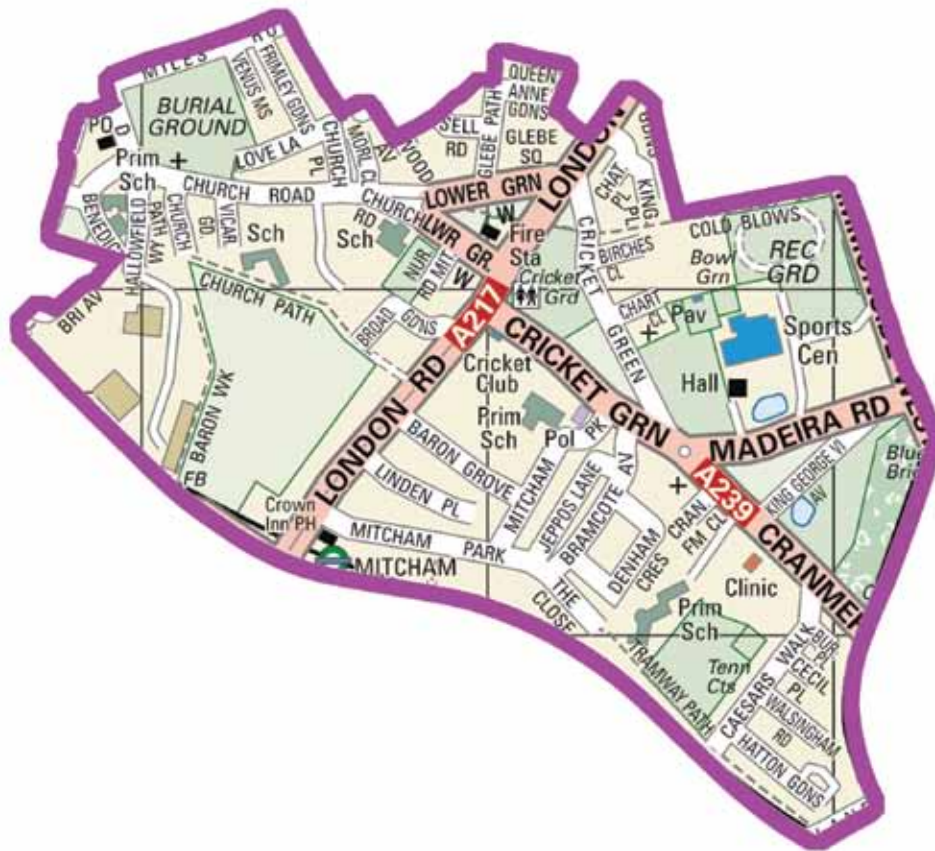


Mitcham Sub Area Neighbourhoods



1

DRAFT

8 Cricket Green

Cricket Green Local Neighbourhood

Origins and general character

The Cricket Green neighbourhood extends to the edges of Mitcham town centre in the north and south to Mitcham Station and the railway line. To the east, the neighbourhood is bounded by the railway line as it runs through Cranmer Green and Three Kings Piece. To the West, the neighbourhood extends as far as Benedict Road.

The Domesday book records 250 people living in two hamlets, Mitcham (modern upper Mitcham) and Whitford (lower Mitcham), the latter being the site of this neighbourhood. By 1642, Mitcham had become a prosperous agricultural village for those seeking refuge from London life. The Canons was once the manor house of Mitcham and the dovecote which pre dates the house is believed to have been constructed in 1511.

By the late 19th century, both the Lower Green East and Lower Green West and the cricket green were at the administrative centre of the developing town of Mitcham, emphasised by the opening of Vestry Hall in 1887. Lower Green West and the Cricket Green were under the control of the Dean and Chapter of Canterbury and therefore remained protected as com-

mon land. Cricket was played on the green from as early as 1707 which led to the formation of probably the world's oldest cricket club.

Much of the neighbourhood is within the Mitcham Cricket Green Conservation Area which was originally designated in 1968. There are a number of significant statutorily and locally listed buildings which contribute to the quality of the area including; Mitcham Parish Church (grade II*), the imposing locally listed Mitcham Court and the Canons (grade II*).

Mitcham's rural atmosphere began to disappear between 1900 and 1910 when the population doubled. However, the protection of the greens and common land within the Cricket Green neighbourhood meant that this area retained a sense of openness with most new development occurring to the south of Cricket Green with the laying out of new residential streets between 1890 and 1916. The significance of the open spaces within this neighbourhood today gives the area a pleasant open feel. The quality of the development combined with the open spaces that it surrounds, gives the area a small scale character that is semi rural in parts. At night, light levels around the greens are subdued, contributing to

the semi rural feel of the area.

The central focus of the neighbourhood is the open space of the Cricket Green with the buildings around the junction of London Road and Cricket Green being the first major development in the area. Generally small scale development edges the open spaces, rising in scale on London Road as it heads north towards Mitcham town centre. From the relatively urban character of London Road, the built form



Across the Cricket Green

opens out dramatically at the junction with the Cricket Green, where wider views towards the edges of the green give the area a distinctive character.

Built Form

To the south west of the neighbourhood, plot sizes are significantly larger than in the rest of the area. The waste transfer station on Hollowfield Way contains large scale processing structures on large footprints. To the north of London Road playing fields, large, irregular shaped plots are occupied by substantial, low rise institutional buildings including Melrose and Cricket Green Schools. The southern part of London Road is lined with predominantly large scale buildings, again on



Mitcham Park

Cricket Green Local Neighbourhood

large plots. Gedge Court consists of three, six storey L shaped blocks set back from the edge of the pavement behind landscaped forecourts. All other buildings on this section of London Road follow a building line that is more consistently aligned along the road. Scale, height and massing is varied but unified by the building line.

Around the Cricket Green and Upper Green East, plot areas and widths are varied but development generally has a small scale character with variety in building line. The northern side of Church Road and Lower Green West has a very distinctive character with strong regular building line and narrow fronted plots until Church Road opens out at the Parish Church.

The group of buildings on Lower Green West comprising Vestry Hall, the Fire Station and the Cricketers pub, breaks the surrounding established building layout but forms a distinctive focal point on the green.

The loosely clustered arrangement of buildings around Cranmer Green gives the area a semi rural character with the majority of buildings being set back from the edge of the green. Building footprints vary in this area, from the large sites occupied by The Wilson



Cricket Green Local Neighbourhood

Hospital and the Canons to narrow fronted cottages and 1930s houses on Madeira Road.

South of Cricket Green, semi detached houses are laid out as a planned development with Mitcham Park having the largest plot widths with narrower plots in Bramcote Avenue and Denham Crescent.

Land Use

Land use in the area is varied but predominantly residential and institutional. There are a number of schools in the area including; Cricket Green, Melrose, Benedict, Cranmer and St. Peter and St. Paul. The Wilson Hospital and the site of the Birches on the Cricket Green contain health related uses, while the Canons Leisure Centre occupies a large site adjacent to the Canons. There are a number of Pubs, predominantly around the Cricket Green, most notably the Burn Bullock and White Hart at the junction of London Road and Cricket Green and the Queens Head.

There are several churches in the area including; the Parish Church, St. Peter and St. Pauls Church and the Methodist Church on the Cricket Green.

Along London Road, commercial and office uses line the road as it approaches the Cricket Green including car sales and the job centre. The Vestry Hall is the base for community organisations and also provides meeting room space. The Fire Station and Police Station are both located adjacent to the greens.

Residential uses vary in scale and massing from large blocks of flats on London Road and Chatsworth and Lewis Courts to two storey 1930s semi detached housing to small scale Victorian cottages.

Movement

The main movement corridor through the neighbourhood is London Road (A217), bringing traffic from Morden and Sutton into Mitcham and beyond. This is a heavily trafficked route with queuing at the junction of London Road and Cricket Green. From Croydon and Beddington in the south east, Cranmer Road and Madeira Road funnel traffic towards the junction of Cricket Green and London Road which again experiences heavy queuing at peak times. Church Road also suffers from congestion with traffic to and from Colliers Wood and the SITA site which is exacerbated by the narrow dimensions of the road.

The diversion of northbound traffic on London Road around the Lower Green has given the green the characteristics of a large roundabout, with pedestrian access on and across the green being restricted. Movement for pedestrians and cyclists is hampered by the heavy traffic between the open spaces. Within the open spaces, pedestrian movement is informal, offering opportunities for multiple routes.

Open Space

The open space within this neighbourhood is one of the key aspects of its character, providing a green haven within the surrounding built up area. Moving from west to east, the open spaces become more rural in character. The open space of the churchyard surrounding the Parish Church marks the gateway to the neighbourhood before the townscape narrows down dramatically along Church Road. The Lower Green is well defined by the buildings around its edges and has the war memorial as its focus. The Vestry Hall and Fire Station group of buildings turn their backs to the green giving it a more informal undefined character.

Moving on to the Cricket Green, the expanse of open space which is in

contrast to the confines of the surrounding roads and the high quality of buildings that edge it give the Green a distinctive character. There are important views across the green to the buildings that surround it. The open space in front of the Canons is visually separated from the Green by a hedge and railings giving it a quiet, secluded character, separate from the busy Green beyond.

Cranmer Green, including its pond is identified as a site of local importance for nature conservation. The eastern part of the green is also a designated local nature reserve. King George VI Avenue bisects the green and is aligned with the original entrance to the now demolished Cranmers House. The avenue is lined on both sides with a line of flowering trees. The playing fields to the rear of the flats on London Road do not contribute to the visual amenity of the neighbourhood from the surrounding roads due to their location. They do however have significant amenity value to residents in the flats and other adjacent residential properties. The playing field has an extensive open character with several hayfield areas and a children's play area.

Cricket Green Local Neighbourhood

Neighbourhood Analysis



Cricket Green Local Neighbourhood

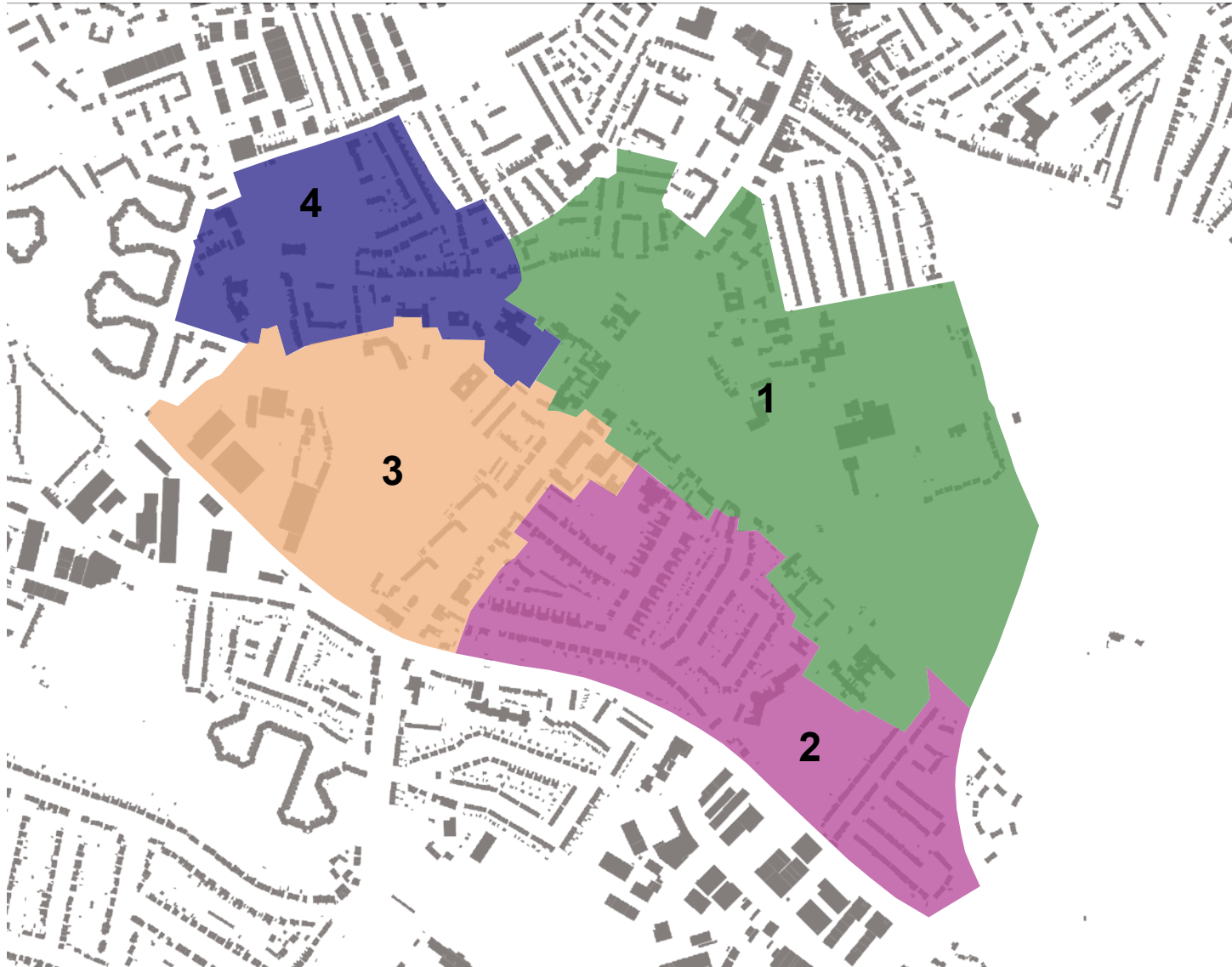
Heritage Assets

Heritage map to be added at later stage

Cricket Green Local Neighbourhood

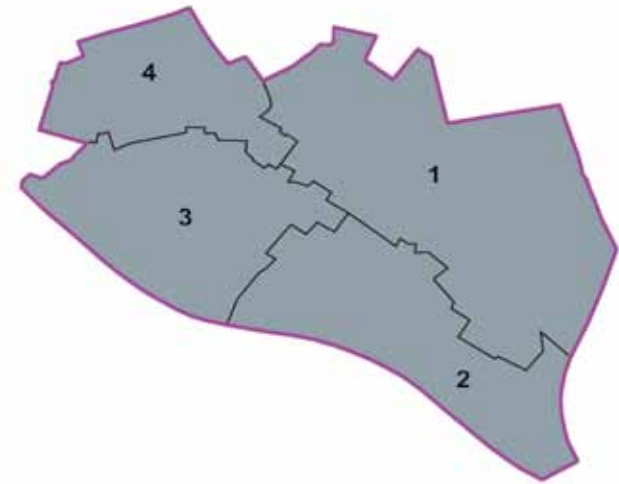
Character Areas

- 1 Cricket Green
- 2 Mitcham Park
- 3 London Road
- 4 Church Road



Cricket Green Local Neighbourhood

Character Areas Assessment, Issues and Guidance



1 Cricket Green Character Area Assessment

This character area is centred around the linked open spaces that give this neighbourhood its open aspect. Around Cranmer Green, the development is generally more open with variety in building line and large differences in plot widths, giving the area a relatively organic, open feel. Two significant landmarks, the Canons and The Wilson Hospital are set back from the edges of the green in large grounds. There is scope to maximise the heritage value of the Canons and its surroundings as a heritage/leisure destination.

Other buildings surrounding the green sit in narrower plots, including 1930s semi detached houses on Madeira Road and Cranmer Farm Close which is a two storey, small scale development built in the 1960s to a sympathetic design. Set behind a landscaped frontage adjacent to Cranmer Cottages, Cranmer Farm Close contributes to the “village” character of the Green.

The character of Cranmer Green is more rural than the other open spaces within the character area, with its natural pond which is a site of local importance for nature conservation. Most of the green is grassland with a strip of woodland along the eastern boundary with the railway and the sizeable pond

in the south west corner. Parking along King George VI Avenue is visually intrusive in the semi rural green.

Moving northwards, the townscape narrows at the obelisk, with the wall surrounding it obscuring the green open space behind. Building height and scale increases moving north with the four storey, well detailed “Art Deco” Bramcote Court and the Mitcham Police Station built in the 1960s. The Canons is visible across the Cricket Green, set back behind its landscaped setting and occupying a large section of this character area.

The buildings surrounding the Cricket Green vary in style and scale from the more contemporary Police Station and Listed Methodist Church, rising to three large storeys to the single storey, ornately detailed Mary Tate Alms Houses. This variety is a key element of the character of the area.

At peak times the Cricket Green is affected by traffic queues at the junction with London Road. The northern side in contrast is a quiet backwater which could be further enhanced by designing it as a shared space for all users. The junction of London Road and Cricket Green is surrounded by historically important buildings including the

listed White Hart and Burn Bullock pubs.

Lower Green West has a distinctly different character, being shielded from the Cricket Green by the Vestry Hall, Cricketers Pub and Fire Station group of buildings. The group backs on to the open space, which is surrounded by relatively fast moving traffic. However, significant mature trees and the war memorial give the area a distinctive, mature feel. To the north of Lower Green West, small scale housing in the form of Preshaw Crescent and Glebe Path which were built in the 1930s, sit comfortably next to Glebe Square, built in the 1960s using the same design and landscape philosophy as Glebe Court.



Lower Green West

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

1 Cricket Green Character Area

Issues & Guidance



Cranmer pond



The Wilson Hospital



The Obelisk



Methodist Church Detail



Lower Green West



The Canons

Issues

Public Realm:

- Heavy traffic and traffic queues harm the semi rural character.
- Parking and associated signage in King George VI Avenue is visually intrusive.
- The public realm around the obelisk is in need of upgrading.

Built Form:

- Some limited loss of detailing and original features.
- The heritage significance of the Canons and its surroundings and other key buildings within the area should be maximised.

Guidance

Public Realm:

- All public realm enhancements or schemes should emphasise the semi rural characteristics of the character area with minimal street clutter and should enhance the pedestrian experience within the area.

Built Form:

- New development should be of high design quality and relate to the surrounding context.
- All alterations to properties should be informed by the original detailing and materials, including replacement windows and doors and new roofs.
- Extensions or alterations should be sympathetic to the design of the original building, growing from it rather than being perceived as an addition.

Enhancement Projects

- CG 1:** Rationalise or remove parking at King George V1 Avenue.
- CG 2:** Develop the Canons and surrounds as a heritage destination.
- CG 3:** Improve public realm around obelisk.
- CG 4:** Improvements to entrance to Park Place and Canons.
- CG 5:** Rationalise traffic flows around Lower Green.

2 Mitcham Park Character Area

Assessment

Mitcham Park was laid out around 1916 with the houses exhibiting many features characteristic of Edwardian domestic architecture and the “Arts and Crafts” style. Significant features include rendered first floors, steeply pitched roofs, timber balustrades, large, well detailed bays with generous cornices and sash windows of a distinctive design with smaller subdivided panes at the top. The road was originally laid out with generous grass verges hence the title Mitcham Park, these have since been lost, however the substantial trees still remain. There is some parking in front gardens and the associated loss of front boundaries and garden landscape.

Baron Grove contains later properties built in the 1930s, a mix of bungalows and houses in a range of styles typical of the period. Bramcote Avenue and Denham Crescent were developed in the 1930's as short terraces with two storey curved bays, half timbered gables and tiled porches. Bramcote Avenue benefits from street trees, however the grass verges have been removed. Denham Crescent has few street trees and the houses are of similar design to Bramcote.

The character of the area changes moving down The Close. The northern side of The Close is bounded by a hedged pathway leading to Tramway Path, giving The Close a semi rural feel. Tramway Path, the original route of the Surrey Iron Railway, should be identified by means of an interpretation panel to reveal its significance. Glimpsed views from Tramway Path can be seen through to the school and grounds beyond. The northern side of The Close has 1930's terraced houses on its northern side with an array of detailing including swept, half timbered gables and square bays.

Caesars Walk has a pleasant, tree lined character and is edged with short terraces built in the 1930s with timber bracketed porches and two storey curved and square bays. Hatton Gardens and Walsingham Road have a strong architectural rhythm with flat fronted properties with regular tiled porches. This area at the southern end of the neighbourhood was laid out and developed over a short period of time in the 1930s.

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: **75**

Area type:
Area of established high quality



Mitcham Park

2 Mitcham Park Character Area

Issues & Guidance



Mitcham Park



Mitcham Park



Mitcham Park window detail



The Close



Tramway Path



Hatton Gardens

Issues

Public Realm:

- Loss of grass verges.
- Loss of front boundaries and parking in front gardens.
- The significance of Tramway Path is not revealed.

Built Form:

- Loss of original detailing such as windows and painting of brickwork.

Guidance

Public Realm:

- Reinstate grass verges and supplement existing street tree planting where it is lacking.
- Ensure Tamway Path is well maintained.
- Avoid the loss of front boundaries and garden landscape when accommodating parking in front gardens.

Built Form:

- All alterations to properties should be informed by the original detailing and materials, including replacement windows and doors and new roofs.
- Extensions or alterations should be sympathetic to the design of the original building, growing from it rather than being perceived as an addition.

Enhancement Projects

- CG 6:** Reinstate grass verges in Mitcham Park.
- CG 7:** Interpretation of the original route of the Surrey Iron Railway.

3 London Road Character Area

Assessment

At its northern, end this character area lacks a cohesive identity and is dominated by the scale of the carriageway of this section of London Road.

Moving southwards from the juncture of London Road and the Cricket Green, Broadway Gardens is an L shaped cul de sac of short terraces built in the 1930s with distinctive clay pantiled roofs, square two storey bays and arched entrances. Rejoining London Road, the carriageway is very wide with few significant trees giving it an expansive, ill defined character. The buildings lining this northern section of London Road are three and four storeys before rising to six at Gedge, Feming and Baron Court. They lack cohesive scale or architectural quality although the 1930s retail parade on the east side with "Tudor" detailing is attractive.

South of Baron Grove the character begins to improve with the three residential blocks; Gedge, Feming and Baron Court being set back from the road behind landscaped frontages. They are well detailed, attractive blocks with an open aspect to the rear overlooking the playing fields. The landscaped forecourts and rear landscape give the blocks a generous setting which enhances their quality.

The London Road playing fields has a quiet, semi-rural character which is shielded from road noise by the residential blocks. The industrial units to the west of the playing fields are just visible at ground level from the recreation ground. At this point on London Road, central reservations are introduced which break up the impact of the wide carriageway, both visually and functionally.

Moving southwards, the eastern side of London Road has three storey flats and individual houses on smaller plots giving a more varied streetscape. More contemporary flats at the junction with Mitcham Park rise to four storeys but are set back behind mature trees. At this point the land rises towards the railway bridge with the view dominated by the pylon. The gateway at the south of the neighbourhood where London Road joins Morden Road is dominated by the listed villas 482 – 484 London Road and the former Mitcham Station at 409 and 411 London Road, giving an insight into the historic buildings that lie beyond.



Baron Court



Looking southwards towards the Crown Inn

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

3 London Road Character Area

Issues & Guidance



London Road Playing Fields



Baron Court detail



London Road shopfronts



London Road east side



387 London Road



484 London Road

Issues

Public Realm:

- Heavy traffic and queues at peak times along London Road.
- Few substantial trees at northern end.

Built Form:

- Poor quality shopfronts.
- Disrepair of some buildings.
- Vacant retail units.
- Loss of original detailing and threat to quality of listed buildings at 482 – 484 London Road.

Guidance

Public Realm:

- Investigate public realm enhancements and carriageway improvements considering the installation of central reservations with tree planting.

Built Form:

- All alterations to properties should be informed by the original detailing and materials, including replacement windows and doors and new roofs.
- Any new development at the northern end of London Road should take the opportunity to raise design quality in this location.

Enhancement Projects

- CG 8:** Strengthen screen planting on western boundary of London Road Playing fields.
- CG 9:** Public realm improvements, possibly introduction of central reservation and central planting if possible.

4 Church Road Character Area

Assessment

Development on the northern side of Church Road forms a strong edge to the back of the pavement with buildings on narrow plots lining the edge of the road. Three storey terraces line the road with some two storey elements. Buildings vary in age and style but are unified by their scale and building line. Moreland Close developed in the 1980s with an organic courtyard layout with houses arranged in parking courts.

In contrast on the southern side of Church Road near the Lower Green, Large institutional buildings are of little architectural merit but sit in large landscaped grounds. Building height is generally low and the mature landscape mitigates the lack of architectural quality. The landscaped frontages, with large trees fronting Church Road, contribute to the mature character of the road. 7-17 Church Road is a contemporary terraced development at right angles to Church Road which is in keeping with the scale and character of the area. Moving eastwards the plot sizes on the southern side of the road become smaller with the quiet backwater of Vicarage Gardens with well detailed 1930's "Arts and Crafts" style semi detached houses. Also in this area, Church Path contains

distinctive terraces with prominent party walls and chimneys.

Benedict School is an imposing red brick school at the junction of Benedict Way and Church Road. Three storey flats at the same junction lack quality detailing. The imposing listed Parish Church dominates the gateway to neighbourhood, set in its generous church grounds. The striking render colour and open setting justifies its identification as a "Strategic Landmark".

To the north of Church Road, Love Lane is of mixed character with three storey flats and 1920s houses as well as smaller cottages nearer the church dating from the 1860s. Frimley Gardens contains short terraces built in the 1920s and 30s with pebbledashed elevations and tiled porches. The west side contains a row of distinctive red brick cottages with arched doorways.



Church Road north side

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: **85**

Area type:
Area of established high quality

4 Church Road Character Area

Issues & Guidance



Mature landscape on southern side



Vicarage gardens



Church Road North Side



Mitcam Parish Church

Enhancement Projects

- CG 10:** Improvements at the junction of Hallowfield Way and Church Road. (restricting right turn into character area)
- CG 11:** Improvements to the public realm in Love Lane.
- CG 12:** Tree planting in Frimley Gardens.

Issues

Public Realm:

- Narrow public realm with fast moving heavy traffic that will potentially increase with development on the Sita site.
- Public realm at the junction of Hallowfield Way and Church Road is in need of upgrading.
- The public realm in Love Lane could be improved to rationalise parking.
- Lack of trees in Frimley Gardens.

Built Form:

- Deterioration of building fabric.
- Loss of original features.
- Alterations to original buildings including roofs and new windows and doors.

Guidance

Public Realm:

- All public realm improvements to focus on enhancing the pedestrian environment to mitigate the impact of heavy traffic.
- Public realm improvements to reinforce the historic character of Church Road.
- Investigate potential to extend Hallowfield Way to Morden Road to avoid traffic turning right into Church Road.

Built Form:

- All alterations to properties should be informed by the original detailing and materials, including replacement windows and doors and new roofs.
- Extensions or alterations should be sympathetic to the design of the original building, growing from it rather than being perceived as an addition.
- New buildings should be sympathetic to the scale, massing and siting of the existing development.

1 Cricket Green 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	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details		Moderate	
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Good		
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Good		
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	80	10	
Character Area Total Score	90		

2 Mitcham Park 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	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	60	15	
Character Area Total Score	75		

3 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	40	25	
Character Area Total Score	65		

4 Church 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	70	15	
Character Area Total Score	85		

Cricket Green Local Neighbourhood

Character Area Assessment

