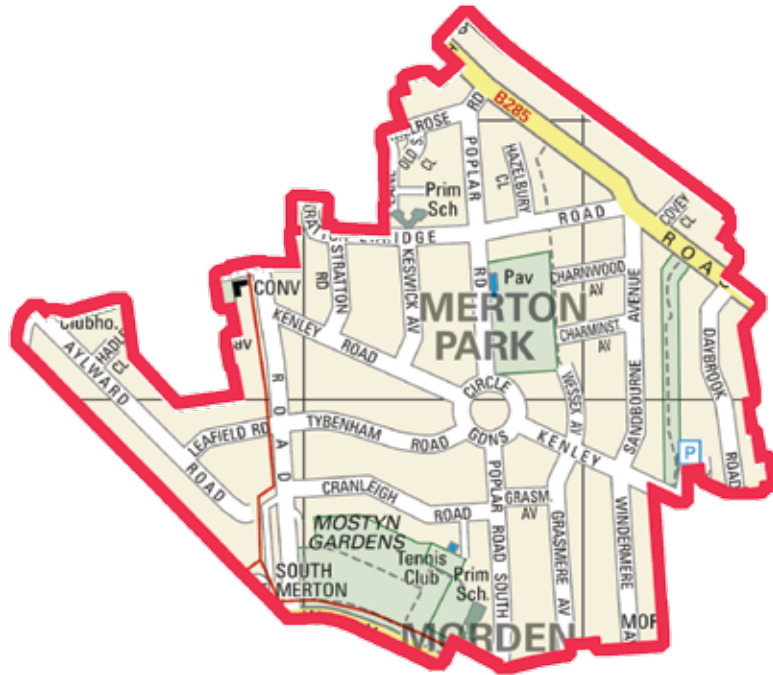


Morden Sub Area Neighbourhoods



DRAFT

1

15 Merton Park

Merton Park Local Neighbourhood

Origins and General Character

The Merton Park neighbourhood is bounded to the south by busy London Road where Morden Tube station is to be found, to the west by the railway line running from Wimbledon to Sutton, to the north by the tramline running from Merton Park to Morden Road and to the east by the ancient route to and from London the A24 Morden Road. Before the arrival of the railways Merton Park was a rural hinterland, though the A24 Morden/London Road which threaded its way past on the eastern boundary was busy with coaches frequently passing. Being halfway between Merton and Morden the land was historically owned by the respective Manors. Merton Common existed partly within this area, being some 90 acres, until an award was made for the enclosure of the Common in 1817 under an Act of 1816 instigated by the then Lord of the Manor John Hilbert. The Tithe Map of 1844 shows that most of the land was owned by Rev. Richard Garth, who was the lord of the manor of Morden, and John Hilbert Tate (the nephew of John Hilbert), who was the lord of the manor of Merton until 1867 and was mostly arable land, with some meadows and gardens. All of this land was purchased by John and James

Innes between 1865 and 1880, being earmarked for development by the brothers with the coming of the railway due to James' inside knowledge of the intended Lower Merton station, being a shareholder of the LBSCR (London, Brighton and South Coast Railway). The first part of the area to be developed was the setting out of Mostyn Road across a field bought from the British Land Company and Dorset Road across Dorset Hall's grounds. Chestnut and Plane trees were planted at this time in anticipation of development. This gives the whole area an established feel in conjunction with the retention of grassy verges. There were no buildings standing prior to 1870 when the first building, Merton School (National) in Church Lane, was erected. The estate was planned by Innes and roads laid out in the 1870s with a circular site at its centre (Circle Gardens) plotted out for a church. In 1881 St Mary's Cottages, a pair of facing terraces, was built beyond the school down a gravel extension of Church Lane. Melrose Road was laid out and its first two pairs of semi-detached cottages built in 1891-2. A number of buildings are locally listed and form part of the John Innes conservation area in Church Lane and Melrose Road. John Innes established a brickworks for the production of

bricks for the development of his estate after which the site served as the local tip before being reclaimed and converted into Mostyn Gardens. Although the whole area had already been planned and laid out, the remaining area was not developed until at least twenty years after John Innes' death in 1904. From the late 1920s to the early 1930s a number of speculative builders had built semi-detached and terraced houses on land bought from the Merton Park Estate Company ensuring that the designs varied pleasingly. These new houses were generally smaller and closer to their neighbours than the original John Innes development, but linking motifs and architectural features were used to unite the areas complementing the original Merton Park development.



Charminster Avenue

Merton Park Local Neighbourhood

Built Form

This area is characterised by a regular plan centred around the circular shaped Circle Gardens and shows a relatively open grain. The majority of houses were built by a number of speculative builders ensuring variety and enabling easier navigation. The built form in Church Lane is late 19th century with the Old School being built in a Gothic Style with a later Arts and Crafts extension. The Old School has been extended recently into a residential courtyard development accessed via Melrose Road using similar materials and details. The rest of Church lane are late 19th-century John Innes terraces in a Domestic Revival style with a rendered ground floor and tile hung first floor façade. The St. Mary's terraces down the gravel extension of Church Lane are also late 19th century and partly rendered and partly red brick with red clay roof tiles.

The small area to the north west of the neighbourhood is composed of late 19th-century semi-detached houses all in the Arts and Crafts or Domestic Revival style. The semi-detached houses on the north side of the road are set well back from the road. Holly hedges, trees and greenery dominate the Melrose Road Character Area. The typical form of the rest of the area

is late 1920s to early 1930s two-storey terraces, three to six in a block with semi-detached and a few detached houses to be found. Small front gardens and long back gardens, mostly with garages at the back or side either individual or in block form. Red brick and pebledashing is a common theme. Roofs are generally hipped with some Tudorised gables topped with red clay tiles and simple chimney stacks. The anomalies in the area are the low rise block of flats behind Mostyn Gardens called Parkview Court. It blends in with the area displaying similar 1930s form with leafy gardens. There are a few pockets of more recent development namely in Stratton Close, Hazelbury Close and Hadleigh Close. The area is punctuated by the open spaces of Rutlishians' Sports Association just to the north of Circle Gardens, Kendor Gardens which is a narrow park linking Dorset Road and Kenley Road running between the back gardens of Daybrook Road and Sandbourne Avenue, and Mostyn Gardens which is the largest open space and is found to the south of the area on Martin Way. Poplar Primary School, Rutlishians' Sports Association clubhouse, Merton Park Primary School and The Old School are the only buildings that show large and irregular footprints.

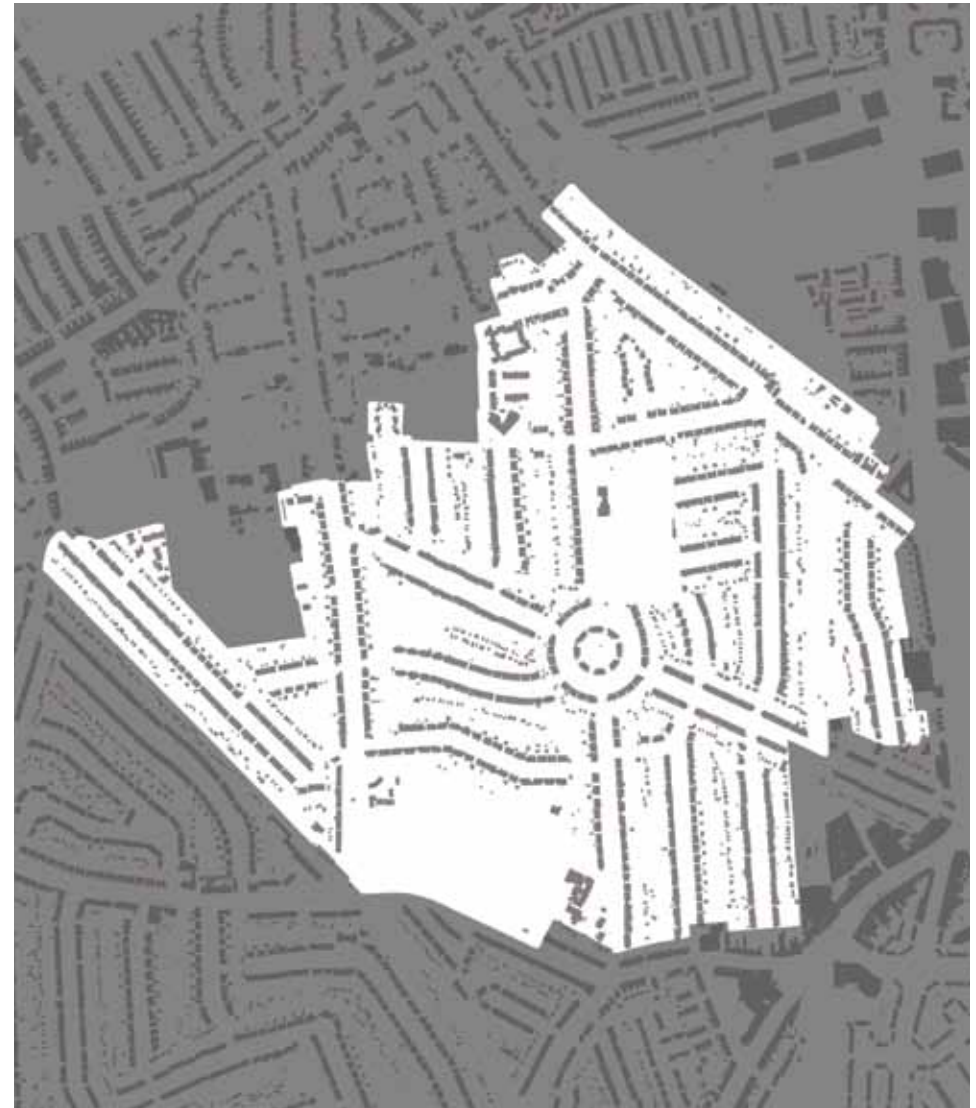


Figure ground of Merton Park neighbourhood

Merton Park Local Neighbourhood

Land Use

The area is mostly residential with 2 storey terraces and semi-detached houses being the majority. There are two schools, namely Poplar Primary School in Poplar Road and Merton Park Primary School in Erridge Road. Rutlishians' Sports Association provides grounds for cricket, football and rugby. Mostyn Gardens is a recreation ground of 10 acres. Cranleigh Lawn Tennis Club is wedged between the back of Mostyn Gardens and the back gardens of houses in Cranleigh Road. There are pay and display car parking facilities off Kenley Road beside Kendor Gardens.

Movement

This neighbourhood is bounded to the south of Mostyn Gardens by busy Martin Way. The traffic backs right up the hill to the junction at the end of Poplar Road South to Mostyn Road during rush hour. Dorset Road offers a minor route across the north of the neighbourhood along with Poplar Road, Circle Gardens and Kenley Road used as a minor route to cut through the area.

Open Space

Not much survives of the rural character from which this area derived from. Mostyn Gardens is a large recreation ground with sunken gardens, play areas and a multi-sports area. The oddly shaped narrow Kendor Gardens is a remnant of the Northern Line extension in the mid 1920s. Originally the Northern Line was to run along Kendor Gardens as an open cutting before going underground at Dorset Road, but due to the high water table in the sandy soil this was impossible. A cut-and-cover tunnel was substituted with the tunnel being pumped free of water. Due to the trains running so close to the surface, the land here is unsuitable for building due to the strength of vibrations. There are no recreational facilities in Kendor Gardens.







Mostyn Gardens view towards Sunken Gardens

Merton Park Local Neighbourhood







Neighbourhood Analysis



General Neighbourhood Characteristics

-  Major movement corridor
-  Minor movement corridor
-  Major barrier
-  Minor Gateway

Positive Neighbourhood Characteristics

-  Key view to open space
-  Glimpsed views
-  Significant view to protect
-  Green open space
-  Significant landscape feature
- HR**  Public realm enhancement needed

Merton Park Local Neighbourhood

Heritage Assets

Heritage map to be added at later stage

Merton Park Local Neighbourhood

Character Areas



- 1 Circle Gardens
- 2 Mostyn Road
- 3 Mostyn Gardens
- 4 Melrose Road
- 5 Dorset Road

1 Circle Gardens Character Area

Assessment

The Circle Gardens Character Area is formed around the circular hub of Circle Gardens with roads radiating outwards along Kenley Road, Poplar Road South and Tybenham Road. The area is enclosed to the south by busy London Road where Morden Tube station is located, to the west by the railway line running from Wimbledon to Sutton, to the north by the Dorset Road and Melrose Road Character Areas and to the east by Morden Road and the Northern Line ending at Morden station. There is an organic feel to the radiating roads, helping to break the monotony that could have been present with lines of similarly styled terraces.

The roads in this area are generally well established with medium to large trees with small grassy verges (these have been lost in Aylward Road to its detriment). This gives the area a leafy pleasant feel and is generally a peaceful area punctuated to the east by the green space of Kendor Gardens. Loss of front boundary walls is relatively common along roads nearer to the tube station that have parking restrictions in place, the retention of greenery in front gardens manages to maintain the integrity of the area in most cases though.

The typical form of this area is late 1920s to 1930s 2 storey terraces, 3-6

in a block with a few semi-detached and detached houses to be found. Small front gardens and long back gardens, mostly with garages at the back or side either in block form or individual. Red brick and pebledashing is a common theme with projecting or recessed porches (often closed in disrupting the rhythm of the terraces), showing horizontal, circular or pitched shapes with minimal decorative detail. Original wood casement windows are still intact in some cases with leaded stained glass above the top part of the transom. UPVC windows have extensively replaced originals eroding the visual coherence of the design intent. The same is the case with front doors, but some good examples with circular lights still exist. Roofs are generally hipped with some Tudorised gables or bay windows (some with hipped gables), topped with red clay tiles and simple chimney stacks. Some roofs show ornamental brackets under the closed eaves. Hung tiles exist between ground and first floor bay windows in some cases all in red tiles. There is a good example of small hipped dormer windows on the second floor in a terrace in Charminster Avenue which are appropriately sized in proportion to the building.

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 the existing character



Stratton Road

1 Circle Gardens Character Area

Issues & Guidance



Dormers in Charminster Avenue



Stratton Close



Loss of verges Aylward Road



Kendor Gardens



Loss of boundary in Windemere Road

Issues

Public Realm:

- Loss of verges in some roads.
- Although established green space exist in Kendor Gardens there is room for improvements, particularly near the entrances to the park.
- Loss of boundaries particularly in roads with parking restrictions in place.

Built Form:

- Infilled porches disrupting the lines of terraces.
- Replacement UPVC windows lacking the original design elements eroding character of houses.
- Use of skylights, solar panels and excessively large dormer windows on front facades disrupting the rooflines.
- Poorly executed extentions infilling space between terraces in a style or size which detracts from the original buildings.

Guidance

Public Realm:

- Retain existing front boundaries and landscape.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain existing features where they exist and follow original glazing patterns when replacing windows.
- Place rooflights and solar panels on rear elevation, dormer windows to be an appropriate size and style for the building.
- Preserve gaps between buildings.

Enhancement Project

MP1: Reinstatement of verges in Aylward Road

MP2: Improvements required to public conveniences to make entrance to Kendor Gardens more attractive

MP3: Improvement to entrance of Kendor Gardens to make it more inviting

2 Mostyn Road Character Area

Assessment

This small character area is located to the north west of the neighbourhood and consists of a section of Mostyn Road that was developed by one builder in the mid 1920s. The exceptions are the Flint Barn, which for many years was the Convent of Our Lady of the Sacred Heart, which has now reverted back to residential use, and a John Innes Arts and Crafts building at the back of the Flint Barn. The Flint Barn is the only building in the whole neighbourhood to be statutorily listed and was designed and built by the Arts and Crafts architect Sydney Brocklesby in 1922. It was built using flint from local farm buildings in the style of a tithe barn. There are a couple of modern semi-detached red brick houses built in a Georgian style next door on land that was sold off from the Flint Barn relatively recently. The rest of the road in this area consists of semi-detached and terraces of four houses built in London Stocks on the ground floor and between the ground and first floor bay windows (either bow or bay shaped), pebledashing has been used for the rest of the first floor façade. The ground floor bay windows are formed of substantial stone mullions, most having been painted white, with a transom set with casement windows. The bay windows have stone quoin

details either side of the brickwork and have either a flush or hipped gable. The hanging canopy porch and top of the first floor bay windows show classical dentil details in some isolated cases. Roofs are hipped with red clay tiles and simple chimney stacks. The road is leafy and has a tranquil feel to it despite some loss of front boundaries.

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 the existing character



Semi-detached house showing stonework details

2 Mostyn Road Character Area

Issues & Guidance



General streetscape view



Mostyn Road terrace



Modern Neo-Georgian semi-detached houses



Glimpsed view of the Flint Barn



Detached John Innes house behind Flint Barn



Mostyn Road bow shaped bay window

Issues

Public Realm:

- Loss of some front boundary.

Built Form:

- Infilled porches, disrupting terraces and design of semi-detached houses.
- Replacement UPVC windows not in keeping with original casement windows.
- Use of skylights on front façades and extensions into loft space changing hipped roofs into gable roofs.
- Most stonework in Mostyn Road has been painted white obscuring the original material.

Guidance

Public Realm:

- Reinstatement and/or retention of boundaries where possible.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain existing features where they exist and follow original glazing patterns when replacing windows.
- Place rooflights and solar panels on rear elevation and retain roof hip articulation.
- Removal of paint from stonework where possible to expose stone detailing.

3 Mostyn Gardens Character Area

Assessment

The Mostyn Gardens character area is formed around Mostyn Gardens and includes Poplar Primary School, Cranleigh Tennis Club and George Square. The area is bounded to the north by Cranleigh Road, to the east by Poplar Road South, to the south by the main thoroughfare of Martin Way and the west by Mostyn Road. Mostyn Gardens is a large recreation ground of 10 acres which was formerly a brickfield whilst John Innes' was developing the surrounding area in the late 19th century and now has sunken gardens, play areas and a multi-sports area. It is popular with dog walkers and parents with toddlers and children. Mostyn Gardens is well established and sheltered from Martin Way and Mostyn Road by verdant trees and shrubs.

Poplar Primary School was first opened in 1932 with the original building still standing and visible from Poplar Road South. The school grounds extend to the back onto Mostyn Gardens with the multi-sports area shared with the public out of school hours.

Cranleigh Tennis Club is wedged between Mostyn Gardens and the back gardens of Cranleigh Road. Access is from Cranleigh Road and it has five hard courts and a clubhouse with gardens.

Parkview Court is a more recent development in George Square which is uncharacteristic of the local neighbourhood. Parkview Court is a recently built two-storey block of flats built in character with the local area with red clay tiles all set in a leafy environment. The rest of George Square shows small post-war modern semi-detached houses in a court-style setting.

A well-defined and kept footpath runs between Cranleigh Tennis Club and Poplar Primary School to give access from Poplar Road South to Mostyn Gardens.

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 the existing character



Mostyn Gardens recreation area

3 Mostyn Gardens Character Area

Issues & Guidance



Poplar Primary School



Mostyn Gardens utility area



Parkview Court



George Square houses



Mostyn Gardens sunken gardens



Footpath to Poplar Road South

Issues

Public Realm:

- Sunken gardens require some improvements to make it a more attractive space.
- Utility area in Mostyn Gardens requires tidying.

Built Form:

- Modular building outside Poplar Primary School obscures the front façade and is not in keeping with the main building.

Guidance

Built Form:

- Investigate relocation of temporary building to a more suitable location - perhaps behind the main school building.

Enhancement Project

MP4: Tidying up of utility area.

MP5: Maximise design potential of sunken gardens - enhancement project in association with local groups.

4 Melrose Road Character Area Assessment

This is the oldest part of the neighbourhood and shows the most variety date wise and in terms of materials and form in such a small area. The whole of this little character area falls under the John Innes (Merton Park) Conservation Area and has locally listed buildings along both Church Lane and Melrose Road. The Old School which stands on the corner of Melrose Road and Church lane was built in 1870 in the Gothic Style and has later Arts and Crafts additions. The building shows delightful detailing with moulded brickwork around some windows and gables, gauged brick arches, banded courses, stonework, crested ridge tiles, red brick dentil cornices with steeply pitched gables, slate roof tiles and a bell tower. The recent modern addition to the back of the Old School forms a courtyard development accessed via Melrose Road with materials and design sympathetic to the original building. The rest of Church Lane opposite the ancient Church Path Burial Ground shows a Domestic Revival style in two terraces of four with rendered ground floor and tile hung first floor with gables, crested ridge tiles and substantial sash windows with multiple panes. These two terraces are separated by the gravel path extension

of Church Lane where two late 19th-century facing terraces can be found. These terraces are built in different styles, both intended as artisan's cottages. The south terrace has a brick ground floor with dentil string course and rendered first floor with casement windows whereas the north terrace is fully rendered with sash windows and a central linking red tiled gable. Melrose Road has a variety of styles. Some are wide semi-detached houses with patterned brickwork, string courses, casement windows with red brick surrounds and hipped roofs. Others are set well back from the road, fully rendered with a low roof pitch and slate roof tiles and casement windows. Most of the houses in Melrose Road and Church Lane have retained their holly hedges in keeping with the John Innes Conservation Area. Even though there are no verges along these roads, it is very tranquil and leafy due to the retention of boundaries and gardens. Merton Park Primary School can be found at the end of the footpath from Church Lane accessed from Erridge Road and is a red brick building which dates from 1927. It has moulded brickwork at the eaves of the gables and neat dormers formed from windows extending from the ground floor level and red clay roof tiles.

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: **85**

Area type:

Area of established high quality



Melrose Road cottage

4 Melrose Road Character Area

Issues & Guidance



Merton Park Primary School



Artisan cottages in extension of Church Lane



Church Lane terrace



The Old School, Church Lane



Patterned brickwork, Melrose Road



Houses well set back from road, Melrose Road

Issues

Public Realm:

- Lack of visible boundary treatment at Merton Park Primary School.

Built Form:

- UPVC windows present at Merton Park Primary School and in a few isolated incidences.
- Some roofing materials replaced by inappropriate tiles along the extension to Church Lane.

Guidance

Public Realm:

- Planting scheme or a low fence as a suitable front boundary for Merton Park Primary School so that boundary is better defined from the streetscape.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.

5 Dorset Road Character Area

Assessment

This area shows a slightly more open grain to the most of the rest of the neighbourhood and incorporates the Old Rutlishians' Association sports grounds and clubhouse. The grounds were acquired in 1924 and the clubhouse was built in 1936 and has further modern additions. Dorset Road is the main thoroughfare in the area with a minor route cutting through towards Circle Gardens along Poplar Road. Dorset road has large well-established trees that were planted prior to development in the mid to late 1920s. The majority of the housing stock in this area was built in the late 1920s to 1930s with the exception of Hazelbury Close which is a modern Tudor-style development which retains a leafy feel and a couple of modern low-rise blocks of flats near the end of Dorset Road towards Morden Road. The area is characterised by semi-detached houses, most of the roads having grassy verges. Despite Dorset Road being the main thoroughfare the road maintains a tranquil feel due to its leafy and wide nature.

Although of a similar form the houses vary in materials and style due to numerous speculative builders. Some of the features to be found in the area are pebbledashed Tudorised semi-detached houses with red tiled, plain or Tudorised gables, red brick quoin

details, brick arches, open porches, red brick window surrounds, dentil details at top of first floor bay windows, casement windows with leaded lights above the transom with either flush windows or bay windows (some bow shaped) and hipped roofs with red roof tiles and pinnacles at the ends of roof lines. Detached houses show pebbledashing, bay windows with red tiling between ground and first floor, casement windows with stained glass in the upper part of the casement, oriel windows, a shallow roof pitch with hipped gables and ornamental brackets under the eaves and porches with a pitched and tiled roof.

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 the existing character



Dorset Road

5 Dorset Road Character Area

Issues & Guidance



Poplar Road



Detached house showing original details



Daybrook Road



Hazelbury Close



Old Rutlishians' Association clubhouse



Lowrise block of flats, Dorset Road

Issues

Public Realm:

- Loss of boundary, particularly in Daybrook Road which is subject to parking restrictions

Built Form:

- Use of skylights on front façades.
- Removal of hipped roofs to make space for loft space.
- Infilled porches, disrupting terraces and design of semi-detached houses.
- Replacement UPVC windows not in keeping with original casement windows.

Guidance

Public Realm:

- Reinstatement and/or retention of boundaries where possible.

Built Form:

- Place rooflights and solar panels on rear elevation and retain roof hip articulation.
- Retain existing features where they exist and follow original glazing patterns when replacing windows.

Merton Park Local Neighbourhoods

1 Circle Gardens 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			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	40	25	
Character Area Total Score	65		

2 Mostyn 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			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest : Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality : Area with few vacant or underused sites which affect the character			
Criteria Score	60	10	
Character Area Total Score	70		

Merton Park Local Neighbourhoods

3 Mostyn Gardens 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			Poor
Built form: Buildings with cohesive scale, massing and details			Poor
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	Good		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Good		
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality : Area with few vacant or underused sites which affect the character	Good		
Criteria Score	50	15	
Character Area Total Score	65		

4 Melrose 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	Good		
Architectural Interest : Area containing buildings of architectural or historic interest	Good		
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	Good		
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	80	5	
Character Area Total Score	85		

Merton Park Local Neighbourhoods

5 Dorset 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			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	50	20	
Character Area Total Score	70		

Morden Sub Area Neighbourhoods

Character Area Assessment

