

Morden Sub Area Neighbourhoods



14 Morden Neighbourhood

Morden Local Neighbourhood

Origins and General Character

The Tramlink light rail line from Wimbledon to Croydon runs through the northern part of Morden Hall Park which forms the northern boundary of this neighbourhood. The railway line adjacent to the Baitul Futuh mosque defines the southern boundary. To the south east the St. Helier estate straddles the boundary onto Central Road and the western boundary roughly follows the route from London Road onto Crown Lane. Both London Road and Aberconway Road serve as gateways into the neighbourhood. The present A24 (London Road) follows a similar route of a Roman road between London and Chichester which passed through Morden later known as Stane Street. The area of Morden was estate property of Westminster Abbey until the 16th century. Around 1750 Morden Hall was built. Ordnance survey maps from 1865 show that the area was rural in character and used for farming as the land was subdivided into fields. The original Morden village is located around St Lawrence Church one mile away from the present town centre. There were isolated pockets of development in the 19th century such as corrugated iron clad cottages built in Crown Lane. Morden underground

station was opened in September 1926. The arrival of the Underground led to a huge expanse of farmland being developed as residential suburbs. Uniquely Morden is the only example of the 'Metroland' type of suburb in South London. To complement the new station, a garage was constructed on the other side of London Road, adjacent to the railway cutting and, in 1932; Morden Cinema was built next to it on the corner of Aberconway Road. Around the station a new commercial centre grew quickly as shops sprang up along London Road and Crown Lane. During the 1930s Morden transformed from village to suburb as the town centre and surrounding housing estates were rapidly developed. Further transport improvements came with the construction of a new Southern Railway branch line from Wimbledon to Sutton via stations at South Merton and Morden South. The new line opened in January 1930. As a result of the new transport links, the population of Morden increased rapidly. In the next fifteen years, the population continued to grow, as most of the area was covered in new suburban homes. One of the main residential developments in the 1930s was the St. Helier estate, built by the London County Council (LCC) to

house workers from inner London. Part of the estate is located in this neighbourhood; it was the largest local authority development in South London. In order to preserve some green space the owner of Morden Hall Park namely Gilliat Hatfeild sold the freehold to Merton and Morden District Council in 1936 as a permanent open space. When he died in 1941 he left his Morden Hall estate to the National Trust. Building halted in 1939 but after the war further council houses were built in the surrounding area. The Crown public house was demolished in the early 1960s to make way for the fourteen-storey office block, Crown House, and a large supermarket (the supermarket was in turn demolished in the 1980s and replaced by the Civic Centre/Library). The Crown pub was incorporated into the new building. The largest store, the Royal Arsenal Co-operative Society (RACS) closed in 1979, and it, the cinema and the garage were all demolished in the 1980s/1990s. Supermarkets such as Sainsbury's, Iceland and Lidl are now located in these sites. Modern offices were built over the top of the underground station building during the 1960s and London Road was slightly widened. The Baitul Futuh mosque which is a local landmark opened in 2003.



View of Morden town centre

Morden Local Neighbourhood

Built Form

The figure ground adjacent illustrates the predominantly open grain of this neighbourhood. A concentration of large footprints indicate Morden shopping centre which lies around the underground station at the junction of Crown Lane and London Road. The core of the area consists of larger footprints which are retail units and offices some with residential on upper floors. These buildings range from 2-5 storey and are generally red brick or rendered modest horizontal blocks some with art deco motifs. Central to this is the art deco style tube station and the 14 storey civic centre building which is a landmark that is visible from the surrounding area. The civic centre building is a curved slab on a two storey podium with shops on ground floor. Beyond the town centre the built form is predominantly residential estates of 2-3 storey modest suburban housing. The suburbs are overwhelmingly dominated by medium sized family houses however there is a concentration of 4 storey apartment buildings to the west of the town centre. The housing estates follow a formal layout, with those to the west of the town centre displaying a denser grid layout whilst to the south of the town centre the St. Helier Estate has a more open grain. The materials

used in houses to the southeast are predominantly red brick, red roof tiles, simple fenestration, features such as door canopies and brackets. To the west of the town centre the houses have motifs such as full bays, red brick at ground floor, render at first, red tile hangings on bay windows, half timbering on front gables and originally would have had leaded windows. There is also a pocket of 19th century brick terraces along Crown Road. The built form is punctuated by major movement corridors such as London Road, Morden Hall Road and Aberconway Road. Voids running along the southern and northern boundary are Wimbledon to Sutton Railway and Tramlink respectively. In addition the underground railway and garage cuts through the centre of the neighbourhood creating a barrier between east and west of the neighbourhood. The large footprints to the south of the area are the underground garage and adjacent to this the Baitul Futuh mosque which is a local landmark and example of Islamic architecture. A large void to the north of the area is the open space of Morden Hall Park and a number of buildings scattered to the south include those from the 1770s such as Morden Hall Park and its watermills.



Figure ground of Morden neighbourhood

Morden Local Neighbourhood

Land Use

Land use concentrated around the town centre is retail, restaurants and offices with some residential on upper floors. Morden has a mix of high street chains and independent retailers which are located along London Road, Crown Lane and the northern end of Abbotsbury Road. Central to the town centre is the Civic Centre building and two storey forecourt building which house London Borough of Merton offices, council chamber and Morden Library.

The underground station, railway land and associated rail depot termination point which cuts across centre of the area but is subterranean across London Road and at Kenley Road. In addition to the rear of the town centre there is car parking space and a multi storey carpark off Kenley Road and another car park off York Close.

Low rise residential is the predominant use to the west and southeast of the centre. Baitul Futuh mosque is a large complex which is a focal point for the Ahmadiyya Muslim Community, facilities include prayer halls, library, crèche and studios. The Baptist Church is located off Crown Lane and provides community facilities for

the surrounding area. Adjacent to the southeast boundary of the neighbourhood is the Abbotsbury Primary School. To the north of the area is Morden Hall Park which covers over 50 hectares of parkland with the river Wandle running through it. Within the park boundaries there are former Morden Hall estate buildings which are open to the public as a local history resource.

Movement

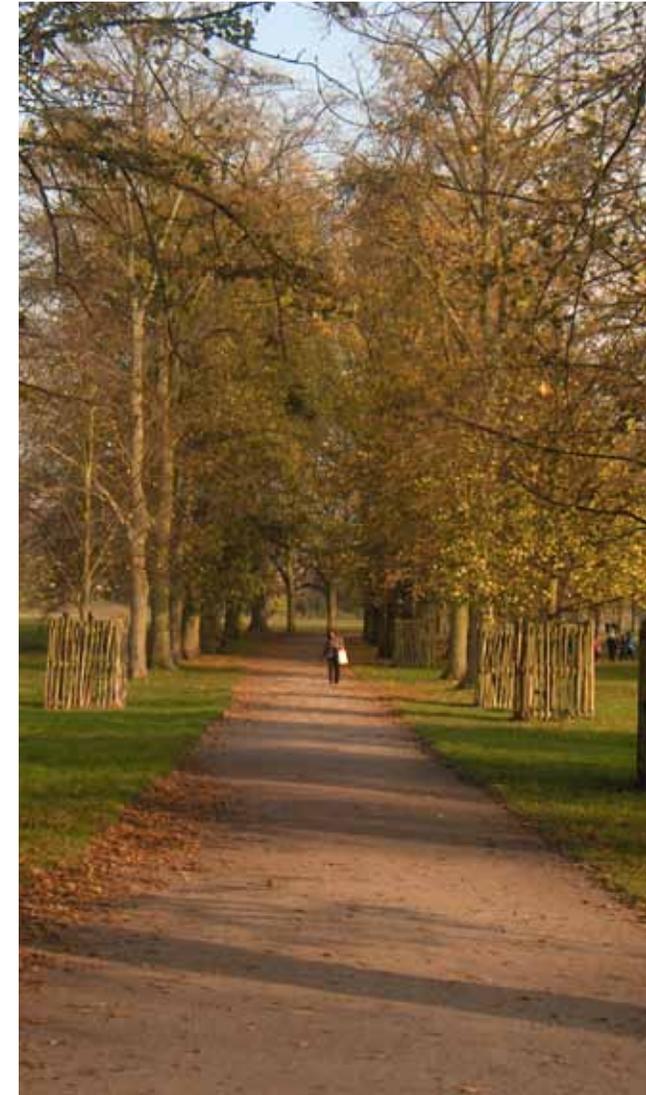
Morden Road, London and Morden Hall Road are strategic roads which are part of the Transport for London Road Network and as such are busy traffic corridors. The junction of these three traffic corridors forms the gateway into Morden Town where traffic moves around a one way system.

At the centre of the town centre is Morden Underground Station which is the southern terminus of the Northern Line which runs directly into central London. The forecourt of the underground station is the departure point for numerous bus routes connecting suburban south London and northern Surrey. To the south of the neighbourhood is the Morden South railway station which is on the Wimbledon to Sutton line and links

the area to London and beyond. The Tramlink light rail line from Wimbledon to Croydon runs through the northern part of Morden Hall Park, and Phipps Bridge and Morden Road tram stops give access to the park. There are also pedestrian/cycle routes running through the park which form part of the Wandle Trail and more informal desire paths.

Open Space

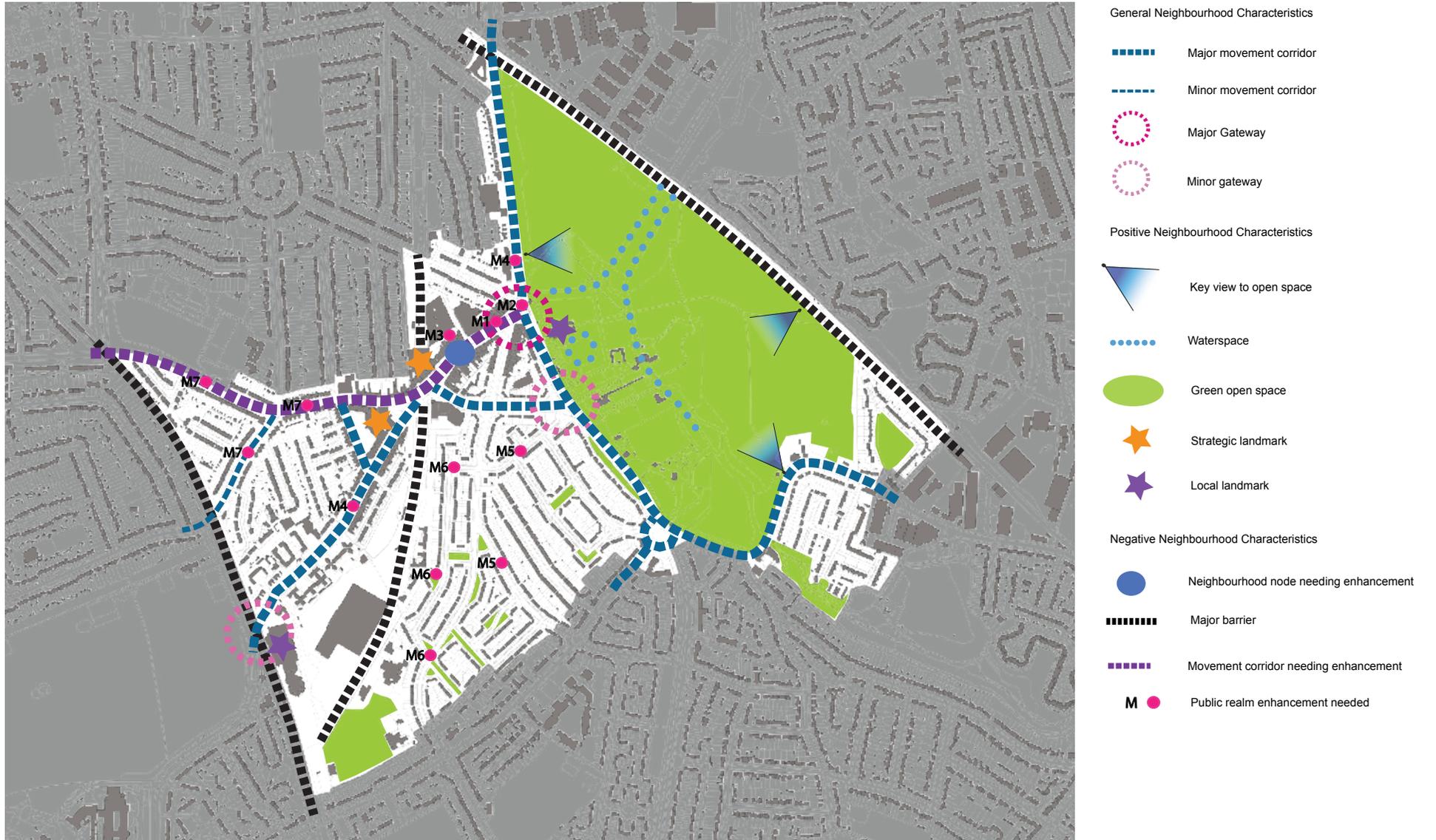
Morden Hall Park is a large parkland located to the north which is the remnant of a former estate. This tranquil park is one of the few remaining estates that lined the River Wandle during its industrial past. The river meanders through the park which includes former estate buildings. There are also small areas of open space scattered throughout the St. Helier estate which were originally integrated into the layout of the housing estate as a landscape setting for the buildings.



View of Morden Hall Park

Morden Local Neighbourhood

Neighbourhood Analysis



Morden Local Neighbourhood

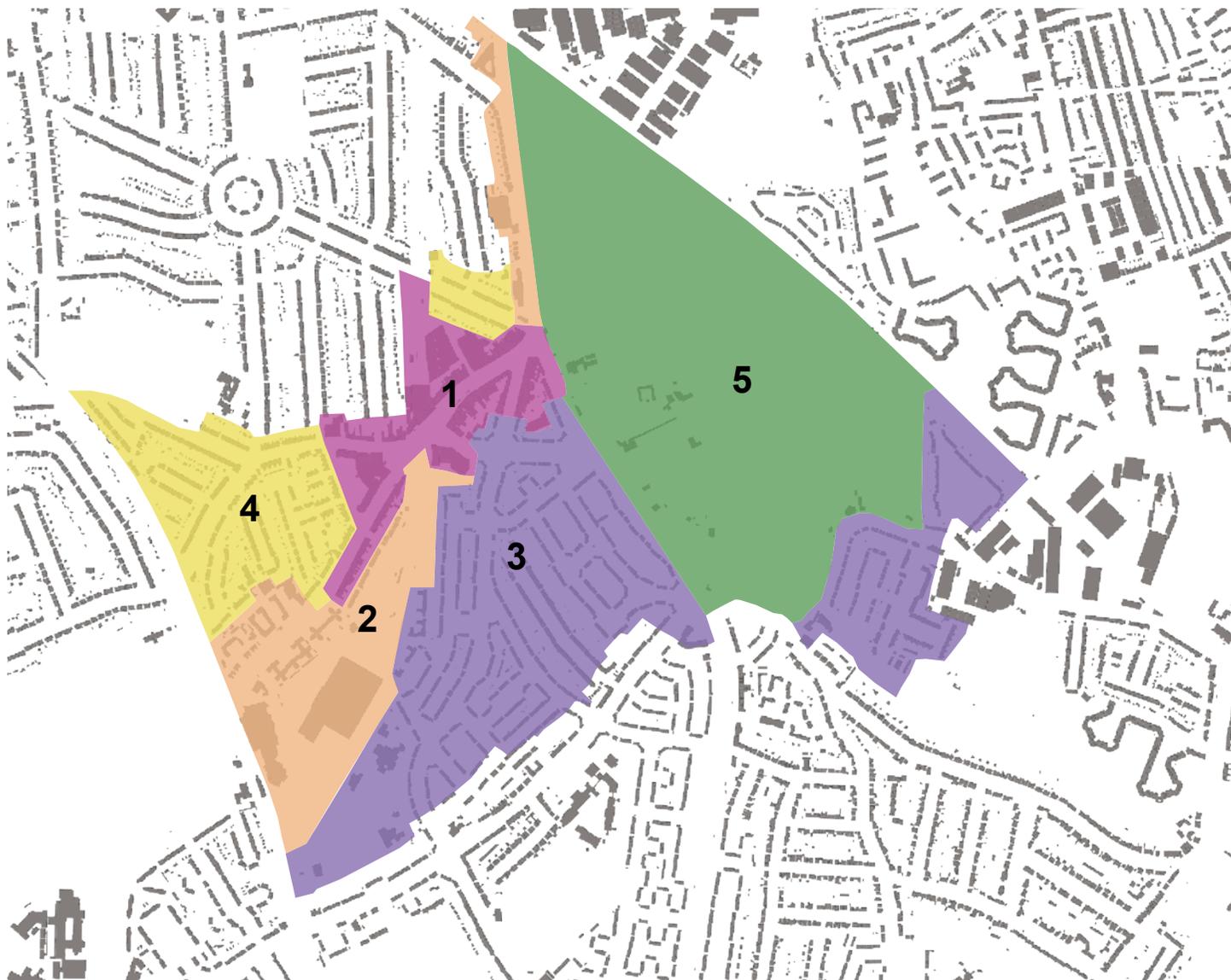
Heritage Assets

Heritage map to be added at later stage

Morden Local Neighbourhood

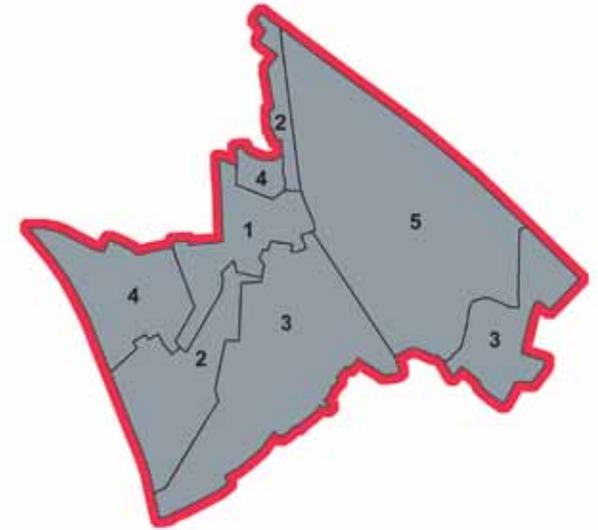
Character Areas

- 1 Crown Lane
- 2 London Road
- 3 Abbotsbury
- 4 Links Avenue
- 5 Morden Hall Park



Morden Local Neighbourhood

Character Area Assessment, Issues and Guidance



1 Crown Lane Character Area

Assessment

This character area focuses on the core town centre of Morden from the junction of London Road and Morden Hall Park Road to the shopping parade just beyond Crown House. The town centre is located along a busy traffic corridor and bus depot which dominates the public realm. The pedestrian environment is adversely affected by the heavy traffic and obstructive street furniture and railings. The town centre is further disjointed due to the railway line which cuts across the centre adjacent to a supermarket development.

Prominent buildings in the area are the Civic Centre and Morden underground station. The Civic Centre is a 1960s modernist curved 14 storey tower block which sits on a 2 storey podium with banks of shops at ground floor. The tube station was built in 1926 in an Art Deco style and incorporates a row of shops either side. In the 1960s a block of offices was built over the station. The rest of the streetscene is 2 storey horizontal blocks built in simple Art Deco styles which were built in the 1930s. Buildings along Crown Lane and London Road are red brick with linear brick decoration above windows and some with brick arch feature above central window on upper floor. Each unit has large display window

and signage above; again these have a variety of finishes. The 2 storey shopping parade continues however there is a variety in finish and condition. Some are rendered, with simple linear stepped decoration and focal centre points such as an Art Deco sun motif in the render and raised stepped pediments. There is a break in the parade which is a 4 storey red brick commercial building with multi-storey carpark to the rear. Towards the park the built form returns to red brick with simple brick decoration around windows and eaves, buildings at the junction have geometric curved corners or a tapered corner. On the opposite parade the materials are again red brick however some buildings which have stone facades with simple Art Deco linear stepped form, linear render detail raised pediment.

In close proximity to the underground there is a narrow alley which acts as a pedestrian shortcut onto Kenley Road. Overall the 2 storey buildings have a linear symmetry and are flat roofed therefore the core of the centre appears horizontal. There is disparity between the low rise shopping parades and Civic centre as there is no intermediate massing to form a transition from low to high rise.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **55**

Area type:

Area with scope to reinforce to existing character



Art deco detailing on London Road

1 Crown Lane Character Area

Issues & Guidance



Morden underground station



Red brick shopping parade Crown Lane



Stepped pediments on London Road



Crown House



Arts and Craft style London Road

Enhancement Project

M1: Enhance London Road through traffic improvements.

M2: Strengthen tree planting on London Road and link to Morden Hall Park.

M3: Enhance alley used as pedestrian route.

Issues

Public Realm:

- Pedestrian environment adversely affected by heavy traffic, railings and street furniture.
- Lack of tree planting.
- Bus depot outside station dominates the public realm.
- Link to Morden Hall Park is weak.
- Alleyway near tube station used as pedestrian route in poor condition.

Built Form:

- Variety in shopfront finishes and condition creates disjointed streetscene.
- Vacant shops on Abbotsbury Road boarded up which degrades overall streetscene
- Void in massing between low rise shopping parade and Crown House.
- Portacabins located on Civic Centre building detrimental to streetscene along Crown Lane.

Guidance

Public Realm:

- Strengthen tree planting along Crown, London Road and link to Morden Hall Park.
- Traffic improvements required along London Road.
- Pedestrian environment requires enhancement.

Built Form:

- New development should seek to address disparity in building massing and be creatively designed to be sympathetic in materials and details to the Art Deco style buildings in the area.
- All alterations to properties to be informed by the original detailing and materials.
- Retain original shopfront details if present. Shop front alterations should be informed by the original detailing and materials.

2 London Road Character Area

Assessment

This character area covers a stretch of development to the north of Morden centre along Morden Road and the tract of land on London Road along the railway line which cuts across the neighbourhood. The area has a mixture of development which is residential, commercial and industrial. The built form has a variety of plots sizes and widths. The area has a broken urban grain and there is a transition from the surrounding low rise suburbs to 4 storey height buildings many of which date from the 1950s.

Along busy Morden Road there are pockets of 'metroland' terraces. The terraces are interrupted by commercial buildings such as a car garage which is large rectangular structure clad in blue corrugated metal panels. To the north there is the Trinitarian Bible Society premises located in a former Territorial Army depot built in the late 1940s which is a 2 storey modest block built in a simple Art deco style. There is also a large late Victorian house has been altered for use as a church. Adjacent to this and running behind the town centre is a tract of railway land and carpark. The railway terminates at a large brick depot which was built in the 1930s. Directly adjacent to the depot is a purpose-built mosque with 15m diameter dome

and minarets 36m and 23m high. The building is a blend of Islamic and modern British architecture.

Along London Road there are 3-4 storey apartments blocks built in the 1950s with Art Deco detailing such as Grosvenor Court. The apartment block has a deep mansard roof with windows, linear geometry to the elevations in white render set back from the road arranged around an open courtyard. Adjacent to this block are 4 storey flat roof blocks in red brick with bands of white render running across the elevations and balconies. Morden Court to the rear of the retail units on London road is a distinctly Art Deco two storey block of flats rendered in white with horizontal render detail, curved corners and green pantiled roof.

Across London Road there is a mix of car wash, parking and blocks of apartments such as The Holt which is a 3 storey block with red brick, mock shutters and column entrance on the front elevation; the blocks are arranged around a courtyard. To the south there are two storey apartments built in a 'Metroland' style which appear to be houses however have external stairwells to 1st floor.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **65**

Area type:
Area with scope to reinforce existing character



Art Deco detail Morden Court

2 London Road Character Area

Issues & Guidance



London Road



Railway terminus with Grosvenor Court & Baitul Futuh mosque in the background



Grosvenor Court on London Road



Supermarket and York Close carpark to the rear



Goodwood Close

Issues

Public Realm:

- Pedestrian environment adversely affected by heavy traffic.
- Lack of tree planting.
- Paving: tarmac, fragmented finish in places.
- Litter visible particularly around Morden Court.

Built Form:

- Inappropriate extensions to the rear of commercial buildings backing onto Morden Court which erode the character of the development.
- Urban grain broken in places due to variety in use and plot size.

Guidance

Public Realm:

- Introduce tree planting along busy traffic corridors.
- Maintenance of footpaths required.

Built Form:

- Rear extensions to properties should be designed with regard to the outlook of properties which front onto extension.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.
- New developments should strengthen the street scene and link to the existing street layout.

Enhancement Project

M4: Strengthen tree planting on London Road and Morden Road.

3 Abbotsbury Character Area

Assessment

The Abbotsbury character area is focused around the St. Helier estate south of Morden Town centre and also a number of estates adjacent to the northeast boundary of Morden Hall Park. The predominant character of the area is that of a modest Arts and Crafts residential estate.

The 2 storey houses are laid out in terraces that range from 3 to 8 houses per block with small gardens to the front and larger gardens to the rear. The end of terrace house on larger blocks have front entrance doors on side elevations. The houses have simple elevations with paneled casement windows and hipped roof. The buildings in the area are very similar in appearance however there is variation in the materials used such as red brick and London stock with red coloured tiles. The design incorporates gables, different porches, as well as door canopies and brackets. A number of houses have a front gable detail with red tile hangings. There are also pockets of green space and mature trees scattered throughout the layout which were originally established as landscape setting for the buildings. The houses are set back from wide streets adjacent to paved pedestrian footpath and large grass verges. The overall character of the area is low rise

with an open grain however the similarity in building form affects the legibility of the area. Many of the houses have been altered with render or have porches added which erodes the cohesion of terrace blocks.

There is some variation on Hazelwood Avenue where houses have been rendered in pebbledash with red roof tiles and red tiled roof door canopies with carved wood detail. There is however a pocket of infill of 3 storey low pitched roof apartment blocks built in London stock and red brick on Birchwood Close directly adjacent to the railway line. The estates adjacent to the park have a similar layout to the St. Helier estate however they were built later. The houses have modest elevations, varied materials have been used on some such as painted concrete blocks. There is also a block of apartments namely Ravensbury Court which consists of a four storey blocks arranged around an internal courtyard. These are modest blocks in red brick with a balcony on the internal elevation.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **70**

Area type:
Area with scope to reinforce existing character



Bodmin Grove

3 Abbotsbury Character Area

Issues & Guidance



Bardney Road



Bordesley Road



Original door detail



Hengelo Gardens



Abbotsbury Road

Enhancement Project

M5: Reinstate grass verges on Buckfast, Burham and Bardney Road.

M6: Strengthen tree planting throughout the area particularly around existing green spaces.

Issues

Public Realm:

- Replacement of original front boundary hedges.
- Loss of front boundary wall or hedge.
- Loss of grass verges on whole streets and loss in places due to crossovers.
- Lack of tree planting in places.

Built Form:

- Loss of original details such as doors, entrance canopies and windows.
- Some alterations to original materials such as painted brick or pebbledash.
- Addition of front porch and side elevations on end of terrace which interrupts the architectural rhythm of terraces.
- Loss of front garden landscape features.

Guidance

Public Realm:

- Reinstate grass verges where lost and strengthen street tree planting.
- Retain existing front boundaries.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain original doors and windows if present.
- Retain front garden landscape features.

4 Links Avenue Character Area

Assessment

This character area is defined by its enclosure between Crown Lane, Martin Way and London Road. It is a residential area beyond Crown House with two distinct buildings types within. Adjacent to Crown Road there are two storey late Victorian terraces built with London stock brick with red brick decorative courses. There is decorative brick and render around bay windows, arches and recessed porches. The roofs have red or slate tiles with raised gables. Along Crown Lane there is another pocket of late Victorian development which comprise of modest 2 storey terraces. The terraces on the Grasmere avenue side of Crown Lane are rendered or pebble dash with red roof tiles, originally sash windows and raised gables. Pairs share a front gable projection porch with red tile hanging. The terrace on the opposite side have distinctive wooden panels on upper floors which originally were painted white and have London stock brick at ground level although these materials have now been painted on many properties. These pockets of Victorian development merge into development beyond and as such are a transition zone between the town centre and suburban 'metroland'. The housing beyond was built in the 1930s, there is variation in detail and

condition from street to street however there are recurring motifs throughout which create an architectural cohesion to the estates. Houses are 2 storey set back from road with small front garden and larger rear garden, originally having front boundary wall however many have been removed. Houses are arranged as part of a terrace or as semi detached blocks in cul de sacs off main roads. A common detail in streets such as Cedar Road and Links Avenue is a ground floor projection with red tiled roof, recessed porch and wooden detail around eaves and porch arch. Windows were originally leaded panel casement and there are examples of both bay and bow. Houses are red brick at ground floor with white render on upper floor and red tile roof. There are also front gable projection some with mock beams, bargeboard and or tile decoration. Along Links Avenue and Martin Way some of the properties have a coloured glass motif on windows. Along Hatherleigh Close and Camrose Close houses are more ornate with red brick and or mock beams on elevation and or front gable. Details evident are oriel windows, full bay windows with red tile hangings and front gable detail with over bays which is half timbered or red tile hanging with red roof tiles and deep overhanging eaves.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **60**

Area type:
Area with scope to reinforce existing character



Queen Elizabeth Gardens

4 Links Avenue Character Area

Issues & Guidance



Mock beams Camrose Close



Crown Lane



Oriel windows on Hatherleigh Close



Victorian terrace on Crown Road



Cedars Road

Enhancement Project

M7: Introduce tree planting on Crown Lane, Martin way and Links Avenue.

Issues

Public Realm:

- Paving: tarmac and slabs, fragmented finish in places.
- Pedestrian environment adversely affected by heavy traffic on Martin Way and Crown Lane.
- Lack of tree planting.
- Loss of front boundary.
- Loss of grass verges in places.

Built Form:

- Changes to original materials such as windows, doors and painting over brickwork eroding character of original properties.
- Infilling of entrance canopies to form porches.
- Loss of front garden landscape features.
- One storey side extensions to end of terrace houses and the addition of rooflights which disrupt the architectural rhythm of the street scene.

Guidance

Public Realm:

- Retain existing front boundaries.
- Maintenance of footpaths required.
- Introduce tree planting on Crown Lane and Martin Way to enhance pedestrian environment

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain original doors and windows if present.
- Any replacement windows should match the glazing pattern of the original.

5 Morden Hall Park Character Area

Assessment

This character area covers the 50 hectares of Morden Hall Park and the former estate buildings situated within it. The River Wandle meanders through the park spanned by numerous footbridges. The park is enclosed from the surrounding area by a high brick wall and views into the park from outside are obscured by a dense layer of mature trees. Part of the Wandle Trail runs through the parkland and there is wayfinding signage scattered throughout the park.

There are entrances into the park on London Road, Morden Hall Road and Morden Road. The tramlink runs along the northern boundary of the park and there is an entrance into the park from tram stops at Morden Road and Phipps Bridge. To the west of the park an area is dedicated to wetland and wildflower meadows. The centre of the park is a vast open green space with large mature trees scattered informally and wide pathways lined with more formally planted trees. To the south of the park is Morden Hall Park which is surrounded by a man-made moat from the river Wandle. Morden Hall lies close to the road hidden by a tall wall and trees. The house built in 1770 is three storeys, the north elevation front nine windows wide, the south elevation with four window centre and two long

projecting wings flanking a courtyard. The grounds of the house are an enclave within the park with a cottage and formal rose garden to the west. In close proximity to the weatherboarded cottage are the former snuff mill, estate cottages, stables and walled kitchen garden area. These buildings are 1-2 storey brick blocks which were built at different stages from the late 18th century to the 19th century and now house an environmental centre, local artisans, cafe and a garden centre. The entrance to the former stable yard has a clock tower topped with a weather vane in the form of a trout. The former snuff mill is an example of the River Wandle industrial heritage and has an original waterwheel.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscapes
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **80**

Area type:

Area of established high quality



Former snuff mill

5 Morden Hall Park Character Area

Issues & Guidance



Footbridge over River Wandle



Wetlands



Parkland



Morden Hall Park



Former stable yard



Open space

Issues

Public Realm:

- The park is physically enclosed from Morden Town Centre.

Built Form:

- Morden Hall Park is currently unoccupied therefore the surrounding vegetation is in need of maintenance as it detracts from the high quality surrounding landscape.

Guidance

Public Realm:

- Create better pedestrian links from park to Morden town centre.

Morden Local Neighbourhood

1 Crown Lane Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces		Moderate	
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details		Moderate	
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			Poor
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Good		
Economic Vitality: Area with few vacant or underused sites which affect the character		Moderate	
Criteria Score	30	25	
Character Area Total Score	55		

2 London Road Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		Moderate	
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		Moderate	
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details		Moderate	
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			Poor
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Good		
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	40	20	
Character Area Total Score	60		

Morden Local Neighbourhood

3 Abbotsbury Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		Moderate	
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		Moderate	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	50	20	
Character Area Total Score	70		

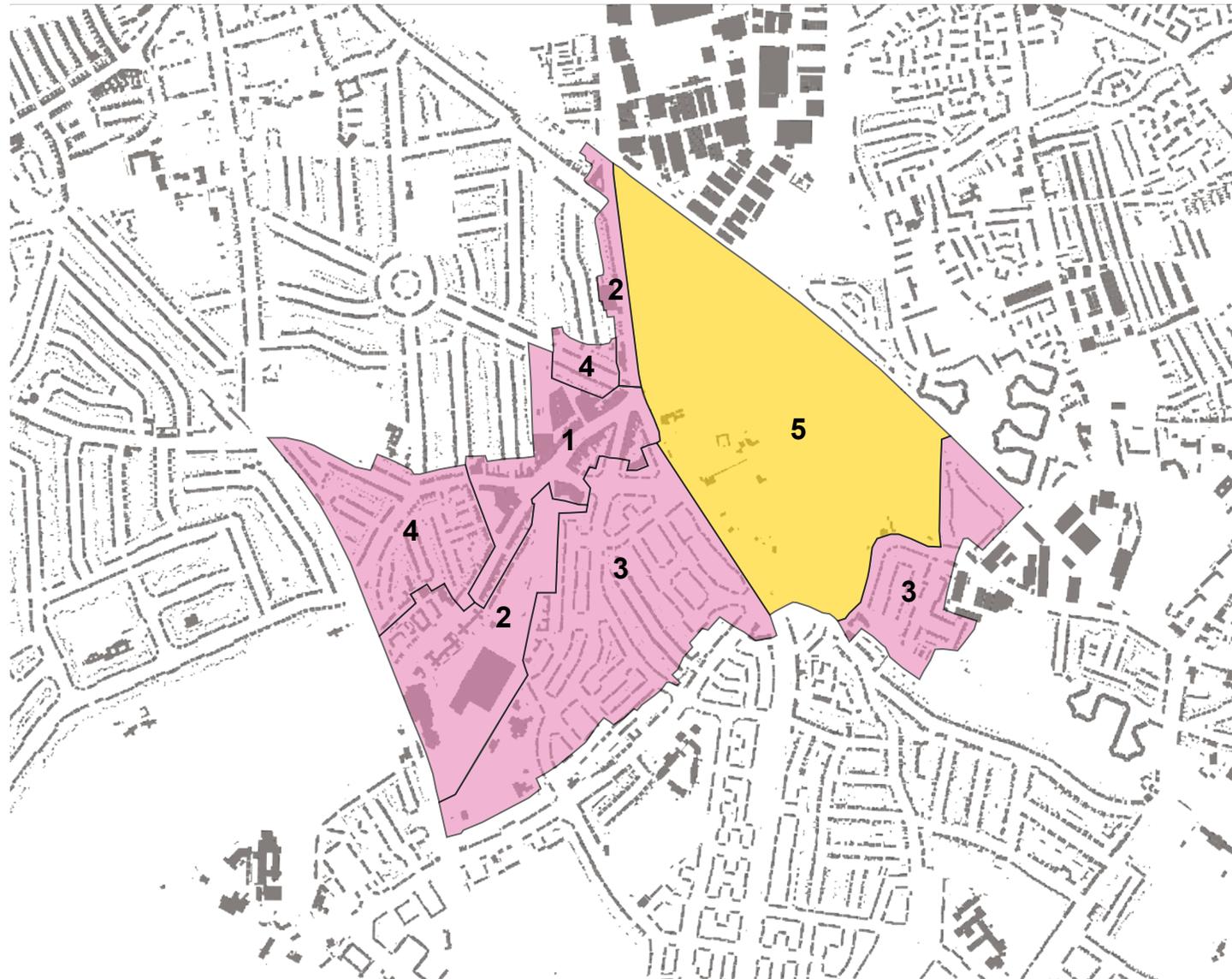
4 Links Avenue Character Area			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		Moderate	
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	50	15	
Character Area Total Score	65		

Morden Local Neighbourhood

5 Morden Hall Park Character Area			
Character Area Assessment Criteria	Good: Makes a significant Contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	10	0	0
Urban Layout: Strong street pattern or road layout with well defined public spaces	0	0	0
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	0	0	0
Architectural Interest: Area containing buildings of architectural or historic interest	10	0	0
Built form: Buildings with cohesive scale, massing and details	10	0	0
Public Realm: High quality public realm and or generally consistent boundary treatments	10	0	0
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	10	0	0
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	10	0	0
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	10	0	0
Economic Vitality: Area with few vacant or underused sites which affect the character	10	0	0
Criteria Score	80		
Character Area Total Score	80		

Morden Local Neighbourhood

Character Area Assessment



- 1 Crown Lane
- 2 London Road
- 3 Abbotsbury
- 4 Links Avenue
- 5 Morden Hall Park
- Area of established high quality
- Area with scope to reinforce the existing character
- Area requiring enhancement to reinforce identity