











Site analysis

2. Current land use

3.26 The wider 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 is a BMX track adjacent to the estate and also the small attractive play area of Long Bolstead Recreation Ground. Within the grounds of St. Marks Academy is the recently built Acacia intergenerational centre with adventure playground. 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.

Key

-  Residential
-  Education - schools
-  Cemeteries
-  Open space - recreation ground
-  Industrial - warehousing
-  Local shops
-  Mitcham Town Centre
-  Railway



Residential - Woodstock Way



BMX track Mulholland Close



Acacia intergenerational centre



Streatham Cemetery



Eastfields Estate



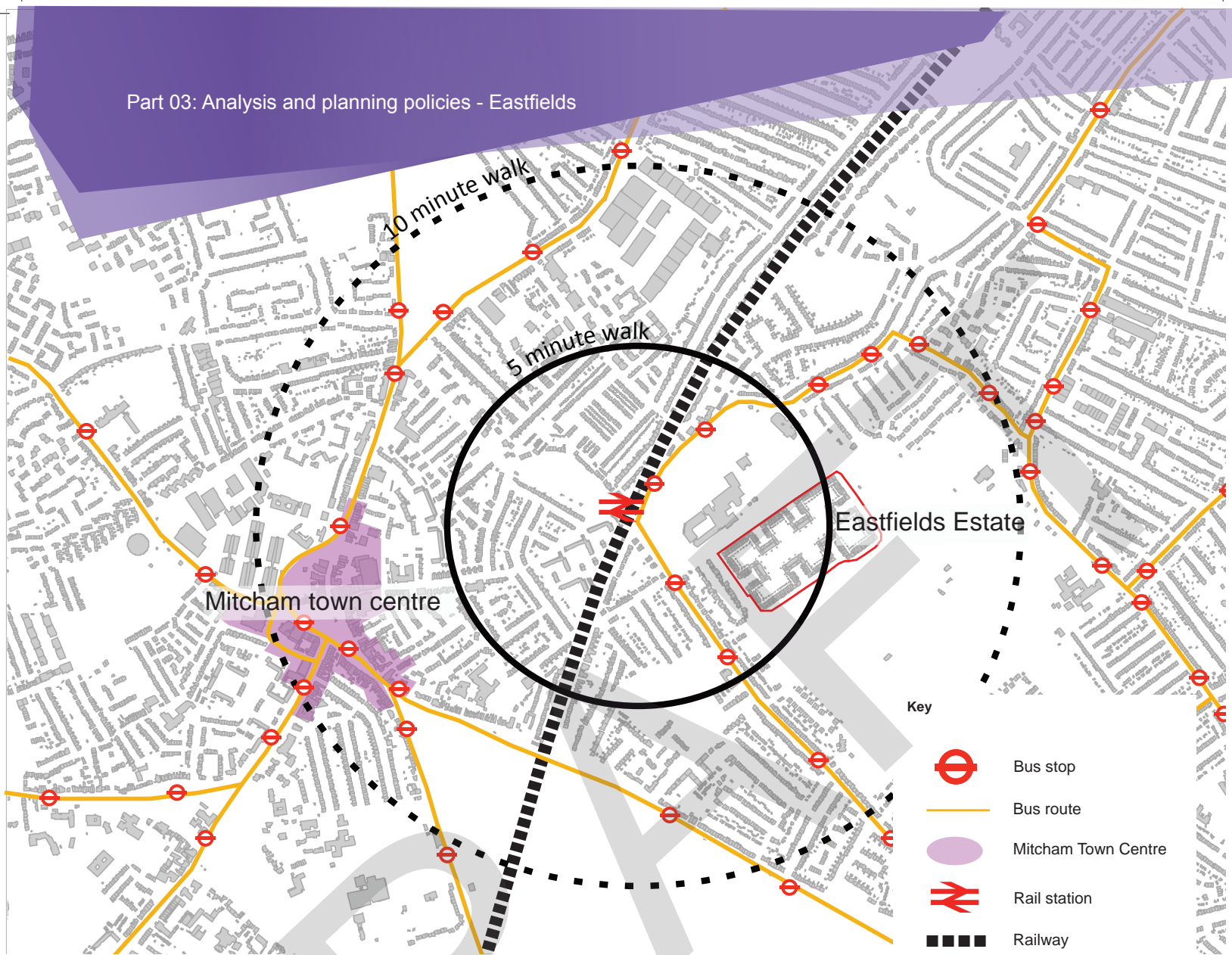
Oakleigh Way Recreation Ground



Meopham Road



Tamworth Lane



Site analysis

3. Transport connectivity

3.27 Eastfields sits within a wider area which has a predominantly residential street network, to the east of Mitcham Town Centre. The railway line, school grounds and cemetery land create physical barriers in the wider area which restricts accessibility by any means into the estate.

3.28 Eastfields is approximately 400m or 3-4 minutes walking distance, to the east of Mitcham Eastfields station, this opened in 2008 providing direct rail services to central London and into Surrey. It is also served by buses along Tamworth Lane, Grove Road and Woodstock Way. Bus services are limited, with only two routes (463 and 152) serving the railway station. Although accessibility has been significantly improved with the opening of the station, the isolated location of the Eastfields area, the limited number of trains stopping and the limited number of bus routes mean that the Public Transport Accessibility Level (PTAL) score is low at only 2 which is defined as poor by the London Plan.



3 storey apartment blocks Eastfields



2 storey houses at Rowan Park

Site analysis

4. Existing building heights

3.29 Building heights across the estate do not vary and are consistently 3 storeys. Surrounding housing is consistently 2 storeys with pitched roofs, so there is little contrast in building heights, the character being uniform in this respect. St. Mark's Academy buildings are only 2 storey. The nearest taller buildings are by the railway station, at 6 storeys.

3.30 In the wider area Rowan Park, located off Rowan Road and completed in 2012, consists of a variety of housing types. The heights range from 2-4 stories. Brenley Park is a development completed in 2013, located to the south-west of Eastfields off Cedars Avenue. The development is predominantly 3-4 stories. There are very limited views of taller buildings in the distance in Croydon.

