

Conservation Area I

Kingston Old Town

Planning Information



Kingston Bridge and The Gazebo, Riverside.



Kingston Old Town Conservation Area no. 1

This guide contains a map and information on the properties included in the Kingston Old Town Conservation Area. It outlines the responsibilities of the Council, and of owners and occupiers of land and properties within the conservation area, to ensure that the special character of this conservation area is preserved.

Kingston Old Town Conservation Area was designated in March 1971. The special character of this area can be summarised as: - A part of the regional commercial centre based on the Saxon heart of Kingston. The medieval Market Place contains All Saints Church and the 19th century Market House.

This conservation area has legal status as an area “of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. (Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69).

All the streets and buildings in the Royal Borough make some contribution to its historic character. The pattern of their growth, over many centuries, has created numerous local identities, shaping the distinctive townscapes we see today. As a result, with the designation of each conservation area, they have been recognised as having their own ‘special character’.

However, development and change within conservation areas is an inevitable consequence of modern lifestyles and taste. Conservation area controls and policies ensure that their character can be preserved or enhanced, for the continued enjoyment of present and future residents of our historic Royal Borough.

Special Planning Controls and Policies

Conservation area designation means that certain types of work will require approval from the Council, where elsewhere they normally do not. Central Government guides “A Guide for Householders” and “A Guide for Businesses” give detailed information on planning controls. The Council’s “Conservation Areas - General Guide” explains principles of law and good practice.

There are dedicated Development Control policies for your area - please see www.kingston.gov.uk/kingston_old_town.

Contact a Conservation Officer on 020 8547 4706/4652 if you are hoping to:-

- Demolish a main building, garage, outbuilding, or a wall.
- Undertake external alterations or an extension.
- Display a sign or advertisement.
- Erect a new building.

Contact a Tree Officer on 020 8547 5506 if you are planning to carry out any works to a tree.

As owners or occupiers you can help preserve the character of Kingston Old Town by -

- Reading the published guidance and seeking advice from a Conservation Officer several months before you are hoping to start any works.
- Instructing an agent and contractor with experience at carrying out comparable work in a conservation area (see Contacts in “Conservation Areas - A General Guide”).
- Choosing design forms and materials for new building works, which respect the character of the individual building and the wider area. This may benefit the value of your property.
- Carrying out routine maintenance to your property, outbuildings, walls, fences, gardens and trees, including decorating with appropriate products, and retaining or reinstating the architectural features such as brickwork, timber windows, cornices, and architraves.
- Being involved in any local body which has the preservation of the local environment as one of its aims, (e.g. a residents association, the Conservation Areas Advisory Committee).
- Responding to any opportunity you may be given to make comments on other people’s proposals, or on draft guidance or policies.

The Council will preserve or enhance the character of this area by -

- Paying special attention to the character of Kingston Old Town Conservation Area when making decisions on planning and other types of applications.
- Applying the policies in the Unitary Development Plan (BE3 & BE4), Central Government Guidance, and any adopted Supplementary Planning Guidance when making decisions on planning and other types of applications.
- Ensuring that the required site and press notices, and consultations are carried out on planning applications.
- Making available expert advice on building conservation and tree matters for land and property owners and occupiers.
- Supporting the work of the independent Conservation Areas Advisory Committee who give comments on planning applications and other proposals in conservation areas as an additional source of advice to Officers.
- Ensuring that the special character of Kingston Old Town Conservation Area is understood and published.
- Preparing and publishing policies and proposals for the preservation and enhancement of the special character of Kingston Old Town Conservation Area.

For further information or advice on Kingston Old Town Conservation Area please speak to a Conservation Officer on 020 8547 4652 or a Tree Officer on 020 8547 5506.

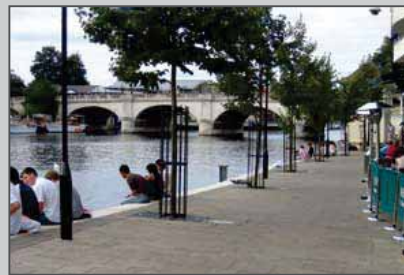
All leaflets are available from the Environmental Services Reception of Guildhall 2, High Street, Kingston, all Borough libraries, and on the council website at; www.kingston.gov.uk/envsvcs/

The Kingston Old Town Conservation Area consists of 334 properties in an area of 13.4 hectares. The 'special character' of this conservation area has been described as-



- Rich in archaeological interest, with surviving deposits from the prehistoric period through to the post-medieval period. Designated as an Area of Archaeological Significance.
- The character and layout of a medieval market town, following the construction of the first bridge across the Thames around 1200, and later benefiting from being a stopping-off point on the coach route between London and Portsmouth.
- Important regional retail and 'hospitality' role, with the daily Ancient Market in the Market Place, and the Apple Market and Jerome Place providing secondary public spaces. Quieter spaces are provided by the Churchyard, Memorial Garden, Town End Garden and the Riverside Walk.
- The majority of buildings shown on the map are considered to make a positive contribution to the area's character and appearance. Clatten Bridge is a Scheduled Ancient Monument, 37 buildings and structures are Listed Buildings and 30 buildings are identified as Buildings of Townscape Merit.
- The buildings generally comprise two, three and four storeys and there is a mix of architectural styles. The juxtaposition and variety of architectural origins, contrasting materials and heights, create a fine grained interesting townscape.
- Irregularly shaped spaces, narrow streets, passages, and narrow plots, contain an impressive range of good quality vernacular architecture dating from the 15th Century, making it one of the best preserved examples of a medieval street pattern in outer London.
- All Saints' Church, the Guildhall, and Kingston Bridge form primary landmarks and provide views within and towards the Old Town Conservation Area. Secondary landmarks and focal points such as the Market Hall, Shrubsole Monument and the Baptist Church have a more local townscape role.
- Heritage and modern day interest within the public realm includes bollards in the Apple Market, the listed Coronation Stone, the Shrubsole Memorial and the War Memorial, the fountain in the Market Place and other modern works of art at Charter Quay.

A detailed character appraisal and adopted Development Control Policies are available on the web site at www.kingston.gov.uk/kingston_old_town



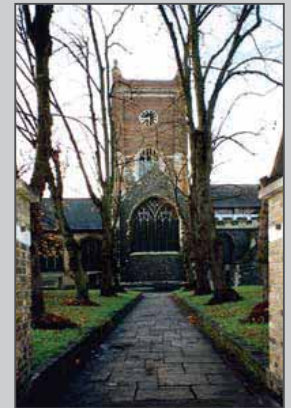
The riverside footpath



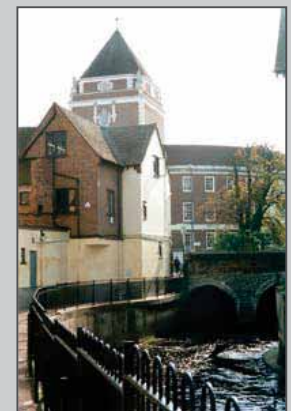
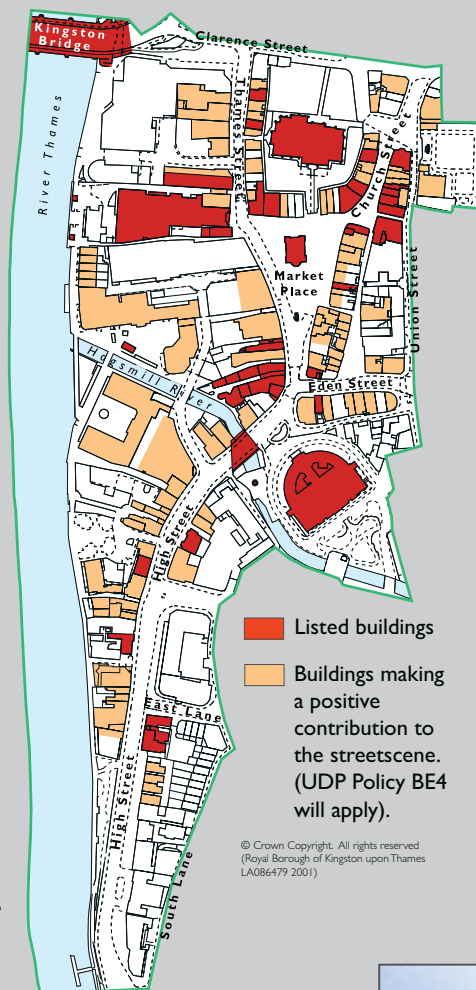
Shop signs in Church Street.



The Market House and the Market Place.



All Saints Church.



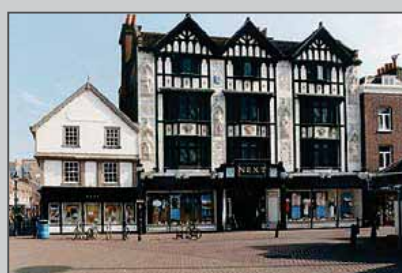
Rear of the High Street, the Clatten Bridge and the Guildhall behind.



Market Place.



The Apple Market.



The Market Place.



Memorial Square.