

Conservation Area 23

Kingston Hill

Planning Information and
Summary Character Appraisal



Dorich House, Kingston Vale



Kingston Hill Conservation Area no. 23

This guide contains a map and information on the properties included in the Kingston Hill 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.

The Kingston Hill Conservation Area was designated in November 2004. The special character of this area can be summarised as: - a group of early Victorian through to early 20th century large houses in a woodland setting forming an early wealthy suburb along the dramatic and well landscaped historic strategic route of Kingston Hill, enjoying a close interrelationship with Richmond Park and strategic importance in longer views.

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 may however be additional controls or dedicated policies for your area.

Contact a Conservation Officer on 020 8547 5359/4652 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 Hill 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 Hill 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 Hill Conservation Area is understood and published.
- Preparing and publishing policies and proposals for the preservation and enhancement of the special character of Kingston Hill Conservation Area.

For further information or advice on Kingston Hill Conservation Area please speak to a Conservation Officer on 020 8547 5359/4652 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/

Kingston Hill Conservation Area consists of 136 properties in an area of 28.2 hectares. The features which contribute to the special character of the area are:

Topographical and strategic interest of the historic route established in its current cutting position soon after 1828.

Mature tree cover on the high banks of the road cutting, and the embankment and verge to the Ullswater Crescent create a dramatic landscape with views over Richmond Park and Wimbledon Common, and reduce awareness of the suburban setting.

The relationship of built form and woodland setting with the hilltop which defines the edges of the area in strategic views from Kingston Vale, Coombe Hill, Wimbledon Common, and farther a field and provides a welcome interruption to the otherwise suburban landscape.

The strong relationship with Richmond Royal Park to the west and northwest, including the listed boundary wall, and the visibility of traditional brick and pitched roof structures set within well-landscaped plots.

The experience of the public realm in Kingston Hill is notable for the predominance of mature and dense landscaping and low-key boundary treatments, of buildings generously accommodated within plots making an inconspicuous and glimpsed contribution.

The historical and architectural interest is derived from the development of the three minor estates of Kingston Hill Place, Kenry House and Coombe Hurst followed by a succession of large houses on diminishing plots from the mid 19th century to the 1930's creating an epicentre of high society within an hours drive of the city of London, a precursor to today's Surrey stockbroker belt.

A detailed character appraisal and background reports to the designation are available on our website at: www.kingston.gov.uk/kingston_hill



Harewood, Kingston Vale.



Listed wall near Kenry House, Kingston University.



Looking south from Kingston University.



East Dorin Court, Kingston Vale.



Kingston Hill Place, Kingston Hill.



Holmwood Lodge, Kingston Hill.



Coombe Hurst, Kingston University, Kingston Hill.



Hamilton House, Kingston Hill.



Galsworthy House, Kingston Hill.



Looking NE from St Ann's Church, Kingston Hill.

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