

# Emerging Tall Buildings Strategy

First Draft Local Plan

November 2022

# Purpose of the Document

The Emerging Tall Buildings Strategy forms a key part of the spatial evidence base for the First Draft of the Local Plan for the Royal Borough of Kingston upon Thames.

The consultation on the First Draft Local Plan (including Policy KD11 Tall Buildings) will inform the next phase of work to establish if there are locations in the Borough where tall buildings may be an appropriate form of development.

The Emerging Tall Buildings Strategy follows the methodology as outlined by the **London Plan Policy D9 and the associated Draft for Consultation LPG Characterisation & Growth Strategy** issued by the GLA in February 2022.

The **Emerging Tall Buildings Strategy** identifies locations where tall buildings may be suitable subject to meeting the other design policy criteria in the First Draft Local Plan and the adopted London Plan.

The initial sifting identifies locations which are not not suitable for tall buildings in the Borough.

**Part 1** of the evidence base defines height in a local context in relation to the character and building typologies of the Royal Borough of Kingston upon Thames. It also establishes local thresholds for low rise, mid rise and categories of height in relation to tall buildings based on existing built form.

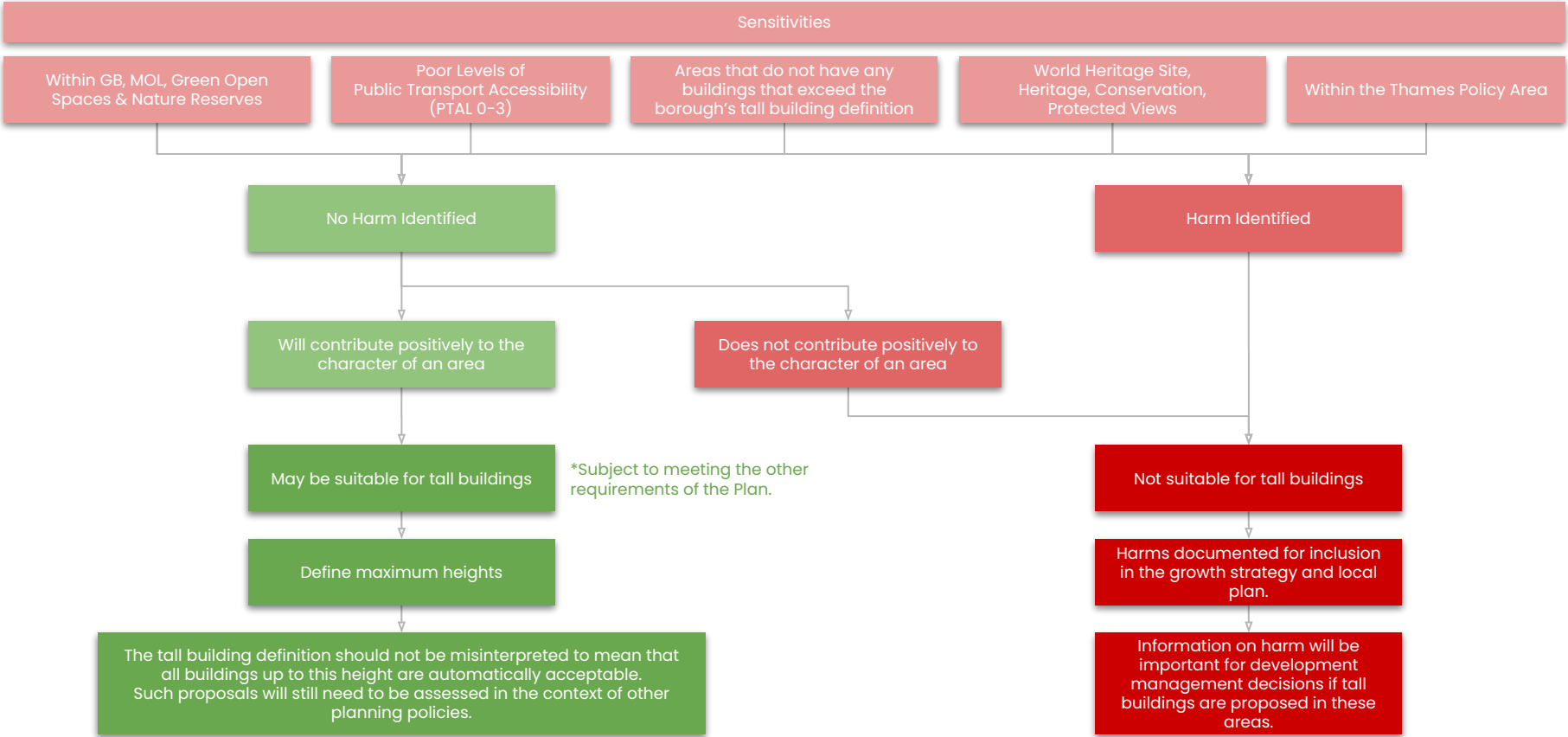
Following a detailed assessment of factors such as public transport accessibility levels and centres of activity and sensitivities mapping including heritage, conservation areas, open space, views and special character areas, the Emerging Tall Buildings Strategy identifies areas of search which may be suitable for tall buildings (see map 43) and also areas which are not suitable for tall buildings (see map 44).

**Part 2** of the evidence base includes detailed townscape analysis for the areas of search where tall buildings may be an appropriate form of development. This includes landmarks, key views, prevailing building typologies and the height of consented schemes.

Following the consultation period further work will be undertaken to establish detailed parameters and height by area (see slide 4).

Draft for Consultation LPG  
Characterisation & Growth Strategy  
Methodology

Draft for Consultation "Characterisation & Growth Strategy" LPG 2021  
Paragraph 4.5.9:  
"Having discounted areas of the borough where tall buildings are inappropriate for development due to an assessment of harm, boroughs should assess the remaining areas. Boroughs should determine the sensitivity of these areas to tall buildings and only identify areas where tall buildings will contribute positively to the character of an area."

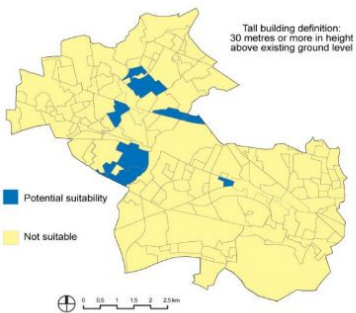


# First Draft Local Plan: Emerging Tall Buildings Strategy

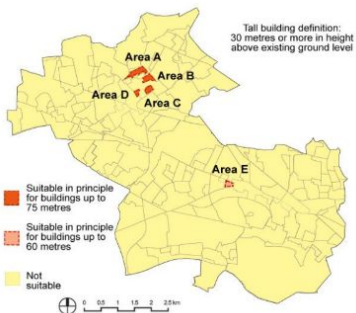
## Approach to Identifying Areas of Potential Suitability

First Draft Local Plan (Regulation 18) | Local Plan Publication Version (Regulation 19)

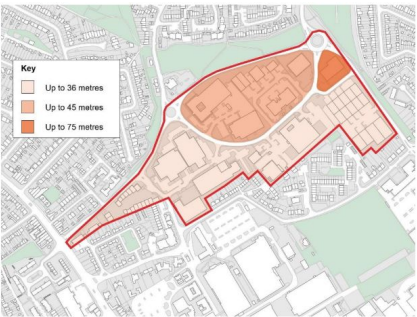
Potential Suitability Sieving 1



Broad Parameters Sieving 2



Detailed Parameters Sieving 3



Detailed Height per Area Sieving 4



**Area based planning:** a clear narrative for the borough and centre will be added to the First Draft Local Plan

**Potential locations for tall buildings:** areas of potential suitability will be identified in the First Draft Local Plan

**Maximum height thresholds per location:** each area of potential suitability will have an indicative "up to" height threshold established

**Managing planning applications in the meantime:** if planning applications come forward for tall buildings following the publication of the First Draft Local Plan they will need to take into account the evidence base developed in the Emerging Tall Buildings Strategy. Applicants are expected to develop the detailed parameters and heights per area in discussion with the local planning authority.

**Detailed parameters:** for some larger areas of potential suitability for tall buildings more detailed building height parameters will be developed subject to local context, factors and sensitivities.

**Block locations and heights:** in some circumstances it may be appropriate to provide further detail on block locations and heights to enable a better definition of land use, building typology and response to local context.

**Planning applications and design development:** all locations identified as being potentially suitable for tall buildings will need planning applications to be developed in outline and then in detail during the decision-making stages, subject to the pre-application process and subject to design review. They will also be required to meet the other policies relating to tall buildings in the Local Plan and the approved London Plan. It is also anticipated that where large areas are identified as being potentially suitable for tall buildings that the applicant adopts a national design code approach in agreement with the local planning authority in order to facilitate community engagement during the master planning phase of the process.



**Part 1.1:**  
Definition,  
Existing & Emerging Tall Buildings

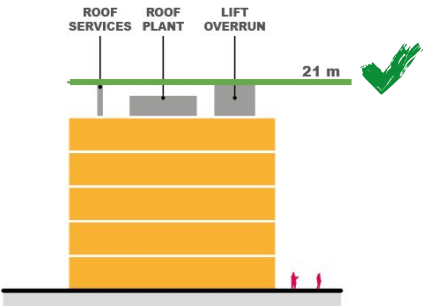
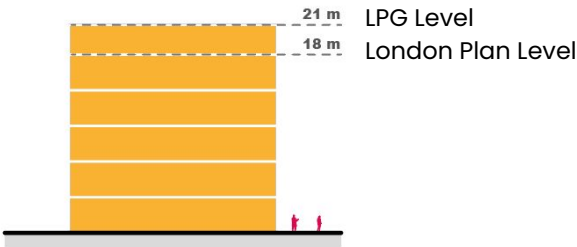
# London Plan & Draft for Consultation LPG

## Tall Buildings Definition

The **London Plan 2021 Tall Buildings Definition** outlines that a tall building should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.

Draft for consultation 2022 **'Characterisation and Growth Strategy' LPG** further outlines that the definition should be stated as the **total height** of a building in metres from ground level **or AOD level** to the top of the building **including any rooftop equipment**.

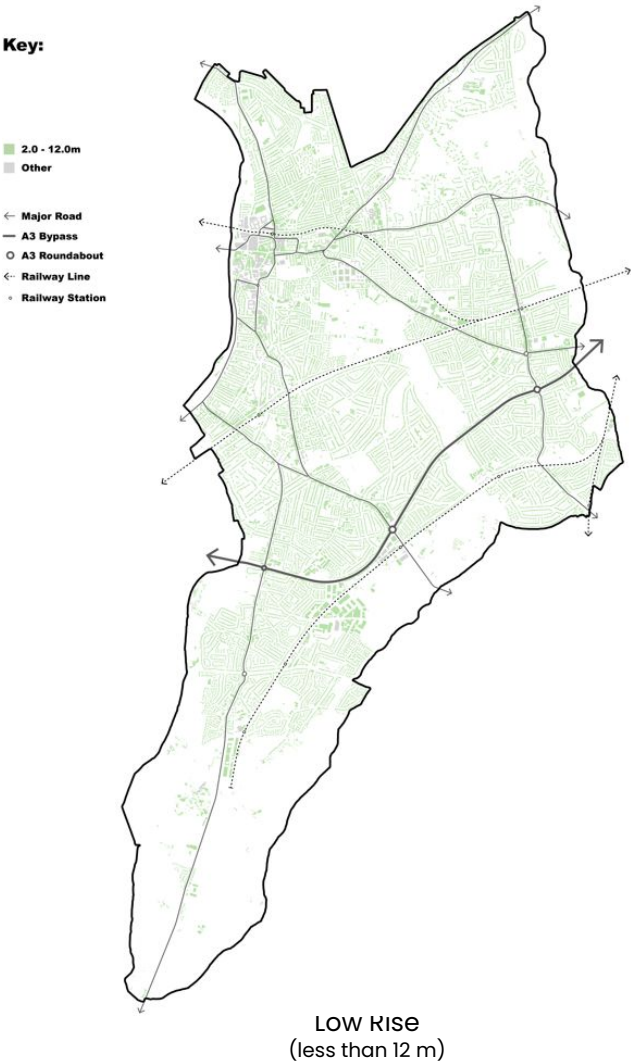
The LPG further adds that **the London Plan definition equates to a minimum height of 21 metres from ground level to the top of the building** (assuming a floor to ceiling height of 3 metres for the uppermost storey).



# Kingston Borough Context

## Low Rise

The plan to the right maps existing and emerging building height and demonstrates locations where built form is up to 12m height. The plan demonstrates that Kingston Borough is a predominantly low rise borough where a majority of built form is less than 12 m in total height.

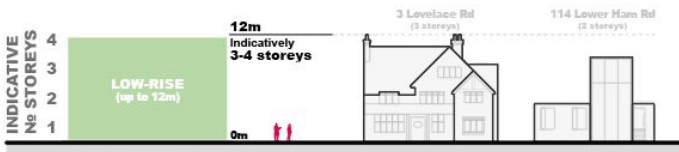


# Kingston Borough Context

## Low Rise

The less than 12m height threshold typically comprise single large dwelling houses of up to 4 storeys or 3 storeys plus large roof.

These are typically of different architectural style and period, often forming locally valued and sensitive areas of consistent character.



# Kingston Borough Context

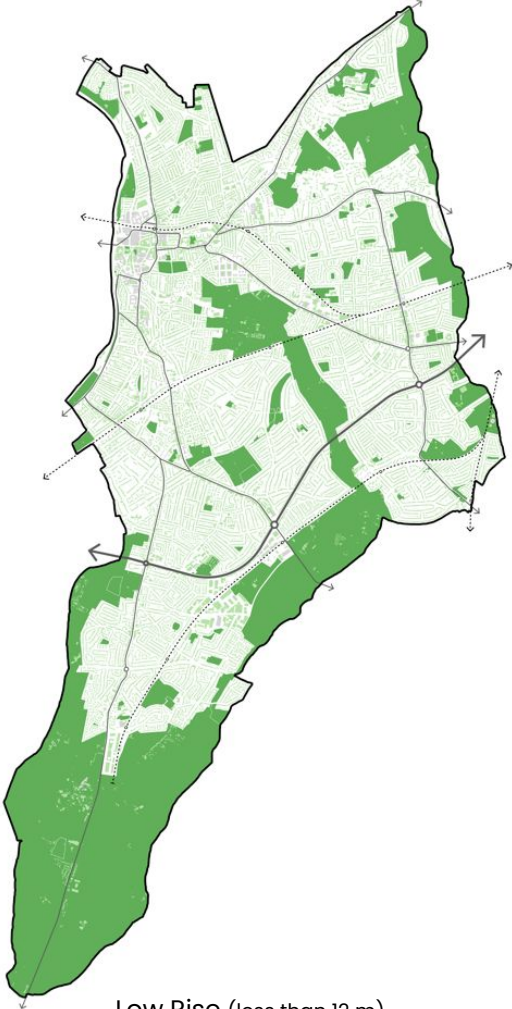
## Prevailing Character

In addition to the low rise neighbourhoods, Kingston Borough is also characterised by its open spaces, which are rich in biodiversity and provide good public amenity to the local residents.

The low rise detached, semi-detached and terraced houses together with the variety of open spaces form the prevailing character of the Borough.

**Key:**

- 2.0 - 12.0m
- Other
- Major Road
- A3 Bypass
- A3 Roundabout
- Railway Line
- Railway Station
- Open Space



Low Rise (less than 12 m)  
& Open Space

# Kingston Borough Context

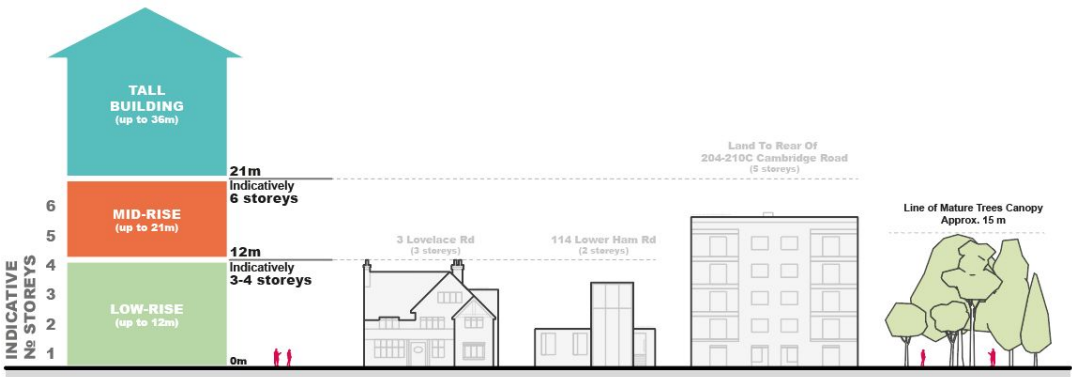
## Mid-Rise

Nevertheless, in addition to the low rise typology, the borough also comprises areas where height exceeds 12m.

Following the GLA provided definition, these are split into Mid-Rise (from 12m to 21m threshold) and Tall Buildings (anything above 21m).

The Mid-Rise typology in Kingston Borough typically comprises apartment blocks of 4-6 storeys either in linear or villa block fashion.

This height is comparable indicatively to the height of mature trees (approx. 15m).

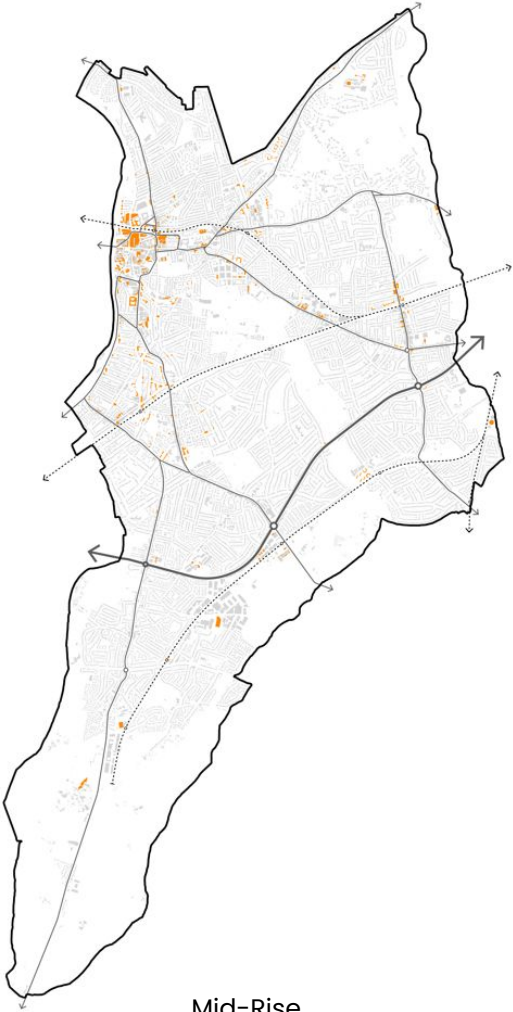


# Kingston Borough Context

## Mid-Rise

**Key:**

- 12.1m - 21.0m
- Other
- Major Road
- A3 Bypass
- A3 Roundabout
- Railway Line
- Railway Station



The plan to the right maps existing and emerging building height and demonstrates where Mid-Rise buildings of 12m up to 21m are located.

As indicated on the plan, Mid-Rise is located mostly in areas of good public transport accessibility, proximity to town centres, along major roads, within proximity to railway stations and within industrial and institutional uses.

Mid-Rise  
(12 m - 21 m)

# Kingston Borough Context

## Tall Buildings

In addition to low rise and mid-rise built form, Kingston Borough also comprises areas where tall buildings are present as part of clusters or sometimes in a stand-alone fashion.

The plan to the right maps existing and emerging\* building height and demonstrates where the tall buildings (above 21m) are located.

The following pages illustrate more detailed plans of these areas.

*\* Note:  
Emerging = Consented Development Schemes*

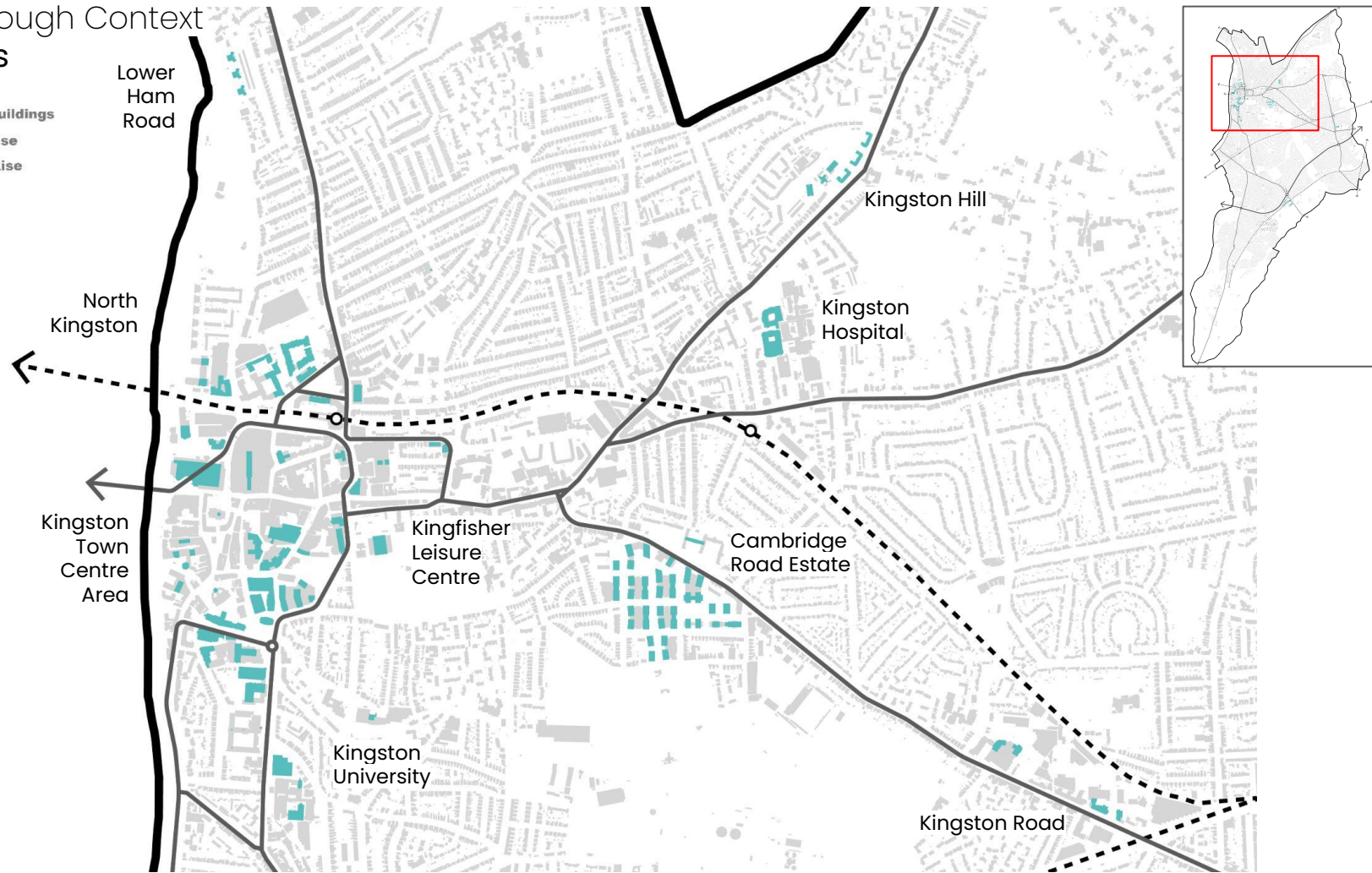




# Kingston Borough Context

## Tall Buildings

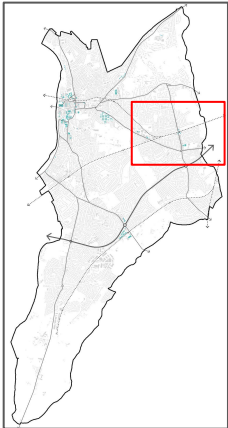
- 21.1m - 78.0m Tall Buildings
- 12.1m - 21.0m Mid-Rise
- 2.0 - 12.0m Low Rise
- Other



# Kingston Borough Context

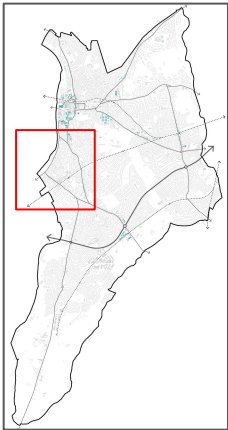
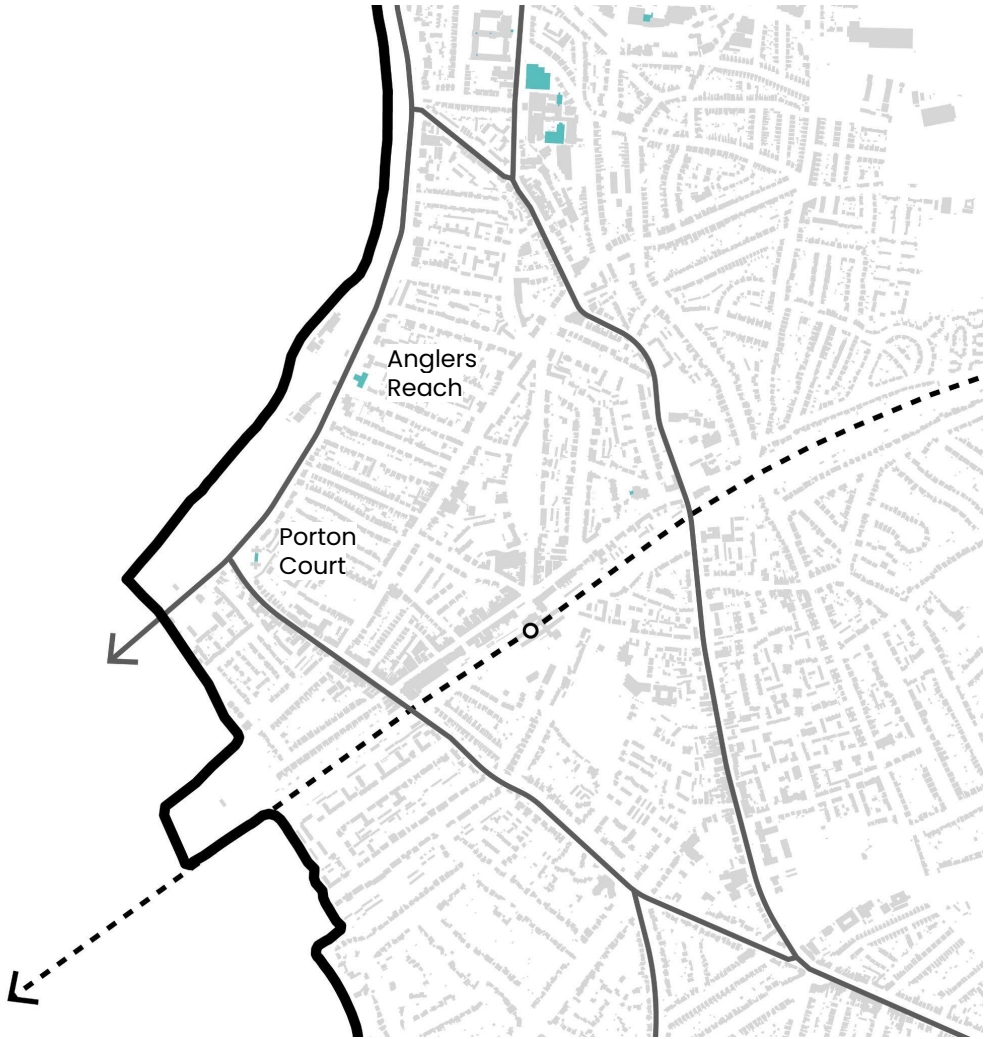
## Tall Buildings

- 21.1m - 78.0m Tall Buildings
- 12.1m - 21.0m Mid-Rise
- 2.0 - 12.0m Low Rise
- Other



# Kingston Borough Context

## Tall Buildings

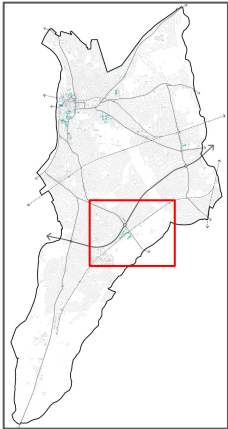
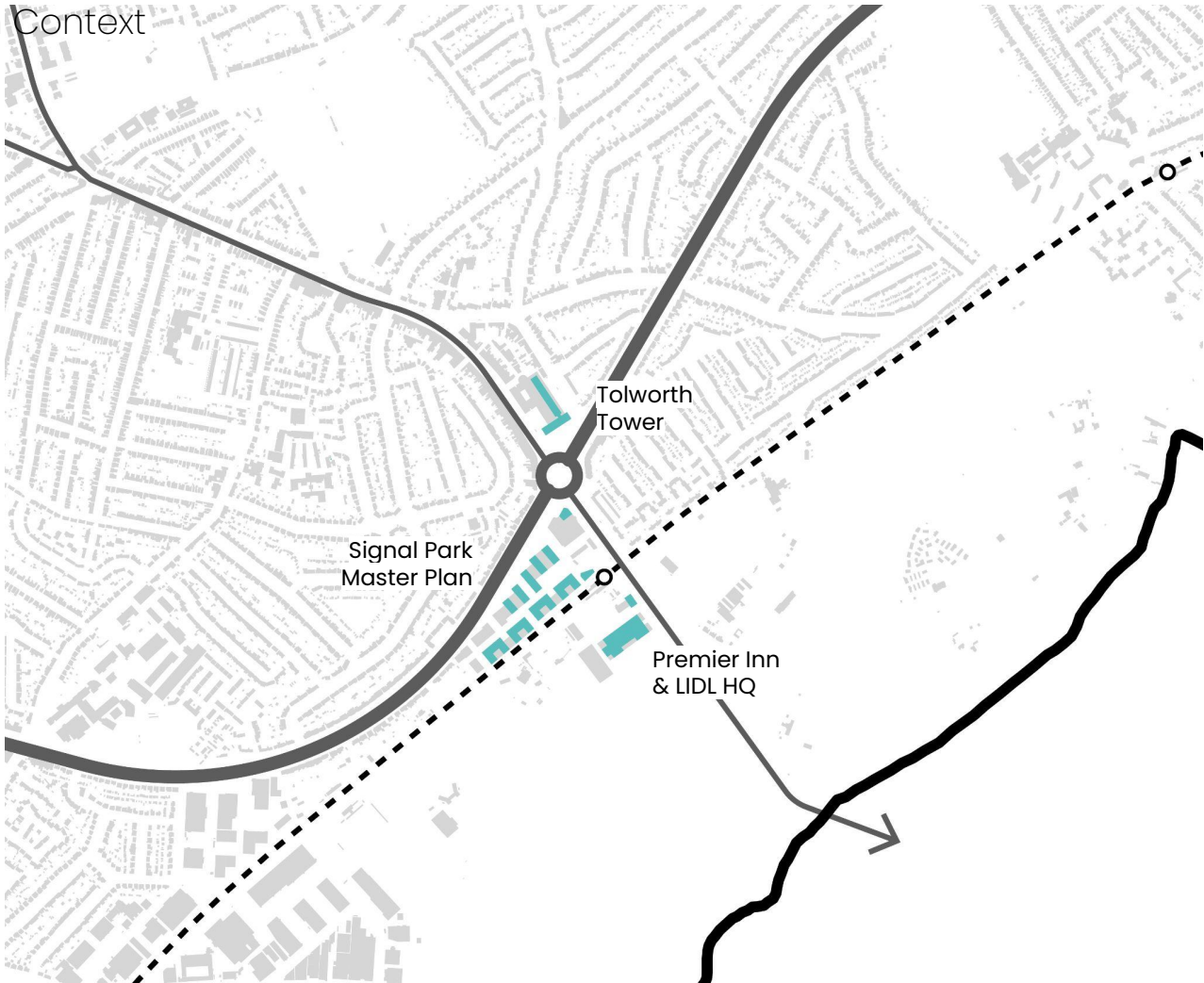




# Kingston Borough Context

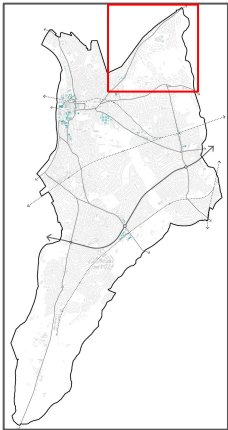
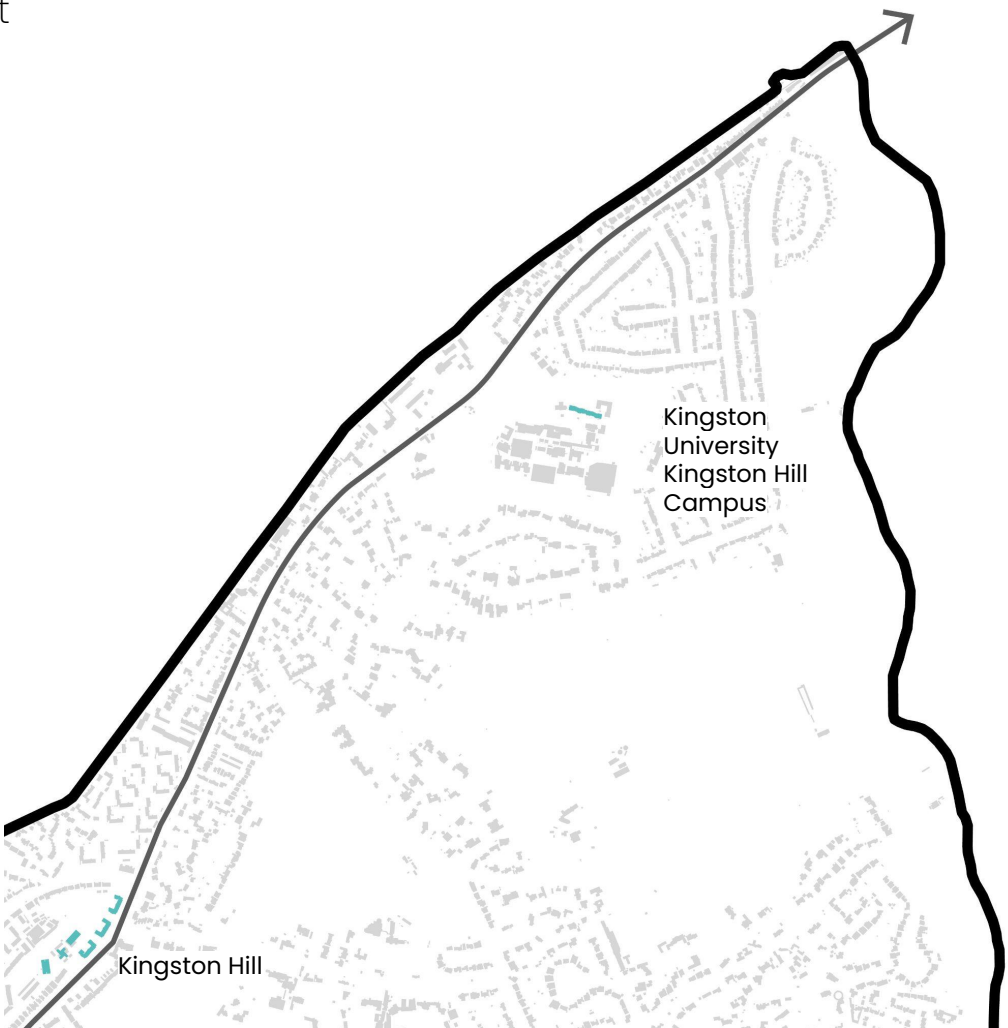
## Tall Buildings

- 21.1m - 78.0m Tall Buildings
- 12.1m - 21.0m Mid-Rise
- 2.0 - 12.0m Low Rise
- Other



# Kingston Borough Context

## Tall Buildings



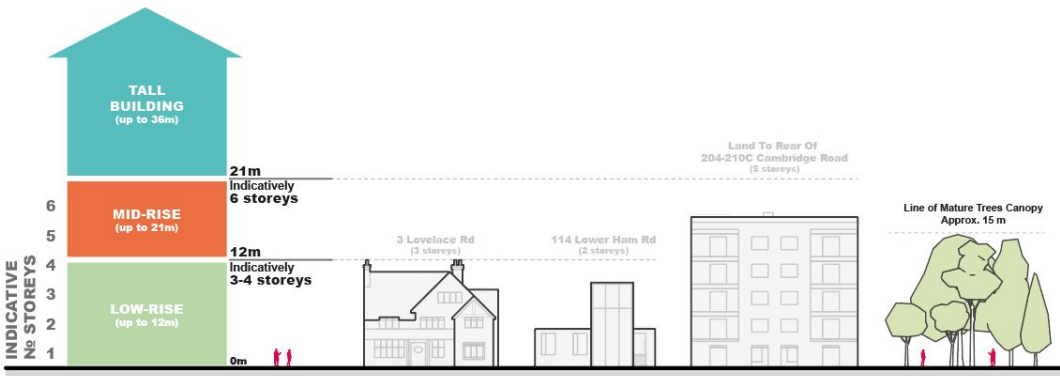
# Kingston Borough Context

## Tall Buildings

However, not all tall buildings are the same.

The London Plan outlines that “the higher the building the greater the level of scrutiny that is required of its design”, and that “tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding” by “emphasising the hierarchy of a place such as its main centres of activity, and important street junctions and transport interchanges”.

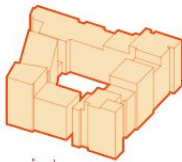
In order to understand the spatial hierarchy in Kingston Borough and the potential suitability of new tall buildings in those locations, a further analysis of the existing building heights has been undertaken which defines thresholds of existing and emerging height.



# Kingston Borough Context

## Tall Buildings – Mansion Blocks

HAMOND COURT /  
QUEENSHURST



The first threshold is set at up to 40m total height and whilst there is a variety of building forms, it is typically characterised as a taller “mansion block” typology.

These are comparatively horizontal in proportion developments which make use of gradual transition to surrounding low and mid rise context, are typically well broken down in visual appearance and roof forms, and have only limited areas of height which considerably exceeds the surrounding context.

Following the GLA types, this threshold would consist predominantly of villa and linear blocks with occasional tower point block.

This height is comparable indicatively to three times the height of mature trees.

There are also examples within this typology which are of non-residential use, and typically represent larger commercial developments.

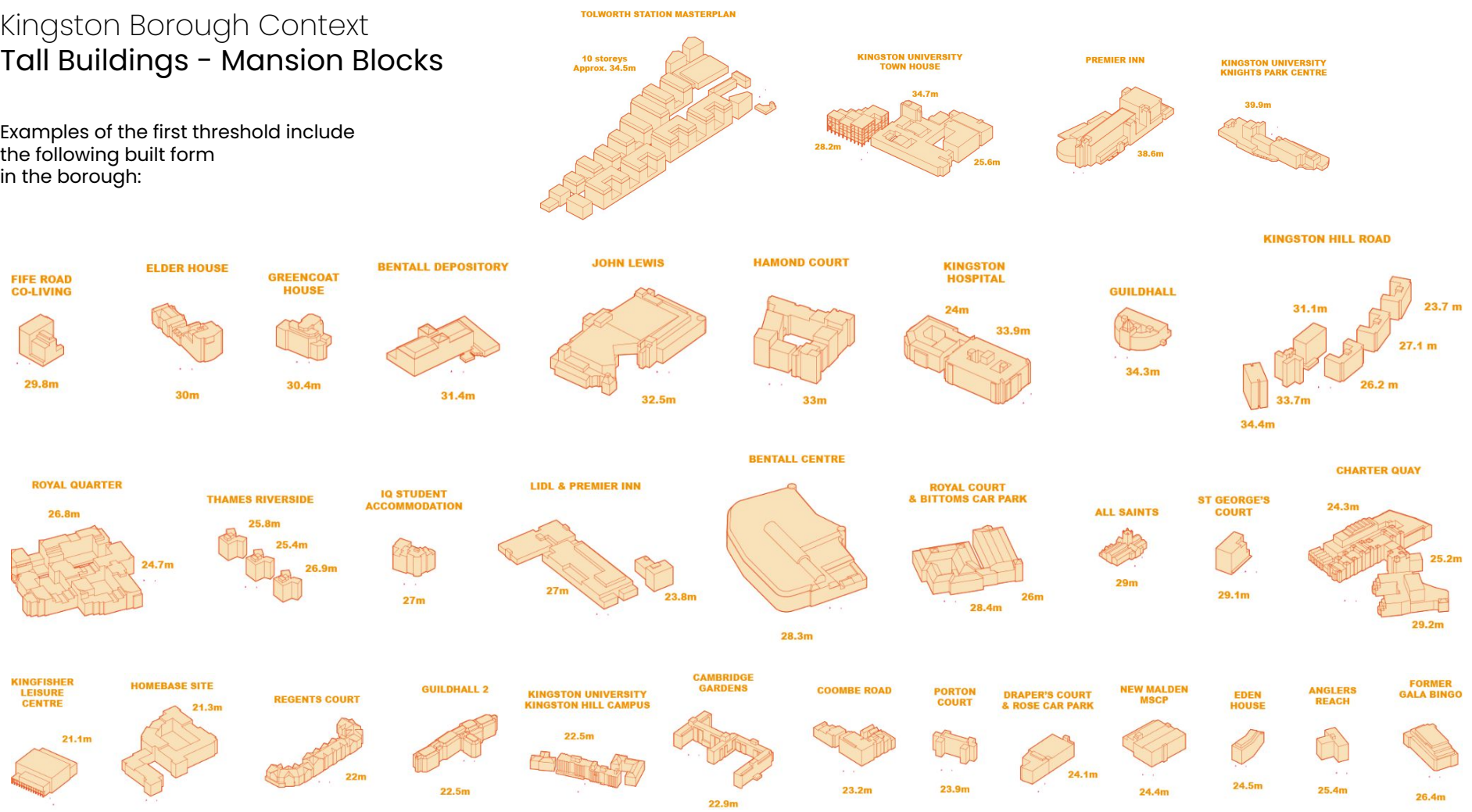
Most of the borough’s tall buildings fall within this threshold currently.



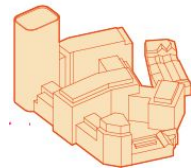
# Kingston Borough Context

## Tall Buildings – Mansion Blocks

Examples of the first threshold include the following built form in the borough:







# Kingston Borough Context

## Very Tall Buildings – Point Blocks

The second threshold is set at up to 55m total height and whilst there is a variety of building forms, it is typically characterized as “point block” typology.

These are developments which make use of a horizontal base of lower height which mediates with some of the lower height context and edges while at the same time incorporating one or more areas of considerable height, typically about double the height of the base.

The difference between the height of the base and the height of the point block ensures high quality aspect and celebrates an elegant form for the point block.

Following the GLA types, the base of this threshold would typically consist predominantly of linear blocks which are then visually broken down via the introduction of intermittent villa and tower point blocks.

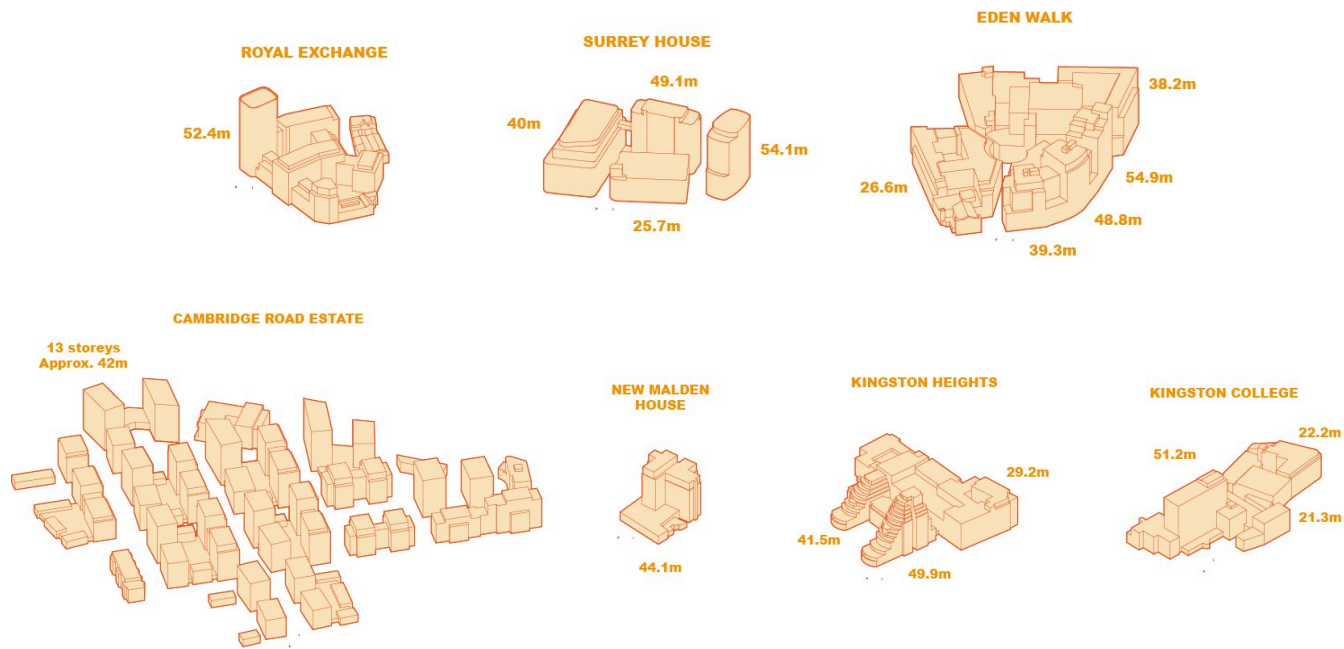
This height is comparable indicatively to four times the height of mature trees.



# Kingston Borough Context

## Very Tall Buildings – Point Blocks

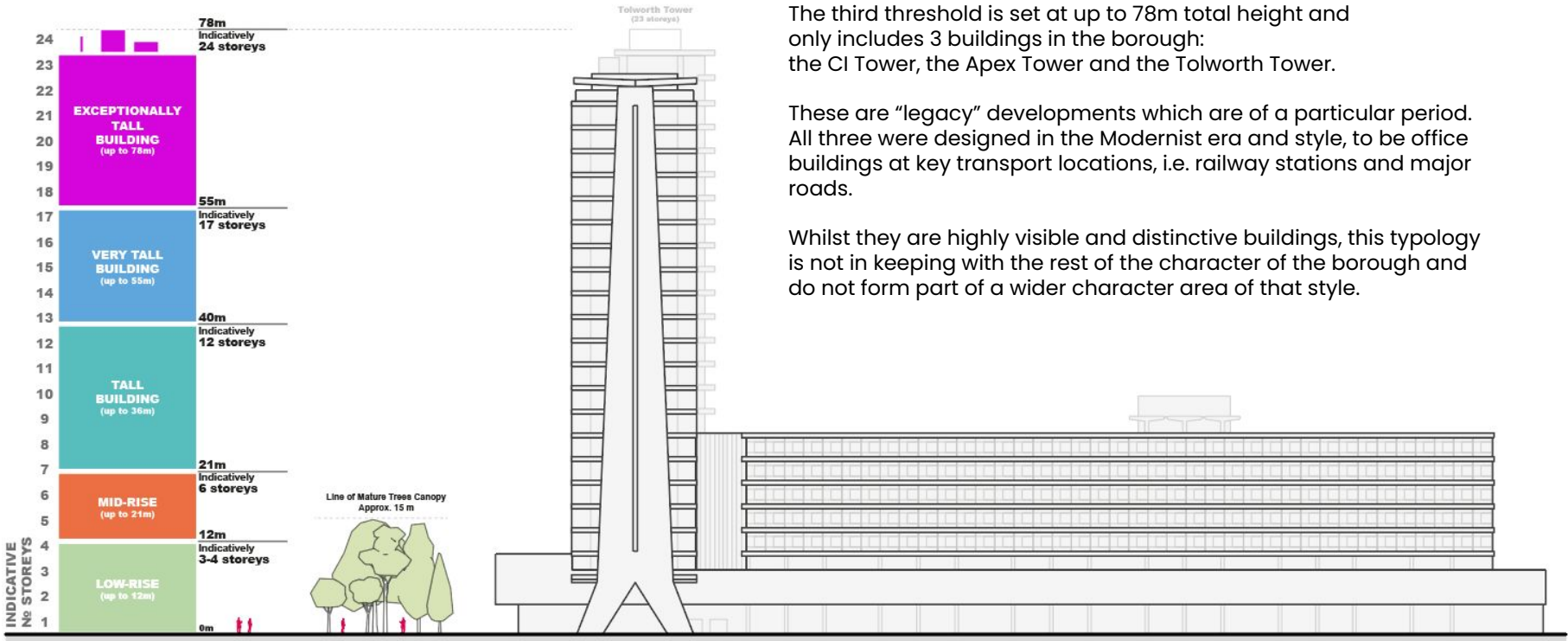
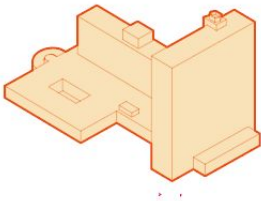
Examples of the second threshold include the following built form in the borough:



# Kingston Borough Context

## Exceptionally Tall Buildings – Legacy Tall Buildings

TOLWORTH TOWER



The third threshold is set at up to 78m total height and only includes 3 buildings in the borough: the CI Tower, the Apex Tower and the Tolworth Tower.

These are “legacy” developments which are of a particular period. All three were designed in the Modernist era and style, to be office buildings at key transport locations, i.e. railway stations and major roads.

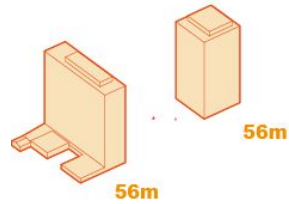
Whilst they are highly visible and distinctive buildings, this typology is not in keeping with the rest of the character of the borough and do not form part of a wider character area of that style.

# Kingston Borough Context

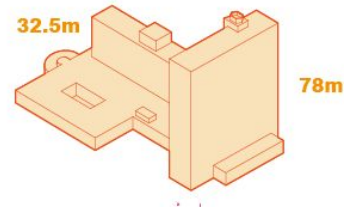
## Exceptionally Tall Buildings – Legacy Tall Buildings

Examples of the third threshold include the following built form in the borough:

**CI & APEX TOWERS**

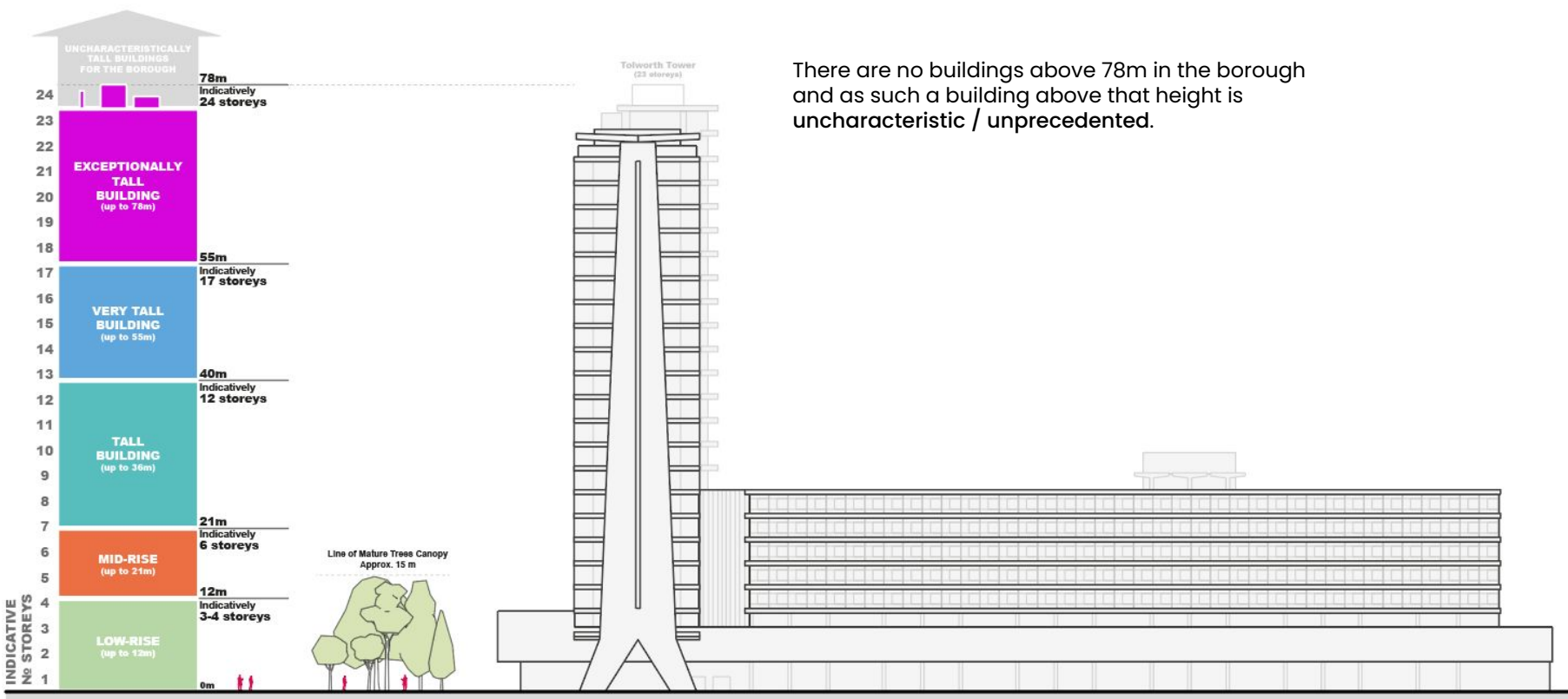


**TOLWORTH TOWER**



# Kingston Borough Context

## Uncharacteristically Tall Buildings for the Borough

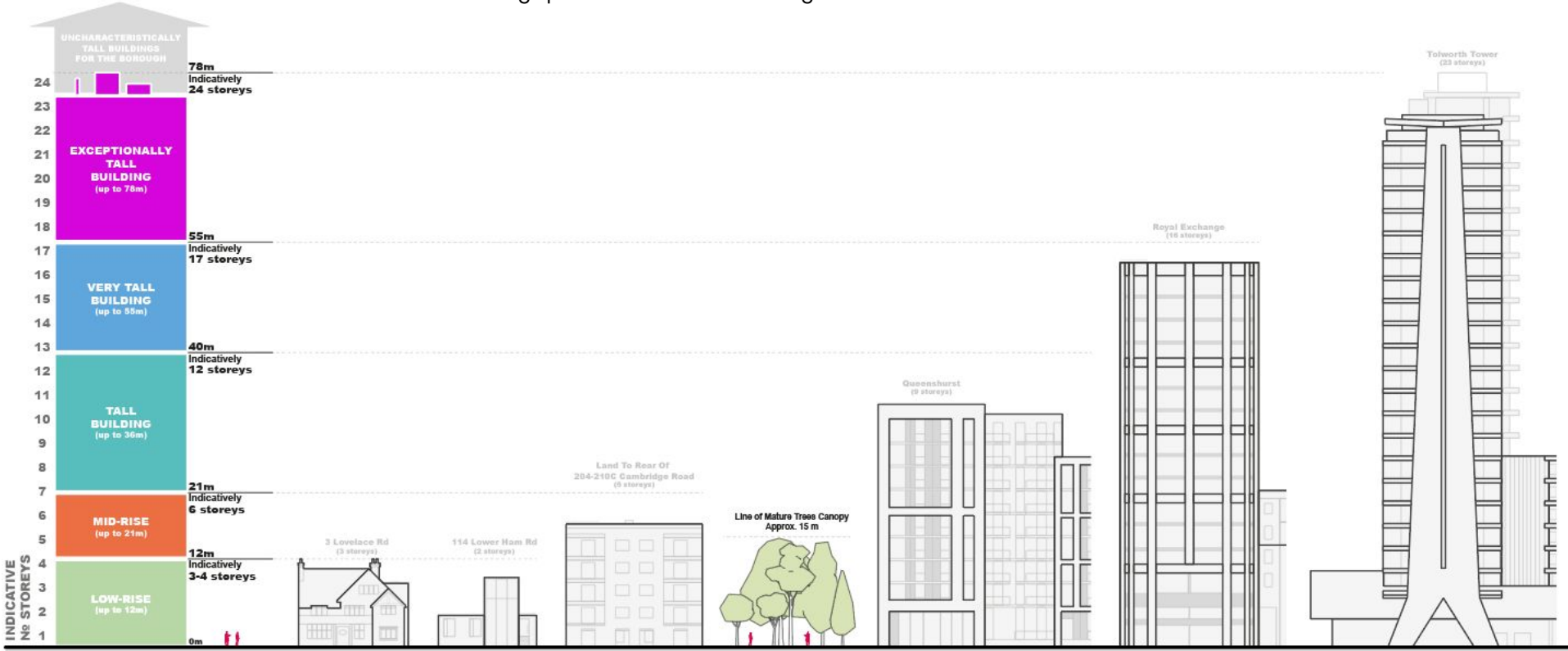


# Kingston Borough Context

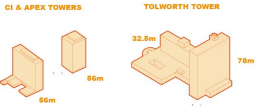
## Tall Buildings

The image below is a diagram summarizing the existing and emerging tall buildings in the borough, and the associated thresholds.

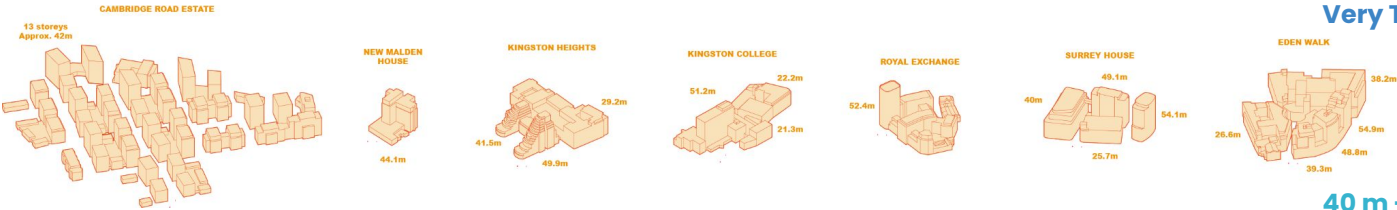
The next page summarizes the examples of existing and emerging tall buildings per threshold in the borough.



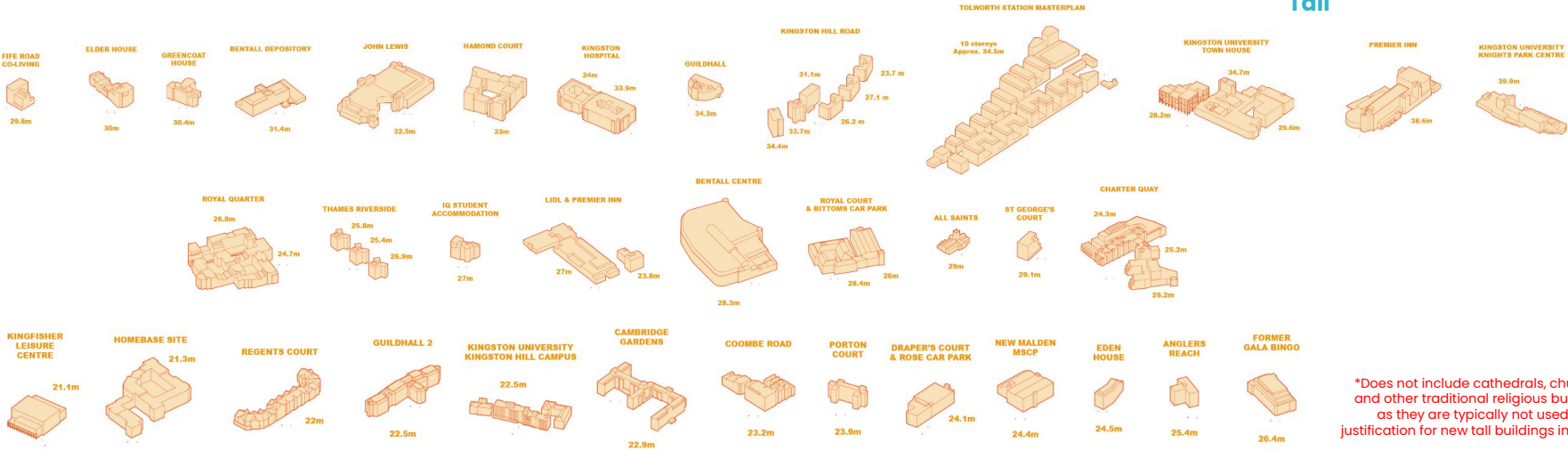
### 78 m – Legacy Tall Buildings Exceptionally Tall



### 55 m – Point Blocks Very Tall



### 40 m – Mansion Blocks Tall

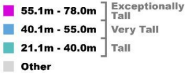


\*Does not include cathedrals, churches and other traditional religious buildings as they are typically not used as justification for new tall buildings in an area

# Kingston Borough Context

## Existing & Emerging Tall Buildings

**Key:**



- Major Road
- A3 Bypass
- A3 Roundabout
- Railway Line
- Railway Station



The plan to the right maps existing and emerging\* building height and demonstrates where the tall buildings (above 21m) are located and their threshold.

The following pages illustrate more detailed plans of these areas.

*\* Note:  
Emerging = Consented Development Schemes*

Existing & Emerging Tall Buildings  
(Above 21m)

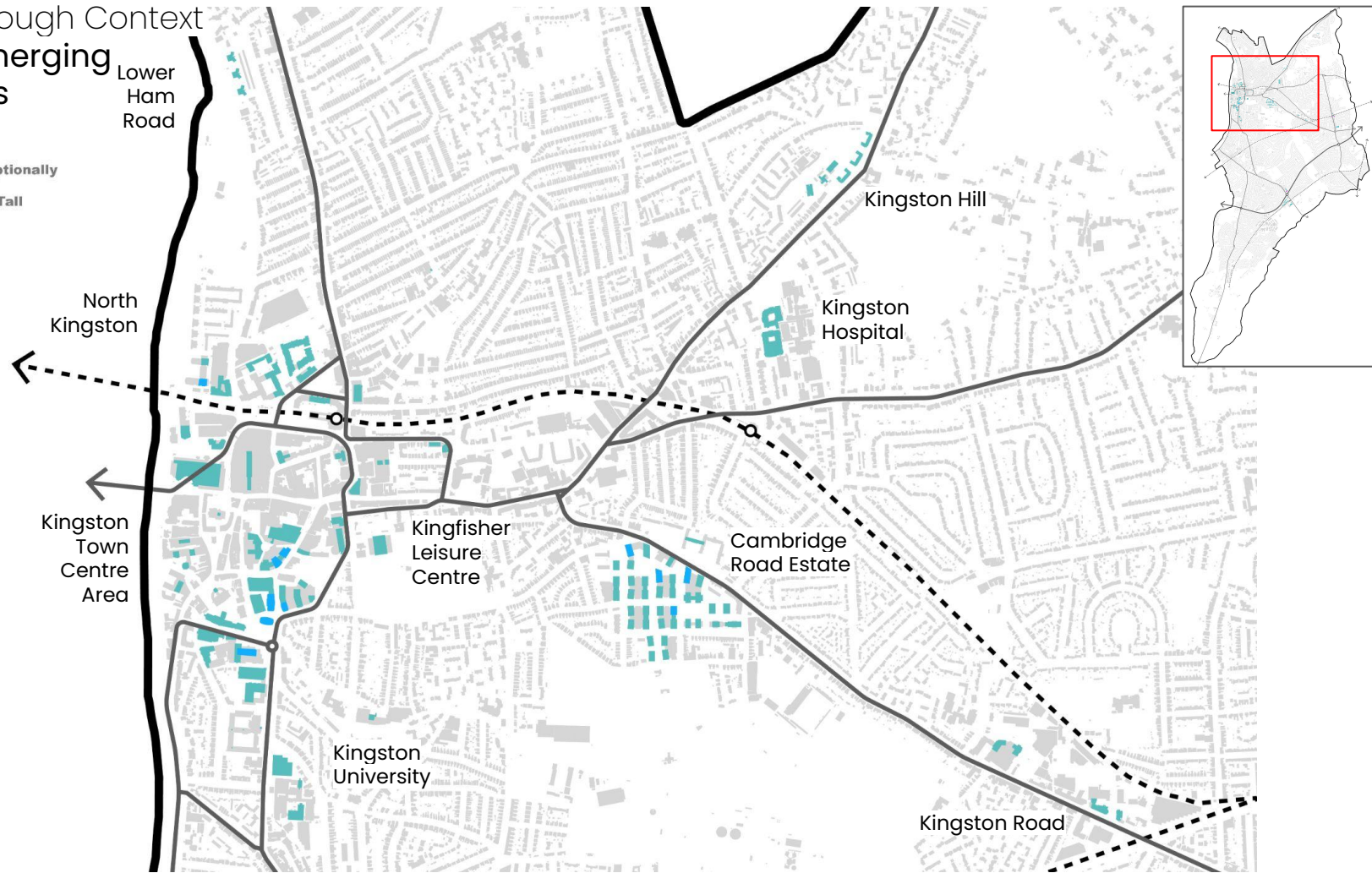


# Kingston Borough Context

## Existing & Emerging Tall Buildings

**Key:**

55.1m - 78.0m	Exceptionally Tall
40.1m - 55.0m	Very Tall
21.1m - 40.0m	Tall
Other	

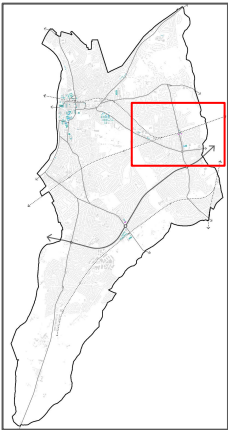


# Kingston Borough Context

## Existing & Emerging Tall Buildings

**Key:**

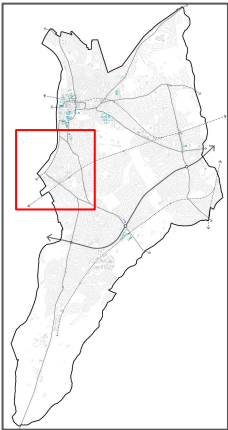
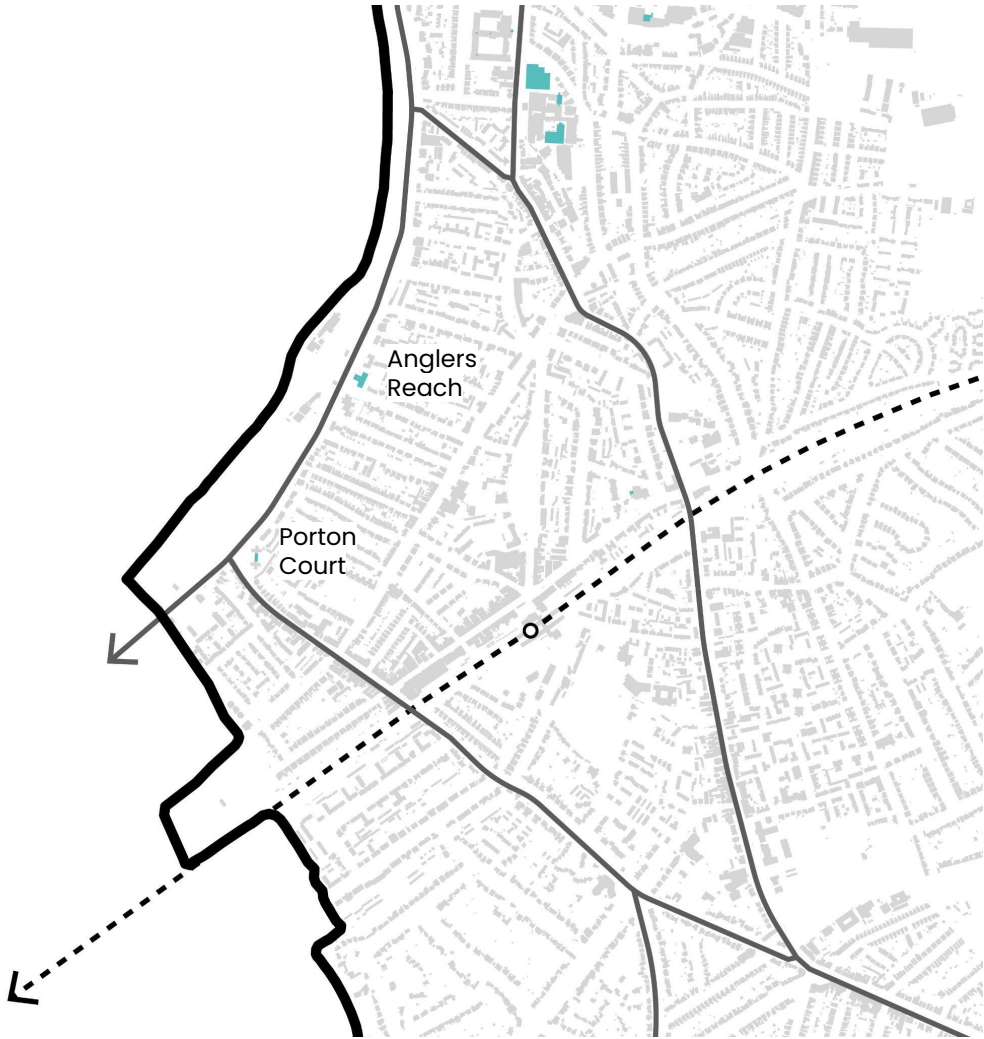
- 55.1m - 78.0m Exceptionally Tall
- 40.1m - 55.0m Very Tall
- 21.1m - 40.0m Tall
- Other



# Kingston Borough Context Existing & Emerging Tall Buildings

## Key:

- 55.1m - 78.0m Exceptionally Tall
- 40.1m - 55.0m Very Tall
- 21.1m - 40.0m Tall
- Other



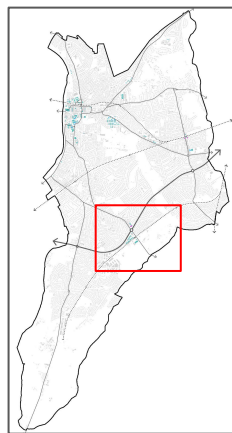
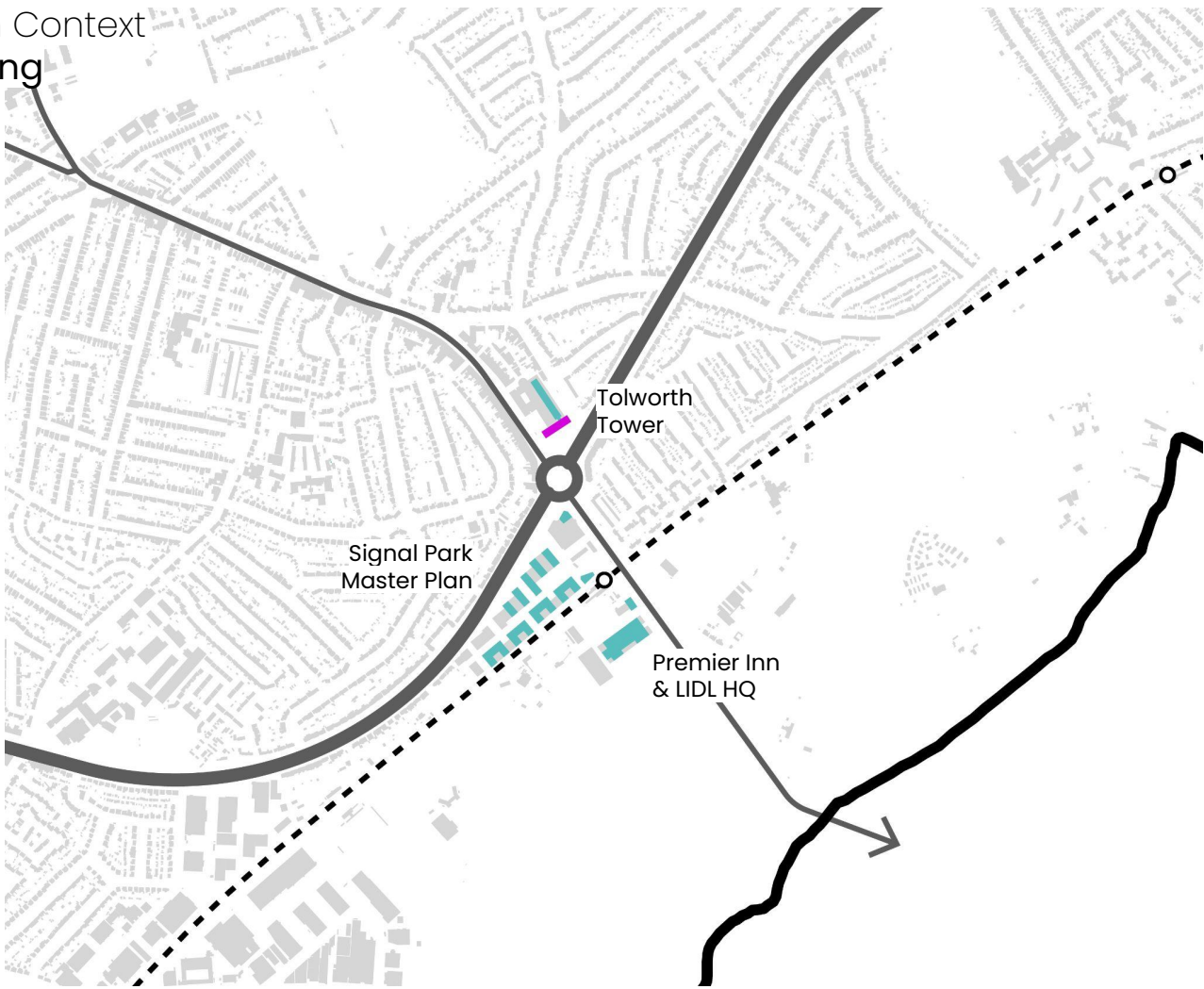


# Kingston Borough Context

## Existing & Emerging Tall Buildings

**Key:**

55.1m - 78.0m	Exceptionally Tall Very Tall Tall
40.1m - 55.0m	
21.1m - 40.0m	
Other	

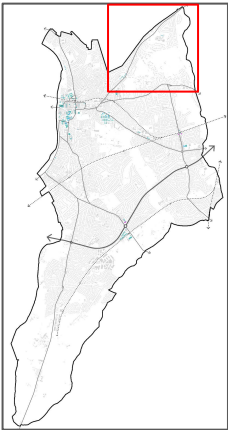


# Kingston Borough Context

## Existing & Emerging Tall Buildings

### Key:

- |               |                    |
|---------------|--------------------|
| 55.1m - 78.0m | Exceptionally Tall |
| 40.1m - 55.0m |                    |
| 21.1m - 40.0m |                    |
| Other         | Tall               |



**Part 1.2:**  
Tall Buildings Factors & Sensitivities

**The Characterisation and Growth Strategy LPG Consultation  
Draft, November 2022 outlines as follows:**

*“A sensitivity assessment should be carried out to identify locations where tall buildings would be inappropriate through an assessment of harm. Boroughs should use the list of criteria in Table 4.2 to map the areas that each criterion cover and combine them into a single map (boroughs may wish to add additional criterion if necessary). This will assist in identifying the areas’ sensitivity to tall building development.”*

*“Having discounted areas of the borough where tall buildings are inappropriate for development due to an assessment of harm, boroughs should assess the remaining areas. Boroughs should determine the sensitivity of these areas to tall buildings and only identify areas where tall buildings will contribute positively to the character of an area.”*

The following pages outline:

- **Areas where there are tall buildings** in the borough to address point **1**
- **PTAL** to address point **8**
- **Heritage, conservation, key views and open spaces** to address points **2, 3, 4, 5, 6, 7, 9 & 10**
- **Points 10 and 11** are not applicable to the Royal Borough of Kingston upon Thames
- The study also takes into account centres of activity (e.g. Metropolitan and District Centres)

**Table 4.2      Sensitivity to tall building development criteria**

Sensitivity to tall building development criteria	
1) Areas that do not have any buildings that exceed the borough's tall building definition	6) Within Green open spaces and nature reserves
2) Within or near Areas of Special Local Character	7) Close proximity (for example, 50m radius) or within the setting of listed buildings
3) Within a Conservation Areas or likely to affect its setting	8) Poor levels of public transport accessibility (for example, PTAL score 0-3)
4) Within a protected view or its background	9) Within the Thames Policy Area
5) Within Green Belt or Metropolitan Open Land	10) Within the setting of a World Heritage Site
	11) Within a Civil Aviation Authority Public Safety Zone

The LPG also outlines that *“in areas with existing tall buildings, an assessment should be made as to whether further tall buildings (including the redevelopment of existing tall buildings) may be appropriate”*.

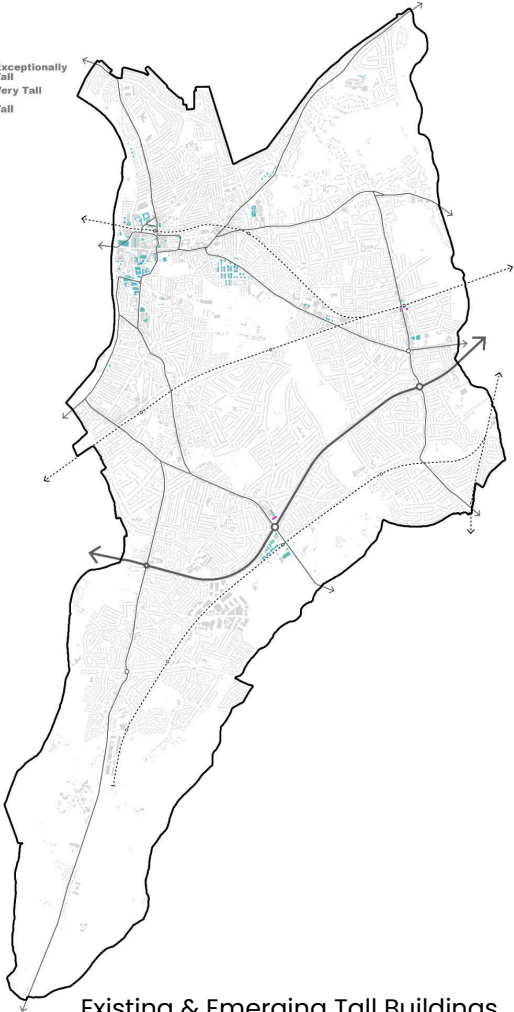
# Kingston Borough Context

## Existing & Emerging Tall Buildings

**Key:**

- 55.1m - 78.0m Exceptionally Tall
- 40.1m - 55.0m Very Tall
- 21.1m - 40.0m Tall
- Other

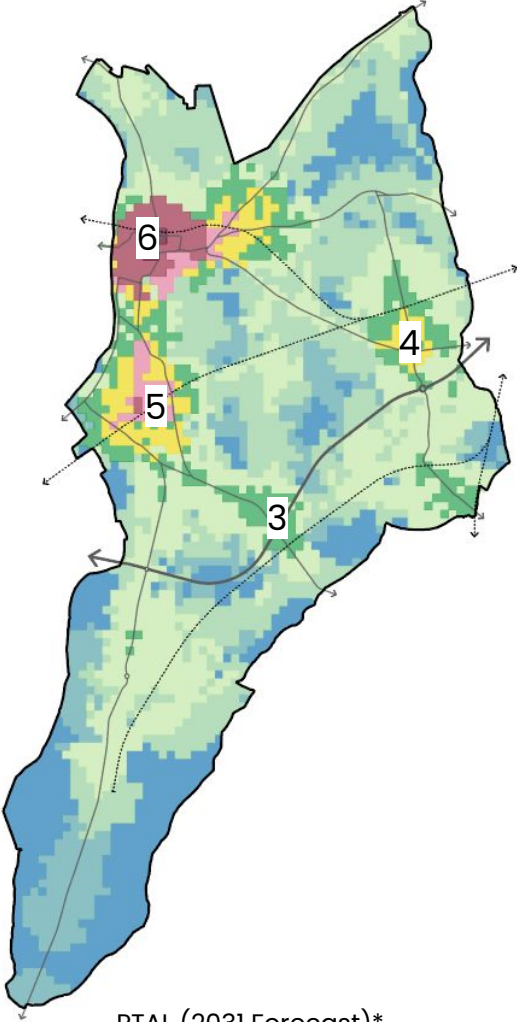
- Major Road
- A3 Bypass
- A3 Roundabout
- Railway Line
- Railway Station



Existing & Emerging Tall Buildings  
(Above 21m)



Kingston Borough  
Sustainable Locations  
PTAL - Connectivity



- PTAL 6b (Best)
- PTAL 6a
- PTAL 5
- PTAL 4
- PTAL 3
- PTAL 2
- PTAL 1
- PTAL 0

PTAL (2031 Forecast)\*

*\* Plan takes into account improvements to PTAL due to Cambridge Road Estate Redevelopment*

# Kingston Borough

## Centres of Activity

- ← Major Road
  - A3 Bypass
  - A3 Roundabout
  - ← Railway Line
  - Railway Station
- 
- Metropolitan Centre
  - District Centre
  - CRE
- 
- Local Centres



Metropolitan, District, Local Centres,  
& CRE

# Kingston Borough

## Site Allocations

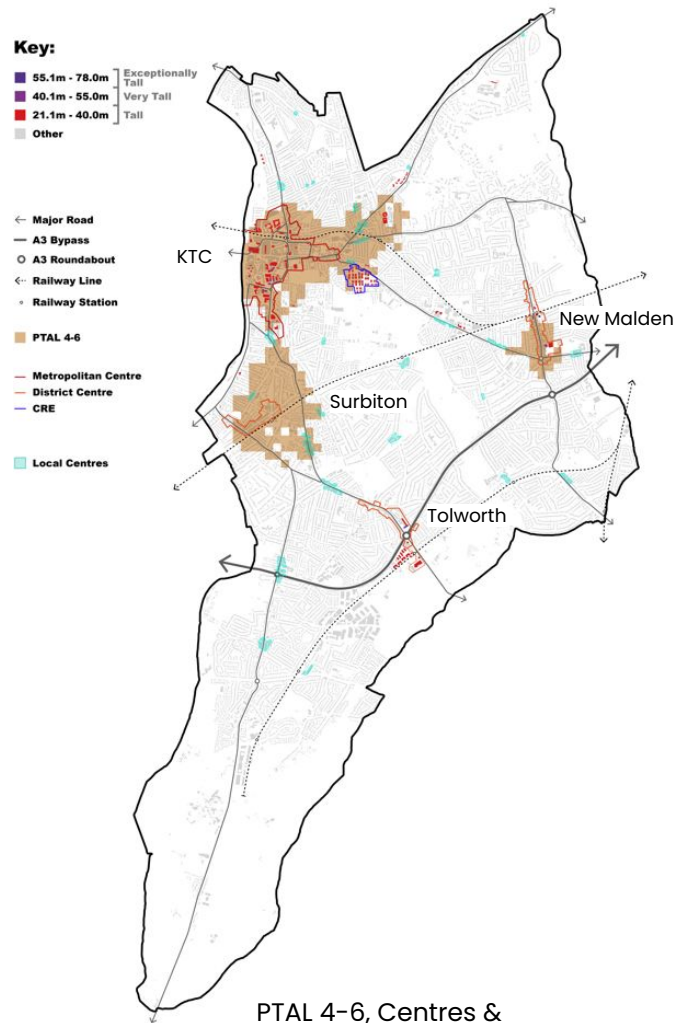
1-10 Year Site Allocation

- Major Road
- A3 Bypass
- A3 Roundabout
- Railway Line
- Railway Station



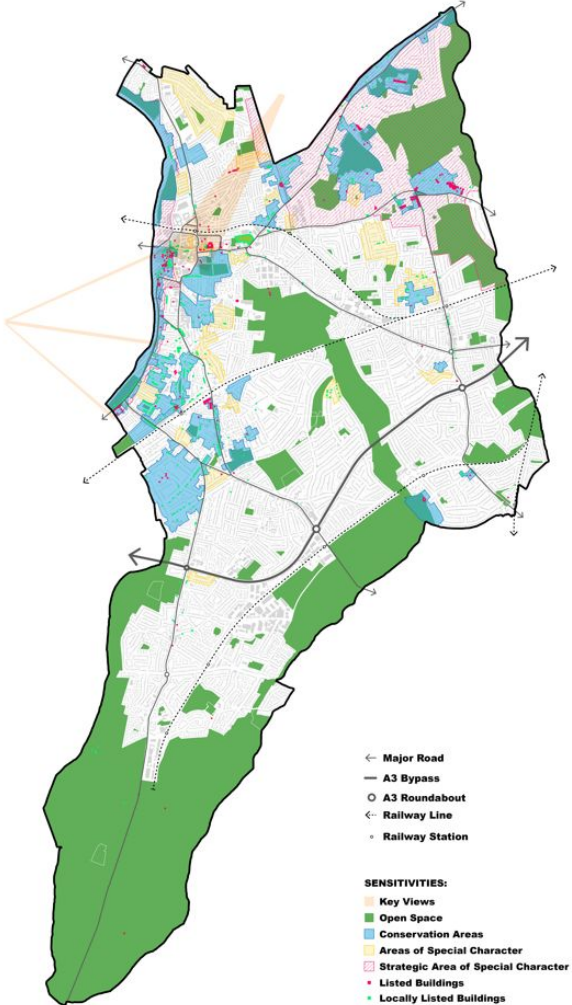
1-10 Year Site Allocations

Kingston Borough  
PTAL 4-6 &  
Existing & Emerging  
Tall Buildings,  
Centres of Activity,  
& Site Allocations



PTAL 4-6, Centres &  
Existing & Emerging Tall Buildings

Kingston Borough  
Sensitivities to Tall Buildings  
Heritage, Conservation,  
Key Views, & Open Space



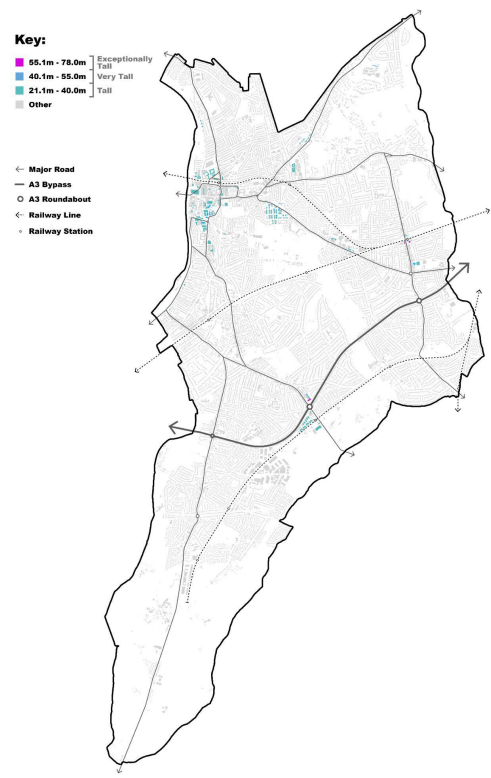
Sensitivities to Tall Buildings

# Kingston Borough

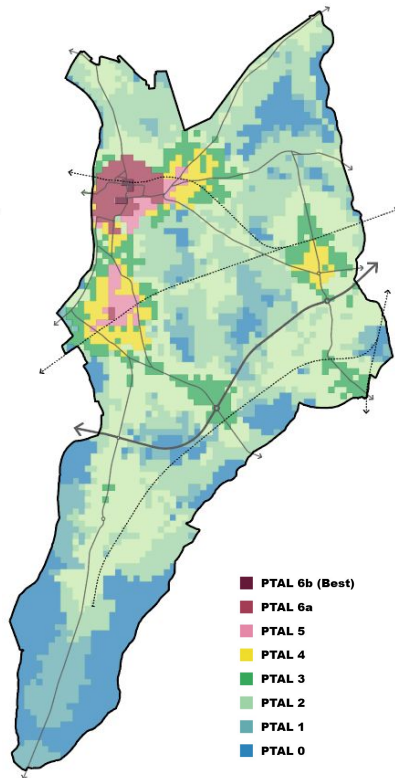
## Key Factors & Sensitivities



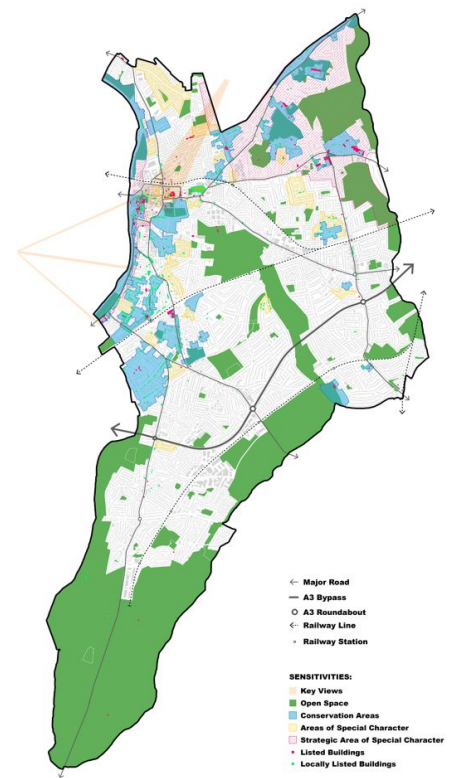
Centres of Activity



Existing & Emerging Tall Buildings



PTAL



Sensitivities

Kingston Borough

Centres' Characteristics

Potential Suitability for Tall Buildings

Key:

Reasons why tall buildings may be appropriate in the identified centre

Reasons (sensitivities and potential impacts) why tall buildings may be inappropriate in the identified centre

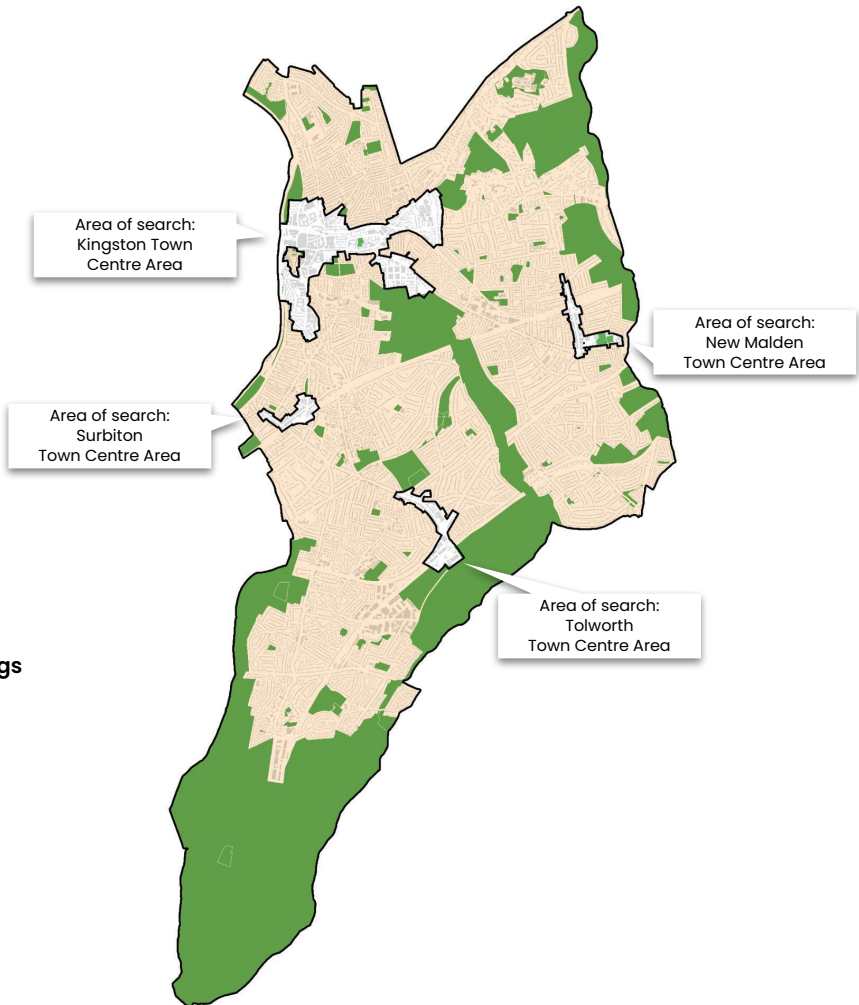
Neutral characteristics

Centres' Characteristics				
<p><b>Kingston</b></p> <p>Centre Type: Metropolitan Town Centre</p> <p>PTAL: 4-6</p> <p>Existing Height: Mid-Rise (12-21m) Tall Buildings (21-36m) Ver Tall Buildings (36-55m)</p> <p>Emerging Height: Mid-Rise (12-21m) Tall Buildings (21-36m) Very Tall Buildings (36-55m)</p> <p>Conservation &amp; Heritage: Present Extensively</p>	<p><b>Surbiton</b></p> <p>Centre Type: District</p> <p>PTAL: 4-5 Only Some PTAL 6</p> <p>Existing Height: Mid-Rise (12-21m)</p> <p>Emerging Height: Mid-Rise (12-21m)</p> <p>Conservation &amp; Heritage: Present Extensively</p>	<p><b>New Malden</b></p> <p>Centre Type: District</p> <p>PTAL: 4 only</p> <p>Existing Height: Mid-Rise (12-21m) Tall Buildings (21-36m) Ver Tall Buildings (36-55m) Exceptionally Tall (55-78m)</p> <p>Emerging Height: Mid-Rise (12-21m) Tall Buildings (21-36m) Very Tall Buildings (36-55m) Exceptionally Tall (55-78m)</p> <p>Conservation &amp; Heritage: Limited</p>	<p><b>Tolworth</b></p> <p>Centre Type: District</p> <p>PTAL: No PTAL 4-6 PTAL 3 Only</p> <p>Existing Height: Mid-Rise (12-21m) Tall Buildings (21-36m) Exceptionally Tall (55-78m)</p> <p>Emerging Height: Mid-Rise (12-21m) Tall Buildings (21-36m) Exceptionally Tall (55-78m)</p> <p>Conservation &amp; Heritage: None</p>	<p><b>Chessington</b></p> <p>Centre Type: Local</p> <p>PTAL: No PTAL 4-6 PTAL 2 Mostly</p> <p>Existing Height: Predominantly Low Rise (up to 12m)</p> <p>Emerging Height: Predominantly Low Rise (up to 12m)</p> <p>Conservation &amp; Heritage: None</p>



Kingston Borough  
Areas Not Suitable  
& “Areas of Search”

- Areas not suitable for tall buildings
- Open Spaces - Not suitable for tall buildings

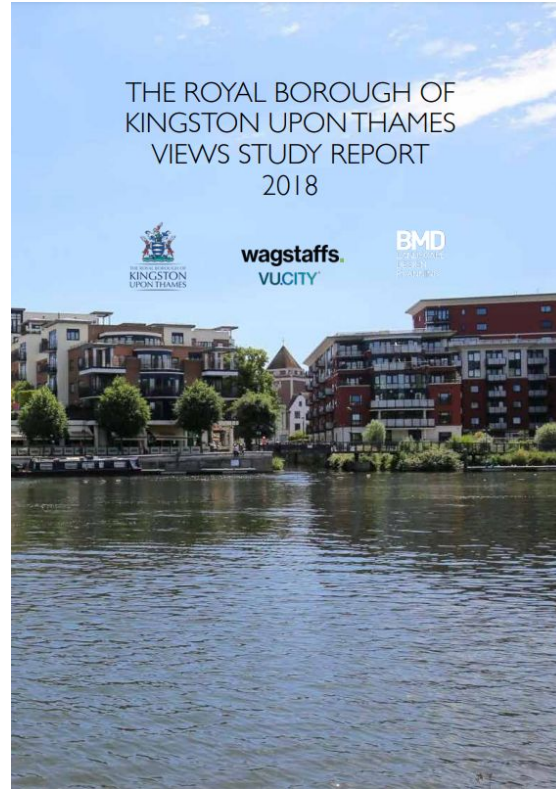




**Part 2.1:**  
Kingston Town Centre  
Townscape Context




# Kingston Town Centre Views Study

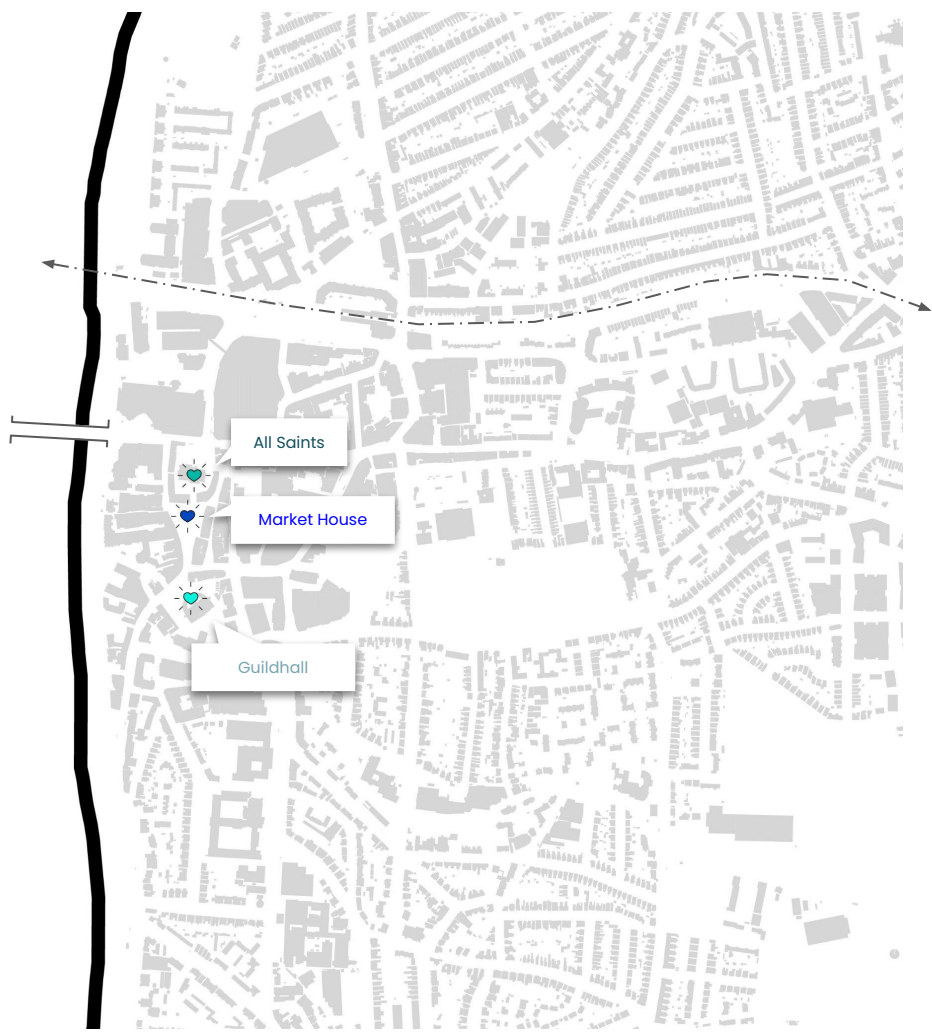
The following views study builds on "The Royal Borough of Kingston upon Thames Views Study Report" published in 2018 to inform the proposed potential suitability for tall buildings as outlined at the end of this document.



# Kingston Town Centre

## Key Townscape Landmarks

- KEY:
-  All Saints Church
  -  Market House
  -  Guildhall

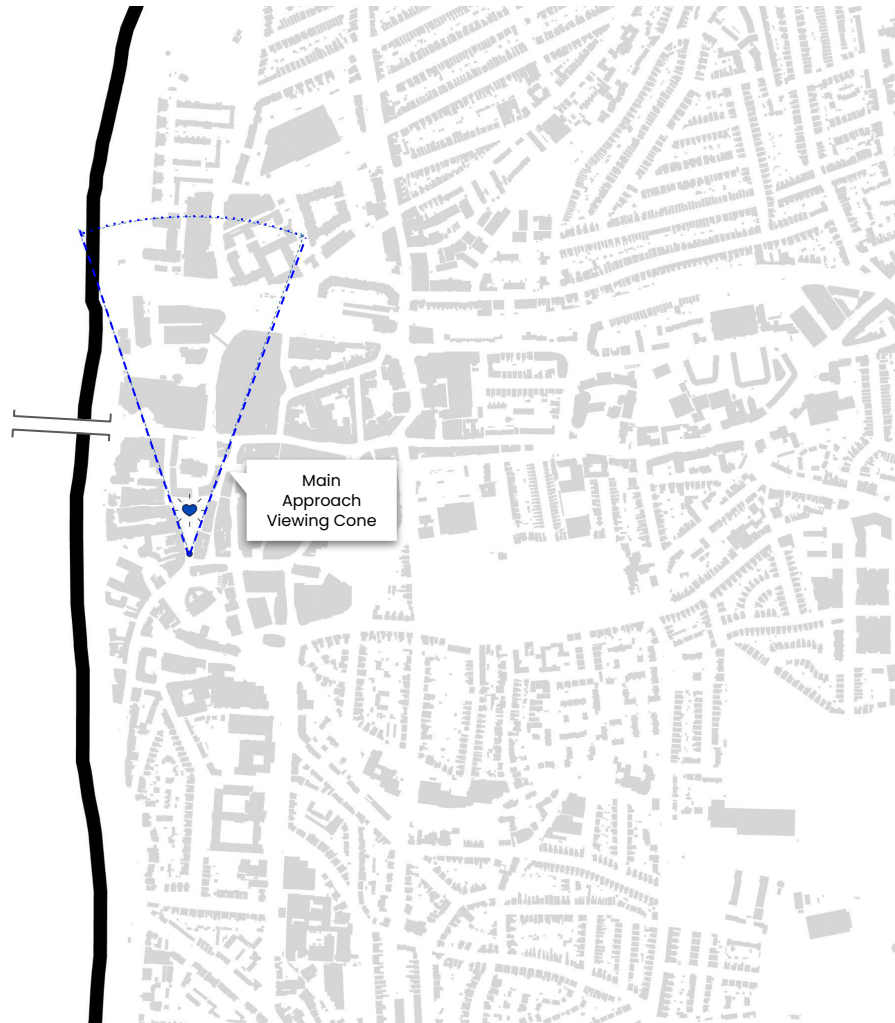


# Kingston Town Centre Market Place Main Approach

KEY:



Market House



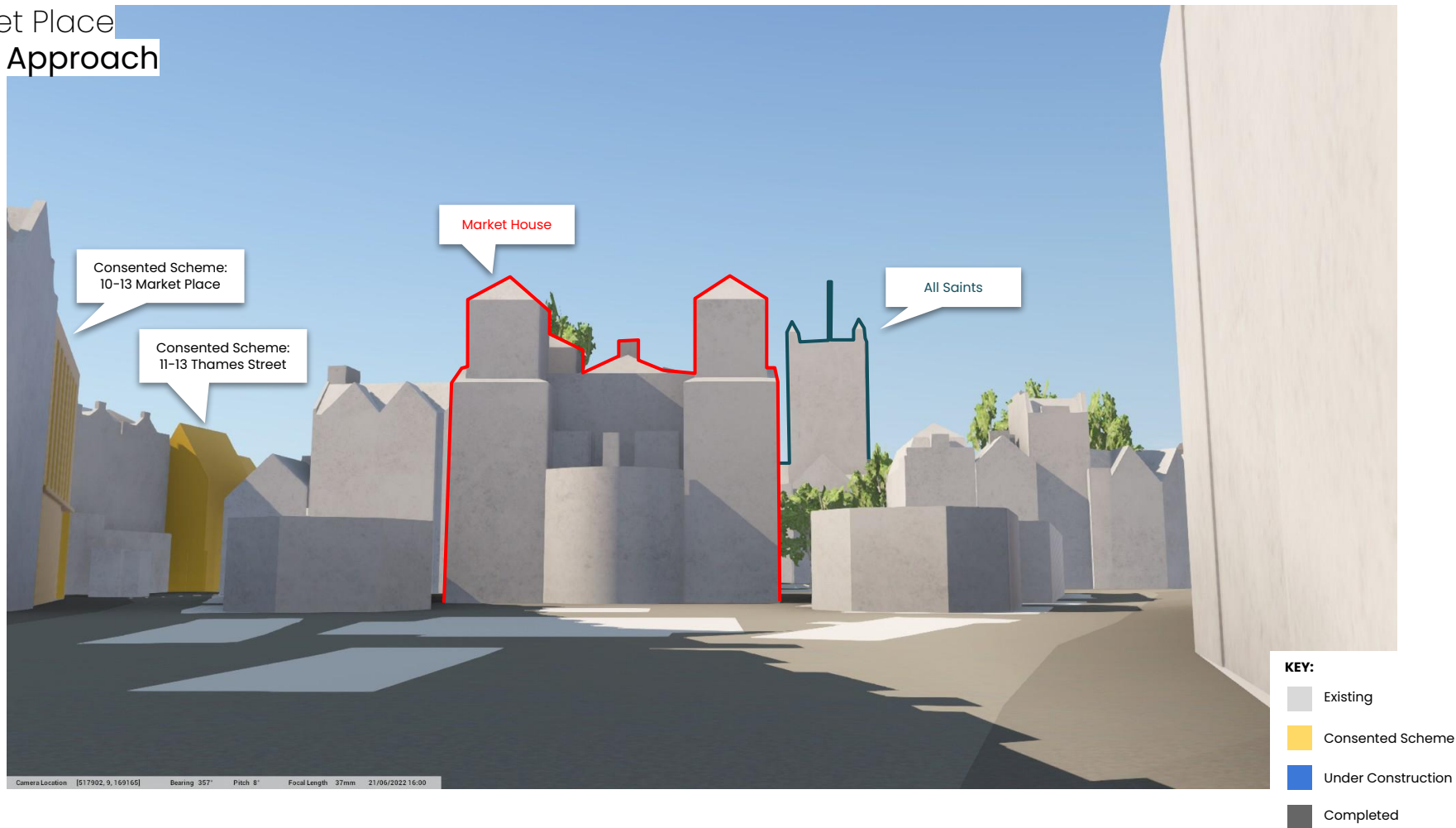
Kingston Town Centre  
Market Place  
Main Approach



# Kingston Town Centre

## Market Place

### Main Approach



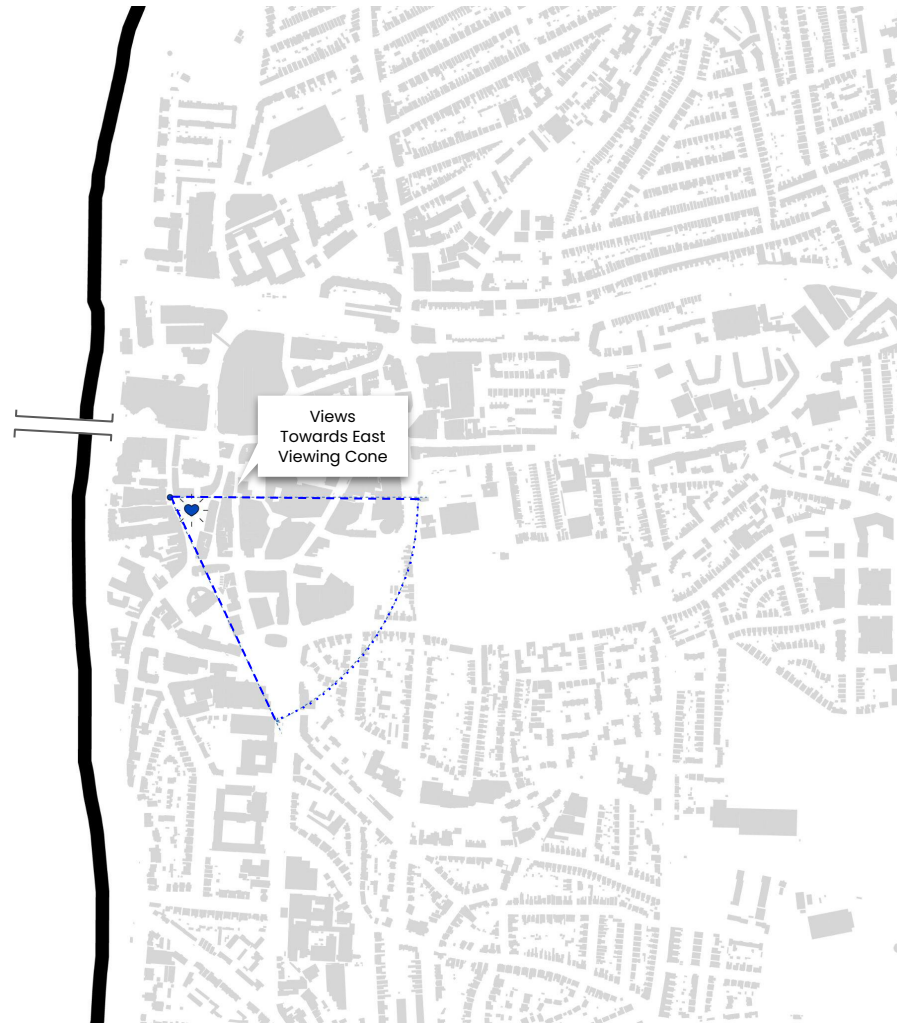


# Kingston Town Centre Market Place Views towards East

KEY:



Market House

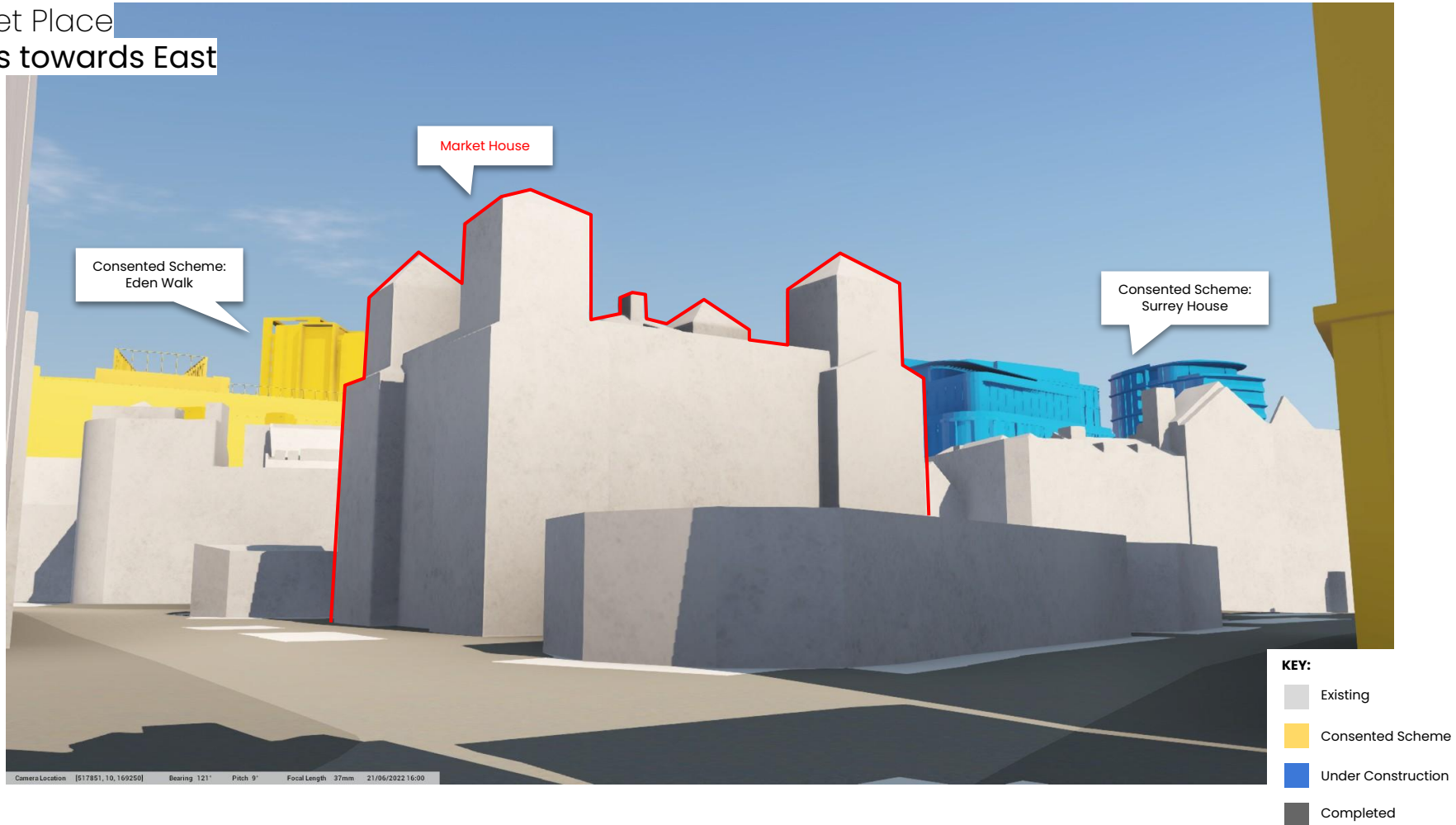


Kingston Town Centre  
Market Place  
Views towards East






# Kingston Town Centre Market Place Views towards East

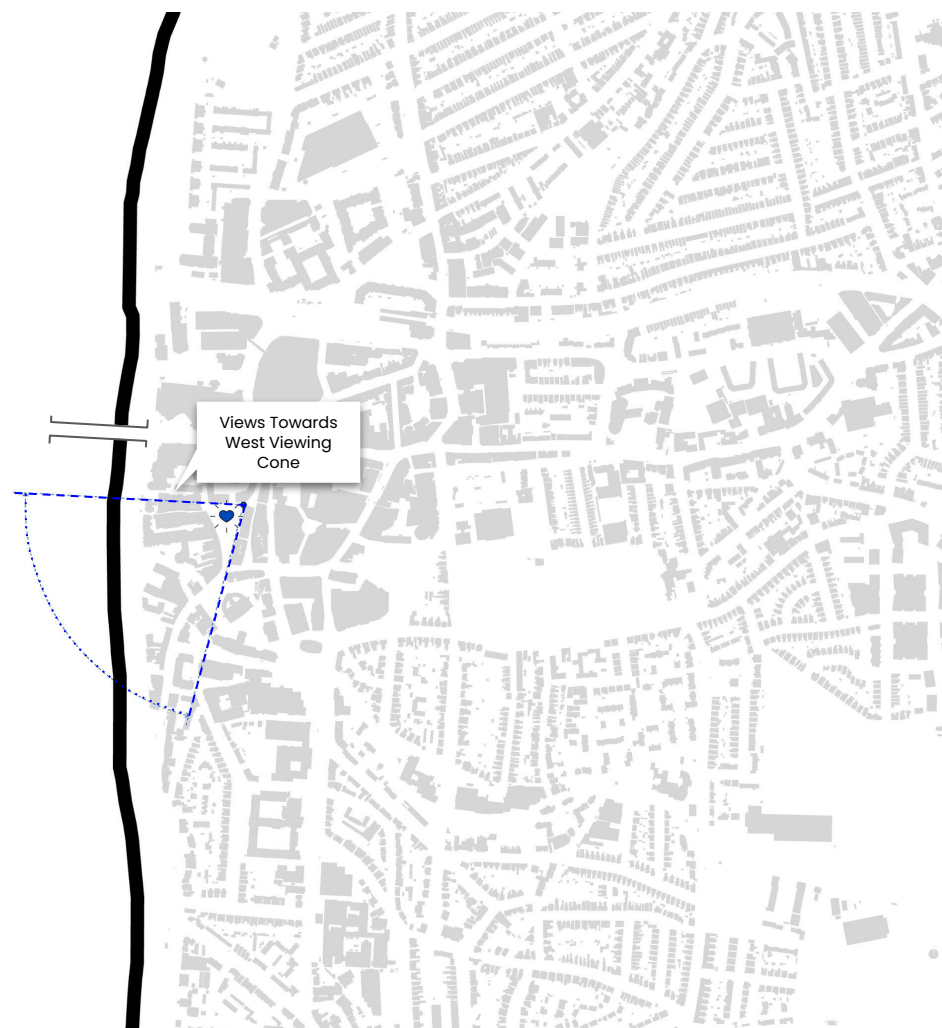


Kingston Town Centre  
Market Place  
Views towards West

KEY:



Market House



Kingston Town Centre  
Market Place  
Views towards West



Kingston Town Centre  
Market Place  
Views towards West



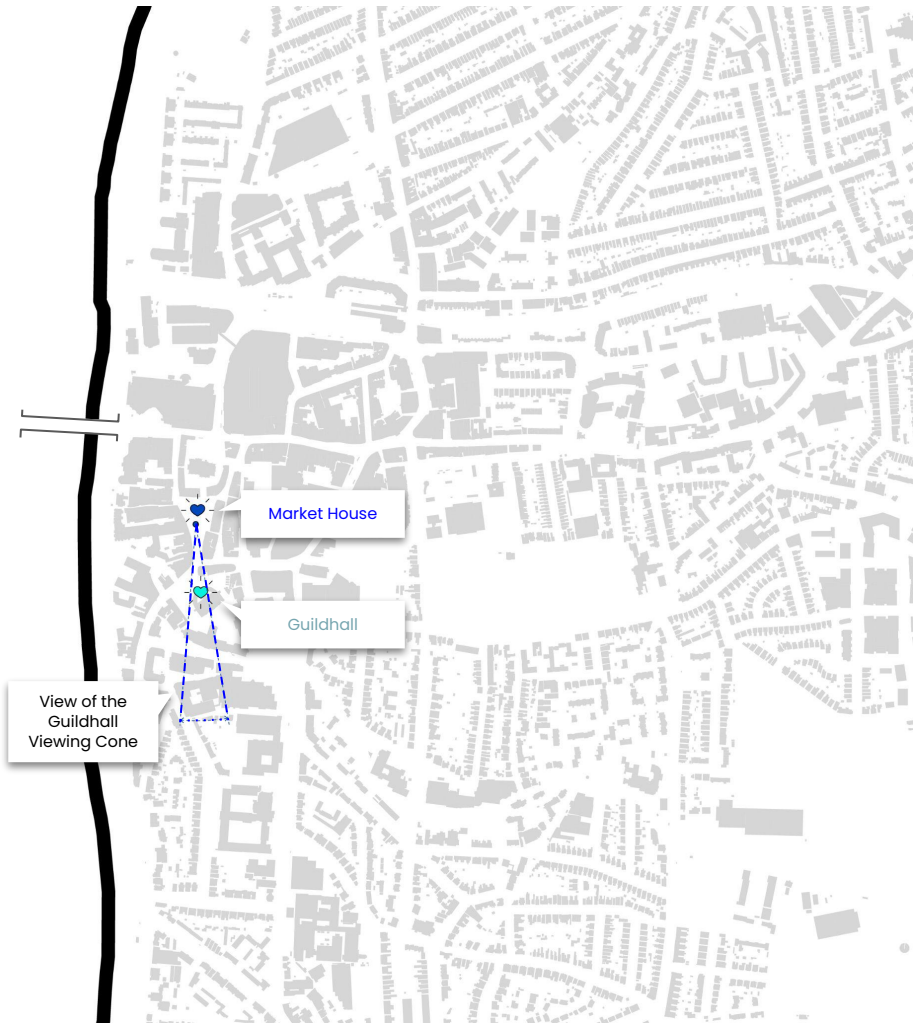


# Kingston Town Centre

## Market Place

### View of the Guildhall

- KEY:
- Market House
  - Guildhall



Kingston Town Centre  
Market Place  
View of the Guildhall



Kingston Town Centre  
Market Place  
View of the Guildhall



**KEY:**

- Existing
- Consented Scheme
- Under Construction
- Completed



Kingston Town Centre  
Market Place  
View of the Guildhall



# Kingston Town Centre


## Market Place


### View of the Guildhall

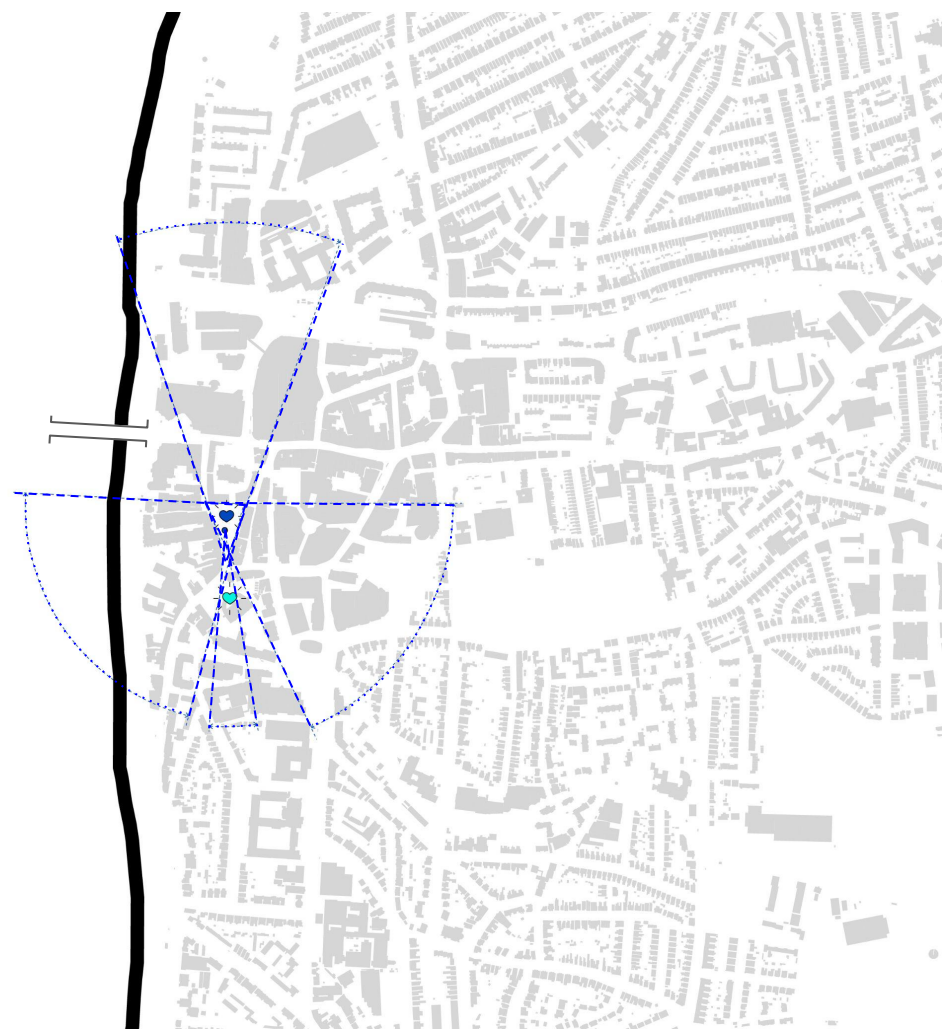


Kingston Town Centre  
Market Place  
Combined View Cones

KEY:

Market House

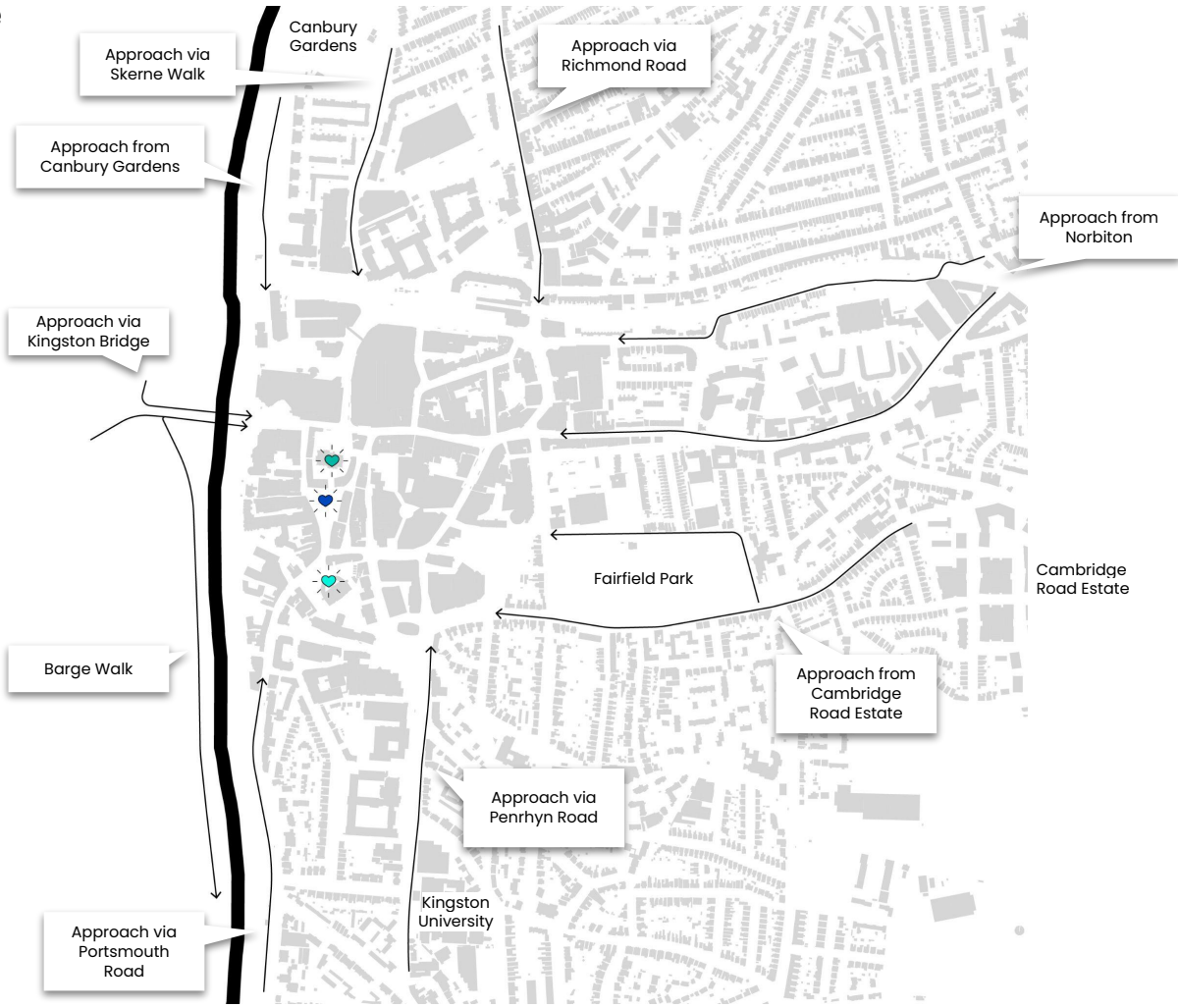
Guildhall



# Kingston Town Centre

## Directions of Main Approach

- KEY:**
-  All Saints Church
  -  Market House
  -  Guildhall






# Kingston Town Centre

## All Saints

### Key Views

KEY:

 All Saints Church



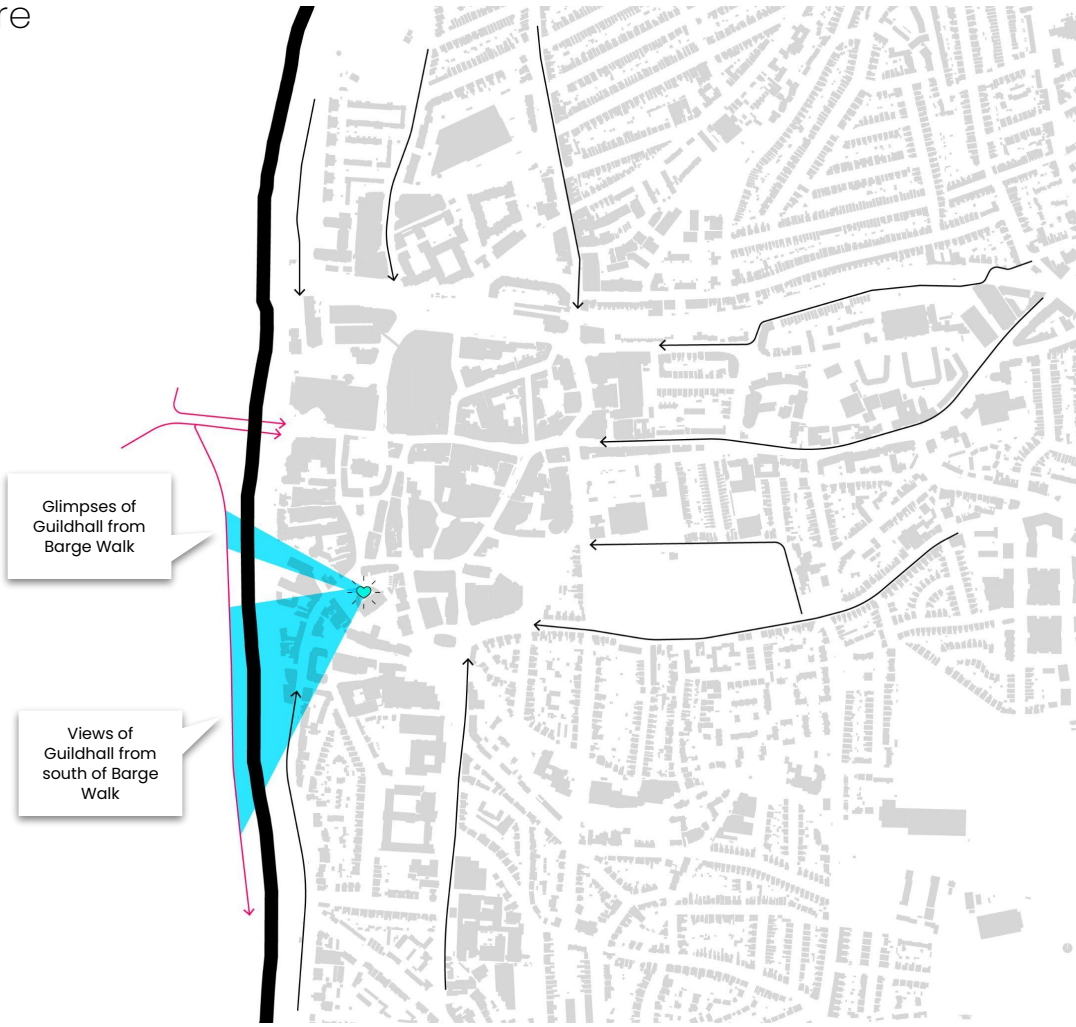
# Kingston Town Centre

## Guildhall

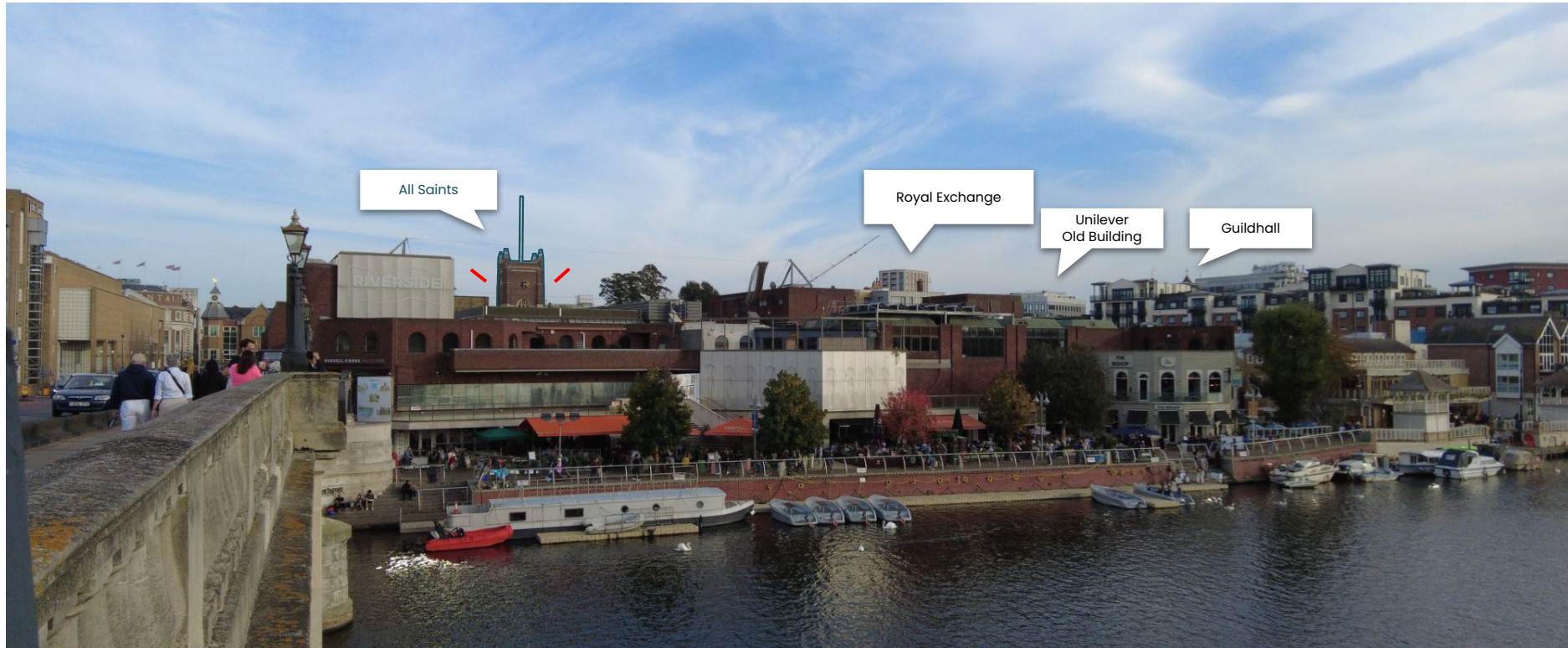
### Key Views

KEY:

 Guildhall



Kingston Town Centre  
All Saints  
Views from Kingston Bridge

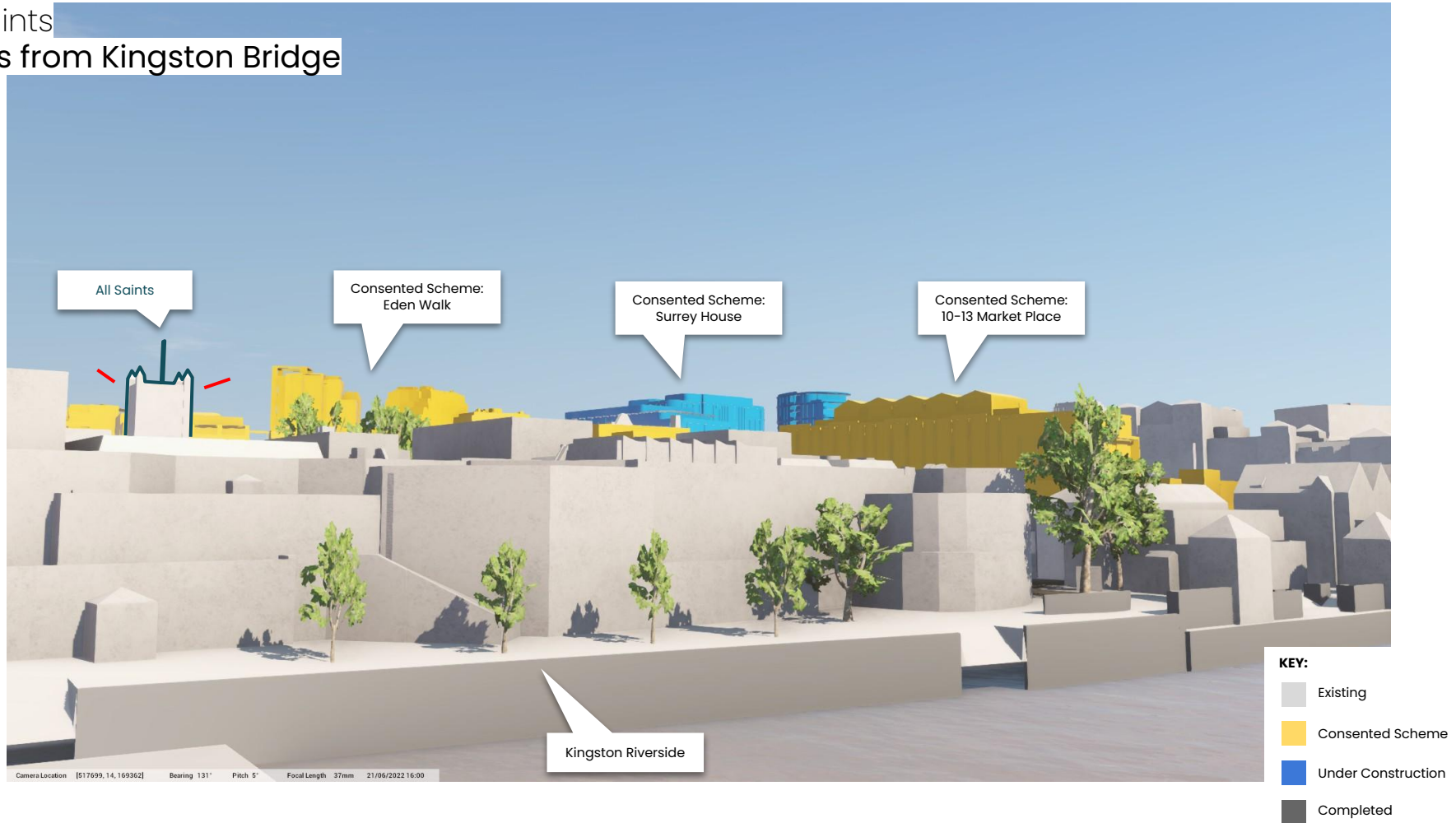




# Kingston Town Centre

## All Saints

### Views from Kingston Bridge



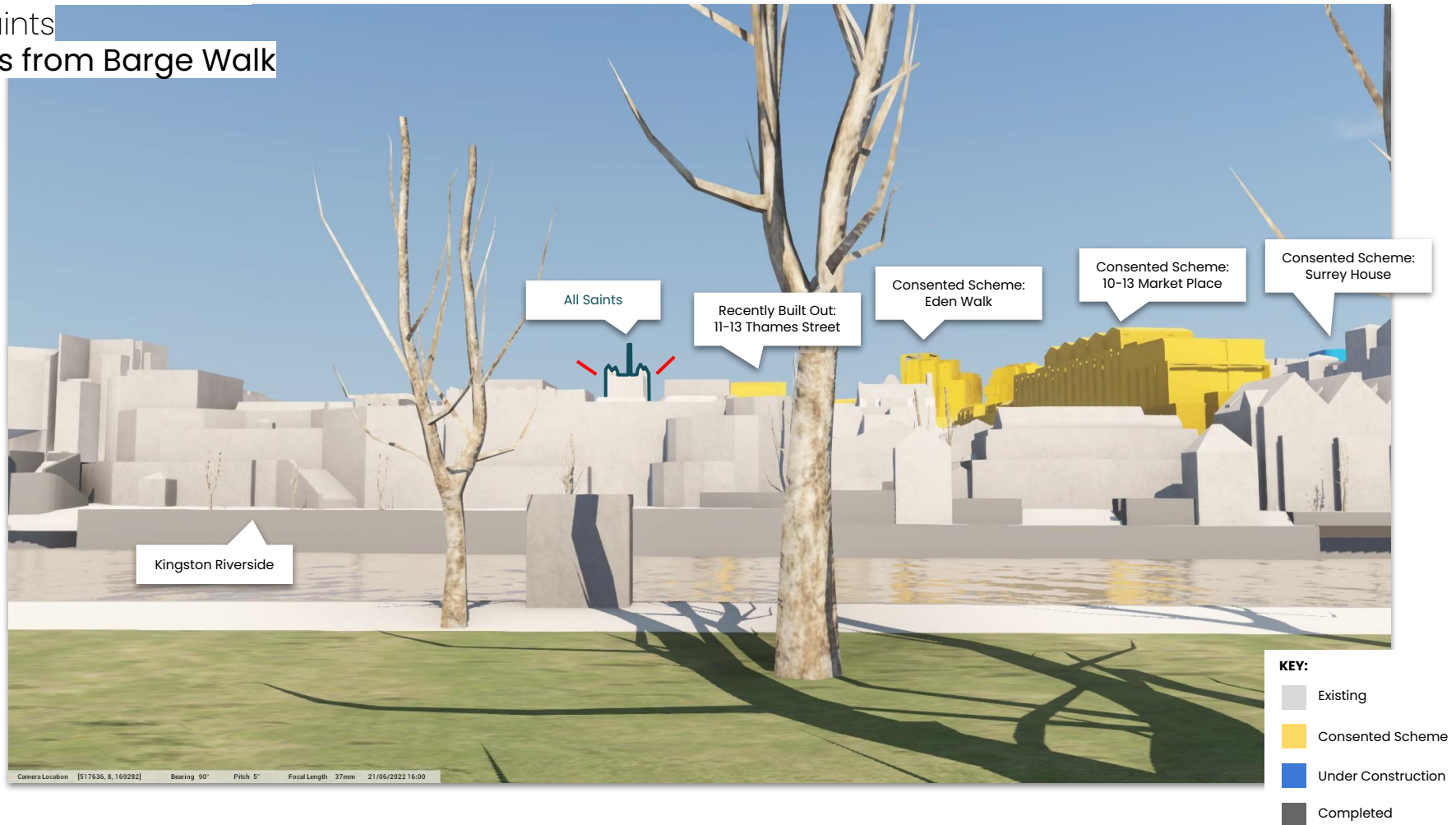
Kingston Town Centre  
All Saints  
**Views from Barge Walk**



# Kingston Town Centre

## All Saints

### Views from Barge Walk

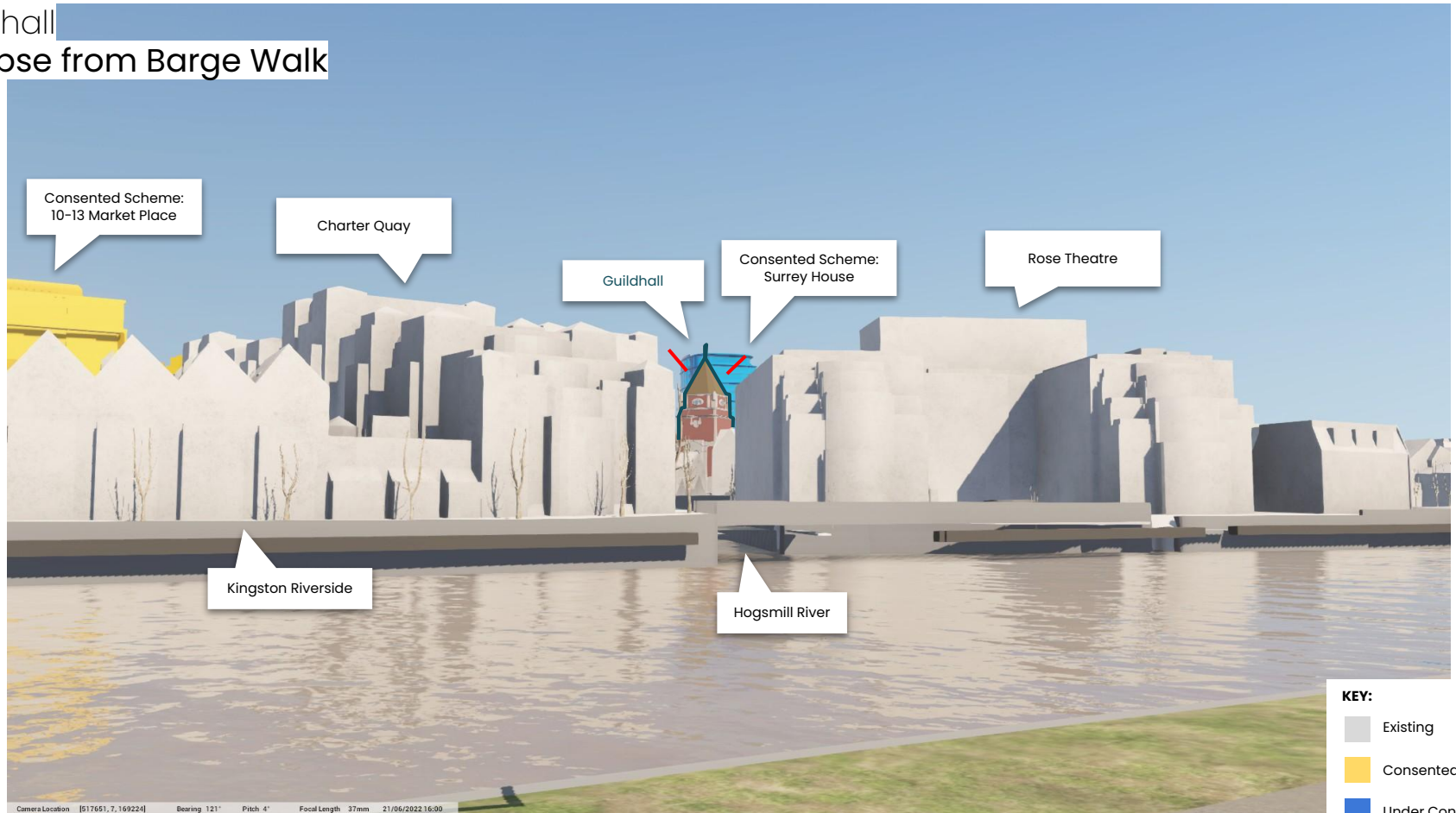




Kingston Town Centre  
Guildhall  
Glimpse from Barge Walk



# Kingston Town Centre Guildhall Glimpse from Barge Walk



## KEY:

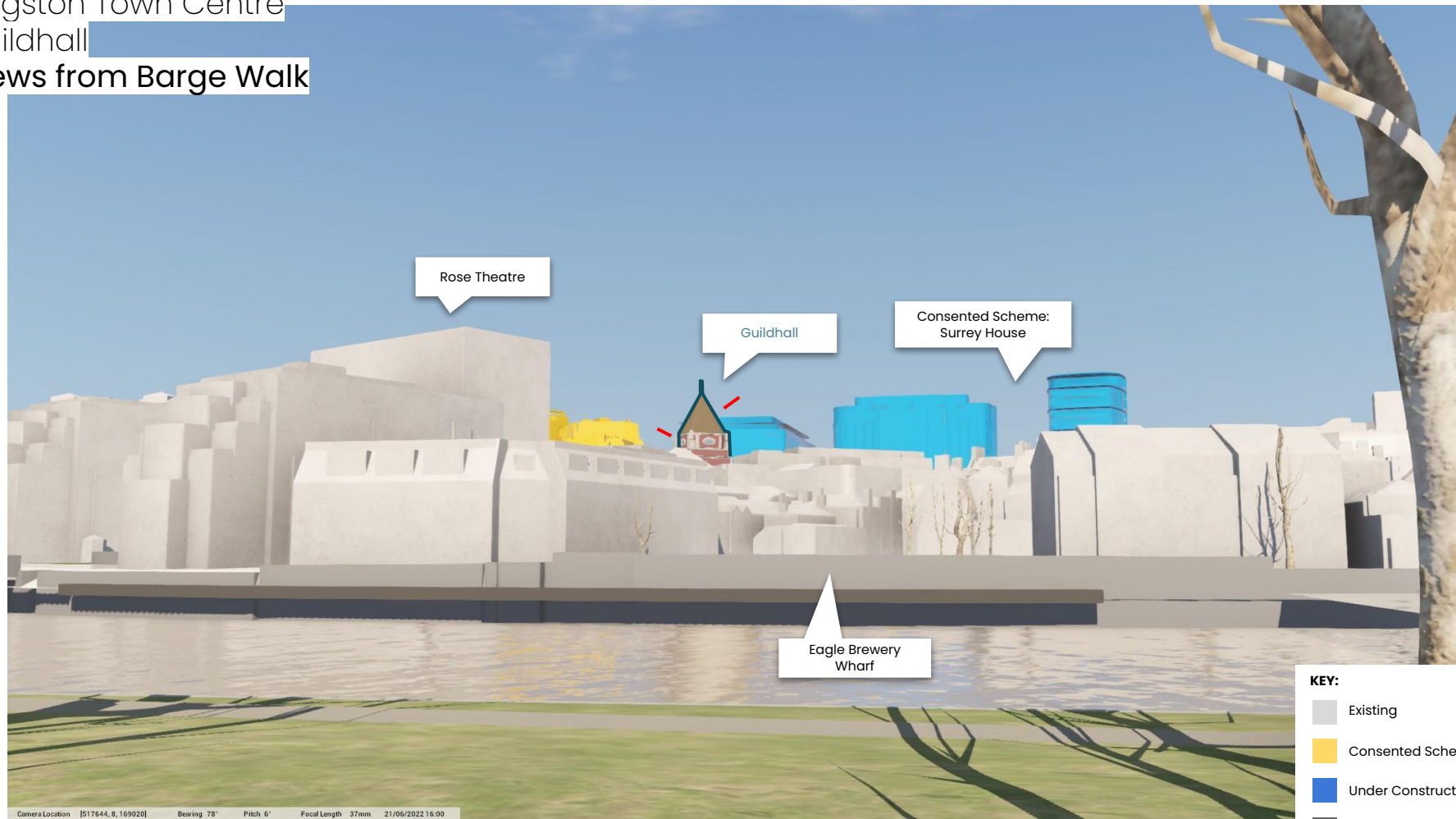
- Existing
- Consented Scheme
- Under Construction
- Completed

Kingston Town Centre  
Guildhall  
Views from Barge Walk





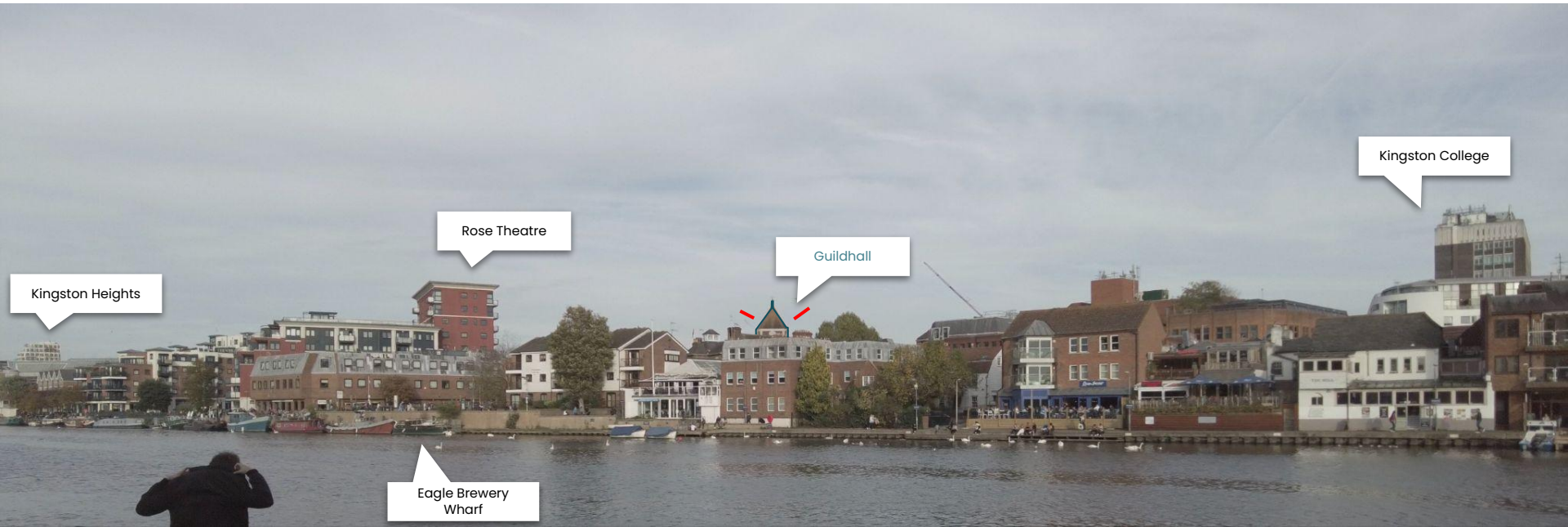
# Kingston Town Centre Guildhall Views from Barge Walk



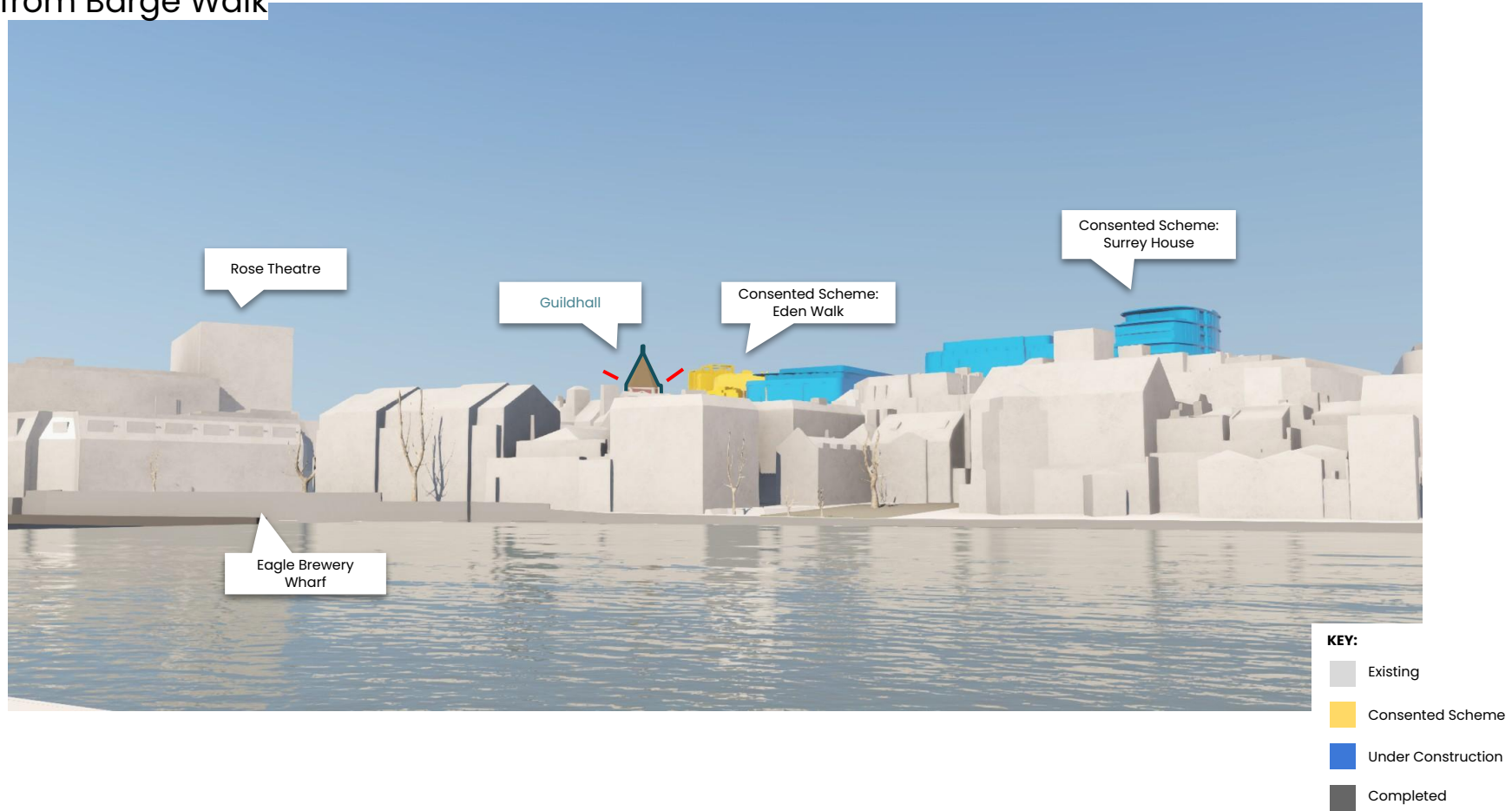
## KEY:

- Existing
- Consented Scheme
- Under Construction
- Completed

Kingston Town Centre  
Guildhall  
Views from Barge Walk



# Kingston Town Centre Guildhall Views from Barge Walk



Kingston Town Centre  
All Saints & Guildhall  
**Views from Barge Walk - South**

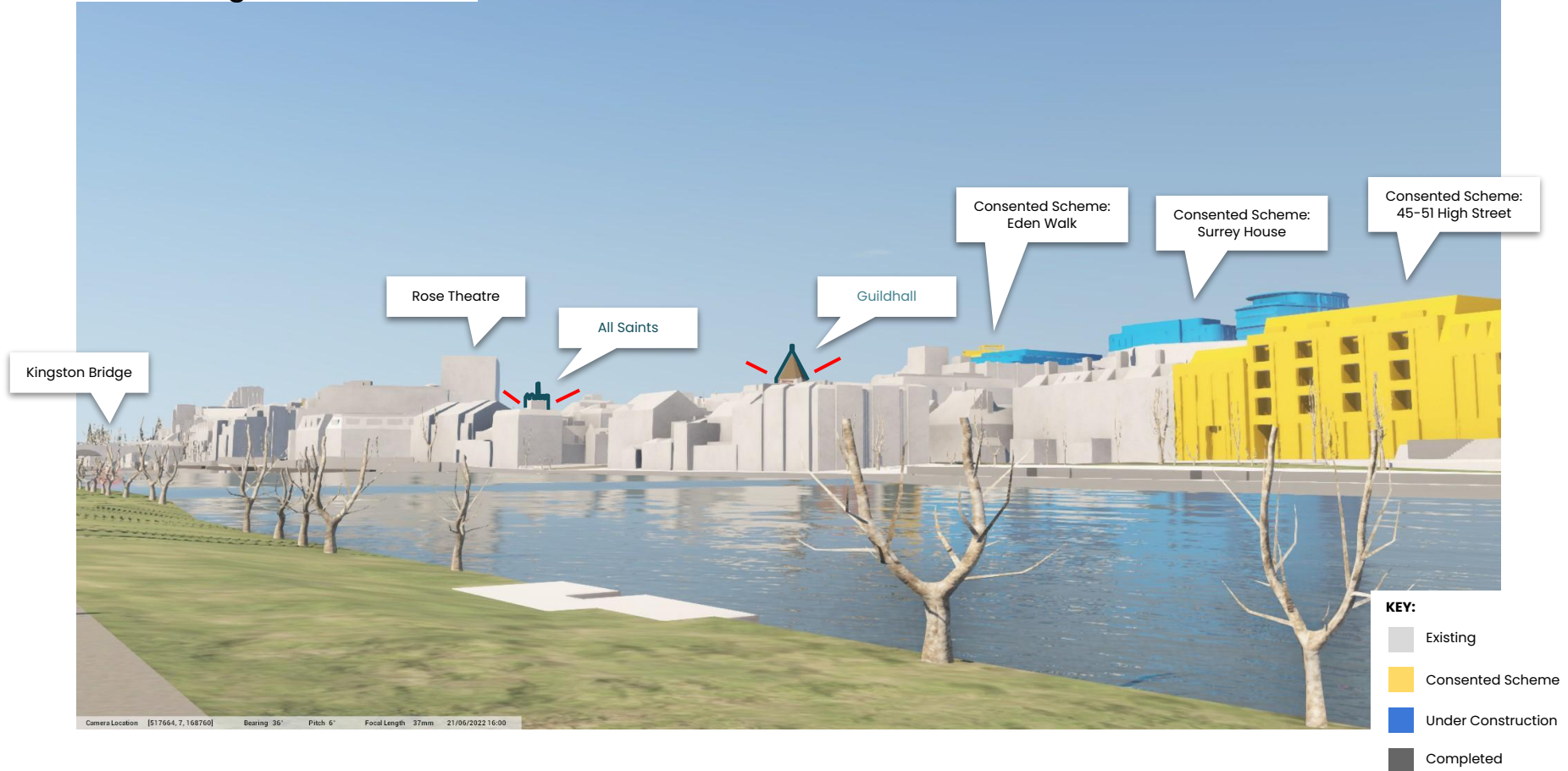




# Kingston Town Centre

## All Saints & Guildhall

### Views from Barge Walk - South



Kingston Town Centre  
All Saints & Guildhall  
**Views from St James Road**





Kingston Town Centre  
All Saints & Guildhall  
Views from St James Road



Camera Location [518023, 9, 168967] Bearing 342° Pitch 9° Focal Length 37mm 21/06/2022 16:00


- KEY:**
- Existing
  - Consented Scheme
  - Under Construction
  - Completed


# Kingston Town Centre

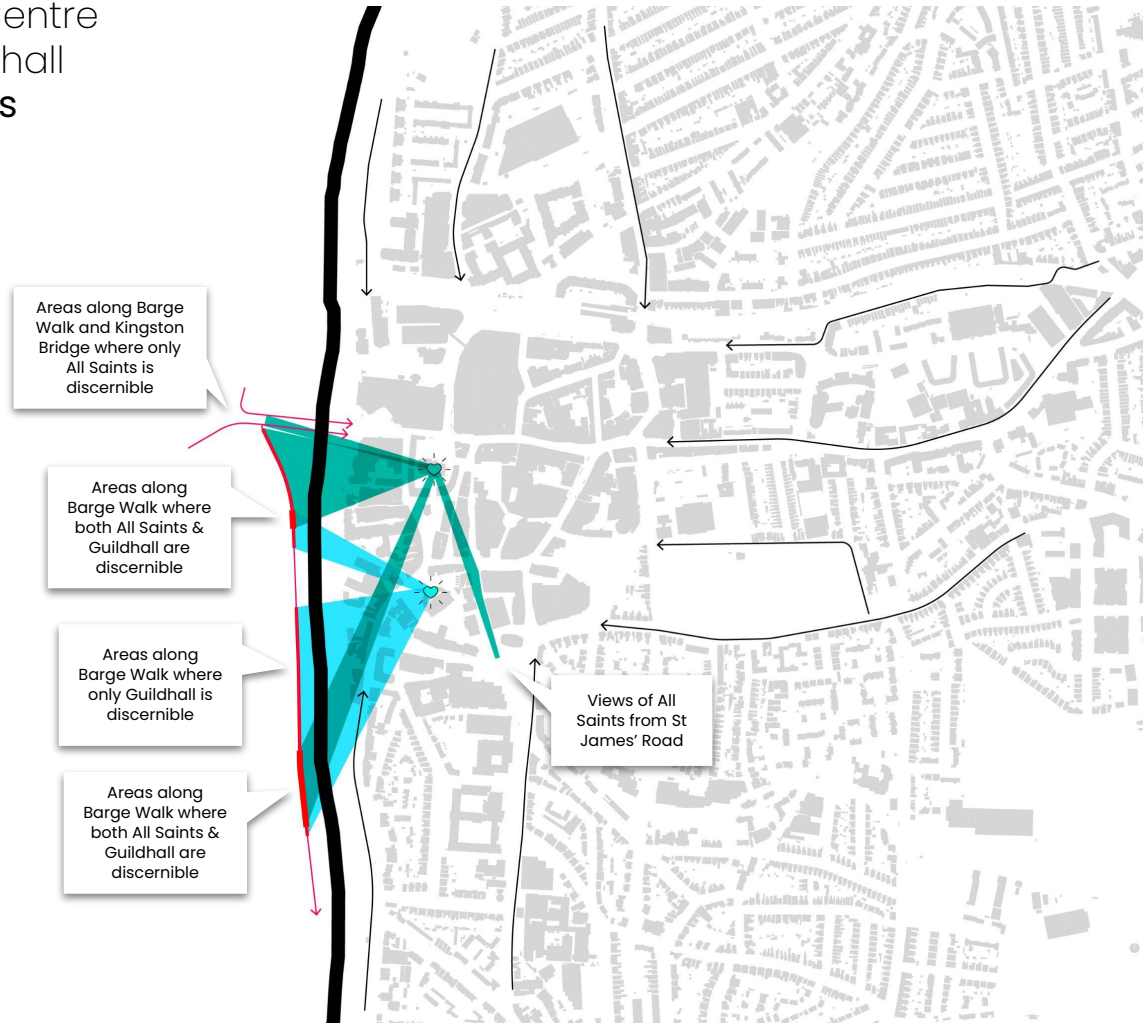
## All Saints & Guildhall

### Combined Views

KEY:

 All Saints Church

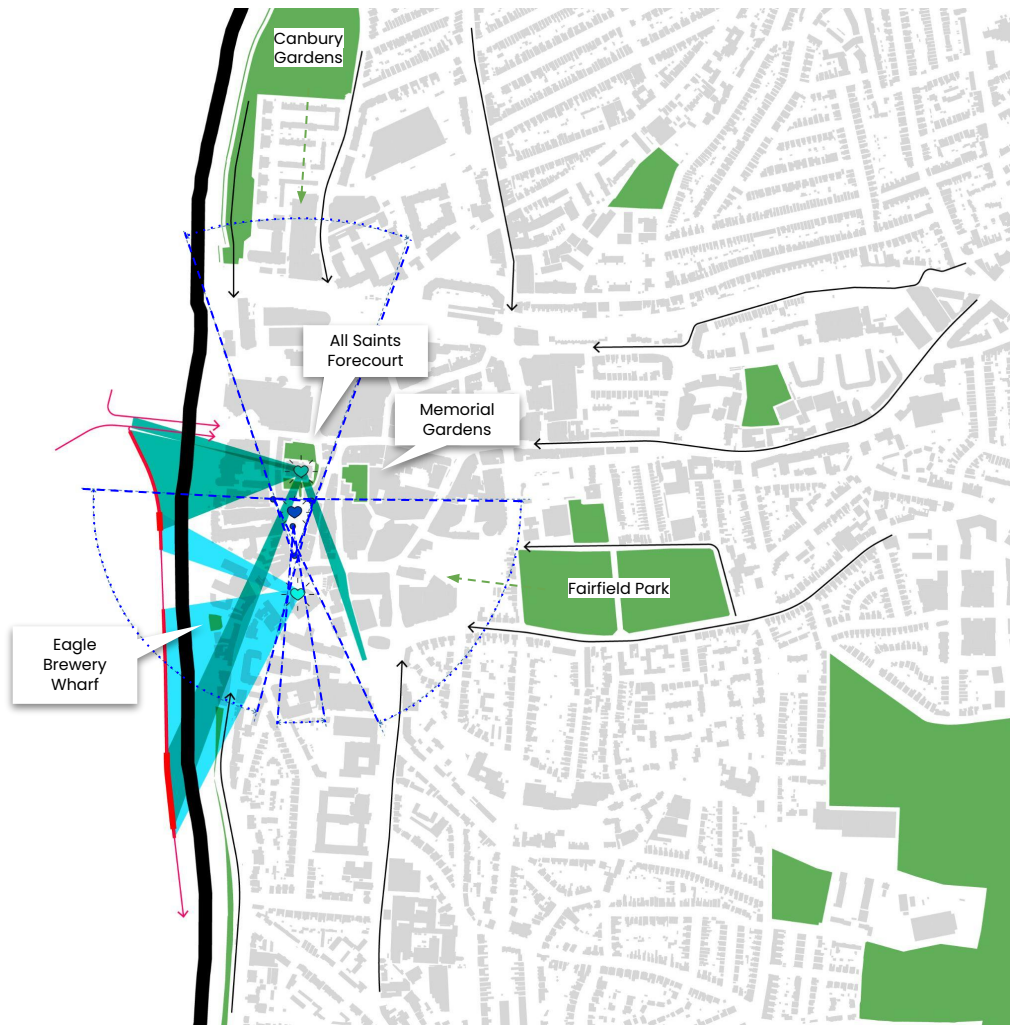
 Guildhall



# Kingston Town Centre Open Spaces

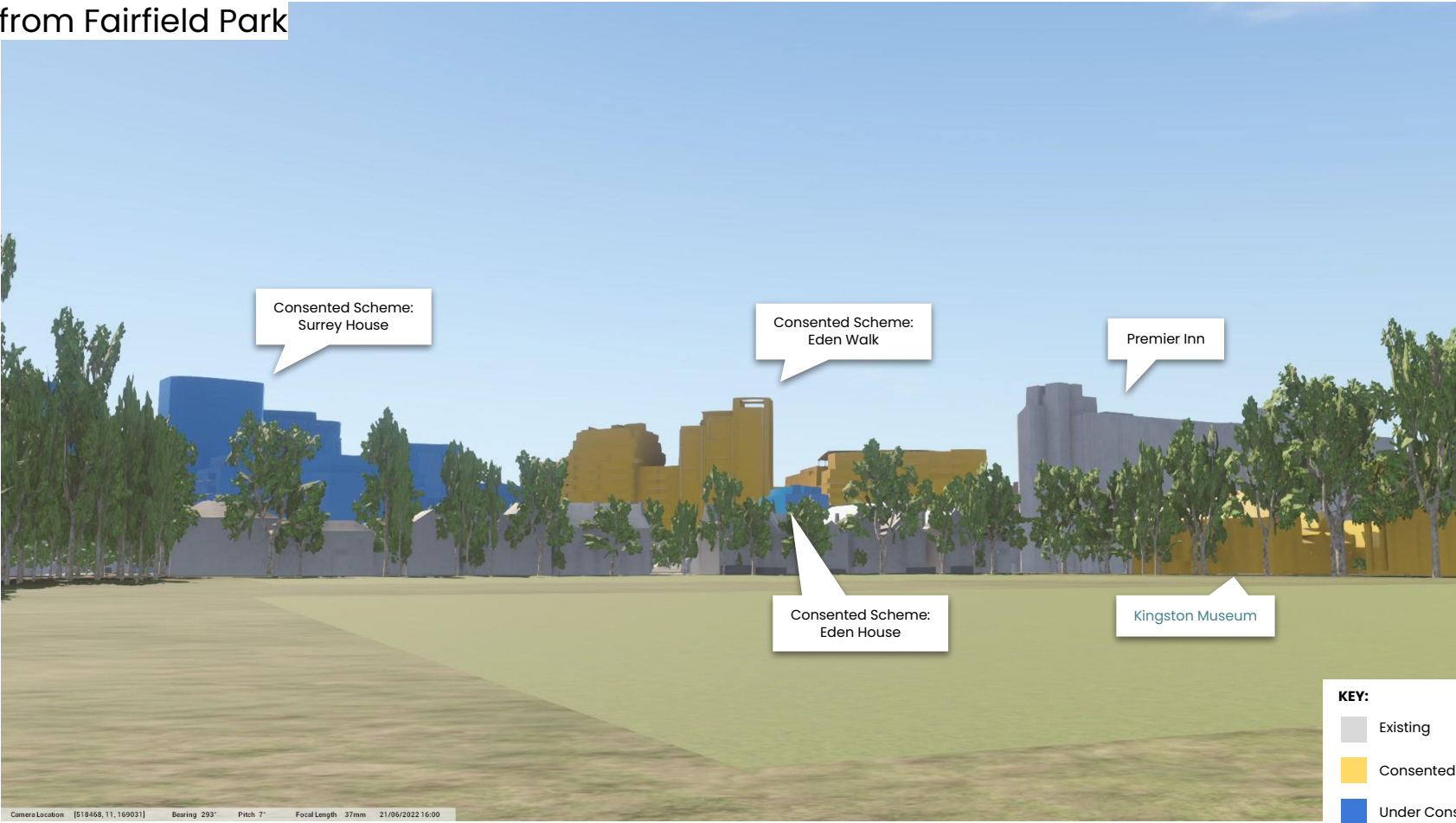
KEY:

-  All Saints Church
-  Market House
-  Guildhall



# Kingston Town Centre

## View from Fairfield Park





Kingston Town Centre  
Kingston Museum  
View from Fairfield Park



Kingston Town Centre  
View from Canbury Gardens



Camera Location [517951, 7, 170171] Bearing 178° Pitch 5° Focal Length 37mm 21/06/2022 16:00

KEY:

- Existing
- Consented Scheme
- Under Construction
- Completed



Kingston Town Centre  
View from Canbury Gardens






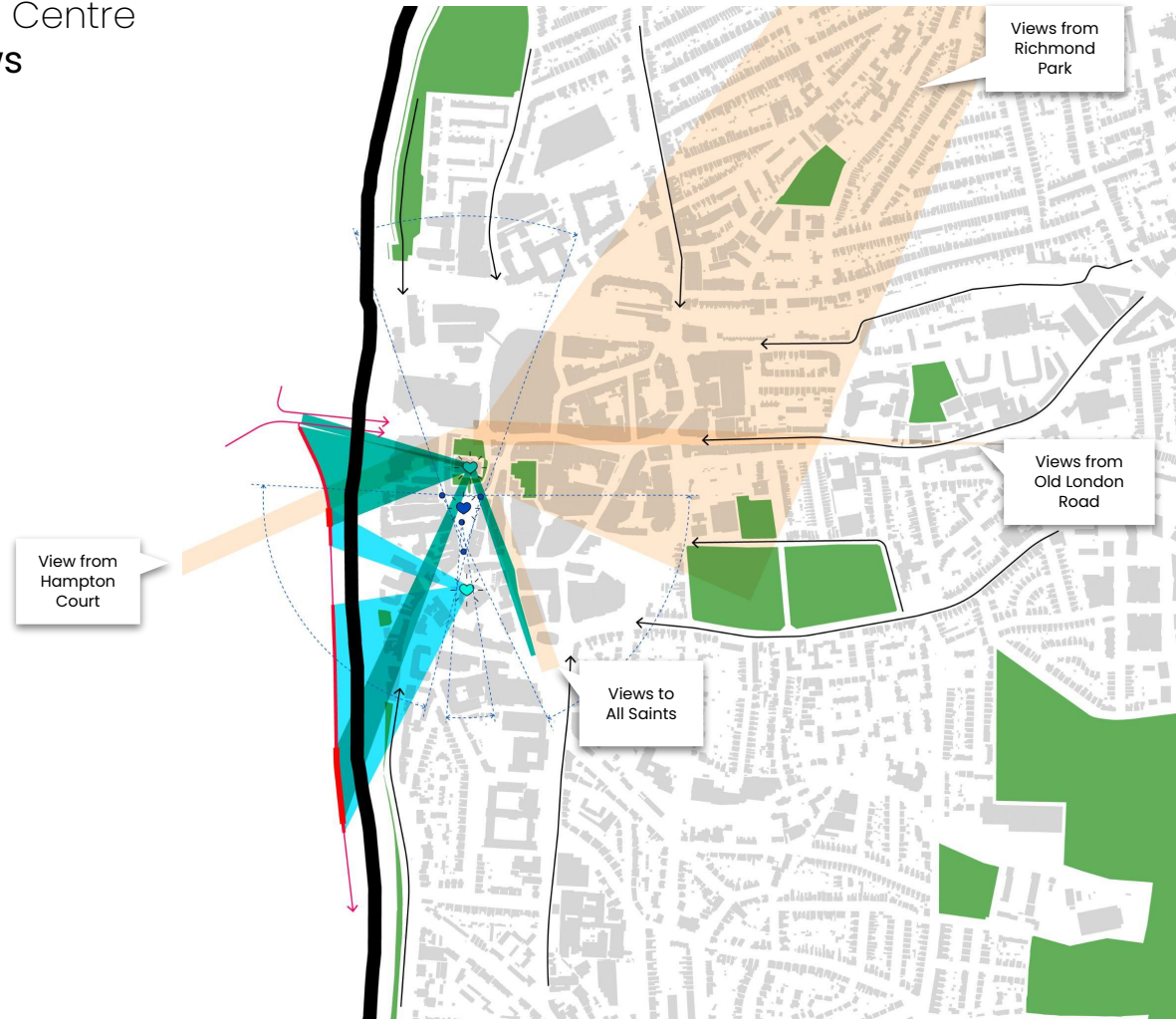
Camera Location [517815, 8, 169967] Bearing 178° Pitch 7° Focal Length 37mm 21/06/2022 16:00

- KEY:**
- Existing
  - Consented Scheme
  - Under Construction
  - Completed

# Kingston Town Centre

## Key Long Views

- KEY:
-  All Saints Church
  -  Market House
  -  Guildhall





# Kingston Town Centre

## Views from Hampton Court



Camera Location [515817, 15, 168445] Bearing 69° Pitch 0° Focal Length 39mm 21/06/2022 16:00

© VU.CITY 2022

# Kingston Town Centre Views from Richmond Park



Camera Location [519391, 39, 170772] Bearing 222° Pitch 0° Focal Length 43mm 21/06/2022 16:00

© VU.CITY 2022



# Kingston Town Centre

## Views from Richmond Park



Camera Location [519391, 39, 170772] Bearing 222° Pitch 0° Focal Length 43mm 21/06/2022 16:00

**KEY:**

- Existing
- Consented Scheme
- Under Construction
- Completed

# Kingston Town Centre

## Views from Richmond Park

(Leaves Removed / Winter Time)





# Kingston Town Centre

## Views from Old London Road



Kingston Town Centre  
Views from Old London Road



Consented Scheme:  
Wilko, 2 storey roof extension

Camera Location [518495, 10, 169353] Bearing 267° Pitch 7° Focal Length 37mm 21/06/2022 16:00

- KEY:**
- Existing
  - Consented Scheme
  - Under Construction
  - Completed








**Part 2.2:**  
Kingston Town Centre  
Potential Tall Buildings Suitability

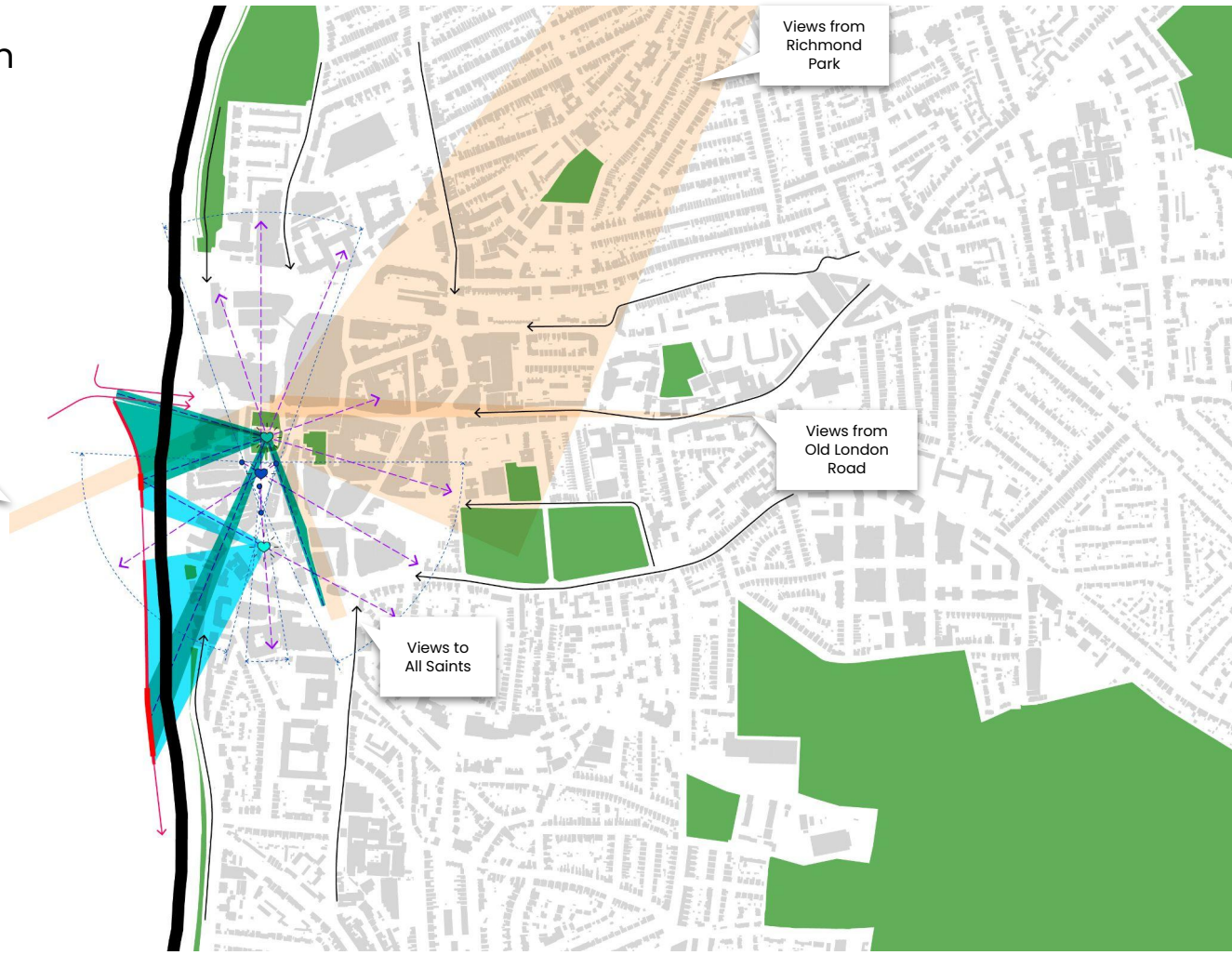
# Kingston Town Centre

## Sensitivities & Approach

KEY:

-  All Saints Church
-  Market House
-  Guildhall

-  Main Approach
-  Open Space
-  Market Place Viewing Cones
-  Barge Walk & Kingston Bridge
-  Views of All Saints from Barge Walk
-  Views of Guildhall from Barge Walk
-  Key Views







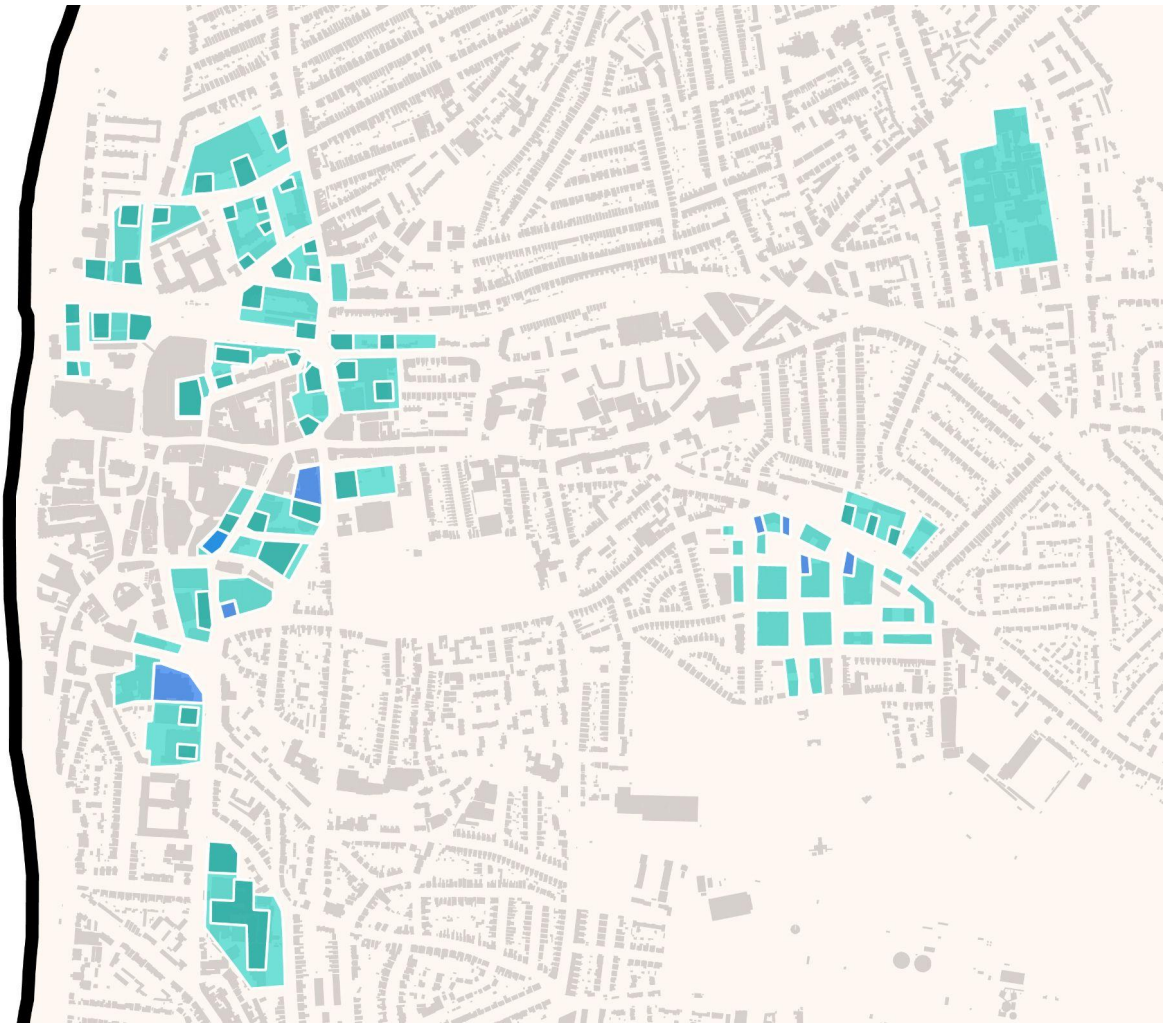


# Kingston Town Centre

## Proposed Tall Buildings

### Potential Suitability

-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
  -  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
  -  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative locations of taller elements within wider areas.
-  **Areas not suitable for tall buildings**








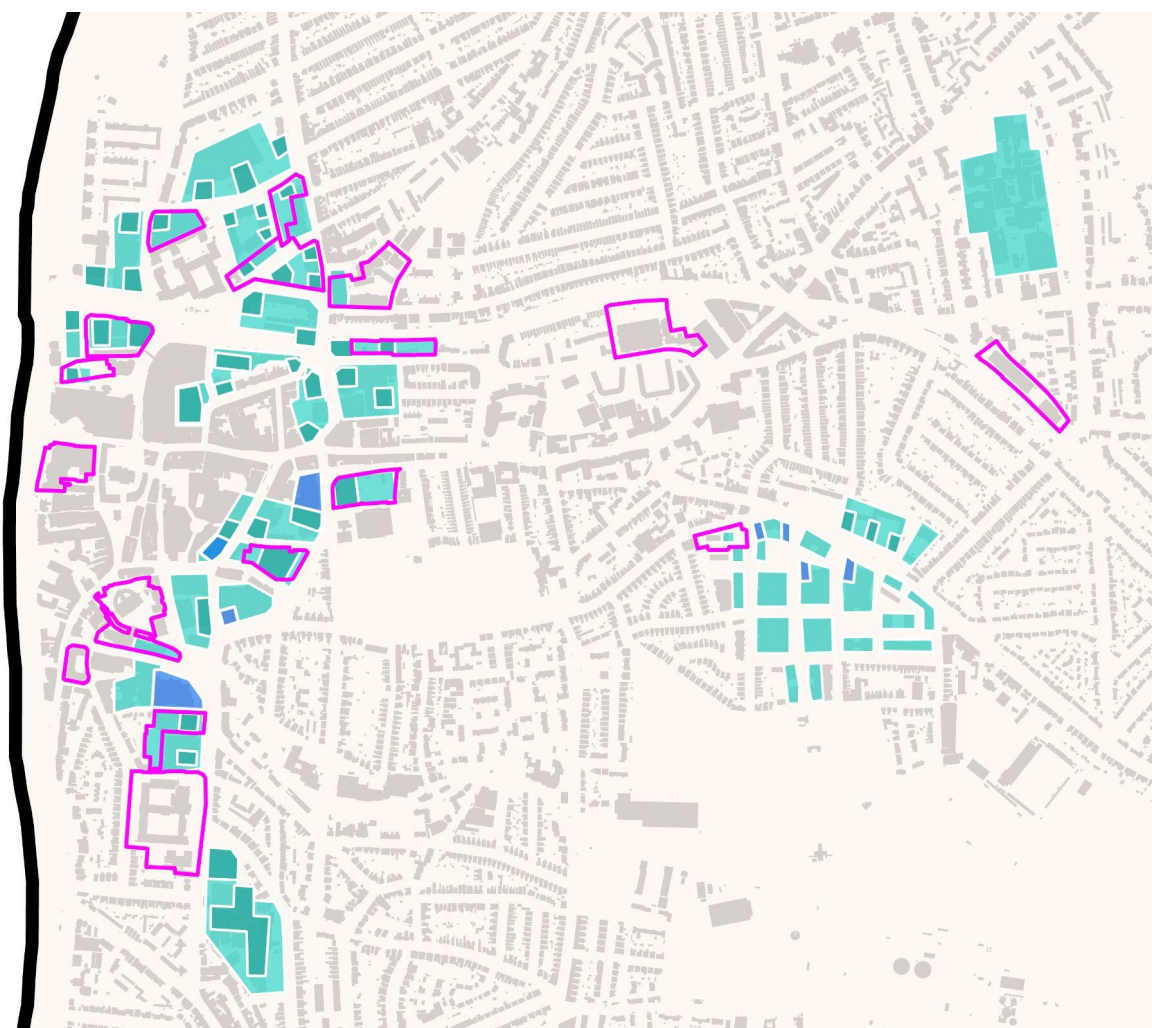


# Kingston Town Centre

## Proposed Tall Buildings

### Site Allocations

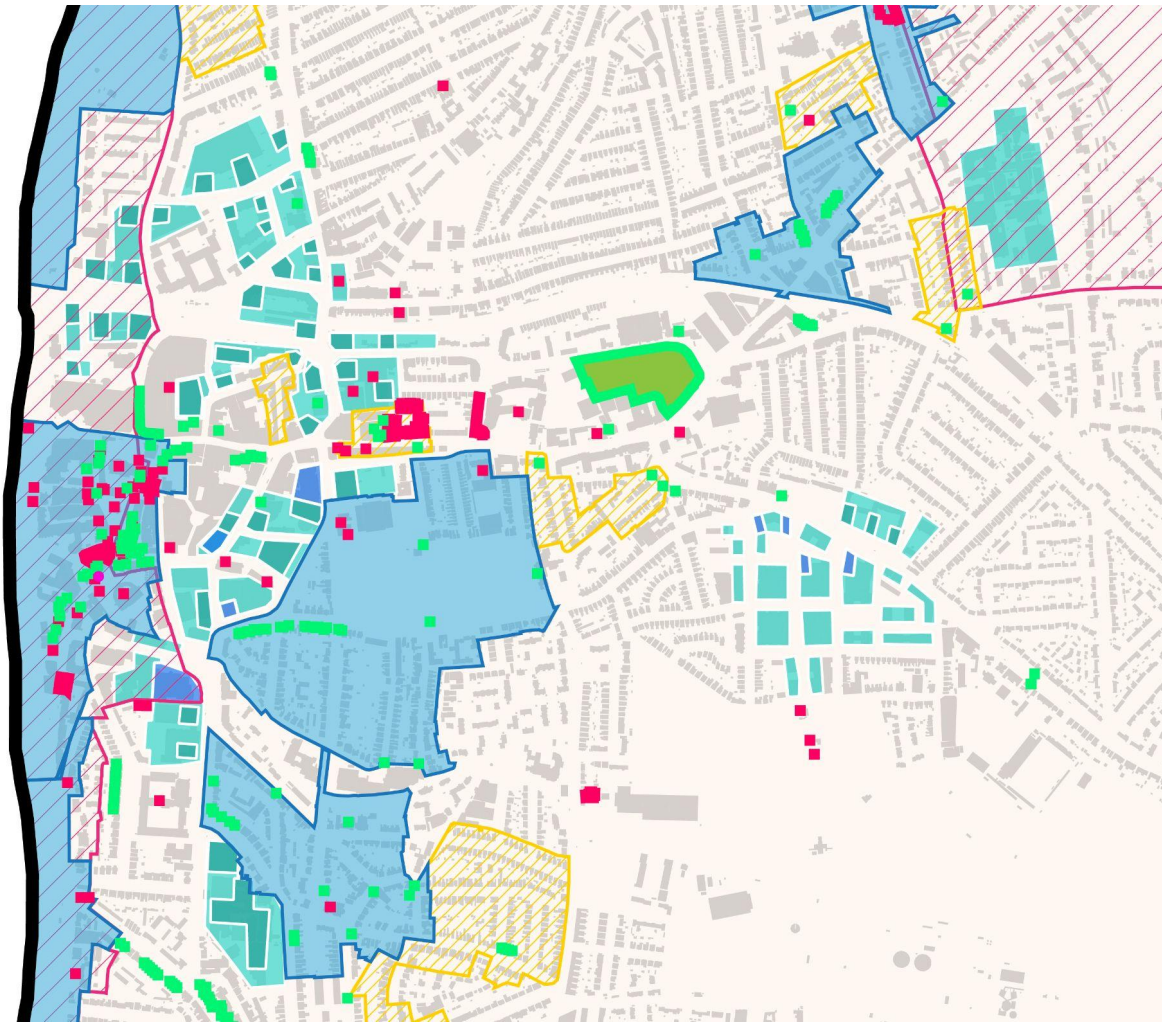
-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
  -  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
  -  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative locations of taller elements within wider areas.
-  **Areas not suitable for tall buildings**
  -  **1-10 yr Site Allocations**



# Kingston Town Centre

## Heritage & Conservation

- "Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
- "Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
- "Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
- Areas not suitable for tall buildings**
- Conservation Area**
- Local Area of Special Character**
- Strategic Area of Special Character**
- Listed Building**
- Locally Listed Building**







**Part 2.3:**  
Surbiton  
Potential Tall Buildings Suitability

# Surbiton

## Sensitivities & Approach

KEY:

 Surbiton Railway Station





-  Open Space
-  Main Approach from Surbiton to Kingston Town Centre
-  Main Approach

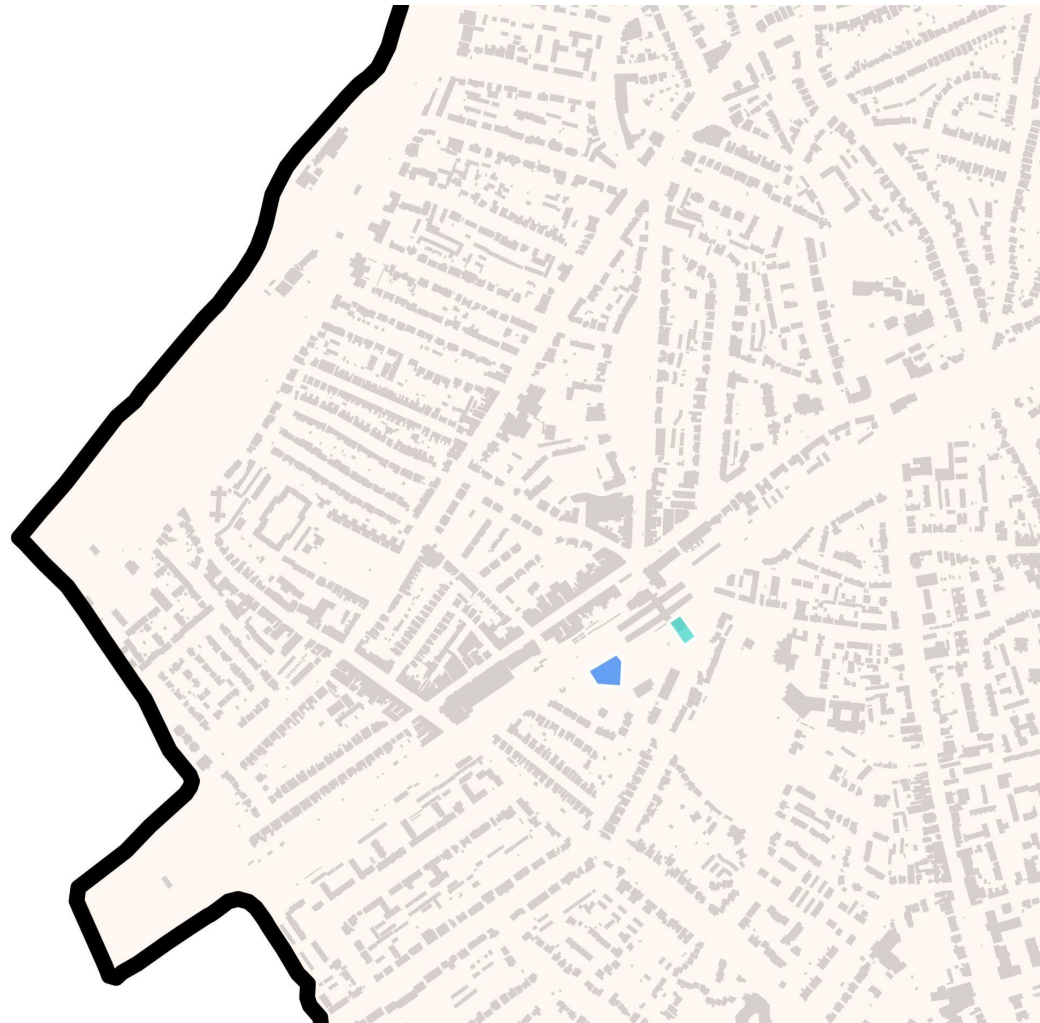




# Surbiton

## Proposed Tall Buildings Potential Suitability






-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
  -  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
  -  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
-  **Areas not suitable for tall buildings**

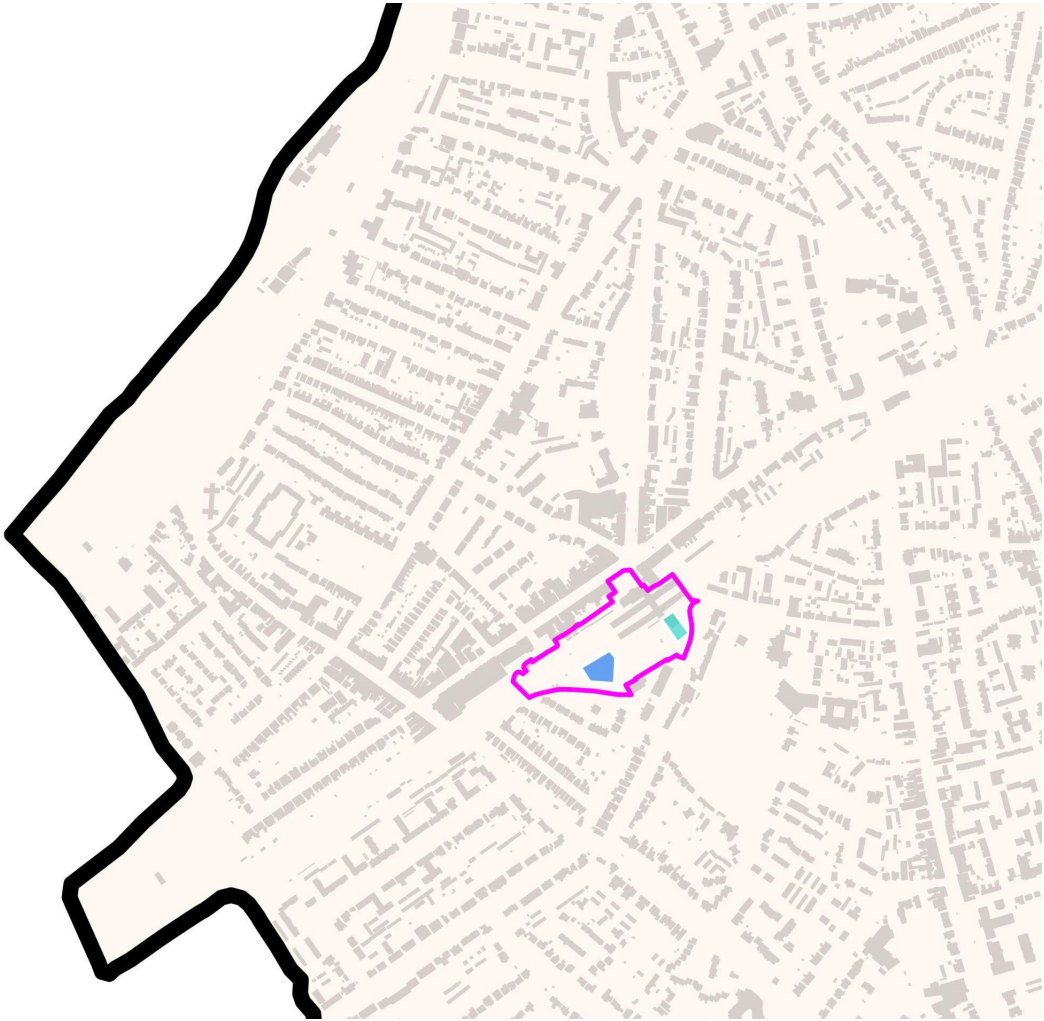




# Surbiton






## Proposed Tall Buildings Site Allocations

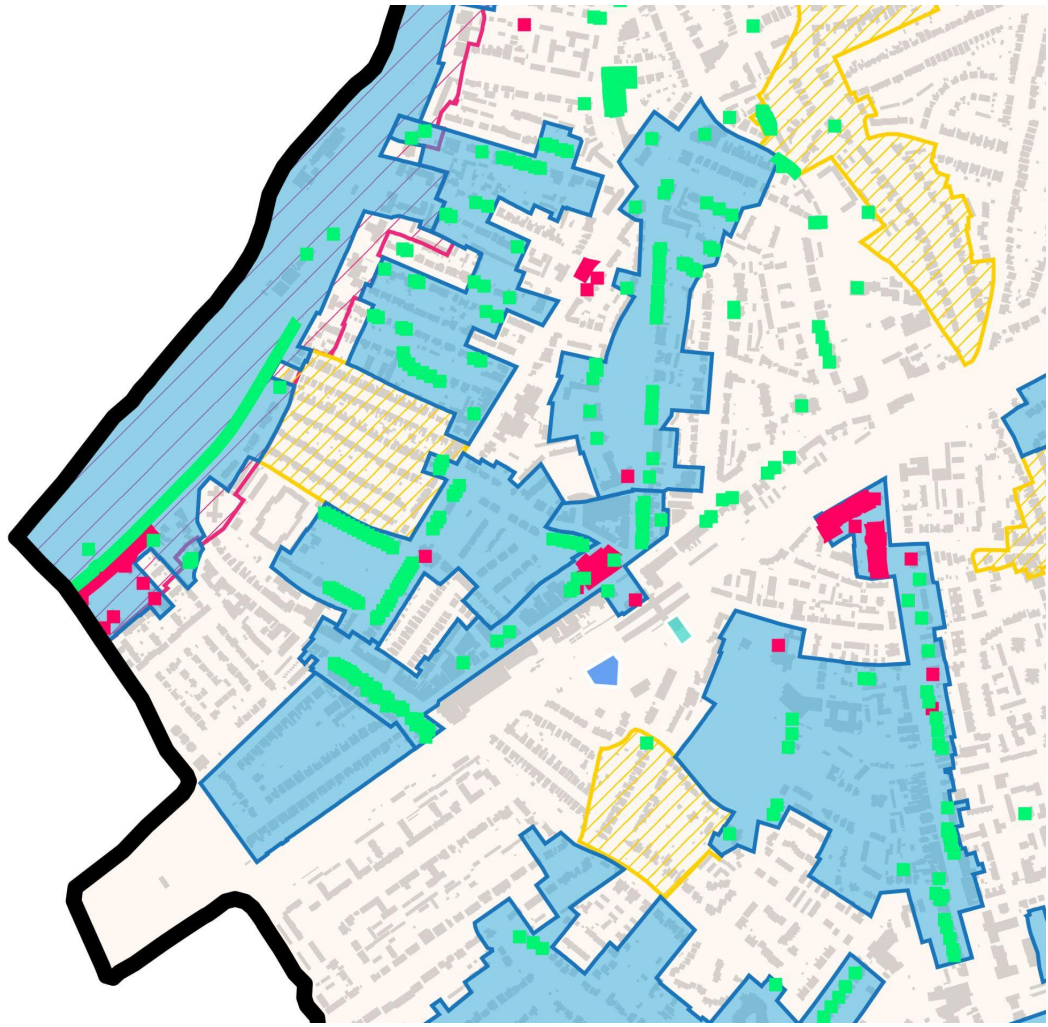
-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
-  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
-  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
-  **Areas not suitable for tall buildings**
-  **1-10 yr Site Allocations**



# Surbiton

## Heritage & Conservation

-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
-  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
-  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
-  **Areas not suitable for tall buildings**
-  Conservation Area
-  Local Area of Special Character
-  Strategic Area of Special Character
-  Listed Building
-  Locally Listed Building



**Part 2.4:**  
New Malden  
Potential Tall Buildings Suitability

# New Malden

## Sensitivities & Approach

- Open Space
- Main Approach to Station
- Main Approach

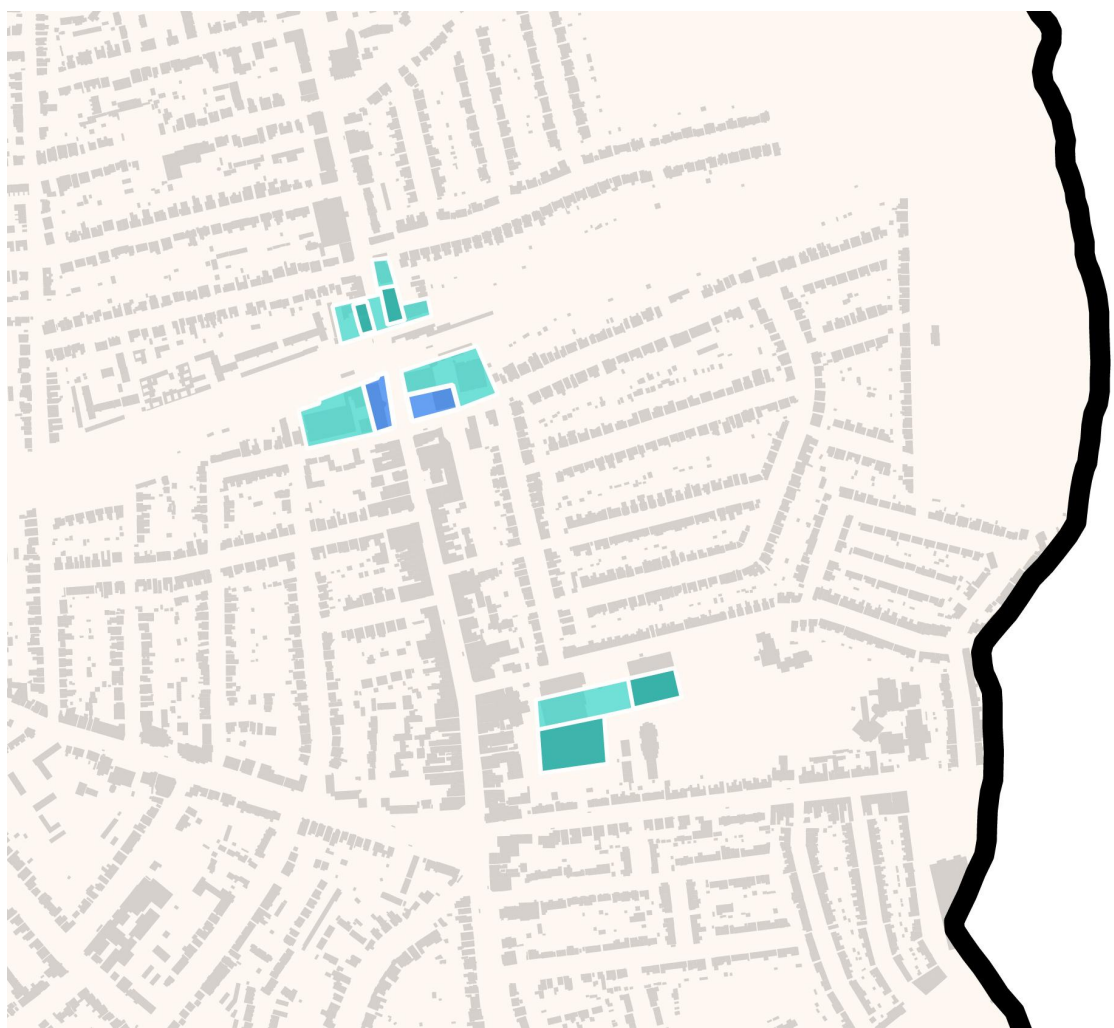


# New Malden

## Proposed Tall Buildings

### Potential Suitability






-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
-  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
-  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
-  **Areas not suitable for tall buildings**

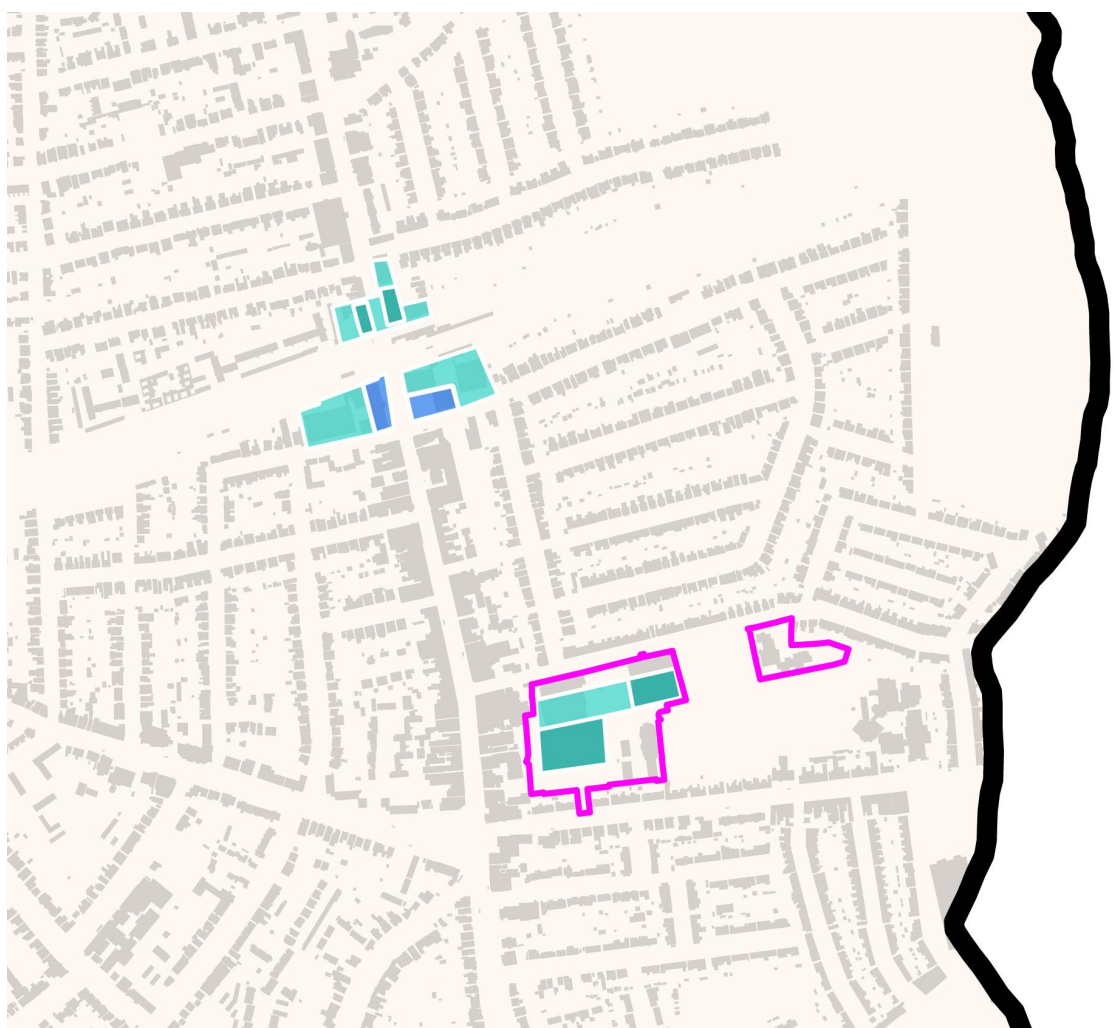




# New Malden






## Proposed Tall Buildings Site Allocations

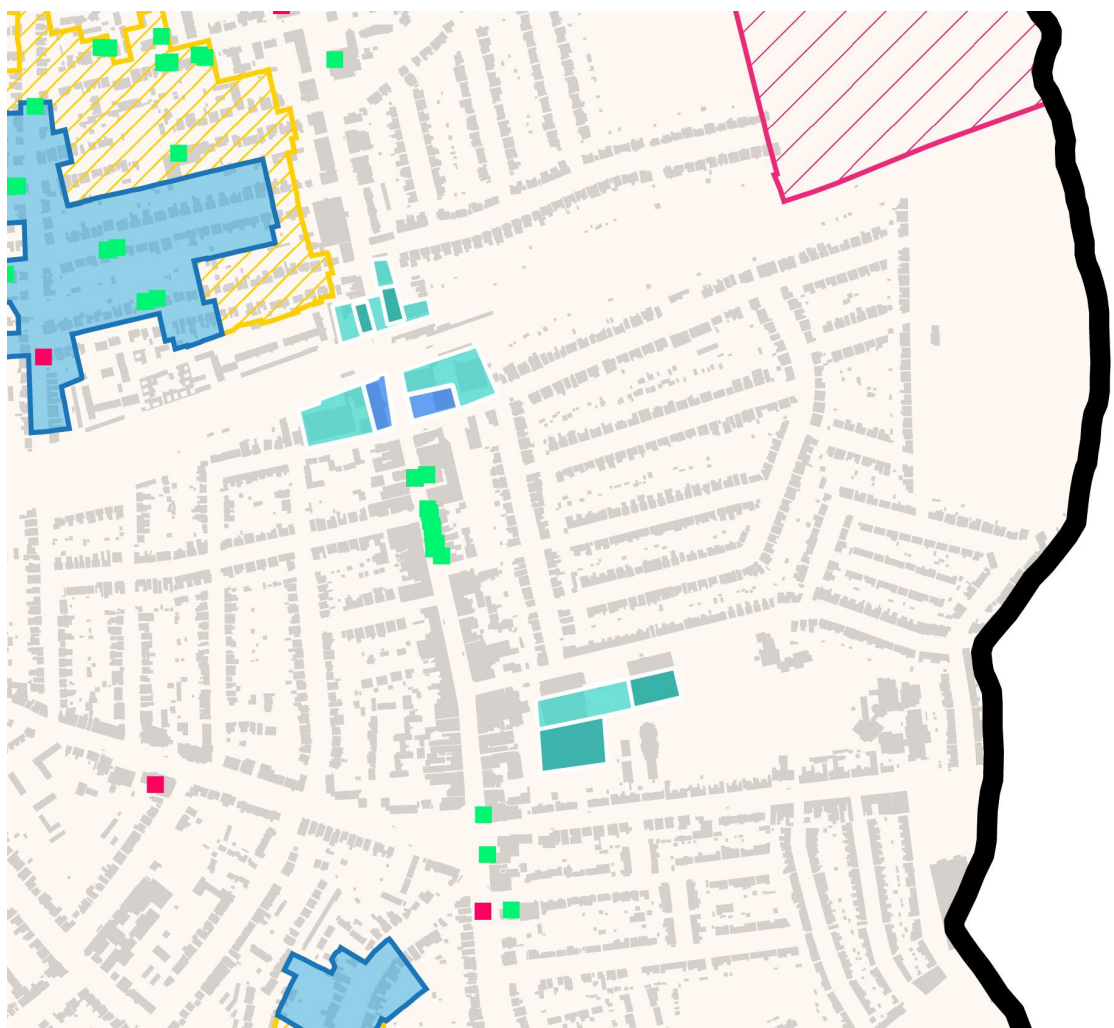
-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
-  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
-  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
-  **Areas not suitable for tall buildings**
-  **1-10 yr Site Allocations**



# New Malden

## Heritage & Conservation

-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
-  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
-  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
-  **Areas not suitable for tall buildings**
-  **Conservation Area**
-  **Local Area of Special Character**
-  **Strategic Area of Special Character**
-  **Listed Building**
-  **Locally Listed Building**

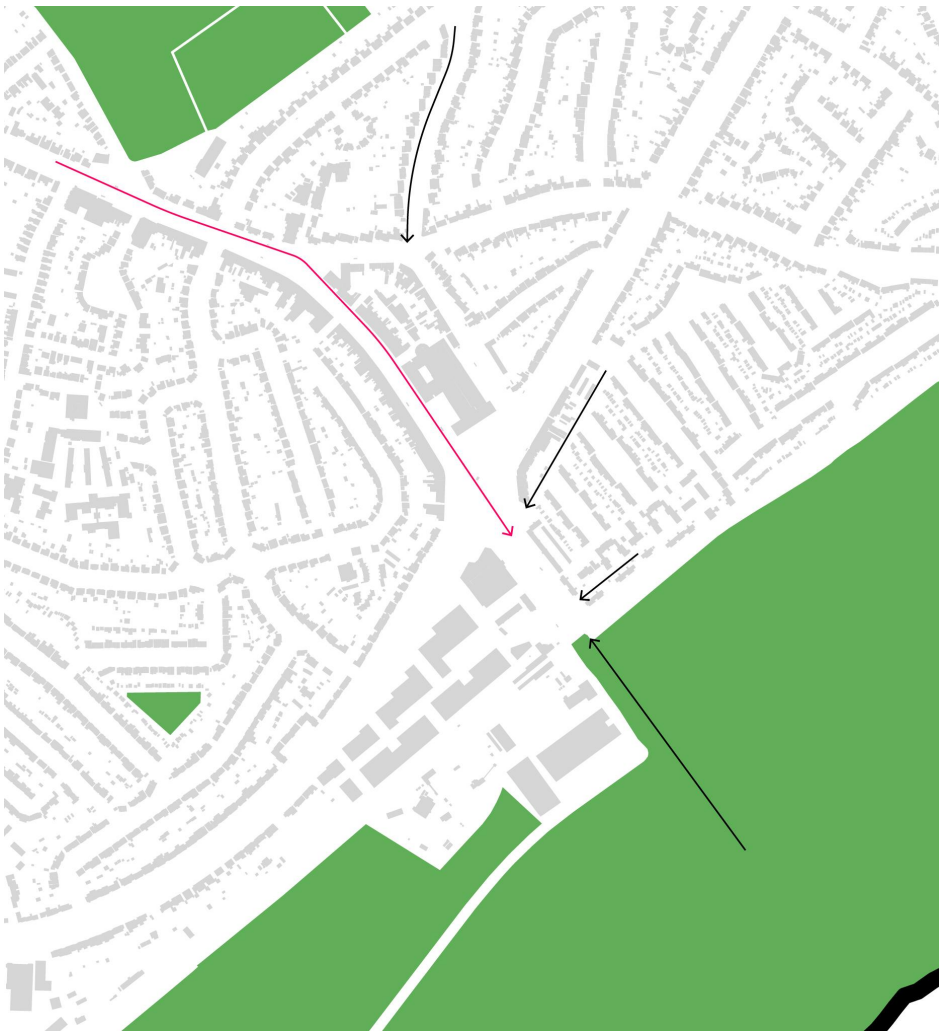


**Part 2.5:**  
Tolworth  
Potential Tall Buildings Suitability

# Tolworth


## Sensitivities & Approach

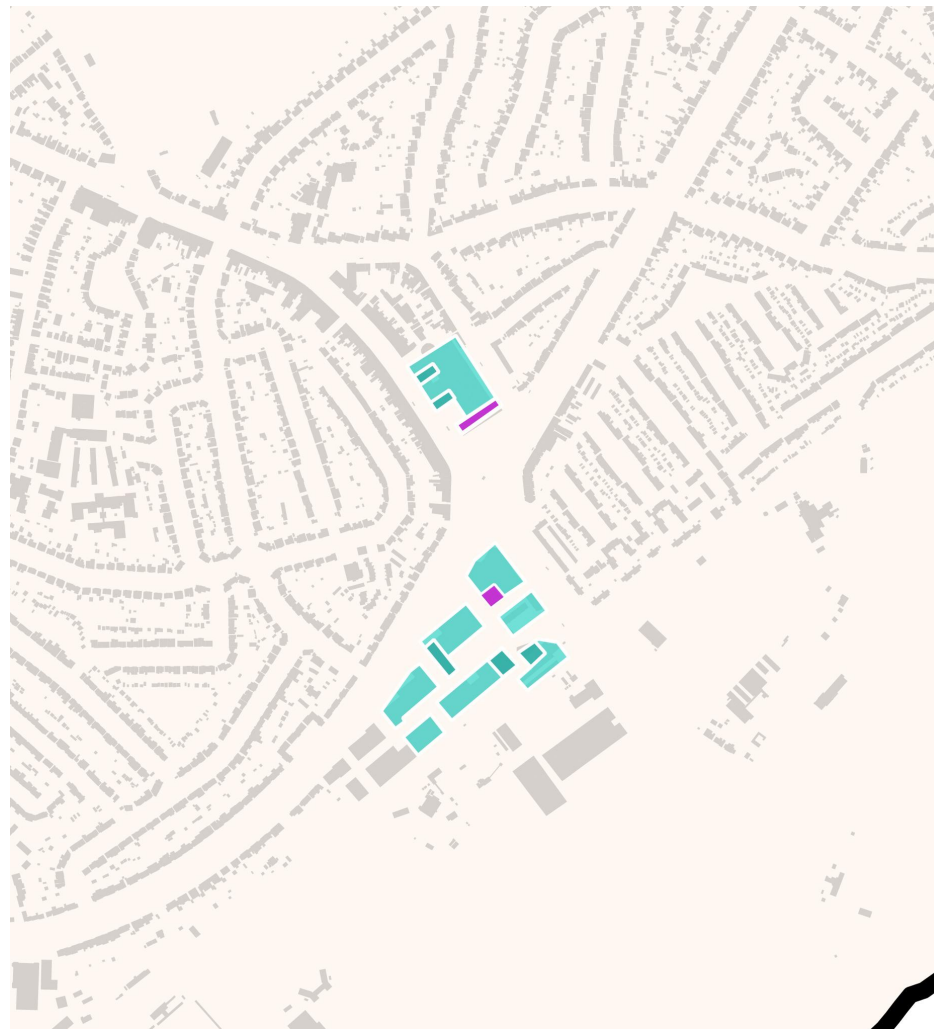
- Open Space
- Main Approach to Station
- Main Approach



Tolworth

## Proposed Tall Buildings Potential Suitability


-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
  -  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
  -  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative  
locations of taller elements  
within wider areas.
-  **Areas not suitable for tall buildings**






# Tolworth

## Proposed Tall Buildings Site Allocations

 **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)

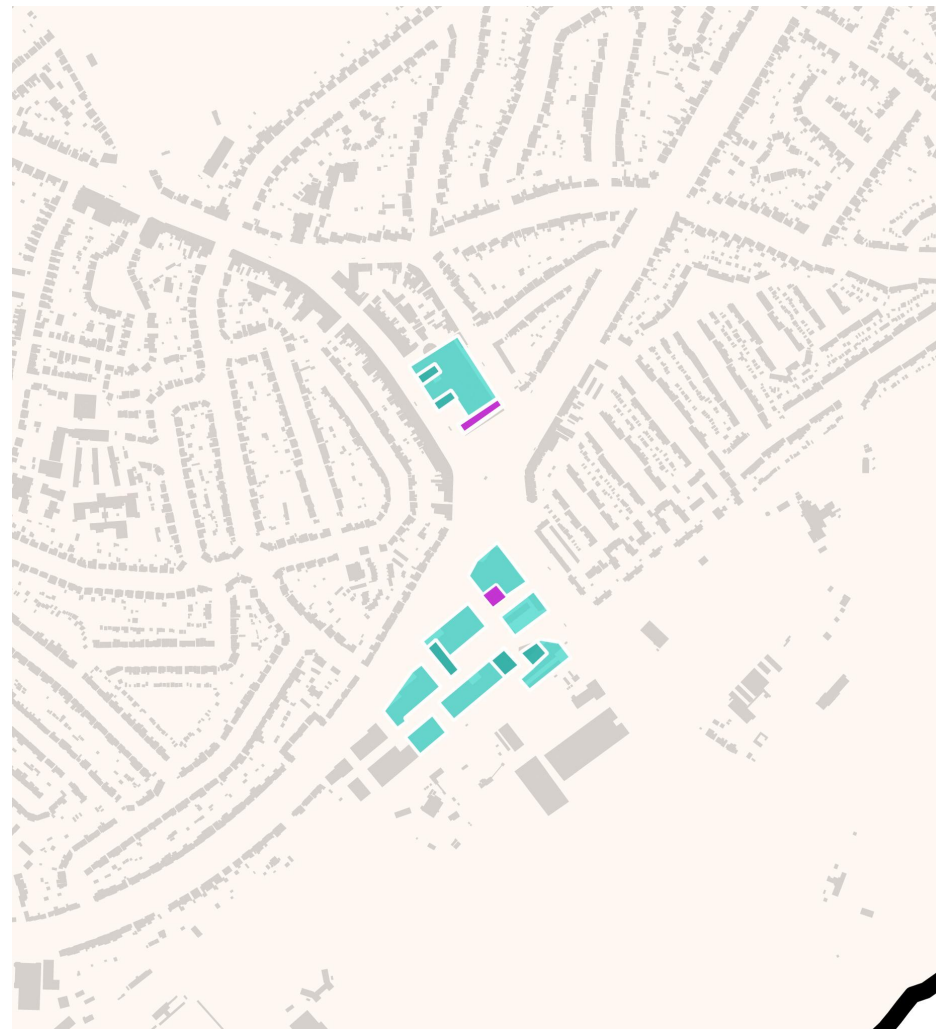
 **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)

 **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)

Darker shades show indicative  
locations of taller elements  
within wider areas.

 **Areas not suitable for tall buildings**










 1-10 yr Site Allocations

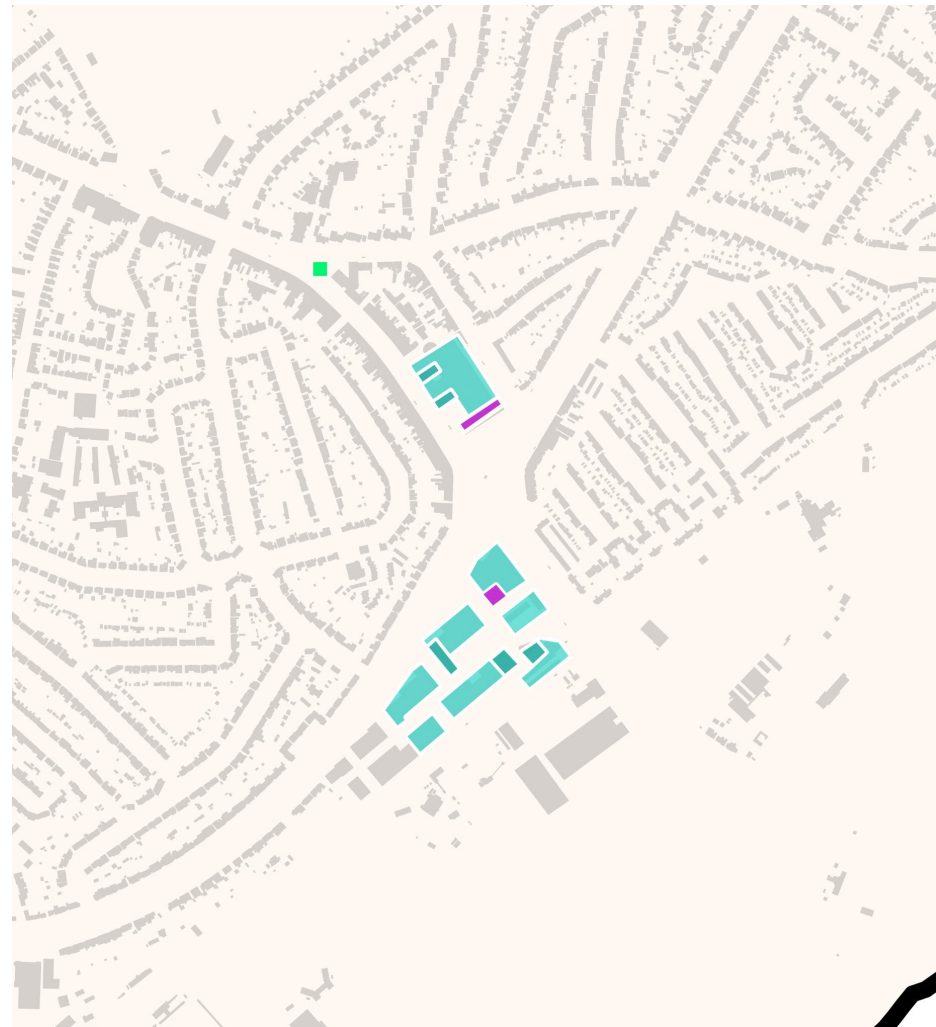


*\* No 1-10 yr Site Allocations  
in Tolworth*

# Tolworth

## Heritage & Conservation

-  **"Exceptionally Tall"**  
May explore up to 78 m  
(indicatively 24 storeys)
  -  **"Very Tall"**  
May explore up to 55 m  
(indicatively 17 storeys)
  -  **"Tall"**  
May explore up to 40 m  
(indicatively 12 storeys)
- Darker shades show indicative locations of taller elements within wider areas.
-  **Areas not suitable for tall buildings**
  -  **Conservation Area**
  -  **Local Area of Special Character**
  -  **Strategic Area of Special Character**
  -  **Listed Building**
  -  **Locally Listed Building**



# Proposed Tall Buildings Suitability Map

# Kingston Borough

## Map identifying locations potentially suitable for tall buildings

- May be suitable for buildings up to 78 m  
Indicatively up to 24 stories
- May be suitable for buildings up to 55 m  
Indicatively up to 17 stories
- May be suitable for buildings up to 40 m  
Indicatively up to 12 stories with more potentially taller elements represented in a darker shade.  
The location of the taller elements is purely indicative at this stage, and does not imply either a minimum or a maximum number of taller elements in an area, but is shown to articulate the need for a varied skyline and built form responsive to local context.
- Not suitable for tall buildings

Height thresholds are determined by an assessment of building heights and typologies within a local borough context and prior to any area specific planning or design guidance or policies being developed in the future.

Height thresholds should not be misinterpreted to mean that all buildings up to this height are automatically acceptable.

Proposals are subject to meeting the other requirements of the Development Plan.

- Railway Line
- Railway Station

