

Annex 3

**RBK - Borough Character Study**

**22 Malden Rushett**

**January 2011**

# 22 Malden Rushett

## Origins and General Character

Malden Rushett was once closely connected with Malden, being referred to as Lower Malden on the 1868 map of the area. The area's original mission church (established in 1850) was located opposite Star Cottages near the borough boundary. The reverend of St. John the Baptist, Old Malden walked fifteen miles between the two churches to take services. Opposite this site in the grounds of the Star public house is one of the Corporation of London Coal Duty Boundary post. The post is twenty miles from the old general post office in the City of London. The post were located at all major entrances to London to mark the area from which tax was due on coal and wine entering London until 1899. The area today is still a major gateway to the Borough with a strong rural edge character, with Malden Rushett being the first settlement within the borough boundary.

Comparison of the 1868 Surrey map and today shows little significant change to the area. The two major farms that dominated the area, Rushett Farm (a listed building) and Byhurst Farm still occupy the majority of the open land either side of Leatherhead Road, which is now designated as Green Belt. At the end of the 19th C, Malden Rushett began to establish itself as a small hamlet on the site of the Fair Oak Brick Yard near the junction of Rushett Lane and Leatherhead Road.

Although the area consists mainly of open countryside, there is little visual access to the open space beyond Leatherhead Road. Malden Rushett has a relatively cohesive character due to its compact layout and there are opportunities to reinforce this character to mitigate the impact of the road.

## Land Use

Majority greenbelt, with farmland and associated farm buildings, woodland, business park, residential, garden centre, public houses, electricity sub station.

## Movement

Leatherhead Road, connecting the M25 and Leatherhead to the A3 and Kingston beyond dominates the area. Peak time traffic problems often have a detrimental impact on the character of Malden Rushett. Rushett Lane is an important route linking the area with Epsom, while Fair Oak Lane links through to the A244 and the A3.



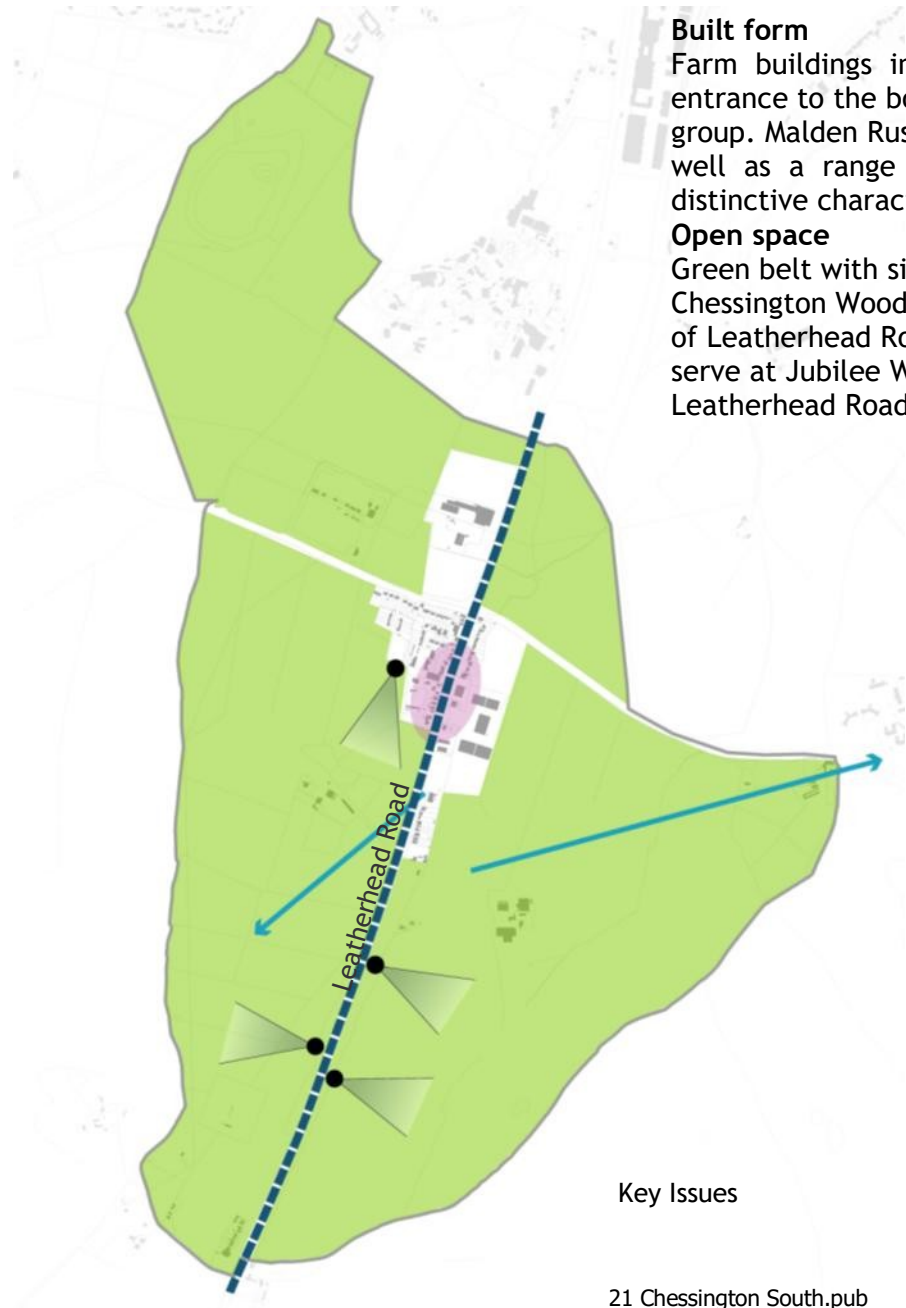
Coal Tax post



Rushett Farm to West Park Hospital, Epsom



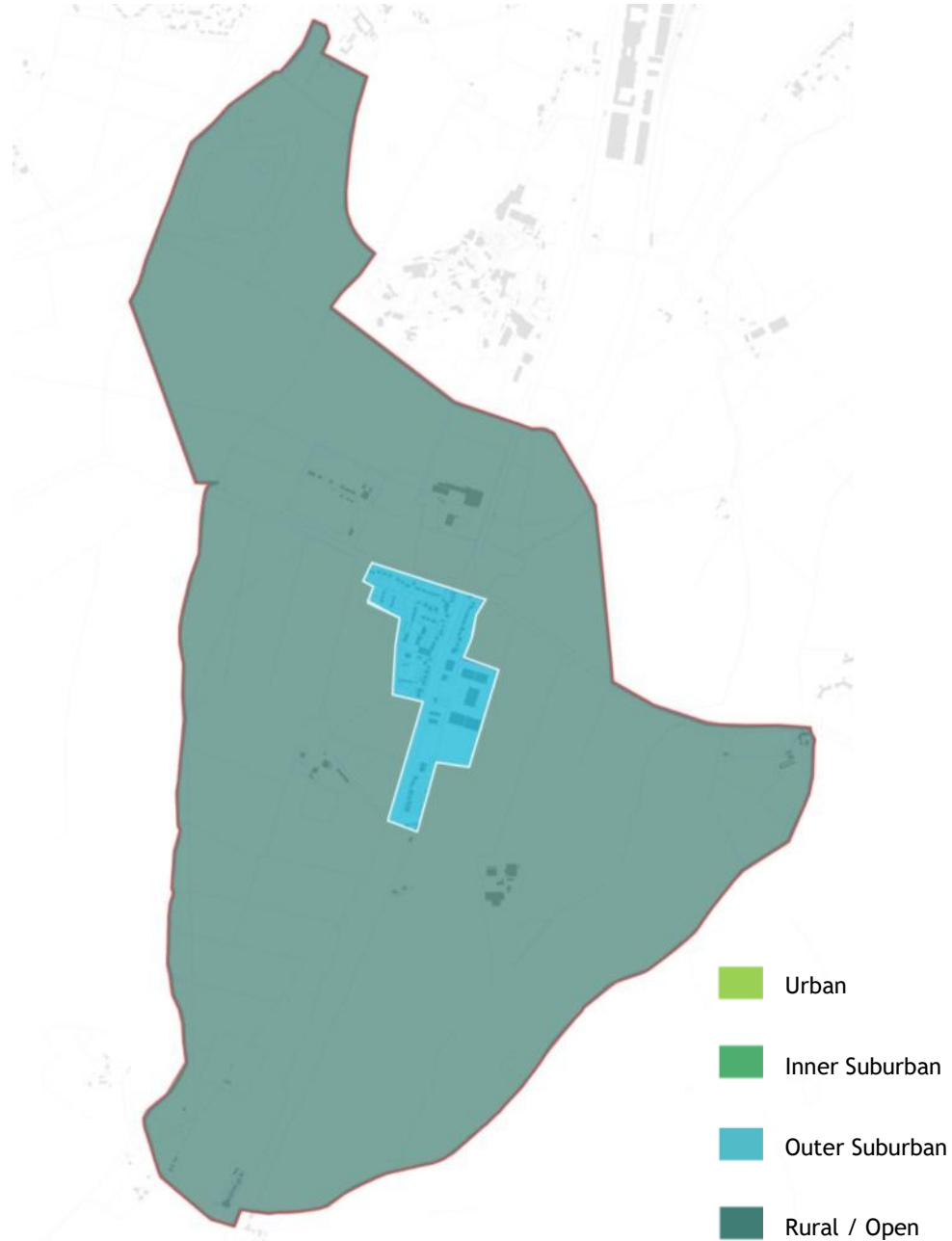
Leatherhead Road



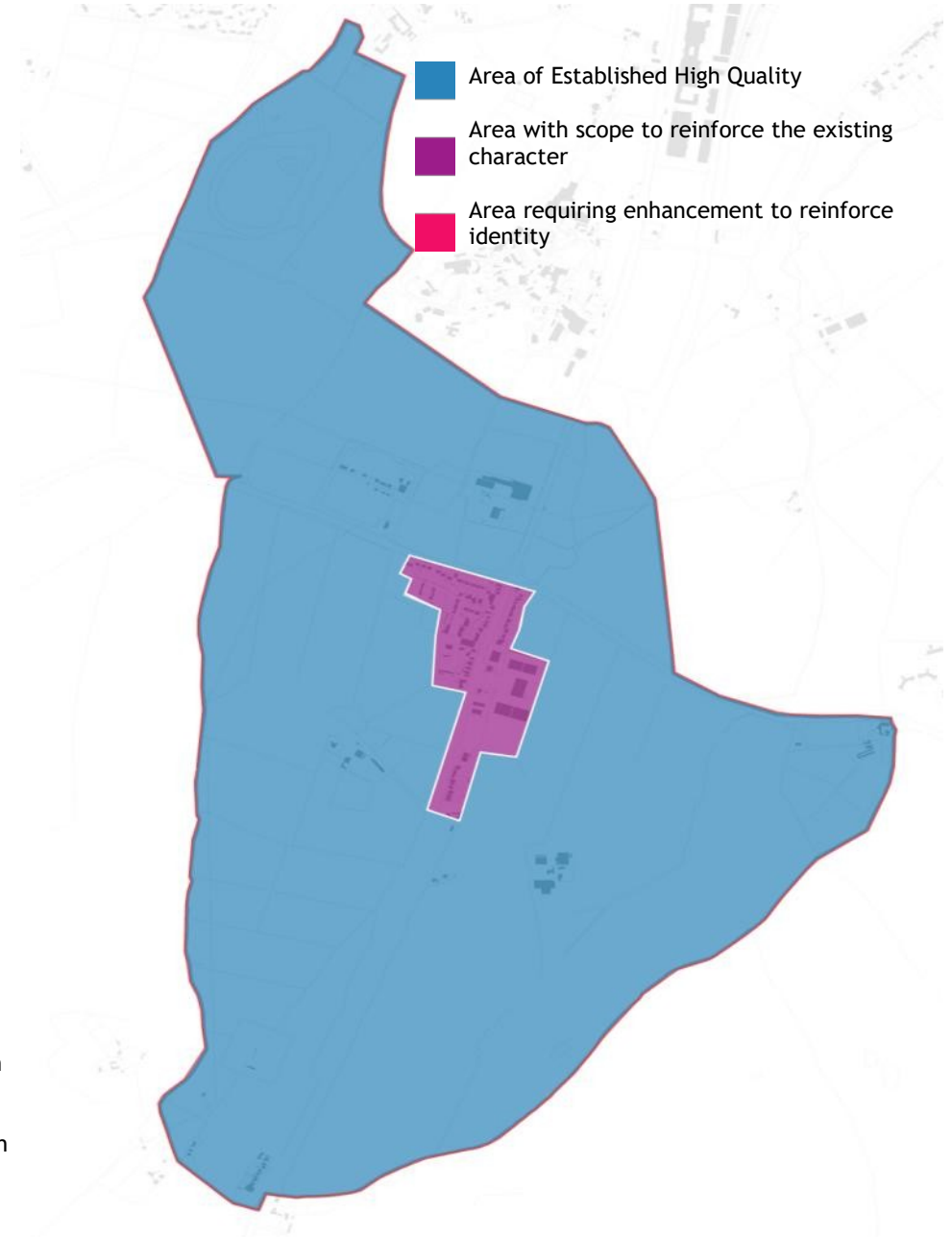
**Key Village Characteristics**

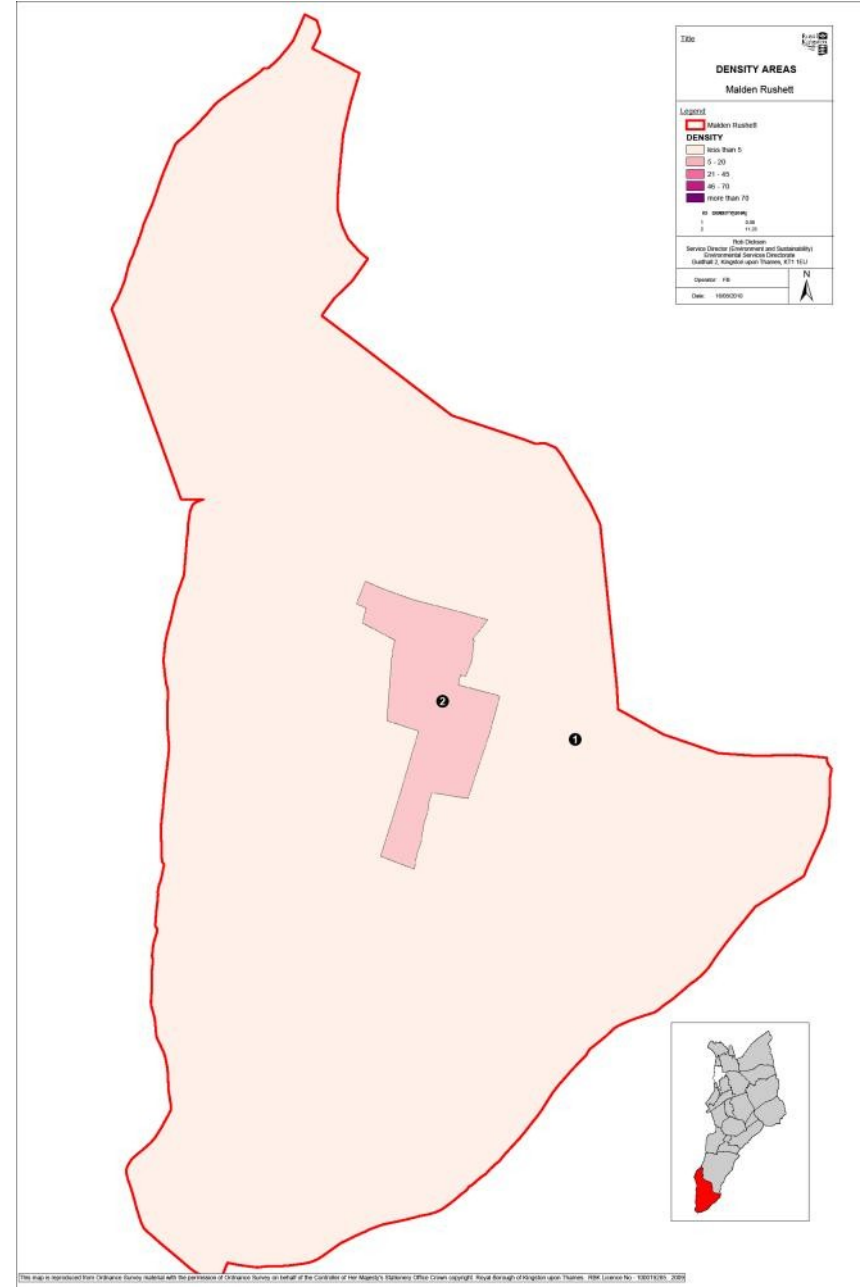
- Major movement corridor
- Minor movement corridor
- Movement corridor needing enhancement
- Village node
- Village node needing enhancement
- Minor Village node
- Major gateway
- Major barrier
- Strategic Landmark
- Local Landmark
- Potential new landmark
- Green open space
- Open space in need of improvement
- Key views to open space
- Potential new view
- Significant view to protect

## Character Area Types

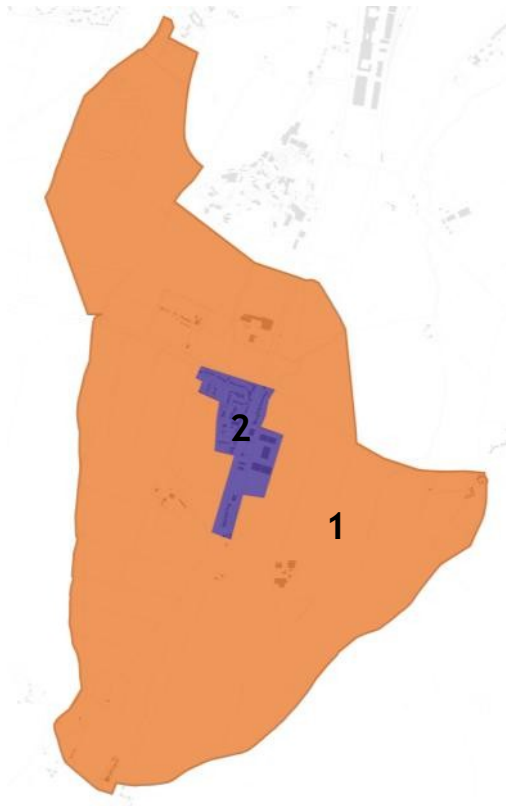


## Character Area Assessment









## Character Areas

### 1 Rushett Common

Area of predominantly green belt with a number of sites of nature conservation importance and a local nature reserve at Jubilee Wood. The open nature of the area contrasts with the wooded character of the land outside the borough boundary. With the exception of Sixty Acre Wood, the borough boundary follows the edge of the surrounding woodland.

The Star PH and its cluster of adjoining cottages are a local landmark signalling the entrance into the borough. There are opportunities to improve the forecourt area of the pub to make it more sympathetic to its rural surroundings. Star Cottages and the adjoining cottages are set well back from Leatherhead Road with wide grass verges and tree planting giving intermittent views.

Leatherhead Road is mostly bounded by the vegetation of Rushett Common along its length until it reaches the hamlet of Malden Rushett. There are opportunities to open up views to the surrounding farmland to reinforce this rural location.



Rushett Farm



Star PH



Star cottages



Leatherhead Road, dense landscape



Chessington Garden Centre



Byhurst Farm Lane



View to Bunkers Hill from Shy Horse PH

There are a number of farms within the area to the south of Rushett Lane and Fairoak Lane; Rushett Farm (listed), Byhurst Farm, Oakfield and Glanmire Farms. The farm buildings are not generally visible from the public highway, but glimpsed views give a sense of the open land beyond the road. There is a long distance view to the tower of West Park Hospital from Rushett Farm. The Chessington Garden Centre is a low building, set back from the road, having little impact on the open character of its surroundings.

**ISSUES & RECOMMENDATIONS:**

- Lack of views through to open farmland.
- Heavy peak time traffic along Leatherhead Road.

**Character Area Type: Rural (Density 0dph) (PTAL 1a)**  
**Character area Assessment: area of established high quality**

**2 Malden Rushett**



Leatherhead Road



Malden Rushett is a compact hamlet clustered around the Leatherhead Road/Fairoak Road junction. It is the first settlement when entering the borough along the Leatherhead Road. It contains a number of attractive Victorian cottages and villas which give the area a distinctive character, however, the wide variety of ages and style of property create a slightly fragmented built form.

The southernmost group of cottages to the east of the Leatherhead Road are set back from the road behind wide grass verges. They are a mix of brick and render with slate roofs, with some later infill, but still forming a cohesive group. Parking on long driveways creates an untidy frontage to



Leatherhead Road



Leatherhead Road



Silverglade Business Park



Fairoak Lane



Fairoak Lane



Later development on Leatherhead Road

Silverglade is a very well laid out and maintained business park that is set well back from the main road. It's wide, landscaped entrance, while being of high quality, creates a loss of enclosure along the length of the built form of the area. Opposite the business park are a number of gable ended villas dating back to the late 19thC. They form an attractive group with views between them to open countryside beyond. Other development along Leatherhead Road is of mixed ages and styles. Properties on the eastern side of Leatherhead Road are set further back from the road, some behind heavily landscaped frontages. Victorian properties form a tight group around the southern side of the Leatherhead Road/Fairoak Road junction.

Turning into Fairoak Lane, the building line steps back sharply with properties dating back to the 1950's, set back behind long front gardens with a rural edge on the other side of the road. Properties in Woodview, dating back to the 1950's form a set piece with formal short terraces in Woodview and semi-detached properties on Fairoak Lane. The houses have strong roof forms with overhanging eaves and clay pantiled roofs.



Woodview



Potential to open up view to farmland from Woodview

**ISSUES & RECOMMENDATIONS:**

Fragmented style and boundary treatment.

Potential to unify character of Leatherhead Road through tree planting.

Erosion of front garden boundary treatment and potential to open up views to green belt in Woodview.

**Character Area Type: Outer Suburban (Density 11dph) (PTAL 1a)**

**Character area Assessment: area with scope to reinforce existing character**



Rushett Common			
Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution (Value of 10)	<b>Moderate:</b> Makes some direct contribution (Value of 5)	<b>Poor:</b> Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development	Green	White	White
Strong street pattern or road layout with well defined public spaces	Green	White	White
Building and street layout that is easy to find your way around with good connections to the surrounding streets	White	Orange	White
Area with predominance of buildings of architectural or historic interest	White	Orange	White
Buildings with cohesive scale, massing and details	Green	White	White
High quality public realm and or generally consistent boundary treatments	Green	White	White
Significant trees or shrubs that make a positive contribution to the identity of the area	Green	White	White
Green open spaces or riverside areas that make a positive contribution to the identity of the area	Green	White	White
Topography, significant views or landmarks that contribute to the experience of being within the area	Green	White	White
Area with few vacant or underused sites which affect the character	White	Orange	White
Criteria score	70	15	0
Character Area total score	85		

Malden Rushett			
Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution (Value of 10)	<b>Moderate:</b> Makes some direct contribution (Value of 5)	<b>Poor:</b> Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development	Green	White	White
Strong street pattern or road layout with well defined public spaces	Green	White	White
Building and street layout that is easy to find your way around with good connections to the surrounding streets	Green	White	White
Area with predominance of buildings of architectural or historic interest	White	Orange	White
Buildings with cohesive scale, massing and details	Green	White	White
High quality public realm and or generally consistent boundary treatments	White	White	Red
Significant trees or shrubs that make a positive contribution to the identity of the area	White	Orange	White
Green open spaces or riverside areas that make a positive contribution to the identity of the area	Green	White	White
Topography, significant views or landmarks that contribute to the experience of being within the area	Green	White	White
Area with few vacant or underused sites which affect the character	White	Orange	White
Criteria score	60	15	0
Character Area total score	75		