

Conservation Area 26

# Fishponds Park

Planning Information and  
Summary Character Appraisal



Pond in Fishponds Park.



# **Fishponds Park Conservation Area no. 26**

This guide contains a map and information on the properties included in the Fishponds Park 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.

Fishponds Park Conservation Area was designated in November 2004. The special character of this area can be summarised as :- The former mid 18th century estate of The Fishponds, with surviving core of the original house and part of the grounds laid out as a 20th century park. Brick fields on the estate were developed in the late 19th century with terraced cottages, and a group of detached late 19th century villas form the backdrop to the park along Ewell Road.

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 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 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 Fishponds Park 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 Fishponds Park 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 Fishponds Park Conservation Area is understood and published.
- Preparing and publishing policies and proposals for the preservation and enhancement of the special character of Fishponds Park Conservation Area.

For further information or advice on the Fishponds Park Conservation Area please speak to a Conservation Officer on 020 8547 4706/4652 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/](http://www.kingston.gov.uk/envsvcs/)

The Fishponds Park Conservation Area consists of 112 properties in an area of 7.8 hectares. The features which contribute to the special character are: The topographical interest of the area lies in the noticeable slope of the land, affording interesting views inside the park and to surrounding landmarks such as St Matthew's Church, Tolworth Tower and beyond to Epsom Downs.

The historic interest is derived from development of the area over the last 250 years and the survival of features linking with the past, including landscape features in the park associated with the extraction of brick earth for the local manufacture of bricks. The park comprises a large area of open land associated with the mid 18th century estate of Fishponds and the original mid 18th century house, substantially altered in the 19th century, occupies a secluded location and retains much of its original setting within the 20th century park.

Fishponds Park is notable for its mature trees and landscape punctuated by ponds, streams, steep banks, pathways and dense hedging along the boundaries. A group of five late 19th century detached villas in Ewell Road, in Victorian Gothic style, are prominent in views from Fishponds Park. Cohesive residential development of the late 19th century, comprising rows of two storey terraced artisan cottages, built on the former brick fields enclose the northern edge of the park.

A detailed character appraisal and background reports to the designation are available on the web site at [www.kingston.gov.uk/fishponds](http://www.kingston.gov.uk/fishponds).



Browns Road.



Browns Road



King Charles Crescent.



Alpha Road.



Mayberry Place.



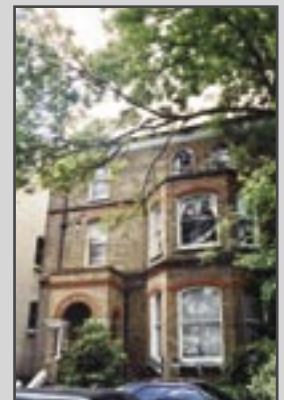
Fishponds Park looking towards the Ewell Road, detached villas.



Fishponds Park looking towards Fishponds House.




Fishponds Park looking towards St. Matthews Church.



Ewell Road.



Ewell Road.

 Buildings making a positive contribution (UDP Policy BE4 will apply)

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