

Morden Town Centre

Heritage Context

**Strategic Development Framework:
Review of impact on setting and
significance of heritage assets**

November 2020

Portico Heritage Ltd

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1 Introduction

1.1 This report builds upon the initial heritage review undertaken in October 2018 which identified the key heritage assets in and close to Morden Town Centre and the likely sensitivities in terms of heritage planning.

1.2 In Section 5, the report considers the impact of the indicative proposed development on the setting of these heritage assets through a series of views.

Author

1.3 The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. He has been a Principal Inspector of Historic Buildings & Areas in the London Region of Historic England. Most recently he was a Director of Conservation at Alan Baxter & Associates. Nick has extensive experience in dealing with proposals that affect the historic environment and a background in understanding historic buildings and places.

2 Heritage Planning Context

- 2.1 In terms of the historic built environment there are a number of assets in and around Morden Town Centre that are either designated or undesignated heritage assets. This includes the Grade II Registered Morden Hall Park.
- 2.2 Depending on the nature of any new development proposed, the impact that it has on the setting of any nearby heritage assets will need to be considered. Historic England published its 2nd Edition guidance in December 2017: 'Good Practice Advice in Planning – Note 3 – The Setting of Heritage Assets'.
- 2.3 Setting is defined in the National Planning Policy Framework (Annex 2: Glossary, NPPF) as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral”.
- 2.4 The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.

3 Morden Town Centre

Background Overview

- 3.1 The history, development and characteristics of Morden are detailed in the Morden Borough Character Study: 14 Morden Local Neighbourhood¹. In 2009, Design for London produced a Heritage Appraisal that included Morden Town Centre². The following summary provides a background to Morden today.

The evolution of Morden

- 3.2 The area of Morden was estate property of Westminster Abbey until the 16th century. Around 1750 Morden Hall was built. The area was rural in character and primarily used for farming.
- 3.3 The original Morden village is located around St Lawrence Church one mile away from the present town centre. There were isolated pockets of development in the 19th century such as corrugated iron clad cottages built in Crown Lane.
- 3.4 Morden station was opened in September 1926. The arrival of the Underground led to a huge expanse of farmland being developed as residential suburbs. Uniquely Morden is regarded as the only example of the 'Metroland' type of suburb in South London.
- 3.5 There was a wide range of architectural styles used at this time ranging from garden city style cottages, Tudorbethan terraced villas, neo-Georgian flats and streamlined Art Deco or Modern Movement inspired apartment buildings.
- 3.6 The London County Council built the St Helier Estate to the south-east of Morden between 1928 and 1936 which further boosted its prosperity.

¹ Morden Borough Character Study: 14 Morden Local Neighbourhood.
https://www2.merton.gov.uk/cabinet_borough_character_study_part_3_morden.pdf

² Bird, E. (2009) Heritage appraisal for the report on housing intensification in seven south London town centres and their edges, Design for London

- 3.7 To complement the new station, a garage was constructed on the other side of London Road, adjacent to the railway cutting, and, in 1932, Morden Cinema was built next to it on the corner of Aberconway Road.
- 3.8 Around the station a new commercial centre grew quickly as shops sprang up along London Road and Crown Lane. During the 1930s Morden transformed from village to suburb as the town centre and surrounding housing estates were rapidly developed.
- 3.9 In order to preserve some green space the owner of Morden Hall Park, Gilliat Hatfield, sold the freehold to Merton and Morden District Council in 1936 as a permanent open space. When he died in 1941 he left his Morden Hall estate to the National Trust.
- 3.10 After the Second World War there was considerable change in the town centre, with the building of Crown House and a new supermarket in the 1960s (the supermarket being replaced by the Civic Centre/Library in the 1980s) and the demolition of the Royal Arsenal Co- operative Society store, the cinema and garage in the 1980s/90s. Supermarkets such as Sainsbury's Iceland and Lidl are now located in these sites.
- 3.11 During the 1960s modern offices were built over the top of the underground station without harming the interiors of the 1920s underground station. London Road was also widened during this period. The Baitul Futuh mosque was opened in 2003.

Morden Local Neighbourhood Character Area Assessment Issues & Guidance³

- 3.12 This study has comprehensively analysed the character of the area by dividing it into five character areas: (1) Crown Lane; (2) London Road; (3) Abbotsbury; (4) Links Avenue; and (5) Morden Hall Park.

³ Morden Borough Character Study: 14 Morden Local Neighbourhood.
https://www2.merton.gov.uk/cabinet_borough_character_study_part_3_morden.pdf

- 3.13 The study considers a number of qualitative attributes of each character area identifying that the Morden Hall Park area was one of 'established high quality' and that the remainder of the areas had 'scope to reinforce the existing character'. No part of Morden Local Neighbourhood was identified as 'requiring enhancement to reinforce identity'.
- 3.14 In the more commercial of the sub-areas (Crown Lane and London Road), the assessment noted a number of issues that related to their physical urban form, including: variety in shopfront finishes and condition creating disjointed streetscene; and a void in massing between low rise shopping parade and Crown House (Crown Lane Character Area); inappropriate extensions to the rear of commercial buildings backing onto Morden Court eroding the character of the development; and the urban grain broken in places due to variety in use and plot size (London Road Character Area). In the more residential character areas issues related primarily to loss of original detailing, porches and canopies, loss of front gardens and inappropriate side extensions

4 Heritage Context

4.1 Morden Town Centre immediately around the Underground Station does not contain any statutory listed buildings nor is it designated as a conservation area, however it does contain a number of locally listed buildings.

4.2 There are statutory listed buildings, a Registered Park & Garden and conservation area nearby.

Designated Heritage Assets

4.3 The statutory listed buildings, Registered Park & Garden and Conservation Area are 'designated heritage assets', as defined by the National Planning Policy Framework (the NPPF). These include:

- Morden Hall Park – Grade II Registered Park & Garden
- Morden Hall – Grade II
- Gates & Gatepiers to Main Entrance to East of Morden
- Hall (inc. attached wall to north) – Grade II
- A number of structures and features within Morden Hall Park, all Grade II, including: Bridge to rear of Morden Hall; Walls of Walled Garden; Pedestal & Statue of Venus; Snuff Mills (east & West); Morden Cottage; Pedestal & Statue of Neptune
- Morden Lodge – Grade II
- The Grange, Morden – Grade II Milestone – Grade II

4.4 Morden Hall Park also forms part of the Wandle Valley Conservation Area (Sub Area 5).

Non-designated Heritage Assets

4.5 These are buildings identified by the London Borough of Merton as having a degree of significance meriting consideration in planning decisions, because of their heritage interest (NPPF). In this case they are identified on the Borough's Local List⁴ and include:

- Morden Underground Station

⁴ https://www2.merton.gov.uk/loc_list_descriptions_sort1.091.pdf

- Morden Court
- Wall & Gate Piers adjacent to Morden Cottage, Morden
- Hall Road
- 'The Gardens', Morden Hall Road
- Ivy Lodge (Cottage), Morden Hall Road
- Lodges at Morden Road/St Helier roundabout Mill Cottage & The Bothy, Morden Hall Road Sadlers End & Red Cottage, Morden Hall Road The Stables, Morden Hall Park

4.6 In terms of the assessment of proposals within Morden Town Centre on these heritage assets, the effect of any proposals will be on the 'setting' of the assets having regard for the special architectural and historic interest of the listed buildings and the character and appearance of the conservation area.

4.7 Part of the site lies within an Archaeological Priority Area (Stane Street) which means that any future development will need to have full regard for the archaeological implications of the proposals. This report focusses on 'above ground' built heritage.

Assessing heritage significance

4.8 'Significance' is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. The Historic England 'Planning for the Historic Environment Practice Guide' puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.

4.9 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (Historic England, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.

‘Historic Interest’, ‘Historical value’ and ‘Evidential value’

- 4.10 The heritage assets nearby, and their relationship to one another, collectively illustrate the development of this part of London. They tell us about the evolution of Morden from its origins as farmland, the impact of Morden Hall and its Park and perhaps most significantly the impact of the arrival of the railway in the 1920s.
- 4.11 Whilst Morden Hall Park makes an important 20th century contribution as ‘green space’ within suburban London, it also has self-contained historical interest as it evolved from the 18th century onwards as both mansion, landscape and also commercially – with the snuff mills of the 19th century.
- 4.12 The lodges, high brick walled boundary and entrances/gate piers, to the west of the park have always formed a definitive historical boundary and character between the 20th century Morden Town Centre and the open space.
- 4.13 A number of the locally listed buildings, including The Stables, The Gardens, Ivy Lodge, Sadlers End and Red Cottage are historically interesting as forming part of the assembly of estate buildings on the Morden Hall Park estate. Sadlers End and Red Cottage actually forming part of the external wall enclosing the Park.
- 4.14 The Grade II listed The Grange on Central Road is historically important as a visible remnant of late 18th century Morden that is outside the otherwise enclosed Morden Hall Estate. Grade II Morden Lodge is outside the Registered Park & Garden but remains shielded from the road.
- 4.15 Within Morden Town Centre, the façade (and the interior) of Morden Underground Station still remains legible from its original design and is still readable as one of the ‘family’ of Underground Stations built probably by Charles Holden along the Northern Line as it was extended south. Other examples of a similar style being found, for example, at Tooting, Balham and Clapham. The strength of its architectural form means

that its historical significance as part of the family of underground stations has not been completely lost.

4.16 Morden Court also represents the sleek modern movement with its stylized banding, curves and green pantile roofs.

4.17 In terms of Historic England's 'Conservation Principles' the heritage assets provide us with 'evidence about past human activity' and, by means of their fabric, design and appearance, communicate information about its past. Subsequent alteration, demolition and redevelopment around the buildings and area has had some impact on the ability of the older townscape and intact historic buildings to do this, but as most of the older assets are contained within Morden Hall Park, they have been largely shielded from the change.

'Architectural interest', 'artistic interest' or 'aesthetic value'

4.18 It is clear that the heritage assets have 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.

4.19 Those heritage assets identified (either designated or non- designated) in the vicinity of Morden Town Centre possess these heritage values in some quantity. The contributing elements of the aesthetic significance of the area as a piece of historic townscape are the nature of the structures and their contribution to the historic street and landscape and that landscape itself.

4.20 The heritage assets within Morden Hall Park, including Morden Hall itself, are all of architectural interest in their own right and possess significance in terms of their quality, materiality and detailing. In terms of the more functional buildings – the snuff mills and stables – this also relates to their use. Their setting relates directly to the Park within which they sit and which has

- remained largely un-changed for the past century. This has significance not just in terms of the original architectural intention, but also the fact that it has remained largely so since the Park was taken into public ownership in the 1930s.
- 4.21 Morden Hall is an imposing stuccoed 18th century house with much earlier origins dating back to the 16th century.
- 4.22 The listed (and locally listed) walls, lodges and gate piers to Morden Hall Park all provide the physical manifestation of the boundary and separation between the town centre and the Park with their architectural form characteristic of their purpose and age. Their setting therefore changes dramatically whether from within or outside the Park and either relates to the parkland or the suburban expansion of London. There are few places where both are seen together.
- 4.23 Sadlers End and Red Cottage dating from the late 18th/early 19th century, are unique in that they form part of the boundary wall but are 'outward looking'. Ivy Cottage is a detached villa in a typical regency design and is also forms part of the assembly of estate buildings on the old Morden Hall Park estate.
- 4.24 The architectural form of The Grange is typical of a late 18th century stucco villa, and is important as an example of pre-suburban Morden. However it already sits in a much changed context – surrounded by 20th century development and road layouts.
- 4.25 Within the town centre itself, the Underground Station retains its strong stylized form, despite the 1960s office development (of little quality) that now engulfs it. This elevational treatment (and any remaining original parts of the station within) is important for their relationship with the rest of the Northern Line stations of similar type – its significance relating perhaps more to London Underground than Morden itself. Morden Court represents the modern movement of architecture with sleek art deco detailing, curves and pantile roofs.

Wandle Valley Conservation Area

- 4.26 Morden Hall Park forms sub-area 5 of the Wandle Valley Conservation Area – which was originally designated in 1990. The Council have prepared a Character Assessment of conservation areas⁵ and minor extensions to the conservation area at the junctions of Morden Hall Road and Aberconway Road and Central Road were approved in 2007 – to include the width of the road to the west, junctions and The Grange within the conservation area.
- 4.27 The Character Assessment recognises that the Wandle Valley has particular historical interest relating to the following particular characteristics:
- ‘Stane Street’, a Roman Road that linked London Bridge to Chichester;
 - Merton Priory founded in the 12th Century;
 - The Surrey Iron Railway;
 - Early industrialization, particularly riverside industry including water mills; as well as
 - Large country house estates the former grounds of which survive as areas of ‘parkland’ adjoining the River Wandle
- 4.28 Much of the identified character of this particular area appropriately relates to the ‘inside’ of the Park and its parkland character. It does however consider the marginal areas, particularly along Morden Hall Road with its wide grassy verges separating footpaths from the main highway with tree planting. This, with its timber bollards protecting the grass from parking, is identified as contributing to the semi-rural, suburban character of this part of the conservation area.
- 4.29 Morden Hall Road is identified as a negative feature within the conservation area due to its traffic

⁵ Draft Wandle Valley conservation area character assessment (2007).
https://www2.merton.gov.uk/environment/designandconservation/conservation_areas_listed_from_nwe/wandle_valley_ca.htm

domination, and the array of security cameras in close proximity to the listed railings within Morden Hall Park.

4.30 The Appraisal specifically states the following, regarding the prospect of any major or significance development in close proximity to this part of the conservation area:

A development brief/framework should be prepared for the site or area concerned to secure an appropriate form of development that maintains and enhances the character and setting of the conservation area including buildings and spaces, particularly the parks along the Wandle and entrances to them and preserves any archaeological remains. Key requirements will include:

- *Buildings of a form and scale that reinforces the relationship between built development and open spaces*
- *Buildings designed of a high quality and which integrate with the surrounding pedestrian network, maintain views and which provide overlooking/surveillance of public rights of way and spaces.*
- *Use of good quality materials that reflect and complement but not necessarily copy the palette of historic materials that survive within the area*
- *Create links between the development and Morden Hall and Ravensbury Parks*
- *Where possible maximise opportunities to improve the entrances, particularly to Ravensbury Park.*

5 Strategic Design Framework

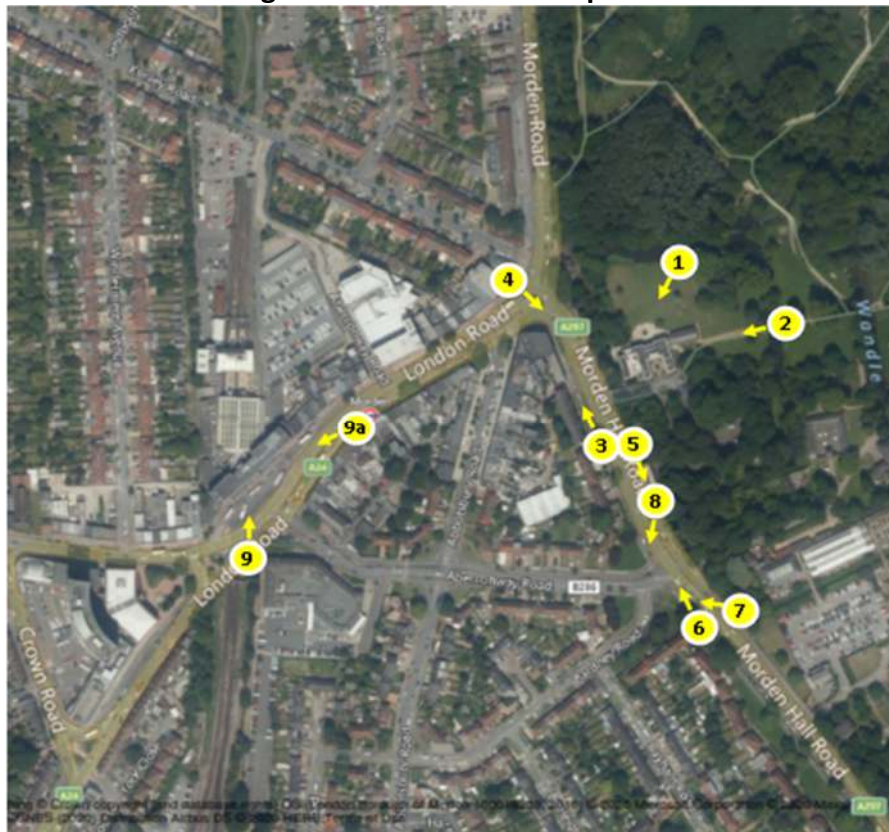
- 5.1 The Morden Strategic Development Framework (SDF) sets out the vision, core objectives, and ‘first principles’ for the regeneration of Morden Town Centre.
- 5.2 In terms of the impact of any future proposals identified in the SDF for Morden Town Centre, their impact on heritage assets will primarily be on their setting.
- 5.3 Historic England have produced guidance on The Setting of Heritage Assets⁶ published in December 2017. This gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting.
- 5.4 The Guidance provides a step-by-step approach to proportionate decision taking. This can be summarized as follows:
- Step 1: Identify which heritage assets and their settings are affected
 - Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
 - Step 4: Explore ways to maximise enhancement or minimize harm
 - Step 5: Make and document the decision and monitor outcomes.
- 5.5 The historic environment, and specifically the relevant heritage assets that should be considered as part of this assessment are identified earlier in this report and

⁶ Historic England (2017) The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

within the SDF, including consideration of their setting in the context of their significance.

- 5.6 It is proposed that the potential impact of any new development on these heritage assets will be 'tested' primarily using a series of viewpoints (refer to Figure1).
- 5.7 A 3d model by architects Hawkins Brown provides an indication of the massing and bulk that is being tested to achieve circa 2000 homes within the regenerated Morden town centre. Using VuCity software, Merton Council has created a series of viewpoints to aid the impact testing.
- 5.8 Once the extent of the actual proposed development is known it would be beneficial to review the viewpoints to ensure that the full impact of that development on surrounding heritage assets can be fully assessed and it may lead to a number of additional points being identified.

Figure 1 - Location of viewpoints



Viewpoint 1 - Morden Hall

- 5.9 Viewpoint one is taken from the outer edge of the formal garden to Morden Hall (Grade II) within Morden Hall Park (Grade II) and the Wandle Valley Conservation Area, looking south towards Morden Hall. The view provides the best opportunity to appreciate the north elevation 'garden front' to Morden Hall with its two storey symmetrical stucco'd façade, parapet and tiled roof behind.
- 5.10 The view illustrates the largely mature sylvan setting that the building has retained despite its proximity to Morden Town Centre – although glimpses of the urban surroundings can be had through the trees to the left of the view.

Indicative Development View

- 5.11 The Indicative Development View shows how massing might appear in the backdrop of this view, behind Morden Hall. Whilst much of the massing would be largely shielded by the mature trees along the edge of the Park, development of the scale and massing illustrated has the potential to cause some harm to the setting of Morden Hall – which has otherwise largely retained its enigma of isolation from urban London.
- 5.12 It will be important that any future development along the western side of Morden Park Road considers this impact in terms of scale, mass and also materiality.



Viewpoint 2 - footbridge to rear of Morden Hall

- 5.13 Viewpoint 2 is taken from the eastern side of the listed footbridge looking west towards the side of Morden Hall. The bridge in the immediate foreground is Grade II listed and provides access to the more formal gardens to the east and north of Morden Hall.
- 5.14 Whilst not a principle elevation of Morden Hall, it is a 'picturesque' view towards the listed building, with the bridge in the foreground and mature planting completing the scene and is therefore a good place to further appreciate the semi- rural setting of Morden Hall.

Indicative Development View

- 5.15 As with Viewpoint 1, whilst the majority of the indicative massing would be largely shielded by the mature trees both in the foreground and background of the view, development of the scale and massing illustrated has the potential to cause some harm to the setting of Morden Hall. This relates primarily to the element of the building's semi-rural setting that contributes to its significance.



Viewpoint 3 - walls, gates and gate piers (northward)

- 5.16 Viewpoint 3 is taken from western side of Morden Hall Road looking north. It includes the Grade II listed walls, gates and gate piers as well as a glimpse of the western elevation of Morden Hall. The view also encapsulates the transition between 'urban' Morden Town Centre and the 'parkland' of Morden Hall Park including a grassy verge separating footpaths from the main highway with tree planting. Whilst this transitional space is identified as contributing to the semi-rural, suburban character of this part of the conservation area, in reality it is more pronounced south of the junction with Aberconway Road. To the north it is narrower and contains driveways and parking.
- 5.17 This view provides ones of the few moments that the reality of Morden Hall's urban context and setting is visible.

Indicative Development View

- 5.18 The Indicative Development Views shows that the key elements of heritage significance are unchanged by the indicative development in this view. The transitional semi-rural nature of the space remains, with street trees and grass verge still providing a buffer between the town centre and the Park, including the listed assets identified above.



Existing view



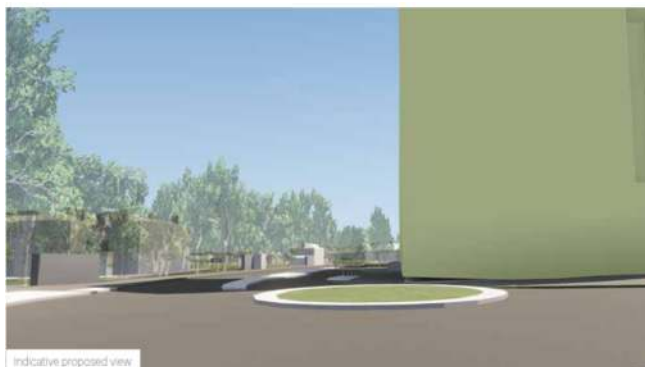
Indicative proposed view

Viewpoint 4 - walls, gates and gate piers (southward)

- 5.19 Viewpoint 4 looks south along Morden Hall Road with Morden Hall Park on the left and the town centre of the right. The Grade II registered Park is clearly defined by the listed brick wall which encloses the dense mature trees and planting which characterizes the Park along this boundary. There are a number of mature trees that are located outside the park boundary adjacent to the roundabout which form part of the overall sylvan character. An entrance to Morden Hall is identifiable by the listed gate piers breaking the length of wall.
- 5.20 In contrast, other than the broad nature of the road, the right hand, eastern side of the view is urban with commercial buildings fronting the roundabout.

Indicative Development View

- 5.21 5.19 The indicative development will be clearly located within what is already the 'urban' side of Morden Hall Road and whilst it is likely that the scale of development will change, this will not change the already obvious juxtaposition between the park and town centre – the nature of which is identified as forming part of the character of the conservation area. The breadth of the road will continue to act as the 'buffer' between the two and the presence of street trees will further ensure the transition between each side of the road is maintained at street level – ensuring that the setting of the heritage assets forming the Park as well as the character and appearance of the conservation area are preserved.



Viewpoint 5 - Sadlers End and Red Cottage (southward)

- 5.22 Viewpoint 5 is taken on Morden Hall Road, looking south, just to the north of locally listed Sadlers End and Red Cottage, within the Wandle Valley Conservation Area.
- 5.23 The locally listed cottages are unique in forming part of the Morden Hall Park but being 'outward facing' – unlike all of the other buildings relating to the Park. Flat fronted, they effectively form part of the boundary 'wall' and their setting relates more to their parkland backdrop than their presence on the busy road. The viewpoint provides a good position to appreciate the cottage's relationship to the Park and also conservation area outside the park.
- 5.24 To the west of Morden Hall Road the view is typified by suburban Morden with housing fronted by wide grassy verges, open space and mature trees. This open space is identified in the Conservation Area Appraisal as being 'semi-rural' and provides the transition between the Park and its wider surrounding urban context.

Indicative Development View

- 5.25 The indicative development is of a greater scale than existing and the possibility of turning a 'suburban' aspect to a more 'urban' one and development will visually encroach on an element of the open land to the west in this view which forms part of the conservation area.
- 5.26 However, the transitional nature of the space – between Park and urban development will remain, particularly at street level where street trees, grass verges and the width of Morden Hall Road all continue to provide the breathing space between the two different environments.
- 5.27 Landscaping will be important to ensure that the impact of any possible increased massing of development is mitigated and softened through trees and foliage.
- 5.28 The most important element of the locally listed cottage's setting – to their rear – is not affected by the development in this view.



Viewpoint 6 - walls and southern entrance to Morden Hall Park (northward)

- 5.29 Viewpoint 6 is taken south of the from the junction between Morden Hall Road and Aberconway Road, looking north, with the Registered Park, listed walls and locally listed Sadlers End and Red Cottage to the right (east) and suburban Morden to the left (west). Whilst the view is dominated by the road, the transitional nature of the space, identified as forming part of the character of the conservation area, is very apparent in this view.
- 5.30 Street trees on the right hand side of the road further reinforce the sylvan nature of the park and the difference in character between the left and the right although the open space in the foreground on the left softens the variation.
- 5.31 This viewpoint illustrates how the locally listed cottages sit as part of the Park boundary and that their setting relates primarily to the Park behind.

Indicative Development View

- 5.32 5.30 The indicative development would appear behind the existing open space to the south of Aberconway Road. The scale and massing of the indicative development would be considerably larger than existing and will potentially change the character of the backdrop to the conservation area from a suburban to a more urban scale, therefore it will be important that street level landscaping, street trees etc are maintained to ensure that the transitional nature of the space is retained.



Viewpoint 7 - Conservation area at corner of Aberconway Rd & Morden Hall Rd (northward)

- 5.33 Viewpoint 7 is taken from the eastern side of Morden Hall Road looking northwest towards the junction of Aberconway Road and the open space that forms part of the edge of the conservation area. Beyond the conservation area is suburban Morden with the town centre beyond that.
- 5.34 The foreground of the view (within the conservation area) is dominated by large established trees.

Indicative Development View

- 5.35 The indicative development would replace suburban terraced housing with a more urban scale. This would alter the character of the backdrop of the conservation area, but the vast majority of the open space that forms the conservation area itself, including the mature trees and sense of transition would be retained. This would help to soften the impact of the development.

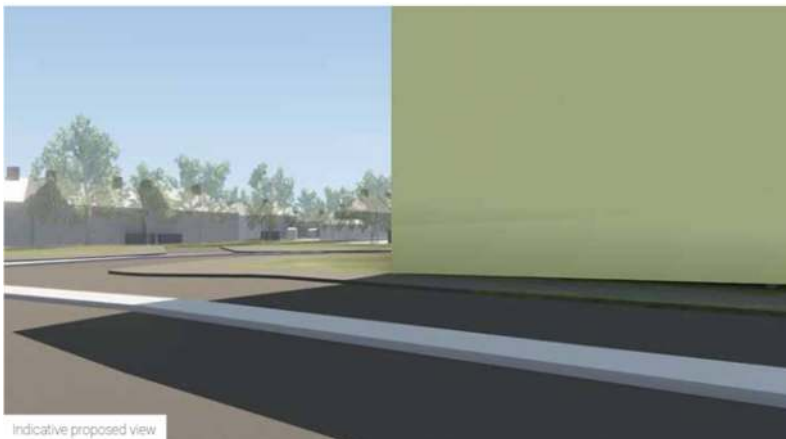


Viewpoint 8 - Conservation area at corner of Aberconway Rd & Morden Hall Rd (southward)

- 5.36 Viewpoint 8 is taken from the eastern side of Morden Hall Road looking south east towards the junction with Aberconway Road, across the open space that lies within the conservation area.
- 5.37 The Registered Park and listed boundary wall are to the left, 'behind' the viewpoint.

Indicative Development View

- 5.38 The indicative development would physically and visually fill part of open space on the western side of Morden Hall Road and reduce the sense of openness that is part of the transition. This impact could be softened by enhanced planting at street level and the impact would be further mitigated if future development had a more permeable or set back corner.



Viewpoints 9 & 9a - Morden Underground Station

5.39 These two viewpoints are taken from south eastern side of London Road looking towards the locally listed Morden Station. Currently the station entrance is subsumed into a later commercial development of no architectural merit, however the station still remains legible from its original design and is still readable as one of the 'family' of Underground Stations along the Northern Line.

Indicative Proposed View

5.40 Whilst the scale of the indicative development is much larger than the existing, the setting of the existing station frontage does not need to be affected adversely providing the architectural treatment of any future development allows the station to remain easily architecturally legible.



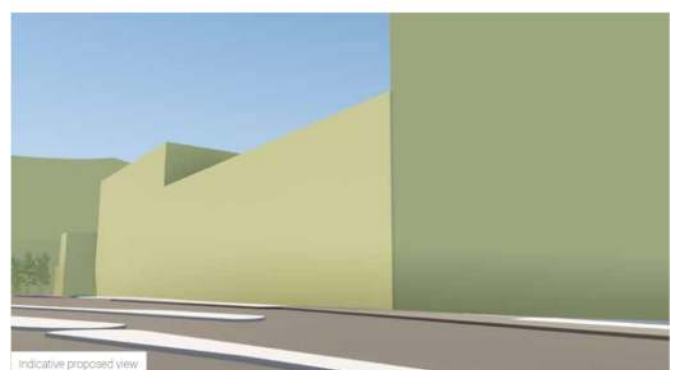
Existing view



Existing view



Indicative proposed view



Indicative proposed view

Selected Sources and Further Reading

Morden Borough Character Study: 14 Morden Local Neighbourhood.

https://www2.merton.gov.uk/cabinet_borough_character_study_part_3_morden.pdf

Draft Wandle Valley conservation area character assessment.

https://www2.merton.gov.uk/environment/designandconservation/conservationareas/conservation_areas_listed_from_n-we/wandle_valley_ca.htm

Bird, E (2009) Heritage Appraisal for the Report on Housing Intensification in seven South London Town Centres and their edge. Design for London

Historic England List Descriptions

<https://historicengland.org.uk/listing/the-list/>

London Borough of Merton Local List

https://www2.merton.gov.uk/loc_list_descriptions_sort1.091.pdf