



Upper Morden Conservation Area Character Assessment

APPROVED CHARACTER APPRAISAL UPPER MORDEN CONSERVATION AREA.

CONTENTS

	page
1. General Introduction	2
2. Description of Extent of CA	3
3. Designation History	4
4. History of Development	4
5. Archaeology	7
6. Nature Conservation and Open Land	7
<u>The Sub Areas</u>	
7. Morden Village	9
Land Uses	9
Building Contribution	9
Building Description	9
Building Plots	13
Building Line	13
Rhythm and Symmetry	13
Gardens and Spaces	13
Streets	15
Trees and Landscape	15
Views	15
Landmarks and Legibility	16
Positive and Negative Features	16
8. Morden Park and Playing Fields	17
Land Uses	17
Building Contribution	17
Building Description	17
Building Plots	19
Building Line	20
Rhythm and Symmetry	20
Major Green Spaces	20
Gardens and Spaces	22
Streets	22
Trees and Landscape	23
Views	23
Landmarks and Legibility	23
Positive and Negative Features	24
9. Merton College	25
Land Uses	25
Building Contribution	25
Building Description	25
Building Plots	27
Building Line	27
Rhythm and Symmetry	27
Gardens and Spaces	27
Streets	28
Trees and Landscape	28
Views	29
Landmarks and Legibility	29
Positive and Negative Features	29

10.	Haig Homes – North	30
	Land Uses	30
	Building Contribution	30
	Building Description	30
	Building Plots	33
	Building Line	34
	Rhythm and Symmetry	34
	Gardens and Spaces	34
	Streets	35
	Trees and Landscape	36
	Views	36
	Landmarks and Legibility	36
	Positive and Negative Features	37
11.	Haig Homes – South	38
	Land Uses	38
	Building Contribution	38
	Building Description	38
	Building Plots	42
	Building Line	42
	Rhythm and Symmetry	43
	Gardens and Spaces	43
	Streets	44
	Trees and Landscape	44
	Views	45
	Landmarks and Legibility	45
	Positive and Negative Features	45
12.	Opportunities/recommended action	46

1. General Introduction

Conservation Areas are designated by the Council and are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). National planning guidance is provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment). Regional planning policy is provided by the London Plan (Feb 2004), which contains relevant policies on built heritage, heritage conservation and historic conservation-led regeneration (policies 4B.10, 11 and 12).

Local planning policy is contained in the Merton Unitary Development Plan (Oct 2003), which contains relevant strategic and detailed policies (policies ST.18, and BE.1, 2 and 3).

Merton’s Local Development Framework (LDF) will include a Core Strategy, which will be a Development Plan Document (DPD). This will set out how the Council intends to deliver its strategic intentions.

It is intended that the Core Strategy will commit the Council to the preparation of both a Character Appraisal and a Management Plan for each of the designated Conservation Areas in the Borough. The Core Strategy will also indicate how a broad strategy for conservation is to be integrated with other policies.

It is also intended to prepare a Conservation Area Supplementary Planning Document (SPD) to cover all the Borough’s Conservation Areas in general. It will expand on, and give more specific guidance on, for example, development control

matters, and conservation related policies in the Core Strategy, and where necessary to expand on conservation related policies in any other DPD.

This and other Conservation Area Character Appraisals will be used to support the Conservation Area SPD, as will Management Plans which are also to be prepared for each Conservation Area.

The Conservation Area is varied in character, including large areas of open parkland, of high landscape value, the remains of a pre-suburban village settlement and a mainly inter-war planned development of dwellings for service personnel.

A description of each of these areas is set out in sections 7 to 11.

2. Description of extent of CA

The Conservation Area which is subject of this Character Appraisal is 89.96 hectares in extent. It is one of the largest Conservation Areas in the Borough, much of it is however open land.

The Conservation Area lies approximately 1 km to the south-west of Morden Town Centre. To the east there is Wimbledon – Sutton railway line, and beyond that the St Helier Estate. To the south, south-west and north-west there are large areas of inter-war suburban residential development. To the north there is a continuation of a large area of open land, (Morden Park Playing fields), and an area of inter-war mixed private houses, and former London County Council flats and houses.

The Conservation Area is bisected by the A24 London – Epsom Rd. It is isolated from any other Conservation Areas in the Borough, the nearest one being the Wandle Valley Conservation Area, located just over 1 km to the north-east.

The Conservation Area is located on a on high ground at the crest of a slight ridge of London Clay, which runs roughly north west-south east, at an altitude of which ranges from about 31 metres (in the west), to about 37 metres (at the junction of Central Rd and London Rd) and up to about 39 metres (at the railway bridge at Green Lane). The land falls away from this ridge, both to the north and the south. The lowest area being along the East Pyl Brook, in the southern part of the Conservation Area, which is about 25 metres at the Epsom Rd bridge, and about 21 metres at the western corner of the Conservation Area, where the East Pyl Brook exits from the Conservation Area.

The Conservation Area includes the following properties:

Green Lane	The Sanctuary The Lawrence Weaver Institute South Close Hill Top Trenchard Close The Precincts 1 Haig Place Lawrence Weaver Close Legion Court Douglas Square Nos. 3 – 12 (consec) Nos. 12a, 14 and 15
------------	---

Rhodes Moorhouse Court	1 – 12 (consec), 12a and 14
Central Rd	The Old School House The Morden Parish Hall Nos. 263/265 Hart Square Denmark Court Alexandra Square
Epsom Rd	Travelodge The George Inn (the Harvester) public house/restaurant
London Rd	Morden Swimming Baths Morden Park House Morden Park Morden Park Playing Fields Merton College Church of St Lawrence The Rectory The Manor House Church Farm Cottage Morden Primary School
Hillcross Avenue	Pavilions in Morden Park Playing Fields Copse Cottage and Parkview Cottage Parks maintenance Depot House at rear of 1 Hillcross Avenue

3. Designation History

The Upper Morden Conservation Area was designated by the Council in 1986. There have been no boundary alterations to the Conservation Area since this first designation. However the Boundary Assessment Report (2006) proposes the inclusion of the Morden Park Playing Fields, the associated sports pavilions, Copse Cottage and Park View Cottage, in Hillcross Avenue, and this Character Appraisal is written on the basis of this amended boundary.

4. History of Development

The name Morden is derived from the Saxon word "Mordune" which described the low ridge between the valleys of the river Wandle and the "East Pyle" brook. The latter passes through the southern part of the Conservation Area.

The most historic settlement within the Conservation Area is focussed around the parish church (St Lawrence).

The Roman road known as Stane Street, between London and Chichester, passes through the Conservation Area, approximately 1 metre below existing land levels. The course of this Roman road is roughly followed by today's A24, London - Epsom road.

The mound in Morden Park is believed to date from the Romano British period, and to have been used for burials.

The Manor of Morden was confirmed by Edward the Confessor, to the Abbey of Westminster, and it remained with the Abbey until the Dissolution of the Monasteries in the reign of Henry VIII. In 1553 it was granted to Duckett and Whitchurch by Edward VI, and was purchased by Richard Garth in the following year. The Garth family remained significant local benefactors at least until 1872, when the Manor was purchased by the Hatfeild family.

The Parish Church of St Lawrence mostly dates from 1636, though it possibly incorporates earlier work (of the 14th century). It is likely that a church existed on this site prior to the 14th century.

The Old School in Central Rd (originally known as Morden Lane) dates from 1731, it was funded by, and built on land donated by, the Garth family. Morden Park House was built in 1770 for John Ewart, a distiller and merchant of London. Hill House once stood close to where the Sanctuary now stands, it was a late 18th century house owned by the Garths. It was demolished in about 1930. The surviving wall fronting Green Lane may suggest a kitchen garden wall within the grounds.

The George Inn was formerly known the George and Dragon. A building is recorded on a sketch map of the area, which dates from 1550, which may be the location of the present day inn. The former inn sign showed a picture of George IV. The eastern elevation of the building seems likely to conceal the fabric of an early building (see 1865 map referred to below), but most of the existing building dates from 1931.

Church Farm Cottage was built in 1813, and is a surviving relic of the "Church Farm" which dated from 1331, and of Morden Park Farm, the latter shown on the 1865 map (see below).

The 1865 Map (plan DLU/2229) shows a small village core centred around the junction of Central Rd and London Rd. All the roads shown are narrow country lanes, and London Rd is seen to have a zig-zag alignment. The Parish Church, Hill House, the Old School ("National School"), the George Inn, Morden Park Farm, and Morden Park House (all referred to above) are identified on this map. In addition we can see the (unnamed) footprints of the Manor House, and Church Farm Cottage. Other village buildings, (in addition to Hill House) shown on this map have since been demolished.

The 1896 map (DLU/2230) shows little change from 1865, but some of the buildings at Morden Park Farm have been demolished, and 2 cottages within the site of the Merton College site (1 and 2 Morden Park Cottages) have been built, since demolished.

A new village school was opened in 1910 to cater for the expanding village, this is shown on the 1913 map (see plan DLU/2231). Generally it shows little change from the picture in 1865. The alignment of the East Pyl Brook has been straightened. All the village streets retain their narrow and twisting alignments.

As late as 1920, under the Garths and the Hatfeilds, little development had taken place. At the beginning of the 20th century the population of the parish, which covered a wide area, was only about 980. The arrival of the London Underground tube station at what was to become Morden Town Centre, in 1926, and the associated growth of bus services, lead to an explosion of suburban housing, which in the space of only 10 years or so transformed a huge area, enveloped the Conservation Area, and extended far beyond it.

During the inter war period the London County Council acquired large tracts of land for the planned St Helier Estate development, mainly to the east of the Conservation Area. However in around 1930 it leased 10 hectares of land, between London Rd and the Wimbledon – Sutton railway to the Douglas Haig Memorial Homes, a decision which was to lead to the development of the Haig Homes scheme, the first part of which was opened in 1931.

The 1934 map (see plan DLU/2232), shows the substantial construction of most of the Haig Homes development, including the Sanctuary, South Close, the Precincts, the Lawrence Weaver Institute, and almost all of the Haig Homes on the north side of Green Lane. The new housing on the south side of Green Lane was built for disabled married officers, their families and dependants. The development on the north side of Green Lane were built for ex servicemen, their widows and dependants, following an appeal launched by the Lord Mayor of London in 1928, as a memorial to Field-Marshal Earl Haig.

Green Lane is seen in the 1934 map to have been transformed into a dual carriageway road, with the wide green central reservation that still exists today. The south side of this dual carriageway is founded on the original tree lined country lane, and until the 1970s the associated elms and hedgerows survived within the wide central reservation. These have now been replaced by a mix of different tree species.

The map also shows that Central Rd has been widened and straightened. London Rd and Epsom Rd however retain their narrow and twisting configurations. The George Inn has been substantially extended to the rear. A courtyard building has been built on part of the site of Merton College, which is later labelled as piggeries.

The 1953 map (DLU/2233) shows the start of a scheme to straighten and widen part of London Rd, but the section adjacent to the church and the George Inn, and the section adjacent to the entrance to Morden Park House remain narrow and twisting. Even where widened, London Rd remains a single carriageway road.

The houses in Rhodes Moorhouse Court, which front one side of a cul de sac of Green Lane, and which back onto the railway line, are believed to have been built in the 1950s.

The area of the school site was later enlarged, involving the demolition of Rose Villa and a pair of semi-detached cottages (1 and 2 Church Cottages), which was associated with the completion of the widening, and dualling of Epsom Rd and London Rd.

Four sports pavilions and two cottages were built adjacent to the northern edge of Morden Park Playing Fields in the 1950s or 1960s. Morden Swimming Baths were completed in 1967, and the first Merton College buildings in 1971.

More recent important changes include:

- the extensions to the Morden Primary School
- the additions of new buildings to the original Merton College buildings
- the redevelopment of most of the original Merton College buildings
- the construction of a new building “Hart Square” in the Haig Homes area adjacent to the railway line
- the extension of the parish Church

- the restoration and conversion of Morden Park House for use as a Registry Office
- the construction, and subsequent extension of the Travelodge.

5. Archaeology

Almost all of the Conservation Area which lies to the north-west of London Rd/Epsom Rd lies within an Archaeological Priority Zone (APZ). The only exceptions to this are a small part of the Epsom Rd frontage of Morden Park, and the far north-western part of the Conservation Area, also within Morden Park.

The grounds of the Morden Primary School, which lies on the eastern side of London Rd also lies within the APZ.

This APZ is based on the mediaeval village settlement, and on the line of the Roman road "Stane Street". Stane Street roughly parallels the line of the modern Epsom Rd and London Rd.

Within the central part of Morden Park there is a Scheduled Ancient Monument (the Mound), which is supposed by some to be an ancient British burial mound.

6. Nature Conservation and Open Land

The large area of open land, Morden Park and some of the Morden Park Playing Fields, in the western part of the Conservation Area is recognised as having nature conservation importance. The majority of this land is formally designated as a Local Nature Reserve, and is as a consequence managed in a way appropriate to the wellbeing of wildlife. The whole of the open parkland is also designated as a Site of Importance for Nature Conservation (SINC), and graded as being of "Borough Grade II" Importance.

The park lies mainly over a spur of London clay hills, that extend north-westwards from Rose Hill, towards Cannon Hill. This spur separates the valleys of the Wandle and the Pyl Brooks.

The grassland which covers much of the park was until recent years closely mown, but from the 1970s the western corner was returned to meadowland, and in the 1990s the Council instigated a management plan aimed at restoring some of its earlier biodiversity. Some tree planting, mainly oaks, was carried out to enhance existing wooded areas. Grassland is cut on an annual basis, in July, which is a return to the traditional management of the park. As a consequence the area has improved. Yorkshire fog, common bent, meadow fescue and red fescue dominate much of the meadowland, with autumn hawkbit, goat's-beard, cat's-ear and common bird's-foot-trefoil adding colour. In summer the common blue, meadow brown and small skipper butterflies are seen, and grasshoppers can be heard. Fifteen species of butterflies were recorded in 1995/6. Bird species include spotted and green woodpeckers, coal tit, spotted flycatcher.

The older oaks found on the south facing slope probably date from before the establishment of the parkland associated with Morden Park House in the 18th century. Around the edges of the park there are fine mature horse chestnuts, sycamore, oak and Scots pine, with hawthorn and elder dominating shrub layers beneath.

The East Pyl Brook flows through the southern part of the park. On one side there is a concrete bank, on the other an earthen bank. A line of hawthorns follows the line of the brook. The downstream end of the brook parallels the edge of the park, and runs through the woodland belt, which runs around the edge of the whole park. Here the brook runs within banks supported by wooden planks. Small amounts of reed sweet-grass and water-starwort can be seen here. Opportunities for the creation of more natural banks for the brook, and for the enlargement of wetland areas, with periodic flooding, should wherever possible be taken.

There is a small wetland area to the north of the brook, beside the woodland, close to Epsom Rd. This is the remains of a large rectangular pond, seen on the 1838 tithe map. It was probably a fishpond, again probably formed through the extraction of clay or gravel at the time Morden Park House and its grounds were developed. It now has yellow iris and sharp-flowered rush, and other damp loving vegetation. It would be worth investigating the restoration of this pond, by removal of trees and by de-silting.

Policies in the Unitary Development Plan (2003) set out the planning policy implications of these designations.

The whole of Morden Park and the Morden Park Playing Fields is also designated as Metropolitan Open Land (MOL), in recognition of its importance at a strategic level as a major open space, and its landscape value. Again policies in the Unitary Development Plan (2003) set out the planning policy implications of this designation.

In 2006/07, the Greater London Authority Biodiversity Unit identified two additional Sites Local of Importance for Nature Conservation (SINCs), which both lie within the Conservation Area.

The first of these is the churchyard together with the vicarage garden in London Rd. These are said to be typical but well kept sites, with trees and shrubs (mainly non-native), and semi-improved neutral grassland, with grasshoppers and yellow meadow ant present. The site is also attractive to butterflies, and the birds found here include siskin, bullfinch, song thrush and tawny owl.

The second of the new SINCs, is the landscaped area that lies between South Close, Trenchard Close, the Precincts and the Sanctuary, in the Haig Homes (South) area. This is described as resembling an arboretum, containing mostly mature trees and shrubs from around the world, but including a number of native species (particularly yew, oak and ash). The gardens are attractive to many common garden birds.

A further open space within the Conservation Area is the playing field at Rhodes Moorhouse Court. This is a flat open field, with goalposts.

THE SUB AREAS

7. Morden Village

7.1 Land Uses

In terms of land uses this is the most diverse part of the Conservation Area. It includes a church, a hall, a parish office, a café, a primary school, a nursing home, a public house and restaurant, a hotel, and residential uses.

7.2 Listed Buildings – Buildings Contribution

The contribution made to the Conservation Area by individual buildings is shown on plan no. DLU/2226. There are seven Statutorily Listed Buildings or structures in this sub area. These all make a positive contribution to the character and appearance of the Conservation Area. They are:

- The Old School House (Grade II) (including the Morden Parish Hall)
- Drinking Fountain and Horse Trough (Grade II)
- Church of St Lawrence (Grade I)
- 4 tombs within the churchyard of St Lawrence (Grade II)

There are three Locally Listed buildings within this sub area. These are all considered to contribute positively to the character and appearance of the Conservation Area. They are:

- Church Farm Cottage, London Rd
- The Manor House, London Rd
- Morden Primary School

In addition to the above, the following buildings (whilst not being listed) are considered to make a positive contribution to the character and appearance of the Conservation Area:

- The George Inn Public House/restaurant
- 263/265 Central Rd

The following buildings make a neutral contribution to the character and appearance of the Conservation Area:

- the Rectory, London Rd

The following buildings make a negative contribution to the character and appearance of the Conservation Area:

- The Travelodge, Epsom Rd

No buildings within this sub area are considered to display group value.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

7.3 Building Descriptions

St Lawrence Church

This is the parish church for Morden. It is dated 1636, though some parts are thought to pre-date this. The building is of a late gothic style, and is made of red brick, with

stone quoins and dressings. It has a tall steeply pitched, tiled and gabled roof, with timber boarded eaves. The flat roofed north vestry dates from 1805, and includes a typically Georgian "gothic" style window. The arch above has fine quality gauged brickwork. The nave has pointed gothic stained glass windows, with stone tracery, and the east window is similar but larger. The rather squat stone tower stands at the western end of the nave. It features stone quoins, a castellated parapet, and timber louver openings on all sides with stone gothic surrounds. There is a clock face on the eastern elevation.

The projecting entrance porch on the south west side was restored in 1887.

A large new single storey extension has been recently added on the north-west side of the tower. This is made of a rather harsh red/brown brick. It has a continuous run of windows above the brickwork on the NE elevation, and a steeply pitched and tiled roof, which is stepped down progressively towards the gable at the north-western end.

There is a lych gate, which marks the entrance to the churchyard off London Rd. This is a timber structure, dedicated to those of Morden Parish who died in the 1914 – 18 war, and a list of names is inscribed onto boards on each side of the entrance. It is constructed of oak, with timber pegs securing the joints. The front and back faces are strengthened by curved timber supports. The hipped and gabled roof is covered with timber shingles.

Close to the lych gate entrance there are several stone chest tombs of the Rutter family, which date from the 19th century. In the SW part of the churchyard there is a most flamboyant Baroque style tomb of Stephen Mauvillain (died in 1740) which is spheric triangle in plan, with buttressed corners. Three inscribed panels make up the curved sides. The top is an elaborate moulded ogee with a finial in the form of a 3 cornered urn. There is a cartouche with a crest at the eastern corner.

Some tombs and tombstones are statutorily listed, (Grade II), including the Mauvillain tomb.

The Manor House

This property started life as a small classical Georgian symmetrical house of the 18th century. The original and principal elevation can still be seen on the south-west side of the present day collection of buildings. This original part is made of red stock brick, and has a central doorway, flanked by typically Georgian sash windows of 12 panes, with three 12 pane sash windows above. It is covered by a low-pitched hipped roof of slate, and has a pair of large tall and finely-detailed brick chimneys.

There have been very substantial two storey extensions added to the original building, on the north, west and east sides. These extensions have been added at different times. They tend to dwarf the original building. On the south elevation the original is now flanked by extensions of two storeys to each side, which include some flat roofed, and some hipped roofed elements. These side wings are built of brown brick, with a roof of slate.

On the north side of the original house there is a long two-storey extension under a pitched and tiled roof, hipped at the eastern end and gabled at the other. This extension is made of painted brick with some tile hanging.

The Rectory

This is a 1950s building of two storeys built of red brick. It has a hipped pantiled roof. On the front elevation there is a flat roofed porch of semi-circular plan, whose walls entirely comprise tall slim glazed windows. Windows elsewhere are the typical 1950s steel framed type. There are flat roofed single storey wings on each side of the main building, one housing a garage the other a parish office.

Church Farm Cottage

This is a small weather-boarded cottage of two storeys. It has a hipped roof of slate, with red hip and ridge tiles. It has tall chimneys of stock brick. It is very typical of the local Surrey domestic vernacular architecture of the 18th and 19th centuries, but few survive locally today. It is of early 19th century date.

The George Inn (the Harvester)

Historic maps show that up until at least 1916 this building had a wide frontage to Epsom Rd, but it had very little depth extending back from the street. In 1931 the property was considerably extended at the rear, occupying much the same footprint at the building today. The junction of the extension and the original building cannot however be observed from sight of the building elevations today.

The earliest part of the building presents an essentially symmetrical, two-storey façade to Epsom Rd. The 1st floor central section is slightly recessed, and bays with hipped roofs stand forward at each end. On the ground floor there are pairs of Doric columns and pilasters, pairs of columns on the right, flanking a small recessed space, and pilasters on the left, where there is no recess. Windows are arranged symmetrically, though with a blind window on the ground floor right hand side. They are timber sliding sashes. The numbers of panes within each sash varies (16 and 24), but the overall symmetry is maintained.

The walls are covered with a rough textured painted render, and the roof, which is quite low pitched, is slate, with lead finishes to the hips and ridges. An ugly flat roof box-like extension has been added above the ridge of the roof on the right hand side of the Epsom Rd frontage.

On the south-western elevation the slated hipped roof extends back from the Epsom Rd frontage. There are two wide red brick chimneys on this elevation, again contributing to an overall symmetry. The upper part of the right hand one has however unfortunately been removed. In the centre of this symmetrical elevation there is a projecting flat roofed, entrance porch, again flanked by Doric pilasters.

At the rear of the building there is a 2 storey weather-boarded building, with the character of a stable or outbuilding. It has a hipped slated roof with leaded finishes to hips and the ridge.

The inn sign says the George Inn, and has a picture of George V.

The Travelodge

This is a banal characterless two-storey building, whose architecture has more to do with the branding of a national chain of hotels than any local connections. At the time of surveying the area a start was being made on a two-storey side extension on the north-east end of the building. There is a low single storey forward projecting wing with a hipped roof, in what was originally the centre of the front elevation.

The building materials are red/brown brick, with buff bricks for the quoins and the ground floor window sills, the roof is covered with pantiles. The roof is very low pitched, and is hipped with gablets at each end.

Morden Primary School

This building dates from 1911, but it has had a series of extensions added. It is mainly single storey, but it also has flat roofed dormers set within the roof slope facing London Rd. As originally built it was essentially a symmetrical building as seen from London Rd. However, curiously, the most obvious feature, a cupola/bell tower and ornate wrought iron weather vane, is off-set to one side, on the ridge of a roof behind the main London Rd facade.

The roof form is highly complex, with a series of steeply pitched hipped roofs on the London Rd frontage, the ridges running the length of the frontage. In the centre part of the London Rd frontage however there is a gable on the front façade. Flanking the gable there are a pair of tall windows, which break through the line of the eaves of the building. Within the central gable there are three windows each with a round arch above, the wall infilling the semi circle of the arches have vertically oriented course of brickwork.

The building is made of red brick with a tiled roof. The cupola has a green copper roof. Window frames have unfortunately been replaced, and this has diminished the original architectural character of the building.

On the London Rd frontage the front boundary is made of round hooped railings with substantial brick piers at intervals. The southern part of the London Rd frontage, and the frontage to Central Rd has a low concrete panelled fence.

The school has been substantially extended in recent years, with a "T" shaped single storey extension in the south-east corner of the building. It has a gabled roof and is constructed of red brick with tiles on the roof.

On the north side of the school site there is a large new building also of red brick with roof tiles. It is angled in the centre to fit the site. The two ends of the building (the north-west and south-east elevations) present a pair of steeply pitched gables.

The Old School House (including the Morden Parish Hall)

This is a two-storey house with an attached former school building. It is dated 1731, but it has later additions on the north-east side. It is built of brown brick with red brick dressings, and has a tiled roof. The south-west façade has 3 bays, with a central square headed entrance with a gabled hood, and an old planked door. There are segmental headed sash windows with glazing bars. Above the door there is a blind window inset, with an inscription, which confirms when it was built and who paid for the building, and who donated the land on which it was built. The buildings on the south and east facades are 19th century additions.

The elevation facing to Central Rd is complex, the older part of the building (described above) presents a simple gabled flank wall, without any openings. The gable is however enlivened by the brick detailing.

At the opposite end of the elevation, there is another two-storey gabled building, this time rendered, the render scored to give the impression of ashlar blocks. Again it has a tiled roof. Its overall shape and size balances the gable on the right hand of

this elevation. Windows at ground and 1st floor levels are small, with small diamond leaded panes.

Between these two gables there is a third element to the façade. This has a different character. Its design suggests that it is probably around 1910 to 1920, but the historic maps do not confirm this. This section also presents a tiled gabled roof towards the street, but with this one the gable wall is tile hung and slightly recessed at 1st floor level, with a lean to roof extending forward above the ground floor element. The most distinctive feature of this part of the building is the pair of tall windows, which flank the central entrance door. These windows have brick mullions and transoms, which divide the window opening into 4 sections. The bricks are rounded in profile. The general character is suggestive of 17th century Dutch architecture.

263/265 Central Rd

This is a pair of non-symmetrical, semi-detached properties, no. 263 being residential, and no. 265 incorporating a small café. The general architectural character is similar to some of the dwellings in the Haig Homes Estate, (especially Denmark Court and Alexandra Square). Their style suggests that they date from around 1930, and historic maps seem to confirm this.

Both properties are of brown brick. No. 265 has a high hipped and tiled roof, its ridge is oriented from front to back of the building. A lower hipped and tiled roof extends at right angles to this, covering no 263. Within this lower roof there are three flat roofed dormer windows, each window breaking the eaves line.

No 265 (the café), has an old-fashioned bowed window with small panes, at ground floor level. Elsewhere the windows are Georgian style timber sashes.

7.4 Building plots

The individual plots on which buildings stand are mainly quite large, and are irregular in shape and layout. They have a very loose structure, which is typical of low density, pre-suburban rural village character.

7.5 Building Line

Building layout and orientation within their respective plots follows a very random pattern. Building lines are therefore not a feature in this part of the Conservation Area, and there is no organisation to the orientation of one building relative to any other.

7.6 Rhythm and Symmetry of Buildings

Neither the rhythm of one building to another, nor individual building or building group symmetry is a feature in this part of the Conservation Area (see plan no. DLU/2226).

7.7 Gardens and Spaces between and around Buildings

There is a very spacious feel to the general layout of buildings within their individual plots. Landscaped spaces, often with generous and mature planting are dominant, and built development being much less so (see plan no. DLU2226). Examples include the church within a large churchyard, the school within a large playground and planted spaces, the Manor House with its front garden, and the George Inn, the latter now unfortunately set within a large tarmac car park).

The churchyard contains some most interesting tombs, one being of a particularly extravagant design, and several being Listed as Grade II monuments. The churchyard is entered by a robust Lych gate of timber construction, (see description of St Lawrence's Church in section 7.3 above).

A low timber fence (approx 1 metre high) separates the churchyard from the London Rd, affording good views from the street into this well planted space, and towards the church.

The Manor House has a brick wall approximately 1.5 metres high which separates Epsom Rd from its garden, this wall increases to about 2.7 metres adjacent to the flank wall of the Manor House building. Views of the important south eastern elevation of the Manor House building, and of the trees within the garden area are available from the street. The wall appears to be old, and is a feature of the pre-suburban village. It makes a positive contribution to character and appearance of the area.

On the south east side of Epsom Rd, (adjacent to the Haig Homes development), there is a stepped wall along the sloping street frontage, this wall is topped by a very high timber fence, which effectively precludes views into the landscaped space of the Haig Homes area from the street. However the tall trees within the Haig Homes area do form an impressive backdrop to the street scene.

The main central space within the village sub area is the present day A24 road, together with Central Rd. These roads are wide, open spaces, where traffic and modern highway design and infrastructure dominate the environment. The straightening and dualling of the main A24 road (London Rd and Epsom Rd), together with the smoothing of corners has transformed the character and scale of a once quiet country village, and has fragmented the original unity and focus of the village form. Even with the survival of some of the old village buildings, it is very hard to imagine today the character and ambience of the original pre-suburban village.

This main arterial road is a major negative feature for the Conservation Area, which has a seriously adverse impact on the original character and appearance of the pre-suburban village, which lies at the heart of the Conservation Area. There is little that can be done to fundamentally mitigate the impact of this major highway, and the best that can be done is to ensure that any future highway alterations are carried out sensitively, that landscape features are introduced to better enclose the space, that highway clutter is not allowed to proliferate any more, and that wherever possible it is reduced.

A small fragment of the original country lane survives in the form of a lay-by adjacent to the churchyard. This is a valuable reminder of the original scale, configuration and character of a rural village street. Its value in this respect is reinforced by the granite drinking fountain and horse trough, which has been relocated into this area (see street furniture in para 7.8 below).

A fragment of boundary wall survives adjacent to the access road leading to the Rectory (to the north of Church Farm Cottage). This wall, which appears to be of 19th century date, is approximately 1.5 metres high, and is made of yellow stock brick in Flemish bond. Currently it is largely obscured from view by ivy.

7.8 Streets

The streets which lie within this sub area are: part of London Rd, part of Epsom Rd and part of Central Rd.

Between the Carriageways

The space between the two carriageways in London Rd is in part infilled with a wide grass central reservation.

Footways

Footways in this sub area are generally of bitmac. Grass verges, and wider areas of grass are to be seen adjacent to the Central Rd / London Rd junction.

Kerbs

Kerbstones in this sub area are generally of concrete.

Gully setts

Gully setts are not used in this sub area.

Parking Control lines

100 mm wide red parking control lines are used in London Rd/Epsom Rd.

Street furniture/signs etc.

The drinking fountain and horse trough located adjacent to the churchyard is a Grade II Listed structure, of late 19th century date, and is one of a number seen in various locations within the Borough. It has an ogee-shaped granite gable with a semi circular bowl attached, at one end. Its original position appears to have been on the opposite side of London Rd, on the north side of its junction with Central Rd. It seems likely that it was relocated when Central Rd was widened.

The junction of London Rd and Central Rd has defined crossing places for pedestrians, with traffic light controls for both traffic and pedestrians. Steel guard railing is used along the edge of the footway in the vicinity of the junction. This contributes to the cluttered appearance of the street scene.

On the south-east side of Epsom Rd, large chevron signs are located in the footway, signalling to southbound traffic the bend to the right. These signs are particularly inappropriate to the street scene and to the character and appearance of the Conservation Area.

7.9 Trees/landscape

There are many fine individual trees and tree groups within this sub area, these are indicated on the plan of trees for this sub area (see plan DLU/2225). There are opportunities to provide further tree planting, with the object of foreshortening views of the large expanse of the dual carriageway, which runs through the centre of the pre-suburban village, and breaking down the expanse of the space.

7.10 Views

Views from points within this sub area are generally street scenes of buildings and trees at relatively short distances. Views to landmark features are referred to in section 7.11 below, (and shown on plan no. DLU/2226).

7.11 Landmarks/legibility

This sub area contains two landmark features, one the tower of the Parish Church, the other the cupola of the Primary school. Both of these features are seen from different positions within the public realm, though views of the church tower from the south and south-west are restricted by trees and buildings. The townscape appraisal map (plan no. DLU/2226) indicates these features.

7.12 Positive/negative features

Positive features

- The mix of community-related uses.
- Listed buildings/structures/monuments and other buildings, which make a positive contribution to the character of the area (see para 7.2).
- The very loose, informal structure of building plots and the random building alignment.
- The very spacious layout of buildings, with generous and informal spaces between them.
- The mature trees (as shown on plan no. DLU/2225), and other vegetation.
- The small surviving fragment of wall adjacent to the driveway to the Rectory.
- The horse trough in London Rd.
- The small fragment of village street (London Rd) adjacent to the churchyard.
- The landmark structures at the Church tower and the cupola on the school building.
- The nature conservation value of the SINC site at the Rectory Garden and the Churchyard.

Neutral features

- The neutral contribution made by certain buildings (see para 7.2).

Negative features

- The negative contribution made by certain buildings (see para 7.2).
- Insensitive alterations made to buildings (see appendix 1).
- The large open tarmaced car park in front of the Travel Lodge building.
- The scale, design and general ambience of the A24 road, and its implications for the design of this central space.
- The poor quality street design, including guardrailing, chevron signs, concrete kerbs, and wide parking control lines.

8. Morden Park and Playing Fields

8.1 Land Uses

The land uses within this sub area mainly comprise open space and open air sports facilities, but in addition there is a Registry Office, a public swimming pool, sports ground changing room facilities, four houses, (one of which is derelict), a Parks Maintenance Depot, and four sports pavilions.

8.2 Listed Buildings – Buildings Contribution

The contribution made to the Conservation Area by individual buildings is shown on plans nos. DLU/2227rev.A and DLU/2227rev.B). There are two Statutorily Listed Buildings in this sub area. They are considered to make a positive contribution to the character and appearance of the Conservation Area. They are:

- Morden Park House, (including the walls and a pair of circular garden buildings, to the north-west), (Grade II*).
- Milestone at London Rd, to the south west of the railway bridge (Grade II).

There are no Locally Listed Buildings within this sub area.

In addition to the above, the following buildings (whilst not being listed) are considered to make a positive contribution to the character and appearance of the Conservation Area:

- Swimming Pool building (specifically the main swimming hall structure)

The following buildings make a neutral contribution to the character and appearance of the Conservation Area:

- Residential building combined with sports pavilion adjacent to south edge of park.
- Bandstand building to west of Morden Park House.
- Copse Cottage and Park View Cottage (at the rear of Hillcross Avenue.)

The following buildings make a negative contribution to the character and appearance of the Conservation Area:

- Changing room building adjacent to southern edge of the park.
- Three derelict sports pavilions adjacent to the north side of Morden Park Playing Fields
- The Park Maintenance Depot buildings adjacent to the north side of Morden Park Playing Fields
- Derelict house at the rear of no. 1 Hillcross Avenue

No buildings within this sub area are considered to display group value.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

8.3 Building Descriptions

Morden Park House

This is a substantial two-storey mansion, which dates from 1770. It occupies the highest position on the ridge, and so has commanding views to the north, and (especially) to the south. The building is built of brown brick, and has a low-pitched

slate roof with lead finished to the ridge and hips, all of which is to a large extent concealed behind a high parapet.

The main frontage (south-east elevation) has 5 bays with a central entrance door, surrounded by a Portland stone arched entrance, flanked by Doric columns and pilasters, and narrow side sashes. Above there is a triglyph frieze, cornice and pediment which highlights the central 1st floor window.

The ground floor windows on the south-east elevation are round-headed, and set in semi-circular gauged brick reveals. The gauged bricks are fine quality and yellow in colour, and they are formed as two concentric semi circles, the innermost one recessed relative to the outer one. Mortar joints here are of very fine quality. Their windows are sliding sashes with slim profile glazing bars. In the upper semi circle of each of these windows these are in a radial pattern. The upper windows on this elevation are square headed, with the same gauged bricks and mortar joints used for the flat arches, and with sliding sashes.

The flank walls to each side (south-west and north-east elevations) have large canted ground floor bays containing the same round headed windows as are seen on the main elevation (see above). On each side of the building one of the bays has a balustraded parapet of stone, while (again on each side) the other bay has a solid brick parapet. Other windows on these elevations are similar to the upper floor windows of the main elevation. The north east elevation has blind windows in some of the window openings.

The north-west elevation of the building has two flanking wings of three storeys, with a flat-roofed, two-storey bowed section in between. The window arrangement on the two wings is rather more irregular than is typical of the house as a whole. The central curved bay has taller sash windows to the upper floor than those at ground floor level. A central round headed door has an ornate window light above.

On the north-west side an 18th century wall encloses a rear yard, and incorporates two small circular buildings with conical slate roofs. The layout of this courtyard is formal, with a short avenue of chestnut trees aligning to the axis of the rear elevation of the building. The courtyard is surrounded by a high brick wall, with open timber "railings" and gates along the far north-western side.

Swimming Baths

Morden Swimming Baths is a large building, whose design is distinctly of the 1960s. It comprises a large hall block with a tall glazed façade facing towards the open parkland of Morden Park. It therefore serves as an important background structure in the parkland landscape, and also benefits from views of the parkland from within the swimming hall.

The main swimming hall has massive concrete vertical ribs and roof trusses. The roof trusses are gently curved giving a convex roof shape. The vertical ribs become progressively wider towards the top of the building, so that they lean slightly outwards from the vertical. The end elevations (north-west and south-east) are infilled with greenish/grey concrete panels. The main south-west face of the building has large glazed openings from near ground level, between each of the concrete ribs, allowing sunlight to flood in to the internal space, and allowing views out to the sky and the open parkland. On the north east side of the swimming hall the concrete ribs are infilled with bright yellow corrugated metal panels.

To the north, east and west of the main swimming hall are more conventional flat roofed elements in brick of various colours. These are of less architectural interest. Immediately to the north of the swimming hall there is a tall box-like structure which is constructed with more of the greenish grey concrete panels referred to above.

The entrance to the building is set within the angle of the building, where there is a slightly sunken gravelled courtyard. This courtyard has been planted with plane and acer trees.

Bandstand at Morden Park

This is a small brick building which dates from the 1950s. It has a flat roof. The open front has an exposed internal roof, which slopes towards the back of the building. The only decorative feature, seen on the front elevation, is a series of individual projecting bricks, set in a diagonal pattern, which is a characteristic design detail of the post-war period. An audience area in front, is enclosed by a low hedge.

Temporary Pavilion at Morden Park (adjacent to Lower Morden Lane)

This is a single storey flat roofed prefabricated building of the 1960s. It has a neglected appearance, and a negative impact on the landscape character of the site. There is a large box-like structure on the roof.

Brick Sports Pavilion and Dwelling at Morden Park (adjacent to Lower Morden Lane)

To the east of the temporary pavilion there is a more substantial pavilion and dwelling. It is one and a half storeys, and is built of red brick. Historic maps suggest that this building post dates 1953. It has a steeply pitched pantiled roof, whose eaves are swept outwards above the eaves. On the roof are several dormers, one of which has a lean-to roof.

Three Sports Pavilions on the northern edge of Morden Park Playing Fields

These are single storey pavilions with mono pitch roofs, they are built of a harsh yellow brick and breeze blocks. They are heavily covered with graffiti and are in a derelict condition. Two of the pavilions are located adjacent to one another, the third lies at the north eastern corner of the Playing Fields site.

Parks Maintenance Depot Building on the northern edge of Morden Park Playing Fields

This is a single storey flat roofed building which part encloses an open storage area used by the depot. The building uses the same harsh yellow brick as the sports pavilions nearby. The open side of the depot site is enclosed by galvanised steel palisade fencing.

Copse Cottage and Park View Cottage northern edge of Morden Park Playing Fields

This is a pair of two storey cottages, originally built as symmetrical pair of semi detached houses, but a recent extension to one of them has upset the symmetry. The cottages were built around 1960. They have a gabled roof, covered with pantiles. The walls use the same harsh yellow brick as is seen on the nearby pavilion and depot buildings.

Derelict House at rear of no. 1 Hillcross Avenue

This is a derelict two storey detached house, with a gabled roof.

8.4 Building plots

Not a feature in this part of the Conservation Area.

8.5 Building Line

Not a feature in this part of the Conservation Area.

8.6 Rhythm and Symmetry of Buildings

The symmetrical quality of the elevations and setting of Morden Park House are important to its character (see plan no. DLU/2227rev.A). The exposed concrete ribs and roof beams of seen on the swimming baths building emphasise its rhythmical qualities. Otherwise, neither rhythm nor symmetry are features in this part of the Conservation Area.

8.7 Major Green Spaces

A large part of the Conservation Area, and this sub area, is made up of Morden Park. This park has been proposed to be included on a "Local List" associated with the English Heritage List of "Parks and Gardens of Special Historic Interest". The selection of Morden Park was made on the basis of draft criteria for a Local List. The criteria, and the proposal for inclusion on the Local List, have been initiated by the London Parks and Gardens Trust.

Both Morden Park and Morden Park Playing are designated as Metropolitan Open Land, and the open character of the space is protected on that basis.

A large part of the Morden_Park, is defined as a Local Nature Reserve, and the remainder is defined as a Site of Importance for Nature Conservation (see section 6 above). The western end of Morden Park Playing Fields is designated a part of the Local Nature Reserve, and the northern edge of the Playing Fields (the belt of trees at the rear of the houses in Hillcross Avenue) is defined as part of the Site of Importance for Nature Conservation.

Within the Conservation Area the highest part of the Park is in the form of a ridge, which runs east-west close to the northern edge of the Conservation Area. From here the land slopes down towards the south, with the East Pyl Brook flowing east to west through the southern part of the Park.

Morden Park was formerly part of the Morden Park Estate. It was once a deer park originally within the Manor of Morden's Morden Hall Estate, which was owned from the 16th and 18th centuries by the Garth family. In the 18th century part of the manor lands were leased to a London merchant and distiller, John Ewart. He built Morden Park House here in 1770. Later the house and park was acquired by the Hatfeild family, who also owned the Morden Hall Estate.

The main landscape features, which exist today, date from the 18th century parkland period of its history (see plan nos. DLU/2228rev.A, DLU/2228rev.B, DLU/2227rev.A and DLU/2227rev.B). A generous belt of mature trees exists around the outer edges of the park and playing fields. This feature helps to visually separate the Park from the suburban sprawl, which extends to the north-west, the south-west and the south-east. A further belt of trees is seen along the line of the East Pyl Brook. The remainder of the park has been planted in the characteristic informal 18th century romantic landscape style, with well defined groups of mature trees, and single tree specimens, which are scattered across an generally pastoral landscape. These are aimed at framing views and providing a focus for views. There are similar small

copses of mature trees within the Playing Fields site, which are combined with an excavated depression, filled with ponds, which may have their origins in clay excavation pits.

Part of the south-eastern part of the parkland is used as a small pitch and put course, and a smaller triangular area, which lies to the south of the East Pyl Brook, is flatter and is used for sports pitches. A very informal footpath has been created through a wooded environment (along the length of the belt of trees which runs around the edges of the Park), but within the interior no specific paths exist, though public access is available through all areas.

The edges of the park, fronting onto Lower Morden Lane and to Epsom Rd, are marked by high chain link fencing on concrete posts. This provides a poor presentation of the park towards these two streets. This fencing is not required for security reasons, as entrance points into the park are generally open to access at all times.

To the north of Morden Park, the Morden Park Playing Fields have many derelict remains associated with its recent sports use. These include the three derelict sports pavilions, open asphalt surfaces which surround the pavilions, 5 separate derelict areas of tennis courts, each one enclosed by 3 metre high chain link fencing, several derelict cricket nets structures, and several areas of derelict hard surfacing, associated with other field athletics sports. The derelict footprint of a fourth sports pavilion (recently demolished) is also seen.

One of the derelict tennis court sites is partly used for storage of materials associated with the Parks Maintenance Depot.

Two footpaths run through the Playing Fields land, one connecting Hillcross Avenue with the western part of Morden Park, the other (further east) linking Hillcross Avenue to London Rd. A third footpath runs close to the northern boundary of the Playing Fields site, adjacent to the belt of trees that runs around the edges of the Park and Playing Fields. All of these footpaths are made less attractive by the chain link fencing (1.6 metres high, and supported on concrete posts) which edge the paths on both sides.

Similar unattractive chain link fencing is used to encircle the copses of trees, and the ponds, within the Playing Fields area.

A third footpath (Links Avenue) runs adjacent to the railway line, connecting Hillcross Avenue to London Rd. This is separated from the Playing Fields land by a high chain link fence. The footpath, and the adjacent strip of land is in a severely neglected condition, with extensive litter, and poor quality, broken down fencing. The northern end of this strip of land is used for car parking.

A similar unattractive high chain link fence extends along the London Rd frontage of the Playing Fields site.

The decline of active sports use of this area is a severe blight on this part of the Conservation Area, with widespread dereliction and neglect, which impacts onto the landscape character of the space. The improvement of the landscape in this part of the Conservation Area is seen as being critical to securing the character of the Conservation Area.

In 1945 Morden Park and the house was purchased by Merton and Morden Urban District Council. Ninety acres of the park were preserved as public open space. The park consists of extensive parkland with mature trees grouped in copses, in typical 18th century picturesque style. A nearly continuous belt of tree planting exists around the edges of the park.

A distinctive mound approximately 12 metres high within the centre of the park is believed to be a Romano-British burial mound, which was for a time used as a base for a summer house. This feature is a Scheduled Ancient Monument. It is notable for occupying one of the highest parts of the park, with land falling away to the south, and is heavily planted with mature trees.

8.8 Gardens and Spaces between and around Buildings

This sub area mainly comprises one very large open space (see section 8.7 above), with very few buildings. Apart from the park and playing fields, the other spaces within this sub area comprise the public car park to the north of Morden Park House, the area of the children's paddling pool also to the north of Morden Park House, the courtyard space to the rear of Morden Park House, and the two separate spaces between Morden Park House and the Swimming Baths building (see plan nos. DLU/2227rev.A, DLU/2227rev.B, DLU/2228rev.A and DLU/2228rev.B).

The car park is a large expanse of tarmac, which is usually well used. It lacks any landscape features within the space itself, but is well planted and landscaped around all the edges, so that its visual impact is very limited in the wider area.

The children's paddling pool area is very well planted with large trees, and reads as part of the wider informal parkland character associated with the 18th century landscape.

The courtyard at the rear of Morden Park House is an enclosed space, largely surrounded by a high wall from the parkland, which surrounds it on 3 sides. It is therefore visually separated from the rest of the park. Its layout is, in contrast to its surroundings, formal in character, with a double row of trees forming a short avenue on the axis of the centre line of the rear elevation of the House. It contributes significantly to the setting of the Listed Building.

Immediately in front of the principal (south-east) frontage of Morden Park House there is a small formal open space. An "island" of green lawn defines a circular carriage approach to the main entrance of the House.

A belt of tree and shrub planting visually separates the carriage drive space, referred to above, from the space in front of the entrance to the swimming pool. The approach to the swimming baths has a slightly sunken, open, gravelled square, with acer and plane trees.

At the junction of Lower Morden Lane and Epsom Rd, there is a rather sad and neglected area with rose bushes in raised beds, which are contained by concrete slab walls. There is a bench seat, set within an area of unattractive hexagonal pink slabs.

8.9 Streets

The only streets which fall within this sub area are Lower Morden Lane and Epsom Rd, where they run adjacent to Morden Park, but there is also a footpath (known as

Links Avenue), which runs from Hillcross Avenue to London Rd, adjacent to the railway line, at the eastern end of the Playing Fields land, as well as two further footpaths which cross the Playing Fields land, from north to south.

Footways and verge

The footway along the north side of Lower Morden Lane is surfaced with ASP concrete slabs. A grass verge separates this footway from the carriageway. The footway in Epsom Rd is wide, and is surfaced with bitmac, and has no verge.

The three footpaths, which cross, or run adjacent to, the Playing Fields land are surfaced with tarmac, and two are bounded on each side by 1.6 metre high chain link fences, on concrete posts. The Links Avenue path is separated from the Playing Fields land by a higher chain link fence (approx 1.8 metres high).

Kerbs

Narrow concrete kerbs are used. In part of Lower Morden Lane, flat concrete slabs (300 mm wide) are used in the carriageway gully.

Yellow Lines

Epsom Rd has wide (100 mm) red parking control lines.

8.10 Trees/landscape

The trees are a major feature in the distinctive landscape character of the Morden Park and the Playing Fields land and in most of the other spaces within this sub area. The main tree groups and other specimen trees are shown on the plan of trees for this sub area (see plan no. DLU/2228rev.A and DLU/2228rev.B).

8.11 Views

Long views are available from many points across the open parkland of Morden Park and across the Playing Fields land (see plan no. DLU/2227rev.A and DLU/2227rev.B). Amongst these are views from the lower part of the park up to Morden Park House and to the glazed wall of the Swimming Baths building.

Of particular note are the panoramic views from the top of the ridge, which runs east to west through the park. From here there are views across the park to the spreading suburbs to the south, though the belt of trees around the edges of the park limit views.

There are also views from specific points on the ridge, northwards to the West Wimbledon skyline and to the spire of St Mary's church on top of the hill at Wimbledon.

From within the public car park area there are shorter views towards the tall buildings of the Mosque minaret and to the Merton Civic Centre tower building.

8.12 Landmarks/legibility

The glazed façade of the Swimming Baths building, and Morden Park House both serve as landmarks in respect of views across Morden Park (see plan no. DLU/2227rev.A and DLU/2227rev.B).

8.13 Positive/negative features

Positive features

- Listed buildings/structures/monuments and other buildings, which make a positive contribution to the character of the area (see para 8.2).
- The large parkland landscape of Morden Park and Morden Park Playing Fields.
- Views from the Morden Park ridge and from within Morden Park (see para 8.11).
- Individual trees and tree groups, as indicated in plan no. DLU/2228rev.A and DLU/2228rev.B.
- Trees within grass verges (see para 8.9).
- The Scheduled Ancient Monument (the Mound) in the centre of Morden Park.
- The varied character and individual qualities of the smaller spaces (see para 8.8).
- The nature conservation value of the LNR/SINC site at the Morden Park and Playing Fields land.

Neutral features

- The neutral contribution made by certain buildings (see para 8.2).

Negative features

- The negative contribution made by certain buildings (see para 8.2).
- Insensitive alterations made to buildings (see appendix 1).
- The adverse alterations made to buildings, (as indicated in appendix 1).
- The chain link fencing which marks the edges of Morden Park along the Epsom Rd and Lower Morden Lane frontages.
- The derelict tennis courts at the northern edge of Morden Park.
- The use of poor quality street materials (concrete kerbs).
- The use of wide parking control lines.
- The neglected highway space adjacent to the junction of Epsom Rd and Lower Morden Lane (see para 8.8).
- The derelict sports facilities, including cricket nets, tarmac surfaces, the base of the demolished sports pavilion, the tennis courts, and the chain link fencing which surrounds the tennis courts.
- The visual impact on the landscape, of the Parks maintenance depot
- The chain link fencing which surrounds the Playing Fields site, which surrounds the copses within the Playing Fields site, and which contains the footpaths that cross the Playing Fields land.
- The poor maintenance of the footpath, and adjacent strip of land, adjacent to the railway line (Links Ave).

9. Merton College

9.1 Land Uses

The land uses within this area comprise solely Merton College itself.

9.2 Listed Buildings – Buildings Contribution

The Merton College building complex of buildings has been divided into 9 separate elements, (referred to as blocks A to I, ordered in relation to their ages), for ease of description and assessment, these are identified on plan no. DLU/2213.

The contribution made to the Conservation Area by individual buildings is shown on plan no. DLU/2215). There are no Statutorily Listed Buildings within this sub area.

One Locally Listed buildings has in the past been identified within this sub area, namely “the Merton College” building. This building was added to the List in 1994, and the date of that decision, together with the Listing description of the building make it clear that the Local Listing decision related to the original 1960s complex of college buildings. Since then only a small part of these original buildings remain, and most of the original architectural interest has been lost. This has substantially compromised the architectural value of the remaining buildings and their Local List status. For this reason the College buildings are not treated as Local List buildings in this Appraisal. There are no other Local List buildings within this sub area.

The following buildings (whilst not being listed) are however considered to make a positive contribution to the character and appearance of the Conservation Area:

- The Merton College Buildings F, G, H and I (the buildings constructed around 2005/6)
- The Merton College Buildings D and E

The following buildings make a neutral contribution to the character and appearance of the Conservation Area:

- The Merton College Buildings C and A

The following buildings make a negative contribution to the character and appearance of the Conservation Area:

- The Merton College Building B.

The various buildings within each of the later phases of the College development (the buildings of the 1980s and those of 2005/06) are considered to display some value as architectural groups. However those of the 1960s, which have no architectural relationship to one another.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

9.3 Building Descriptions

Merton College Block A

This is the largest of the surviving 1960s buildings. It is a very long, three storey flat-roofed building. The elevations have continuous bands of windows, which use

mirrored glass. Brown cladding panels separate the windows from those above and below. On the roof is a large concrete tower structure, which has over recent years accumulated an unsightly collection of telecommunications equipment.

Merton College Block B

This building is the other survivor from the 1960s. It is a single storey building of industrial character, which is clad in corrugated metal panel units, which are painted olive green. The main elevations lack windows, except for a narrow strip of clerestory windows high up below the flat roof. These windows are set at an angle on the south elevation, but are vertical on the east facing elevation.

Merton College Block C

This building dates from the mid to late 1980s, and is of contemporary design. This is a gabled building, where the ridge of the roof is offset, giving a 2 storey elevation on the north side, but a lower building height on the south side (obscured from view by building F). The walls are mainly of yellow/buff bricks, and the roof is of seamed metal strips of brown colour. This metal roofing system is also expressed at the eaves, and on much of the upper part of the two gabled elevations (east and west). Windows have brown steel frames. The north elevation is divided into 4 bays by paired brick pilasters.

Merton College Block D

This building dates from the mid to late 1980s, and is also of contemporary design. It has three storeys and is a flat roofed building, using the same yellow/buff bricks seen elsewhere in this phase of the College development. Window frames are of grey steel. The western elevation comprises horizontal bands of windows alternated with steel panels, between these are continuous bands of brickwork.

Merton College Block E

This building, which dates from the mid to late 1980s, is single storey, with a shallow mono-pitch roof. It houses the School of Catering and Hospitality. The walls use the same yellow/buff bricks. The windows, which are continuous along the north/west elevation, have yellow steel frames. The roof uses dark brown seamed metal strips, which extend to the eaves. Its curved north/west elevation is broken into regular bays by freestanding steel pillars, which support the eaves. The wall and windows are recessed behind.

Merton College Block F

This highly distinctive entrance building dates from the latter part of the 1990s. It is a single storey, flat roofed building, which sits in the angle between blocks C and G. It presents a sinuous curtain wall, broken in the middle by a prominent entrance, with a circular glass-roofed freestanding porch, leading to a concave entrance façade. The curtain wall is punctuated by narrow vertical slit windows, and comprises horizontal bands (each band of 10 courses of bricks) of alternating buff and red/brown bricks. The striking glass roof of the entrance porch is supported on four red-painted steel pillars and a steel framework, also in red steel. The concave entrance is made of glazing with brown metal panels above.

Merton College Block G

This prominent building is part of the phase of development from 2005/06. It is three storeys, and has a flat roof. Its design is contemporary in style. The most notable feature of the building is its crisp cubic form, with windows flush with the face of the walls. The walls are of buff brick, and the windows have grey steel frames. The left side of the east elevation has full height glazing. The north elevation has continuous bands of fenestration.

Merton College Block H

This block is contemporaneous with block G, and its design is in many ways similar. It too is three storeys, has a flat roof and is constructed of buff bricks. It also shares the same crisp cubic form. Windows follow the same horizontal bands as are seen on the north elevation of block G, but here the elevation is split into 5 equal bays, with brickwork breaking up the window bands. Grey/brown metal panels separate windows from those on the floors above and below. Window frames are steel and grey.

Merton College Block I

This block is a continuation of blocks G and H, but its design is strikingly different. It is contemporaneous with blocks G and H. Its elevation is constructed almost entirely of grey/brown metal panels, like those seen elsewhere in this phase of the development. It has a very prominent convex curved front entrance, the roof taking the form of a tiara in shiny metal with radiating seams. Above the entrance door there is a deeply recessed window, wider at the top than the bottom. Escape stairs in bare steel mesh cladding are the main feature on the south elevation.

At the rear of the College complex (to the west of block A) are a group of single storey, prefabricated, flat-roofed temporary buildings.

9.4 Building plots

Not a feature in this part of the Conservation Area.

9.5 Building Line

Not a feature in this part of the Conservation Area.

9.6 Rhythm and Symmetry of Buildings

Generally symmetry is not a feature in the buildings in this sub area. There are rhythmical elements to some of the elevations of some of the buildings, as referred to above, (see also plan no. DLU/2215).

9.7 Gardens and Spaces between and around Buildings

The College occupies part of the original grounds of Morden Park, and as such has the benefits of the surviving parkland planting and landscaping (see plan nos. DLU/2214 and DLU/2215). To the north-west of block E there is an attractive area of grass and mature trees in an informal layout. Unfortunately there has been gradual encroachment of car parking into this area, with seriously damaging results to the landscape quality in the eastern part of this space. Some of this parking uses "grasscrete" for the parking bays, but this is not successful in mitigating the landscape harm. Subsequent encroachment uses plastic mesh on bare earth to form the parking surface, which is even less successful. The frontage of this space is also let down by the poor quality chain link fencing which runs adjacent to the access road.

The boundary definition of this landscaped space (adjacent to the access road to Morden Park House) is also poor, with low quality chain link fencing.

The approach to the entrance to the College (in block F) crosses a space rather too dominated by car parking, though some effort has been made to create a defined access route for pedestrians, and to provide some softer planting.

On the eastern side of the College (in front of blocks G, H and I) a new and striking contemporary landscaped space has been laid out as part of the 2005/06 development phase. This space is highly contemporary in its design and layout, and contains low level planting using drifts of plants. The hard landscaping uses a variety of contrasting natural stone materials, including black slate, granite setts, pinkish grey granite slabs, and above-ground light grey granite cubes.

On the London Rd frontage of the site, there is a belt of mature tree planting, which relates to the original tree planted boundary of the 18th century parkland of Morden Park House. Most of this planting survives, and is an asset to the College grounds and the Conservation Area.

The street frontage of this planting belt is however let down by the unsightly chain link fence and concrete supporting posts which line the footway. Another unsatisfactory feature of this frontage area is the rather makeshift steel pipe fencing which is used to surround the southern section of the planting belt (between block B and London Rd).

9.8 Streets

Two “streets” are covered in this sub area, namely London Rd and the access road that leads from London Rd to Morden Park House.

Footways

London Rd has bitmac footways

The Morden Park House access road has a single footway with a bitmac surface. This is separated from the carriageway by a grass verge, informally planted with “parkland” street trees.

Kerbs

London Rd and the Morden Park House access road have concrete kerb stones.

Gully setts

Gully setts are not used.

Parking Control lines

Wide (100 mm) red parking control lines are used in London Rd (Transport for London road).

The Morden Park House access road has wide (100 mm) yellow parking control lines

9.9 Trees/landscape

There are excellent mature trees and high quality landscape areas to the north west of block E of the College, and on the London Rd frontage of the College site (see plan no. DLU/2214). These trees are associated with the former estate of Morden Park House, and its landscaped parkland. Poor quality chain link fencing in front of these two areas however diminish the character of these areas.

9.10 Views

There are long distance views from within this sub area looking northwards from the access road to Morden Park House, over the playing fields, towards the ridge of Wimbledon Hill, however these views are in part screened by vegetation on the southern boundary of the playing field (see plan no. DLU/2215). This screening is particularly effective in the summer time. There is an opportunity to create specific viewing opportunities at one or more points along the access road, to open out views, and to make them available throughout the year.

9.11 Landmarks/legibility

There are minor landmarks at the two new entrances to the Merton College building, both of which are marked by strong architectural statements (see plan no. DLU2215).

9.12 Positive/negative features

Positive features

- The buildings which make a positive contribution to the character of the area (see para 9.2).
- The group value of the College buildings each group being a defined phase in the development of the College.
- The surviving parkland trees and landscape into which the College buildings are set.
- The very high quality landscaping scheme which has been implemented on the eastern side of blocks G,H and I (see para 9.7).
- The individual trees and tree groups as shown on plan no. DLU/2214.
- The views northwards to the ridge of Wimbledon Hill.

Neutral features

- The neutral contribution made by certain buildings (see para 9.2).

Negative features

- The negative contribution made by certain buildings (see para 9.2).
- Unsightly telecommunications equipment on the tower of the College (see para 9.3).
- The encroaching areas of car parking which have harmed the parkland landscape to the NW of block E (see para 9.7).
- The chain link fencing which fronts onto the Morden Park House access road, to the NW of block E.
- The chain link fencing on the London Rd frontage of the College site.
- The use of steel pipe fencing on part of the London Rd frontage of the site (see para 9.7).
- The use of concrete kerbstones instead of the more typical granite stones.
- The wide parking control lines used in London Rd, and in the Morden Park House access road.

10. Haig Homes - North

10.1 Land Uses

The land use in this sub area comprises only residential use.

10.2 Listed Buildings – Buildings Contribution

The contribution made to the Conservation Area by individual buildings is shown on plan no. DLU/2219). There are no Statutorily Listed Buildings within this sub area.

There are six Locally Listed buildings within this sub area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- Lawrence Weaver Close
- Douglas Square/Legion Court
- 1 Legion Court
- Denmark Court
- Alexandra Square

In addition to the above, the following buildings (whilst not being listed) are considered to make a positive contribution to the character and appearance of the Conservation Area:

- None.

The following buildings make a neutral contribution to the character and appearance of the Conservation Area:

- Hart Square.

The following buildings make a negative contribution to the character and appearance of the Conservation Area:

- None

Each of the main block groups displays it's own group value, in terms of the consistent architectural treatment. Thus Douglas Square/Legion Court is a homogeneous entity, as are Denmark Court, Alexandra Square, and Lawrence Weaver Court.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

10.3 Building Descriptions

Lawrence Weaver Court

This block forms 3 sides of a hexagon. One of its sides is aligned in parallel to Central Rd and another to Green Lane. The third side faces the junction of those two roads. The block partially encloses an open space at the rear, the remaining sides of that space being enclosed by the blocks at Denmark Court and Legion Court.

The building has a steeply pitched hipped roof, covered with dark brown pantiles. Chimneys are aligned along the ridge of the roof. The walls are of red/brown brick.

On the Green Lane façade the upper windows are casements, and the lower ones are “Georgian” style sashes, 6 pane over 9 pane. On the other two outward-facing facades the “Georgian” type is used at both levels. The inward facing facades repeat the Green Lane format. Window frames have been comprehensively replaced, but this has been done in a way which is in keeping with the character of the building. All windows have typically shallow reveals.

The block, which faces towards the Green Lane/Central Rd junction has a passageway running through the building from front to back. This is expressed as a prominent centrally-placed, round-headed archway, which is two storeys high. Recessed within this archway is a square opening with the much-repeated heavily rusticated quoins of stone or render. The same rusticated opening appears where the passageway emerges on the other side of the building. On the roof slope above the round-headed archway, there is a classically detailed timber structure, which is suggestive of a dovecote. This archway is also flanked by two octagonal shaped windows at ground floor level.

Very fine detailing is seen at each of the outer corners of the building. On the ground floor, two “Georgian” style windows have very fine gauged brick lintels, fluted in outline along their upper edges, and in each case flanked by stone to each side. It is very unfortunate that two of these finely detailed gauged brick features have been painted over. Above these two windows there is, in one case a stone tablet to Haig, as seen elsewhere on the estate, and in the other a finely detailed round window.

Building frontages face outwards, towards Green Lane and Central Rd, while on the other side of the building there are back gardens enclosed by high fences.

Legion Court/Douglas Square

This complex of five linked blocks of buildings, is laid out in a reversed “S” plan form, enclosing two squares, each open on one side. With Legion Court, the open side faces towards Green Lane, with Douglas Square it faces away from Green Lane. The buildings date from the early 1930s.

There are 5 blocks of three storeys, each with a steeply pitched and hipped roof of semi glazed dark brown pantiles. Substantial brick chimneys sit along its ridge. The walls use red/brown brick. The four linking blocks, at the angles of the “S” are each two storey, and have flat roofs. The inward facing elevations at Legion Court and the outward facing ones at Douglas Square have two-storey, flat-roofed canted bay windows, with rustic timber boarding between upper and lower windows. Each of the three storey blocks has a centrally positioned ground floor passage running from front to back. On the elevation this squared opening is emphasised by heavily rusticated quoins of painted stone or render.

The shared common front entrances on these elevations have a timber pedimented porch, supported on classically inspired timber pillars and pilasters.

The elevations on the opposite sides of these buildings lack the bay windows, but have a 1st floor open deck pathway giving access to “front” doors.

The windows generally have shallow reveals. They are generally 6 pane over 6 pane “Georgian” style sashes, though the angled bay windows are 4 over 4, as are most of the windows at the 2 storey corner elements. Ground floor windows have the 6 over 6 format, but are flanked on each side by 2 over 2 sashes. Window frames appear to have been comprehensively replaced, but this has been done uniformly throughout all the blocks, and the replacement frames (though not of timber), are of a design

which is essentially sympathetic to the character of the building, though some are hinged sashes rather than sliding ones.

1 Legion Court

Legion Court is a small single storey cottage, with a steeply pitched hipped roof, covered with glazed dark brown pantiles. The walls are of red/brown brick. The Green Lane elevation has a pair of round-headed dormer windows. The window frames of the dormers have been rather unsympathetically replaced, but the ground floor window on the Green Lane elevation has been replaced with one, which is sympathetic to the buildings character, it has a shallow reveal. The front door balances the adjacent window, retaining an important symmetry to the Green Lane elevation.

Hart Square

Hart Square is recently completed development on the eastern side of the area. The orientation of the building fails to pick up on that of the adjacent blocks at Douglas Square, Alexandra Square or Legion Court. This is an opportunity missed. As a result the new building does not work with the definition and enclosure of the spaces associated with these adjacent blocks.

The building is symmetrical in plan and in elevation, it forms a "U" shape, the open side facing towards the back of Legion Court. It is 3 storeys on the eastern side (the base of the "U"), and has two 2 storey wings projecting forward, on each side. The bricks unfortunately fail to pick up on the colour of those used elsewhere in this sub area. They are grey/brown in colour. The roof is low pitched, which again is out of character with its surroundings. It is mainly hipped and is covered with the typical grey pantiles. Windows are an unfortunate mix of Georgian style sashes (with small panes), and larger hinged patio doors, of more contemporary design. They have Juliet balconies on the upper floors.

The 3 sided block encloses a central space which is rather too dominated by car parking.

Denmark Court

This is a "U" shaped building, arranged around three sides of a central space, the fourth side being closed off by the rear elevation of one of the Alexandra Square group of buildings. The ends of the "U" each have a short inward projecting wing.

The building is generally 1½ stories high, though there are pavilions buildings attached to the two ends of the "U", which are two storeys. It has a steeply pitched hipped roof, covered with dark brown pantiles. Chimneys are arranged along the ridge of the roof. The walls are of red/brown brick. Window reveals are shallow.

On the inward facing elevations, the upper floor windows for the main part of the building (not the end pavilions) are tall dormers, set flush to the face of the walls below. Windows here are generally "Georgian" style sashes, 6 pane over 6 pane on the dormers, 6 pane over 9 pane for the windows below. There are also single-storey, flat-roofed canted bay windows, with the same 6 over 9 sash window format to all sides. Within the roof slope there are also much smaller windows with ornate semi-circular glazing bar pattern. Front doors have been replaced with inappropriately designed new doors. Above these there are window lights with classical urn detailing. Round arched passageways lead through the building to back gardens.

A centrally positioned passage passes through the building in the centre of the south-western part of the building at the base of the "U". This is expressed at each end with the heavily rusticated stone/render square opening. The opening is flanked by two roundel plaques, one repeating the head of Haig, as seen elsewhere in the Estate, and the other recording the contribution of F K Kielberg and registering the gratitude of the people of Denmark to Haig.

The two end pavilions have casement windows at the first floor level and Georgian sashes below, with 6 over 9 pane format, flanked on each side by 2 over 3 flanking sashes. The doorways on the north-eastern elevations have pediments above.

Building frontages face inwards to the central courtyard, while on the outer edges of the building there are back gardens enclosed by high fences, facing towards Central Rd, Lawrence Weaver Close and Legion Court.

Alexandra Square

This building group is arranged in a "U" shape, around three sides of the central space. The group can be divided into 3 sections, firstly the buildings enclosing 3 sides at the closed end of the "U", secondly the adjacent flanking sections to each side of the open end of the "U", and finally a pair of flanking pavilions which terminate the two ends of the "U" on the Central Rd frontage. All these buildings are built of red/brown brick and have a steeply pitched roof covered with grey pantiles.

At the closed end of the "U" the building is 1½ storeys. Dormer windows cut through the line of the eaves, and between these taller dormers there are small windows, which have distinctive "D" shaped glazing bar designs. The larger windows are Georgian style sashes with 12 panes (in the 1st floor dormers) and 15 panes (in the ground floor windows). Box-like, enclosed, pedimented, projecting porches have been added at some of the front doors. These appear to be made of upvc, and they are detrimental in their impact on the character of the building.

The majority of the sides of the "U" shape are made of 2 storey, flanking buildings. Each of these has a small projecting bay at each end. Again windows are Georgian sashes, with 12 panes at 1st floor level and 15 at ground floor level. Each of the projecting bays has a formal entrance door with a classical pedimented portico. Other front doors are simpler with a prominent keystone. The covered passageway link to Denmark Court runs through one of these flanking buildings. It has an attractive date in metal above "1930", which uses a distinctive typescript, typical of the period.

At the Central Rd end of the building (the open ends of the "U") there are a pair of matching single storey pavilion buildings. The roofs are almost 4 sided pyramids, and each has a centrally placed chimney. Georgian style sash windows have 12 pane and 16 panes. The elevations to Central Rd feature circular stone tablets, one with the head of Douglas Haig, the other records the name "Alexandra Square".

Building frontages face inwards to the central courtyard, while on the outer edges of the building there are back gardens enclosed by high fences, facing towards the railway line, Denmark Court and Hart Square.

10.4 Building plots

Regular plots and gardens for individual terraced dwellings are defined at Lawrence Weaver Close, Denmark Court and Alexandra Square (see plan no. DLU/2220).

10.5 Building Line

While individual blocks maintain a regular building line relationship with adjacent streets (Central Rd and Green Lane), the overall layout of buildings in this sub area does not maintain any consistent building line relative to these 2 roads. Buildings are also aligned to define enclosure of the internal spaces within the sub area.

10.6 Rhythm and Symmetry of Buildings

Buildings within this sub area have a strong sense of both symmetry and rhythm (see plan no. DLU/2219). Most of the internal spaces is laid out in a strongly symmetrical way, with a clearly defined axis, and buildings are noted for their symmetry on each side of that axis. The elevational design of each building also displays a rhythmical quality.

10.7 Gardens and Spaces between and around Buildings

The open spaces within this area take the form of communal open squares or open spaces with strong geometrical character (see plan nos. DLU/2219 and DLU/2220). There are five such formal spaces, defined by the building layouts. Two of these are enclosed by the "S" shaped Legion Court/Douglas Square, one by Lawrence Weavers Court/Legion Court/Denmark Court, one by Denmark Court/ Alexandra Square, and one by Alexandra Square.

Two of these spaces (Alexandra Square and Legion Court) are enclosed on three sides by the Haig Homes building blocks, but are open to the street (Central Rd and Green Lane) on the 4th side. The other three spaces (Lawrence Weaver Close, Denmark Court and Douglas Square) are to all intents fully enclosed by the buildings.

The spaces are for the most part formal in character, laid out on a symmetrical plan form. They are open grassed areas, in some cases encompassing car parking areas. Generally they have relatively little tree planting, see plan no. DLU/2217. Such trees as there are, tend to post date the development of the residential blocks. Tree planting locations are in some cases related to the symmetry of the space, and in some cases not.

Paths are also straight, and laid out in geometrical fashion (see plan no. DLU/2220), creating square and rectilinear subdivisions. Spaces are linked one to another by means of pathways, which tunnel through the building blocks, which define them.

Very large brick piers flank the entrances to the spaces at Legion Court (from Green Lane), and Denmark Court (from Central Rd), (see plan no. DLU/2220). The latter are octagonal in shape, and have projecting bricks at the corners, which give a "dog-tooth" appearance.

Open car parking areas are centrally positioned within the spaces at Denmark Court, Legion Court, Hart Square and Alexandra Square. There are also less formally laid out car parking areas to the north, west and south of the Hart Square buildings, and some of these include individual garages of corrugated metal sheeting, shown on plan no. DLU/2220.

The plan form of the space at the rear of Lawrence Weaver Court is more of a pentangle, rather than a square or rectangle, but it adheres to the strong geometrical character seen elsewhere in this sub area.

The formality of the spaces is much diminished at the eastern part of the sub area, where the orientation of the residential blocks comes up against the curvature of the adjacent railway line. At this point the railway line itself is in a cutting, and so it is not a prominent feature. The railway edge of this space is also notable for a belt of mature tree planting, which provides a strong visual definition to this edge of the site.

A new building (Hart Square) lies within this space, it is located adjacent to the railway, and its orientation is also related to the railway rather than to any of the other Haig Homes residential blocks, which define this space. As a result this eastern space has a much less coherent feel, and a less distinctive character, than the other 5 spaces within this sub area.

In addition to the communal open spaces, there are also smaller private gardens, attached to individual dwellings (see plan no. DLU/2220). These are situated between some of the buildings and the communal spaces. These are physically separated from the communal spaces by use of high close-boarded timber fences.

These private spaces have a variety of timber or brick and timber shed-like structures, which are highly distinctive, and which strengthen the character of the area (see plan no. DLU/2220). In the space to the east of Lawrence Weaver Close there are two octagonal rustic timber sheds, which are located at two corners. They have conical roofs covered with pantiles. A pair of square structures (part brick part timber) are located at the back of Denmark Court (facing towards Lawrence Weaver Close). These have a gabled roof of pantiles. The “rear” elevations of Legion Court and Douglas Square (ie the inner side of Douglas Square, and the outer side of Legion Court) also have a series of rustic timber gabled structures, which are used to mark the entrances to the blocks.

On the street frontages the residential blocks are set well back from the street, leaving quite large front gardens, with low close boarded timber fences, providing the definition to the edge of the public domain. However in the case of the Central Rd frontage adjacent to Denmark Court, here private “back gardens” associated with the Denmark Court dwellings, form the street frontage, and the high timber fence format is presented to the street, forming the edge to the public domain (see plan no. DLU/2220).

At the junction of Central Rd and Green Lane the building frontage is angled across the splay of the junction, creating a wider open space. The character and layout of this space are quite formal, being related to a line of axis defined by the symmetrical front façade of Lawrence Weaver Court. However the structural planting within the space is not formally laid out, and as a result fails to develop this character.

The layout and characteristics of this complex of spaces is illustrated on plan no. DLU/2220. It is noticeable that the character of these spaces contrasts markedly with that of the spaces on the south side of Green Lane within the Haig Homes complex.

10.8 Streets

The streets included here comprise Green Lane (NE side) and Central Rd (SE side), together with the accesses to Legion Court, Denmark Court/Hart Square, and to Alexandra Square.

Between the Carriageways

In Green Lane there is a wide grassed strip, which separates the two carriageways, (see para 10.9 below for street trees). The grass in this area appears to suffer as a result of salt spreading and gritting of the streets, in winter.

In Central Rd there is a single carriageway, but a central strip has been marked out in bright red bitmac, to define eastbound and westbound traffic.

Footways

Footways in Central Rd and Green Lane are of bitmac.

Kerbs

Kerbs in Central Rd and Green Lane are of granite.

Gully setts

No gully setts are used in Green Lane, but a single row of granite setts is used in the gully at Central Rd.

Yellow lines

Wide yellow parking control lines (100 mm width) are used in Green Lane.

10.9 Trees/landscape

Individual specimen trees are used within most of the enclosed spaces within this sub area. There is a belt of trees adjacent to Denmark Court, on the Central Rd frontage. There is a major structural belt of mature trees along the railway cutting to the east of the sub area, mostly these lie outside the sub area itself, but this are important in visually enclosing the spaces along this edge of the sub area.

There are important trees within the wide central reservation that separates the two carriageways in Green Lane, these include a mixture of ornamental trees and plane trees of small and medium sizes.

10.10 Views

Views within this sub area are limited to relatively short distance views of buildings in the street scene, and views of buildings from within the other spaces. However there is a view of the cupola on the roof of the Primary School, which can be glimpsed along the length of Green Lane (see plan no. DLU/2219).

10.11 Landmarks/legibility

There are no major landmarks within the sub area, but the formal arched entrance to Lawrence Weaver Close, at the apex of the junction of Central Rd and Green Lane, does provide a lesser landmark, whose symmetry can be appreciated as one approaches from the west along Central Rd (see plan no. DLU/2219).

Other lesser landmark features are the passageways, which pass through Denmark Court, Alexandra Square, Legion Court and Douglas Square, all of which are highlighted with architectural detailing.

10.12 Positive/negative features

Positive features

- The positive contribution made by the Listed buildings in the area (see para 10.2).
- The group value of buildings, which have a design relationship with one another.
- The observance of building lines in terms of individual buildings fronting Central Rd and Green Lane.
- The symmetrical qualities of individual buildings.
- The enclosure of well defined spaces by building frontages and backs, and by groups of buildings.
- The symmetrical qualities of the internal spaces within the sub area, and the formal character of some of these spaces.
- The brick piers at the entrances to Denmark Court and Legion Court.
- The trees and tree groups, as shown on plan no. DLU/2217.
- The rustic timber, and brick and timber, sheds, which are within garden areas (see para 10.7).
- The green strip, which separates the 2 carriageways in Green Lane.
- The general use of granite kerbstones within this sub area.
- The use of granite gully setts in Central Rd.
- The view of the school's cupola as seen along the line of Green Lane.

Neutral features

- The neutral contribution made by buildings in the area (see para 10.2).

Negative features

- The adverse alterations made to buildings, as set out in appendix 1.
- The extent to which some of the internal spaces are dominated by car parking.
- The temporary appearance of some of the metal garages.
- The poor design relationship of Hart Square to the buildings and spaces nearby.
- The harmful effect of winter salt spraying and gritting on the central green space between the carriageways in Green Lane.
- The bright red bitmac highway surface used on Central Rd.
- The wide parking control lines used in Green Lane.

11. Haig Homes – South

11.1 Land Uses

The land uses in this sub area comprise residential, a hall, and a small office associated with the Haig Homes Estate.

11.2 Listed Buildings – Buildings Contribution

The contribution made to the Conservation Area by individual buildings is shown on plan no. DLU/2221 rev. There are no Statutorily Listed Buildings within this sub area.

There are five Locally Listed buildings within this sub area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- The Precincts.
- The Sanctuary.
- Trenchard Close.
- South Close.
- Hill Top.

In addition to the above, the following buildings (whilst not being listed) are considered to make a positive contribution to the character and appearance of the Conservation Area:

- 3 – 15 Green Lane
- 1 Haig Place
- Lawrence Weaver Institute Hall

The following buildings make a neutral contribution to the character and appearance of the Conservation Area:

- Alban Dobson House
- 1 – 12 (consec), 12a and 14 Rhodes Moorhouse Court

The following buildings make a negative contribution to the character and appearance of the Conservation Area:

- none

Each of the main building groups displays its own group value, in terms of the consistent architectural treatment. Thus 3 – 12 Central Rd, the Sanctuary, Hill Top, South Close and Trenchard Court are each seen to be a homogeneous entity in terms of their architecture and plan form.

Appendix 1 sets out where adverse alterations have been made to buildings, which may be perceived from the public realm, (namely alterations to front doors, porches, windows, roofs, extensions, or where brickwork has been either painted over or clad in some way subsequent to the original construction of the building).

11.3 Building Descriptions

South Close

This group of buildings comprises three, two storey buildings arranged in a “U” shape around three sides of a large central space. The open side faces to the south-west. The buildings date from the early 1930s. Each of the buildings is linked to its neighbour by a high brick wall. The ends of the “U” have short projecting wings on both sides, set at right angles to the main building, forming a “T” shape.

The roofs are tiled, and are steeply pitched, and are hipped at the end of each block. Substantial brick chimneys punctuate the ridges of the roofs. Yellow stock brick is used.

The windows are mainly "Georgian" timber sashes with glazing bars dividing the upper and lower sashes into 6 panes each. Window openings have painted stone sills and the ground floor windows have soldier course brick lintels. The window reveals are shallow.

Projecting flat-roofed porches, are open at the front and sides, the roof being supported by brackets with simple detailing. An ornately detailed window light occupies the space above each front door.

The "rear" elevation of each of the dwellings has a French door, glazed with small panes, with a window light above (some plain some ornate like those above the front doors). The French door is flanked on each side by vertically oriented windows, each with four pane lower, and four pane upper, sashes. A narrow cantilevered porch projects above the French door, and extends to the windows to each side.

The south west elevation of the central block has simple flat-roofed dormers within the roof slope. The centre of this block also has an open passageway running from front to back, with (on the south west side) a balcony of concrete above, which is supported on brackets, and is enclosed by attractive iron railings in neo classical style.

Hill Top

This small group comprises two separate two-storey "L" shaped blocks, each containing 3 dwellings. The buildings date from the early 1930s. The roofs are tiled, and steeply pitched, with a gable at one end of the "L", and a hip in the central angle and at the other end. Three substantial brick chimneys sit on the ridge of each of the two blocks. Yellow stock brick is used. The eaves to the buildings present attractive simple detailing.

The windows are "Georgian" timber sashes with glazing bars dividing the upper and lower sashes into 6 panes each. The principal rooms, on both floors each have three window openings, the standard window size being flanked on each side by narrow sashes, (two panes to each sash), separated from them by narrow brick mullions. Window openings have painted stone sills and the ground floor windows have soldier course brick lintels. The window reveals are shallow.

Projecting flat-roofed porches, are open at the front and sides, the roof being supported by attractive and simply detailed brackets. A plain window light sits above each front door.

Trenchard Close

Trenchard Close comprises a series of semi-detached houses, arranged around three sides of a rectangle, the open side facing towards the north west. They date from the later 1930s (they do not appear on the 1934 map). Each pair of houses is two storeys and gabled, with a steeply pitched, tiled roof. Yellow stock brick is used.

The basic layout, form and dimensions of each building, together with the uniformity of the materials, give unity to this group of buildings. Windows are simple casements, the frames are without glazing bars, and they have been replaced, but as this has been done throughout the whole of the close, the unity of the group has not

been lost. Window reveals are shallow. Each pair of semis has a chimney at the ridge of the roof above the party wall, and further chimneys at each flank wall.

Each pair of semis is linked to its neighbours by a high wall also in yellow stock brick, pierced by pairs of openings, with segmental arches above. These features further help to define the enclosure of the central space.

The front door positions vary from one pair of houses to another. Each one is sheltered by a flat-roofed porch, supported on plain brackets, and open at the front and sides. In some cases these porches are paired with their neighbour. The front elevations of each pair of semi detached houses is also subject to variations, with some having a window at 1st floor level with strong vertical emphasis.

The Precincts

This is a two storey building, with a steeply pitched, hipped and tiled roof. The north western side of the building is configured in an “E” shape, with two hipped wings to the sides, and a central pedimented wing in the centre. The symmetry of this elevation is an important part of its character. The block dates from the early 1930s.

Substantial brick chimneys sit on the ridge of the roof. Yellow stock brick is used. The windows are mainly “Georgian” timber sashes with glazing bars dividing the upper and lower sashes into smaller panes. Window openings are of varied size, and have painted stone sills, the window reveals are shallow. Soldier course lintels are above the windows on the south eastern side. Some of the “Georgian” windows (1st floor windows on the south east elevation, and ground floor windows on the north east elevation) are divided into three elements, a wider central section (6 over 6 pane sashes), separated by timber mullions, from flanking (2 over 2 pane sashes). A circular window sits below the central pediment on the north west elevation.

On the south east elevation each dwelling has a front door, glazed with small panes, with an ornately detailed window light above. The door is flanked on each side by vertically oriented windows, each with four pane lower and four pane upper sashes. A narrow flat roofed porch projects above the door, supported on brackets. A similar porch occupies the central position below the pediment, on the north west elevation.

The Sanctuary

This complex comprises four blocks arranged around a central quadrangle. It dates from the early 1930s. Each of the buildings is three storeys, the top floor being within a tiled mansard roof. The buildings are linked to one another, at the corners of the quadrangle, by a high wall. Substantial brick chimneys sit on the ridge of the roof. Yellow stock brick is used.

The windows are mainly “Georgian” timber sashes with glazing bars dividing the upper and lower sashes into smaller panes. Window openings are of varied size, and have painted stone sills, the window reveals are shallow. Soldier course lintels are used above the ground floor windows. Some of the “Georgian” windows are divided into three elements, a wider central section (6 over 6 pane sashes), separated by brick mullions, from flanking (2 over 2 pane sashes). The flat roofed dormer windows within the mansard roof are plain casements.

The north eastern and south western blocks each have stairwells projecting out from the main façade on each side of the building. A hipped roof sits above. Some of the ground floor entrances to the stairwells are flanked by plain round pillars, which support a projecting balcony above, which is part enclosed by ornate metal railings. A further smaller (non-projecting) balcony is above that, at the mansard roof level, it

also has ornate iron railings. Other stairwell entrances have massive square architraves in render, and feature a flying bird, moulded in render above the door.

With the north western and south eastern blocks (in each case on the south eastern elevation) each dwelling has a front door, glazed with small panes, with an ornately detailed window light above. The door is flanked on each side by vertically oriented windows, each with four pane lower and four pane upper sashes. A narrow flat-roofed porch projects above the door, supported on brackets.

From Green Lane, views of the Sanctuary are in part obscured by a high curtilage wall, adjacent to the footpath. This is in places 2 to 2.5 metres high, but in places it is 3.5 metres high.

Lawrence Weaver Institute

This is a one and a half storey hall, with a steeply pitched, high gabled roof, the gable facing to Green Lane. It dates from the early 1930s. The building materials are red/brown brick and pantiles are used on the roof. Plain flat roofed dormers sit on the south eastern roof slope. The gable facing to Green Lane has a soldier course of bricks angled into the gable, and also has canted brick detailing below that soldier course. A large and very tall entrance door is the main feature on this elevation, it is surrounded by a pronounced square architrave, and the words "Lawrence Weaver Institute" inscribed above. Lower wings, set well back from the frontage extend to each side.

Alban Dobson House

This is a building of contemporary design, which appears to date from the 1970s. It has two asymmetrical mono-pitched roofs, set parallel to one another, between the upper edges of each, the roof steps down to allow for clerestory windows. A flat roofed porch stands at the north west end. Brown brick is used, with some white plastic upvc eaves detailing.

1 Haig Place

This property comprises a small single storey cottage, which dates from the early 1930s. It has a steeply pitched hipped roof of pantiles, and the walls are made of red/brown brick. There are just two windows on the Green Lane elevation, both of which have been replaced with unsympathetic new window frames, which are a pastiche version of the Georgian sash window style, and which have shallow reveals.

3 – 12 (consec) Green Lane

These properties consist of a run of five pairs of semi-detached houses, fronting onto Green Lane. They date from the early 1930s. The two end pairs have an "L" shaped plan form with a forward projecting wing, while the intervening three pairs are flat fronted. Overall there is a symmetry to the overall composition, which is emphasised by the mirror image relationship of the end pairs.

The central three pairs of semis have steeply pitched, hipped roofs of pantile. The walls are of red/brown brick. There is a centrally placed chimney on the ridge of the roof, above the party wall. The front ground floor elevations are unusual in that they only have a front door and porch, with no other openings. The projecting porches have flat roofs supported on timber pillars and pilasters of classical inspiration. The porches are open at the front and sides. A window light sits above the door, decorated by classical decoration featuring an urn. The first floor windows have been unsympathetically replaced with modern window frames. Window reveals are shallow.

The end pairs of semis are broadly similar in design, detail and materials to the intervening pairs. As stated above they have a forward projecting wing, which also has a hipped roof. Here there is one window on the ground floor front elevation, which like the others has been subject to the same insensitive replacement of the window frames.

12a/14 Green Lane

These properties consist of a pair of semi-detached houses, fronting onto Green Lane. They date from the later 1930s (they do not appear on the 1934 map). In many ways the design, materials and detailing is similar to those at 5 – 10 Green Lane (see above). However here there is a single storey canted bay window, with a flat roof, to the front elevation of each house. These windows have also been the subject of similar window frame replacement work as the other semis in Green Lane.

A central stone plaque featuring the head of Field Marshal Sir Douglas Haig, in profile, and surrounded by a wreath and a circle of gauged bricks. This detailing appears elsewhere in the estate.

15 Green Lane

This is a single storey cottage, located at the junction of Green Lane and the entrance to Rhodes Moorhouse Close. It is thought to date from the 1950s. It has a steeply pitched roof of pantiles. The walls of the building are of red/brown brick. The window frames are replacements, and are casements.

1 – 12, 12a and 14 Rhodes Moorhouse Court

These properties comprise two terraces of four houses each, and three pairs of semi detached houses. They are considered to date from the 1950s (probably the same date as 15 Green Lane). They are two storey houses, with hipped roofs. They are built of red/brown brick, and the roofs are covered with red pantiles. Windows have been comprehensively replaced with upvc window frames, but because of the comprehensive nature of the work, the coherence of the houses as a single architectural group, has not been affected. Generally the original front doors remain, except at no. 1, which has a replacement door. Each of the two terraces has an arched tunnel through the centre, to give outside access to the rear gardens. A simple cantilevered flat roofed porch extends out above each of the front doors. There are a pair of lock up garages in a single building, on the opposite side of the street. This building is brick built, with a hipped roof, which uses concrete tiles.

11.4 Building plots

Building plots from 3 to 14 Green Lane, and in Rhodes Moorhouse Court maintain a regularity of width and depth. The pairs of semi-detached houses, which surround 3 sides of the square at Trenchard Close also have regular building plots. Elsewhere larger building blocks stand in a unified open landscape.

11.5 Building Line

The pairs of semi detached houses (nos. 3 to 12), which front onto Green Lane follow a recognisable building line arrangement. Numbers 5 – 10 (consec) are set back at a standard distance from the street, while the flanking pairs of semis (nos. 3/4 and 11/12) are each stepped forward in a staggered arrangement.

The semi-detached houses which surround the central square at Trenchard Close all observe a common building line.

The houses at Rhodes Moorhouse Court generally follow a consistent building line, except for the pairs of semis at each end of the row, these are set slightly forward, and at an angle, relative to the rest of the row.

11.6 Rhythm and Symmetry of Buildings

Both rhythm and symmetry in both elevation and plan form are strong features with most buildings in this sub area (see plan no. DLU/2221rev.). The main building groups at South Close, the Precincts, the Sanctuary, and Trenchard Close are all strongly symmetrical in plan and elevation.

The group of semi-detached houses at 3 to 12 Green Lane have an overall symmetry in respect of their elevation and layout, as do individual pairs of semis, including those at 12a/14, but not those at 3/4 and 11/12.

The layout of buildings and spaces at Trenchard Close and 3 – 12 Green Lane show strong rhythmical quality. The buildings at the Sanctuary, South Close, and at the Precincts, all show strong rhythmical quality.

The Rhodes Moorhouse houses have an overall symmetry, in terms of their layout (semis and terraces, and in relation to the overall building line configuration).

11.7 Gardens and Spaces between and around Buildings

The overall layout of the buildings in this part of the Conservation Area combines elements of formality and informality. Individual blocks or groups of buildings such as Trenchard Close, the Sanctuary and South Close, each enclose a formal and regular space (see plan nos. DLU/2221rev. and DLU/2222rev.).

The central part of the area, between these respective blocks, is, however quite informal and irregular in its layout and general character. This area contains the layout and the surviving landscape features of the former grounds of Hill House. Informal groups of mature trees dominate the space (see plan no. DLU/2223rev.), and the informal layout of the paths, reflects its historical origins. Nothing survives of the Hill House building, but it stood on the north-west edge of the present day tennis court. Part of its approach drive (originally from Epsom Rd, opposite the public house) survives as a path. The current access road from Green Lane demarcates the south-eastern boundary of the Hill House land.

A high wall defines the edge of the footway in Green Lane, in the vicinity of the Sanctuary. This is an important and distinctive feature in the street scene (see plan no. DLU/2222rev.).

The buildings at 3 – 15 Green Lane and in Rhodes Moorhouse Court are arranged in more conventional fashion along street frontages, with front gardens and spaces at the side separating each building from its neighbour.

In front of the Rhodes Moorhouse Court houses, on the opposite side of the road, there is an open, flat playing field area, of rough cut grass. It has goal posts, and a sparse scattering of mainly small trees around the edges. It is separated from the road by a low chain link fence. On the far sides of the playing fields high close boarded fencing is used on the boundary with the backs of houses in Green Lane and Trenchard Close.

The layout and characteristics of this complex of spaces is illustrated on plan no. DLU/2222rev.

11.8 Streets

The streets included here comprise Green Lane (SW side), and the access roads to Trenchard Court and Rhodes Moorhouse Court.

Between the Carriageways

In Love Lane there is a wide grassed strip, which separates the two carriageways, (see para 10.9 above for street trees). The grass in this area appears to suffer as a result of salt spreading and gritting of the streets, in winter.

Footways

Footways are bitmac throughout this sub area, except in Rhodes Moorhouse Court, where ASP paving slabs are used, with a narrow tarmac verge giving separation from the kerb.

Kerbs

Kerbstones in Green Lane are narrow granite stones, but within the Haig Homes access roads including Rhodes Moorhouse Court, they are mainly narrow concrete kerbs. However adjacent to South Close and the Precincts there are what appear to be original stone kerbs, which seem likely to date from the time of Hill House, and its landscaped access driveway.

Gully setts

Gully setts are not used.

Yellow lines

Parking control lines in Green Lane are yellow, and are the broad (100 mm) type.

Street lighting

In Rhodes Moorhouse Court, pastiche reproduction Victorian lighting columns and lanterns are used.

11.9 Trees/landscape

Mature trees are an important part of the character of this sub area (see plan no. DLU/2223rev.). These are mainly trees surviving from the informally landscaped grounds of Hill House. They form a large group within the large central space between The Sanctuary and South Close, and adjacent to the Epsom Rd frontage. They also form an important backdrop to views from Epsom Rd, as referred to in the sub area for Morden Village.

There are further important mature trees within the central open space at Trenchard Close. These appear to pre-date the houses, which surround the space, as they are also informally planted, and as a result they do not emphasise the formal layout of the space itself.

Further important trees are found close to the access drive off Green Lane.

There are also important trees within the wide central reservation that separates the two carriageways in Green Lane, which have already been referred to in relation to the Haig Homes (North) sub area (para 10.9).

The playing field at Rhodes Moorhouse Court is, by contrast rather open and featureless, with only a few mainly small trees around the edges of the site.

11.10 Views

Views within this sub area are mainly limited to relatively short distance views of buildings in the street scene and buildings within their landscaped setting, however there is a view of the cupola on the roof of the Primary School, which can be glimpsed along the length of Green Lane (see plan no. DLU/2221rev.).

11.11 Landmarks/legibility

There are no specific landmark features in this part of the Conservation Area, though the high wall adjacent to the footway in Green Lane (adjacent to the Sanctuary) provides an important and distinctive feature in the street scene, as does the view of the mature trees close to the Epsom Rd frontage of the sub area, as seen from Epsom Rd.

11.12 Positive/negative features

Positive features

- The Listed Buildings and other buildings, which make a positive contribution to the character of the area.
- The group value of some of the buildings.
- The rhythmical quality of some of the buildings (see para 11.6).
- Building symmetry (see para 11.6).
- The formality of the design and layout of some of the green spaces.
- The informality of design and layout of other green spaces.
- The high wall fronting to Green Lane, adjacent to the Sanctuary.
- The wide grass strip, which separates the carriageway in Green Lane.
- The use of granite kerbstones in the street, and the use of some original kerbstones from the landscaped grounds of Hill House (para 11.8).
- Individual trees and tree groups as shown on plan no. DLU/2223rev.
- Views to the school cupola along the line of Green Lane.
- The nature conservation value of the SINC site on the north east side of South Close.

Neutral features

- The buildings, which make a neutral contribution to the character of the area.

Negative features

- The adverse alterations made to buildings (see appendix 1).
- The harm done to the central grassed reservation in Green Lane by winter spreading of salt and grit.
- The use of concrete kerbs in some areas.
- The use of broad parking control lines.
- The poor landscape quality of the playing field at Rhodes Moorhouse Court.

12. Opportunities and Recommended Action

Morden Village

- Seek improvements to the roof form (the section of flat roof) of the George Inn (Harvester) (see para 7.3)
- Seek restoration of the red brick chimney on the car park elevation of the George Inn (Harvester), to match the adjacent chimney (see para 7.3)
- Seek improvement to the front boundary definition of the Primary School site (in London Rd and Central Rd (the concrete panel fencing) (see para 7.3).
- Seek improvements to the landscape treatment of the car parking area at the George Inn/Travelodge (para 7.7).
- Seek to open up views into the Haig Homes landscaped space from Epsom Rd, (adjacent to South Close) (para 7.7).
- Introduce trees and landscape improvement within the public domain in London Rd and adjacent to the junction of London Rd/Epsom Rd/Central Rd (paras 7.7 and 7.8).
- Seek to de-clutter the street by removal or reducing street furniture, guardrailing, signage, and chevron boards associated with London Rd and Epsom Rd (paras 7.7 and 7.8).
- Replace wide parking control lines with narrow lines (para 7.8).

Morden Park and Playing Fields

- Seek to replace or remove the temporary changing room building adjacent to the southern edge of Morden Park (paras 8.2 and 8.3).
- Remove and
- replace the existing chain link fencing and concrete posts, which currently mark the edge of Morden Park on the Epsom Rd and Lower Morden Lane frontages. The replacement to be of a more appropriate design and material (para 8.7).
- Either restore, or remove and re-landscape, the derelict tennis courts adjacent to the northern edge of Morden Park (para 8.7).
- Remove neglected planting and seating area at the junction of Lower Morden Lane and Epsom Rd, replace with simpler tree planting and possibly a seating area (para 8.8).
- Replace wide parking control lines with narrow lines (para 8.9).
- Remove derelict structures and derelict hard surfaces within and around the edges of the Playing Fields area (tennis courts, cricket nets, tarmac surfaces, redundant pavilions, and pavilion bases), and restore a natural surface in keeping with the surrounding landscape.
- Remove chain link fencing and fencing posts relating to the tennis courts, the footpaths through and adjacent to the Playing Fields, and around the copses within the Playing Fields land.
- Restore natural landscape contours where these have been changed.
- Provide improved landscape screening for the Parks Maintenance Depot site and buildings.
- Erect more suitably designed curtilage treatment for the edges of the Playing Fields land, fronting London Rd and Links Avenue.
- Improve the maintenance of the land adjacent to the Links Avenue footpath.
- Introduce supplementary tree planting into parts of the Playing Fields land, in accordance with traditional 18th century parkland landscape design.

Merton College

- Reduce car parking area to NW of Block E, and reduce the adverse impact that that car parking has on the landscape quality of that space (paras 9.7 and 9.9).

- Remove (and possibly replace) the existing chain link fencing and concrete posts which currently mark the frontage of the College site to London Rd. Any replacement to be of a more appropriate design and material (para 9.7).
- Remove (and possibly replace) the existing steel pipe fencing used on part of the London Rd frontage of the Merton College site (para 9.7).
- Remove (and possibly replace) the existing chain link fencing used along the Merton College frontage to the access road to Morden Park House (9.7 and 9.9).
- Replace wide parking control lines with narrow lines (para 9.8).
- Exploit opportunities to open up views towards the ridge of Wimbledon Hill, from specific points along the access road to Morden Park House.

Haig Homes (North)

- Remove applied paint from the 2 brick/stone lintels above the Georgian style windows at Lawrence Weaver Close (para 10.3).
- Seek opportunities to secure the removal of the upvc projecting porches at Alexandra Square (para 10.3).
- Seek a solution to the problems caused by salt spreading on the central grass reservation in Green Lane (para 10.8).
- Secure the removal of the bright red bitmac surface used to define the carriageways in the centre of Central Rd (para 10.8).
- Replace wide parking control lines with narrow lines (para 10.8).
- To work with the estate managers at Haig Homes, to secure use of suitable materials, and suitable designs for any building renewal work, and for work which impacts on the landscape character of the area.

Haig Homes (South)

- Seek a solution to the problems caused by salt spreading on the central grass reservation in Green Lane (para 11.8).
- Replace wide parking control lines with narrow lines (para 11.8).
- To work with the estate managers at Haig Homes, to secure use of suitable materials, and suitable designs for any building renewal work, and for work which impacts on the landscape character of the area.
- To improve the landscape quality of the playing field at Rhodes Moorhouse Court, including new tree planting and improved fencing on the road frontage of the land.

Nov. 2007

APPENDIX 1 ADVERSE BUILDING ALTERATIONS

“*” denotes an alteration which has adverse impact on character.

ADDRESS	DOOR	PORCH	WINDOW	ROOF	EXTN	PAINT BRICK	CLAD BRICK	PARK ING
Morden Village Sub Area								
Morden Primary School	*		*		*			*
263 Central Rd								
265 Central Rd								
Schoolhouse/Hall								
Travelodge					*			
George Inn/Harvester				*			*	
Manor House					*	*		
St Lawrence Church								
Rectory								
Church Farm Cottage								
Morden Park								
Morden Park House								
Swimming Baths								
Changing rooms								
Residential/sports pavilion			*					
Merton College								
Block A								
Block B								
Block C								
Block D								
Block E								
Block F								
Block G								
Block H								
Block I								
Haig Homes (North)								
Lawrence Weaver Close						*		
Legion Court								
1 Legion Court								
Douglas Square								
Denmark Court	*							
Alexandra Square		*						
Hart Square								
Haig Homes (South)								
The Precincts								
South Close								*
Trenchard Close								
Hill Top								*
The Sanctuary								
Lawrence Weaver Institute								
Alban Dobson House								*
1 Haig Place			*					*
3 Green Lane			*					
4 Green Lane			*					
5 Green Lane			*					
6 Green Lane			*					
7 Green Lane			*					
8 Green Lane			*					
9 Green Lane			*					
10 Green Lane			*					
11 Green Lane			*					
12 Green Lane			*					
12a Green Lane			*					
14 Green Lane			*					
15 Green Lane			*					
1 Rhodes M'house Ct	*		*					
2 Rhodes M'house Ct			*					
3 Rhodes M'house Ct			*					
4 Rhodes M'house Ct			*					
5 Rhodes M'house Ct			*					
6 Rhodes M'house Ct			*					
7 Rhodes M'house Ct			*					

8 Rhodes M'house Ct			*					
9 Rhodes M'house Ct			*					
10 Rhodes M'house Ct			*					
11 Rhodes M'house Ct			*					
12 Rhodes M'house Ct			*					
12a Rhodes M'house Ct			*					
14 Rhodes M'house Ct			*					