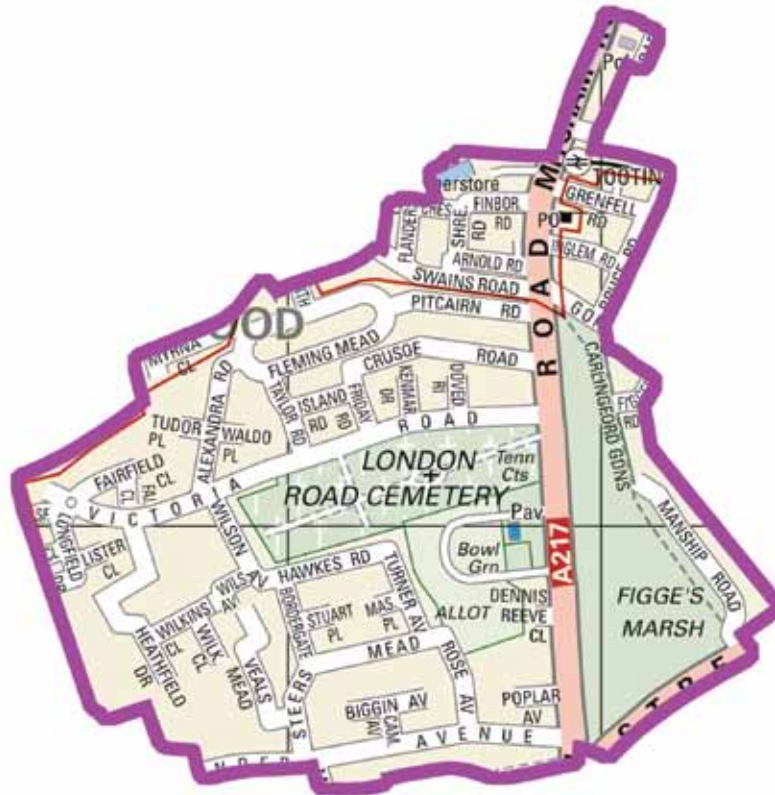


Mitcham Sub Area Neighbourhoods



DRAFT

5 Figges Marsh

Figges Marsh Local Neighbourhood

Origins and General Character

This neighbourhood is located to the west of London Road with residential development wrapped around London Road Cemetery and a large open space to the east namely Figges Marsh.

The Tooting to London railway line to the north forms the northern boundary and in effect disconnects the neighbourhood from the surrounding area which runs outside the borough boundary into Wandsworth. In addition to this there are remnants of a former railway line now a green pedestrian link which runs along the south western boundary however acts as a barrier to intergration of development with area beyond. The train station was originally located further west but opened in its present day location in 1894. The industrial estate and Tandem centre are located to the west outside the neighbourhood and further fragment it from the surrounding area despite pedestrian links.

Later developments to the west of neighbourhood are residential developments of semi detached houses and flats which generally follow a cul de sac layout and do not connect with the surrounding built

fabric or street layout. Developments from various periods back onto each other and are not easily navigable. However the area has predominantly a well maintained suburban housing stock with examples from the early 1900s, 1930s and 1990s. There are pockets of housing and isolated houses where the finish is degenerating which detracts from the overall impression of the neighbourhood

Up until the early 1900s this neighbourhood was rural in character, maps from 1865 show the area as farmland subdivided into tree lined fields. There were a number of farms in the surrounding area such as Swains Farm, Crusoe Farm and Tamworth Farm which is today a recreation ground. A prominent feature in the area still in existence today is Figges Marsh however early maps show a pond to the north, due to its high water table it was not cultivated however it was subdivided and used as allotment gardens during both wars. It was formerly rough common land used for grazing and had a diversity of flora however today is a tree lined triangular patch of green open space. The area was previously bounded in the north west by the now defunct Tooting to Wimbledon railway line. Also

visible on this map is Swains Lane which at that time linked to Colliers Wood however through the development of this neighbourhood, parts of it has become less permeable to the surrounding area particularly to the west.

Maps from 1896 illustrate the first wave of suburban development in the area on Arnolds Road, Finborough Road and Swains Lane. The population of Mitcham increased rapidly between 1901 and 1921, development began to edge into north Mitcham with the proximity of the railway and general expansion of suburbs. To the south of the neighbourhood it is evident that development first began to cluster around the high street as far as the southern end of London Road. Also to the south was The Poplars, the presence of a building on the site has been dated back to 1737 it was used as workhouse but from 1825 was used as a private boarding academy for boys. The school was demolished in the late 1800s as it is not visible on ordnance survey maps for 1896. The site remained as open land until the construction of Lavender Avenue and Bordergate municipal housing estates in the early 1920s designed to meet the post-war aim of providing 'homes



View of Figges Marsh

Figges Marsh Local Neighbourhood

fit for heroes'. To the north of the neighbourhood stood Old Tooting Hall the future site of Woodley Close flats erected in the 1930s.

Further development was evident from 1916 on Pitcairn and Crusoe Road. In the period 1934 to 1938 development intensified on Crusoe Road, development of Fleming Mead, Island Road, Alexandra Road, Taylor Road. Farmland extending back from London Road bounded by Victoria Road was acquired by the Council for a new municipal cemetery. It was laid out in 1928, completed with lodge and chapel. Tamworth Farm was converted into recreation ground with allotment gardens to the rear. From 1934 to 1938 further development along Wilson Avenue, Hawke Road, Turner Avenue, Biggin Avenue, Poplar Avenue, Lavender Avenue and Manship Road. This period saw the intensification of industry on former railway land to the north of neighbourhood where an enamel works is visible on OS maps from 1934 until the 1980's when the area was redeveloped as Flanders Crescent. The 'Merton Abbey Loop' railway line closed for passenger traffic in 1929 however was used for goods until 1972 when the tracks were removed. New housing estates of Flanders Close and

Singlegate Close were built on land released by the old line and its sidings in the 1980s. Maps from 1953 show the area suffered bomb damage during the war as there are gaps evident in Fleming and Pitcairn Road on which now stands infill development built in a style similar to the surrounding buildings. During the 1990s sports ground to the west were developed into townhouse estates.

Built Form

Around the Tooting train station the built form has a tighter grain as it follows roughly a grid layout albeit fragmented by later infill. Much of the buildings in this area are of the late Victorian / Edwardian period ranging from 2-3 storeys with materials such as yellow London stock and red brick some painted over or with painted render and modest stucco decoration, gabled houses are a feature close to the railway station along London Road. To the southeast of the character area there is a large void of open space occupied by municipal uses such as Figges Marsh and London Road Cemetery. Towards the centre of the area is typically 1930s residential perimeter block developments, which are 2 storeys, set back from road with small front garden and front boundary wall. Recurring motifs evident in this



Figges Marsh Local Neighbourhood

area are canopy porches, red tile hangings, terrace blocks with shared hipped roof, timber beam decoration, some bay windows, painted render and/or brown brick, pebble dash finish in places and distinctive features such as central gable or gabled dormers. To the west of the neighbourhood there is a transition to a looser grain of cul de sac developments built in the 1990s which are generally 2 storeys however there are 3-4 storey apartment blocks. Building materials in use are red brick and yellow with some render or timber beam decoration, they are recurring motifs such as pitched dormer windows and pitched porch canopy.

Land Use

Land use in this area is typically residential however there are large tracts of municipal space such as London Road cemetery, Lavender Children's centre, Tamworth allotments, Lavender Park and Figges Marsh. Along London Road in proximity to the station ground floor is typically retail, there are also pockets of commercial use such as garage and petrol station.

Movement

London Road is a busy traffic route running straight through the neighbourhood which as part of the

strategic road network carries large volumes of traffic through Mitcham onto Sutton. Lavender Avenue is local distributor which connects to the strategic road network and connects the neighbourhood to Colliers Wood. Rail links to London from Tooting Station, the railway runs along the northern boundary of the neighbourhood. A number of bus routes run along London Road which connects the neighbourhood to the wider area.

Open Space

This neighbourhood has a high proportion of open space. Figges Marsh is a large green open space which is 10.12 hectares and runs alongside London Road. It is an open triangular space, with two rows of trees which line a pedestrian walkway and provide a buffer against the heavy traffic. There are pathways which cut diagonally across the park which is bordered to the east by residential development. The space is not enclosed and easily accessible from the surrounding area. Towards the south of the park there is an outdoor gym and table tennis facilities. Lavender Park is another open space in close proximity which has recreation facilities such multi-sport pitch and toddlers' area. The space is enclosed

by mature trees and railings which are not easily accessible from all the surrounding residential development. To the rear of the Lavender Children's Centre on London Road is the Tamworth Allotments which are subdivided plots of land cultivated by allotment subscribers however currently a number of plots are vacant or overgrown. Although in close proximity to London Road the allotments are a quiet oasis of green space. Adjacent to the allotments is a strip of abandoned allotments which have become overgrown with wild plants such as brambles and nettles.

The London Road Cemetery is in close proximity to Figges Marsh though not strictly green open space, the plants and trees contribute to a sense of open space. The cemetery is 14.9 acres and spans from London Road westwards towards Wilson Avenue. Plots are laid out either side of an avenue at the centre of which is a listed chapel. Adjacent to Myrna Close is a public footpath created on a former railway line. The footpath is enclosed by a green corridor which has dense vegetation and the characteristics of wild parkland.



London Road Cemetery

Figges Marsh Local Neighbourhood

Neighbourhood Analysis



Figges Marsh Local Neighbourhood

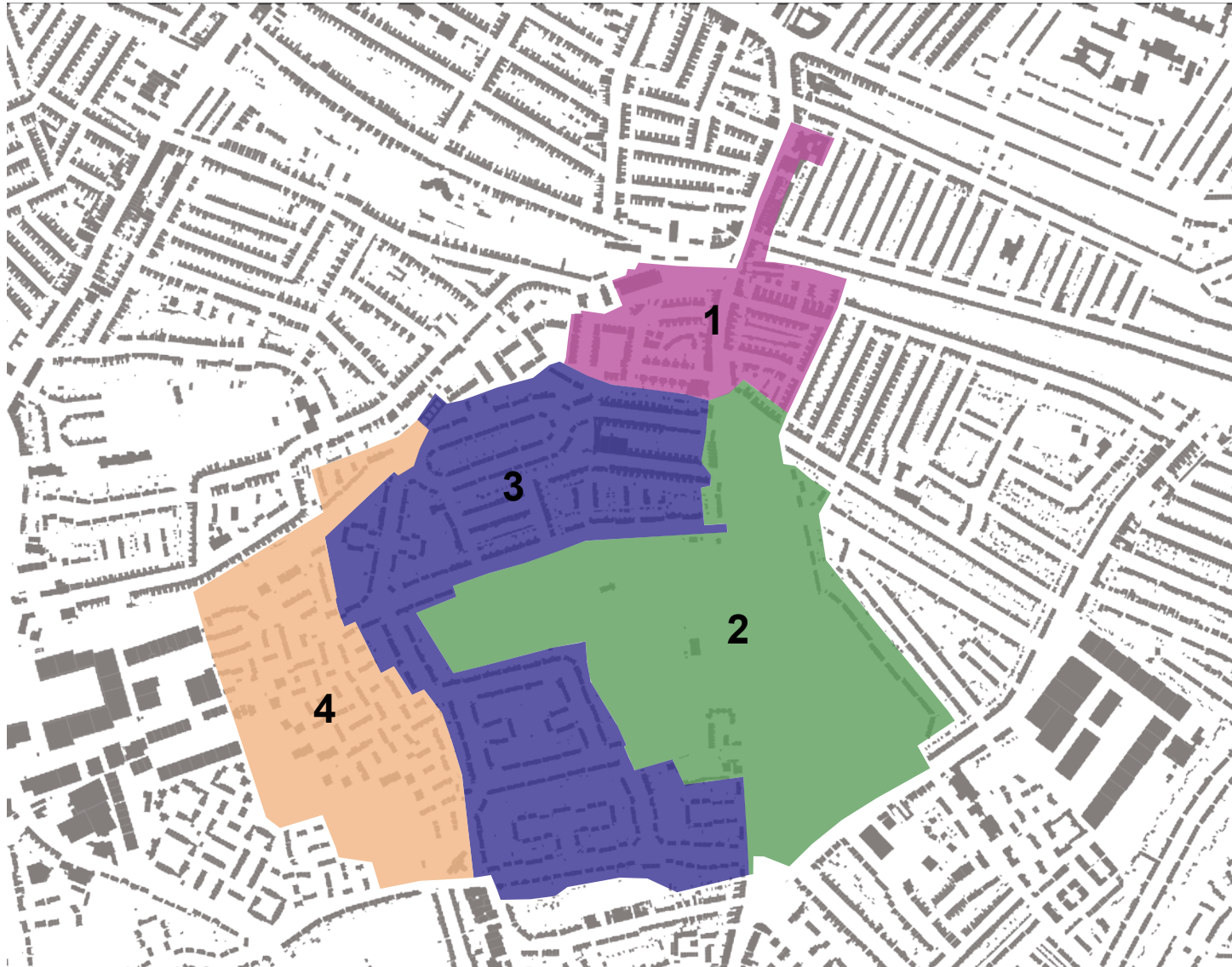
Heritage Assets

Heritage map to be added at later stage

Figges Marsh Local Neighbourhood

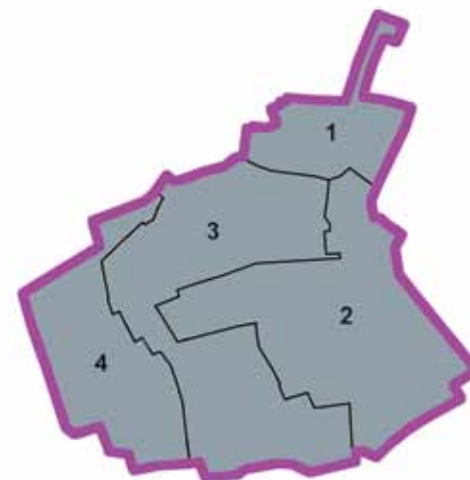
Character Areas

- 1 Mitcham Road
- 2 Figges Marsh
- 3 Fleming Mead
- 4 Heathfield Drive



Figges Marsh Local Neighbourhood

Character Areas Assessment, Issues and Guidance



1 Mitcham Road Character Area

Assessment

Central to this area is London Road and Tooting train station, proximity to the train station was the catalyst for development. By 1911 rows of houses and shops had been built either side of the road to Mitcham as far as Figges Marsh. The area has a slight gradient which runs up towards the railway bridge and off London Road onto residential streets.

Buildings are late Victorian or Edwardian however there is some fragmentation of this character due to later infill some of which does not complement the surrounding buildings. In addition the area has a number of buildings where the exterior finish is deteriorating which gives an overall impression of neglect.

Along London Road the predominant style is 3-4 storey gabled terraces with projecting shops on ground floor. These buildings have a variety of finish such as painted render, painted mouldings around windows with many shop fronts are in need of maintenance. Gorrings Park pub is part of a terrace which is locally listed and is an attractive 3 storey building in yellow London stock brick with distinctive curved windows surrounded by decorative render with keystone at first floor and corbels beneath eaves.

The residential streets off London Road are included due to proximity to the road and as they are of the late Victorian / Edwardian period. The terraced streets are varied in finish, style and materials. Generally 2 storeys with painted brickwork or render, bay windows and small front garden with boundary. Buildings on Arnold Road are semi detached houses however have a more cohesive appearance of yellow London stock brick with red brick quoins, half bay and sash windows. Inglemere and Grenfell Road are typically Edwardian terraces which are red brick with modest render decoration, front gable projection recessed porch and central mullion on first floor window. On Grenfell Road there is a terrace dating from the 1930s which is an unusual 3 storey terrace with decorative parapet and stacked bay windows. Flanders Crescent was built on former railway sidings in the 1980s consists 3 storeys red brick block of flats with recessed balconies and integrated garages set around carpark space and internal green space. Former railway land has also been redeveloped directly adjacent the existing line into a Lidl supermarket which is set back from the street line, the car park to the fore slopes down to the building

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**
- Landscapes**
- 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: **55**

Area type:
Area with scope to reinforce the existing character



London Road

1 Mitcham Road Character Area

Issues & Guidance



Finborough Road



Flanders Crescent



Grenfell Road



Inglemere Road



Gorrige Pub on London Road



Arnold Road



Tooting Station

Enhancement Projects

FM 1: Improve public realm surface treatments.

FM 2: Rationalisation of signage and shopfront improvements.

Issues

Public Realm:

- Paving; tarmac and paving slabs, fragmented finish in places.
- Lack of tree planting.
- Pedestrian environment adversely affected by heavy traffic. Lack of quality pedestrian facilities and public realm treatment.

Built Form:

- Changes to original materials such as windows and painting over brickwork eroding character of original properties.
- Loss of original shop front features. The variety of signage and condition of shop front treatments detracts from street.
- Unsympathetic infill particularly along London Road has fragmented the building line and height.
- Finish on many buildings along London Road has deteriorated and is in need of maintenance.

Guidance

Public Realm:

- Improve public realm surface treatments.
- Introduce street planting where possible.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.
- Developments should make a positive contribution to the streetscene by creating an active frontage onto the high street.
- Retain original shopfront details if present. Shop front alterations should be informed by the original detailing and materials.

2 Figges Marsh Character Area Assessment

The focus of this character area is Figges Marsh a triangular green open space which runs along London Road. The park is lined by two rows of mature trees which form a pedestrian walkway shielded from traffic, the trees contribute to the character of the area and as such as are a significant landscape feature.

To the east the park is bounded by 1930's residential development such as Carlingford Gardens and Manship Road which consists of hip roofed terrace with centred front gable projection and timber beam decoration. finish at ground floor with pebble dash on upper, panelled windows, double bays, canopy porch and front garden.

To the north of the park is Gorrige Road which consists of 2 storey modest Edwardian houses with gabled double bay, brick, painted finish, modest render decoration and recessed porch. The residential areas bounding the park benefit from panoramic views of open space. To the west development is physically separated from the park by London Road which is a busy traffic corridor. To the northern end of which are some detached 3 storey modest red brick flats with hipped roof set back from

road. Adjacent to this there is an attractive terrace block which has mansard roof, dormer windows with decorative bargeboard, protruding gable, deep eaves, first floor railed balcony and diamond render decoration. There also pockets of 1930s terraced housing with bay windows and red tile hangings. Development running along London Road adjacent to Figges Marsh is fragmented possibly due to the fact that it is piecemeal infill of former farmland and many of the developments are physically set back from the road line. The London Road Cemetery is located behind piered wall directly adjacent to the road. The cemetery is laid out around a red brick modest chapel with pitched roof and arched windows. Lavender Children's Centre which is an attractive contemporary development, it is a modular timber clad building which sits within a grove of trees with play area to the fore. The centre relates well to the allotment gardens to the rear however a lot of garden space has been left abandoned and the space could be enhanced. Further along there is a pocket of commercial buildings with yard to rear, the finish on these buildings has deteriorated and there is proliferation of unattractive signage on commercial premises.

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



Attractive terrace on London Road

2 Figges Marsh Character Area

Issues & Guidance



Gorringe Park Road



Commercial development along London Road



Lavender Children's Centre



Tamworth Allotments



Manship Road



London Road

Enhancement Projects

FM 3: Improve public realm surface treatment along Figges Marsh & London Road.

FM 4: Improve Tamworth allotments and bring abandoned plots back into use as allotments or other public space.

Issues

Public Realm:

- Pedestrian environment adversely affected by heavy traffic. Lack of quality pedestrian facilities and public realm treatment.
- Litter evident on Figges Marsh which detracts from the visual amenity of the area.
- Billboards on London Road unnecessary and located on neglected boundary which makes area appear dilapidated.
- Public realm treatments around Tamworth recreation ground and allotments do not enhance the area.

Built Form:

- Changes to original materials such as windows and painting over brickwork eroding character of original properties.
- Loss of original boundary treatment and or front garden.
- Changes to front elevation of roofs such as photovoltaic panels and roof lights.
- Commercial buildings on London Road in need of maintenance.

Guidance

Public Realm:

- Improve public realm surface treatments and control litter on Figges Marsh.
- Removal of unnecessary signage.
- Control of weeds on surfaces and along boundaries.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain existing front boundaries and front gardens.
- Roof lights or PV panels should where possible be located on the rear elevation of houses.

3 Fleming Mead Character Area Assessment

This area is characterised by perimeter block residential development from the 1930's however there are pockets of early Edwardian terraces and some post war infill.

To the west they are streets such as Pitcairn and Crusoe Road with typically Edwardian suburban 2 storey terraced houses. Features include half bays with red tiled roof, recessed porches with arch, variety of finish ranging from brick to painted render and pebble dash. The terraces are pitched roof however the roof line varies with a pattern of front gable projection on some houses evident. Along Pitcairn Road there is later 1950s infill which is 2 storey pairs or terrace blocks. These are modest brick houses with features such as shared canopy, panelled windows some with recessed balcony.

This area gradually merges into development which is predominantly 1930s perimeter block development and cul de sac. This area was developed in the 1930s over a short period of time however there is variety in the housing developments which can be split into 3 styles, pockets of which recur throughout. Development in roads which run from Crusoe Road are typically style 1 which are 2 storey hipped roof semi detached with

canopy front projection red tiled roof with double bays windows and cream or white render finish. Houses from Fleming Mead through to Lavender Avenue are typically style 2 which comprises of 2 storey semi detached with modest decoration, canopy porch, variety in finish and quality of finish, some with brick on ground floor or render on upper floors, pebble dash finish on some, semi detached pairs or terrace blocks of 4-6 shared hip roof. This is interspersed with streets of style 3 which are 2 storey brown or yellow brick, terrace blocks of 4 with white render gabled projection at either end, some with timber beam decoration and canopy porches. Houses typically have small front garden with front boundary wall or fence however there is variety in boundary treatment and some front gardens have been lost to parking which detracts from the area.

Overall this is a quiet well maintained suburban area however there are pockets of housing where the finish on buildings has deteriorated and is in need of maintenance.

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**
- Landscapes**
- 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: **55**

Area type:
Area with scope to reinforce the existing character



Example of style 2 on Rose Avenue

3 Fleming Mead Character Area

Issues & Guidance



Fleming Mead



Alexandra Road



Fleming Mead - Style 2



Victoria Road - Style 3



Island Road - Style 1



Steers Mead - Style 3

Enhancement Projects

FM 5: Improve traffic calming schemes on Wilson Avenue and Alexandra Road.

FM 6: Strengthen tree planting, landscaping and reinstate grass verges.

Issues

Public Realm:

- Lack of tree planting in some streets and loss of grass verges throughout.
- Variety in front boundary treatment degrades the cohesion of street scene.
- Visual appearance of traffic calming schemes on Wilson Avenue and Alexandra Road creates unpleasant streetscene.
- Green space at corner of Hawkes Road and Wilson Avenue in need of improvement.
- Fragmented road surface detracts from the street scene.

Built Form:

- Proliferation of satellite dishes on houses in some streets which creates visual clutter along the front elevation.
- Loss of original detail and painting over of brickwork.
- Changes to front elevation of roofs such photovoltaic panels and roof lights.
- Loss of front boundary and or front garden.

Guidance

Public Realm:

- Strengthen tree planting.
- Retain original boundary if present.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain existing front boundaries and front gardens.
- Roof lights or PV panels should where possible be located on the rear elevation of houses.

4 Heathfield Drive Character Area

Assessment

This character area to the west of the neighbourhood was built during the 1990s on former sports ground and is sandwiched between 1930s development to the east and industrial or commercial land to the west.

It is characterised by narrow residential streets which wind into cul de sac developments of two storey houses interspersed with 3 storey apartment blocks. The higher density apartment blocks are typically at the western edge of the neighbourhood around Lavender Park.

Houses are set back from the road with minimal front garden some with boundary treatment such as a fence although most are sparse areas of grass, there is minimal planting in the area due to limited space. Car parking bays are to the fore on tarmac surface. Houses are typically 2-3 storey semi-detached or blocks of 4-6 units in red or yellow brick with alternating colour used as decorative course and simple fenestration. Recurring motifs such as pitched dormers or canopy porches, some blocks have central shallow gable feature and or modest timber decoration on gable. Apartment blocks use a similar palette of materials and motifs although some elevations are rendered and painted cream.

The estates in this area are difficult to navigate and poorly connected to surrounding area and street layout. To the east the industrial estate and Tandem Centre form a barrier as there are only pedestrian links. Developments back onto each other and are poorly connected to the surrounding area.

Overall houses are well maintained however the narrow streets appear congested with car parking. These estates are laid out in a style whereby car parking provision is the priority, there is over provision of spaces in some estates with bays left unused in favour of on street parking due to surveillance issues. Car parking provision in forecourts creates space limitations for front gardens in this area which has very few trees or landscaping. Along streets trees or landscaping are not a feature of the public realm. However there is a large open space Lavender Park which has significant trees although it is not easily accessible from all residential areas due to railings. Running adjacent to Fairfield Close there is an attractive green corridor which provides a pedestrian link to the Tandem Centre and is a positive landscape feature.

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: **60**

Area type:

Area with scope to reinforce the existing character



Heathfield Drive

4 Heathfield Drive Character Area

Issues & Guidance



Myrna Close



View of Longfield Drive across the Lavender Park



Heathfield Drive



Wilson Avenue



Fairfield Close

Issues

Public Realm:

- Lack of tree planting and landscape features.
- On some streets the variety in front boundary treatment degrades the cohesion of street scene.
- Car dominated public realm; some streets congested with parked cars.
- Neglected carpark at the entrance to Myrna Close overgrown with weeds.
- Boundary treatment and signage to green corridor in need of improvement.

Built Form:

- Proliferation of satellite dishes on houses in some streets which creates visual clutter along the front elevation.

Guidance

Public Realm:

- Strengthen tree planting.
- New developments should avoid car parking bay layouts as they encourage car dominated developments. Parallel parking should be provided on street.

Enhancement Projects

FM 7: Strengthen tree planting.

FM 8: Improve underused carpark area at Myrna Close entrance.

FM 9: Improve boundary treatment and entrance to green corridor, install attractive wayfinding signage.

Figges Marsh Local Neighbourhood

1 Mitcham 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	25	
Character Area Total Score	55		

2 Figges Marsh 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	25	
Character Area Total Score	65		

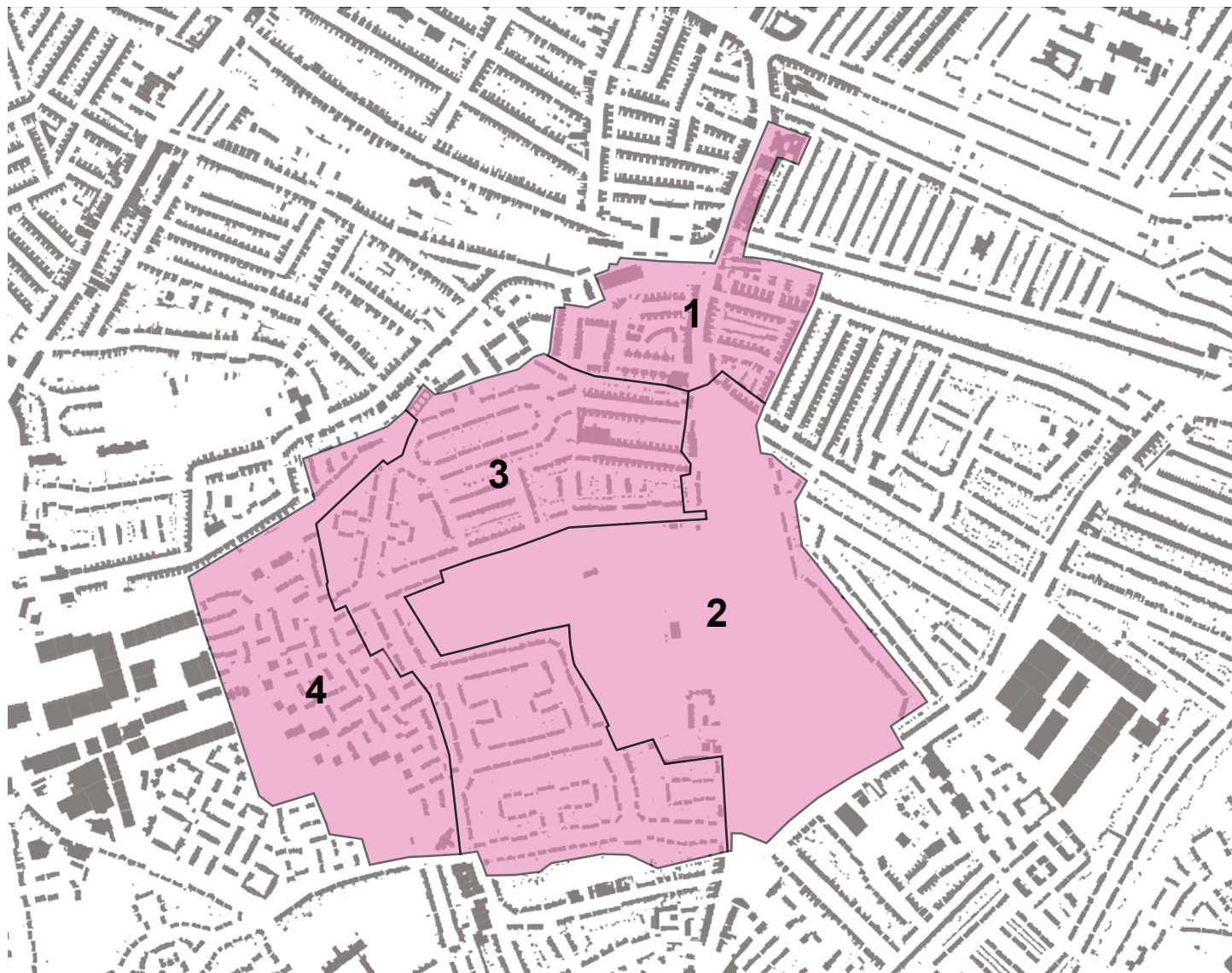
Figges Marsh Local Neighbourhood

3 Fleming Mead 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	25	
Character Area Total Score	55		

4 Heathfield Drive 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	30	
Character Area Total Score	60		

Figges Marsh Local Neighbourhood

Character Area Assessment



- 1** Mitcham Road
- 2** Figges Marsh
- 3** Fleming Mead
- 4** Heathfield Drive
-  Area of established high quality
-  Area with scope to reinforce existing character
-  Area requiring enhancement to reinforce identity