23 Grand Drive Neighbourhood

Grand Drive Local Neighbourhood

Origins and General Character

This neighbourhood is centred around Grand Drive and contains residential development and open spaces either side of it. Its northern boundary is marked by Bushey Road. The alignment of Grand Drive was originally marked by a hedgerow across open fields in maps dating from the 1870s. St. Saviours Church opened in 1907 and the distinctive row of "Arts and Crafts" villas opposite followed shortly after. Around 1915, Blenheim Road and the adjacent section of Grand Drive began to be populated with substantial villas. At that time, Grand Drive dwindled to a path going south towards Bijou Villas across open fields. In the 1920s George Blay bought up much of the open land surrounding these small areas of development and began to construct the Cannon Hill Estate. Open spaces were a big selling point and he took care to preserve the setting of the existing high quality Edwardian housing.

Land use

The predominant land uses within the area are residential and open space. The church and sports pavilions provide community facilities within the area.

Movement

The neighbourhood is bounded by the busy Bushey Road to the north and bisected by Grand Drive running north to south. The northern end of Grand Drive, suffers from heavy traffic queues at the junction with Bushey Road. Grand Drive is a key route linking Raynes Park through to Morden and Sutton.

Built Form

The majority of houses in the area consist of short terraces, originally with leaded light windows, open porches linked to front bays with three vertical timbers in the gables. Small areas of consistently detailed semi detached properties break the pattern at Linkway and Heath Drive, with substantial Edwardian villas in Blenheim Road. The northern part of Grand Drive has a distinctive character defined by the combination of St. Saviours Church and the well detailed villas opposite. To the south, the layout of Bijou Villas on the east side of Grand Drive, overlooking open space, contrasts with the formal planned layout of the streets to the north.

Figure Ground of Grand Drive Neighbourhood

Grand Drive Local Neighbourhood

Open Space

The recreation grounds within the area make a key contribution to the area's character. Prince Georges playing field provides open views from Bushey Road when approaching the neighbourhood from the east. This openness is in stark contrast to the tight and formal layout of terraced housing to the north of Bushey Road. The open space adjacent to Westway Close also has strong visual amenity value, being directly overlooked by the houses. Similarly, Bijou Villas and the adjacent houses on the eastern side of the lower part of Grand Drive benefit from their situation with glimpsed views of the open space opposite. A smaller area of open space on Crossway also contributes to this open character that characterises some parts of the street scene.
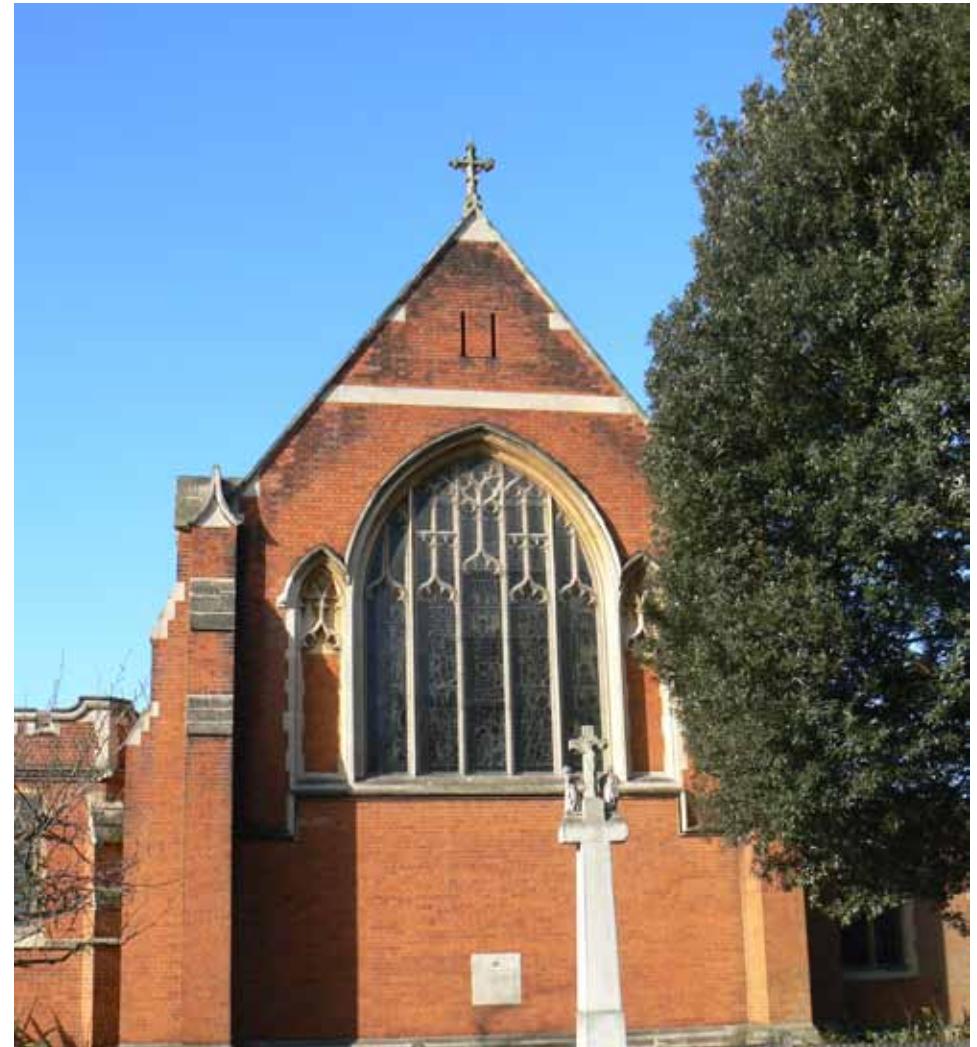
St. Saviour Church

Grand Drive Local Neighbourhood

Neighbourhood Analysis

General Neighbourhood Characteristics

▪▪▪▪▪▪	Major movement corridor
– – – –	Minor movement corridor
◌	Major Gateway
┄┄┄►	Glimpsed views

Positive Neighbourhood Characteristics

◢	Key view to open space
⬭	Green open space
★	Local Landmark
⬭	Significant landscape feature

Negative Neighbourhood Characteristics

GD ●	Public realm enhancement needed

Heritage map to be added at later stage

5

Grand Drive Local Neighbourhood

Character Areas
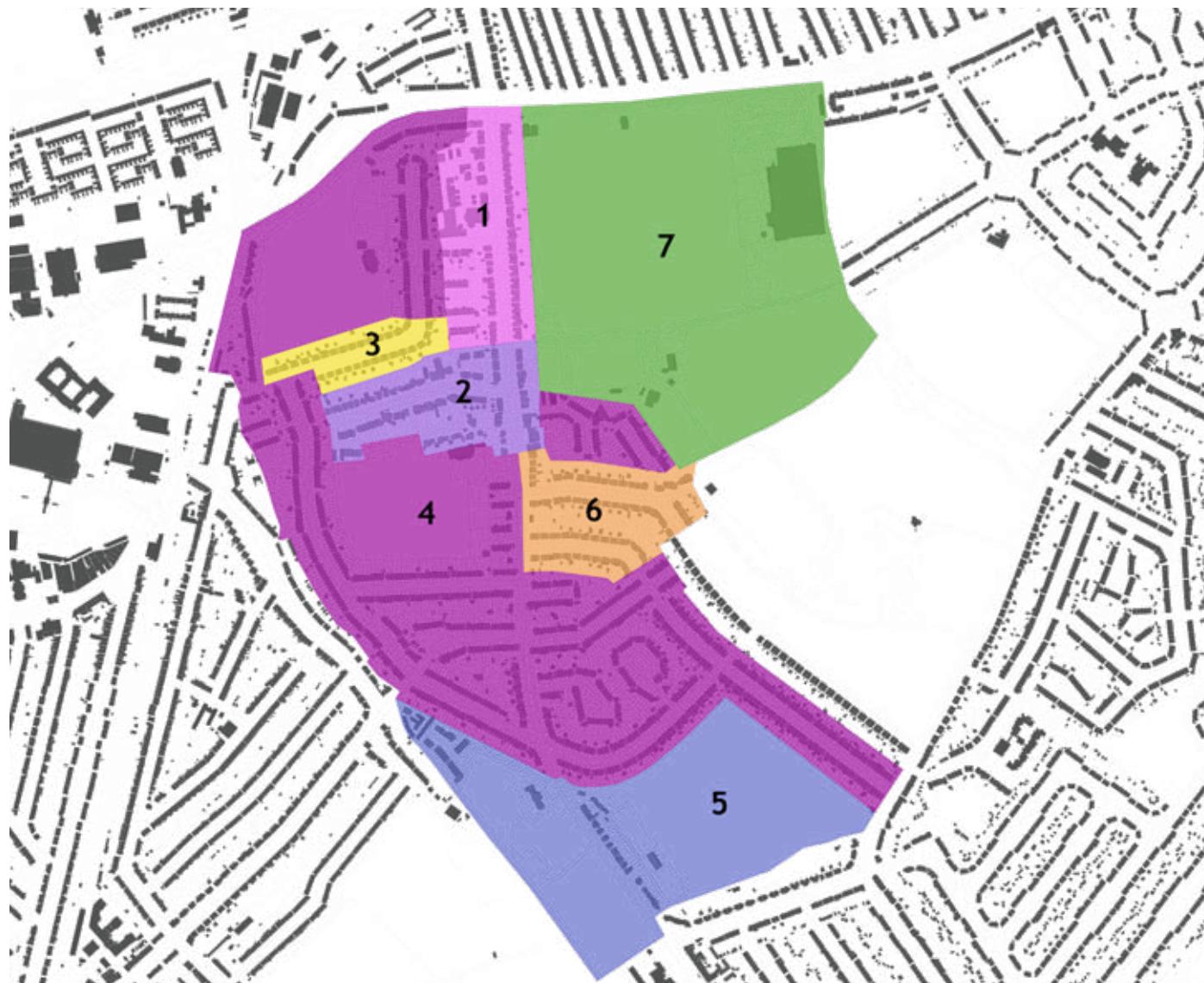
Merton borough character study: 23 Grand Drive Local Neighbourhood

1	Grand Drive North
2	Blenheim Road
3	Linkway
4	Westway
5	Grand Drive South
6	Heath Drive
7	Prince Georges Playing Field

Grand Drive Local Neighbourhood

Character Area Assessment, Issues and Guidance

1 Grand Drive North Character Area

Assessment

Character Statement

This area marks the gateway into the neighbourhood. Turning off Bushey Road, the width of the road narrows and there is a sense of transition into a more tranquil residential area. Houses on the eastern side of Grand Drive are distinctive, high quality villas with a strong identity. Gable fronted pairs with tiled cills and angled bay fronted houses with rendered details line this side of the drive. Street trees are limited but there is substantial planting in front gardens. St.Saviours Church, a local landmark, creates a significant break in scale from the residential development that maintains an otherwise strong building line. Other individually designed houses contribute to the higher quality residential character. On the western side, two short closes, Michaelmas Close and Coppice close break the regularity of frontage with development at right angles to Grand Drive ranging from 1920s short terraces to a 1990s terrace at Michaelmas Close with an open parking court at the front.

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: 75

Area type:

Area of established high quality

Grand Drive Detail

Issues & Guidance

Grand Drive

Michaelmas Close

St. Saviours Church

Grand Drive

Grand Drive

Issues

Public realm:
• Paving; tarmac, fragmented finish.
• No grass verges, some loss of front boundary walls and hedges.
• Heavy traffic queues up to Bushey Road.
• Pedestrian environment adversly affected by speeding traffic.

Built Form:
• Some inappropriate roof extensions to villas on eastern side.
• Loss of original detailing and replacement roof covering.
• Changes to original materials eroding character of original properties.

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Guidance

Public Realm:
• Strengthen street tree planting.
• Retain existing front boundaries and landscape.

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.

2 Blenheim Road Character Area

Assessment

Character Statement

This character area contains some of the oldest properties in the neighbourhood, but also the largest variety in age and style. The large scale of the substantial Edwardian villas on the southern side of the road contrasts with the smaller scale 1930s semi detached housing at the western end of the road and the Neo Georgian terrace at the eastern end. The older villas and cottages set amongst the later development and the grass verges and mature street trees give the area an established, mature feel. The section of this character area on Grand Drive contains a group of three attractive "Arts and Crafts" style properties dating back to 1910. The entrance to Blenheim Road is marked by open frontages with no tree planting in front of the flats and the Neo Georgian terrace. The road then bends around to the left and the character changes dramatically with a greater sense of enclosure created by the consistent building line and the mature trees in the street scene.This character area represents the historic "core" of the neighbourhood.

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:

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

Blenheim Road

Issues & Guidance

Blenheim Road

Blenheim Road

Blenheim Road

Grand Drive

Grand Drive

Grand Drive

Issues

Public Realm:
• Possible loss of existing mature and semi mature landscape features both in public and private realm.
• Lack of significant landscape at eastern end of road.

Built Form:
• Loss of original detailing to Edwardian properties and 1930s semi detached housing.
• Unsympathetic alterations including roof extensions, painting brickwork and replacement windows.

Guidance

Public Realm:
• Existing mature oak trees adjacent to 33 Blenheim Road and at the far eastern end of the road to be preserved.
• Encourage tree planting at the eastern end of the road to complement the landscape at the western end.
• Retain existing front boundaries and grass verges.

Built Form:
• Alterations to the existing properties should be informed by the original design and detailing.
• Roof alterations should be subservient to the main roof and not disrupt the principal elevation.
• Original glazing or glazing patterns should be retained.

Enhancement Project

GD1: Additional street tree planting at eastern end of road.

3 Linkway Character Area

Assessment

Character Statement

This character area contains a significant group of 1930s semi detached properties, all built at the same time by one developer. They are all consistently detailed with double height curved bays with tile hanging and timber open porches. Half timbered gables top the double height bays with small oriel windows above the porches. Some original timber leaded light windows remain and where they have been replaced, the fenestration pattern has generally been followed. Parking is off street and the front boundary line is still strong with hedges and low walls defining property boundaries.The consistent rhythm of the bays and gables creates a strong sense of identity and cohesion. A fine and well preserved example of 1930s speculative suburban housing.

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:

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: 75

Area type:

Area of established high quality

Linkway

Issues & Guidance

Linkway

Linkway

Linkway

Issues

Public Realm:
• Loss of front boundaries to parking.
• Loss of landscape in private areas to forecourts.
• Loss of grass verges and scope for additional tree planting.

Built Form:
• Inappropriate alterations such as roof extensions and over large side extensions which damage the sense of separation between properties.
• Loss of original detailing such as windows, doors and porches.
• Infilling of entrance canopies destroys articulation of front elevation.
• Loss of original leaded glass features.
• Some hipped roofs converted to gables.
• Variety of roof finish with change of original clay tiles to concrete interlocking tiles.

Guidance

Public Realm:
• Retain paving slabs, reinstate grass verges and strengthen street tree planting.

Built Form:
• Retain original window and doors if present. Any replacement windows should match the glazing pattern of the original, stained or leaded features should be replicated if possible.
• Preserve existing front boundaries where present.
• Retain hip roof articulation on ends of terraces, roof lights should be situated on the rear elevation of houses.
• Avoid total infilling of entrance canopies.

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4 Westway Character Area

Assessment

Character Statement

A large residential area forming the majority of the neighbourhood. The area predominantly laid out in the 1920s by George Blay. Short terraces line a formal street layout with some grass verges and street trees. Sweeping roads and short cul de sacs create a open spacious feel to the area. Original detailing consists of timber details over porches, coloured leaded light inserts in doors and paired, half timbered gables at each end of the terrace.Area also includes Berrylands and Cannon Close where the house styles differ in detailing with shallow curved bays and oriel windows under wide eaves at Berrylands and distinctive terraces at Cannon Close with pebbledashed upper floors, well detailed timber windows with cornice and attractive gabled porches.The majority of parking is on plot, but due to relatively short frontages there is pressure to remove front boundaries resulting in a loss of cohesive street character. Westway close and Crossway benefit from some views over open space. This character area has a strong identity due to the architectural cohesiveness of the buildings however it has poor legibilty due to the similarity of building type.

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:

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 exisitng character

Berrylands

Issues & Guidance

Fairway

Westway Close

Crossway

Crossway

Issues

Public Realm:
• Loss of front boundaries, grass verges and street trees, parking on pavement, inconsistent paving materials and detailing.

Built Form:
• Loss of original features such as windows and doors.
• Infilling of porches and painting of brickwork on ground floors destroys architectural rhythm.
• Variety in front boundary treatment degrades the cohesion of street scene.
• Variety in roof articulation and finishes creates disjointed appearance in terrace, particularly on the ends of terrace where hipped roofs have been converted to gable with multiple roof lights installed facing street.

Guidance

Public Realm:
• Reinstate paving slabs, grass verges and trees where lost. Put in place measures to discourage pavement parking.
• Protect & enhance existing areas of open space.

Built Form:
• Retain original window and doors if present. Any replacement windows should match the glazing pattern of the original, stained or leaded features should be replicated if possible.
• Preserve existing front boundaries where present.
• Retain hip roof articulation on ends of terraces, roof lights should be situated on the rear elevation of houses.

Enhancement Project

GD2: Opportunity to enhance Westway Close by replacing railing.

5 Grand Drive South Character Area

Assessment

Character Statement
This character area comprises two large areas of open space Raynes Park Playing Fields and Sir Joseph Hood Memorial Recreation Ground separatedby a row of residential properties on the eastern side of Grand Drive. A short terrace of well detailed Victorian cottages, close to the back of the footway opens out to a row of paired hipped roof villas with strong chimney features. Further south, Bijou Villas are a group of ornately detailed paired villas with brick and plaster detailing around windows and ornate porch. Further south, 1930s semis and a short terrace are all well detailed with prominent half timbering. Views over the open space on the western side of the road contrast with the tight development on the eastern side with its strong building line.

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:

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 character

Bijou Villas

Issues & Guidance

Bijou Villas

View to open space

Grand Drive

Issues

Public Realm:
- The pedestrian environment is poor; there are no street trees or verges and pavement parking on the east side.
- Some loss of front boundaries.
- The views of open space in the area are restricted.

Built Form:
- Potential loss of open aspect to the west side.
- Loss of original detailing on Victorian and 1930's properties
- Lack of relationship between St. Catherine's Square development and existing street layout and built form.

Enhancement Project

GD3: To improve the pedestrian environment / street scene on Grand Drive South by reinstating grass verges, tree planting and rationalising street parking.

Guidance

Public Realm:
- Improve pedestrian environment by reinstating grass verges, tree planting and rationalising parking.
- Existing significant landscape such as Weeping Willows adjacent to St. Catherine's Square should be protected.
- Preserve existing open space and where possible integrate visually with the surrounding area.
- New developments should contribute to the street scene and link to the existing street layout.

Built Form:
- Alterations to the existing 1930s and Victorian properties must be informed by the original design and detailing.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.

6 Heath Drive Character Area

Assessment

Character Statement

An area of consistently designed 1930s semi detached housing with feature front doors with circular glazed insert, flat topped timber porches, square and curved bays and shallow oriel windows with brick detail underneath. Area includes a group of well detailed half timbered pairs with prominent gables. Mature street trees and some grass verges contribute towards the tranquil feel of the area and the consistency of detailing gives the area a cohesive feel.

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:

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: 75

Area type:

Area of established high quality

Heath Drive

Issues & Guidance

Heath Drive

Heath Drive

Heath Drive

Issues
Public Realm:

• Loss of front boundaries,
• Some maintenance of pavement needed

Built Form:
• Loss of original features and change of materials potentially giving area a disjointed appearance.
• Infilling of original entrance canopy.
• Loss of original leaded windows.
• Some hipped roofs converted to gable roof.
• Some painted brickwork at ground level.
• Some loss of building gaps between properties with 2 storey extensions.

Guidance
Public Realm:

• Retain front boundaries

Built Form:
• Preserve original doors or windows where present.
• Preserve gaps between buildings.
• Avoid change of roof structure from hip to gable.
• Setback side extensions from the frontage of the building.
• Avoid total infilling of entrance canopies

7 Prince Georges Playing Fields Character Area

Assessment

Character Statement

This area has a very high amenity value when seen from Bushey Road. The open views to the recreation ground contrast strongly with the tight, urban layout of the terraced housing to the north. From within the neighbourhood, the open space is only visible from the backs of the houses. Access to the recreation ground is from Grand Drive where wide views open out.

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:

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 character

Prince Georges Playing Field

7 Prince Georges Playing Field Character Area

Issues & Guidance

Issues

Public Realm:
• Entrance to the area from Grand Drive would benefit from improvements.
• Car park are within playing field poorly defined and maintained.
• Some fencing within the open space presents an uncoordinated appearance.

Guidance

Public Realm:
• Improve surfacing and edges to the car park.
• Improve the approach to the playing field from Grand Drive

Enhancement Projects

GD4: Improve entrance to the area from Grand Drive including resurfacing

GD5: Improve car part layout and surface

Grand Drive Local Neighbourhood

1 Grand Drive North 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	25	
Character Area Total Score	75		

2 Blenheim 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	70	15	
Character Area Total Score	85		

Grand Drive Local Neighbourhood

3 Linkway 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	25	
Character Area Total Score	75		

4 Westway 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	15	
Character Area Total Score	65		

Merton borough character study: 23 Grand Drive Local Neighbourhood

Grand Drive Local Neighbourhood

5 Grand Drive South 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		■ (Moderate)	
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	■ (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	40	30	
Character Area Total Score	70		

6 Heath Drive 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	■ (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		■ (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			■ (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	70	5	
Character Area Total Score	75		

Merton borough character study: 23 Grand Drive Local Neighbourhood

Grand Drive Local Neighbourhood

7 Prince Georges Playing Field 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	X		
Urban Layout: Strong street pattern or road layout with well defined public spaces	X		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			X
Architectural Interest: Area containing buildings of architectural or historic interest			X
Built form: Buildings with cohesive scale, massing and details			X
Public Realm: High quality public realm and or generally consistent boundary treatments		X	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	X		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		X	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	X		
Economic Vitality: Area with few vacant or underused sites which affect the character		X	
Criteria Score	40	15	
Character Area Total Score	55		

Grand Drive Local Neighbourhood
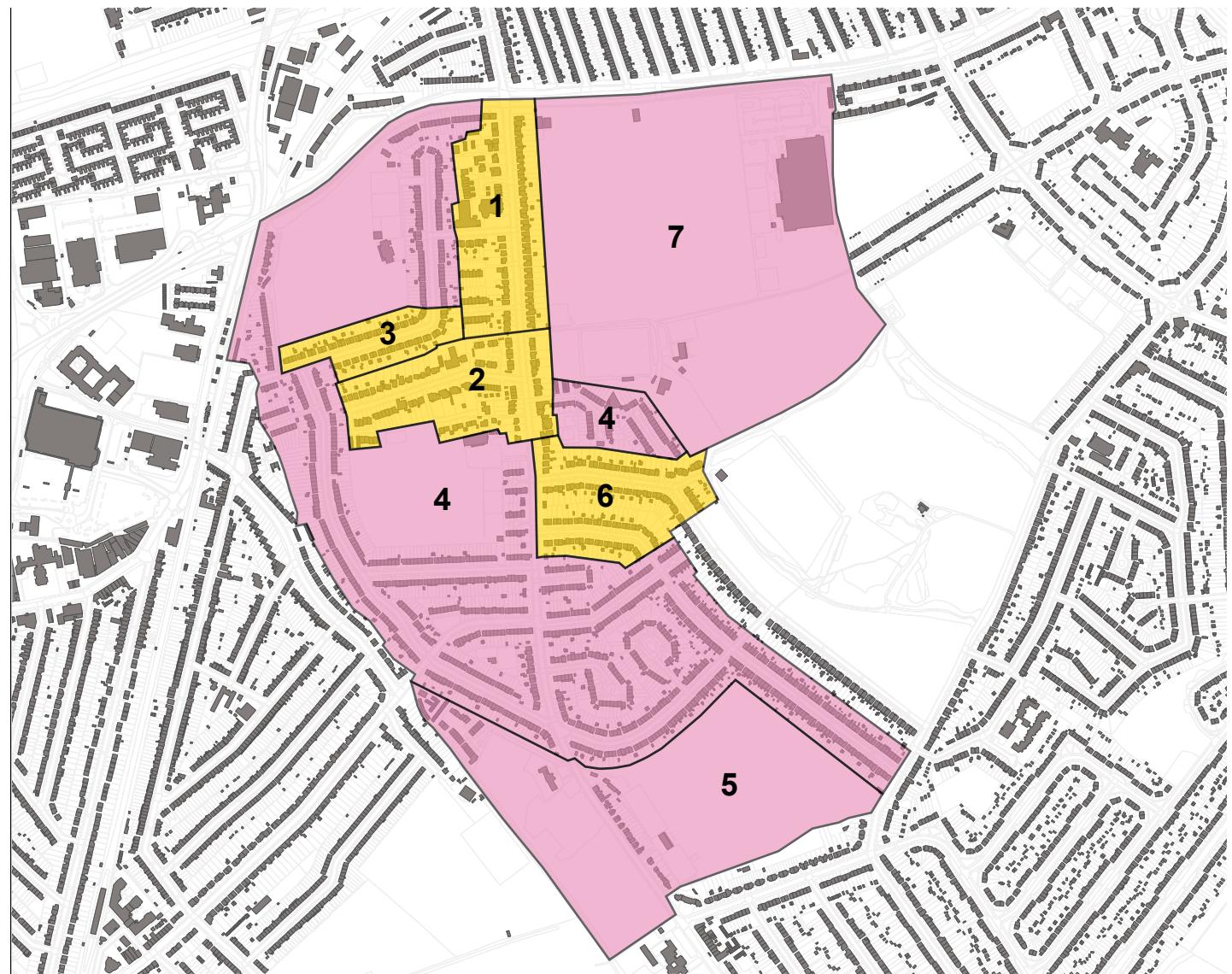
Character Area Assessment

1   Grand Drive North

2   Blenheim Road

3   Linkway

4   Westway

5   Grand Drive South

6   Heath Drive

7   Prince Georges Playing Field

Area of established high quality

Area with scope to reinforce the existing character

Area requiring enhancement to reinforce identity

Merton borough character study: 23 Grand Drive Local Neighbourhood