

Old Malden Conservation Area — Section 2B

The second section of the Conservation Area in Old Malden is situated at the junction of Church Road and Malden Road and is centred on Plough Green and the old village pond.

The Plough Inn, a Grade II listed property, is the main building and focus of the area. Its earliest part dates from the 15th century and is in the centre of the building, with later additions to both sides.

Numbers 16 - 22 Church Road, known as Pond or Stroudes Cottages, are set back from the road, at the end of a grassed space. The cottages, which are thought to be of early 18th century origin, have been improved and well-maintained. Such buildings have not yet been included in the Statutory List of Buildings of Architectural or Historic Interest by the Secretary of State for the Environment, but they are nonetheless of local interest and contribute to the townscape of the Conservation Area. Nos. 24 - 30 Church Road comprise a group of buildings which flank the grassed space previously referred to. It is thought that Nos. 28 and 30 had been one house originally: this group is also believed to be of 18th century origin and it too was not included in the most recent statutory list, but comprises buildings of local interest enhancing the area's ambience.

Policies

Following designation of the Conservation Area it was hoped that schemes of enhancement would be prepared. These could be large or small, introduced either publicly or privately. During 1977, in the Queen's Jubilee Year, the pond at Plough Green was dredged and cleaned, with financial assistance given by the Council, who undertook this work, which was sponsored by the Malden and Coombe Civic Society. More recently, under the auspices of the Council, a footpath, which leads from Malden Farm Cottages to the bridge over the Hogsmill has been relaid with a more appropriate surface. The path, which leads from Church Road to Barrow Hill and which lies west of the Vicarage and new housing estate has subsequently been treated in the same way.



Proposals for any new development in these two areas in the form of additions and extensions to existing buildings should fully recognise and harmonise with the character, design and materials of the original buildings. However, in locations where new buildings are being proposed, well mannered development in suitable materials and of modern design may be felt appropriate.

Of equal importance to the quality of building is the protection of views. For this reason the Council will seek to protect the open aspects of Conservation Area No. 2A in order to retain attractive views and preserve the rural setting of the Church and Manor House. The importance that this Council and its predecessor Malden and Coombe Borough Council have attached to the rural nature of Area 2A has manifested itself in the making of a number of Tree Preservation Orders. These include the Malden and Coombe Tree Preservation Order No. 5 of 1954, and the Royal Borough of Kingston upon Thames Tree Preservation Order No. 7 of 1983 made at 102 Church Road.

There is also the large area of Metropolitan Open Land previously referred to and included within Section 2A. This should remain predominantly free of any buildings which are not essential and related to open use. It is only proposals associated with recreation which will extend the positive role of such areas that are likely to be considered favourably.



Statutory Controls

Owners of land within a Conservation Area are subject to three particular controls. Firstly with certain exceptions, anyone wishing to demolish a building or part of a building in such an area must apply for "listed building consent" to the Local Planning Authority. This does not mean that buildings may not be demolished, but it does provide a check to ensure that buildings which contribute positively to the character of an area are not lost without proper justification.

Secondly, in Conservation Areas anyone proposing to carry out work on any tree other than those whose trunk is under 75mm diameter not already the subject of a Tree Preservation Order (that is to say cut down, top, lop or uproot), must give to the Local Planning Authority six weeks' notice of his intention. This period gives the Local Authority time to consider whether or not they would wish to place an Order on the tree or trees.

Thirdly, the planning legislation defines certain situations where an application for planning permission for additions to houses is not required. The criterion for this is generally the size by cubic capacity. This is known as "permitted development", and

for details of its provisions it is recommended that reference should be made to the Town and Country Planning General Development Order 1977 and subsequent amending legislation in 1981. The definition of such "permitted development" within Conservation Areas is more stringent because of the sensitivity of these areas. Because of this, it is recommended that any proposals within the Conservation Area are first discussed with a member of the Borough Planning Department. The specific legislation which includes the criteria relating to "permitted development" in Conservation Areas is "The Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981." It should be borne in mind that proposals, even if they fall within the category of "permitted development" may require to satisfy the requirements of Building Regulations.

Grants

Grants may be obtainable from such agencies as the newly constituted English Heritage, the Greater London Council and the Local Planning Authority, subject to financial resources being available. The Royal Borough of Kingston upon Thames, recognising the importance of the Church of St. John the Baptist to the setting of Section 2A of the Conservation Area, has in the past made grants. These totalled £1,250 and were made in 1972, 1975 and 1983 towards the restoration and repair of the Church.

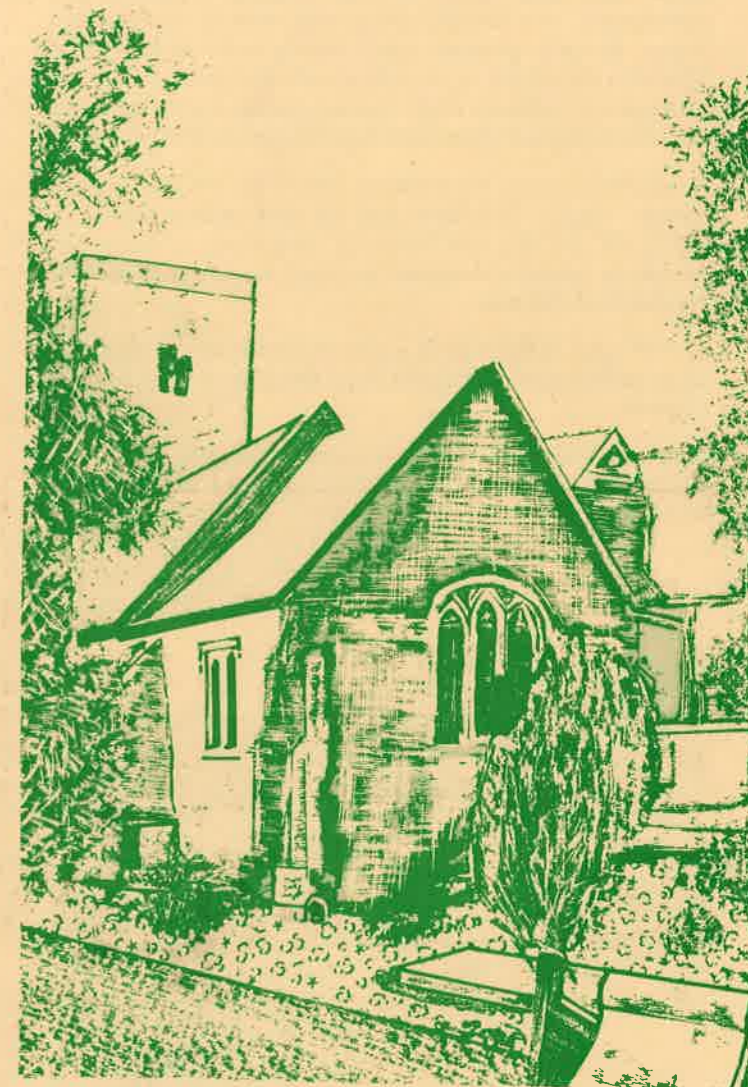
Conservation Area Advisory Committee

The facility to provide a Committee for this Conservation Area was set up in March 1975, together with others for the Kingston Old Town and the St. Andrew's Square Conservation Areas, in accordance with the advice given in Circular 147/74 issued by the Department of the Environment and which preceded the Town and Country Amenities Act 1974. The role of such Committees is to advise the Authority on applications for planning permission which would, in the Authority's opinion, affect the character or appearance of the Conservation Area, and to help in preparation of schemes of enhancement.

If, after reading this document you wish to discuss its contents further, staff of the Borough Planning Department will be pleased to help you.

Borough Planning Officer
Royal Borough of Kingston upon Thames
Guildhall
KINGSTON UPON THAMES
Surrey KT1 1EU
Telephone: 01-546 2121

Old Malden Conservation Area No 2A & 2B



**Royal Borough of Kingston
Upon Thames
Borough Planning Officer
January 1985**

OLD MALDEN CONSERVATION AREA NO.2

Conservation Areas - Preserving our Heritage

Conservation Areas are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

Section 277(1) of the Town and Country Planning Act 1971 places a duty on the Local Planning Authority to designate such areas from time to time. They will naturally be of many kinds;— they may be large or small; from whole town centres to squares, terraces or smaller groups of buildings; open spaces, trees, a historic street pattern; a village green; or features of archaeological interest. The Royal Borough of Kingston upon Thames, appreciating the contribution made by certain areas which still retain much of their original character and atmosphere, has formally designated several Conservation Areas. All have qualities which identify them as something special in townscape terms, and as such it is the Council's duty to preserve or enhance them. The designation of a Conservation Area is a safeguard which gives legal recognition and protection.

Conservation does not however mean that the area should remain "frozen" but rather that the best aspects should be preserved and any new buildings, alterations or extensions should be carefully designed to recognise and maintain the character of the area.

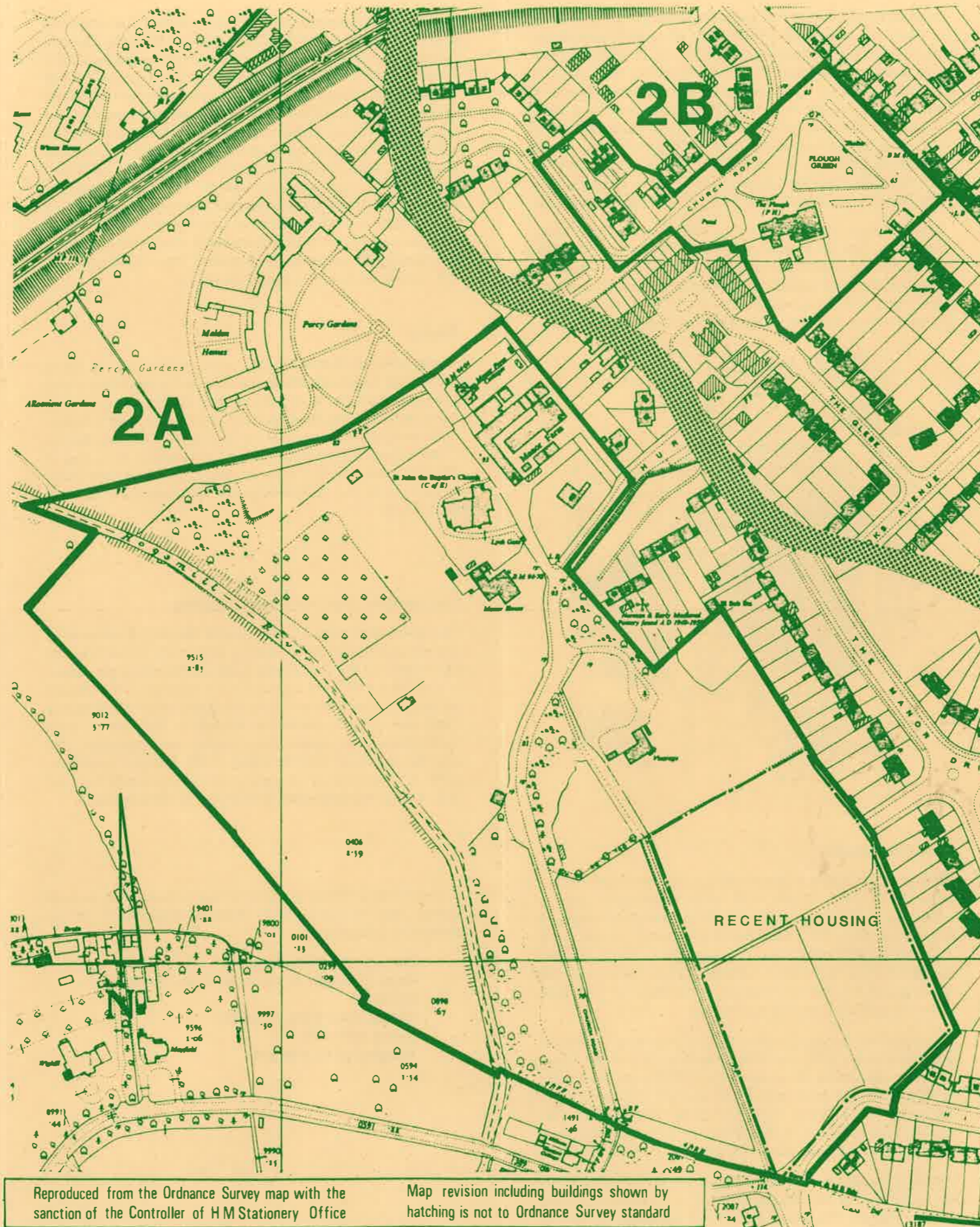
In 1971 parts of the original village of Malden were designated as a Conservation Area by the Royal Borough of Kingston upon Thames.

This leaflet has been prepared to explain the reasons behind designation and describe guidelines for future developments in the area.



Old Malden

Malden, which took its name from Maeldune meaning the "cross upon the hill", is mentioned in the Domesday Book as having two manors, Meldone and Cisendone. The cross upon the hill is thought to have formed the foundations of the Church of St. John the Baptist, which still retains Saxon features.



It is evident that there is a long history of settlement on the hill, as remains of an Iron Age pottery have been found off Church Road, whilst Roman remains were found in Manor Drive and some Norman and Mediaeval remains near the Vicarage. The stream below the Manor House was probably the site of a Saxon mill.

The two manors, Meldone and Cisendone, were purchased by Walter de Merton, Chancellor of England, with a view to establishing a house or college for scholars. A document of 1264 mentions a warden and chaplain in charge at the Manor House but later in 1274, the College was transferred to Oxford. As a major landowner, Merton College still has connections with the area.

At the end of the 16th century the Church was almost in ruins, but was repaired in 1610 through the influence of Thomas Ravis, Bishop of London, who was born in Malden about 1560. The nave and tower were rebuilt in brick, but the chancel only needed repairing and the old flint and stone walls still remain.

By the 16th century the Manor House too had fallen into disrepair and it was almost completely rebuilt in the mid-17th century. The late Elizabethan house was considerably altered in the 18th century and the entrance was turned to face the close. Further alterations were carried out in the late 18th and 19th centuries.

The Conservation Area

The Old Malden Conservation Area is based on features which are significant to the history of Malden. It is divided into two distinct areas and relates to two groups of buildings and spaces:

- (a) The Church and Manor House — Section 2A
- (b) Plough Green and Pond Cottages, both closely linked to Merton College, Oxford — Section 2B

Old Malden Conservation Area — Section 2A

This section of the Conservation Area includes the River Hogsmill and Church Road and focusses on the Manor House and St. John the Baptist Church. It covers about 28 acres, two thirds of which is designated Metropolitan Open Land in the Greater London Development Plan and which is therefore intended to remain open in aspect. The Church, Manor House, outbuildings and cottages of Manor Farm cluster around a gravelled close off Church Road on the top of a hill overlooking the Hogsmill Valley.

The land slopes steeply from the river up to the Church, affording views of both it and the Manor House.

The open space provides a fine setting for the buildings at the top of the hill and a welcome break in the surrounding area of semi-detached houses. It is therefore important that views both to and from the Church in this small river valley should be conserved. The hillside contains many mature trees which enhance the setting of the Church and Manor House, and the area is subject to Tree Preservation Orders. In recent years the environment has suffered from the ravages of Dutch Elm disease: new tree planting would help to alleviate its effects.