

The site is located in a predominantly residential area on the edge of the Mitcham's Corner District Centre.

Springfield Road comprises terraced 2-storey 19th century housing with attractive detailing. The houses are traditional gault clay brickwork with simply detailed stone lintelled sash windows and pitched slated roofs. Some properties have bay windows at ground level. They are set back from the road behind small, well-kept gardens.

Springfield Walk is a pedestrian footpath running along the northern boundary of the site which connects Milton Road and Springfield Road. It is enclosed by tall brick walls. At its eastern end it opens out to form Springfield Terrace, comprising similar type and scale of properties as along Springfield Road.

Milton Road has a more commercial feel to it with a mix of uses. A row of terraced houses adjoins the application site on Milton Road. These are generally in painted brickwork with slated roofs and are set back from the road with small front gardens. They give way to commercial frontages towards Mitcham's Corner.

To the North of the site, separated by Springfield Walk, is a three storey residential apartment block known as Mayfair Court. Beyond this, further north, are larger houses set in more substantial gardens. Opposite the site is Cambridge Manor Care Home, a more recent development of a larger scale.

SPRINGFIELD ROAD



1. View of the existing Whichcote House



2. View along Springfield Road



3. View along Springfield Walk enclosed between high brick walls



4. Late Victorian terraced houses on Springfield Terrace

MILTON ROAD



5. Mayfair Court residential apartments



6. Cambridge Manor Care Home opposite the Application Site



7. Houses adjacent to the site on Milton Road



8. Milton Road - view towards Mitchams Corner