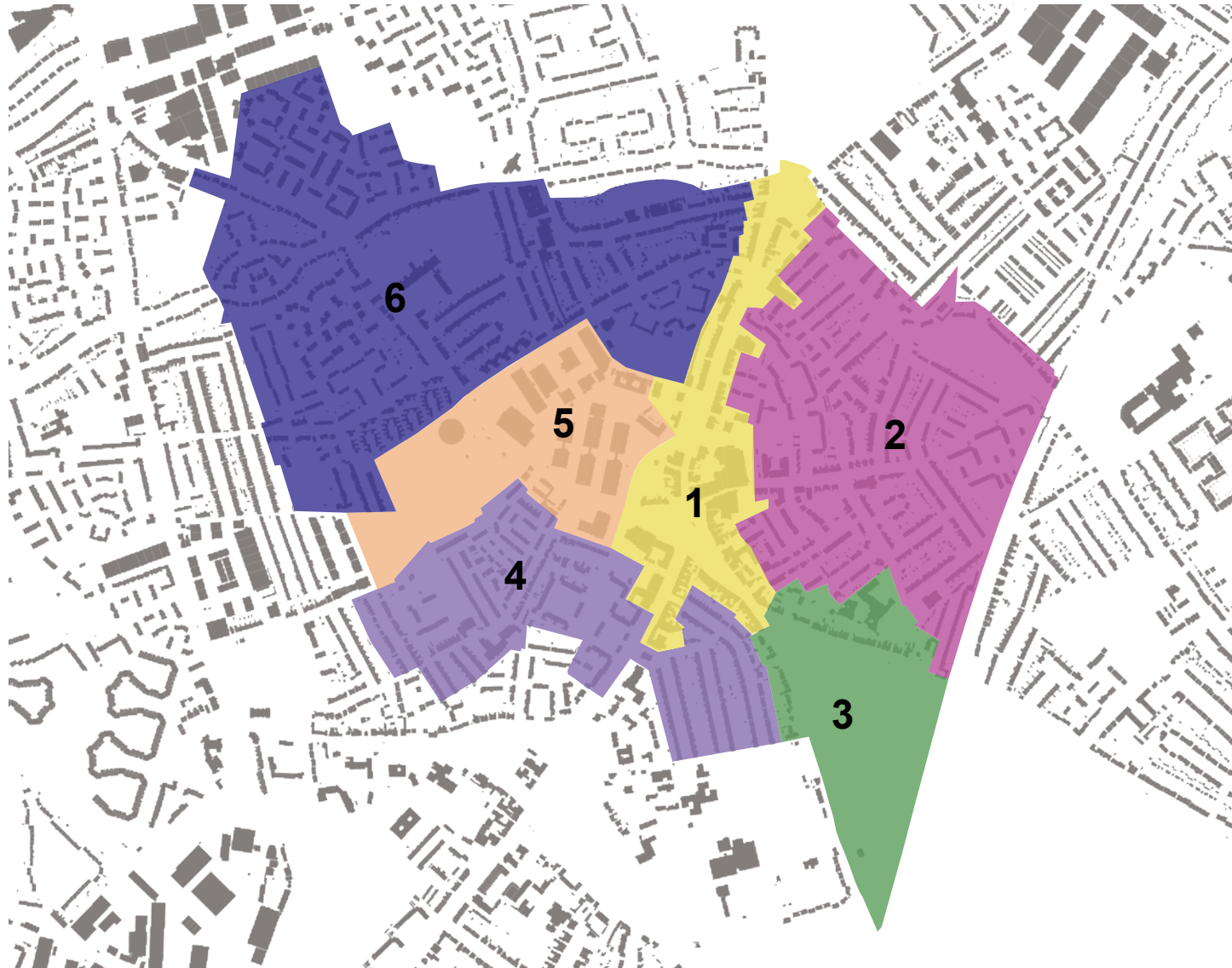
Mitcham Local Neighbourhood

Heritage Assets

Heritage map to be added at later stage

Mitcham Local Neighbourhood

Character Areas



- 1 London Road
- 2 St.Mark's Road
- 3 Commonside West
- 4 Love Lane
- 5 Sadler Close
- 6 Heyford Road

Mitcham Local Neighbourhood

Character Areas Assessment, Issues and Guidance



1 London Road Character Area

Assessment

This character area covers the central core of the neighbourhood including sections of Upper Green East and London Road where they join the centre.

The approach from Commonsides West is characterised by small scale retail premises with residential above. On the west side, terraces are purpose built with more organic piecemeal development on the east side. The east side of the road has a variety of building ages and styles and contains a number of older, historic properties. The purpose built terrace on the west side was developed in the 1930s and is two storeys with regular gables. The public realm opens out in front of the flat roofed 1960s parade to create an area with significant mature landscape.

As the space opens out to the upper green, building scale increases slightly and plot sizes to the south of the green increase, while the north of the green still retains smaller plot widths and a more varied character. The Fair Green Café provides some visual and functional focus to the green, however, the green has the potential to create a more valuable central focus for the town centre than is currently being achieved. The Upper Green has lost its identity as the historic core of Mitcham. There are many attractive

buildings including the Kings Arms and White Lion pub surrounding the green, however shop front improvements and imaginative public realm improvements are needed to transform these assets into the attractive town centre that they are capable of becoming. The newer development comprising Macdonald, Farm Foods, Morrisons and Peacocks create an attractive pedestrian environment, however, there is an unattractive blank elevation at number 1 Upper Green East which has a negative impact on a key location on the Upper Green.

Approaching the Upper Green from London Road in the south, building scale is substantial, rising to the equivalent of six storeys at the BT Exchange. The eastern side of the road has a distinctive Edwardian parade with feature pedimented gables which create a striking roof line. On the west side, 1930s, flat roofed, purpose built retail parades are set back from the road behind substantial trees. At this point, traffic moves around to the left, bypassing the Upper Green.

The pedestrianised section of London Road, north of the Upper Green, retains an attractive architectural quality but is in need of public realm improvements. Moving north along

London Road, building scale drops to predominantly two storeys, 1920s parades on the east side with brick and stonework details. On the west side of London Road 226 London Road (locally Listed) and Eagle House (Built 1705, Grade 1 Listed), create a small historic group. Both buildings are set well back from the road and there is the opportunity to improve the setting of 226 in order to complement the fine gates and setting of Eagle House.

Downe Road contains an interesting group of “moderne” style 1930s houses, some retaining their original front boundary. Moving north along London Road, development is more varied, the building line is inconsistent, starting with the set back of the Mitcham Library, an attractive, Neo Georgian building dating from 1933. At the fencing centre and the Elm Nursery car park, the townscape breaks down with open and vacant sites. Further north, building scale varies dramatically from four storey residential and retail blocks to stepped terraces with retail below at the roundabout. Generally, this character area presents a fragmented town centre, separated from the residential areas to the west by Holborn Way. There are a number of high quality elements, namely historic buildings

and open space, but the town centre currently lacks focus and a high quality public realm.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **65**

Area type:

Area with scope to reinforce the existing character

1 London Road Character Area

Issues & Guidance



Upper Green West



London Road



Upper Green east



The Kings Arms Pub



View across the Upper Green

Enhancement Projects

- Mi 1:** Public realm improvements to town centre.
- Mi 2:** shop front improvements.
- Mi 3:** Forecourt improvements to 226 London Road.

Issues

Public Realm:

- Loss of identity.
- Public realm improvements needed(Upper Green/London Road).
- Improve forecourt and boundary to 226 London Road.
- Loss of front boundaries (Downe Road).
- Need tree planting on northern section of London Road.

Built Form:

- Blank elevation to green at 1 Upper Green East.
- Poor shopfront quality.
- Insensitive alterations to character buildings.

Guidance

Public Realm:

- Public realm improvements should enhance and build on the existing character of the centre, being sensitive to the historic buildings and using high quality materials.

Built Form:

- Shopfront improvements should focus on restoring or reinstating well detailed shopfronts in quality materials that enhance the character of the of which they form part.
- New development should build on the small scale footprints of original buildings around the green.
- Encourage reinstatement of original detailing such windows, shopfronts and boundary walls.
- Encourage improvements or redevelopment of 1 Upper Green East.

2 St.Marks Road Character Area Assessment

This character area comprises the large residential area to the east of the town, centred around St.Marks Church. It contains a rich variety in age, style and scale of property with the large blocks of flats at Armfield Road and Laburnum Road contrasting with the smaller more fine grained development that surrounds them. Up until the 1920s the area was still open land with nurseries and green houses. The oldest houses are those opposite the church, an interesting group of semi detached houses with prominent shared gables and timber details.

Built at the turn of the 19th century, St.Marks Church is red brick with stone dressings and small, copper clad spire. The large scale of the church contrasts with the surrounding small scale residential character which consists mostly of two storey short terraces with shared covered porches and pebble dashed elevations. Many roads have street trees, giving the area a predominantly pleasant residential character.

At Laburnum Road, four, six storey, L shaped residential blocks set in landscaped grounds break from the surrounding residential street pattern with two storey units set within the

grounds. Elevations are brick with render and metal balconies and pantiled roofs with feature columns to recessed balconies. The area has benefitted from a recent public realm improvement scheme involving new paving, street furniture and tree planting.

The southern side of Eastfields Road has an open character due to the views into the allotments. The area has a predominantly curving road layout with a mixture of houses dating back to the 1920s and 30s. On the eastern side of Locks Lane three storey flats and houses dating from the 1980s are set at right angles to the road in courts.

The houses laid out as short cul de sacs in Feltham Road were built on the site of allotments gardens in the 1980s. Armfield Crescent contains two distinctive C shaped, six storey blocks with hipped roofs and chimneys and landscaped areas contributing to the character of the street (Conisbury Court and Mainwaring Court). As the Crescent curves round, the distinctive horizontal rendered balconies of Paxton Court opposite create a striking feature within the street scene.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character



2 St.Marks Road Character Area

Issues & Guidance



Older houses in St.Marks Road



Lammas Avenue



Laburnum Road



St.Marks Church



Armfield Crescent

Issues

Public Realm:

- Loss of front boundaries.
- Allotment boundary needs upgrading.

Built Form:

- Inappropriate roof extensions.
- Loss of original detailing such as windows, front doors, roofing etc.

Guidance

Public Realm:

- Retain front boundaries where they still remain and if creating a front garden parking space, incorporate planting and retain as much of the boundary as possible.
- Introduce new boundary between allotment and Eastfields Road (possibly railings).

Built Form:

- Alterations to properties should be informed by original materials and detailing.
- Roof extensions should be of a design that does not destroy the original shape of the roof.

Enhancement Project

Mi 4: Improvements to allotment fencing on Eastfields Road.

3 Commonsides East Character Area

Assessment

This character area is designated as a conservation area and incorporates the area to the south east of the Mitcham Town Centre and the Fair Green between Commonsides East and Commonsides West. The predominant character of the area is one of semi rural open space bounded by the properties on Commonsides East and West which closely define the edge of the open space. The Three Kings Pond area marks the transition from the open character of the Common to the tighter development around the Upper Green.

Commonsides West has a relatively open character on both sides for the majority of its length, comprising a combination of shorter terraces and detached houses set within slightly wider plots to Commonsides East. Commonsides West has a more open character than Commonsides East being bounded on one side by the Common and on the other with glimpsed views through to the recreation ground to the west. The age and style of buildings varies from the architecturally interesting “moderne” style of the sea scouts building to the Listed 18th Century Newton House opposite the pond. The variety in age of buildings creates an architecturally eclectic edge to the common unified by

their commonside setting. The building line is varied, with the listed Park Place set back at right angles to the road. The group of buildings including the Sea Scouts Headquarters and the Windmill PH is an attractive group sitting within the surrounding open space. As Commonsides West nears the pond, residential development drops down from three storey flats set back from the road to more consistently designed two storey 1930s and Victorian houses set closer to the edge of the pavement.

There is scope to improve the roundabout at the junction of Commonsides East and West which is located at a key gateway into the town centre.

The built form edging Commonsides East is more consistent in appearance, being predominantly finely grained short terraces of cottages on narrow building plots which edge the common, forming a consistent building line. The built form is set close to the edge of the pavement and set back behind narrow gardens. Visually, the cottages edge the green, however, as the road rises to cross the railway line at beehive bridge, the cottages sit at ground level in a quieter backwater leading to Hallowell Close which

consists of terraced properties developed in the 1930’s with rendered elevations and square gable topped and flat roofed bays. Opposite the pond development is more varied with the distinctive half timbered Three Kings PH having local landmark status on the pond. There are a number of historic buildings surrounding the pond which gives the area a distinctive picturesque quality. The amenity potential of the pond and adjacent common need to be maximised in any future improvements to the town centre.

Esher Mews was developed in the 1980’s as a small cul de sac of terraced properties built in the neo Georgian style.



Three Kings Pond

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **90**

Area type:

Area of established high quality

3 Commonside East Character Area

Issues & Guidance



Prospect Place, Commonside East



Commonside East from the Common



Sea Cadets Headquarters Commonside West



Three Kings Pond

Issues

Public Realm:

- Roundabout in need of improvement and highlighting as a gateway to town centre.
- Entrance to Park Place and leisure centre in need of upgrading.
- Parking at entrance to Hollowell Close needs formalising and paving and tree planting needed in Close.

Built Form:

- Loss of original detailing such as windows, doors and roof materials.

Enhancement Projects

Mi 5: Improvements to roundabout to enhance gateway to town centre.

Mi 6: Street tree planting and pavement improvements in Hollowell Close.

Mi 7: Improvements to parking area at southern end of Hollowell Close.

Guidance

Public Realm:

- Enhancements to the roundabout should reinforce the distinctive character of the surroundings while marking the entrance to the town centre.
- The entrance to Park Place should be of a quality that reflects the listed status of Park Place.
- Resurfacing and new landscape at the top of Hollowell Close should be designed to rationalise the informal parking area and upgrade the surrounding public realm.

Built Form:

- Alterations to existing properties should be informed by original design and detailing.

4 Love Lane Character Area

Assessment

This character area is divided into two halves by London Road, but they combine to create the residential hinterland to the South of Mitcham town centre. To the west, development scale, form and plot sizes are more varied, while to the east, the roads were laid out and developed at one time with relatively consistent plot sizes.

To the west of London Road, Edmund Road contains two storey terraces with timber porch details and a distinctive group of short terraces and semi detached houses built in the arts and crafts style with pebbledashed first floors and corner tile details. All the buildings are well detailed with arches over windows and central timber porches. Merlin Close has a contrasting winding street layout. Built around the 1980s-90s it has a spacious feel and is well landscaped.

Harwood Avenue and Russell Road are short cul de sacs with terraced pebble dashed houses built in the 1930s. Love Lane contains an earlier late Victorian terrace with prominent chimneys and projecting party walls. The Elim Pentecostal Church and Glebelands residential home occupy large footprints contrasting with the surrounding smaller residential plot sizes.

The recreation ground is to the rear of surrounding properties so does not

contribute significantly to the street scene. It would benefit from additional landscaping and integration with the future development on the gasholder site. De'arn Gardens contains short terraces with gable topped square bays with pebble dashed elevations and a mix of plain tiles and pan-tiles. The northern part of Love Lane contains a consistent group of 1980s brick terraces which fit well with the older terraced properties opposite. There are glimpsed views between the houses to the seven storey blocks at Glebe Court, highlighting the contrasting scale.

Taffy's How contains an interesting group of 1930s houses, built in the "moderne" style with feature pediments and brickwork details. There are generous spaces between the buildings which are predominantly used for parking. The houses on Pear tree close were also built around the same time. Westfield road has a distinctive character with 1930's "moderne" inspired houses on one side and Victorian properties on the other with the view to the end of the street terminated by the Gasholder and mast.

Raleigh Gardens on the northern edge of the character area, marks the small scale residential edge to the town centre before plot sizes increase to the north. They are a distinctive brick ter-

race with square bay entrance porches and original front boundaries with custom built piers.

Between the small scale residential area of Love Lane and the London Road lies Glebe Court. Developed in the 1950s, a group of six storey residential blocks, with heavy pantiled roofs and feature rendered balconies. Set in parkland setting with central bungalows, the area is to be included in the Mitcham Cricket Green conservation area.

The increase in scale at Glebe Court drops down again on the other side of the London Road to two storey housing developed in the 1920s and 30s in Edmund and Albert Road, Whitford Gardens and Langdale Avenue. Whitford Gardens has wide spacious proportions with terraces built around 1910, many retaining original timber porch details. Albert Road has well detailed two storey properties with half timbered gables and heavily pollarded trees. Properties on the eastern side are later, dating from the 1930s. Properties in Langdale Avenue are more varied in style dating from the 1930s with areas of regular two storey square and curved bays. Plots are wider here and there are views to the open space of the recreation ground.

Love Lane has a varied character in terms of style but is unified by the

generally small scale of the residential properties. The dramatic change in scale at Glebe Court marks the transition to the commercial urban centre.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity

Urban Layout

Movement

Architectural Interest

Built Form

Public Realm

Trees

Landscape

Features

Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor.

The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character

4 Love Lane Character Area

Issues & Guidance



Love Lane



Edmund Road



Raleigh Gardens



Glebe Court detail



Glebe Court bungalows

Enhancement Project

Mi 8: Miles Road recreation ground, Improvements to parking area at entrance and additional landscaping within park.

Issues

Public Realm:

- Unattractive traffic calming measures.
- Variety in boundary treatment.
- Cars dominate entrance to Miles Road Recreation Ground.
- Lack of landscaping in recreation ground.
- Informal parking on pavement.
- New tree planting needed (Taffy's How).

Built Form:

- Inappropriate roof extensions.
- Proliferation of satellite dishes.
- Infilling of porches.
- Painting of brickwork.
- Installation of inappropriate replacement windows.

Guidance

Public Realm:

- Upgrade the public realm by improving design of traffic calming measures.
- Improve landscaping in recreation ground and rationalise parking at entrance.
- Look at opportunities for street tree planting.

Built Form:

- Alterations to existing properties should be informed by original design and detailing.
- Avoid altering the original finish of properties through rendering, pebble dashing or painting brickwork.

5 Sadler Close Character Area

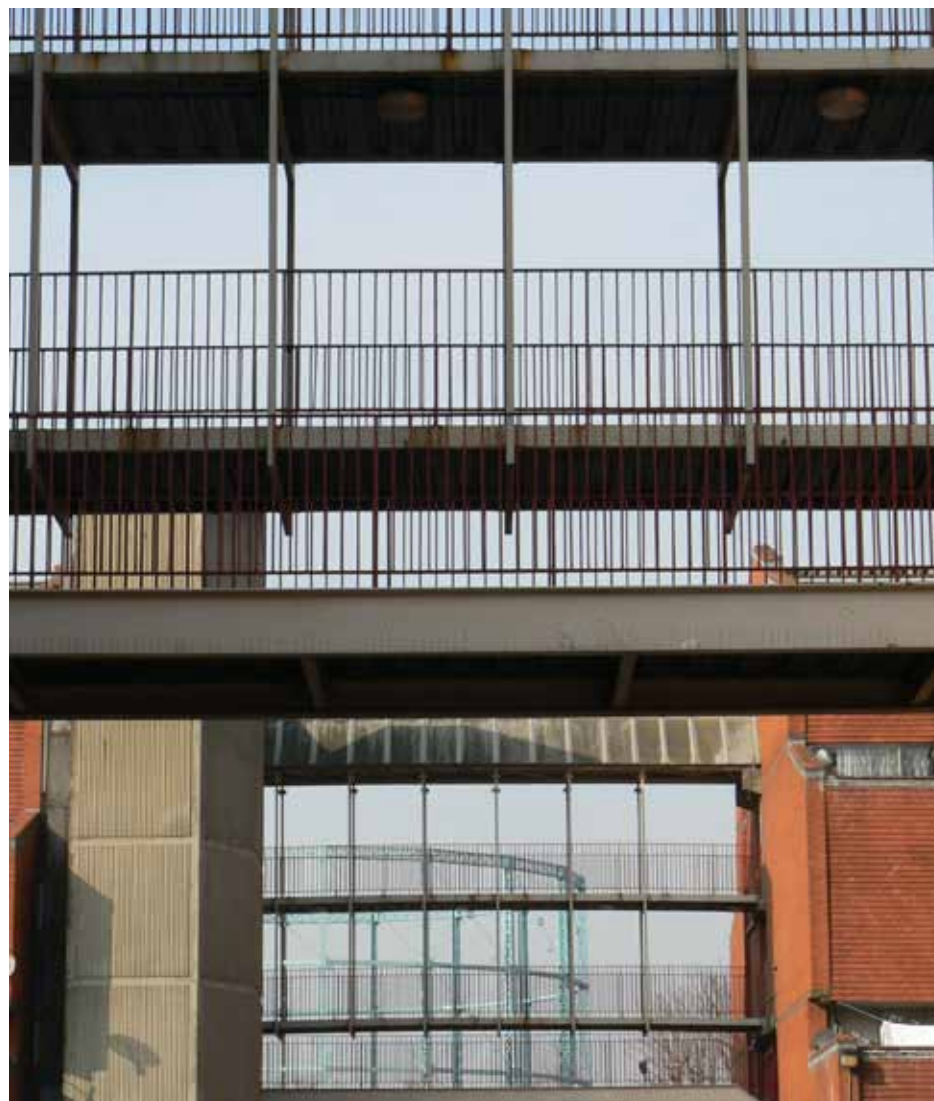
Assessment

This character area represents a stark contrast to the surrounding small scale residential areas and the smaller footprints of development to be found around the northern and eastern edges of the Upper Green.

The three linked residential blocks at Sadler Close were built in 1972. A radical design with brick and tile finishes, the blocks sit at 45 degrees to the surrounding roads, having no connection with the layout of the surrounding built form. Landscaped strips separate the blocks which have no direct frontage to the street at ground level. Garages are internal to the centre of the blocks which have a pyramidal in section.

The site of the gasholder and mast has a distinctive boundary wall to Western Road which should be included in any future development proposals. A housing led scheme for the redevelopment of the site has been approved.

The industrial estate on Bond Road contains a variety of industrial and retail sheds. Some set back from the road behind large parking forecourts while earlier buildings are closer to the edge of the pavement. The boundary along the southern side of Bond Road is utilitarian in appearance.



Linking walkways at Sadler Close

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

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- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of the chapter.

Overall Score: **40**

Area type:

Area requiring enhancement to reinforce identity

5 Sadler Close Character Area

Issues & Guidance



Sadler Close detail



Sadler Close; Landscaped setting



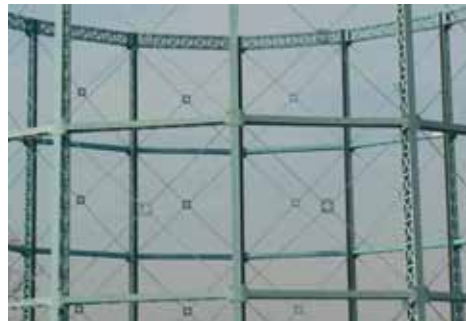
Gasholder site



Bond Road industrial buildings



Bond Road boundary



Gas holder detail

Issues

Public Realm:

- Utilitarian boundaries opposite residential properties.

Built Form:

- Lack of relationship between buildings and street edge.
- Poor architectural quality of retail and industrial buildings.

Guidance

Public Realm:

- Improve edge to Bond Road with enhancements to boundary and street tree planting.

Built Form:

- Improve architectural quality of retail and industrial buildings when opportunity arises.

Enhancement Project

Mi 9: Improvements to industrial estate boundary on Bond Road.

6 Hyford Road Character Area

Assessment

This area comprises the small scale residential hinterland to the west of the town centre. The area contains a number of planned developments varying in age and style but generally of consistent small scale. In plan form, the individual residential areas have distinctive layouts that are clearly identifiable from each other.

Houses in Sunshine way were built in 1936. The houses were designed to be light and airy and the six special sunshine houses for people with a tendency to TB each had a patio area in the roof where a patient could spend the night in the open air. The estate is laid out as a crescent with small courts attached.

Eveline Road has a more mixed character than the surrounding streets with small industrial units breaking up the residential frontages. Residential properties include houses and bungalows developed in the 1920s and 30s. Short terraces of properties built in the 1980s and 90s are set back from the established building line.

Dorset Road and Heyford Road were laid out and developed in the 1920s and 30s. Pebble dashed with square and angled bays in Dorset Road, with Heyford Road having more variety in

house style with a strong rhythm on both sides of the road.

On the southern side of Western Road, Portland Road contains flat roofed, L shaped terraces in short cul de sacs with rear service yards and parking courts, set at an angle to the surrounding roads. Lulworth Crescent was built to a Mock Tudor design on the site of an upholstery works in the 80s and 90s. The western part of Lewis Road within the character area contains a short terrace of well detailed properties developed in the 1930s. Abbeyfield Close contains a more recent terrace of properties with open plan frontages leading to an open space and play-ground. Dalton Avenue has a distant view to the top of the Brown and Root tower, with short terraces developed in the 1920s and 30s with hipped roofs and rendered elevations with distinctive brick detail cills.

Along Lewis Road and into Borough Road, there are a number of rendered short terraces with circular pattern detail in the render. There is a small retail area on Lewis Road which is part of the Portland Road estate. The estate would benefit from additional landscape and refurbishment / improvement of elevations.

Moving north along Western Road, the Liberty Primary School breaks the predominant pattern of small plot sizes. It is a fine building with strong cornices, built in the late 1920s. Lowry Crescent opposite, was developed in the 80s and 90s on the site of a former paint works. A crescent of flats and houses in a heavy buff and red brick-work combination, with timber paneling. Organic, open plan layout with good landscape.

Mount Road is a circular development and attached cul de sac, developed in the 1930s with tiled cills, surrounding later development built on the open space in the centre. The later development is of red brick and render with parking courts, however, there is some confusion between fronts and backs with the original housing.

Lavendar Avenue contains properties developed in the 1930s, with pebble dashed frontages and prominent chimneys. Opposite, developed in the 80s on the site of a recreation ground, is the Mortlake Drive estate. An inward looking estate that presents walls and landscape to the surrounding streets. A series of squares and cul de sacs consisting of two and three storey houses and four storey flats, in a mix of urban and village architectural language.

Criteria Based Assessment

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- 3) Area requiring enhancement to reinforce identity

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Overall Score: **65**

Area type:

Area with scope to reinforce the existing character

6 Heyford Road Character Area

Issues & Guidance



Sunshine Way



Portland Road



Lewis Road



Mortlake Drive



Lavender Avenue

Issues

Public Realm:

- Bond Road and Seaton Road lack tree planting.
- on pavement parking in Dalton Avenue.
- Additional landscape required on Portland Road estate.
- Improvements needed to entrance to Mount Road.
- Utilitarian design of traffic control measures.

Built Form:

- Proliferation of Satellite dishes.
- Loss of original detailing such as windows and infilling of porches.
- Estate on Portland Road in need of refurbishment.
- Confusion between public and private space at Mount Road.

Guidance

Public Realm:

- New tree planting is required in Seaton Road, Bond Road and Mount Road.
- On pavement parking should be controlled.
- Traffic control measures should be of a design that is sympathetic to the residential character of the area.

Built Form:

- Alterations to properties should be informed by the original materials and detailing.
- Housing on Portland Road should be refurbished to upgrade the appearance of the estate and to incorporate new landscape.
- Satellite dishes should be located in an unobtrusive location, away from the front elevation.

Enhancement Project

Mi 10: Seaton Road, street tree planting.

Mi 11: Portland Road estate, landscaping, and public realm improvements.

Mi 12: Mount Road, improvements to design of entry treatment.

Mitcham Local Neighbourhood

1 London Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	50	15	
Character Area Total Score	65		

2 St.Marks Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	40	30	
Character Area Total Score	70		

Mitcham Local Neighbourhood

3 Commonside West Character Area			
Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	80	10	
Character Area Total Score 90			

4 Love Lane Character Area			
Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	40	30	
Character Area Total Score 70			

Mitcham Local Neighbourhood

5 Sadler Close Character Area

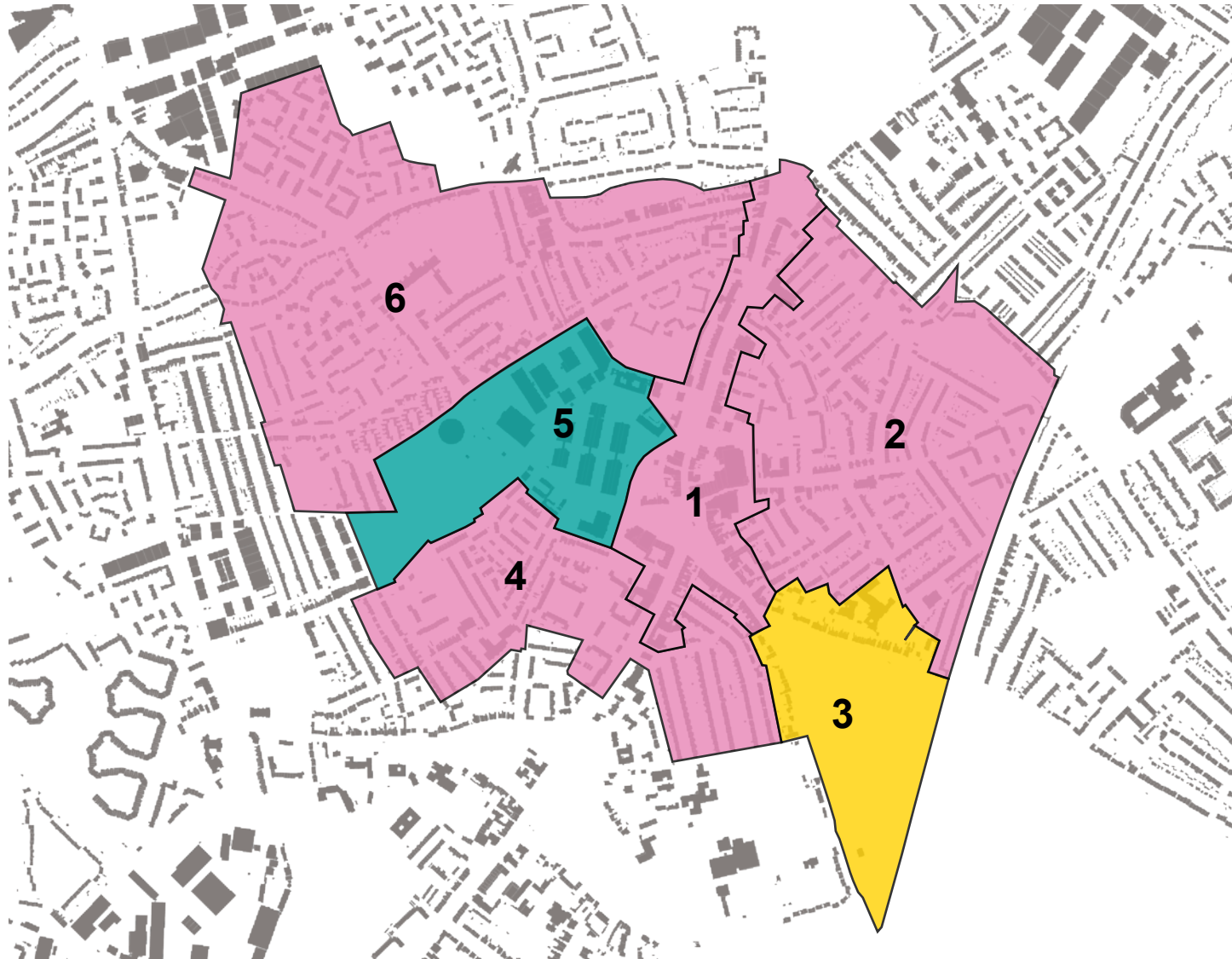
Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	10	30	
Character Area Total Score	40		




6 Heyford Road Character Area

Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	30	35	
Character Area Total Score	65		

Mitcham Local Neighbourhood

Character Area Assessment



- | | |
|---|--|
| 1 | London Road |
| 2 | St.Marks Road |
| 3 | Commonside West |
| 4 | Love Lane |
| 5 | Sadler Close |
| 6 | Heyford Road |
|  | Area of established high quality |
|  | Area with scope to reinforce existing character |
|  | Area requiring enhancement to reinforce identity |