

chapter

7

the historic environment

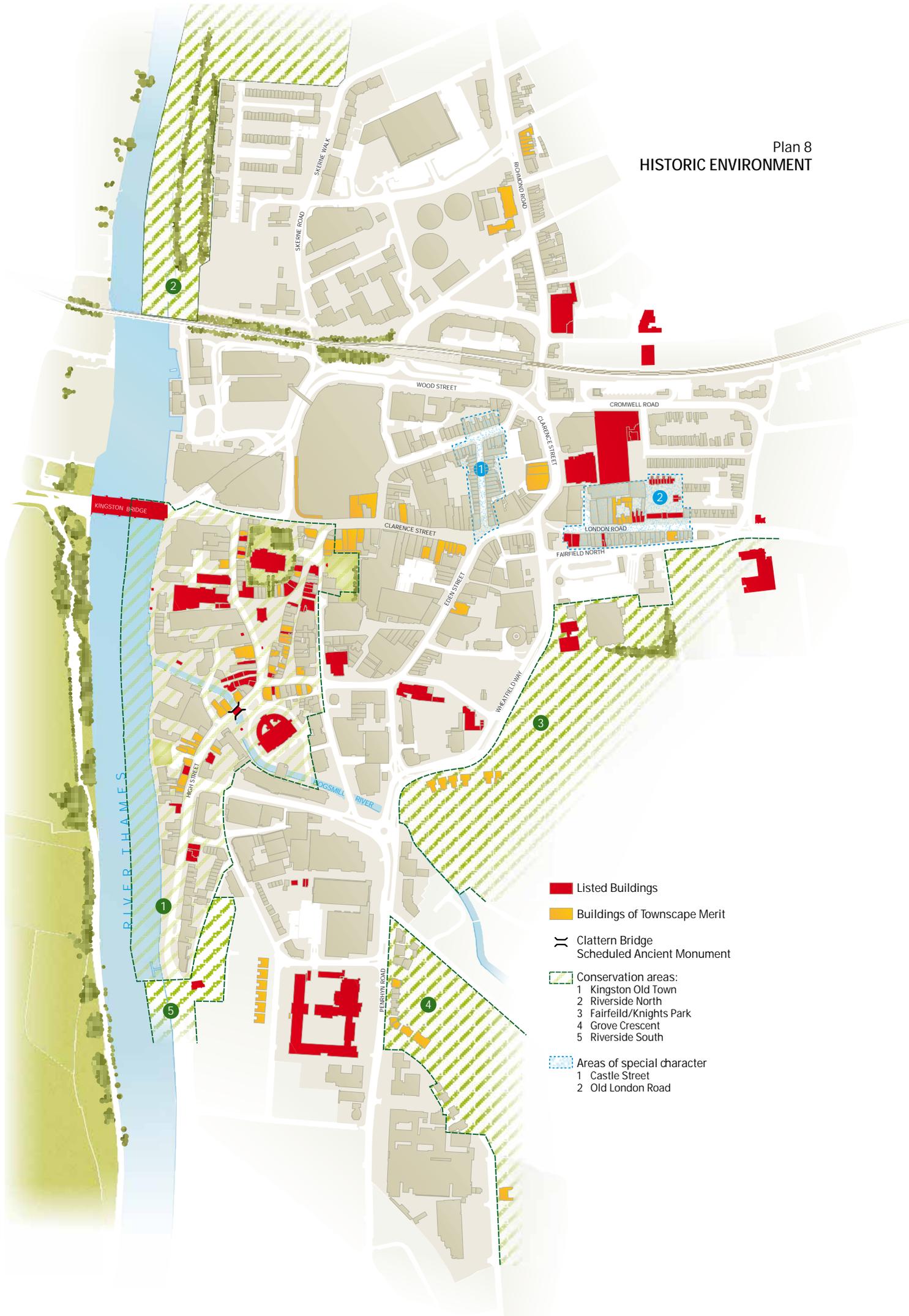




KEY OBJECTIVE 4:

To protect and enhance the distinctive historic environment

- 7.1 Kingston retains its unique historic character around the Market Place, which is the heart of the Old Town Conservation Area (OTCA). The Old Town has a medieval street pattern and contains an impressive range of good quality vernacular architecture dating from the 15th Century onwards, including many Listed Buildings. It retains its trading role, with shops and the daily Ancient market and has significant cultural heritage value.
- 7.2 Safeguarding and enhancing Kingston's historic environment, especially around the Market Place has been a key issue throughout all the stages of this AAP. Old Town Conservation Area Studies were commissioned in 2003 and at workshops with key stakeholders in 2003 and 2005 there was general support for the findings of the Character Area Appraisal and the Management Proposals. In 2006, there was consultation with owners, occupiers, businesses and stakeholders on the Old Town Character Appraisal, Management Proposals and some boundary changes. There was support for the Management Proposals, but some objections to the boundary changes, which removed three peripheral areas from the Conservation Area.
- 7.3 Outside the historic core, it is also important to retain and where possible re-establish the town's fine urban grain, in relation to historic streets, frontage lines and plots. The four peripheral conservation areas are: Fairfield/Knights Park; Grove Crescent; Riverside North and Riverside South. Listed buildings (Plan 8 and Appendix 3) have generally been in full use and well maintained and several act as primary landmarks: the tower to All Saints' Church; the Guildhall; Kingston Bridge; Surrey County Hall and Bentall's Depository. Some have experienced significant changes, including the latter, which is now a multiplex cinema. The Buildings of Townscape Merit (BTM's) also contribute to the townscape and environment of the town centre (Plan 8 and Appendix 3).



- Listed Buildings
- Buildings of Townscape Merit
- Clattern Bridge
Scheduled Ancient Monument
- Conservation areas:
 - 1 Kingstone Old Town
 - 2 Riverside North
 - 3 Fairfield/Knights Park
 - 4 Grove Crescent
 - 5 Riverside South
- Areas of special character
 - 1 Castle Street
 - 2 Old London Road

POLICY CONTEXT FOR CHAPTER 7	HISTORIC ENVIRONMENT
London Plan	<ul style="list-style-type: none"> • 4B.1 Design principles for a compact city • 4B.8 Respect local context and communities • 4B.11 London's built heritage • 4B.12 Heritage conservation • 4B.13 Historic conservation-led regeneration • 4B.15 Archaeology
English Heritage Guidance	<ul style="list-style-type: none"> • Conservation Area Appraisals and the Management of Conservation Areas (2005) • Retail Development in Historic Areas (2005). • "Streets for All: A guide to the management of London's streets" (2000).
UDP	<ul style="list-style-type: none"> • STR6 Conserving and Enhancing the Built Environment • BE3 – BE4 Conservation Areas • BE5 – BE7 Listed Buildings • BE6 Works Affecting the Character of Listed Buildings • BE8 Buildings of Townscape Merit • BE19 Areas of Archaeological Significance • BE20 Ancient Monuments
Other relevant studies	<ul style="list-style-type: none"> • Kingston Old Town Conservation Area Designation Report 1968 • Kingston Old Town Conservation Area Studies: <ul style="list-style-type: none"> • Character Appraisal 2003 • Character Appraisal and Management Proposals 2005 • Public Realm Enhancement Strategy 2005 • Archaeological Overview 2006



7.4 This AAP relies on PPG15, London Plan and UDP historic environment (or subsequent LDD) policies, plus a detailed policy for the OTCA to achieve the key objective and implement proposals to:

- Protect and enhance the historic core, its medieval street pattern, riverside heritage and key views
- Maintain and enhance the vibrancy and vitality of the OTCA, particularly its historic core by promoting opportunities for further trading in its principal spaces, providing for recreation and leisure activities along the riverside and use of upper floors above shops
- Protect and enhance the historic routes into the centre and other areas of quality Victorian and 20th century development that retain their original fabric and character
- Ensure that development proposals in conservation areas preserve or enhance their character and appearance; retain buildings, trees and other features which make a positive contribution to their character and appearance and replace buildings, features and spaces that detract from their quality with sympathetic redevelopment, alterations and other improvement

- Provide a range of public realm improvements to conservation areas, including new paving in the Market Place in keeping with its historic status and improved links to the riverside
- Provide enhancements to listed buildings and other buildings of historic interest, including refurbishment and reuse of the listed former Post Office building to include a community use and protection and public access to the undercroft to the John Lewis building to view the Old Bridge remains
- protect the archaeological resource and interest

7.5 Development proposals within, or with the potential to affect, conservation areas will be assessed against the policies and guidance identified above.



POLICY K11: THE OLD TOWN CONSERVATION AREA (OTCA)

The Council will seek a range of enhancements to the OTCA through: the development control process; the management of the Ancient Market Place and Market House; pro-active work with land and property owners and improvements to the public realm. Development proposals should preserve or enhance the character, appearance, setting and medieval layout of the OTCA, as well as its vibrancy and vitality, and will be required to:

- Achieve a high standard of design, with appropriate scale, height, massing and materials, which relates well to surrounding buildings and frontage lines, demonstrating the impact on the OTCA in a Design Statement
- Retain buildings which make a positive contribution including listed buildings and Buildings of Townscape Merit
- Enhance or replace buildings/structures which detract from the appearance and character of the area
- Safeguard important views to, from and within the area
- Maintain the variety of architectural styles and richness of traditional detailing
- Retain historically significant features such as boundaries, plot widths, building lines and open spaces and natural features such as trees
- Retain and restore traditional features such as shop fronts, walls, paving

Proposals for development within the OTCA or within 200m of its boundary that exceed 20m in height above street level, will require a visual impact study to demonstrate its impact on the conservation area and views.

Streetscape clutter and unnecessary signage will be removed, inappropriate street furniture will be replaced and where possible lighting columns will be removed and appropriate replacement lamps positioned on buildings.

K11 policy supplements PPG15 and UDP Policies BE3, BE4 and BE6 (or subsequent LDD policies)





7.6 The Old Town Conservation Area (OTCA) is a key feature contributing to Kingston's attractive and distinctive character. It is important that features, which contribute positively to the character and appearance of the OTCA and add to its diversity, are retained and enhanced. These include its retail and hospitality role, especially in the historic core and Ancient Market Place, where these activities are key to its vibrancy and vitality, (whilst respecting functional and amenity requirements). They also include the medieval street pattern, with its irregularly shaped spaces, narrow streets, passages, narrow plots, intimate scale and diverse mix of architectural styles and materials. Objectives and policies for each of its three Character Areas: Historic Core, Riverside and High Street, are set out in Part C of this AAP. The Council intends to prepare a Supplementary Planning Document for the OTCA based on the consultant's Studies, to supplement these policies and provide detailed policies and proposals for the pro-active enhancement and management of the area.

7.7 Primary landmarks within the OTCA include the towers to All Saint's Church and the Guildhall and Kingston Bridge, which need to be protected, along with the important views and vista towards and within the OTCA. Protection should be through sensitive control of height and massing of any new development.

POLICY K12 AREAS OF SPECIAL CHARACTER (Plan 8 and Proposals Map)

The townscape of two areas of special character: Old London Road and Castle Street will be safeguarded and enhanced, by resisting development proposals that would adversely affect their individual character or historic interest and by implementing public realm improvements.

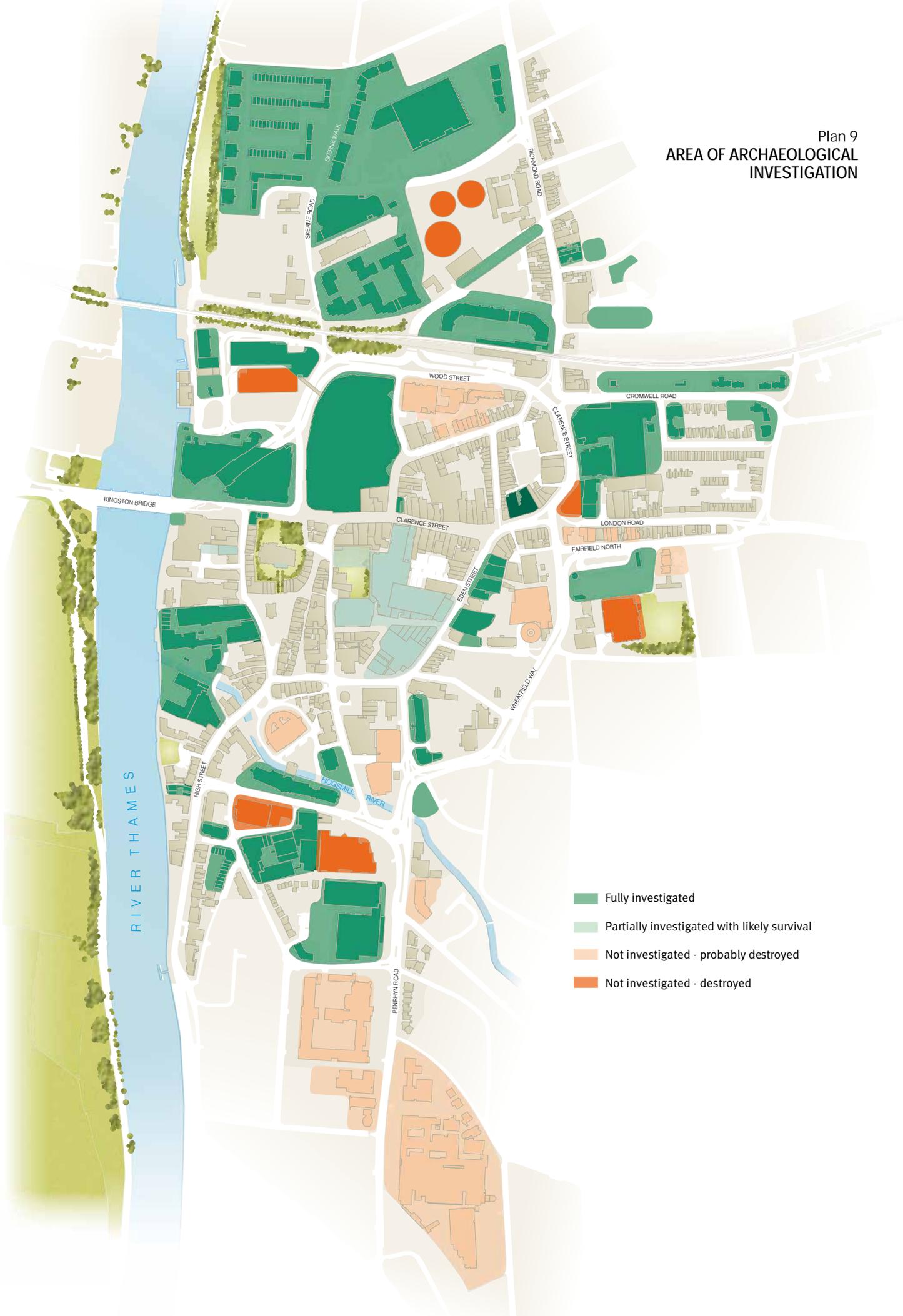
- 7.8 Old London Road and Castle Street are not within conservation areas but contain buildings and features of architectural and historic importance, which contribute to Kingston's character and are worthy of preservation.
- 7.9 Old London Road is an important strategic route into Kingston from London dating from the medieval period. It functions as a secondary shopping street and has a number of listed buildings (Grade II and II*), including Cleaves' Almshouses which date from the 17th century. The street environment is poor and it is included on the rolling programme of public realm improvements identified in Part C of this AAP.
- 7.10 Castle Street is a secondary shopping street, which developed as an entity in the late 1930s and has a cohesive architectural design with two three storey terraced blocks in neo Georgian style, with regular window design and a common brick on the upper floors. An environmental improvement scheme was completed in 2006. In appropriate circumstances, the Council will consider the making of Directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, to protect these areas.



ARCHAEOLOGY (Plan 9)

- 7.11 The town centre is designated as an Area of Archaeological Significance. The Council will rely on PPG16 and UDP Policy BE19 (or subsequent LDD policies) to safeguard and manage the archaeological resource and ensure the preservation of sites of archaeological interest. An Archaeological Study was completed in 2006 to provide a strategic overview of the results of past archaeological investigations and guidance to help manage the archaeological resource as part of the planning process, where development proposals may affect it. The Study reveals evidence of Prehistoric, Roman and early Saxon farmsteads, an important late Saxon and Norman Estate Centre and a thriving Medieval and Post Medieval market town. Overall, a significant proportion of the archaeological resource remains intact and there is a presumption in favour of preservation in situ.

Plan 9
**AREA OF ARCHAEOLOGICAL
 INVESTIGATION**



- Fully investigated
- Partially investigated with likely survival
- Not investigated - probably destroyed
- Not investigated - destroyed