



17 Old Malden

Origins and General Character

Old Malden is bounded to the north by the A3, to the west by the Hogsmill River, and to the south and east by the borough boundary. The name Malden originates from the name of the village of Malden recorded in the Domesday Record of 1086. Before this, as revealed by archaeological investigations, there has been settlement in the area since the Iron Age. The linear village followed the line of Church Road, which still exists. At the western end of Church Road lies the original centre of the village, with the Saxon foundation church of St. John the Baptist and the adjacent Manor House, both listed as Grade II. At the east end of Church Road are Plough Green (Upper Green), the Plough Inn (listed Grade II), the original village pond and nearby, a group of old cottages of which numbers 16 to 28 are listed as Buildings of Townscape Merit. Around the church and around Plough Green, Old Malden still retains much of its rural character. At Plough Green, Church Road joins Malden Road. To the south, Malden Road leads to Worcester Park, passing Worcester Park Station, and is bounded on both sides by the ancient open area of Lower Green. To the north, Malden Road joins the A3.

Land Use

Predominantly residential with small local shops at Plough Green (on Malden Road) and Malden Manor. Open space and athletic grounds in Hogsmill Valley.

Movement

Malden Road (A2043) is the major route through the area connecting the A3 to Worcester Park. The present road pattern of Church Road (B284), Malden Road and South Lane, still retain the original pattern seen on old maps, the earliest of which was drawn in 1623. Both Worcester Park Station (opened 1859) and Malden Manor Station (opened 1938) have trains to Waterloo via Motspur Park and Wimbledon.

Built form

Predominantly 1930's semi-detached properties with cohesive details, laid out as planned estates. Some particularly distinctive properties at Meadow Hill in the "Moderne" style. There is a large area of post war council flats and houses along Sheephouse Way set in a generous landscape. Older development focused around St. John the Baptist Church and the Plough Green, with some properties dating back to the mid Victorian era.

Open space

Significant open space at Malden Green (Lower Green), Plough Green (Upper Green), Manor Park and along the Hogsmill River. Views of the University of London Athletic Ground from Motspur Park. Beverley Brook, which defines the border between Kingston and Merton, flows through green and open space. Views to Manor Park and University of London Athletic Ground. Views to Tolworth Tower from the west of the Village. Beverley Brook, which defines the border between Kingston and Merton, runs through green and open space.



Manor House, Church Road



Meadow Hill



Plough Pond and Inn



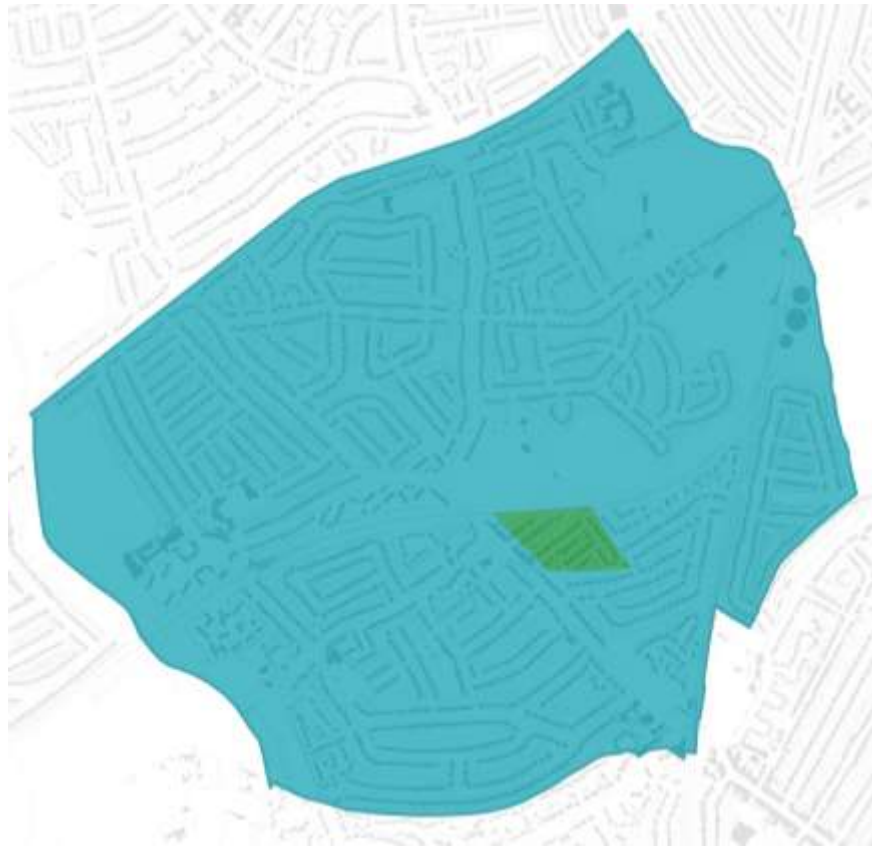
Malden Green



Key Area Characteristics

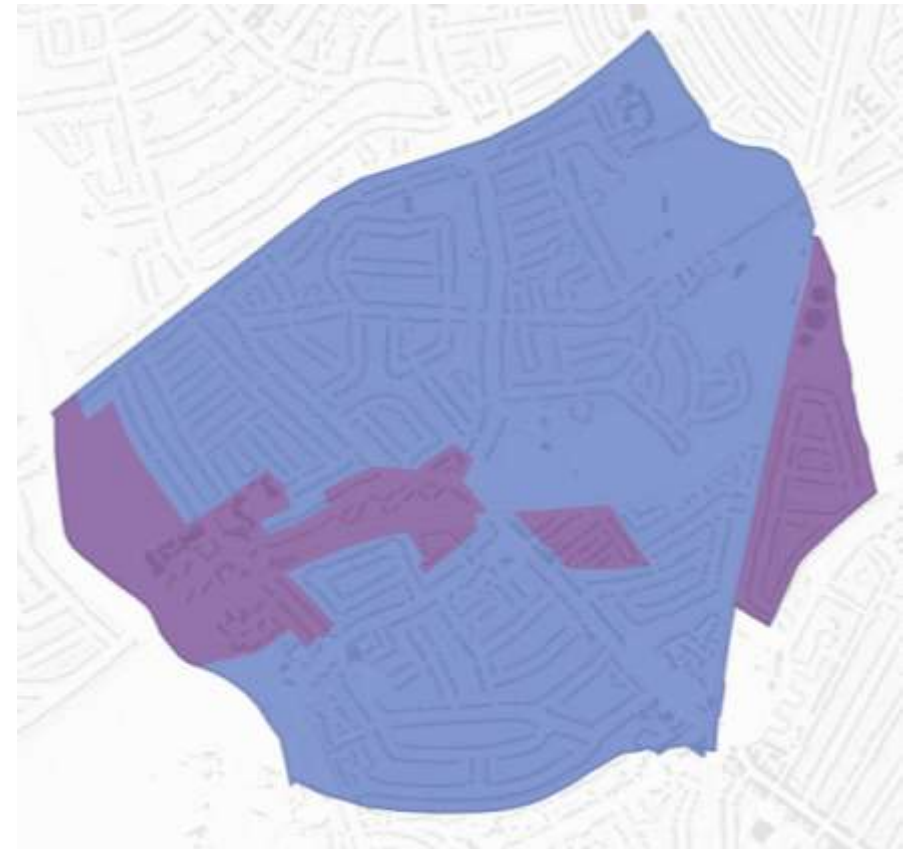
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Area node
-  Area node needing enhancement
-  Minor Area node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space in need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

Character Area Types



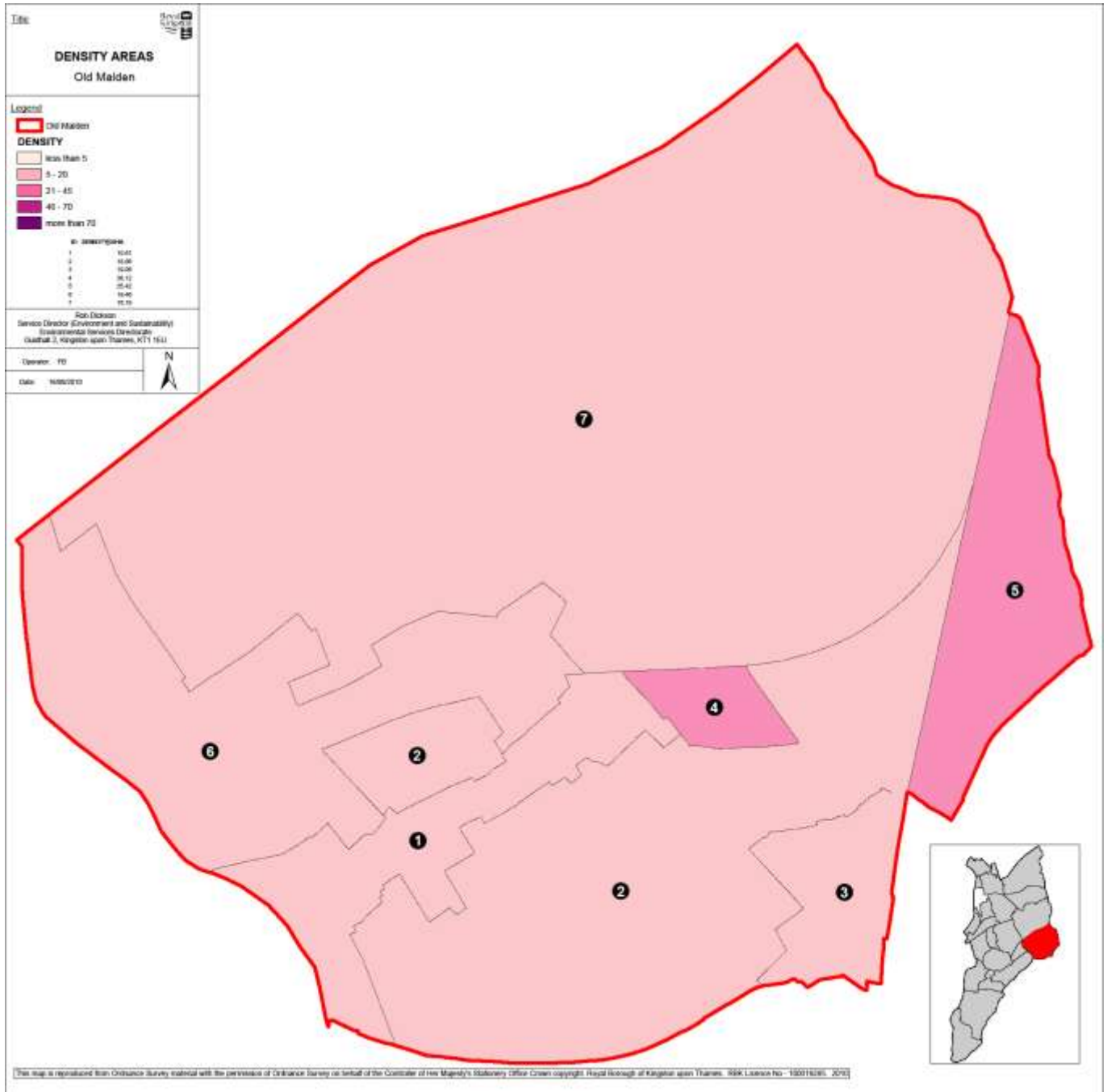
- Urban
- Inner Suburban
- Outer Suburban
- Rural / Open

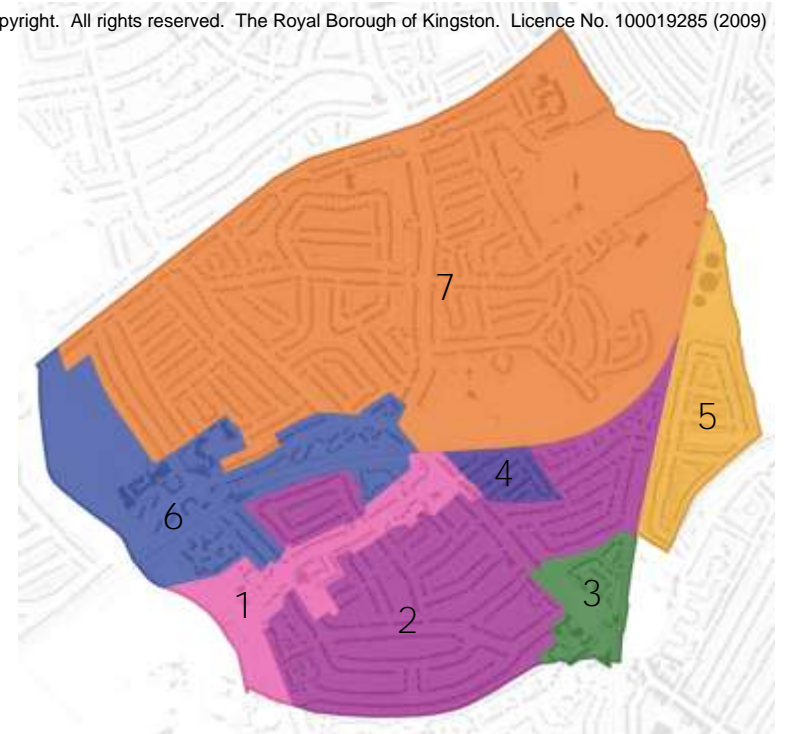
Character Area Assessment



- Area of Established High Quality
- Area with scope to reinforce the existing character
- Area requiring enhancement to reinforce identity







Plough Green and Inn



Church Road Cottages



Church Road



Church Road, opposite Plough Green

Character Areas

1 Church Road

Until the Edwardian era, Church Road was the main settlement of Old Malden. A small group of buildings was situated near St. John the Baptist Church, including the Vicarage, Manor House and National School. At the end of the 1800s, the road was lined, particularly on its southern side, with cottages and a large house called Fulbrooks. Church Road terminates at its eastern end at Malden Road by the open area of Plough Green. This area retains the original layout with the pond, open space and pub defining its village character, linking with the semi rural character of the western end of the road. The road follows its original alignment with 1930s semi detached and detached houses filling the spaces between older properties.

At its western end the character of the area retains its semi-rural feel with the unmade road leading to Manor Farm Cottages and St. John the Baptist Church. This area creates the transition between the suburban development to the east and the Hogsmill site of nature conservation importance to the west. Nos. 16-28 of the group of Victorian cottages (Taylors Cottages) opposite Plough Pond are listed as Buildings of Townscape Merit. Nos. 12 and 14 could also be considered for similar listing.



St. John the Baptist



St. John the Baptist



Church Road



Church Road

Character Area Type: Outer Suburban (Density 11 dph) (PTAL1a-3)
Character area Assessment: area of established high quality

2 Forest Side Area

Large area of predominantly 1930's semi detached housing. The area spans Malden Road with similar house types and styles throughout the area. Classic 1930's suburban development of planned roads and streets developed at one time. Variety of architectural detailing including double height bays, tile hanging and Tudor detailing to gables. More Arts and Crafts influences at Broadmead Avenue with tile hung, low sweeping gables. Consistently large plot sizes contrasting with the surrounding development. On plot parking and good retention of front boundaries. Some streets with wider proportions and grass verges such as The Manor Drive, Forest Side and Broadmead Avenue. Malden Green Avenue and Brockenhurst Avenue with central landscaped area contributing to leafy, spacious character of the area.

Some later development in cul-de-sacs e.g. at **Paddock Close (1980's detached vernacular style) and Chelsea Close (1970's and 80's) on small plots with open plan frontages.**



Paddock Close



Highdown



The Manor Drive



Forest Side



Malden Green Avenue



Broadmead Avenue

ISSUES:

- Piecemeal changes

Character Area Type: Outer Suburban (Density 19 dph) (PTAL 1a-1b)

Character area Assessment: area of established high quality



Worcester park Station



Malden Green



Malden Green 3



Malden Green



Lower Green Gardens



The Avenue

This area was originally called Lower Green, adjacent to Malden Green Farm (also known as Lower Green Farm). The area is the gateway to the Borough from Worcester Park and forms a distinct break in the surrounding suburban development. The coming of Worcester Park station in 1859 triggered the development of the surrounding area which was until then predominantly open fields. Today this area retains its open historic layout with footpaths crossing the open space and a distinctive avenue of trees lining Malden Road.

During the late Victorian period, a small amount of development clustered around the station. Today, the Worcester Park Public House (redeveloped after the war) stands on the site of the former **Victorian Railway Inn. The Lower Green Farm area was redeveloped in the 1990's as Lower Green** Gardens with semi detached and terraced properties laid out as a series of cul-de-sacs with open plan frontages. Buildings around the green (the Grade II listed farmhouse remains) are of mixed age and style, ranging from 2 storey semi detached properties fronting the green on Downfield to a larger scale and massing nearer the bridge and railway station.

ISSUES:

- Fragmented development and mixed character around the Green.

Character Area Type: Outer Suburban (Density 19 dph) (PTAL2-3)

Character area Assessment: area of established high quality

4 Idmiston Road



Idmiston Square



Idmiston Road



Idmiston Road



Idmiston Road



Columbia Ave

A compact area with development dating back to the 1880's and 90's in Idmiston Square. The western end of Idmiston Road is more mixed in character. Plot sizes are significantly smaller than those surrounding and the area has a semi isolated character, being unconnected to the surrounding 1930's street layout.

Later development at Idmiston Square dates to the 1920's and similarly retains the smaller plot size. Parking is a mixture of on street and on plot with limited space for significant landscaping. Distinctive, half timbered mock Tudor semi detached properties on Idmiston Road with earlier Victorian terraced properties with ground floor bays on Idmiston Square. The eastern end of Idmiston Square contains flat fronted short terraces with originally brick ground floors and pebble dashed first floors. Later developments of flats

Columbia Avenue; consistent, well detailed 1930's semi detached with mix of Tudor detailing, leaded light windows and swept gables. Slightly larger plot sizes with landscape having more impact than on Idmiston Road.

ISSUES:

- Heavy on street parking and lack of significant landscape

Character Area Type: Inner Suburban (Density 38 dph) (PTAL 2)

Character area Assessment: area requiring enhancement to reinforce identity



Kingshill Ave

5 Pembury Avenue



Kingshill Ave



Pembury Ave



Pembury Ave



Pembury Ave

Large area of consistently designed housing developed around the 1930's. Small plots relative to the surrounding 1930's development. Area separated from the rest of the borough by the railway line with limited access from two roads, Kingshill Avenue and Pembury Avenue at their junctions with Green Lane. Area laid out as consistently detailed short terraces with wide grass verges and generous street proportions. Mature and semi mature street trees as well as a large area of landscaped open space off Kingshill Avenue give the area a spacious feel. Detailing comprises a mix of tile hung, double height bays and large tile hung gable ends. Many front boundaries have been eroded to accommodate on plot parking. The area has a strong, consistent character due to the uniformity of detailing and formal, planned street layout. Views to the north of the gas holders have a significant impact on the character of the area

ISSUES:

- Erosion of front boundaries

Character Area Type: Outer Suburban (Density 25 dph) (PTAL 0-2)

Character area Assessment: area with scope to reinforce existing character

6 Sheephouse Way

A linear area mainly to the north of the Malden Manor railway line, extending from Malden Road in the east to the Hogsmill River in the west. It contains a large area of mainly post-war council flats and houses laid out among generous landscaping. Central core around the Manor Public House, Malden Manor Station and the retail parade on Manor Drive North, set around a large landscaped roundabout. The east end of Sheephouse way consists of 4no. 5-storey blocks of flats set in extensive landscaping leading down to the Hogsmill Local Nature Reserve and long distance views to Tolworth Tower. The flats are in need of maintenance. The east end of Sheephouse Way contains a mix of flats and houses. Many of the flats front the Malden Road. The houses back onto the railway line, behind wide, landscaped verges.



Sheephouse Way



Percy Gardens



Sheephouse Way



Sheephouse Way



Manor Drive North



Malden Manor Station



Stroud's Close

South of the railway line, Percy Gardens and Strouds Close are relatively isolated pockets of development with distinct character. Percy Gardens, a 1990s development of up to four storey flats and two storey houses with open plan frontages and some semi mature landscape. Strouds Close, a 1950s flat fronted semi detached houses arranged as a cul-de-sac around very generous communal landscape with wide street proportions.

ISSUES:

- Erosion of front boundaries

Character Area Type: Outer Suburban (Density 19 dph) (PTAL1a-2)

Character area Assessment: area with scope to reinforce existing character

7 Motspur Park

Large area to both sides of the Malden Road of predominantly 1930's semi detached properties bisected by Malden Road. Predominant house type is the side access, semi detached pair with curved linking arch as seen in Blakes Avenue. Road layout is planned with predominantly curved street pattern. Significant pockets of distinctive housing, most notable at Meadow Hill and Barnfield; 1930's "Moderne", flat roofed, rendered, semi detached properties. Generally excellently preserved, some with original "crittal" windows. Glebe Gardens; well detailed group of semi detached proper-



Glebe Gardens



Blakes avenue



Ancaster Crescent



Barnfield



Meadow Hill

detached pairs with consistent Tudor details. Brick ground floor with tile hung bays and half timbering to first floor. Significant views to open space of Fulham Football Training Ground from Blakes Lane and Motspur Park.

Character Area Type: Outer Suburban (Density 16 dph) (PTAL 0-1b)

Character area Assessment: area of established high quality

Church Road Area			
Character Area Assessment Criteria	<i>Good:</i> Makes a significant contribution (Value of 10)	<i>Moderate:</i> Makes some direct contribution (Value of 5)	<i>Poor:</i> Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	80	10	0
Character Area total score	90		

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

Malden Green 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)
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 containing buildings of architectural or historic interest	White	Orange	White
Buildings with cohesive scale, massing and details	White	White	Red
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	White	Orange	White
Area with few vacant or underused sites which affect the character	Green	White	White
Criteria score	70	10	0
Character Area total score	80		

Idmiston Road 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)
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 containing 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	Orange	White
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	White	White	Red
Topography, significant views or landmarks that contribute to the experience of being within the area	White	White	Red
Area with few vacant or underused sites which affect the character	Green	White	White
Criteria score	40	20	0
Character Area total score	60		

Pembury Avenue 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)
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	White	Red
Area containing buildings of architectural or historic interest	White	White	Red
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	White	Orange	White
Area with few vacant or underused sites which affect the character	Green	White	White
Criteria score	70	5	0
Character Area total score	75		

Sheephouse Way 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)
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 containing buildings of architectural or historic interest	White	White	Red
Buildings with cohesive scale, massing and details	White	Orange	White
High quality public realm and or generally consistent boundary treatments	White	Orange	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	Green	White	White
Criteria score	60	15	0
Character Area total score	75		

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