

**CONSERVATION AREAS  
DESIGNATION DOCUMENTS**

**GROVE CRESCENT**

**Original Proposal To Designate**

**CONSERVATION AREAS  
DESIGNATION DOCUMENTS**

**GROVE CRESCENT**

- **Technical Services Committee Report  
10<sup>th</sup> October 1984**

63. FAIRFIELD/KNIGHTS PARK AND GROVE CRESCENT AREAS -  
POSSIBLE DESIGNATION AS CONSERVATION AREA

RESOLVED that the proposal to designate the areas of Fairfield/Knights Park, and of Grove Crescent, illustrated on plan BP/84/29/B, be noted and the Borough Planning Officer authorised to undertake a public consultation of local amenity groups and residents and report back to this Committee in due course.

(Report item)

TECHNICAL SERVICES COMMITTEE

10 OCTOBER 1984

THE FAIRFIELD/KNIGHTS PARK AND GROVE CRESCENT AREAS

POSSIBLE DESIGNATION AS CONSERVATION AREAS

REPORT OF BOROUGH PLANNING OFFICER

1. The Kingston Town Centre Local Plan, in Policy E.21, identifies two parts of the Local Plan area as areas of "Special Local Character" - Fairfield/Knights Park and Grove Crescent. In identifying the environmental qualities of these areas and the need to protect and enhance them Policy E.21 contains a specific commitment to the consideration of the areas as potential Conservation Areas.
2. This aspect of the Local Plan drew no objections and indeed gained considerable support at the public local inquiry held in June 1983. It was referred to favourably by the Inspector in his report and it is therefore considered to be an appropriate time to bring forward specific proposals.
3. The Civic Amenities Act 1967 required Local Planning Authorities to consider designating suitable parts of their areas as Conservation Areas. Such designations were subsequently brought within the purview of Section 277 of the Town and Country Planning Act 1971.
4. The object of such designation is to identify and define an area because of its environmental qualities as well as its historic origins and associations and, in the light of this, to encourage measures to improve its appearance where appropriate. It also provides a safeguard giving legal recognition and protection and in line with guidance contained in Circular 22/80 makes possible a more positive attitude towards design and improvement. In addition the Town and Country Amenities Act 1974 has made provision for the control of any demolition of buildings within a Conservation Area. The Local Planning Authority must also be given six weeks notice of an intention to cut down, or carry out surgery to any unscheduled tree and within Conservation Areas, the criteria relating to "permitted development" are more stringent because of the environmental sensitivity of these areas.
5. Certain areas, whilst they may not possess the outstanding character of some particularly historic ones, nevertheless have aspects which are worthy of conservation. They add flavour and distinction to the Borough and help to emphasise the identity of various parts. Two such areas are those of Fairfield/Knights Park and Grove Crescent.
6. In the case of the Fairfield/Knights Park, there are a number of more detailed reasons for designation:
  - a) With its boundary defined by mature trees, the Fairfield Recreation Ground makes an important contribution to the character and environment of the Town Centre.

- b) The two and three storey buildings which, for the most part, border the Fairfield, although not outstanding in themselves display an attractive diversity of Victorian and Edwardian domestic styles. Many of the buildings have remained comparatively unaltered and together they create an attractive and entirely appropriate setting for the open space.
  - c) Built in the English Renaissance style of the late 17th Century, the Library and Museum at the north-western corner of the Fairfield, are listed buildings of attractive appearance now complemented by the Kingfisher Pool.
  - d) The streets that lead both north and south from the Fairfield each express their own identity whilst remaining in character with the area as a whole. Specifically Minerva Road, with its well-built two storey houses with attics and featuring tile-hanging, stock brickwork and red brick detailing is a particularly pleasant and relatively unaltered street. Mill Street and Avenue Road, which are both part of an area declared a General Improvement Area in January 1972 under the provisions of the Housing Acts, both contain two storey properties of modest proportions and possess an attractive environment.
  - e) Knights Park and roads to the west appear in the first Ordnance Survey of the area in 1865 but the major portion of the development took place during the third quarter of the 19th Century, giving a general harmony of style to Knights Park, Orchard Road, Grange Road and Palmer Crescent. Differing sometimes in detailed form and scale the houses in this area are nevertheless further unified by their facing materials. All are further enhanced by the mature landscaping.
  - f) By its position and character, this area acts as an effective residential buffer to the expansion of the core of the Town Centre. The boundary between the two will be clearly defined by the alignment of the proposed Relief Road, which was routed in such a way that environmental impact on the Fairfield was minimised.
7. Whilst The Grove Crescent area is much smaller, its environmental qualities are no less important than those of the Fairfield/Knights Park area. The detailed reasons for proposing designation are:
- a) The area possesses an attractive intimate character and contains a substantial number of attractive and well proportioned Victorian detached and semi-detached houses. Faced with yellow stock brick on painted stucco these buildings, which have been generally well-maintained, display refined and interesting details and provide the area with its townscape quality. Their development took place at a similar time to that of the houses to the south-west of the Fairfield.
  - b) The environment of the area benefits from the presence of mature trees, which act as foils to the buildings and emphasise its predominantly residential character. The infill redevelopment that has taken place has, through the scale of buildings, elevational design and choice of materials, largely preserved this character.

8. In recommending their designation as Conservation Areas, it is not envisaged that policies for the control of development would be interpreted as a means to stifle any change. Rather it is intended as a way of ensuring that new buildings would respect the quality of the surroundings and that the relevant policies of the Local Plan could more easily be exercised in these areas in accordance with the guidance set out in Circular 22/80. In due course design guidelines would be prepared for the areas as has been the case with the St Andrew's Square and Liverpool Road Conservation Areas.
9. The suggested boundaries for a Fairfield/Knights Park Conservation Area and those for Grove Crescent are shown on drawing no BP/84/29/B. Whereas it is felt that in the latter case the appropriate extent is fairly straightforward to define that for Fairfield/Knights Park is more open to different viewpoints. As in the case of the Liverpool Road Conservation Area (designated in 1980), the boundary has been drawn fairly tightly on the basis of fairly stringent environmental criteria and it is accepted that there may be permutations to that proposed. For instance it might be argued that Caversham Road possesses suitable qualities in that it is still comparatively unchanged from its original appearance in the 1880's with houses displaying slate roofs, bargeboards, and stock brickwork.
10. It is proposed that, in keeping with the procedure adopted on previous occasions, local amenity societies and the residents of the areas concerned should now be consulted on the question of their designation and on the boundaries proposed. In this respect, it may be noted that, in the past, support has been given by the local amenity society to the idea of the designation as a Conservation Area of several parts of the areas discussed in this report. Plans of the areas and photographs will be on display at the meeting.
11. Accordingly it is **RECOMMENDED** that the proposal to designate the areas of Fairfield/Knights Park, and of Grove Crescent, illustrated on plan BP/84/29/B, be noted and the Borough Planning Officer be authorised to undertake a public consultation of local amenity groups and residents with a view to reporting back to Committee in due course.

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**GROVE CRESCENT**

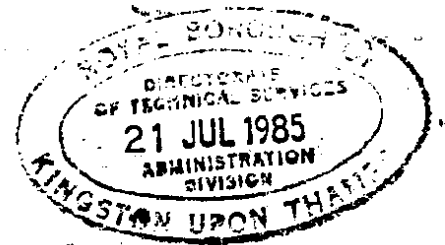
**Original Decision to Designate**

**CONSERVATION AREAS  
DESIGNATION DOCUMENTS**

**GROVE CRESCENT**

- **Planning and Development Control Committee Report  
30<sup>th</sup> July 1985**





PLANNING AND DEVELOPMENT CONTROL COMMITTEE

30 JULY 1985

(7.00 p.m. - 11.35 p.m.)

*Copy circulated  
21/8*

Councillor Mrs Hartfree (Chairman)

Councillor Bazin (Vice-Chairman)

\*The Mayor (Councillor F J Steptoe) (ex-officio)

\*The Leader of the Council (Councillor Edwards) (ex-officio)

The Leader of the Opposition (Councillor Nicholson) (ex-officio)

\*Councillor Gaisford

Councillor P C Gray

Councillor F Hartfree

\*Councillor Hayes

Councillor Kessell

Councillor Martin

Councillor Sherfield

Councillor Christine Tilley

\*Councillor Mrs Walsh

\*Absent

Apologies for absence were received from Councillors Gaisford and Hayes.

Councillors Harris and Weston deputising for Councillors Hayes and Gaisford respectively and Councillors Clokie, Holder, Meladio and Naish also attended.

29. MINUTES

35. PROPOSED CONSERVATION AREAS

B. GROVE CRESCENT

RESOLVED that:-

- (i) the boundary of the proposed Grove Crescent Conservation Area remain as shown on plan BP/84/29/B which was displayed at the Technical Services Committee on 10 October 1984;
- (ii) the necessary statutory procedures for the designation of the area as a Conservation Area under the provisions of Section 277 of the Town and Country Planning Act 1971 be carried out;
- (iii) in due course consideration be given to the establishment of a Conservation Area Advisory Committee for the area whose members should reflect a cross section of local opinion and whose primary function would be to advise the Authority on applications for planning permission which would in the authority's opinion affect the character or appearance of the Conservation Area; and
- (iv) a policy guidance note setting out an elaboration of this Council's policy for the Conservation Area be prepared in due course and made available to local residents etc.

(Report item)

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

30 JULY 1985

PROPOSED GROVE CRESCENT CONSERVATION AREA

REPORT BY DIRECTOR OF PLANNING

1. Following the decision of the Technical Services Committee on 10 October 1984 authorising the Borough Planning Officer to undertake a public consultation of local amenity groups and residents on the proposed Grove Crescent Conservation Area this report sets out the results of the public consultation programme.

NATURE OF CONSULTATIONS

2. A consultation leaflet attached as Annex 1 to this report, was prepared and delivered to all of the households within the proposed area as well as some of those adjoining it. In total approximately 175 leaflets were delivered on the 26th and 27th February 1985. A plan showing the extent of the consultation will be displayed at the meeting. In addition, some 70 leaflets were taken from a display in the Reception Area at the Borough Planning Department.
3. The press statement which was prepared by this Council made reference to Grove Crescent as well as Fairfield/Knights Park. However, no reference was made to Grove Crescent Area when an article subsequently appeared in the Surrey Comet on 1st March 1985.
4. Individual consultation letters were sent to:-
  - (a) The Kingston upon Thames Society
  - (b) The Kingston upon Thames Archaeological Society
  - (c) The Kingston upon Thames Branch of the R.I.B.A.
  - (d) The Greater London Council
  - (e) The Principal of Kingston upon Thames Polytechnic
  - (f) Director of Education and Recreation

RESPONSE

5. Replies have been received from all of the above mentioned respondents other than the Kingston upon Thames Branch of the R.I.B.A. and in all 7 individual replies have been received from residents. Copies of the correspondence have been placed in the Members Room.

GENERAL COMMENTS

6. Of the replies received three respondents formally objected, but these are outnumbered by the degree of support shown for designation. However it is felt appropriate to consider these objections in some detail.