



Your Vision Our Future

A Vision for Kingston Town Centre

June 2023



THE ROYAL BOROUGH OF
KINGSTON
UPON THAMES

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Foreword

“Empowering communities to shape their future is at the heart of Kingston’s vision



Cllr Andreas Kirsch - Leader of the Royal Borough of Kingston upon Thames

Kingston is already a very special place. We have a flourishing town centre with rich culture and heritage and a stunning riverfront, so it's no surprise that so many choose to live, work, visit and study here.

To make sure it continues to be amazing - where both the place and people can reach their full potential - we need to have a vision of what we want it to be like in the future and help us to make the most of new opportunities and ideas to improve the local environment and meet everyone's needs.

We have engaged with many people who have a stake in our town centre to shape this vision. We want to ensure Kingston town centre continues to be a thriving location for residents, workers, businesses, students and visitors alike.

Our vision is for a cohesive town centre that is greener, cleaner, fairer and safer, with high quality and accessible developments that reinforce Kingston's distinctiveness. Fewer cars, more pedestrian areas and the

celebration of Kingston's culture and heritage will enhance the quality of life for our diverse communities. We are eager to attract businesses and organisations to share in the exciting development of somewhere that is ambitious for the future. A place full of buzz and vibrancy which celebrates its past and present as well as its natural environment.

The Kingston of the future will offer far more than it does even today. Alongside a thriving retail location will be major businesses, diverse entertainment and leisure opportunities, more homes and open spaces for everyone to enjoy.

With a history of innovation that has proved successful countless times before, Kingston's latest transformation will ensure an exciting, inclusive and accessible future for everyone.

Executive summary

Kingston is on the cusp of transformational change.

Kingston is a very special place, with a rich culture and history and incredible location. It is a unique and vibrant destination for many, benefiting enormously from its outstanding heritage and natural environment. Like many other towns, Kingston does not stand still. COVID-19 has accelerated many changes including the shift to online shopping and new uses being attracted to town centre locations. Similar to the period in the early 1990s, which saw the arrival of John Lewis, a new ring road and the pedestrianisation of Clarence Street and the opening of the Bentall Centre, Kingston is once again on the cusp of a significant transformational change. Sites are coming forward for redevelopment, bringing new investment, uses, residents and opportunities. We have an opportunity to shape what we want the future of Kingston to look like and how new developments can help deliver this.

To proactively coordinate and manage this significant level of change we need to create a vision for Kingston town centre and the surrounding area.

This document is the first part of planning for the town's future - it is a vision developed by those that know and love it the most - its residents, workers, students and young people, community organisations, businesses, landowners, developers and visitors.

This document sets out Kingston's history as a place. We explain why change is happening and why it's happening here. We explain why we need a vision for the Kingston town centre and its surrounding area and how engagement with our communities has helped to create clear ambitions for the town centre.

As part of this vision we have set out three big changes, to illustrate the transformation we want to bring about in Kingston. We want to make positive changes, in partnership with others, to secure real benefits from new developments. This will make sure Kingston remains a place where people choose to live, work, study and play.



Your vision

As an historic metropolitan centre with a superb Thameside location, we want to direct and manage change so that it continues to be a fantastic place for everyone who lives, works, studies or visits here.

We need a vision for the Kingston Town Centre and surrounding area to make sure it develops sustainably, with exemplary place-making and high-quality developments, securing the new homes, jobs and infrastructure we need, tackling climate change and improving biodiversity.

We will use this vision to help us consider proposals and decide what is right for our town centre and the communities that love it.

This community-led vision has three core ambitions.



1. A thriving riverside and cultural destination

We need to make much more of our magnificent Thameside location, historic landmarks and culture to make this a compelling destination, full of activity, cultural events and buzzing public spaces - day and night. We want to see heritage-led regeneration which enhances the town's offer while conserving its special character.



2. London's leading metropolitan centre

We want to build on our strengths to create a vibrant retail, commercial and employment centre and a leisure and cultural hotspot, with everything our communities need and want located close by. We want to promote new uses, including well-designed, high quality new homes and flexible workplaces, with the right infrastructure in place to support existing and new communities. Above all we must address climate change and support local businesses and organisations to transition to a green economy and reduce our negative impacts on the environment.



3. Greener, sustainable and better connected

We must reduce our carbon emissions and improve biodiversity to meet ambitious sustainability targets in response to the climate emergency. We want healthy streets, which prioritise pedestrians and cyclists and reduce car use and congestion, to improve our air quality and the well-being of our communities. Improving rail and bus connections is a priority, as well as ensuring we are at the forefront of digital connectivity.

A vision for Kingston Town Centre

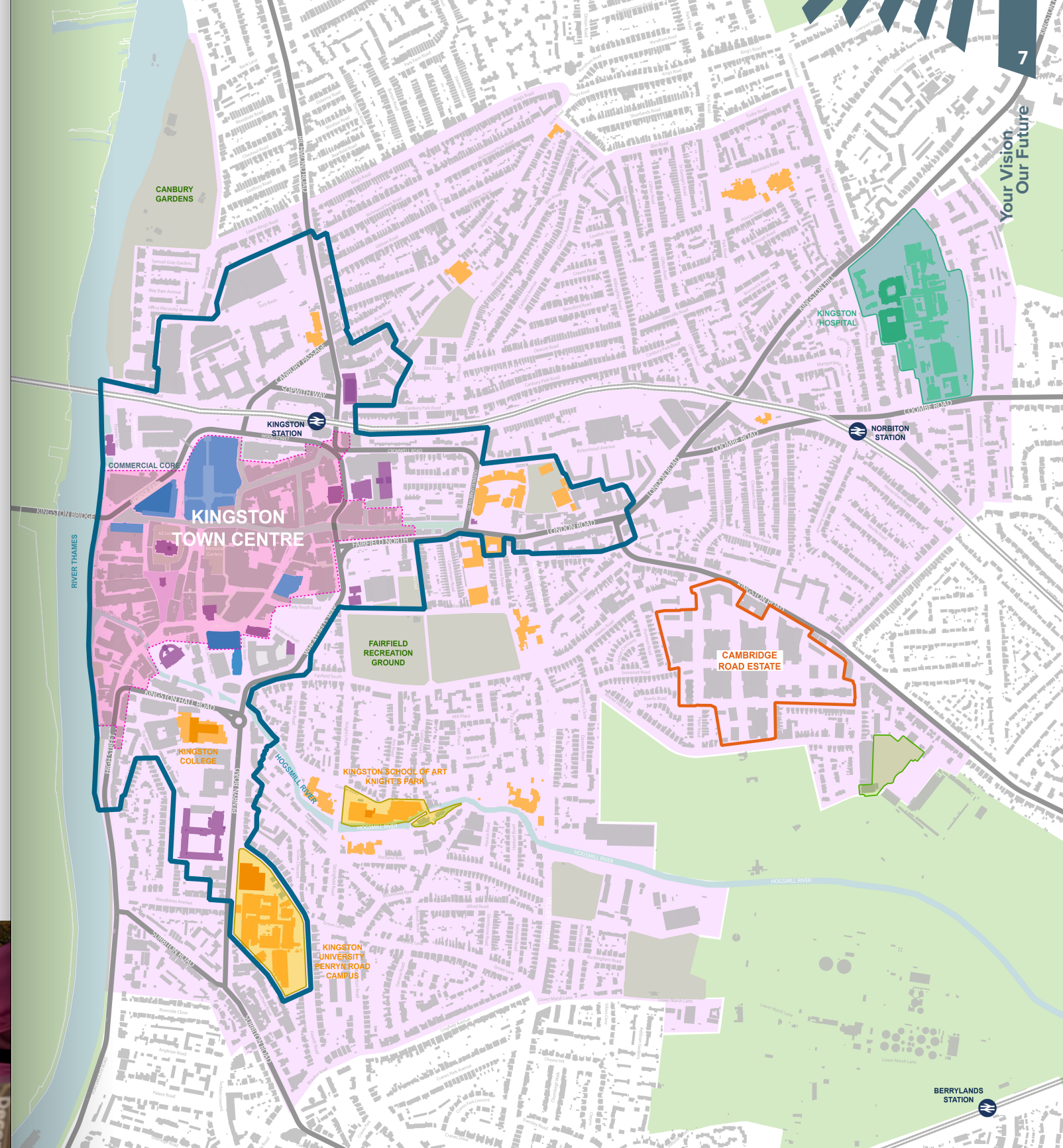
Kingston Town Centre is identified as a Metropolitan Centre in the Mayor of London's London Plan. This is because it serves a wide catchment area, has good accessibility and significant employment, service and leisure functions.

The proposed boundary of the Metropolitan Centre is shown in blue on the map. Most of the development sites for Kingston town centre are in this core area.

We want this vision to benefit a wider area, which is shaded in purple.

This has been drawn to ensure the surrounding more residential area benefits from any new developments taking place in the next few years. This could include funding from new developments for better pedestrian and cycle connections into the town centre, improved public spaces and better access to the riversides, and new social and cultural infrastructure to support new and existing communities such as schools, doctor surgeries and creative venues.

The additional wider boundary includes places like the Cambridge Road Estate, Fairfield Recreation Ground, Canbury Gardens and along the Hogsmill River, with a view to improving connections and access to these areas. We want these areas to be more appreciated and recognised for what they add to the town centre, providing homes and green spaces, and ensure investment reaches out into this wider area so that it is positively impacted by new developments in the core.



- | | |
|----------------------------------------------------------|---------------------------------------------------------|
| Kingston Town Centre boundary (Metropolitan Town Centre) | Green open space |
| Area to benefit from vision | Commercial anchors |
| Primary shopping area | Education institutions |
| Cambridge Road Estate regeneration | Kingston University campus |
| Major vehicular route | Kingston Hospital campus |
| Railway line | Kingston CoE Secondary School at Kingsmeadow (proposed) |

Perfectly located

Kingston is well positioned sitting directly on the bank of the River Thames, 11 miles west of central London and bordering the countryside of the Surrey Hills and beyond.

Kingston enjoys excellent access to London by train and out to the A3 and M25 and the capital's two main airports, Heathrow and Gatwick.

As far back as Roman times it established itself as an attractive place for trade by being the first fording point on the River Thames west of London. In mediaeval times, with the first bridge west of London Bridge, Kingston was an important stopping point on the route from London to Portsmouth, thriving with industries, including tanning, fisheries and brewing. It has remained a vibrant place for trade and markets for centuries.

Kingston is an important part of the historically significant Arcadian Thames landscape sitting on the river between Richmond and Hampton Court.

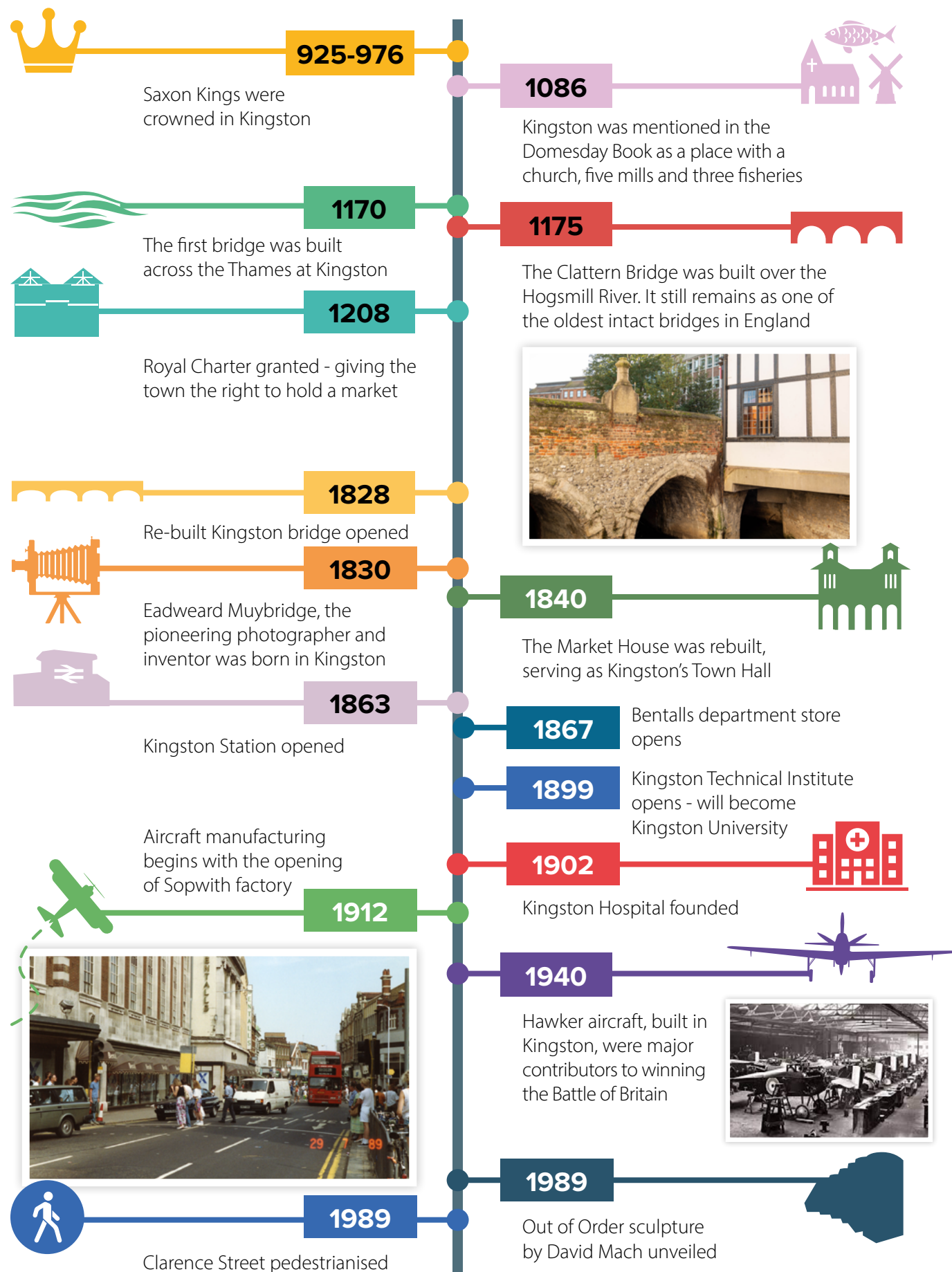
Today Kingston town centre continues to attract people from far and wide. It is one of the UK's major retail centres and a key part of the Thames landscape, sitting between Richmond and Hampton Court. It is also well known as the home to Kingston University, Kingston College, the Rose Theatre and Creative Youth's FUSE International Festival.

As well as a great place to visit, Kingston's qualities and location also make it a great place to live. Kingston was ranked as the number one London borough to live and work in the 2023 London Vitality Index.

“ Kingston is like a mini-London in the countryside



An illustrious history



2005

Kingston town was the first place in the UK to set up a BID - Business Improvement District



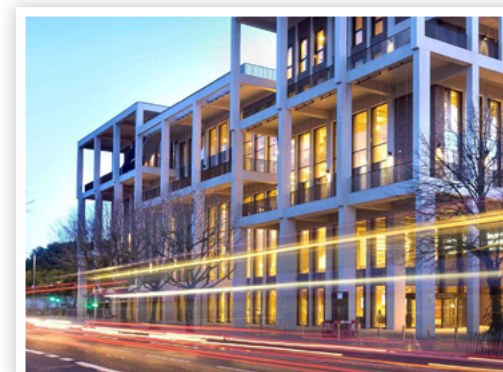
2021

The first residents move into the Royal Exchange



2022

Kingston University's Town House wins the 2021 Stirling Prize and the highest accolade in European architecture, the EU Mies van der Rohe Award.



2005

2008

The Rose Theatre opens



2012

Kingston hosts road cycling events as part of the London 2012 Summer Olympic Games



2020

Residents vote to redevelop Cambridge Road Estate



2022

Unilever breaks ground for its Global HQ, bringing 2,000 jobs to Kingston



2022

Kingston Carnival returns following the Covid-19 pandemic



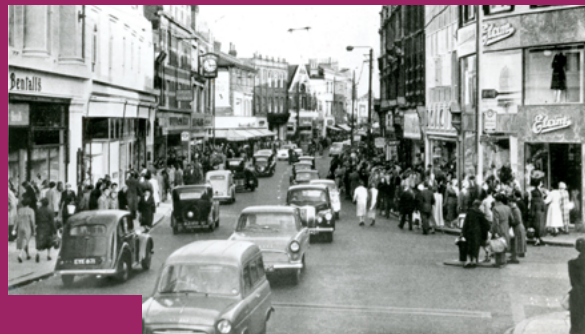
An evolving town centre

Kingston is always changing.

In the 1980's traffic used to travel down the now pedestrianised Clarence Street to reach the bridge. Bentalls was also an iconic independent department store before it became an anchor to the hugely successful Bentall Centre in the early 1990s.

The retail growth that has underpinned much of the town's success in the last 30 years has included the arrival of John Lewis, and many other leading commercial and leisure brands, and the market continues to thrive in the now pedestrianised Market Place.

Clarence Street



photographer unknown



Photo: David Foster



Market Place



Photo: Kingston Photo Supply



Great public spaces and places

The town centre has a legacy of exemplary public spaces and places, where people can come together and enjoy spending their time.

Kingston is a rich and compact town centre with a mediaeval street pattern, centred around the stunning Market House and Market Place. Pedestrianised areas include the Apple Market, Clarence Street, Castle Street and the accessible riverside along the Thames.

Important green spaces include Fairfield Recreation Ground, Canbury Gardens, Eagle Brewery Wharf and Memorial Gardens and culturally we have the Rose Theatre, the Rotunda Centre, Pryzm, and the Grade II listed Carnegie-funded library and museum.

We want to conserve and enhance these special places, and create new community locations, making sure they are inclusive and sustainable so that they can continue to be cherished for many years to come.

Canbury Gardens



Photo: Canbury and Riverside Association (CARA)

Queen's Promenade



photo: David Millington, Atkins Landscape and Urban Design

Apple Market



Eagle Brewery Wharf



photo: All Things Pilates, Kingston

Never standing still

National guidance and policies in the draft Local Plan set out how new development will be directed to the most sustainable and accessible locations in the borough.

With its good public transport connections and available regeneration sites, Kingston town centre is identified as a good place for future development.

This image shows the numerous sites available in and around the town centre, some of which already have planning permission.

The council is bringing forward a number of sites for redevelopment across the town centre area (shown in orange) including a new leisure centre and the Cambridge Road Estate, which is the largest regeneration project in the borough creating more than 2,100 homes.

Private sector landowners and developers own many of the remaining sites and other public sector bodies such as Transport for London, Network Rail and the NHS, are also looking to develop and invest in the future of the town centre (shown in blue).

The development of these sites will help respond to demands and trends to widen the range of activities and services in the town centre, delivering new homes, commercial, leisure and entertainment uses.

So once again in the town's rich and diverse history, Kingston is experiencing significant levels of change. We need to embrace this and make sure new developments come forward in a coordinated way. This is so that we both respect and celebrate our heritage and deliver new cultural opportunities for our diverse communities, building in a green and sustainable way and secure wider community benefits, for a new era in the town centre's life. That's why a vision is needed to map out now what we want for the future of Kingston town centre.



- Kingston Metropolitan town centre boundary
- Area to benefit from vision
- Privately owned development sites
- Transport for London owned development sites
- Council owned development sites

Kingston Town Centre now



11
miles

from the centre
of London, the
only Metropolitan
Town Centre on
the River Thames.



**A historic place with a proud
and significant heritage, with:**



1
Scheduled Monument:
Clattern Bridge



72
Listed Buildings
including **All Saints' Church**
and the **Market House**



175
Locally Listed Buildings



7
Conservation Areas



5
Local Areas of
Special Character



18,800

students attend
Kingston University,
ranked top 10 in the
UK in several courses
in the Guardian's
University Guide 2023



#1
Kingston University
tops UK for graduate
start-ups in 2022



Kingston is the third largest shopping
centre in Greater London



1.4 million
sq. ft of retail space



Ranked
4th
for retail
vitality in
2022



>£1 billion
of development investment
over the last 6-7 years on
major sites alone



18 million
visitors every year



1 of **3**
outer boroughs to share in the
Mayor of London's Mini Holland
cycling programme funding



13km

of two way cycle routes
within the borough-wide
cycle network

48%

increase in cycling along Portsmouth
Road, between 2018 and 2020

Positively managing change

The vision will sit within a suite of planning documents that will guide how developments are delivered.

The National Planning Policy Framework sets out the government's planning policies for England, and focuses on design quality, protecting the natural environment, enhancing the historic environment and promoting sustainable development. The framework stresses the importance of reflecting the character of a place and responding to local needs.

At a regional level, the London Plan requires local authorities to deliver good growth, make the best use of land and build strong and inclusive communities.

Kingston Council is preparing a new Local Plan for the borough. This is an important document setting out the policy framework for how land is used and guiding development so that it comes forward in a coordinated way up to 2041. It outlines how the borough can sustainably develop with exemplary place-making and high-quality developments, securing the new homes and jobs we need, tackling climate change

and improving biodiversity. It will enable us to protect and enhance all the features that our communities cherish, such as our town centres, parks and open spaces, waterways, cultural and historic buildings and places.

As part of the overarching spatial strategy, the Local Plan identifies Kingston Town Centre and its surroundings as a key area of opportunity for development and investment. The vision and future planning frameworks and strategies for Kingston town centre and the surrounding area will enable the delivery of this Local Plan policy by providing design-led planning guidance to proactively manage the delivery of new homes, jobs and supporting infrastructure in and around the town centre. This will ensure that we enhance and celebrate what we cherish the most, we increase what the town offers to retain its strong position as an attractive regional destination and we make sure it is a healthy and happy place for people of all ages and backgrounds.

A phased approach

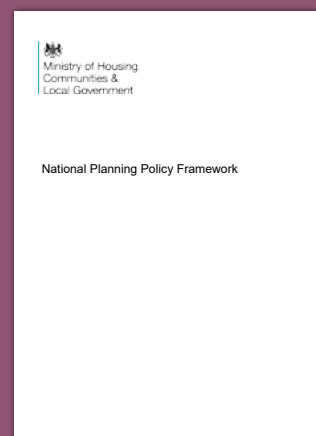
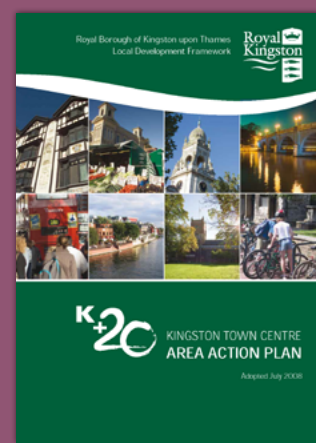
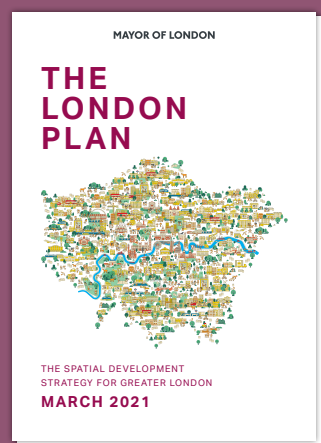
This document, Your Vision Our Future, is the strategic document setting out the direction for the transformation and investment in Kingston town centre over the next 15 years.

This vision is the outcome of a year-long collective process that has successfully brought together residents, students, community organisations, visitors, businesses, landowners, councillors and council officers.

The next stage will see the production of a range of planning frameworks and delivery strategies, with details of specific projects

and how they will be funded and delivered. Some of these will follow on from the development of the new Local Plan, which will set out the borough planning policy framework.

We will continue to work collaboratively and in partnership with all stakeholders to deliver this exciting vision for the town centre.



Our engagement

Many voices have helped to create this vision.

Your Vision Our Future has been shaped through two phases of engagement with Kingston's communities, including workshops, meetings, drop-in sessions and online surveys, designed to reach as broad an audience as possible.

To create this vision and make sure it is owned by all, the council followed a new national best practice design process, set out in the National Model Design Code. This focuses on working with local people, to create a community-led vision for their neighbourhood.

Early engagement

The first phase of our engagement began in early 2022 by setting up a Citizens' Panel - bringing together a group of residents, demographically representative of the borough, to take part in three independently chaired workshops. Their feedback, captured in three reports, supplemented many of the views we heard during the development of Kingston's draft Local Plan.

Early engagement to understand the aspects of local character that people value and what change should look like, also took place with other local residents

and visitors to the town centre, young people, community and amenity groups. We worked in partnership with Kingston First and Kingston Chamber of Commerce to hear from businesses, landowners and developers. Councillors and internal council teams also helped to inform the first draft of the document.

A hackathon (problem solving workshop) also took place with students from Kingston University, in February 2023. This explored potential solutions for different parts of the town centre. The ideas from this workshop will be used to inform the proposed projects in the Planning Framework which will be the subject of further engagement.



Engagement on a draft vision

Feedback from the first phase of engagement was used to prepare a draft vision. This was published for people to comment on from 1 March - 30 April 2023.

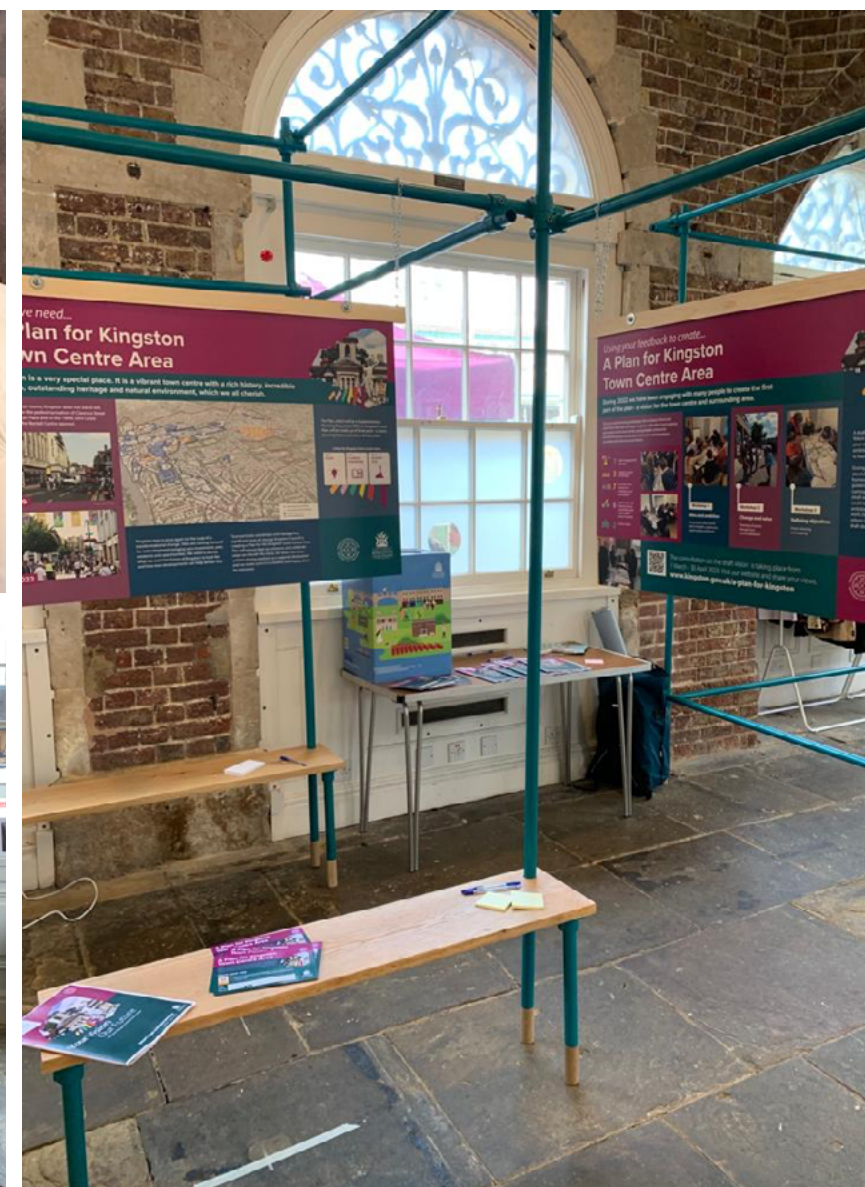
It was published on the council's engagement portal, widely promoted and supported with an exhibition in the pilot urban room in Kingston's Market House, which was regularly staffed.

This final phase of engagement generated over 160 responses including from residents, community groups, organisations, businesses, developers and landowners and other stakeholders.

“ We should be aiming to be the greenest borough in London.

“ We need to create experiences and activities that span the generations.

“ There should be more playgrounds in the town centre.



Using your feedback

Feedback from our communities has been integral to the creation of this vision.

More than 600 comments, from a range of workshops, events and surveys during the early engagement, were used to inform the first draft. These were collated into different themes leading to the creation of the first set of ambitions, supporting aims and objectives. A series of big ideas for the future of the town centre were proposed, supported with sketches of what Kingston could look like in the future.

The draft vision was published for comments in March 2023. The draft was widely shared and promoted generating over 160 responses including from residents, community groups, organisations, businesses, developers and landowners and other stakeholders.

Feedback from this further phase of engagement was used to refine the vision and produce this final document.








600+ 








comments on our ambitions through Citizens' Panel, workshops, and drop-in events

168 

responses to the draft vision during the consultation period in March and April 2023



 Council internal teams
 Third sector, amenity groups, residents
 Operational businesses
 Landowners, developers, investors
 Citizens' Panel
 Councillor engagement
 Local Plan (Further Engagement, 2021)

 Resident email
 Corporate stakeholder email
 Statutory stakeholder email
 Third sector email
 Amenity group email
 Urban room attendee
 Let's Talk portal online survey



Our ambitions

We have three key ambitions for the future of Kingston town centre and the surrounding area.

Our ambitions for the town centre sit underneath a single overarching commitment to take action to address the climate crisis and to meet our net zero carbon targets for the borough, as set out in the council's Climate Action Plan.

On the next few pages we set out in more detail how these ambitions can be achieved


1. 

A thriving riverside and cultural destination



2. 

London's leading metropolitan centre

3. 

Greener, sustainable and better connected



Ambition 1



A thriving riverside and cultural destination

A. Enhance and cherish Kingston's superb Thameside location, including its natural and heritage aspects.

- i. **Strengthen Kingston's unique appeal** by upgrading the town's public spaces, streets, towpaths and wayfinding to make it more attractive and easier to find your way around, with a seamless riverside experience from Surbiton to Canbury Gardens.
- ii. **Breathe new life into unloved parts of the riverside** creating more opportunities for activity including places to eat and drink, host pop-up events and support other recreational activities on and on the banks of the river.
- iii. **Enhance the natural characteristics of the Thames and uncover the hidden Hogsmill** riversides to protect natural habitats, increase biodiversity and build resilience to heat and flooding.
- iv. Embrace riverside development that **accentuates the riverside character**, provides public uses and active frontages at ground level and incorporates flood resilience.



Ambition 1

B. Showcase and celebrate Kingston's unique heritage and rich culture to increase visitor numbers and instil pride in our communities.

- i. **Conserve and celebrate the historic character of the town centre** including the Market Place, Apple Market and other historic buildings and places, through signposting, dynamic public art and invigorating new public uses.
- ii. **Animate the town centre with vibrant and inclusive cultural events**, festivals, and pop-up experiences, alongside the successful Kingston Regatta, Christmas Market, Kingston Carnival, and FUSE International arts festival.
- iii. **Increase and improve the quality and versatility of our cultural and community venues**, entertainment infrastructure and green spaces to meet the needs of our diverse communities, including our student population.
- iv. **Transform the night-time economy by expanding what's on offer**, improving safety in public spaces and having supportive licensing so there is something for every age group, interest and budget.
- v. **Ensure new developments respect and enhance the local character** through their uses, scale and appearance, enforced by design and planning guidance for the town centre.



Ambition 2



London's leading metropolitan centre

A. Promote new uses ensuring they are inclusive and deliver new infrastructure to support existing and new communities.

- i. **Encourage mixed-use developments, where appropriate**, bringing new homes, businesses, hotels and other town centre uses to complement and strengthen a consolidated retail and commercial heart.
- ii. **Ensure a diverse mix of homes to cater for local needs** that are affordable, built to high environmental and design standards, improve biodiversity and provide wider public benefits.
- iii. **Work with partners to secure investment in social infrastructure for our residents** - from schools and medical surgeries, to community facilities like leisure centres, venues for cultural activities and accessible public toilets - so that it continues to be an inclusive and livable place.



Ambition 2

B. Creating an excellent environment for businesses and new enterprise to grow and transition to a green economy while retaining and attracting talent.

- i. Following Unilever's decision to locate their global headquarters in the heart of Kingston **promote new premium workplaces to attract more businesses** to create new employment and a skills talent pipeline.
- ii. In partnership with Kingston University and Kingston College, secure **more affordable workspaces** to host talented graduates, start-ups and creative enterprises.
- iii. **Promote green business enterprises and rapidly grow the sector** so Kingston becomes known for corporate social responsibility, a circular economy and high tech innovation.

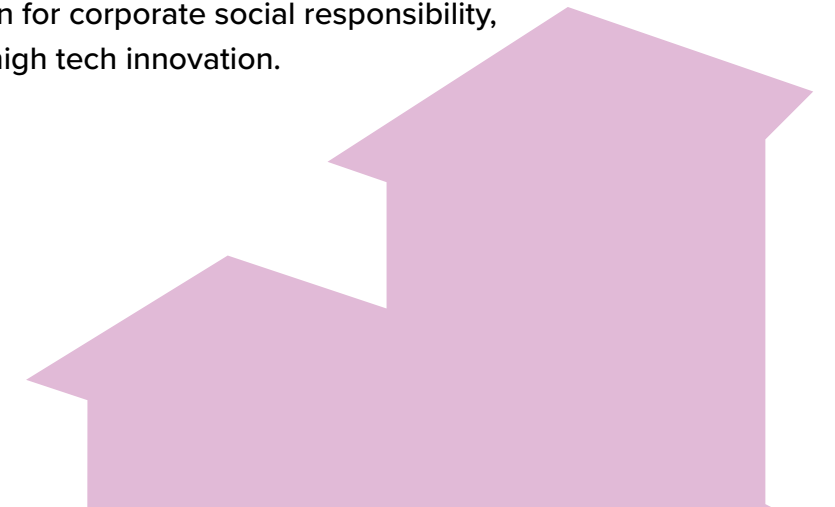


photo: Ed Reeve

Ambition 3



Greener, sustainable and better connected

A. Be at the forefront of responding to the climate emergency, by investing in net zero carbon initiatives and infrastructure, climate adaptation measures and low carbon travel.

- i. **Lead a comprehensive roll out of low carbon infrastructure** - including the new Kingston District Heat Network and solar panels - to supply renewable clean energy to all homes, businesses and transport.
- ii. Ensure new development and public realm improvements **minimise the effects of climate change** including heat waves and flooding - both river and street surface.
- iii. **Accelerate sustainable transport use** through investment in active travel infrastructure, creating seamless interchanges, improving public transport and reducing the overall presence of traffic and car parking within the town centre.
- iv. Provide on-street **electric vehicle charging points** and on-street blue badge parking for those residents and visitors with genuine need.



Ambition 3

B. Create friendlier and greener streets and spaces that improve biodiversity and well-being.

- i. **Unashamedly prioritise pedestrians, cyclists and those with reduced mobility**, by optimising the space for movement, expanding cycling infrastructure and creating healthier and safer streets.
- ii. **Create meaningful new green spaces and corridors** to enhance the network, improve biodiversity and people's well-being. Retrofit existing and make sure new buildings and spaces are greener with more green roofs, walls, trees, climate resilient and pollinator friendly planting and other urban greening measures.
- iii. **Minimise pollution in our air and water** by reducing traffic on our streets and ensuring responsible recreation and industry along our waterways.

C. Improve connectivity with our neighbours and wider networks - both physically and digitally.

- i. **Improve regional rail frequency to and/from central London, outer London boroughs and better connections to Surrey** by lobbying for new rail upgrades and connections to important employment hubs like Heathrow.
- ii. **Ensure further investment by TfL in a rapid, clean, affordable and accessible bus service** that also works alongside regional bus companies to better connect the town to Surrey and Berkshire, and provide modern digital upgrades to the stations and stops.
- iii. **Enhance signage and connections to neighbouring cherished places** including Richmond Park, Bushy Park, Home Park and Hampton Court Palace.
- iv. **Become a full fibre and digitally connected town.** Work closely with partners and providers to roll out the most up to date digital infrastructure, as an essential component for a strong modern local economy and embed the innovative use of technology to support green initiatives, improve wayfinding and promote events and cultural activities.



Three big changes

The next few pages illustrate how the vision's ambition could be brought to life through a series of big changes that will transform our town centre.

The next part of this plan will evolve through partnership delivery strategies and planning framework guidance, in order to make proposals a reality over the forthcoming months and years ahead.

The projects will vary in scale and funding required with the transformation and programme for delivery being the responsibility of a variety of organisations across the public, private and third sectors. These will be governed and co-ordinated by a council-led steering group during the third phase of the plan, known as the delivery phase.

Your Vision Our Future proposes three big changes:

1. Beautifully transformed riverside spaces
2. Connected hubs of innovation and enterprise
3. A first-rate destination for culture, retail and leisure



Beautifully transformed riverside spaces

The River Thames and the Hogsmill Riverside spaces are now Kingston's richest and most celebrated assets.

Kingston in 2038:

The continuous, beautiful promenade from Canbury Gardens to Surbiton is brought to life through a world class events programme developed in partnership with arts organisations like the Rose Theatre, FUSEBOX and Kingston School of Art. Previously forgotten sites north of Kingston Bridge are transformed to provide opportunities for more activity in and around the river including watersports, food and drink and leisure. The revitalised Hogsmill River path connects Kingston University School of Art,

at Knight's Park, to the town centre along a natural, rewilded green corridor. This passes by the town's civic hub, connecting up to an enhanced network of public spaces along the Thames, including the revived Eagle Brewery Wharf, Thames Side and Kingston Riverside at John Lewis, as well as Queen's Promenade and Canbury Gardens, together enticing our residents and visitors to explore and experience London's most exciting riverside.



An artist's impression showing what Thames Side could look like in the future.

What's happening now:

Kingston Riverside

New opportunities for the borough's entrepreneurs and young people are being delivered at Kingston Riverside, within the John Lewis building. The space will include new affordable coworking areas with business support for local entrepreneurs and start-ups. It will create 500 new jobs over the next 10 years.

Next to this, Creative Youth is managing FUSEBOX, a multi-arts space for young people which will be open for all the community to enjoy. This space will be a focal point for the FUSE International Arts festival, held across Kingston town centre in the summer.

These new uses will be complemented by improvements to the public realm along the riverside, which will incorporate seating, lighting, and informal performance spaces. The riverside renovation will attract footfall from south of Kingston Bridge up through Thames Side and into Canbury Gardens.

This creative hub will be a catalyst for further sustainable development along what has been a neglected stretch of the riverside.



Eagle Brewery Wharf

Kingston Council is working with Kingston First, the town centre's business improvement district, to transform Eagle Brewery Wharf into a place where everyone can unwind, enjoy and connect with nature. The proposal will increase the amount of climate resilient landscaping and introduce informal play areas. Additional seating will also be designed to allow residents and visitors to enjoy the beautiful river views, providing a moment of calm and respite along the riverside walk.



Big change 2

Connected hubs of innovation and enterprise

A well connected historic town thriving with green infrastructure, creative enterprises and high-quality homes supported by a network of healthy, walkable streets and relaxing green spaces and waterways.

Kingston in 2038:

Unilever's Global HQ is the cornerstone of a new business community with high quality workspace clustered around it, including the mixed use developments on Eden Walk and the Guildhall campus. More interlinked, flexible and affordable spaces promote the growth of creative enterprises and green businesses, supported by skills, training and investment coordinated by the Council, University and College with other partners.

The heritage-led regeneration of the Guildhall campus alongside the well established Royal Exchange development is bringing more people into the town centre throughout the day and into the evening.

The town is known for its green, walkable and safe streets. Traffic calming, pedestrianisation and landscaping have enhanced connectivity between these

spaces and the nearby Market Place and Apple Market and the revitalised cultural hub around the new leisure centre, Carnegie library and museum site to the east. Enhanced regional train and bus services and seamless interchanges mean that more people cycle, wheel, walk or use public transport to come to the town centre and visit nearby cherished green spaces. Most vehicles are powered by electricity and there is less traffic and noise throughout the town centre.

Continued investment has enhanced the unique character of Kingston town centre brought to life through open air eating, drinking and events, a popular market and seasonal events programme including one of London's most popular Christmas markets.



An artist's impression showing what Eden Street could look like in the future.

What's happening now:

Civic-led regeneration of the Guildhall campus



The council needs to ensure that its workplace is sustainable and fit for purpose, so that we can continue to deliver high quality services for our residents, be flexible as the organisation evolves and meet our climate sustainability target.

We need to reduce the council's footprint, ensuring

that our buildings are energy efficient, better used and release space for other uses. We are therefore currently looking at the future of the Guildhall site, including the Grade II listed Guildhall building and the inefficient 1960s office blocks behind. Any future development will respect the heritage of this area.

District Heat Network to provide clean energy

Kingston Council, in collaboration with partners including Thames Water, Kingston Hospital NHS Trust Foundation and Kingston University, has been developing proposals for a district heat network (DHN) that would use surplus heat from Thames Water's treatment facility at the Hogsmill. By using the heat the DHN will provide a low-carbon heating source for many town centre institutions and public buildings, including the new leisure centre, Kingston Hospital, Penrhyn Road University Campus, the former Surrey County Hall and the new Unilever headquarters. It will also provide heating to homes on the new Cambridge Road Estate.



Further phases of the DHN will see capacity increased and the network extended, with the opportunity for further public buildings and new developments to plug into the low-carbon heating source.

Big change 3

A first-rate destination for culture, retail and leisure

Kingston is a renowned hotspot for culture, heritage, experiential shopping, dining and recreation, with exceptional day and night time entertainment for all our communities to enjoy.

Kingston in 2038:

The vibrancy of the town centre is unmatched, drawing people in from across London and the South East, with a wide range of activities for all ages, at all times of the day.

Cultural, inclusive activities are thriving in our local venues including the Rose Theatre, pubs, clubs and new community spaces as well as outdoors, supported by a full calendar of events, offering something new and different to keep bringing people back to Kingston.

Reinvigorated historic assets, like the Market House, engaging street signage and sensitive public space improvements have enhanced the town and our appreciation

of its heritage. Communities are drawn to the new leisure centre and the reimagined Carnegie library and Kingston museum, which is a superb community and cultural hub.

Retailers are concentrated on a revitalised Clarence Street, stretching from the river and taking in John Lewis, Fenwick and the Bentall Centre through to a revitalised Old London Road in the east, bookended by the Lovekyn Chapel, Kingston's oldest building. This is complemented by more independent shopping, dining and leisure venues in Fife Road, Castle Street, the Rotunda and the historic Market Place, in the heart of the town.



An artist's impression showing what Clarence Street could look like in the future.

What's happening now:

Revitalising Memorial Gardens



Kingston Council and Kingston First are working together to transform Memorial Gardens, a historic green space in the heart of the town centre. Following engagement with our residents, businesses, and stakeholders, the improvements will make it more welcoming and accessible to all, respect our historic assets and better connect the site to the rest of the town centre.

A new community leisure centre



Kingston Council remains committed to building a new swimming and leisure centre in Kingston town centre.

After careful consideration and exploration of the costs, plans are being revised to ensure we build what residents have told us they need within an affordable budget.

Our plans will create a new space that everyone can enjoy and benefit from.

FUSE International arts festival



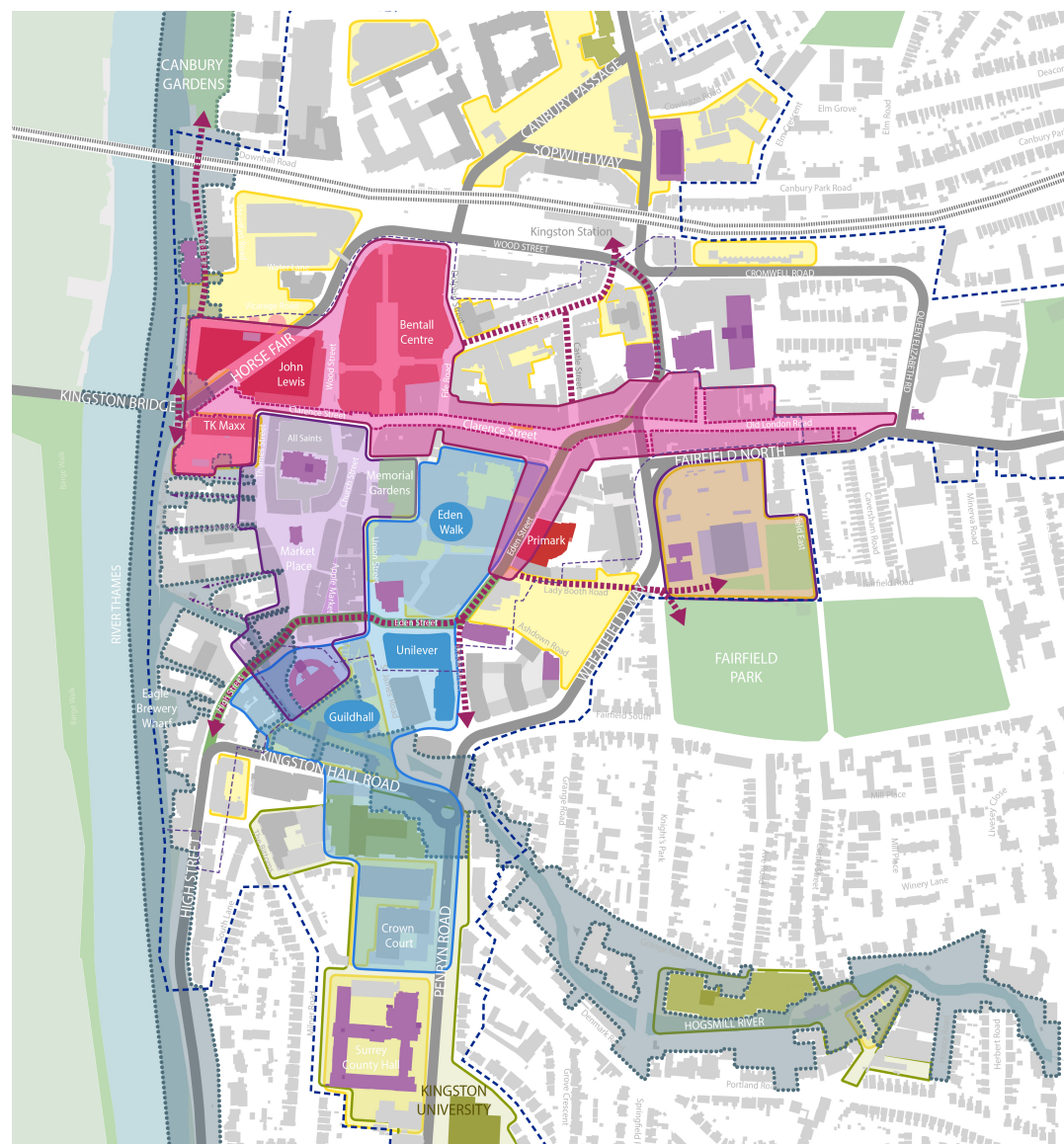
photo: Creative Youth
(www.creativeyouthcharity.org)

Curated and presented by local charity Creative Youth, FUSE International will be hosting its 15th season in the summer of 2023, in sites across Kingston and at the new FUSEBOX creative space at Kingston Riverside.

The festival brings together artists from the UK and worldwide, with 10 days of programming showcasing dance, music, theatre, comedy, spoken word, circus and visual art.

Areas of change

Kingston Town Centre will be transformed in a number of different areas around key development sites.



- proposed Metropolitan town centre boundary
- **Main commercial hub**
- ▶ key connections
- proposed Primary Shopping Area
- **Transformed riversides**
 - A. Canbury Gardens
 - B. Thames Side
 - C. Kingston Riverside
 - D. Alleyways to river
 - E. Eagle Brewery Wharf
 - F. Queen's Promenade
 - G. Hogsmill River
- **Knowledge hubs**
 - H. Kingston College
 - J. KU Penrhyn campus
 - K. KU Knight's Park campus
- retail anchors
- educational anchors
- green spaces
- heritage anchors
- civic and commercial anchors
- **Culture and heritage-led regeneration**
 - L. Historic Core
 - M. Guildhall complex
 - N. Carnegie Library and Kingston Museum
 - P. new community leisure centre
- **Civic and mixed-use hubs**
 - Q. Eden Walk
 - R. Unilever HQ
 - S. Guildhall Complex
- **Potential development sites**
 1. Seven Kings Car Park
 2. Canbury Car Park
 3. Regal Cinema & Canbury Business Park
 4. Bentall Car Parks
 5. Thames Side Wharf
 6. John Lewis Riverside
 7. Bishops Palace House
 8. Cromwell Road Bus Station
 9. Cattle Market Car Park & Fairfield Bus Station
 10. Eden Walk
 11. Ashdown Car Park
 12. Guildhall Complex
 13. 25 - 35 High Street
 14. Bittom's Car Park
 15. Surrey County Hall

Next steps

This vision sets out how we will ensure Kingston town centre continues to be a thriving place for residents, workers, businesses, students and visitors alike.

The next step is to prepare planning frameworks and delivery strategies for the areas of change which will enable us to deliver the ambitions and big changes set out in this vision.



Thank you!

A special thank you to all residents, Citizens' Panel members, community groups, institutions, businesses, landowners and investors who have contributed to the vision.

