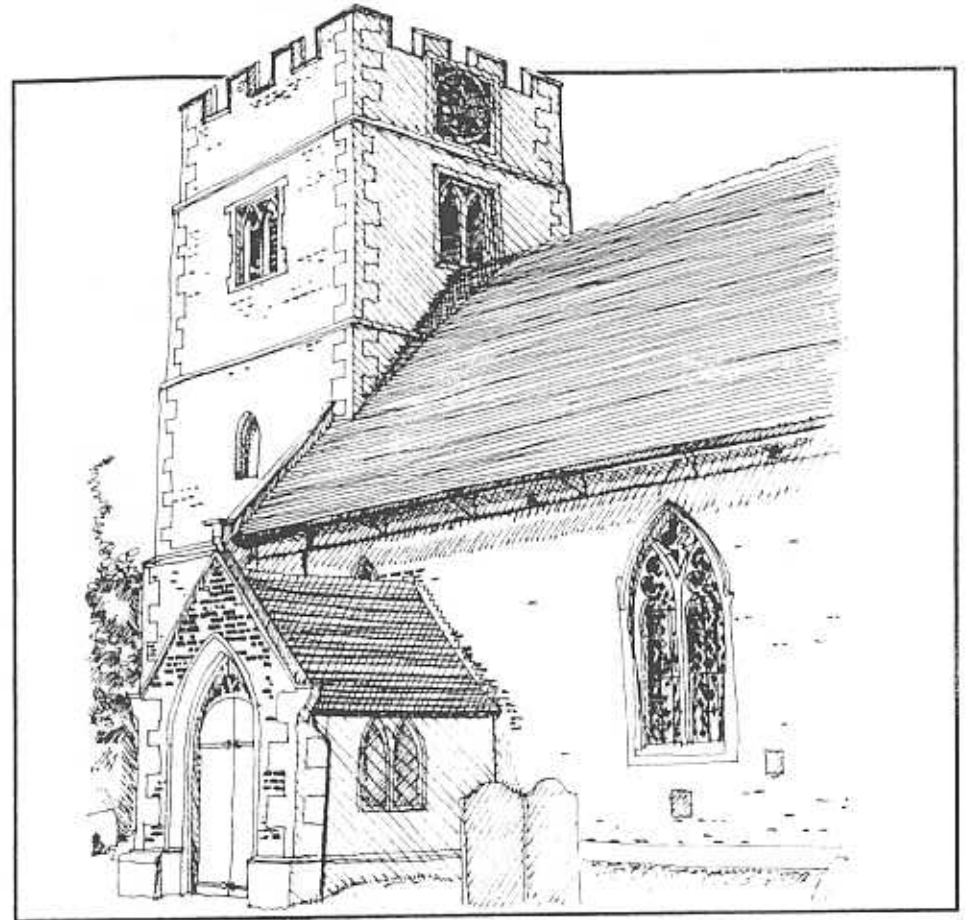
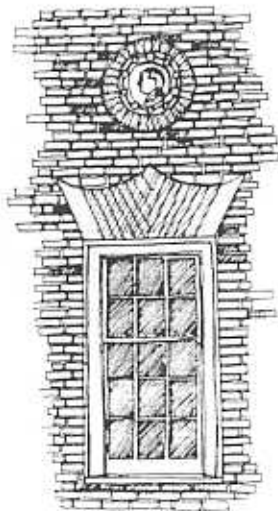




DESIGN GUIDE



UPPER MORDEN CONSERVATION AREA

UPPER MORDEN CONSERVATION AREA

DESIGN GUIDE

INTRODUCTION	3
LOCAL HISTORY	5
DESCRIPTION OF THE AREA	7
MAP OF THE AREA	14
OTHER BUILDINGS OF INTEREST.....	9
DESIGN GUIDANCE.....	12
Communal Gardens, Courtyards, Squares, Front and Rear Garden Areas ..	16
Roofs	18
Brickwork	20
Doors and Windows.....	21
Properties to the West of London Road and in the vicinity of Listed Buildings ...	24
Side and Rear Extensions.....	25
New Development	26
Telecommunications Equipment	27
CONCLUSION	27
FURTHER ADVICE	27

INTRODUCTION

Conservation areas are designated by the Council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced.

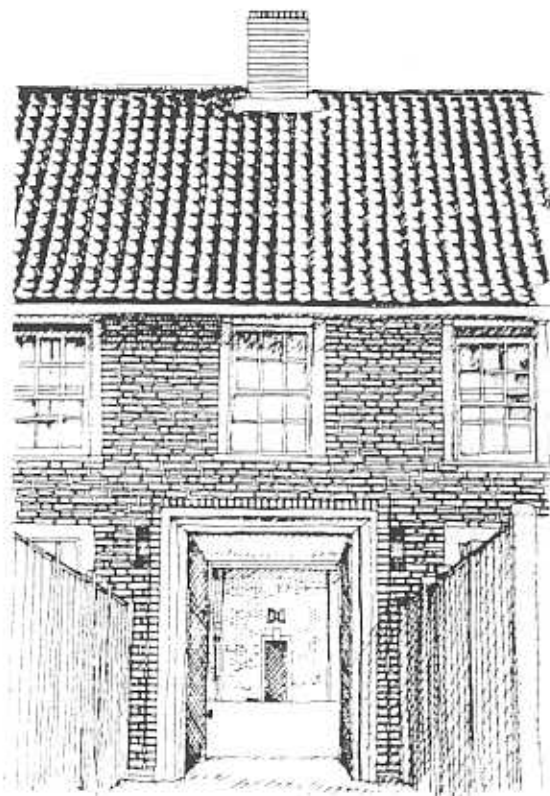
The Upper Morden conservation area was designated by Merton Council in December 1986 because of its history and distinctive architectural character.

The particular qualities that were considered to merit the area's designation as a conservation area included: the historical background to Upper Morden, the number of listed buildings, the quality of the open spaces and, although of no great age, the charm, character and uniqueness of detailing of the Housing Association houses. It is the planning of these estates, the courtyards and open landscaped areas that contribute to the area's unique rural character.

This design guide covers the whole of the conservation area and aims to highlight the main architectural features, as well as the important qualities of the area that contribute to its character. It also puts forward recommendations and provides guidance and advice on improvements that can be carried out which improve and enhance the character of the area.

The Council can control adverse changes in the area by the way that it determines applications for planning permission and conservation area consent (for demolitions). Although many recommendations included are advisory only they nevertheless provide guidance as to good design practice, and, as such, will be taken into consideration when planning applications are considered.

Residents and owners have a role to play in preserving the character of the conservation area. The permitted development rights that householders enjoy allow many changes to be made to houses without formal permission. These alterations may be small in scale, but can be prominent and have a large impact on the area that for the most part has a uniform character. Sensitive alterations and careful maintenance will help preserve the area and also retain the values of its properties.



Merton Council hopes that residents will find this brochure of interest and take into account the recommendations made in it when considering alterations and improvements to their properties.

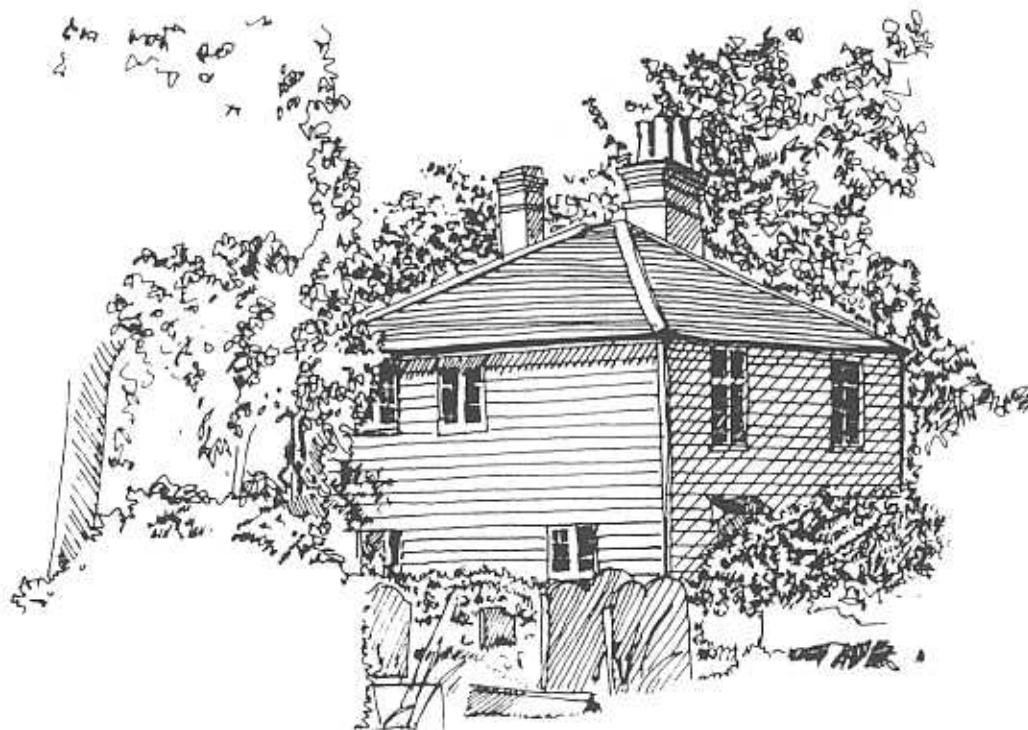
If you are in any doubt as to whether planning permission is required for alterations to your property then please contact the Development Control Section of the Council's Development Department.

LOCAL HISTORY

The name Morden is derived from the Saxon word 'Mordune', which described the low ridge between the River Wandle Valley and East Pyle Brook, that runs through the south of Morden Park.

Before its expansion in the earlier part of the century, Morden consisted of a number of small settlements, one of which, known as Upper Morden, was located around the Parish Church of St. Lawrence.

In medieval times the area would have been wooded, and its development influenced by the presence of a Roman Road known as 'Stane Street', that linked London with Chichester, which roughly followed



the alignment of the Epsom Road. Remains of this have been found about four feet under the pavement, at the start of the driveway of Morden Park House. Stane Street is mentioned as the road down which stone from Merton Priory was transported to Nonsuch Park for the construction of Henry VIII's Palace.

It was along this road that the small agricultural community of Upper Morden came into being. There were a number of cottages, since demolished to make way for the modern dual-carriageway, St. Lawrence's Church and a coaching Inn at the site now occupied by the George Inn, more recently renamed as the 'Harvester'. The surrounding countryside would have been put to agricultural use. Church Farm Cottage, a weatherboarded building dating back to c.1813, survives from the old Church Farm, records of which date back to the 14th Century.

Richard Garth acquired land at Morden in 1554. Five years before it had been a property of Westminster Abbey. The Morden Estate remained in the ownership of the Garth family until around 1872 when the estate was sold to the Hatfeild family, who were influential in the area up until the Second World War. Under Mr Gilliat Hatfeild's influence, Morden remained as a largely rural community.

The greatest change to the area was to be in 1926, when the southern extension of the Northern Line was opened, vastly improving links between Morden and London. At this time, twenty-five acres of land located between the railway line, Central Road and Epsom Road, was leased by the London County Council to the trustees of the Douglas Haig Memorial Homes. The land was used to build houses and flats for the accommodation of ex-servicemen and the widows and families of ex-servicemen. The estate was built to the designs of Mr Grey Wornum RIBA. A section of this land, at the junction of Central Road and Green Lane, was used by the Housing Association for Officers' Families, founded by Mrs. Willie James in 1916 to provide homes for married disabled ex-officers of the three services, their widows and dependants. Sir Lawrence Weaver, KBE, was associated with both projects, and the two estates are included within the Conservation Area.

DESCRIPTION OF THE AREA

Apart from Morden Park and the larger, more historic buildings, the area is characterised by the distinctive "Arts and Crafts" cottage style of its housing. Arranged in courtyards set in landscaped surroundings comprising grassed areas with trees and shrubs, they give the area an almost rural character. Although there are similarities between the two estates, both have their individual distinguishing features.

HAIG HOMES



The housing within this development falls within three distinctive styles:-

- Two-storey reddish-brown brick terraced cottages set around courtyards; some with their upper floor within the relatively steep pitched tiled or pantiled roofs with dormer windows on the first floor.
- Larger three-storey blocks of flats and/or maisonettes in courtyard formation, set within mature landscaping.
- Two-storey reddish-brown brick, semi-detached and terraced houses located to the south of Green Lane.

OTHER BUILDINGS OF INTEREST

Distinctive features include:-

- Small paned sash windows.
- Decorative feature windows.
- Decorative fanlights over entrance doors.
- Elaborate flat gauged arches over feature windows.
- Boldly projecting bay windows at ground floor level.
- Projecting canopies, of varying design, over the front doors.
- Original front doors reminiscent of the cottage vernacular; some are flush and others have small paned glazed panels.

HOUSING ASSOCIATION'S HOMES FOR OFFICERS' FAMILIES

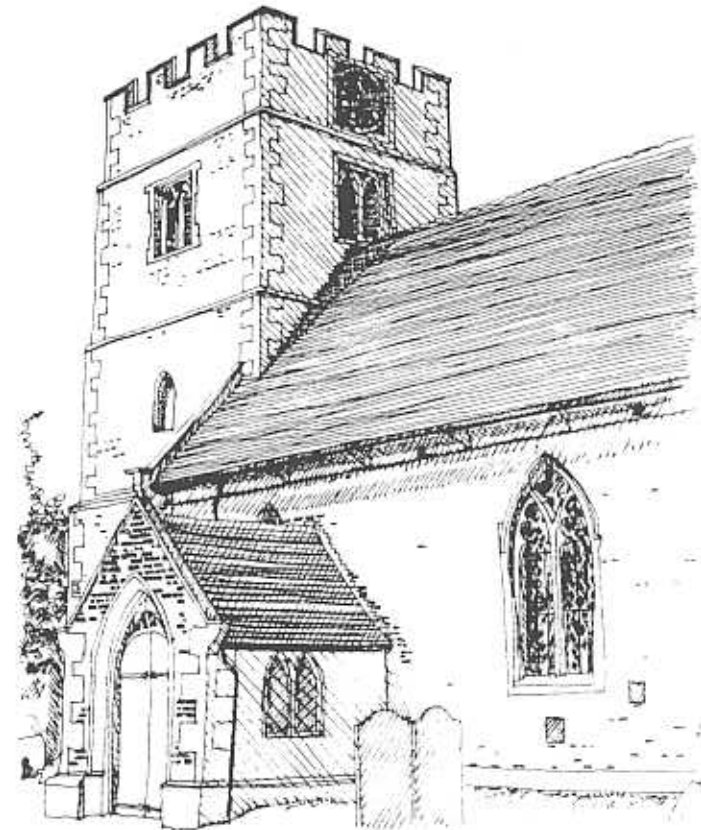
These comprise two-storey, yellow brick, semi-detached and terraced houses set around courtyards, and three-storey blocks of flats and maisonettes, the upper floors within mansard roofs, arranged around communal courtyard gardens, all set amidst a mature landscape.

Distinctive features include:-

- Small paned sash windows
- Panelled and glazed front doors
- Decorative fanlights over front doors
- Projecting timber door canopies of varying designs
- Prominent staircase enclosures incorporating balconies
- A mature landscape setting located behind the brick wall enclosing the site

Apart from the housing, the area has a number of individual buildings of interest, including :-

St. Lawrence Church, which replaces a much older church. Listed as Grade I, it was built in 1636 under the influence of Mr Richard Garth who gave liberally towards its construction. Described as of 'Carolean Gothic style' it is built of brick and has a square tower and stone tracery windows, some of which are claimed to have originated from the earlier church.



On her death in 1719, Elizabeth Gardiner, the grand-daughter of Richard Garth, left £300 in her will for the construction of a School on land leased under a special licence from the Morden Estate under the instructions of Mrs. Elizabeth Garth. The building still survives today and is known as the Old School House. It is located on the corner of Central Road and Green Lane. Later extensions to the School House include Hall Cottage and the Parish Hall which was used for meetings of the Vestry, and from 1894, the Morden Parish Council.

The Garth family leased an area of land to a Mr John Ewart, and he was responsible for the construction of Morden Park House. Once one of the finest examples in the area of a Georgian Villa, it is now vacant and falling into disrepair, although attempts are being made to find a suitable occupier. The surrounding land was used as both parkland and for agricultural purposes. At one time there was a Deer Park. A couple of round structures built into the walls of the garden of Morden Park House were probably used for storage purposes associated with the House but may have been used for housing the deer in winter or storing ice. The House and surrounding land were eventually acquired by the Council, and the land is now retained as a public park and playing fields.

A distinctive mound located within the Park, has been the subject of much speculation. The popular theory is that it is a Romano-British burial mound. This is because of its size and shape. Unlike Bronze-Age Barrows, it is much bigger and has steep sides, which is more commonly associated with Roman construction. It was at one time used by the owners of Morden Park House as a base for a summer-house. This was accessed by two spiralling ramps constructed around the mound.

MORDEN PARK

By far the greatest part of the Upper Morden conservation area is occupied by Morden Park. It is extensive undulating parkland, with mature trees grouped in copses and in a continuous belt around the

edges of the park. The Park is designated as an area of Metropolitan Open Land and, as such, the Council is empowered to ensure that the area is retained primarily as a green space and its open character protected. Special attention will be paid to any development proposals to ensure that they do not affect the park's openness and that visual impact is kept to a minimum.



Merton Council is committed to promoting the park as a valuable leisure facility. It currently contains playing fields, a paddling pool, bandstand and pitch and putt golf course. Proposals also exist for the establishment of a new golf course which would incorporate the existing course in a new location. The park is managed with an emphasis on ecology, including the provision of woodland, meadows and scrub habitats and it is proposed to extend the range of natural habitats further. Other ideas include a water meadow area.

DESIGN GUIDANCE

The majority of houses and flats are in Housing Association ownership. Tenants will, therefore, require the permission of the Association if they wish to undertake alterations or improvements to their homes. This guidance is, however, intended to provide advice to owners and residents alike.

Owners and occupiers of properties on the west side of the Epsom Road and in the vicinity of the areas many Listed Buildings, are asked to take particular note of the advice in this guide relevant to these areas.



COMMUNAL GARDENS, COURTYARDS, SQUARES, FRONT AND REAR GARDEN AREAS

Many of the houses in the Upper Morden conservation area are set in or around communal gardens, which form attractive squares and courtyards. These parts are of significant value to the Conservation Area.

Some of the houses have front and rear gardens which, together with mature trees of the landscaped areas and along the roads, create an almost rural character to the area. Boundaries, built of brick or comprising fences and privet hedges, are also important to the character of the area. Rear gardens contribute to the open spaces and also the ecological value of the area.

CONSERVATION GUIDANCE

Front Boundaries

Brick Walls, privet hedges, timber fences and gates make an important contribution to the area. They define the boundary between the public and private space. As well as providing privacy, they are attractive and contribute to the rural character of the area.

Where original boundaries survive they should be retained and properly maintained. Where they have been removed or replaced, consideration should be given to reinstating them. The erection of walls and fences over one metre high, abutting a highway, requires planning permission.

Car - Parking and Garages

A landscaped setting contributes to the character of the houses, and where, possible gardens should be maintained.

The use of front garden areas and courtyards for the parking of cars will not normally be practical for many residents in the Upper Morden conservation area. The Council's permission is required for the construction of cross-overs to the footpath on certain primary roads and charges are also levied. The construction of garages requires the Council's approval. Applications will be considered on their merits. In certain circumstances it may be possible to provide a hardstanding for

MAP OF THE UPPER MORDEN CONSERVATION AREA

PROPERTIES IN THE UPPER MORDEN CONSERVATION AREA

London Road:

*Morden Park House
Merton Swimming Baths
Merton Technical College
Merton Primary School
Church Farm Cottage
The Rectory
St. Lawrence's Church
Manor House*

Epsom Road:

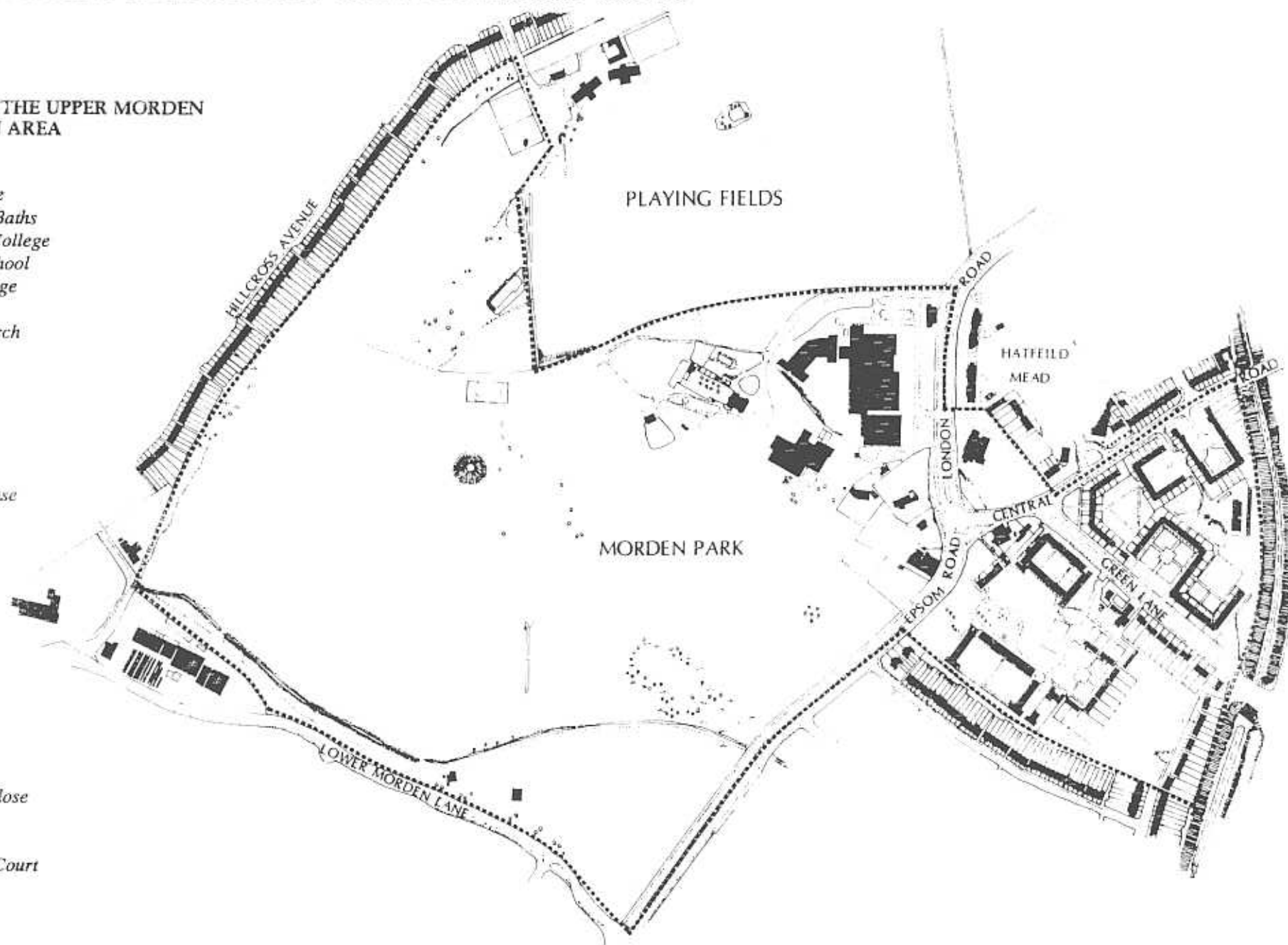
Harvester Inn

Central Road:

*The Old School House
Parish Hall
Nos. 263 and 265
Denmark Court
Alexandra Square*

Green Lane:

*Nos. 1-24
The Precincts
The Sanctuary
South Close
Hill Top
Trenchard Court
Lawrence Weaver Close
Legion Court
Douglas Square
Rhodes Moorhouse Court*



ROOFS

Original roofs consisted of pantiles or plain tiles. Brick chimneys project through the roof and have simple corbelled courses to the top with red or buff terracotta pots. Rainwater gutters and downpipes were originally cast-iron.

CONSERVATION GUIDANCE

Roof forms and coverings

The retention of the original roof forms and coverings is desirable and the use of materials or treatments which replace or disfigure the traditional coverings should be avoided. In particular, concrete tiles, synthetic 'slates' of composite material or plastic, should not be used to replace traditional materials, and bituminous, plastic or other waterproof coatings should not be applied to existing roofs.

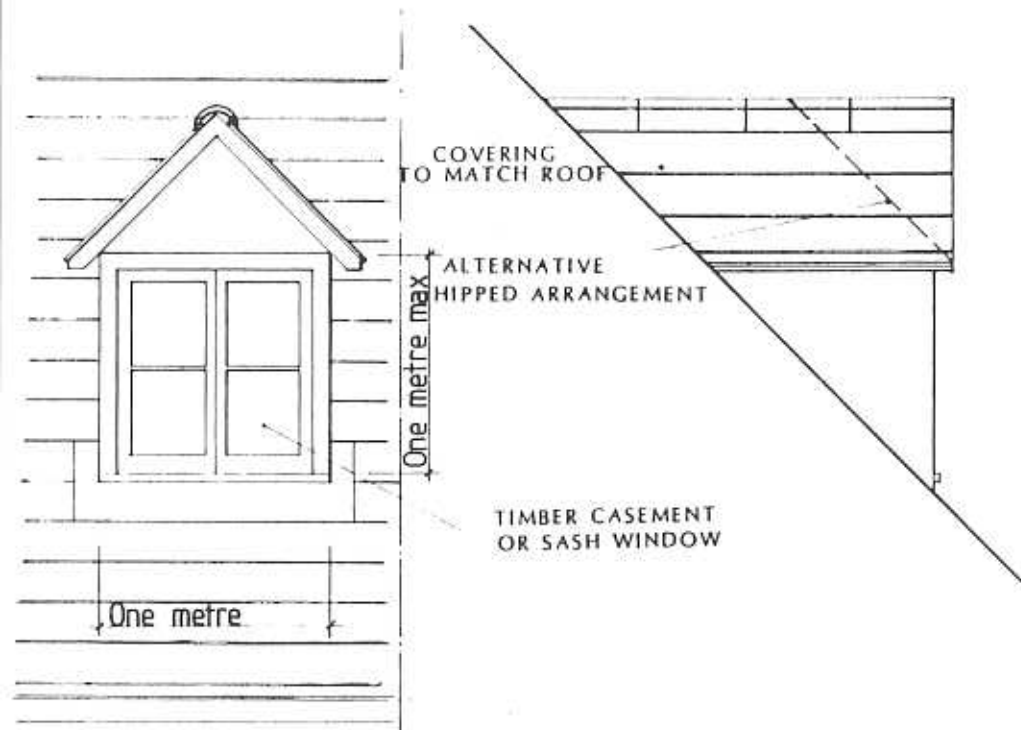
Loft Conversions

There is limited scope for loft conversions; many of the houses already utilise space within the roof. Any extension involving the alteration of the roof form will require Planning Permission. Large projections beyond the roof slope, will be resisted.

Minor alterations such as the incorporation of sympathetically designed dormer windows to the rear roof pitches, complementary to the design of the house, blend in far better with the area's character. Any dormer should be set back from the line of the rear elevation and should not project above the ridge line; flat roofed dormers and the use of high maintenance materials, such as tongued and grooved boarding should be resisted. Suitable materials for dormer construction include lead or tile/slate hanging.

Re-Roofing

If re-roofing works are to be carried out, existing sound tiles or slates should if possible be salvaged and re-used if possible; this should help reduce the cost of the work. If this is not possible a material should be selected that is compatible with the other houses in a terrace, or the



a car within the curtilage of the property; where this entails the removal of the front boundary, timber gates should be installed across the opening. The materials for surfacing should be selected with care to ensure that they complement the building. The use of block paving or setts is often more appropriate than a uniform concrete or bitumen surface. It should always be possible to retain some soft landscaped area with trees and shrubs, adjacent to the actual houses or front boundaries.

BRICKWORK

other half of a semi-detached house. Some materials, such as heavy concrete tiles can affect the roof structure, due to their increased weight. Where possible, terraces of houses should be re-roofed as a whole, to prevent ridging and to maintain a unified appearance.

Chimneys

Chimney stacks should also be retained, even if the flues are not used. Pots on disused chimneys can be capped; however care must be taken to allow ventilation while minimising the penetration of water.

Flashings

Flashings should be in lead, and should be installed by an experienced contractor. Sand and cement upstands around chimney stacks should be avoided.

Gutters and External Pipework

Cast-iron is more in keeping and generally more durable than plastic and should be considered when gutters and down-pipes are replaced; other materials that are available include powder-coated aluminium, which look very similar to cast-iron and can be cheaper. If plastics are used they should be in black. Consideration could be given to using cast-iron or aluminium on more prominent elevations and plastics on rear or secondary elevations.

The installation of additional pipework on the front elevation should be avoided.

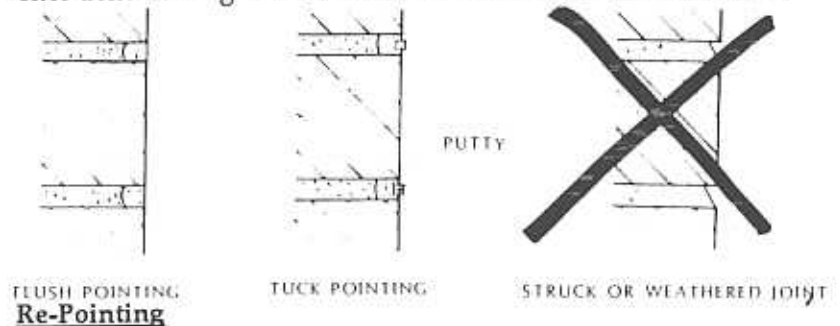
The houses are built of either yellow or a mottled brown brick. Features include circular window openings, with red brick surrounds, and semi-circular arches and decorative render surrounds to courtyard entrances.

CONSERVATION GUIDANCE

Existing Brickwork

The brickwork of the houses is attractive and should not be painted, rendered, pebble-dashed or clad in stone or reconstituted stone. As well as being out of character with the area and increasing the amount of maintenance required, the application of paint layers or other covering can reduce the value of the houses and also make them more difficult to sell.

Once applied these various treatments can be difficult to remove, the application of render and stone involves damaging the face of the brickwork to provide a key, to enable the treatment 'to stick', and once done the original face of the brickwork can never be restored.



Careless or unnecessary repointing can spoil the appearance of the original brickwork. The old pointing has weathered to blend in with the bricks and should not be removed, unless it is so badly deteriorated that repointing is essential. If it does become necessary to repoint it should be carried out by an experienced contractor. Weather-struck pointing as usually employed by the majority of builders is not really appropriate.

DOORS AND WINDOWS

Quite a few houses still retain their original sash and casement windows, and panelled and glazed front doors. Many of the doors have decorative canopies over them. The original windows are divided into small panes with narrow glazing bars. Some of the houses also feature distinctive circular windows and decorative glazing bar arrangement.

CONSERVATION GUIDANCE

Renovation and Restoration

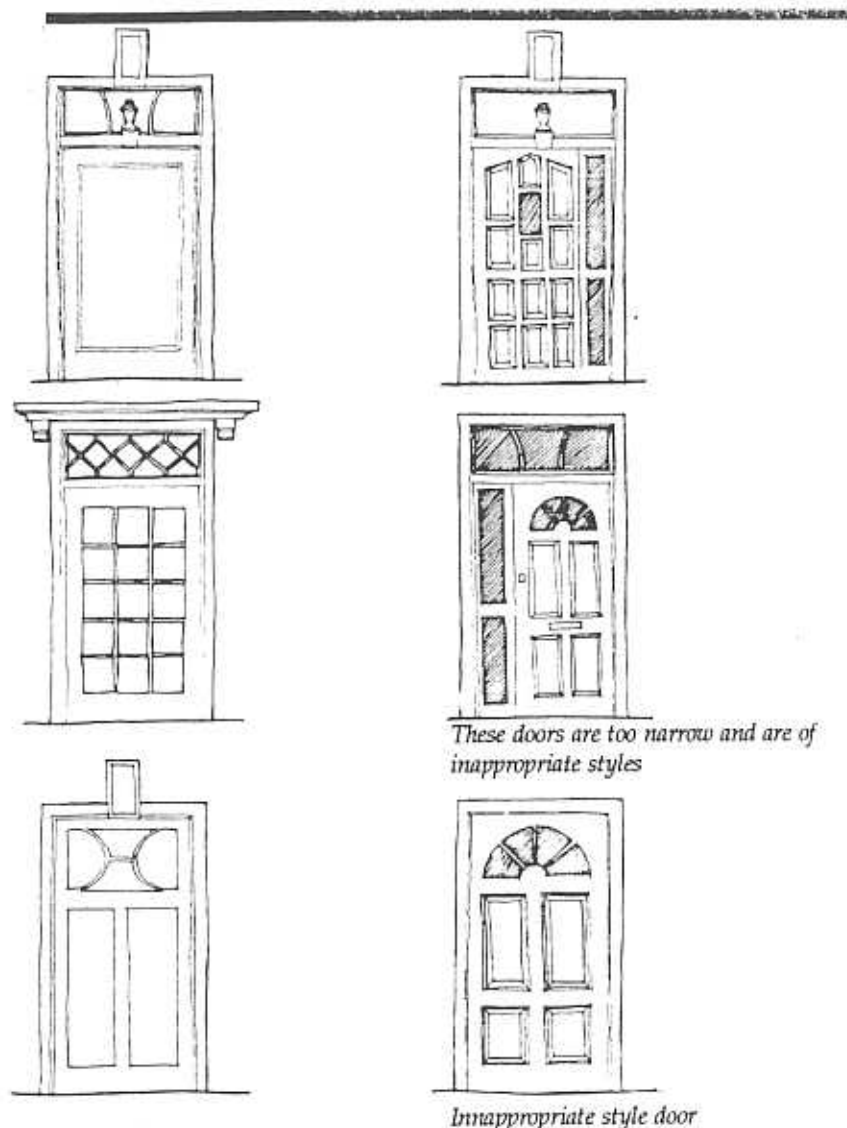
The original doors and windows, where surviving, are generally well made and seldom deteriorate if well maintained. Renovation is preferable to replacement. Sills or bottom rails, which may have perished due to exposure to the weather, can be cut out and replaced with new matching pieces joined to the existing in a traditional way.

Replacement Windows and Doors

Where windows or doors have deteriorated to a point that replacement is essential then consideration should be given to having new units made to the original design. Generally it is not possible to obtain a suitable standard pattern from commercial stockists; however, occasionally a standard window can be found which can be reasonably easily modified to fit in with the existing house design. The Council can assist with advice on suitable suppliers.

Some of the original front doors and windows have already been replaced. Where the originals have been removed, consideration should be given to reinstating doors and windows of the original style. Modern replacement doors and windows of different styles, patterns or materials do not blend well with the existing architectural style and should be avoided.

Joinery should be painted rather than stripped or stained.

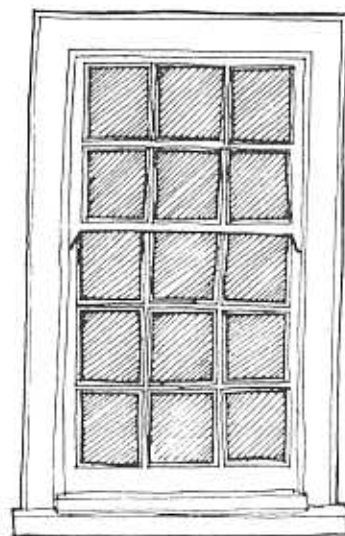
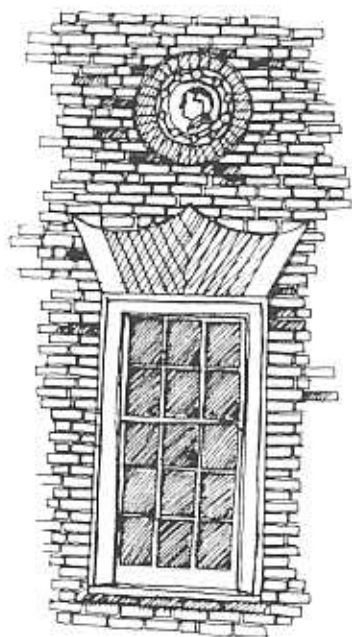


Examples of original doors

Some inappropriate replacements

These doors are too narrow and are of inappropriate styles

Inappropriate style door



*Sash window
box frame*

Meeting stiles

Horns

*Moulded
glazing bars*

*Moulded
beading*

Cill

Traditional style box sash windows

Double Glazing

If the existing windows are draughty and consideration is being given to the installation of double-glazing, care should be taken when selecting a suitable replacement, to ensure that the character of the houses are preserved. Some manufacturers do provide double-glazed sashes and casements which can be used as an alternative. Replacement windows should be timber, which should be painted. In most instances white PVC windows are inappropriate and unfinished

aluminium is not acceptable. The Council can assist with advice on suitable suppliers. If proposing to install double glazing, care must be taken to provide opening windows to ensure that adequate ventilation is maintained.

An alternative solution is to fit secondary glazing to the insides of the existing windows. This avoids altering the appearance of the elevations whilst achieving the required improved standards. Any divisions can follow the glazing bars of the existing windows.

'Storm Porches'

The addition of porches or bay windows on to the fronts of the houses will often require planning permission. A successful porch or bay window can be achieved with sensitive design, using traditional materials and incorporating a pitched roof.

The closing in of recessed porches, if essential, should be in the form of a glazed screen which should be designed with care. Glazing bars and frame should be of timber and the screen should be set back slightly from the building frontage. Care must be taken to avoid damage to the surrounding timber mouldings and/or brickwork. Removal of the existing door canopies should also be avoided.

New Door and Window Openings

New door and window openings in flank or rear walls, especially where visible from the street, will not normally require the Council's permission. However, they should be considered in terms of the design of the overall elevation. They should, where possible, be carefully detailed to copy the original details, and the sizes should be of a scale appropriate to the whole house.

Shutters

External, non-functional, shutters, especially modern louvre panels, should be avoided as they would not have been fitted to the building originally and would look inappropriate on buildings of this style.

PROPERTIES TO THE WEST OF LONDON ROAD, AND IN THE VICINITY OF LISTED BUILDINGS

The part of the conservation area located on the west side of Epsom Road, and also the areas around the various Listed Buildings have a distinct character. Apart from the buildings, the areas benefit from a mature landscape setting and the openness of the churchyard and adjacent parkland. It is essential to the area's character that these features are preserved.

CONSERVATION GUIDANCE

As well as the advice given elsewhere in this guide other considerations also apply:



Any proposed alterations or extensions to properties on the west side of London Road will have to be considered with respect to existing open spaces, including the churchyard and adjacent parkland. Mature trees, which are afforded protection by the area's Conservation Area status, should not be felled or lopped without the Council's written permission.

Owners of properties in the vicinity of a Listed Building, who are anticipating undertaking any development, will have to ensure that the setting of the Listed Building is not adversely affected. Special care will have to be taken with the siting and selection of materials to be used in the construction of any of any extensions.

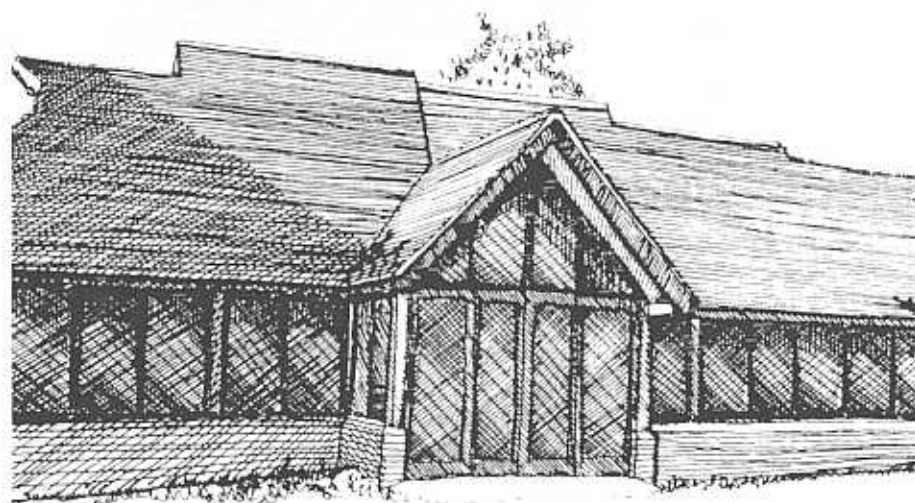
SIDE AND REAR EXTENSIONS

Extension of the Housing Association houses will not be a viable option in most cases. There may be some scope for extending other buildings within the Conservation Area, but this will depend on their location in relation to surrounding property and the space available.

CONSERVATION GUIDANCE

Extensions

Side and rear extensions should be sympathetically designed. They should be subordinate to the main house; generally single storey with a pitched roof. They should not rise above eaves level. Flat-roofed extensions should be avoided; pitched roofs are more suitable visually and also less likely to give long term maintenance problems. All new extensions should respect the original design of the house in terms of window style, proportions, building materials and details.



Successful extension achieved by the incorporation of a conventional pitched roof form and employing the use of traditional materials

Conservatories

Conservatories or verandahs should be lightweight, constructed of painted timber with plain, untinted glazing. They should be of a scale appropriate to the style of house.

Planning Advice

Extensions that are beyond a certain size will require planning permission and will be assessed on their particular merits, taking into consideration their effect upon the amenities of adjoining residents, whether or not they complement the existing building and their impact upon the appearance of the area. All extensions require Building Regulations Approval.

If you are considering extending your property you should consult Merton Council's published guidelines on residential extensions. These are available from the Merton Civic Centre, Morden, and local libraries. Alternatively you should contact the Development Control Section of the Council's Development Department on 081-545 3114 or 3621

NEW DEVELOPMENT

Although it is unlikely to be an option for most home owners, the Council would resist any proposal to demolish existing housing accommodation and redevelop the resultant site in order to maintain the uniformity of the area.

Planning applications for new buildings will be carefully scrutinised to ensure that new development blends in with the surrounding area, in terms of scale, massing and materials used.

All new development will be expected to meet Merton Council's published guidelines for development and commitment to ensuring that the needs of people with disabilities are met.

TELECOMMUNICATIONS EQUIPMENT

The installation of satellite dishes and burglar alarms on the elevations of the houses can have a harmful visual effect on both your own and your neighbours' houses, and the gradual invasion of these types of equipment can have a seriously detrimental effect on the character and appearance of the Conservation Area.

Television aerials, satellite dishes and other telecommunications equipment should, whenever possible, be sited on the rear of property and mounted below eaves level. In some situations, planning permission will be required for the installation of a satellite dish.

CONCLUSION

A greater appreciation of the distinctive visual qualities of the houses by all owners and residents would result in the gradual improvement in the houses that have been insensitively treated in the past and the maintenance of those that have largely survived in their original form.

FURTHER ADVICE

If you have any plans to alter your property, or you would like some further information regarding the contents of this brochure, then please do not hesitate to contact the Development Department of the Council at the following address.

Environmental Services Department,
Merton Council
Merton Civic Centre,
London Road,
Morden, Surrey
SM4 5DX

Telephone: 081 545 3055, 081 545 3114 or 081 545 3621

Most alterations require Building Regulation Approval, further information can be obtained by ringing 081 545 3969