

Conservation Area 25

Riverside North

Planning Information and
Summary Character Appraisal



View west from Canbury Gardens towards Richmond.



Riverside North Conservation Area no. 25

This guide contains a map and information on the properties included in the Riverside North 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 Riverside North Conservation Area was designated in November 2004. The special character of this area can be summarised as:- a linear area whose form and mature landscape is influenced by the River Thames, alongside which lie ancient riverside estates, important 19th century public works that established Canbury Gardens and a group of large Victorian/Edwardian houses and late Victorian boathouses fronting the river.

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 4652/4706 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 Riverside North 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 Riverside North 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 Riverside North Conservation Area is understood and published.
- Preparing and publishing policies and proposals for the preservation and enhancement of the special character of Riverside North Conservation Area.

For further information or advice on Riverside North Conservation Area please speak to a Conservation Officer on 020 8547 4652/4706 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 Riverside North Conservation Area consists of 62 properties in an area of 27.04 hectares. The special character of this Conservation Area has been described as :-

The intimate relationship with the River Thames, the islands, the Barge Dock and the riverside buildings on the opposite bank, which include Victorian boathouses and large Victorian houses within landscaped grounds;

Its historic pattern of development, association with ancient riverside estates and later Victorian benefactors such as 18th century Bank Grove Estate and the more recent Albany Estate, together with its original boundary garden walls and landscaping;

The importance and quality of the 19th century public works that established the municipal parkland of Canbury Gardens identified as a major open space and an area of high landscape value, containing avenues of trees, pavilions, tennis courts and a bandstand. Elsewhere the contribution made by the informally managed landscape of Ham Lands, the river embankments, the promenade and the barge walk at a lower level and their associated built structures, which are still used and maintained;

The presence of a number of buildings of architectural interest which address the river and make a positive contribution to the character and appearance of the area. In particular, the large Victorian/Edwardian houses at 84 Lower Ham Road and between 100-112 (even) Lower Ham Road and the late Victorian boathouses which are associated with navigation and leisure such as the Albany Boathouse built in 1893 and the lengths of old garden wall to The Albany Estate, which are now Buildings of Townscape Merit.

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



View south of Lower Ham Road, Kingston.



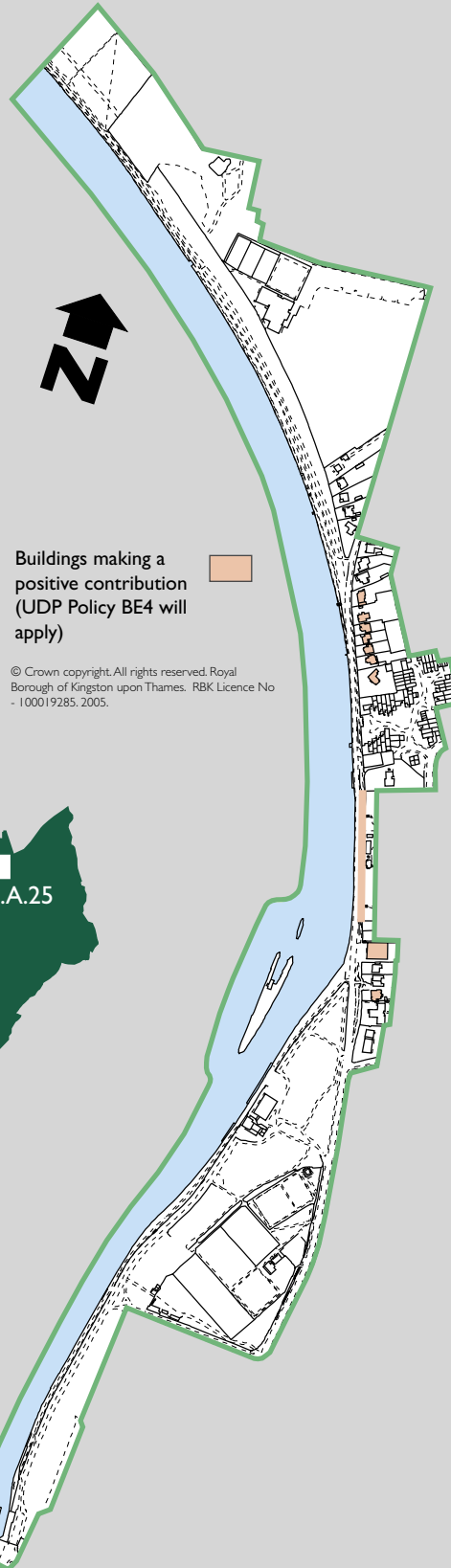
Thames Towpath.



Lower Ham Road, Kingston.



Lower Ham Road, Kingston.



View north of Lower Ham Road, Kingston.



Canbury Gardens.



View south to Kingston Railway Bridge from Canbury Gardens.



Lower Ham Road, Kingston.



The Bandstand, Canbury Gardens.



The Boaters Inn, Canbury Gardens, Kingston.