

To understand Garden Suburb design concepts we are fortunate that there are many resources available. The river red gums adjacent to the Reade Park Croquet club are there by design, not by accident.

**existing features should be identified and incorporated into the plan**

Charles Reade, the designer of Colonel Light Gardens, was very involved with the British garden cities town planning movement. He was the Editor of its *Garden Cities and Town Planning* periodical. In 1912 he included the paper "Estate Development Upon Garden City Lines". by H Clapham Lander. It was revised and reprinted in the same publication in 1913.

It is available at

<http://www.clghs.org.au/documents/HC%20Lander.pdf>

The article is short and is recommended.

Some extracts are set out below

To the majority of estate developers the creation of ground rent was the main object, and the area was cut up in such a way as to produce the greatest immediate financial return. Trees and other obstacles were removed in order to produce the greatest length of building frontage compared with the minimum amount of road making. The results of these methods are familiar to all. Who has not felt the desolating effect of the cutting up of some fine old estate for building, the ruthless destruction of beauty with the sole idea of crowding on as many houses as possible for the sake of the ground rents created? To the majority of estate developers the creation of ground rent was the main object, and the area was cut up in such a way as to produce the greatest immediate financial return. Trees and other obstacles were removed in order to produce the greatest length of building frontage compared with the minimum amount of road making. The results of these methods are familiar to all. Who has not felt the desolating effect of the cutting up of some fine old estate for building, the ruthless destruction of beauty with the sole idea of crowding on as many houses as possible for the sake of the ground rents created?

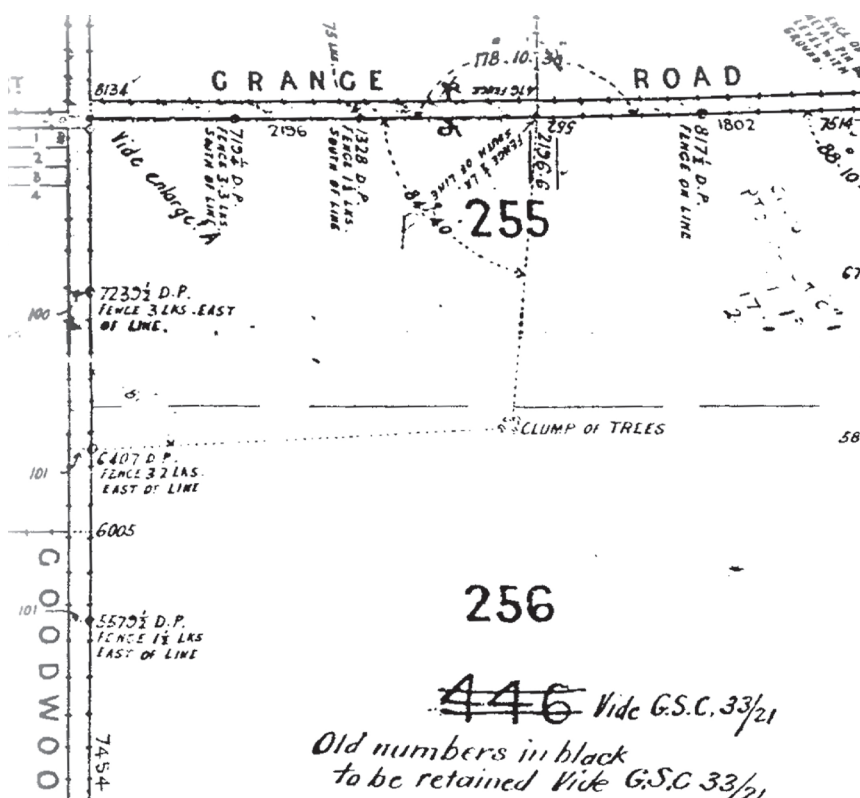
A new spirit is at work in the development of estates, a spirit which aims at preserving every feature of interest or beauty and incorporating it in the new scheme. By this means, combined with careful planning and good design, a character and charm may be given to a newly developed district which will render it not only attractive to live in, but profitable as well. Well grown trees give to a new district a mature and settled appearance, impossible to obtain in any other way.

The person proposing to develop any land must first obtain a map or plan of the area. Upon this plan must be indicated the contours. also all existing roads, buildings, footpaths, water-courses, woods, commons, trees, railways, and every object of utility or beauty which may influence in any way whatever the proposed plan.

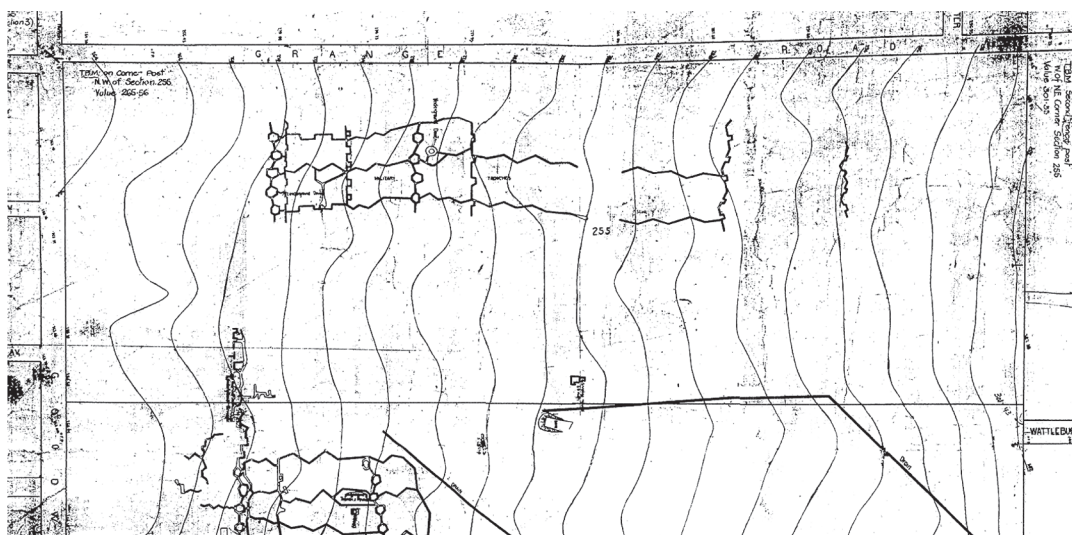
Such a treatment is admissible only in odd corners and irregular patches too small to be laid out in a formal manner, in the case of existing trees or bushes which it is desirable to preserve and on steep slopes.

there was a small dam on the Grange Farm site and it was surrounded by a clump of trees.

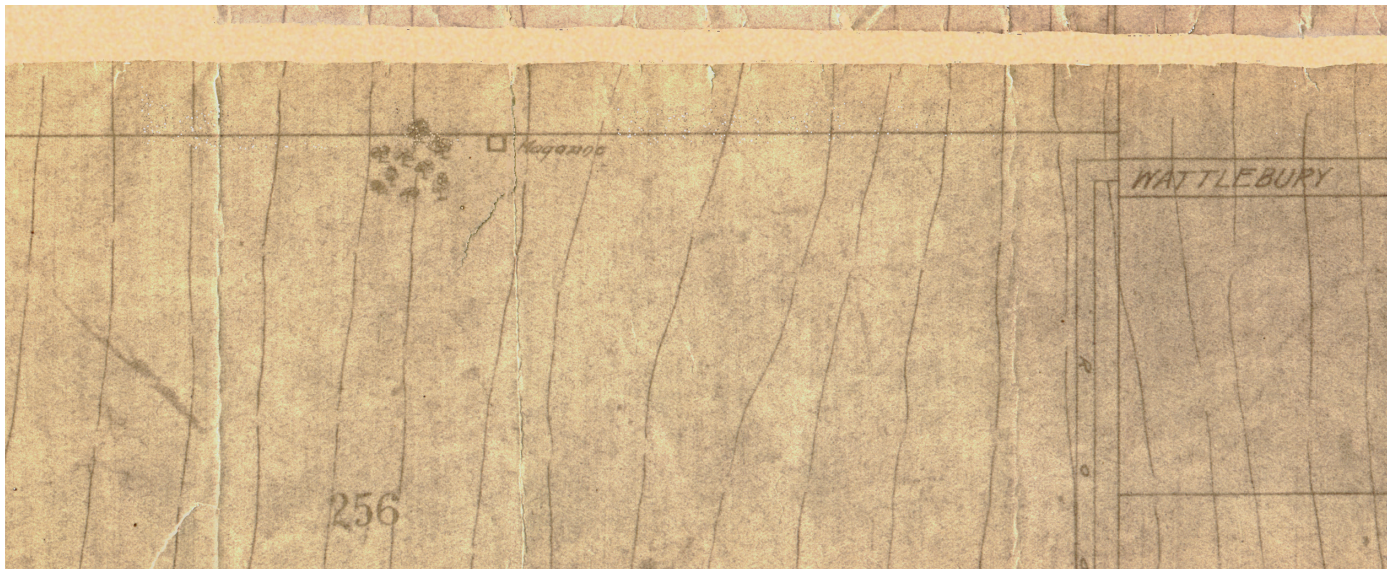
We know of the dam and the clump of trees from the following sources



Extract from the Mitcham Garden Suburb site survey ordered by Reade before preparing the 1917 plan of the Mitcham Garden Suburb – Held by the City of Mitcham



Extract from the 1917 site survey shows the trenches and the dam - Held by the City of Mitcham



**Extract from Block Plan of Mitcham Camp, undated c.1916 –**  
Held by the City of Mitcham



**TC Stephens pictured adjacent to the dam and trees, undated –**  
Held by the City of Mitcham



**Reade's plan for the suburb accommodated the stands of existing trees**

**Influences upon Design.**

Certain existing features and circumstances necessarily influence the design. Briefly, these are—

1. The site, for its entire length (75.14 chains), is traversed by hot winds in summer, travelling from north to south.
2. The disposal of storm waters coming from the hills, both in volume and velocity, requires to be provided for.
3. The utilisation of certain roads constructed for the purpose of the camp, together with an existing dwelling—the old farm house.
4. Temporary preservation of certain clumps or plantations of eucalypti, the life and utility of which appear to be limited.
5. The installation of deep drainage at the camp, with a view to the subsequent utilisation of the service.

**Extract of p67 from the Volume of Proceedings of the Second Town Planning Conference and Exhibition.**

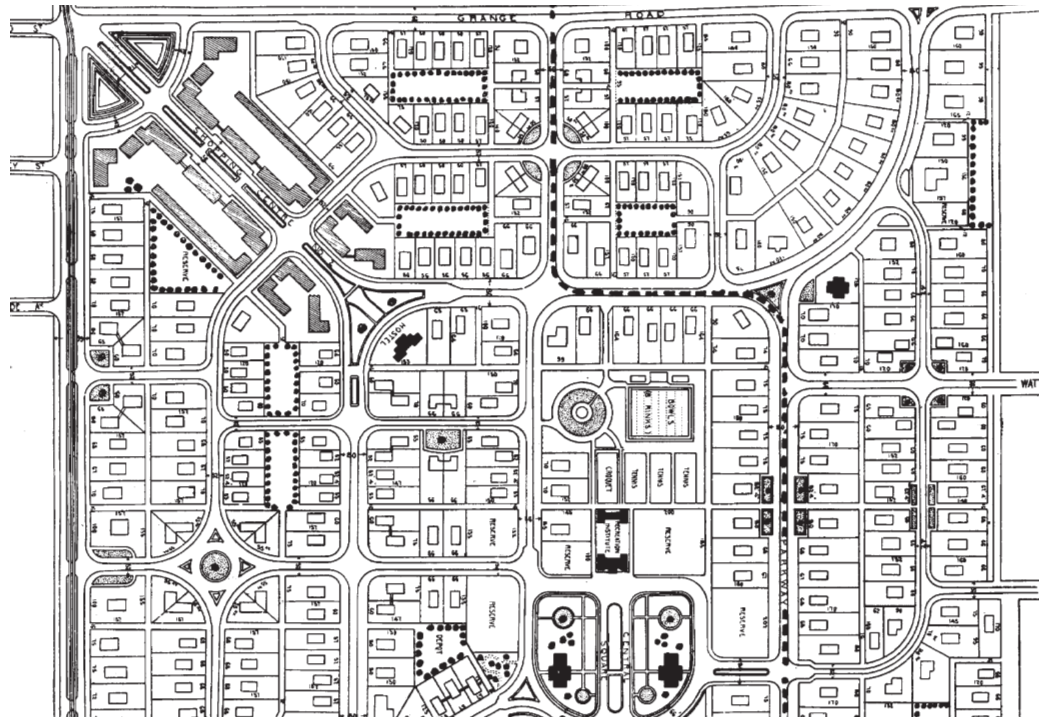
<http://www.clghs.org.au/documents/1918%20speech.pdf>



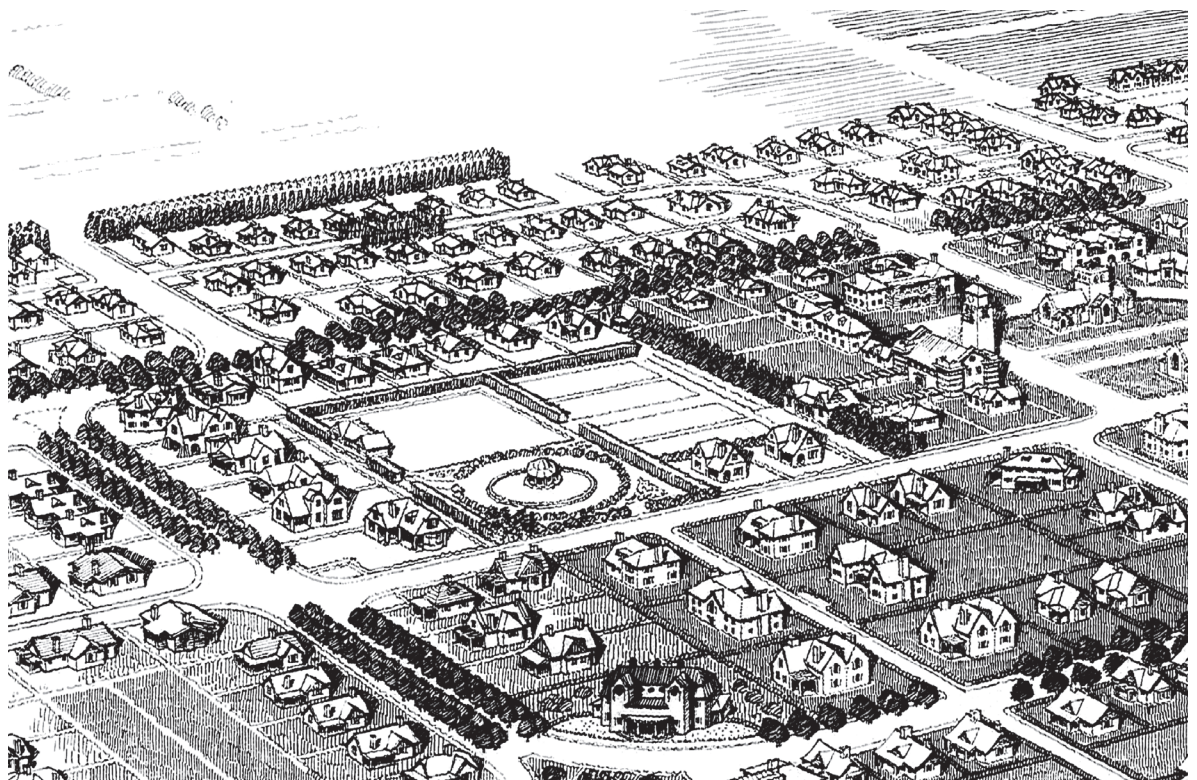
Extract of the Mitcham Garden Suburb Preliminary Design from the Volume of Proceedings of the Second Town Planning Conference and Exhibition.

Consistent with the principles set out above, Flinders Ave has a deviation to accommodate the river red gums into the Reade Park recreation area.

<http://www.clghs.org.au/documents/1918%20speech.pdf>



**Extract of the Approved Plan found in the [1921] Sales Brochure**  
 The road layout and facilities at Reade Park are clearer in this extract.  
 Held by the City of Mitcham



**Extract of the 1917 Bird-eye perspective**  
 The river red gums are able to be seen depicted adjacent to the suggested rotunda. The three tennis courts, croquet lawn and bowling rink are located away from the trees  
 Held by the City of Mitcham





**Extract of aerial photo c.1930** showing the stand of river red gums adjacent to Reade Park-  
Held by the City of Mitcham



**Extract of street photo c.1930** showing the stand of river red gums adjacent to Reade Park-  
Held by the City of Mitcham



**Extract of aerial photo 1936** showing the stand of river red gums  
adjacent to Reade Park-  
Department of Defence photo  
CLG Historical Society  
A copy also held by the City of Mitcham