

Local list assessment for 34 – 40 Morden Road



I have assessed the terrace against the six approved criteria below:

Architectural Style:

Simple terrace of residential cottages dating from the early 1800's. Originally brick faced with render detail over arched window at ground floor. Shallow pitched, slate roof. Good example of simple domestic architecture of the period.

Age and History:

Buildings older than 1850 may be acceptable for inclusion on the Local List with less justification in terms of the other criteria. However, the cottages have no significant historical associations and each building in the terrace has been substantially altered.

Detailing:

The existing authentic detailing is limited, windows are either upvc or inappropriate timber replacements. Original brickwork has been rendered and inappropriate porches added. The original roof form and chimneys remain to the main terrace.

Group Value:

The terrace is unified as a group by the shallow pitched slate roof. Other than that, variety in detailing and subsequent alterations has resulted in a discordant group.

Building Materials:

Standard building materials were used in the construction of the original terrace, including, slate, brick and timber. Subsequent alterations have involved the addition of more contemporary materials including Upvc, modern brickwork and inappropriately designed timber window and doors

Subsequent alterations:

The terrace has been the subject of a number of insensitive alterations which have had a serious impact on the character and appearance of the terrace. The side extension to number 40, with its discordant roof form, has destroyed the simple line of the terrace. Rear extensions have also impacted on the integrity of the terrace. Number 34 also has an inappropriate side extension which introduces a parapet to the side of the hipped roofed terrace.

Conclusion:

Although buildings earlier than 1850 should be considered more favourably against the criteria for local listing, I feel that the extent of the subsequent alterations to this terrace have destroyed the simple character of the group. The main roof form,

although intact, has been compromised by the later side additions. The simple detailing has been destroyed by a range of insensitive alterations.

Decision:

Not suitable for local listing

Comparison with other locally listed cottages in the borough

As a comparison, the following groups represent similar style and date cottages in the borough that are currently included on the Local List. They are relatively unaltered and are excellent examples of simple early Victorian cottages. Their quality is in strong contrast to the group at 34-40 Morden Road.



84-94 Phipps Bridge Road



2-20 Church Path, Mitcham

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