

Kingston Town Centre Area Action Plan



Designing our
Future Together



Consultation on Preferred Options

June 2005

Summary



Royal Borough of Kingston upon Thames
Local Development Framework

Existing Town Centre Landmarks



© Crown Copyright. All rights reserved. Royal Borough of Kingston upon Thames. RBK License No - 100019285 2005.

Introduction



Kingston is a successful metropolitan town centre serving parts of south west London and north east Surrey. Kingston Council is preparing an Area Action Plan for the town centre and is seeking the local community's views on its Preferred Options proposals for future development and improvements.

The Council is taking this proactive plan led approach to promote and manage change, in response to pressures for new development and facilities

and limited land availability. We want to ensure that Kingston remains a thriving, attractive and sustainable town centre, providing a good quality of life, work and leisure for residents, workers and visitors.

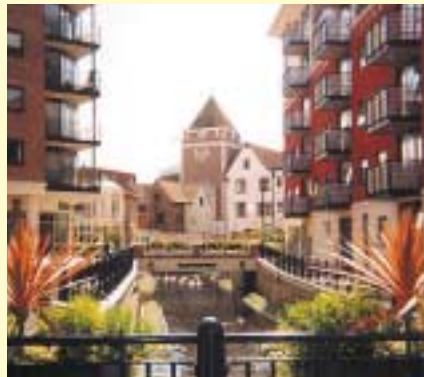
The Action Plan sets out the Vision for the town centre, identifying areas for new development, transport and environmental improvements and areas for conservation, to protect and enhance the town's attractive character, its heritage and riverside.



The Plan takes account of government planning policies; the Mayor's London Plan; local strategies, including the Community Plan and the Kingston First Business Improvement District, which commenced in January 2005; and work with developers and landowners, including with Hammerson under the Co-operation Agreement with the Council.

This 'Preferred Options' Stage of the Action Plan draws on the above initiatives and the consultation responses on the earlier stages of K+20.

Your views on the Preferred Options will help us complete the Action Plan. It will form part of the new plan for the borough, the Local Development Framework, and be subject to Examination by a government appointed inspector.



PREFERRED OPTIONS PROPOSALS

Character and Identity

Kingston's attractive character today owes much to its blend of old and new attractions, its rich heritage, symbolised by the historic Market Place, and its modern facilities, with shops, entertainments, law courts and the University.

To remain successful, we need to preserve and enhance its attractive character, provide new facilities, improve transport and the environment. As the town centre is bounded by the river and surrounding housing, there is no space to expand. New facilities must be provided through careful redevelopment of vacant, underused and outdated sites.

Shopping

Kingston is a metropolitan shopping centre. There have been no new shopping facilities for over ten years. Retail studies show that there is now need, demand and capacity for new shops, to satisfy retailers and shoppers, and to maintain



Kingston's trading position, as competing centres expand.

The Preferred Option is to provide landmark new shopping facilities, with new streets and squares and other uses above, focussed on parts of the Eden Walk shopping centre and the Ashdown Road sites (P1), adding 20% more retail floorspace.

Offices

There has been no new office development for over ten years. The vision is for new and refurbished offices to attract new businesses and jobs, especially in the growing knowledge-based business services, information technology and creative sectors.



Employment

Around 700 employers provide 17,500 jobs. Nearly half of the jobs are in retail, 21% in private sector offices, 15% in public administration, 9% in higher education and 9% in leisure services.

The Preferred Options aim to increase the number and range of jobs, to help maintain a robust local economy and so that more residents can work locally.

Housing

1,500 homes have been built over the last 20 years. High house prices are a problem. The Plan envisages up to 1,500 more homes, including private, affordable and student housing, mainly as part of mixed use redevelopment.

Leisure, Arts, Culture and Entertainment Facilities

The vision is for an enhanced range of facilities to attract visitors of all ages and social groups, especially in the evenings, with better late night transport. The priority is the opening of the Rose Theatre;



more restaurants, a hotel with conference and banqueting facilities, a new library, and an extended Museum and Gallery with Local Studies Centre.

Kingston University and Kingston College

These institutions are major contributors to the local economy in terms of education, training, employment and spending. Both wish to further upgrade their facilities, the University by acquiring Surrey County Hall (P10) and the College by new facilities on Richmond Road.

Environmental Quality and Historic Environment

The overall character of the town centre is attractive with some high quality buildings and

spaces. However, some areas have a poor environment.

The Preferred Options identify the Old Town Conservation Area, which includes the Market Place and the riverside as a key area for conservation and enhancement.

The Plan envisages high quality new buildings, of appropriate height and scale, the refurbishment of the listed former Post Office; environmental improvements with new streets and public spaces, tree planting and public art and improved gateways into the town centre.

For the riverside, a range of improvements are proposed for river and land based activities.



Natural Environment

The Preferred Options include ecological enhancements to the Thames riverside and the Hogsmill for plants and wildlife.

Sustainability

All development should minimise waste, maximise recycling, reduce flood risk, incorporate sustainable and inclusive design and be accessible to everyone.

Transport and Access

Transport strategy is key to the prosperity of the town centre.

Traffic Circulation and Road Network

There are 7 major approach roads carrying around 64,000 vehicles 7am-7pm with about two thirds through traffic during the week and about half at weekends. Whilst traffic congestion is a concern, it mainly occurs in the morning and evening peak hours, on Saturdays and during the Christmas shopping period.

The Preferred Options do not include any major changes to the road network, as there are



none which are considered to be beneficial. Improvements are proposed to car parking, signing and crossings.

Parking

There are 7,000 public car parking spaces in 21 car parks, plus 300 on-street bays. The Parking Study found that for most of the year, parking provision is sufficient to meet demand overall. However, the popular John Lewis and Bentall's car parks are often full with queues, while other car parks have many spaces.

The vision is for new high quality car parking in the south and east of the town centre to serve new shops and facilities, to replace fragmented parking, rebalance the distribution of parking, and reduce queuing, with improved information, signing and naming of car parks.

Trains

A new or improved Kingston Station, with better services is sought.



Buses

The town centre is heavily dependent on access by bus and is at the hub of a comprehensive and frequent bus network, with 19 day and 6 night services.

The vision is for a new Bus Station, with comprehensive redevelopment of the Ashdown Road sites (P1), and improvements to the Fairfield Bus Station, allowing more bus trips and enabling the removal of buses from Eden Street.

Pedestrians and Cycling

Better quality routes and connections are proposed, especially across the relief road, from points of arrival and to the riverside. High quality secure cycle parking is a priority.



How to comment or find out more

Please let us have your views on the Preferred Options proposals for development and improvements to the town centre by completing the pull out questionnaire and returning it to us Freepost by **Friday 5th August 2005**.

If you want to find out more or to request the detailed Preferred Options Document, you can contact us by letter, fax, phone or e-mail, as set out below. You can also check our website www.kingston.gov.uk/kplus20.

Planning Projects K+20
Environmental Services
Guildhall
Royal Borough of
Kingston upon Thames
Surrey
KT1 1EU

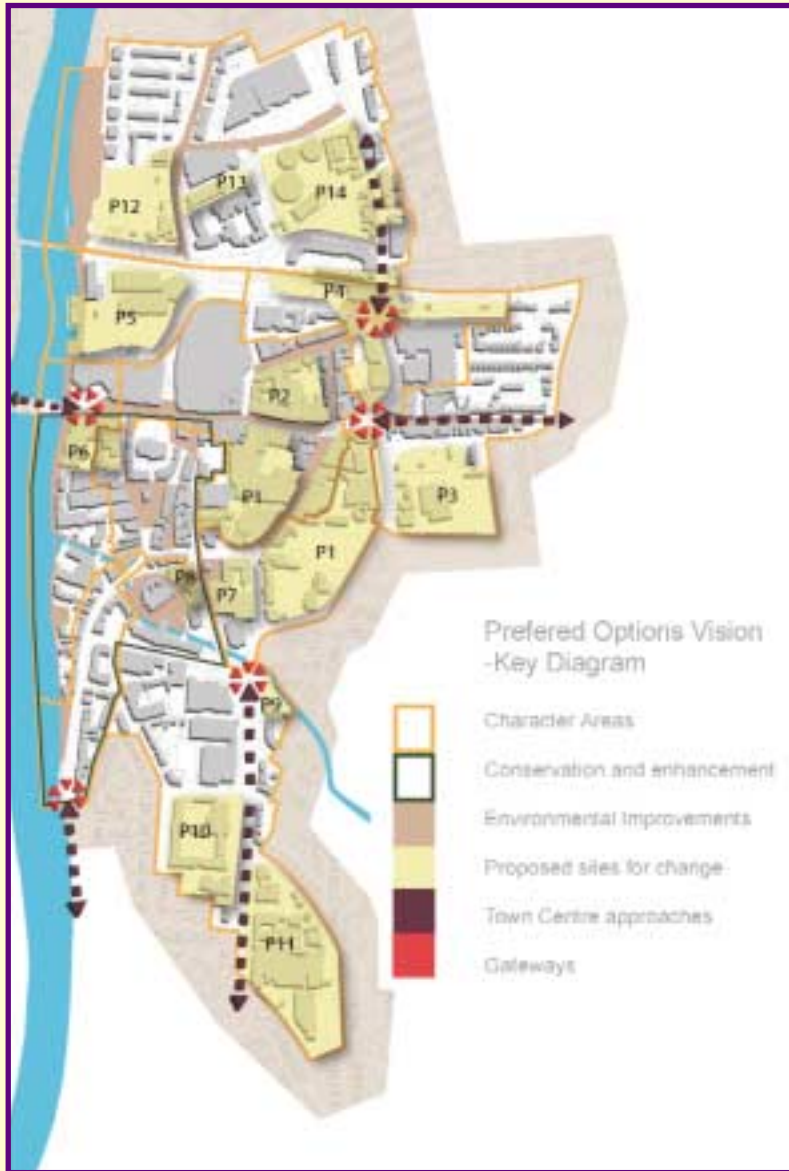
Tel: 0208 547 5420/5319

Fax: 0208 547 5363

E mail:
kplus20@rbk.kingston.gov.uk



Preferred Options Vision



© Crown Copyright. All rights reserved. Royal Borough of Kingston upon Thames. RBK License No - 100019285 2005.



Arial pic here

If you have difficulty understanding this document please
contact the Kingston Council Information Helpline on
020 8547 5757

Arabic	إذا رغبت في الحصول على المزيد من المعلومات بلتلك الأم، يرجى مراسلتنا على العنوان المذكور في هذه النشرة.
Bengali	যদি আপনি নিচ তথ্য খবরা খবরটি দেখতে চান তবে দয়া করে এই লেখকের লেখক ডিকমনার আফিসের সঙ্গে যোগাযোগ করুন।
Chinese	如果您想索取以你的语言写的更多的资讯， 请按照本文件所示的地址和我们取得联系。
Gujurati	જો આપને આપની પોતાની ભાષામાં વિશેષ માહિતી જોઈતી હોય તો આ દસ્તાવેજમાં જણાવેલ સરનામે અમારો સંપર્ક કરશો.
Hindi	यदि आप अपनी भाषामें अधिक जानकारी चाहते हैं तो कृपया इस दस्तावेज़ में लिखे हुए पते पर हम से संपर्क करें
Japanese	日本語での詳しい情報は記載住所までご連絡下さい。
Korean	한국어로 된 정보가 더 필요하신 경우 이 문서에 있는 주소로 연락해 주십시오.
Punjabi	آرٹھیں اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو ہمیں اس آئی ایم ایس کے پتے پر رابطہ کرنا۔
Punjabi (Gurmukhi)	ਜੇਕਰ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭੋਲੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਭਿਖਾ ਕਰਕੇ ਇਸ ਦਸਤਾਵੇਜ਼ ਤੇ ਦਿੱਤੇ ਪਤੇ ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।
Tamil	உங்கள் மொழியில் மேற்கொண்ட தகவல்களைப் பெறவிரும்பினால் எம்மடல் இப்பத்திரத்தில் தாப்பட்டிருக்கும் விவரத்தில் தயவுசெய்து தொடர்பு கொள்ளவும்.
Urdu	آر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو ہمیں اس آئی ایم ایس کے پتے پر ہم سے رابطہ قائم کریں۔