

Kingston Old Town Conservation Area Summary Character Appraisal and Management Proposals

Interim Planning Policy (Background to Area Action Plan)



Prepared on behalf of the
**Royal Borough of
Kingston upon Thames**

Adopted June 2006

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1.0 Introduction

Purpose of the Document

- 1.1 This draft supplementary planning document (“SPD”) has been prepared to support Policies BE3 and BE4 of the Royal Borough of Kingston upon Thames Unitary Development Plan (“the UDP”). On the 2005, the Executive of the Council adopted this guidance as a material consideration in respect of the control of development proposals within, or affecting the setting of, the Kingston Old Town Conservation Area (CA1). It is intended to form part of the Kingston Town Action Area Plan, which is currently in progress.
- 1.2 The Royal Borough of Kingston upon Thames (“the Council”) has a duty under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 (“The Act”) to designate as conservation areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” The designation of a conservation area brings additional control over demolition, development and the protection of trees as well as a requirement under Section 72 for the Council, in exercising planning powers, to pay “special attention to the desirability of preserving and enhancing the character and appearance of the conservation area”.
- 1.3 Government policy guidance, provided in Planning Policy Guidance Note 15: “Planning and the Historic Environment” (“PPG15”) expresses the need for local authorities to assess the special interest, character and appearance of conservation areas to assist in setting out planning policy and to inform development control. PPG15 sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas.
- 1.4 A detailed appraisal of the character and appearance of the Old Town Conservation Area has been prepared by Nathaniel Lichfield and Partners on behalf of RBK and can be viewed on the Council’s web site (www.Kingston.gov.uk/environment/).

Structure of the Document

- 1.5 This document is divided into four parts as follows:
- **Part One: Overview** - provides an overview of the history and archaeological significance of the Conservation Area and an analysis of the Area’s architectural and townscape significance (Sections 3.0 and 4.0). Section 5.0 provides a set of policies that augment UDP policy and the Council’s: Conservation Areas: General Guide (2001) but are specific to the Old Town.
 - **Part Two: Medieval Quarter** - provides a brief review of the history and townscape significance of the Medieval Quarter of the Old Town Conservation Area (Character Area 1) at Section 6.0 followed by a set of policies specific to the area at Section 7.0.
 - **Part Three: High Street** - provides a brief review of the history and townscape significance of the High Street and its environs (Character Area 2) at Section 8.0 followed by a set of policies specific to the area at Section 9.0.
 - **Part Four: Riverside** - provides a brief review of the history and townscape significance of the Riverside (Character Area 3) at Section 10.0 followed by a set of policies specific to the area at Section 11.0.



The Kingston upon Thames Unitary Development Plan

- 1.6 The Kingston upon Thames Unitary Development Plan is due to be adopted in the autumn of 2005. Modifications to the deposit plan were published in 2002 and an Inquiry took place in spring 2003.
- 1.7 The principal UDP policies that relate to development in conservation areas are BE3 and BE4. These state:

BE3: Development in Conservation Areas

The Council will give special attention to the design of development proposals within or adjoining conservation areas. In such instances the Council will:-

- a. resist the loss of buildings, trees and other features that make a positive contribution to the character or appearance of the area;
- b. permit development and redevelopment only where the proposed development is of a high design standard and would preserve or enhance the character or appearance of the area

BE4: Demolition of Buildings in Conservation Areas

The Council will resist the loss of buildings that make a positive contribution to the character or appearance of a conservation area and will only grant consent for the demolition of other buildings where approval has already been given for satisfactory redevelopment of the site”.

- 1.8 Other policies within the Built Environment chapter of the UDP form the background to the more detailed policies provided at Sections 5.0, 7.0, 9.0 and 11.0 of this document. The relevant policies are:

- BE1: Protection of key views and skylines
- BE6: Works Affecting the Character of Listed Buildings
- BE8: Buildings of Townscape Merit
- BE9: Trees and Soft Landscaping
- BE11: Design of New Buildings and Extensions
- BE13: Location of Building Plant
- BE14: Height of Buildings
- BE15: Safety and Lighting of Public Areas
- BE16: Design of new Shopfronts
- BE17: Signs and Advertisements
- BE18: Telecommunications Equipment
- BE22: Pedestrian Environment
- OL14: Thames Policy Area
- OL15: Appropriate Riverside Uses
- OL16: Moorings
- H6(E): Residential Density



1.9 In addition to the above, the UDP has a chapter that deals specifically with development within Kingston Town Centre. The policies of relevance to this document are:

- KTC1: protection of town centre’s retailing role;
- KTC2: safeguarding the vitality and viability of the town centre - particularly in the Old Town Centre area;
- KTC3: the retention of small shops in the Old Town particularly where they form part of the character of the Conservation Area;
- KTC4: safeguarding “the role and essential characteristics of the market”;
- KTC5: preference for residential use of upper floors within shopping streets;
- KTC7: encouraging the inclusion of Arts and Crafts workshops with retail sales in mixed development schemes in the riverside area;
- KTC8: promotion of the provision of residential accommodation in the town centre;

- KTC9: promotion of leisure, recreational, cultural or entertainment facilities where they contribute to the character and vitality of the town centre;
- KTC11: protection of open spaces;
- KTC13: encouragement of high standards of design;
- KTC14: compliance with the Townscape Strategy;
- KTC15: restriction of the heights of new development within the Old Town Conservation Area to two or three storeys;
- KTC16: securing completion of the riverside walk;
- KTC18: maintaining the width of building frontages; and,
- KTC19: maintaining existing frontage lines.

1.10 The purpose of Section 5.0 of this document is to expand upon UDP policies in relation to the specific characteristics of the Old Town Conservation Area. Sections 7.0, 9.0 and 11.0 expand further by providing policies specific to each of the three character areas.



2.0 The Conservation Area

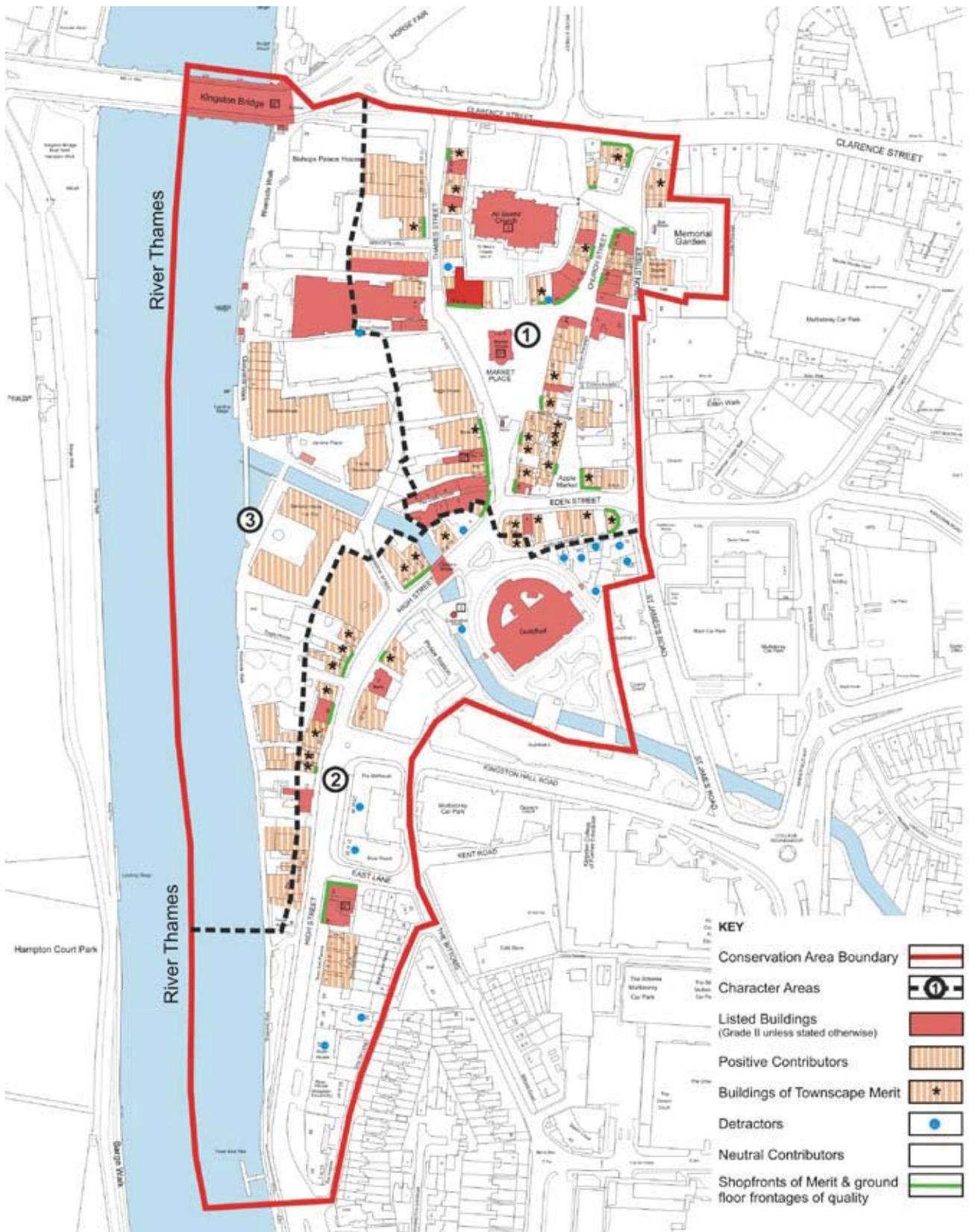
- 2.1 Kingston upon Thames is located on the Surrey bank of the middle stretch of the River Thames. It is approximately ten miles south-west of central London and approximately equidistant from Richmond and Surbiton to the north and south respectively. Hampton Court Park is located opposite Kingston on the western side of the River Thames.
- 2.2 The Kingston Old Town Conservation Area is approximately 14ha in extent. It comprises the historic town centre of Kingston stretching from Kingston Bridge in the north to the Portsmouth Road at its southernmost extremity. The eastern boundary of the Conservation Area is formed by Union Street, St James's Road and South Lane.
- 2.3 Kingston Old Town, which has been described by Nikolaus Pevsner as one of the best preserved examples of a medieval street pattern in outer London, contains an impressive range of good quality vernacular architecture dating from the 15th Century onwards. Whilst part of Greater London, if considered in isolation Kingston Old Town has, in essence, the feel of a country town rather than a suburban centre. The Conservation Area includes the area's principal church and the focus of Local Government in the form of the Guildhall and associated offices.
- 2.4 Whilst originally a focus for trading and manufacturing, the Old Town still retains a retail role as part Kingston's town centre which expanded north and eastwards in the latter part of the ninetieth century and twentieth century. The Old Town also retains a role as a focus for eating and drinking with the Riverside area having partially replaced the Market Place as the primary focus of the night-time economy.
- 2.5 The Kingston Old Town Conservation Area was designated in March 1971; one of the first to be designated in the Borough. Proposed changes to the Conservation Area's boundary are due to be considered on [TO BE CONFIRMED]. (The plans within this document show the boundary as amended).





Part One: Overview

This part provides an overview of the history and archaeological significance of the Conservation Area and an analysis of the Area's architectural and townscape significance (Sections 3.0 and 4.0). Section 5.0 provides a set of policies that augment UDP policy and the Council's: Conservation Areas: General Guide (2001) but are specific to the Old Town. The policies are supported by a brief commentary which cross refers to relevant UDP policies where applicable.



Plan 1: Built Heritage Analysis

3.0 History and Archaeological Significance

Archaeological Significance

- 3.1 Central Kingston is designated as an Area of Archaeological Significance in the UDP. It is rich in archaeological interest and has been subject to a large number of archaeological investigations over the past 25 years or so. These have generally been carried out in response to development and have been fruitful in revealing surviving archaeological deposits dating from the pre-historic period through to the post-medieval period. There are some 120 entries in the Greater London Sites and Monuments Record for an area with a radius of 100m around Kingston Bridge alone.
- 3.2 Archaeological evidence suggests that the Old Town occupies an area that was once an island bounded to the east by a channel running almost parallel to the River Thames. It is believed that this area was occupied by a small settlement in pre-historic times.
- 3.3 There has been no firm evidence found to suggest Roman settlement in the area. The bulk of archaeological finds have related to Kingston's importance as a medieval trading settlement taking advantage of its riverside location. Excavations have revealed waterside structures and piers, and timber-framed buildings, around the Market Place.

History

- 3.4 Kingston has a rich and interesting history which has been well researched and documented. A fuller account of the history of the area is provided in the Conservation Area Appraisal that includes a bibliography.
- 3.5 Whilst there is evidence of earlier settlement in the area, Kingston only

became recognised as a town as such in the late 12th Century when a bridge was first formed across the River Thames and Clattern Bridge built across the Hogsmill. Kingston became a focus for trading agricultural products and raw materials by road and river. In addition, pottery manufacturing and leather production flourished.

- 3.6 Kingston later benefited from being a stopping-off point on the route between London and Portsmouth as well as being close to a number of Royal Palaces. Numerous inns and public houses flourished in the town centre and were supported by local breweries. In addition to the latter, other industries blossomed in Kingston including tanning, milling, fishing, brick-making, candle making and corn milling.
- 3.7 The 19th Century saw the rapid expansion of Kingston, improved road and rail communications and the expansion of Local Government. A new bridge was built in 1828 and subsequently widened in the 20th Century. Clarence Street was formed as the new approach to the bridge and new roads created on the edge of the Old Town. During the 20th Century local industry declined and there was a consequent redevelopment of much of the riverside for offices, housing and food and drink premises. Due to further expansion of local government, the Guildhall was built in the 1930s followed in the 1970s and 1980s by further administrative accommodation. Transport initiatives in the late-20th Century have enabled the pedestrianisation of much of the Old Town.



4.0 Architectural and Townscape Significance

- 4.1 **Land uses:** The Old Town is primarily a commercial environment with ground floor level retail uses centred on the Market Place and linked to the town's main shopping thoroughfare, Clarence Street, via Church Street. Beyond the retailing core is a local government administrative "enclave" around the Guildhall, the Church and the mixed residential and restaurant/bar "quarter" at Charter Quay. Towards the southern end of the High Street relatively small-scale offices predominate adjacent to pockets of residential properties.
- 4.2 **Buildings:** The majority of the buildings within the Kingston Old Town Conservation Area are considered to be of architectural merit. Of these, 37 buildings and structures are on the statutory list of buildings of Architectural or Historic Interest. The Council has identified over thirty buildings, groups of buildings and structures as Buildings of Townscape Merit (BTMs). In addition, the Conservation Area Appraisal has defined further buildings which are considered to positively contribute to the character and appearance of the Area which include all BTM's. (These are identified on Plan 1)
- 4.3 **Architectural styles and materials:** The Old Town Conservation Area is notable for its mix of architectural styles and the juxtaposition of buildings of different architectural origin and contrasting materials. A few buildings of partial medieval origin remain (e.g. No. 1 Thames Street) and there are a number of pre-Georgian vernacular buildings which, in many cases, have been remodelled over the centuries. There are good examples of Georgian (e.g. Nos. 3 and 5 Church Street; the Druid's Head, Market Place; No. 41 Market Place) and Victorian architecture
- (e.g. Market House; No. 36 Market Place; No. 11 Thames Street; 18 Eden Street; No. 40 High Street). In the early decades of the 20th Century new development either comprised neo-Georgian (e.g. Nos. 4/5 Market Place) or neo-Tudor styles (e.g. Nos. 15/16 Market Place; Nos. 30/32 Thames Street and Nos. 18/20 Church Street). The preponderance of the latter is a particular characteristic of the Old Town. Development in the latter half of the 20th Century generally comprises buildings of relatively moderate architectural merit.
- 4.4 Due to the variety of architecture within the Conservation Area there is an equally eclectic mix of building materials with brick-fronted properties juxtaposed with half-timbered, white-painted and rough cast rendered buildings. Roof forms and materials also vary from property to property with slate adjacent to clay tiles and hipped roofs adjacent to mansards or gables.
- 4.5 **Plot widths:** The Old Town is notable for the retention of an essentially Medieval street layout within its core. The buildings that enclose All Saints' Church churchyard, and the Apple Market and forming the eastern sides to the Market Place and Church Street essentially retain their Medieval building plot widths albeit the buildings themselves are predominately of later origin. The plot widths range from as narrow as 3m wide (No. 12 Church Street) to an average of between 5m and 8m. Due to late-Victorian and 20th Century development, the narrow Medieval plots have been combined and the historic grain compromised in a number of areas (e.g. the west side of the Market Place and Thames Street), although the building line is essentially retained.



4.6 Building heights and building lines: With a few exceptions, buildings within the Old Town comprise two, three and four storeys. (i.e. between approximately 6m and 12m in height to eaves level). Despite this general consistency, the variety of architectural style - and therefore roof types and floor to ceiling heights - results in a streetscene where very few properties are the same height as their neighbours. This, together with the variety of architectural styles, is a key characteristic of the Conservation Area. The edge of the public realm is clearly defined by buildings which directly abut the back edge of pavements. The building line is consistent with gaps largely confined to the entrances to alleyways.

4.7 Views and Landmarks: The towers to All Saints' Church and the Guildhall, and Kingston Bridge form primary landmarks within the Old Town Conservation Area. Secondary landmarks and focal points that have a more local townscape role are also identified, i.e. the Market Hall, Shrubsole Monument, Baptist Church. Plan 2 identifies four categories of views towards and within the Old Town Conservation Area, namely:

- i) the four strategic views identified in the UDP and referred to in Policy BE1 (three towards the tower of All Saints Church and one towards Kingston Bridge);
- ii) panoramic views from the Kingston Bridge and from the western side of the River Thames;
- iii) primary views within the Conservation Area towards the Church and Guildhall; and

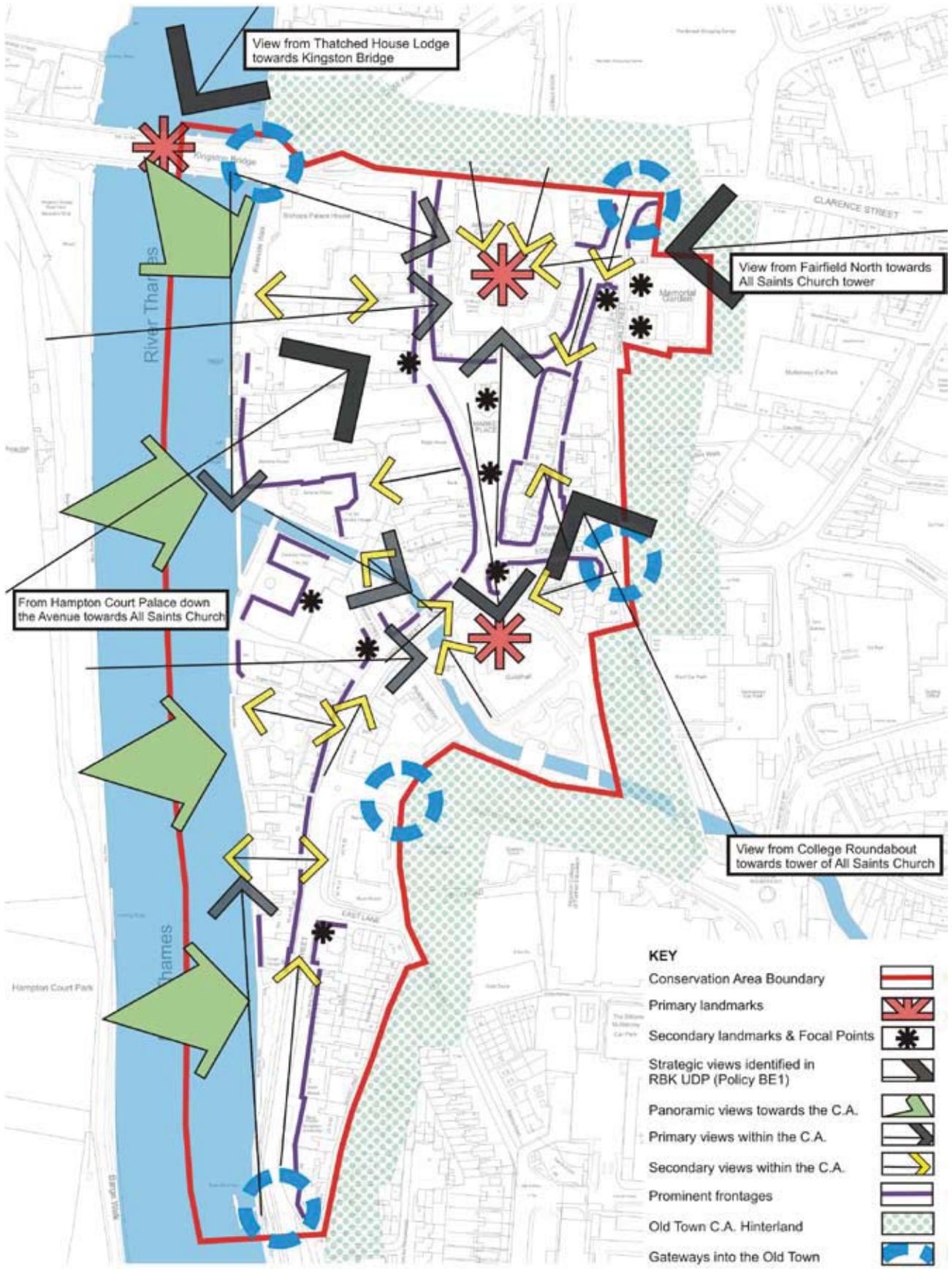
iv) secondary views within the Conservation Area including the notable "serial" views southwards and northwards along Church Street and High Street and views from and to Thames Street, the Market Place and the High Street from and to the riverside.

4.8 Activity and movement: The Market Place forms the centre of activity within the Old Town with the Apple Market and Jerome Place providing secondary public spaces. The market provides a vibrant environment and all three spaces incorporate outdoor seating for eating and drinking. A large proportion of the frontages in the Conservation Area are formed by shops and food and drink establishments. Quieter spaces away from the main thoroughfares are provided by the churchyard, Memorial Garden and Town End Garden.

4.9 The principal axis of movement through the Old Town is north to south from Clarence Street to the High Street. This primary route is linked to the riverside via a series of alleyways of varied environmental quality and intensity of use.

4.10 Floorscape: Pre-20th Century hard surfacing within the Old Town is limited to the paths within the churchyard and isolated remnants elsewhere. Much of the floorscape relates to the pedestrianisation of the area in the late 20th Century and is generally utilitarian in appearance. The majority of the Market Place and adjoining parts of Church Street and Thames Street are surfaced in a mix of red and yellow/brown brick-sized concrete pavers which





Plan 2: Townscape Analysis

do not complement the appearance of the historic environment. Only in recent years have surfacing materials been used which complement the historic environment. These include the resurfacing of the Apple Market and the floorscape scheme for the Charter Quay development.

- 4.11 **Street furniture and Public Art:** The Old Town retains a number of elements of street furniture which are of heritage interest including the bollards adjacent to the Apple Market and railings around the churchyard. The listed Coronation Stone, Shrubsole Memorial and War Memorial are of particular note. Whilst the street furniture within the heart of the Conservation Area is generally co-ordinated and sympathetic to the appearance of the area, the type and appropriateness of such elements elsewhere is more varied. The Charter Quay development incorporates street furniture of particularly high standard.

- 4.12 Pedestrian signage within the pedestrianised parts of the Conservation Area is generally complementary to its appearance. However, signage related to the control of vehicular movement severely detracts from the Area's appearance. This is particularly apparent to the southern edge of Memorial Square, to the southern entrance to the Market Place and on the High Street. Traditional style projecting hanging signs and road name plates are notable signage elements in the streetscene.

- 4.13 A fuller assessment of the quality and character of the Old Town Conservation Area's streetscape is provided in the Council's Public Realm Strategy (2005).



5.0 Policy and Guidance

- 5.1 The following provides a set of policies that augment those in the Kingston upon Thames Unitary Development Plan – primarily BE3 and BE4 - guidance in the Council’s General Guide on Conservation Areas (October 2001) and other relevant supplementary planning guidance. The policies apply to development proposals within or affecting the setting of the Old Town Conservation Area. Further detailed policies are provided in Parts Two, Three and Four of the Document for each of the three “Character Areas” within the Conservation Area.
- 5.2 The policies set out below and in following Parts of the Document should be considered together with the statutory requirements of the Planning (Listed Building and Conservation Areas) Act 1990, guidance contained within Planning Policy Guidance Note 15 “Planning and the Historic Environment”, UDP policy and other relevant SPG/SPD (e.g. Shopfront guidance).

Demolition

- 5.3 Within the Conservation Area the total or substantial demolition of a building requires Conservation Area Consent.
- 5.4 In addition to the listed buildings within the Conservation Area, a significant proportion of the buildings make a positive contribution to the character or appearance of the area (some, but not all of these have been defined by the Council as “Buildings of Townscape Merit”). The Old Town Conservation Area Appraisal identifies those buildings that are considered to make a positive contribution (see Plan 1). UDP Policy BE4 resists the loss of these buildings.

Policy CA1.1: Policy BE4 will apply to those buildings defined as “positive contributors” on Plan 1. Any proposals involving the redevelopment of buildings that make a positive contribution to the character and appearance of the Conservation Area will be resisted. Should such proposals come forward, the applicant will be expected to demonstrate that the proposal meets the tests defined at paragraphs 4.27 and 3.14-3.19 of PPG15.

Policy CA1.2: The principle of the demolition of buildings/structures defined as neutral or detractors on Plan 1 will not be resisted. Conservation Area Consent will be conditional on a contract for the redevelopment of the site first being let in accordance with a concurrent planning permission.

New development

- 5.5 The UDP provides the primary policy context for proposals for new development with regard to appropriate land uses and quality of design (Policies BE3, KTC14 and CTC15).

Policy CA1.3: New development should be seen as an opportunity to enhance the Conservation Area. Any proposal should:

- Demonstrate the impact on the Conservation Area in an accompanying Design Statement;
- Respect of the historic context and medieval layout of the area;
- Achieve a high standard of design quality;
- Respond to the policies for the whole Conservation Area;
- Enhance the character of the sub-area it forms part of and respond to the sub-area policies;



- Respect the juxtaposition of nearby buildings and structures identified as making a positive contribution to the character of the area, including any views within, into and out of the area, as identified on Plans 1 and 2; and,
- Maintain the variety of architectural styles, and richness of traditional materials and detailing.

5.6 As part of a planning application for development proposals within the Conservation Area, the Council will require the submission of a Design Statement to describe and justify the design approach. The Council's Supplementary Planning Advice Leaflets: "Design, Access and Sustainability Statements" (March 2004), outlines what should be included in a Design Statement. In terms of development within the Old Town Conservation Area, the Design Statement should demonstrate how the character and appearance of the Conservation Area - as set out in the Character Appraisal (2003) - has been taken into account in the formulation of the proposal. In addition, the Statement should demonstrate compliance with all relevant policies set out in both the UDP and in this Document.

Listed Buildings and their settings

5.7 37 buildings and structures within the Old Town Conservation Area are entered on the statutory list of buildings of Architectural or Historic Interest. Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration - internal and/or external - or extension which would affect its character as a building of special architectural or historic interest. The

cleaning or repainting of a façade may require listed building consent. However, Listed Building Consent is not normally required for maintenance and like for like repairs. However, if repairs result in a loss of historic fabric or change to the appearance of the building, consent would be required. It is an offence to carry out unauthorised works to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both. The requirement for listed building consent is distinct from the need for planning permission. Listed buildings do not have 'permitted development' rights.

5.8 Under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the Council, when considering proposals involving works to listed buildings, has a statutory duty to pay "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

5.9 Proposals involving works to listed buildings or affecting their settings will be considered in the context of policies BE5 and BE6 of the UDP.

5.10 All alterations and extensions to the interior or exterior of a listed building should be sensitive to the architectural interest of the interior and exterior of the building, including the contribution made by all elevations and the roof form to the character and appearance of the conservation area.

5.11 New development adjacent to and within any townscape view of a listed building should ensure that the prominence and special interest of the listed building is not adversely affected.



- 5.12 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Design Team. Property owners are advised to obtain written confirmation that proposed repair work – to an interior or exterior - does not require listed building consent before work is commenced (see contacts).

Setting of the Conservation Area

- 5.13 The character and appearance of the Conservation Area could be affected by either (i) development beyond the Conservation Area boundary affecting views within the area and/or the settings and/or backdrops of buildings, or (ii) by development either inside or outside the Conservation Area which affects views towards it and towards its principal landmarks.
- 5.14 UDP Policy BE1 seeks the protection of skylines and a number of key views. Three key views towards All Saints Church and one towards Kingston Bridge are identified in the UDP. The Old Town Conservation Area Appraisal (2003) identifies further local views within and towards the Old Town as well as secondary landmarks. All of the above are shown on Plan 2. In addition to BE1, KTC14 seeks to “safeguard views to and from conservation areas, the riverside and other environmentally sensitive areas or features, through control of height and massing of new buildings”.
- 5.15 In terms of development within or affecting the Old Town Conservation Area, due regard should be paid to the following policies:
- Policy CA1.4:** Proposals that compete with or detrimentally impinge upon the setting or backdrop of All Saints Church, the tower of the Guildhall, Kingston Bridge and the secondary landmarks and frontages identified on Plan 2 will be resisted.

Policy CA1.5: Particular regard will be paid to the effect of development proposals in locations immediately adjoining the Old Town Conservation Area and defined as the “Old Town C. A. Hinterland” on Plan 2.

Policy CA1.6: Where proposals within 200m of the Old Town boundary involve development that exceeds 20m in height above street level, the Council will require the submission of a visual impact study that assesses the effect of the proposal on the views identified on Plan 2 and any other relevant views within or towards the Old Town Conservation Area.

[NOTE: CA1.5 AND CA1.6 RELATE TO DEVELOPMENT OUTSIDE THE CA. SUCH POLICIES MAY BE OVERLOOKED IF NOT SET OUT ELSEWHERE]

- 5.16 Consideration of the appropriate heights of new development within the Old Town is provided in Parts Two to Four below.

Land Uses (See Para 7.2)

- 5.17 UDP Policies KTC2, KTC3 (small shop units) and KTC5 deal with the control of ground floor uses and uses at upper floors within shopping streets respectively. Policy KTC2 specifically recognises the need to safeguard the vitality and viability of the Old Town Conservation Area. In primary shopping frontages (Market Place, Thames Street, Church Street and Wood Street) changes of use will be resisted if the character of an area is undermined and/or areas of inactivity created. In secondary frontages (High Street, Apple Market, Union Street, Crown Passage, Griffin Centre) changes of use between A1, A2 and A3 (from 21 April 2005, A3, A4 and A5) will normally be permitted provided clustering of non shop uses is avoided.



5.18 KTC5 indicates that the Council's preferred use for the upper floors of buildings in shopping streets is residential. Where amenity and environmental conditions make residential use unacceptable, retail and office uses will be preferred. In addition, the Council will promote the provision of residential accommodation in the town centre in general (Policy KTC8). The town centre is considered appropriate for high density housing (Policy H6).

5.19 Detailed consideration of land use policy is provided in Parts Two to Four below. It is not considered that policies KTC2 and KTC5 require augmenting as part of the overall Conservation Area guidance.

Plant, fire escape stairs and lift motor rooms

5.20 Ventilation ducts, air handling equipment, escape stairs and lift motor rooms can have a detrimental visual and environmental effect on the character and appearance of the Conservation Area and detract from the quality of a listed building (e.g. the air handling units to the rear elevations of properties backing onto All Saints' churchyard). UDP Policy BE13 requires that new development should be designed to conceal unsightly structures such as air conditioning plant, fire escape stairs and lift motor rooms.

Policy CA1.17: The Council will refuse consent for external plant that is visible from any public view point and detracts from listed buildings and/or the character or appearance of the Conservation Area.

Policy CA1.18: Fire escapes should be positioned within the envelope of buildings and should not be visible from any public viewpoints. External fire escapes will be resisted.

Satellite dishes, security alarm boxes and telecommunication equipment

5.21 Satellite dishes, security alarm boxes and telecommunication equipment can harm the external appearance of buildings and the character and appearance of the Conservation Area. Planning permission will be required for the erection of such items where the external appearance of a building is altered.

Policy CA1.19: Satellite dishes and security alarm boxes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position visible from any ground level public viewpoint. The smallest practical size should be chosen with the dish/alarm box kept to the rear of the property, below the ridge line and out of sight if at roof level.

Policy CA1.10: The installation of telecommunications equipment within the Conservation Area will be resisted. Consideration will be given to the impact of siting on the character and appearance of the building to which a proposal relates, views into and around the area from publicly accessible locations and the effect on the roofscape.

5.22 Further guidance on satellite and telecommunications equipment is provided by "A Householder's Planning Guide for the Installation of Satellite Television Dishes" (DETR, March 2000).

Extensions

5.23 UDP Policy BE11 resists extensions which, due to their design, appearance and siting, cause unacceptable harm to visual quality and the character of a locality. The policy requires due regard to be paid to adjoining properties and the relationship of an extension to the host building.



Materials and maintenance

5.24 Where retained, original detailing including door and window surrounds; timber shopfronts; half-timbering and timber-framed sliding sash windows; and doors significantly add to the visual interest of properties as well as the character and appearance of the Old Town Conservation Area.

Policy CA1.11: In all cases, existing/original architectural features and detailing should be retained and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Where such elements have been removed in the past, replacement with suitable copies, based on evidence of a building's previous appearance, will be encouraged. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and uPVC windows will be strongly resisted. Proposals involving the painting of the exterior of properties, if not already painted, will also be resisted.

Shopfronts

5.25 Shopfronts, their architectural framework and associated signage are a prominent part of the external appearance of buildings within the Old Town Conservation Area and make a significant contribution to the Area's character and appearance. Property owners intending to alter or replace shopfront and signage should refer to the standards set out in the Council's supplementary guidance: "Shopfronts and Shopsign Design Guide" (1991). [A new guide will be adopted in July 2005] Shopfronts of historic and/or architectural merit are identified on Plan 1.

Policy CA1.12: Original or traditional architectural frameworks or elements of architectural frameworks should be repaired, or re-established, where photographic or nearby fabric exists. The removal of good quality original or early frameworks will be resisted. They may be identified in conservation area guidance. Proposals for new shopfronts will be expected to preserve or enhance the character and appearance of host buildings and shopping streets, through respect for prevailing proportions, rhythm and the form of the building's original elevation.

Policy CA1.13: The fascia should not be enlarged so as to alter the proportions of the shopfront. It should respect the original property boundaries. Even if two adjacent units are combined, the original fascia length and separating corbel brackets and/or pilasters should be retained. Proposals to install internally illuminated box signs on the front of the surviving original fascias will be resisted.

A. Effective and acceptable forms of signage including signwriting of the fasciaboard or the installation of individual letters in metal or wood. Silver or light-coloured lettering on a dark background reflects light at night and used with interior lighting of window displays is successful. This also provides the required colour contrast to assist people who are visually impaired.



- B. If illumination of the fascia is required this should be done by one of the following means: concealed top light tubes, halo lighting or carefully positioned spotlights or backlights concealing the light source. Small spotlights on swan necks should be positioned above the shop's name only and not along the full length of the fascia.
- C. Projecting signs should be non-illuminated and of a traditional hanging or bracketed design. A slim signwriting panel will avoid visual clutter and ensure visual separation from the main fascia and building.

5.26 The introduction of security measures can detract from the appearance of the Conservation Area. The installation of external security shutters requires planning permission.

Policy CA1.14: The installation of external shutters, grilles or meshes on shopfronts will normally be unacceptable. Where additional shopfront security is required, either the strengthening of shopfronts; the use of toughened or laminated glass; the installation of internal grilles or collapsible gates; or improved lighting will be sought.

Rubbish storage provision

5.27 The Old Town Conservation Area includes numerous shops, the market and residential properties all of which inevitably result in the production of waste and a need for storage and collection.

Policy CA1.15: To protect the character and appearance of the Conservation Area, the Council will seek the location of waste storage facilities in areas that are enclosed or situated within buildings. Such facilities should have adequate access for refuse collection and not require carriage of more than 25 metres.

Archaeology

5.28 The Old Town Conservation Area occupies the Medieval centre of Kingston and is designated as an Area of Archaeological Significance in the UDP. Policy BE19: states that development proposals affecting archaeological areas require a site evaluation, and, where remains are found, this may lead to a full archaeological excavation and statutory protection. Where excavation works are proposed it is important that the Council's Conservation & Design Team and English Heritage are consulted to ensure adequate protection of such remains.

Disabled Access

5.29 Planning applications should be supported by Access Statements as outlined in the Council's advice in "*Design, Access and Sustainability Statements*" (March 2004). Guidance on creating disabled access is contained in the Draft Supplementary Planning Document, 'Access for All', which is timetabled for adoption on 26 July 2005, when it will become a material consideration in the determination of planning applications.



Policy CA1.16: Where alterations are being proposed to buildings of historic, architectural or townscape importance to provide access for disabled people, careful consideration will be given to the impact of proposals on the appearance and original or historic fabric of the building. Ramps to provide access to buildings within the Conservation Area are strongly encouraged, but should normally be located within buildings.

Trees and landscaping

5.30 Under UDP Policy BE3 and BE9 the Council will resist the loss of trees that make a positive contribution of the character and appearance of a Conservation Area. Anybody wishing to do works to a tree, such as pruning or felling, is required to give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order, necessary application must be made prior to any works being carried out. The Council has eight weeks to process such an application. Further advice is available from an arboriculturalists or the Council's Tree Officer.

Policy CA1.17: The removal of existing trees will only be considered where they are dead, dying or dangerous. Consideration to remove trees may be given as part of a replanting/nature conservation programme.

Policy CA1.18: The retention and protection of all trees which contribute to the character or appearance of the Conservation Area will be sought.

Developers will be expected to incorporate any new and existing trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development. Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within and adjacent to the development site shall be clearly identified. This also applies to underground development.

Public realm

5.29 The public spaces, streets and passageways within the Old Town make a significant contribution to the area's character and appearance. The Council will seek to secure the enhancement of the public realm in accordance with the guidance provided in the Public Realm Strategy (2005).

Policy CA1.19: The following will be sought:

- i) the improvement of private spaces that form part of the character and appearance of the Conservation Area in accordance with the Council's Public Realm Strategy (2005);
- ii) Section 106 contributions towards environmental enhancement; and,
- iii) contributions towards public art.





Part Two: Medieval Quarter

This part provides a brief review of the history and townscape significance of the Medieval Quarter of the Old Town Conservation Area (Character Area 1) at Section 6.0 followed by a set of policies specific to the area at Section 7.0.



Plan 3: Character Area 1: Medieval Quarter

6.0 Medieval Quarter: History and Townscape Significance

6.1 The Medieval Quarter of the Kingston Old Town Conservation Area includes the Market Place, Apple Market, Thames Street, Church Street, Union Street, Eden Street and All Saints' Church (see Plan 3). This area represents an exceptional example of a largely intact Medieval street pattern and contains an impressive range of good quality vernacular architecture dating from the 15th Century onwards.

Market Place

6.2 The Market Place is the heart of Kingston: it historically provided a focus for trade, local government and hospitality. Whilst the retail focus of the town has spread north and eastwards, public administration has moved to a dedicated campus and the hotels and inns have largely disappeared, the Market Place still retains its role as a principal and vital public space. The daily market, surrounding shops and outdoor seating areas are an important constituent of the space's vitality and is a distinctive "place" within Kingston.

6.3 Whilst the buildings that flank the Market Place have been redeveloped or remodelled over the centuries, the pre-17th Century building line remains essentially unchanged to give a funnel-shaped space primarily accessed from its three corners; Thames Street, Church Street and the High Street. The space has a strong sense of enclosure. The Market House and, to a lesser extent, the Shrubsole Monument are focal points within the Market Place. Looming above and beyond the northern edge and the southern apex of the Market Place are Kingston's two primary landmarks and institutional buildings, namely All Saints' Church and Guildhall respectively. This relationship secures the Market Place's

status as Kingston's principal civic space. Apart from the two landmarks, development beyond the Market Place and outside the Conservation Area does not noticeably intrude into views within this important space.

6.4 The buildings enclosing the space are of a wide range of architectural styles including Georgian, neo-Tudor, Victorian and neo-classical Edwardian and comprise a mix of building materials including brick, half-timbering and roughcast render, stucco, slate and clay tiles. Buildings are generally two or three storeys in height with a mix of gables and parapet walls facing the square. Whilst the northern and eastern sides of the space generally retain historical plot widths of between 5m to 8m, plots to the western side have been amalgamated through redevelopment.

Thames Street

6.5 Thames Street is a narrow, enclosed street dating from the medieval period which forms a north eastern gateway to the Old Town. Its location between Kingston Bridge and the Market Place resulted in it becoming a principal shopping street and by the 19th Century its up-market shops earned it the title "Bond Street of Surrey". Its status dwindled with improvements to the accessibility of central London, the shift in activity to Clarence Street and the degradation of the street environment due to heavy through traffic between the High Street and the Bridge. The removal of through traffic and partial pedestrianisation have improved the environment although Thames Street lacks the vitality and levels of activity found in Church Street and the Market Place.



- 6.6 Thames Street comprises a mix of architectural styles and building materials ranging from brick Georgian and Victorian, to half-timbered, early 20th century neo-Tudor. Buildings are generally two or three storeys in height. Whilst the eastern side of the street retains its pre-17th Century grain and plot widths, the western side is predominantly formed by larger 20th century properties that comprise an amalgamation of original building plots.
- 6.7 Bishops Palace House at the northern end of Thames Street occupies a deep site with frontages to Thames Street, Clarence Street and to the riverside. It is described at paragraphs 10.4 to 10.6.

Church Street/Memorial Square

- 6.8 Like Thames Street, Church Street is one of Kingston's earliest thoroughfares. It partly skirts the eastern side of All Saints' Church and forms the primary approach to Market Place from the north-east. Whilst Thames Street's role as a shopping street appears to have declined over the last 150 years or so, the role of Church Street has been enhanced by its location as a primary link between Clarence Street and the Market Place. It is largely pedestrianised route albeit it allows servicing and disabled parking.
- 6.9 Church Street forms the principal northern "gateway" to the Conservation Area. An interesting series of views is experienced moving south from Clarence Street to the Market Place with No. 16 Church Street and No. 24 Market Place terminating southerly views. Generally buildings are two or three storeys in height and occupy narrow plots. Again there is a mix of architectural styles and building materials ranging from rendered/brick Georgian to half-timbered, early 20th century neo-Tudor.

All Saints' Church

- 6.10 It is believed that a church has been in existence on or near the site of All Saints' Church since Anglo-Saxon times: remains of a Norman Chapel have been found on the south side of the church. The current flint and stone building dates from the 14th and 15th Century. The upper part of its tower has twice been rebuilt in brick and the interior has been updated and restored over the centuries. The Grade I listed church forms an important and notable landmark within, and from points beyond, the Conservation Area.
- 6.11 The churchyard is partially enclosed by the rears of buildings on Thames Street, Church Street and the northern edge of the Market Place. The gravestones have been removed from the area or moved to its edges and the grassed spaces formed are relatively tranquil and set apart from the hustle and bustle of Clarence Street and the Market Place. The spaces are dominated by mature Oak trees which make a significant contribution to the Conservation Area.



Apple Market

- 6.12 Much smaller and more intimate than the nearby Market Place, Apple Market is enclosed by two and three storey properties to its two long sides. The southern edge of this funnel-shaped space is formed by three-storey properties on Eden Street. Like the Market Place, Thames Street and Church Street, the Apple Market forms part of the pre-17th Century street pattern of Kingston Old Town. Apple Market contains a mix of shops, food and drink establishments and professional services with offices above. The former market space is now utilised for outdoor seating. There is a mix of architectural styles bordering the Apple Market. Historical plot widths have been maintained on the western side of the Market.
- 6.13 Crown Passage provides a narrow alleyway link to Church Street. This is lined by the rears of properties in the Market Place to the west and Crown Arcade to the east. Harrow Passage, named after a public house that formerly occupied No. 9 Apple Market, forms a short and narrow link to the Market Place to the west. A link to Union Street to the east is provided by the Crown Arcade shopping centre.



7.0 Medieval Quarter: Policy and Guidance

- 7.1 The following provides a set of policies which support and build upon those in Part One of this document, in the Kingston upon Thames Unitary Development Plan – primarily BE3 and BE4 - and in the Council's: General Guide on Conservation Areas (October 2001). They apply specifically to development proposals within the Medieval Quarter (Character Area 1).

Land uses

- 7.2 The UDP provides the principal planning context for proposals involving the change of use of ground floor and upper floor accommodation within the Medieval Quarter of the Old Town. The retention of the existing mix of ground floor uses (Policy KTC2) is considered vital to the preservation of the character of the Medieval Quarter. Encouraging the active use of upper floor accommodation - preferably for residential use (Policy KTC5) - has potential benefits for the area's viability and character. There is no need to deviate from, or add to, UDP policy in this instance.

Plot widths and links to the River

- 7.3 The Medieval Quarter of the Old Town Conservation Area is notable for the retention of an essentially Medieval street layout. The buildings that enclose All Saints' Church churchyard, and the Apple Market and which form the eastern sides to the Market Place and Church Street essentially retain Medieval building plot widths. These range from as narrow as 3m wide (No. 12 Church Street) to an average of between 5m and 8m. Due to late-Victorian and 20th Century development, the narrow plots have been combined and the Medieval grain lost in other areas albeit the building line and alleyways to the riverside have essentially been retained.

Policy CA1/HC1: New development, or alterations to existing buildings, should maintain or reinstate the pattern and grain of plot widths prevailing in the street or group of buildings affected. Essentially the plot widths or bay frontages of new development should be between 3m and 8m wide, as determined by the plot width prevailing in the surrounding buildings.

Policy CA1/HC2: The physical links between the Medieval Quarter and riverside are an intrinsic part of the Medieval Quarter's grain. Their retention and enhancement will be sought as part of development proposals where opportunities arise.

Building heights

- 7.4 With a few exceptions, buildings within the Medieval Quarter comprise two, three and four storeys. (i.e. between approximately 8m and 15m in height to ridge level). Despite this general consistency, the variety of architectural style - and therefore roof types and floor to ceiling heights - results in a streetscene where very few properties are the same height as their neighbours. This, together with the wide variety of architectural styles, is a key characteristic of the Medieval Quarter.
- 7.5 UDP Policy KTC13 states that in the Old Town Conservation Area "new development should normally be of two or three-storeys". The policy notes that infill development should be restricted to the height of surrounding buildings except where variety of parapet and eaves levels is a characteristic of an area.



Policy CA1/HC3: New development within the Medieval Quarter should be no greater than three-storeys in height (namely a maximum of 9m to eaves and 12m to ridge level) unless there are clear townscape advantages arise as a result of taller development (e.g. if the development has a landmark role or forms part of a group of buildings of greater height). Only in exceptional cases would development in excess of 16m in height be considered appropriate in the Medieval Quarter.

Roof forms and eaves treatments

7.6 Due to the variety of architectural styles within the Medieval Quarter there is an equally eclectic mix of roof forms and eaves treatments. In the Market Place, and to a slightly lesser extent in surrounding streets, roof forms vary from property to property with slate adjacent to clay tiles and hipped roofs adjacent to mansards or gables. This is an important aspect of the character and appearance of the area.

Policy CA1/HC4: New development and alterations to existing buildings should ensure that a mix of roof forms and eaves treatments is maintained. Traditional roof forms and the use of natural materials, namely slate and clay tiles, will be required in locations that are visible from both street level viewpoints and from surrounding buildings.

Architectural Styles

7.7 The richness and variety of architectural styles within the Medieval Quarter of the Old Town is a feature of its character and appearance.

Policy CA1/HC5: New development should respect the complexity of architectural styles and detailing and the prevalent solid to void ratios of street frontages and should be of a high quality of design. The over-representation of one architectural style will be resisted.

Materials and finishes

Policy CA/HC6: Building materials and finishes that represent a clear departure from the type, texture, form and colour of those used within the Medieval Quarter (e.g. large areas of glass, powder-coated or timber cladding) will be resisted.

Shopfront and signage

Policy CA1/HC7: The removal or alteration of the existing shopfronts will be resisted at:

Market Place 1; 2; 3; 14; 15-16; 21; 22-23; 32-33; 36; 41.

Thames Street 15-17; 30 & 32.

Church Street 11; 21; 27-29; 6; 8; 14-16; 18-20.

Apple Market 3-5.

Eden Street 3; 18.

7.8 The Council may obtain Article 4 directions where the control over the removal of shopfronts is deemed necessary. The Council's Shopfronts and Shopsign Design Guide (1991) should be referred to when preparing designs for new shopfronts and signage.



Views

7.9 The Supplementary Guidance Document for the whole Conservation Area recognises the importance of views within, from and to the Old Town (see Policies CA1.3 to 1.6 and Plan 2).

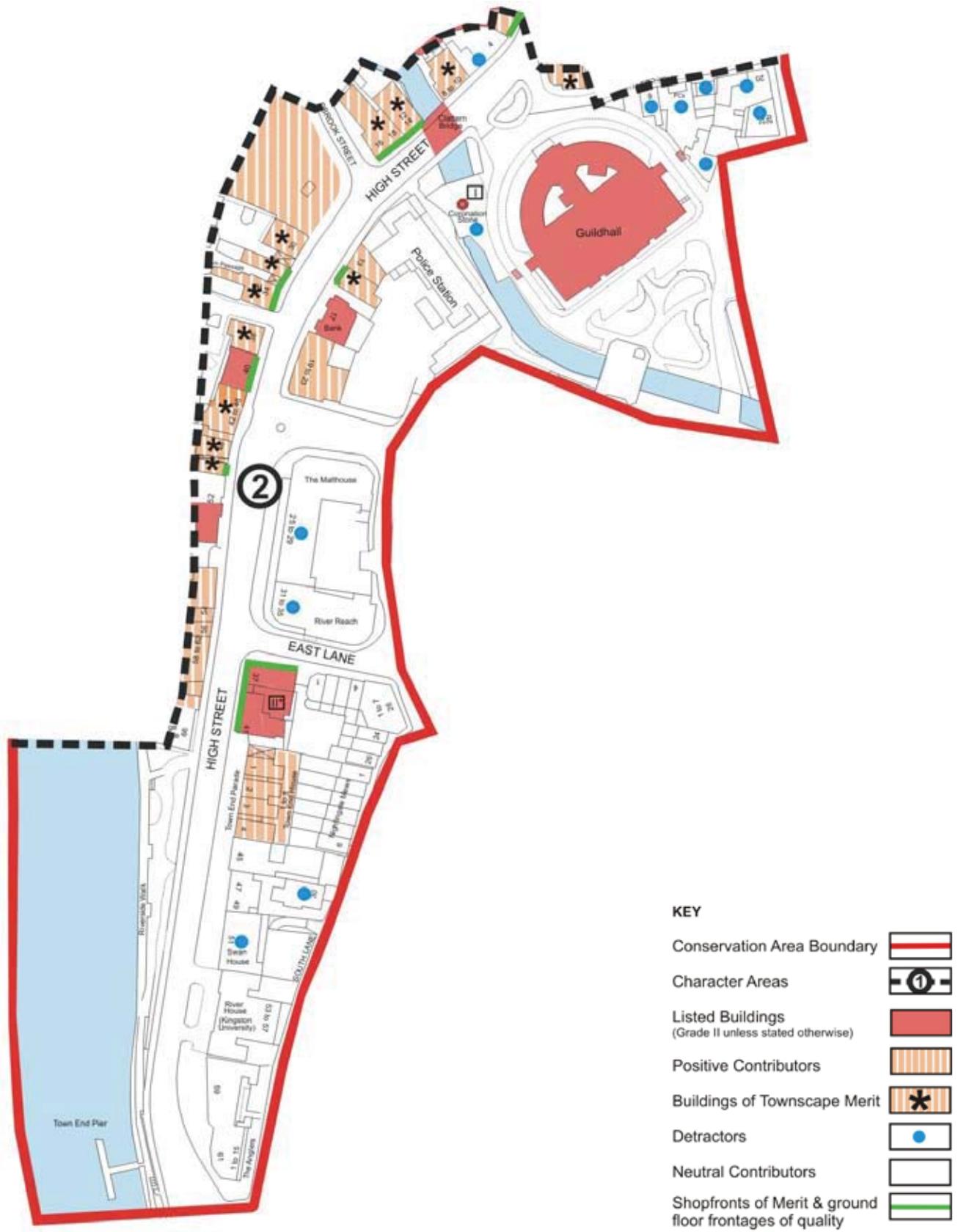
Policy: CA1/HC8: Particular regard will be paid to:

- i) the impact of development on views to the wider setting and the backdrop of views to All Saints Church;
- ii) views within and from the Market Place, Memorial Square and the Apple Market;
- iii) the series of views looking south along Church Street; and,
- iv) the setting of, and backdrop to, the Market House.



Part Three: High Street

This part provides a brief review of the history and townscape significance of the High Street and its environs (Character Area 2) at Section 8.0 followed by a set of policies specific to the area at Section 9.0.



Plan 4: Character Area 2: High Street

8.0 High Street: History and Townscape Significance

8.1 Character Area 2 includes the full extent of the High Street, Town End Garden, East Lane, the western side of South Lane and the Guildhall and its immediate surroundings, including a stretch of the Hogsmill.

High Street

8.2 The High Street forms the southern approach to Kingston Town Centre. Contrary to its name it is not a typical “high street”: Clarence Street has the role of principal shopping street. For many centuries this approach road was known as “West-by-Thames” and formed the town’s industrial quarter with malt-houses, wharves, breweries and boat building businesses lining the road. These have since been replaced by a mix of shops, office accommodation (e.g. The Malthouse, River Reach, Forge House and No. 50) and flats (primarily to the eastern side in East Lane and South Lane). Towards the street’s northern end, there is the recently developed Kingston Theatre and the Police Station. The High Street is beyond the town centre retail core. This is reflected in the type and occupancy of shop units.

8.3 The High Street includes a wide range of architectural styles ranging from 16th century vernacular (Nos. 37-41, Grade II* listed), Georgian (No. 40, grade II), mid and late-Victorian through to Edwardian (No. 38), Neo-Tudor (Nos. 12-14), Neo-Georgian (River House) and a range of mid to late 20th century buildings (Nos. 17, 40, 37-41 and Amari House). In addition to including four listed buildings, the High Street includes Clattern Bridge, which is partly formed by a structure dating back to the late 12th century and is both listed and a Scheduled Ancient Monument.

8.4 The High Street bends in an easterly direction towards its northern end thus creating a series of interesting views as the Guildhall and subsequently the Market Place become apparent (See Plan 2). The southern part of the High Street is of lesser townscape and architectural interest, but forms an important enclosure to views across the River Thames from the west as well as being an initial “gateway” to the Old Town and Kingston town centre.

Town End Garden

8.5 Town End Garden at the southern end of the High Street comprises a slender wedge of public space bounded by the River Thames and the High Street to its western and eastern sides respectively. It is predominantly a hard-surfaced space with areas of planting between paths, steps, ramps and seating areas.

8.6 Planting along the Garden’s eastern edge enables a degree of separation from the adjoining road. Moorings immediately adjacent to this space and the pleasure boat cruise pontoons at Town End Pier to the south of it add interest and animation to this part of the riverside.

Guildhall and Environs

8.7 The Guildhall was built to designs by Maurice Webb and completed in 1935. It is Grade II listed and adopts the Neo-Georgian architectural vocabulary typical of the period. It is semi-circular in plan with a rusticated stone base and a mix of red brick and Portland Stone dressing above. A somewhat squat tower marks the building’s principal entrance and is a landmark second only to the All Saint’s Church tower. The Guildhall replaced an earlier and much smaller town hall and Assize Court building on the High Street frontage.



- 8.8 Immediately to the west of the Guildhall is located the Grade I listed Coronation Stone. This commemorates Kingston's role as a coronation place of Anglo-Saxon kings. It is believed that the stone was originally located within the churchyard before being moved to a location in front of the Assize Court and then to its present location in the 1930s, on a concrete raft structure projecting over the Hogsmill.
- 8.9 A relatively pleasant space is enclosed by Council buildings to the rear, south-eastern side of the Guildhall. This includes canalised section of the Hogsmill River and a number of mature trees.

9.0 High Street: Policy and Guidance

9.1 The following provides a set of policies which support and build upon those in Part One of this document and in the Kingston upon Thames Unitary Development Plan – primarily BE3 and BE4 - and in guidance provided by the Council's: General Guide on Conservation Areas (October 2001). They apply specifically to development proposals within the High Street and Guildhall area (Character Area 2) of the Conservation Area.

Land uses

9.2 Character Area 2 comprises a range of land uses including residential, retail, employment, local government, leisure and entertainment. The High Street is beyond the main retail core of Kingston town centre and the viability of retailing, particularly to the southern end of the High Street, appears to be limited.

9.3 The UDP provides the principal planning context for proposals involving the change of use of ground floor and upper floor accommodation within the High Street of the Old Town. The retention of the existing mix of ground floor uses (Policy KTC2) is considered vital to the preservation of the character of the High Street. Encouraging the active use of upper floor accommodation - preferably for residential use (Policy KTC5) - has potential benefits for the area's vitality and character.

Policy CA1/HS1: Proposals for change of use will be determined to accordance with UDP policy KTC2 unless it can be demonstrated that A1, A2, A3, A4 and A5 are economically unviable at ground floor level. In such instances alternative uses will be sought that include street frontages that enclose active daytime uses (e.g. offices or community uses).

Plot Widths and Links to the River

9.4 Whilst much of the eastern side of the High Street was redeveloped during the 20th century, the pattern of plots and links to the River Thames have been essentially retained on the western side.

Policy CA1/HS2: The retention or reinstatement of the expression of historic plot width will be sought through the modulation of street elevations.

Policy CA1/HS3: The links between the northern end of the High Street and riverside are an intrinsic part of the grain of this part of the Conservation Area (see Plan 2). Their retention and enhancement will be sought as part of development proposals where opportunities arise.

Building Heights

9.5 The incremental development and redevelopment of the High Street over the last two centuries has resulted in a wide variety of building heights and juxtapositions between adjoining properties. This forms part of the street's character. Buildings within the High Street, South Lane and East Lane are generally either of two or three storeys in height, often with further accommodation within attics or mansard roofs.

Policy CA1/HS4: The height of new development within the High Street, East Lane and to the west side of South Lane should pay due regard to the heights of existing buildings. Generally, it should be no greater than three-storeys in height (namely a maximum of 9m to eaves and 12m to ridge level) unless there are clear townscape advantages arising through taller development (e.g. if a development



has a landmark or gateway role). Only in exceptional cases would development in excess of 16m in height be considered appropriate in the High Street.

- 9.6 The buildings within the area to the south of Bath Passage and north east of the Guildhall generally detract from the character and appearance of the Conservation Area and harm the setting of the listed Guildhall. This area represents a site, or series of sites, with the potential for redevelopment.

Policy CA1/HS5: The redevelopment of land to the south of Bath Passage should respect the prevailing heights of buildings on the northern side of the Passage, namely three storeys (9m to eaves and 12m to ridge) and should pay special regard to the setting of the Guildhall.

Roof forms and eaves treatments

- 9.7 Like the Medieval Quarter, the buildings within the High Street and its surroundings include a wide variety of roof forms and eaves treatments. These include both traditional forms and materials and late-twentieth century flat roofs and lead-clad mansards.

Policy CA1/HS6: New development and roof level alterations should ensure that a mix of roof forms and eaves treatment is maintained in the High Street. Traditional roof forms and materials will be sought in locations that are visible from both street level and from surrounding buildings. Proposals involving mansard roof forms will be considered on their individual merits.

Architectural Styles

- 9.8 The variety of architectural styles, building form and materials is a key constituent of the character and appearance of the High Street. Whilst form, scale and style differs from building to building, properties are generally either brick or render fronted and have a regular rhythm of fenestration (i.e. an essentially 3:2 solid to void ratio).

Policy CA1/HS7: New development should respect the complexity of architectural styles and detailing, the prevalent solid to void ratios of street frontages and should be of a high quality of design. The over-representation of one architectural style will be resisted.

Materials and finishes

Policy CA/HS8: Building materials and finishes that represent a clear departure from the type, texture, form and colour of those used within the High Street (e.g. large areas of glass, powder-coated or timber cladding) will be resisted.

Shopfronts and signage

Policy CA1/HS9: The removal or alteration of the existing shopfronts at Nos. 2, 12-14, 16-18, 32, 34 40 (listed) and 37-41 (listed) and 50 High Street will be resisted.





Part Four: Riverside

This part provides a brief review of the history and townscape significance of the Riverside (Character Area 3) at Section 10.0 followed by a set of policies specific to the area at Section 11.0.



KEY

Conservation Area Boundary	
Character Areas	
Listed Buildings (Grade II unless stated otherwise)	
Positive Contributors	
Buildings of Townscape Merit	
Detractors	
Neutral Contributors	
Shopfronts of Merit & ground floor frontages of quality	

Plan 5: Character Area 3: Riverside

10.0 Riverside: History and Townscape Significance

10.1 Character Area 3 comprises the section of the Old Town Conservation Area that fronts onto the River Thames. It includes the stretch of riverside from Kingston Bridge to the north and Town End Garden to the south (see Plan 5). This area has experienced the greatest degree of change over the past century. Originally dominated by trade and industry, the riverside has been largely redeveloped during the latter part of the 20th century for residential and recreational use. The following is an overview of the history of the area and its current townscape interest.

Kingston Bridge

10.2 Kingston's original emergence as a prosperous town owes a great deal to the fact that up until the construction of Putney Bridge in 1729, Kingston and London bridges were the only structures crossing the River Thames. Archaeological evidence suggests that there has been a series of bridges located close to the present one in operation since the twelfth century.

10.3 The current Kingston Bridge was constructed to designs by Edward Lapidge, the County of Surrey surveyor, and opened in 1828. It was built just upstream of a previous bridge that by the early part of the nineteenth century was in a serious state of decay. The bridge was subsequently widened in 1914 and again in 2001, both on the upstream side, to accommodate increases in road traffic. The bridge is Grade II* listed. It is a primary landmark and, from it, extensive, panoramic views of Kingston riverside can be gained (See Plan 2).

Bishops Palace House

10.4 Bishops Palace House occupies a long stretch of the riverside immediately to the south of Kingston Bridge. Built in the late 1970s, it is typical of its period, incorporating the use of dark red brick throughout to form a robust "castle-like" edifice.

10.5 Bishops Palace House replaced a Tannery which occupied the site from the 17th century up until it was destroyed by a fire in the 1960s. Whilst Bishops Palace House is a predominantly monolithic structure, it incorporates a restaurant and bar on the riverside frontage which contribute to the vitality of the pathway. Together with the John Lewis store to the north of Clarence Street, Bishops Palace House forms a gateway to the Old Town (See Plan 2).

10.6 Bishops Palace House occupies over 50m of the riverside frontage and makes a neutral contribution to the Conservation Area's character and appearance. A replacement scheme of sufficient architectural and appropriate scale would be welcomed by the Council.

Pavilions and Gazebo Bar

10.7 The pair of Grade II listed Edwardian pavilions to either side of stone steps and a landing stage originally formed part of the riverside pleasure gardens associated with Nuthall's Restaurant. The gardens are now occupied by the rear expansion of the former Nuthall's building (now Millets) and the two-storey Gazebo Bar building. The latter adds further interest and activity to the riverside by virtue of outdoor seating.



Charter Quay

10.8 Charter Quay comprises a new, high density, residential quarter including over 200 flats and incorporating ground floor level restaurants, cafés and bars within a high quality public realm. The development, which was completed in the early 2000s, represents the most comprehensive and significant change to the riverside that has occurred since its initial development. It essentially comprises three principle buildings which range in height between six and nine storeys - Garrick House to the south of the Hogsmill and Stevens House and Ravens House to the north. The former has a relatively bulky form and it is prominent in views along the River and looking north along the High Street. All three blocks feature balconies and step back from the riverside at upper floor levels.

Riverside South of Charter Quay

10.9 The section of the Thames riverside between Town End Gardens to the south and Charter Quay to the north includes properties immediately to the rear of the High Street as well as the rear parts of those buildings that front the western side of the southern stretch of the High Street. This area was formerly occupied by wharves and the Eagle Brewery prior to industrial decline in the early 20th century and subsequent redevelopment.

10.10 This area is notably more “domestic” in scale than Charter Quay and there is a clearly definable transition when viewed from the western bank of the River Thames. The southern part of the riverside includes a mix of offices (Forge House, Eagle House and No. 50 High Street), residential (Queens Reach) and food and drink uses (ground floor of Eagle House). In addition, this stretch of riverside includes the Minima Yacht Club. These properties vary in terms of their architectural style, ages and quality and give the southern part of the riverside a somewhat disjointed appearance. This has been partly addressed through the development of the site to the south of Amari House. The enhancement of the riverside pathway and the area to the south of Eagle House together with the upgrading of river-facing properties towards the southern end could further improve this area.



11.0 Riverside: Policy and Guidance

11.1 The following provides a set of policies which support and build upon those in Part One of this document, in the Kingston upon Thames Unitary Development Plan – primarily BE3 and BE4 - and guidance included in the Council's: General Guide on Conservation Areas (October 2001). They apply specifically to development proposals within the Riverside (Character Area 3).

Land uses

11.2 The UDP provides the principal planning context for proposals involving the change of use of ground floor and upper floor accommodation within the Riverside area of the Old Town. The retention of the existing mix of ground floor uses (Policy KTC2) is considered vital to the preservation of its character. Policy KTC5 seeks residential use at upper floor levels and where appropriate. If residential use is inappropriate, office or retail use will be preferred.

11.3 Existing ground floor level uses within Character Area 3 are primarily a mix of A3 and A4 uses, namely restaurants and bars primarily within Charter Quay and residential, office and leisure uses. Activity along the riverside has increased as a result of the opening of Charter Quay and it appears that all the food and drink businesses are well-frequented - particularly during the summer. However, the activity generated by these uses can have detrimental impacts on the amenity of residents within the riverside.

Policy CA1/RS1: UDP policies KTC2, KTC5, OL14 and OL15 will provide the principal planning context for the consideration of new uses or changes of use within Riverside properties. However, the amenity of existing and future residents will be a key consideration in the Council's determination of proposals in the Riverside area. A3,

A4 and A5 uses may be resisted where conflicts arise with residential amenity.

Plot widths and Pedestrian Links to the Market Place and High Street

11.4 Historically the riverside comprised a series of long narrow strips of land stretching from Thames Street, the Market Place and High Street to wharves by the river's edge. To a large extent this has been lost due to the amalgamation of sites as part of 20th century redevelopment. Remnants of this pattern of land ownership remain to the south of Charter Quay and in the form of the passageway links to the north (e.g. Kings Passage) (See Plan 2).

Policy CA1/RS2: Where appropriate, the introduction or reinstatement of modulation and articulation of building frontages will be sought as a means of expressing the historic pattern of development.

Policy CA1/RS3: The retention and enhancement of the passageways between the riverside, the Old Town's Medieval Quarter and the High Street will be sought as part of development proposals where opportunities arise. Where appropriate financial contributions for the physical enhancement and security of the pedestrian links will be sought

Building Heights, Views and Visual Impact

11.5 The riverside forms a highly visible and exposed edge to the Conservation Area, with views of its entire length obtainable from the River Thames, from its western bank, and from Kingston Bridge. In addition, a view of strategic significance has been identified from Hampton Court Palace along the Avenue towards All Saints Church. In addition to the church tower, the tower to the Guildhall forms an equally



distinctive landmark when viewed from the River and beyond. Key views, local views and landmarks are identified within the Conservation Area Appraisal (2003) and on Plan 2. General policies CA1.5 and CA1.6 will apply to development on the riverside.

- 11.6 The redevelopment of Bishops Place House has significant potential for improving the character and appearance of the Riverside. The height, massing and overall envelope of a replacement development needs to fully take into account the context and the views identified on Plan 2. Proposals for the redevelopment of Bishops Palace House need to be supported by a thorough visual impact assessment, and take into consideration strategic views from Hampton Court, from the Barge Walk and of key landmarks.

Policy CA1/RS4: The retention of the transition in building heights between Charter Quay and the section of the riverside to the south of it will be sought. Within the southern section new development should pay regard to the heights of existing buildings. Generally it should be no greater than three-storeys in height (namely a maximum of 9m to eaves and 12m to ridge level) unless there are clear townscape reasons for taller development. Only in exceptional cases would development in excess of 16m in height be considered appropriate.

Policy CA1/RS5: Building heights within the part of the riverside to the north of Charter Quay should not generally exceed four storeys in height (namely a maximum of 12m to eaves and 15m to ridge level) unless there are clear townscape merits resulting from taller development.

Roof forms

- 11.7 There is a variety of roof forms and materials within the Riverside area. Within the southern part these generally include pitched roofs and mansards. The principal part of Charter Quay and Bishops Palace House generally comprise flat or shallow pitched roofs.

Policy CA1/RS5: The retention and reinstatement of a variety of roof forms will be encouraged in respect of new development and roof levels alterations. For the southern part of the Riverside, traditional roof forms and materials will be sought. Within the northern part of Riverside, roof forms should pay particular regard to the effect on the views identified on Plan 2.

Architectural Style

- 11.8 Whilst development along the Riverside is varied in terms of architectural style, the vast majority of the buildings are faced with brick. By comparison to Character Areas 1 and 2, there is greater scope for contemporary architectural design.

Policy CA1/RS6: High quality contemporary architectural design will be encouraged for development proposals on the Riverside. (*Building in Context: New development in historic areas* (EH/CABE 2001) should be referred to by developers in preparing proposals involving contemporary design).

Public Realm

- 11.9 The area of under-used space to the south of Eagle House has been identified as a priority for enhancement - either on its own or as part of a development proposal. The Council will promote the upgrading of the enhancement of this part of the riverside in line with the principles defined in the Council's Public Realm Strategy (2005).



12.0 Contacts

- 12.1 For further information or advice on the Kingston Old Town Conservation Area please speak to a Conservation Officer onTBC or a Tree Officer on TBC
- 12.2 Further leaflets on town planning and conservation issues can be obtained from the Environmental Services Reception of Guildhall 2, High Street, Kingston, at all Borough libraries and on the Council's website www.kingston.go.uk/envsvcs/

LIVER THAMES



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