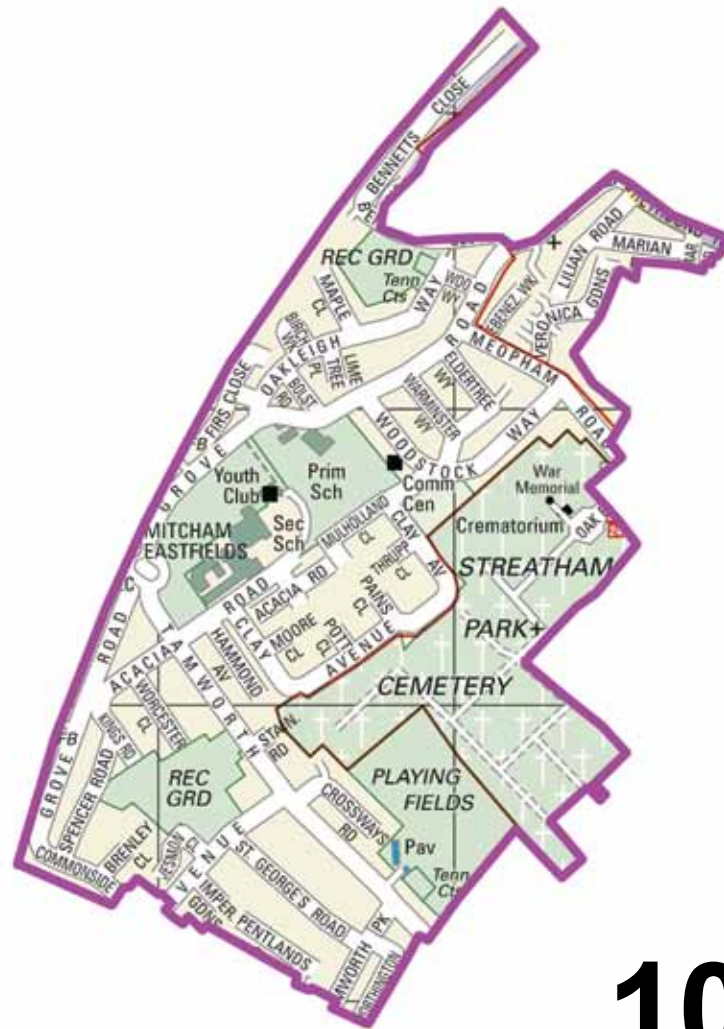


# Mitcham Sub Area Neighbourhoods



**10** Eastfields Neighbourhood

# Eastfields Local Neighbourhood

## Origins and General Character

This neighbourhood lies just to the east of Mitcham town centre and north of Mitcham Common. The area is defined by the railway line to the west, with Eastfields Station acting as major gateway. The edge of Mitcham Common and Commonsides East define the southern boundary. The borough boundary with Lambeth marks the northern edge of the neighbourhood.

The neighbourhood has a pleasant mixed residential character with generally small scale suburban development dating from the end of the 19th century, to contemporary development on the site of the former Brenley House. The significant amount of open space within the area and the predominantly curving street layout give the neighbourhood a spacious and relatively open character.

Eastfields played a significant part in the early history of Mitcham, being the site of a number of both local and world renowned businesses that brought employment to the area. Up until the 1880's however, Eastfields had a still surviving medieval open field system. The neighbourhood takes its name from the East or Common

fields which were cultivated in strips with different crops. Much of the area was used for the cultivation of herbs, roses and lavender. Mitcham Great Wood once occupied the site of the Streatham Park Cemetery and a few isolated oaks from the hedgerows still remain today.

The Mizen family established a flourishing horticultural business in the Eastfields area. Salad crops took over from the herbal farms and distilleries and by the late 1880's, Eastfields Farm was thriving with extensive glasshouses covering much of the area between Grove Road and Acacia Road which is now occupied by Lonesome Primary School and St.Marks Academy. As industry expanded in the area, the crops were effected by the coal smoke and the family business was moved. The last crest harvest was gathered at Eastfields in the 1960's.

Pain's fireworks factory stood from the 1870's on the site of the Eastfields Estate on Clay Avenue. Pains fireworks mounted displays for Queen Victoria and at their height traded worldwide. Firework production stopped in 1965 and the Eastfields estate was developed with 466 houses and flats. In the 1930's the area

steadily became suburbanised and housing estates began to appear along Tamworth Lane, Oakleigh Way and Woodstock Way. Part of the original hamlet of Lonesome falls within the northern section of this neighbourhood. In the 1860's, Lonesome was one of the most isolated parts of Mitcham and was reached by lanes leading off the Mitcham to Streatham road. The Lonesome Chemical Works operated in the second half of the nineteenth century, established here because of the sparse population. At the end of the 19th century Lilian Road and Marian Road were laid out and developed and in the second half of the twentieth century a further phase of development occurred with cul-de-sac development including Veronica Gardens and Ebenezer Walk.

The area to the south west of Tamworth Lane was occupied in the late 19th century by a number of medium sized houses in large grounds such as The Croft, Woodlands and Brenley. The large grounds that the houses stood in made them vulnerable to demolition and redevelopment. Tamworth Park connecting Tamworth Lane and Commonsides East was partially laid out as building plots by 1868, but the first houses did not appear until the turn of the century.



Meopham Road



# Eastfields Local Neighbourhood

## Built form

The area to the west of Tamworth Lane generally has a more formal street layout than other parts of the neighbourhood. To the north of the area the layout is more organic with curving street lines and more informal building layouts.

Development is generally two storeys ranging from tight Victorian terraces at Marian Road and around the southern part of Grove Road to flats and maisonettes off Cedars Avenue. A large proportion of the properties date from the 1930's and represent good quality examples of suburban design of the era. The 1960's Eastfields Estate has a very distinctive layout and architectural style that sets it apart from the surrounding street pattern and building forms.



# Eastfields Local Neighbourhood

## Land use

The area is predominantly residential. Although there are some flats on the Eastfields Estate and in the area to the west of Tamworth Lane, the majority of the residential properties are two storey terraced and semi detached houses. Lonesome Primary School and St.Marks Academy occupy a large site off Acacia Road. There are two small retail areas in the neighbourhood on Tamworth Lane and the northern end of Grove Road which is designated as a neighbourhood parade. There are a number of recreation grounds and playing fields as well as the Streatham Park Cemetery which occupies a large area on the eastern boundary of the neighbourhood.

## Open Space

Remnants of the open farmland origins of the area can still be seen today in the high proportion of green open space that remains in the area. Much of the open space however is located to the rear of properties and therefore not evident from the public realm. There is a designated Local nature reserve at the end of Maple Close and the open space associated with the schools is designated as part of a green corridor. The cemetery and adjoining sports ground is designated

as open space. Part of Mitcham Common, at the southern end of Spencer Road, is included within the neighbourhood and makes a significant landscape contribution to the character of the surrounding streets.

## Movement

The major movement corridor through the site is Tamworth Lane, leading to the level crossing at Mitcham Eastfields Station. This crossing acts as a gateway into the area moving from the denser development to the west of the railway line into the Eastfields neighbourhood. Tamworth Lane and Grove Road are both local distributor roads. There are two other minor gateways into the area, one at the junction of Cedars Avenue and Commons East and one at the borough boundary with Lambeth on Grove Road.



Oakleigh Way Recreation Ground







# Eastfields Local Neighbourhood


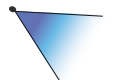



## Neighbourhood Analysis





### General Neighbourhood Characteristics

-  Major movement corridor
-  Minor movement corridor
-  Major Gateway
-  Minor Gateway

### Positive Neighbourhood Characteristics

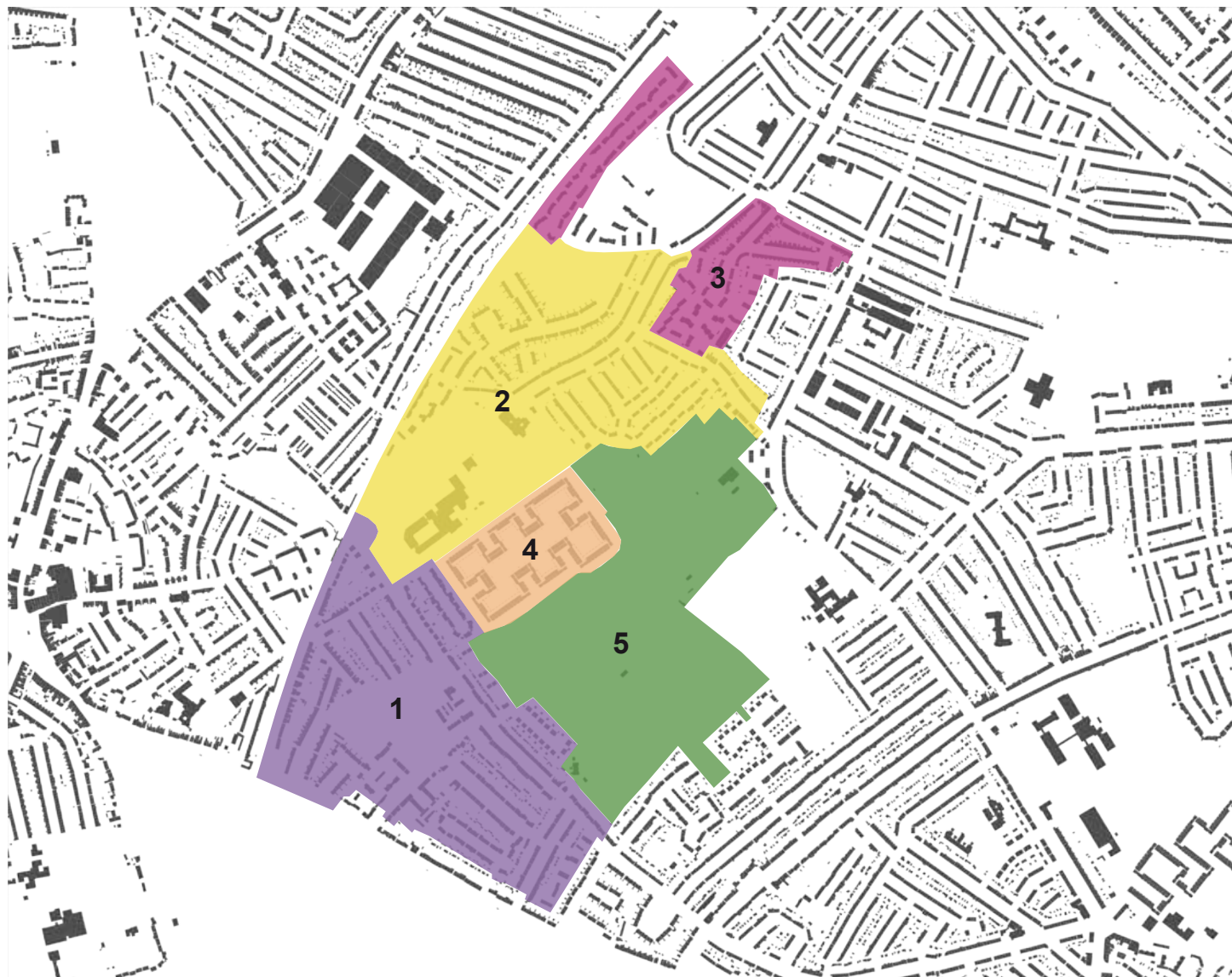
-  Significant view to protect
-  Key view to open space
-  Green open space
-  Strategic landmark
-  Significant landscape feature

### Negative Neighbourhood Characteristics

-  Major barrier
- E**  Public realm enhancement needed

# Eastfields Local Neighbourhood

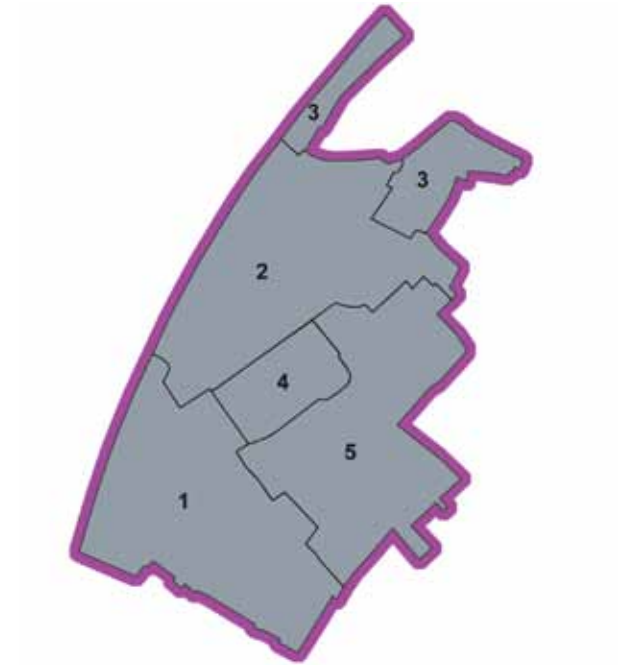
## Character Areas



- 1 Tamworth Lane
- 2 Oakleigh Way
- 3 Veronica Gardens
- 4 Clay Avenue
- 5 Streatham Park Cemetery

# Eastfields Local Neighbourhood

## Character Area Assessment, Issues and Guidance





# 1 Tamworth Lane Character Area

## Assessment

This area has a linear, formal street pattern with generally tighter proportions in the west and more generous plot and street widths in the east.

Turning into Cedar Avenue from Commonsides East there is a contrast in scale between the open space of the common and the tight layout of Grove Road and Spencer Road. Narrow streets are lined with some of the oldest properties in the area. The large footprint of the flats on the eastern side of Spencer Road contrast sharply with the small scale residential properties that surround them. Properties on Grove Road have a strong character fronting the railway line and the western part of the area is generally characterised by finely grained terraces and semi detached properties on narrow plots. To the east of the area, plot widths increase and the majority of properties date from the 1930's with substantial semi detached properties occupying wider plots particularly in St. Georges Road. Tamworth Lane contains a group of distinctive Art Deco style 1930's properties with curved bay details. Later properties include a pair of distinctive late Victorian Villas at the western end of St. Georges Road. The houses on the eastern side of Tamworth Park are well detailed

Edwardian terraced properties with contrasting brick work details whilst houses on the western side of the road are unusual semi detached properties dating from the 1930's with distinctive flat roofed square bays. Hammond Avenue is a cul de sac of 1930's bungalows which deviate from the surrounding residential scale and form, while Cedars Avenue contains larger scale, large footprint three storey blocks of flats.

This area contains two gateways into the neighbourhood. A major gateway at Eastfields Station marks the entrance from the west into the neighbourhood across the railway line. The minor gateway at the end of Cedars Avenue marks the entrance from the open expanses of the common into the built up residential area.

### 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



Spencer Road



# 1 Tamworth Lane Character Area

## Issues & Guidance



Commonsie east



Tamworth Lane



Grove Road



Tamworth Park

### Enhancement Projects

- E1:** Refurbish or renew planter at junction of Grove Road and Acacia Road.
- E2:** Replace fencing with more attractive “residential” design.
- E3:** Incorporate planting into Spencer Road traffic calming scheme.
- E4:** Replace road closure barrier and bollards with a more visually attractive scheme.

### Issues

#### Public Realm:

- Lack of tree planting in west of area.
- Boundary fence with railway line very utilitarian in design.
- Paving materials mix of slabs and tarmac.
- Variety in front boundary treatment degrades cohesion of street scene.
- Loss of front gardens to parking particularly in the east of the area.

#### Built Form:

- Changes to original materials such as roof tiles and replacement windows erodes character of original properties.
- Use of variety of façade treatments such as painting or rendering brickwork.

### Guidance

#### Public Realm:

- When opportunity arises, unify paving materials ideally using slabs.
- Look at opportunities for additional tree planting.
- Traffic calming in Spencer Road could incorporate planting.
- Avoid dedicating entire front garden to parking, incorporate planting.

#### Built Form:

- Retain existing features where they exist and follow original glazing patterns when replacing windows.
- Avoid altering the original finish of the property through rendering, painting brickwork or pebbledashing.

## 2 Oakleigh Way Character Area Assessment

The northern part of Grove Road and the area to the south of it was developed in the 1930's, while the area to the north was developed in the 1950's. This character area has a curved street layout and regular width plots occupied predominantly by short terraces with generous gardens. Maisonettes on the eastern end of Woodstock Way maintain the regular street scene.

The area has a quiet suburban character with simply detailed rendered properties with original timber fences south of Grove Road and simple brick terraces with ground floor bays characteristic of the return to simplicity of the 1950's, north of Grove Road. Birch Walk is laid out with a central landscaped open space that contributes to the leafy character of the area.

The Oakleigh Way Recreation Ground contributes to the quality of the area with properties fronting the open space.

The part of Gove Road within this character area is a busy distributor road carrying traffic up to the neighbourhood gateway at its junction with Bennetts Close. Lonesome Primary School, St. Marks

Academy and the Acacia Intergenerational centre occupy a large open site to the south of Grove Road. To the north of the area, a minor gateway marks the entrance into the borough on Grove Road marked by a parade of shops in need of upgrading and public realm improvements. Generally, the combination of the extensive landscape and the curving street pattern give the area a high quality, leafy suburban character.

### 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 of established high quality



Oakleigh Way



## 2 Oakleigh Way Character Area

### Issues & Guidance



Woodstock Way



Warminster Way



Recreation ground Oakleigh Way



Oakleigh Way



Birch Walk

#### Issues

##### Public Realm:

- Lack of street tree planting.
- Variety in boundary treatment.
- Loss of front gardens to parking.

##### Built Form:

- Loss of original detailing such as windows and infilling of porches.
- Some painting, rendering and pebble dashing of brickwork.
- Some inappropriate roof extensions.

#### Guidance

##### Public Realm:

- Retain original timber fencing where it remains.
- Incorporate additional street tree planting, particularly on the western side of Grove Road.

##### Built Form:

- Restrict roof extensions to rear of properties and design in accordance with the Council's Design SPD.
- Retain original features where they exist and follow original glazing patterns when replacing windows.
- Avoid altering the original finish of the property through rendering or painting brickwork.

#### Enhancement Project

**E5:** Improve public realm around retail parade on Grove Road.

# 3 Veronica Gardens Character Area

## Assessment

This area contains generally smaller plots than those to the south and consists of two distinct phases of development.

Lilian Road and Marian Road are formally laid out streets of small scale terraced properties on short narrow plots. The area was laid out in the late 19th century and formed part of the original hamlet of Lonesome. The houses are generally of brick finish with a variety of features characteristic of the period including two storey bays, contrasting brick details and sash windows. Flat fronted terraces with ground floor bays are also common.

The rest of the character area was not developed until the 1980's and 90's with a contrasting winding informal street layout and a variety of scale of properties rising to three storey flats in Veronica Gardens. Properties are set around small parking courts, contrasting with the linear street pattern that surrounds them. Buildings are predominantly brick faced with some tile hanging and contrasting coloured brick around windows. As in the north of the character area, plot sizes are relatively small with open plan frontages giving the area an open landscaped feel.

### 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:

- 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 existing character**



Veronica Gardens



# 3 Veronica Gardens Character Area

## Issues & Guidance



Bennets Close



Marian Road



Bennets Close



Marian Road



Lilian Road



Veronica Gardens

### Issues

#### Public Realm:

- Lack of street trees in Ebenezer Walk, Lillian and Marian Roads.
- Garages fronting Ebenezer Walk create disjointed frontage.

#### Built Form:

- Loss of original features in the northern part of the area.
- Variety in roof finishes and alterations to original facing brickwork involving painting, rendering and brickwork.

### Guidance

#### Public Realm:

- Retain existing front boundaries where present and strengthen planting where open plan.
- Improve quality of routes through to surrounding streets.

#### Built Form:

- Alterations to properties should be informed by the original materials and detailing.

# 4 Clay Avenue Character Area

## Assessment

The Eastfields Estate was completed in 1974 by the same design team that developed the Pollards Hill estate. The terraces enclose a rectangular open space with smaller squares opening off it. It was designed as an alternative to the high rise schemes of the previous decade and was a tight layout of three storey houses and flats laid out in a “castellated” pattern. The layout and design concept of the estate is an iconic example of low rise social housing of the 1970’s and forms part of a group of estates in the borough which include Pollards Hill, Watermeads and the Phipps Bridge Estate which were designed along similar principles.

There are a variety of open spaces within the development ranging in scale from balconies, to rear yards and landscaped garage courts to the large central landscaped open space. There are long open views to the cemetery from the properties in Clay Lane.

The development is clad in metal enamelled panels, giving a uniform appearance to the estate. However, the panels have now weathered and are showing signs of deterioration. In addition, individual piecemeal alterations such as varying styles of replacement windows, break down the

uniform appearance of the buildings. There is scope to improve the relationship between the public and private spaces and to improve the public realm around the edges of the estate.

### 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



Clay Avenue



# 4 Clay Avenue Character Area

## Issues & Guidance



Clay Avenue



Potters Close



Clay Avenue



Clay Avenue



Open space Clay Avenue

**Enhancement Project**

**E6:** Public realm enhancements around the estate incorporating additional planting.

### Issues

#### Public Realm:

- Paving and other surface materials patchy and in need of revitalisation.
- Public and private spaces conflict and detract from the overall vision of the estate.
- Large areas surrounding the estate are given over to parking with little landscape.
- Quality of most areas of the public realm is poor.

#### Built Form:

- Enamelled panel cladding has weathered.
- Piecemeal alterations such as replacement windows in a variety of styles and fenestration patterns has damaged the architectural unity of the estate.
- Satellite dishes on balconies disrupt the simple line of the elevations.

### Guidance

#### Public Realm:

- The area is in need of comprehensive public realm enhancement to upgrade the landscape and parking and to improve the hierarchy of spaces from private through to public.

#### Built Form:

- Refurbishment scheme required to revamp the visual appearance of the estate whilst retaining and enhancing the successful parts of the original concept.

# 5 Streatham Park Cemetery Character Area

## Assessment

The main entrance to the cemetery is off Rowan Road, accessed from a small drive between residential development. However, the cemetery provides visual benefits to many areas of the neighbourhood with open views into the area from Clay Avenue and the playground off Woodstock Way. The cemetery is formally laid out towards the crematorium and chapel at its northern end and more informal towards the southern end where it joins the recreation ground.

The mortuary chapel was built in the 1930's in a formal art deco/classical style. The impressive crematorium was built later in a well detailed Art Deco style with raised brickwork details around the windows and moulded plasterwork decoration.

The playground off Woodstock Way is a high quality, well maintained landscaped area that makes a positive contribution to the surrounding residential properties.

### 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:

- 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**



Streatham Park Cemetery



# 5 Streatham Park Cemetery Character Area

## Issues & Guidance



Streatham Park Cemetery



Crematorium



Crematorium



Crematorium



Chapel



Streatham Park Cemetery

### Issues

#### Public Realm:

- Some boundary treatments such as that adjoining Clay Avenue are utilitarian in appearance.

### Guidance

#### Public Realm:

- Improve boundary fencing where appropriate to maximise the visual benefits of the open space to the surrounding areas.

### Enhancement Project

- E7:** Improve boundary fencing with Clay Avenue.

# Eastfields Local Neighbourhood

## 1 Tamworth 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)
<b>Identity:</b> Clearly identifiable edges that distinguish the area from the surrounding development			
<b>Urban Layout:</b> Strong street pattern or road layout with well defined public spaces			
<b>Movement:</b> Building and street layout that is easy to find your way around with good connections to the surrounding streets			
<b>Architectural Interest:</b> Area containing buildings of architectural or historic interest			
<b>Built form:</b> Buildings with cohesive scale, massing and details			
<b>Public Realm:</b> High quality public realm and or generally consistent boundary treatments			
<b>Trees:</b> Significant trees or shrubs that make a positive contribution to the identity of the area			
<b>Landscape:</b> Green open spaces or riverside areas that make a positive contribution to the identity of the area			
<b>Features:</b> Topography, significant views or landmarks that contribute to the experience of being within the area			
<b>Economic Vitality:</b> Area with few vacant or underused sites which affect the character			
Criteria Score	40	30	
<b>Character Area Total Score</b>	<b>70</b>		

## 2 Oakleigh Way 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)
<b>Identity:</b> Clearly identifiable edges that distinguish the area from the surrounding development			
<b>Urban Layout:</b> Strong street pattern or road layout with well defined public spaces			
<b>Movement:</b> Building and street layout that is easy to find your way around with good connections to the surrounding streets			
<b>Architectural Interest:</b> Area containing buildings of architectural or historic interest			
<b>Built form:</b> Buildings with cohesive scale, massing and details			
<b>Public Realm:</b> High quality public realm and or generally consistent boundary treatments			
<b>Trees:</b> Significant trees or shrubs that make a positive contribution to the identity of the area			
<b>Landscape:</b> Green open spaces or riverside areas that make a positive contribution to the identity of the area			
<b>Features:</b> Topography, significant views or landmarks that contribute to the experience of being within the area			
<b>Economic Vitality:</b> Area with few vacant or underused sites which affect the character			
Criteria Score	50	25	
<b>Character Area Total Score</b>	<b>75</b>		



# Eastfields Local Neighbourhood

3 Veronica Gardens 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)
<b>Identity:</b> Clearly identifiable edges that distinguish the area from the surrounding development			
<b>Urban Layout:</b> Strong street pattern or road layout with well defined public spaces			
<b>Movement:</b> Building and street layout that is easy to find your way around with good connections to the surrounding streets			
<b>Architectural Interest:</b> Area containing buildings of architectural or historic interest			
<b>Built form:</b> Buildings with cohesive scale, massing and details			
<b>Public Realm:</b> High quality public realm and or generally consistent boundary treatments			
<b>Trees:</b> Significant trees or shrubs that make a positive contribution to the identity of the area			
<b>Landscape:</b> Green open spaces or riverside areas that make a positive contribution to the identity of the area			
<b>Features:</b> Topography, significant views or landmarks that contribute to the experience of being within the area			
<b>Economic Vitality:</b> Area with few vacant or underused sites which affect the character			
<b>Criteria Score</b>	50	20	
<b>Character Area Total Score</b>	70		

4 Clay Avenue 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)
<b>Identity:</b> Clearly identifiable edges that distinguish the area from the surrounding development			
<b>Urban Layout:</b> Strong street pattern or road layout with well defined public spaces			
<b>Movement:</b> Building and street layout that is easy to find your way around with good connections to the surrounding streets			
<b>Architectural Interest:</b> Area containing buildings of architectural or historic interest			
<b>Built form:</b> Buildings with cohesive scale, massing and details			
<b>Public Realm:</b> High quality public realm and or generally consistent boundary treatments			
<b>Trees:</b> Significant trees or shrubs that make a positive contribution to the identity of the area			
<b>Landscape:</b> Green open spaces or riverside areas that make a positive contribution to the identity of the area			
<b>Features:</b> Topography, significant views or landmarks that contribute to the experience of being within the area			
<b>Economic Vitality:</b> Area with few vacant or underused sites which affect the character			
<b>Criteria Score</b>	50	20	
<b>Character Area Total Score</b>	70		

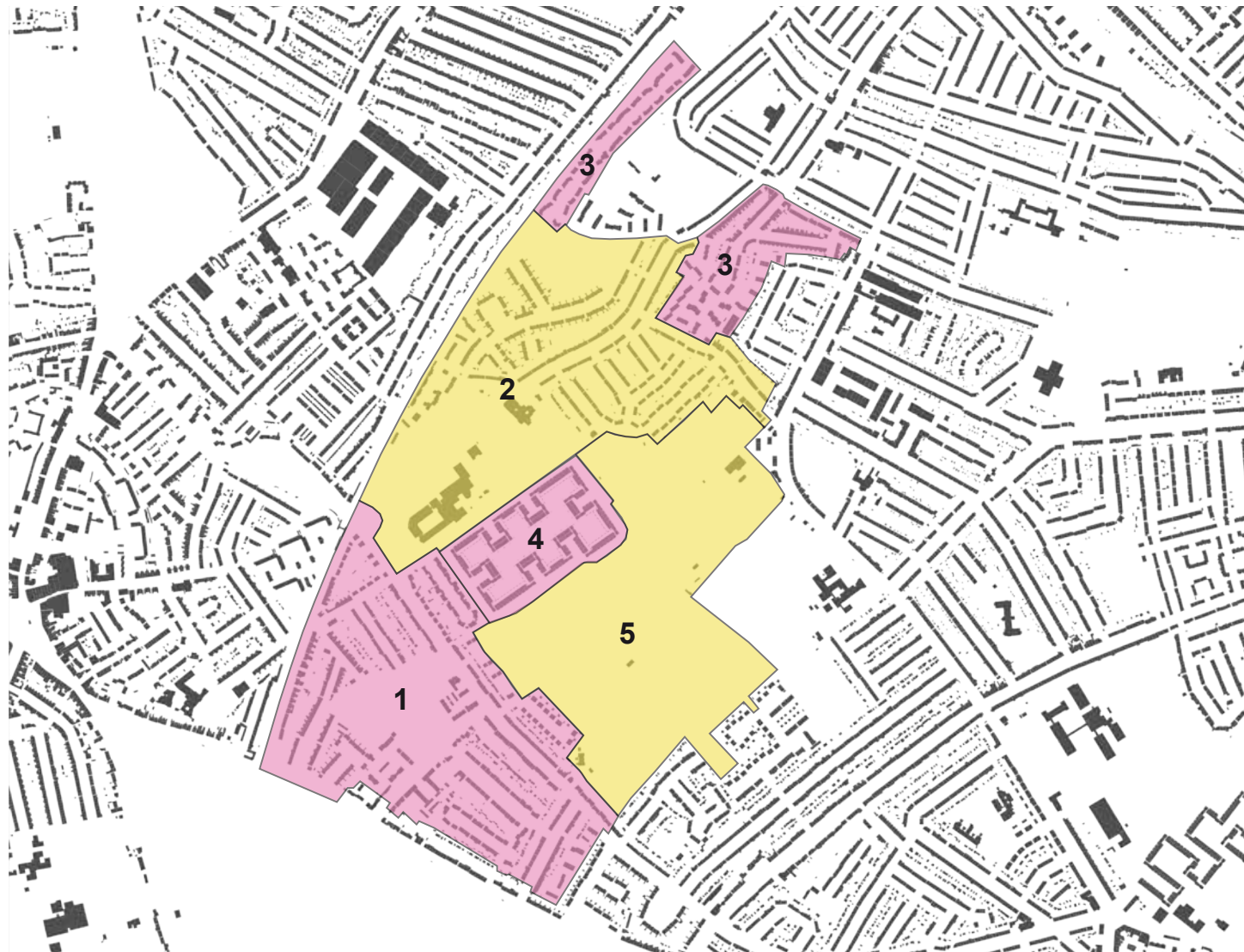
# Eastfields Local Neighbourhood




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



# Eastfields Local Neighbourhood

## Character Area Assessment



- 1 Tamworth Lane
- 2 Oakleigh Way
- 3 Veronica Gardens
- 4 Clay Avenue
- 5 Streatham Park Cemetery
-  Area of established high quality
-  Area with scope to reinforce the existing character
-  Area requiring enhancement to reinforce identity