

North Kingston Neighbourhood Plan

Local Areas of Special Character Appendix B (updated July 2023)

Local Area of Special Character (LASC) is an important designation to identify areas, which might be eligible for Conservation Area status at a later date.

The Royal Borough has identified and listed 18 areas¹ within Kingston upon Thames, and five of those are within our Neighbourhood Area:

1. Tudor Estate:
2. Wyndham Road/Bockhampton Road:
3. Woodside Road/Chestnut Road/Eastbury Road
4. Borough Road
5. Wolverton Avenue (also partly within Malden and Coombe ward)

Local Areas of Special Character should be seen as a tool for development control purposes where an area has a particular character, which, in the opinion of the Borough Council and Neighbourhood Forum, is worthy of special protection and possibly considered for Conservation Area status in the lifetime of the Development Plan or Neighbourhood Plan.

It is not within the gift of a Neighbourhood Forum to propose an area of special character for Conservation Area status, but the LASC designation is a springboard for this mechanism downstream. More than 80% of respondents to the Reg 14 consultation on the draft NPlan agreed that more parts of North Kingston should be protected. The areas identified for new LASCs gives the community the opportunity for a quicker route to Conservation Area status should they choose to do so.

While local listing provides no additional planning controls, the fact that a site or area is on a local list means that its conservation as a

¹ <https://www.kingston.gov.uk/heritage-conservation/local-areas-special-character-lasc/2>

heritage asset is an objective of the National Planning Policy Framework (NPPF) and therefore a material consideration when determining the outcome of a planning application.

Local Areas of Special Character were originally designated with a broad brush approach at Development Plan stage in order to give some protection to prospective Conservation Areas without the need to carry out lengthy research and consultation inherent in their designation, as originally outlined in the adopted Borough Plan (1989) followed by the Unitary Development Plan (1992) and the 2012 Core Strategy.

The inclusion of an area on the list does not imply that the area will inevitably become a Conservation Area, nor that the boundary of any Conservation Area that is to be designated should necessarily have the same boundary as the Local Area of Special Character.

Historic England has a very comprehensive guide to Local Heritage Listing: Identifying and Conserving Local Heritage (Advice note 7 Second Edition, January 2021).

This provides information to assist community groups and professional practitioners in implementing historic environment legislation as outlined in the following sections.

Current Legislation

The National Planning Policy Framework (July 2021)

Section 16: *Conserving and Enhancing the Historic Environment* outlines the importance Heritage assets are as *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*

§190 states: *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

Planning Practice Guidance:

§ 039-041 gives further information on non-designated heritage assets where inclusion on a local heritage list is helpful in their conservation when managing change.

New London Plan (March 2nd 2021)

Chapter 7. Heritage and Culture: outlines the importance of London's historic environment as represented in its built form, landscape heritage and archaeology.

Policy HC1 states that 'Boroughs should, in consultation withlocal communities....., develop evidence that demonstrates a clear understanding of London's historic environment'.

The policy further outlines that Development Plans should demonstrate a clear understanding of the historic environment and heritage values of areas and their relationship with their surroundings to inform regenerative change by:

- *Setting out a clear vision that recognises and embeds the role of heritage in place-making*
- *Utilising the heritage significance of a site or area in the planning and design process*
- *Integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
- *Delivering positive benefits that conserve and enhance historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

Kingston upon Thames Core Strategy (2012)

The Core Strategy Development Plan adopted in 2012, is a plan for the future of Kingston and guides development for the next 15 years. It contains a number of policy themes including *A Sustainable Kingston*, which covers policies on Design, Character and Heritage. § 6.76 explains that the Borough Council's focus and encouragement is upon heritage-led regeneration, while § 6.77 lists Kingston's heritage asset categories, which includes Local Areas of Special Character at point 7. As required by government, the Royal Borough is currently developing an up-to-date new Local Plan, which should be adopted by 2024.

The Royal Borough's criteria for the designation of Local Areas of Special Character

The Royal Borough's criteria for Local Areas of Special Character (LASC) was revised and adopted at the April 2018 Growth Committee meeting in line with good practice. The amended criteria now requires

the area to have heritage significance as defined by national policy and Historic England's Local Heritage Listing guidance note (7), together with any other relevant architectural, landscape or townscape quality and interest.

The Royal Borough designates LASCs based on their environmental and aesthetic qualities. There were originally 26 designated areas, but this has been reduced to 18 as some are now designated as full Conservation Areas instead.

The LASC criteria as revised and adopted are:

- a. The area must be of heritage significance; and
- b. Must meet one or more of the following three criteria:
 - i. The architecture in the area must be of a high quality, distinctive and well preserved and may reflect the collective value of groups of historic buildings with consistent architectural form, style, features, detailing or materials; the area may include groups of high quality, distinctive and well preserved architectures built as an ensemble over a short period of time.
 - ii. The townscape of the area must be of a high quality, distinctive and well preserved. The historic townscape and/or the urban form of the area may have organically developed over the centuries or may have been planned by design in one or more stages.
 - iii. The landscape of the area must be of a high quality, distinctive and well preserved. The composition, the natural and/or built features of the historic landscape may have organically developed over the centuries or may have been planned by design in one or more stages

North Kingston Forum recommendations for new Local Areas of Special Character

Based on the Royal Borough's adopted criteria, these recommendations recognise the contribution made by the historic environment to our sense of place and will help to preserve the character of the neighbourhoods so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

In 2011, The Royal Borough published a Borough Character Study to support the Kingston Local Development Framework called *Kingston – Towards a Sense of Place*. The study identified the essential components that combine to give Kingston its particular Sense of Place.

For the preparation of the Neighbourhood Plan and Appendix B – Local Areas of Special Character, we have extended the council's

character study to include our own research specifically to define these recommendations more thoroughly and identify additional areas of Heritage significance. The reports² include:

- NKForum Canbury Ward Character Study
- NKForum Tudor Ward Character Study
- NKForum Tudor Ward West Character Study

² <https://www.northkingstonforum.org/evidence-documents>

Staunton Road/Park Farm Road (Policy NK7 vi):

Staunton Road, Park Farm Road and the nearby streets form a coherent enclave of high quality late Victorian houses of similar age and standard as can be seen in the nearby Richmond Road conservation area. The distinctive and generally well preserved buildings in this area's grid of two and three storey "attic room" houses has uniform red brick front elevations, complemented with either one storey but mostly two storey, imposing rectangular or splayed bay window features. These frontages are capped by front facing gable end roofs that give the area a well-ordered appearance that compliments the setting of the nearby listed 'The Keep', part of the historic Kingston barracks of the East Surrey Regiment, that once existed there. Some "householder" extensions and loft conversions have occurred, which are generally well designed, and in keeping with the established character of the area. There are one or two newer developments on in-fill sites but again generally respectful of the scale and character of their neighbours.



Staunton Road



Park Farm Road

Gibbon Road/Richmond Park Road/Burton Road (Policy NK7 vii):

The centre piece of Canbury ward is the Grade II listed St Luke's church, a fine red brick building designed by Kelly & Birchall and constructed between 1886 and 1887 by a local building firm W.H.Gaze. The church was consecrated in 1889 at a time when Canbury was considered *the most impoverished district in Kingston*. The church and the development which followed in the nearby streets of Burton Road, Richmond Park Road and Gibbon Road together comprise an area of buildings represent an excellent and generally well-preserved example of late Victorian and Edwardian domestic architecture. Furthermore, the quality of the buildings reflects the growing affluence of the area as the town prospered. The range of building designs; terraces, semi-detached and villas, and the materials used, being built of red brick, yellow stock and *gaults* is testament to the area's heritage of phased development that occurred during this period with several builders contributing to the creation of this distinctive residential area of special character.



74-84 Richmond Road - Locally Listed Buildings



Gibbon Road - south



Gibbon Road - north



Richmond Park Road

Willoughby Road/Canbury Ave (Policy NK7 viii):

The area is bounded by Canbury Avenue, Deacon Road, Willoughby Road and extending to part of Canbury Park Road typifies the historic character of Canbury Ward during its early development which followed the opening of the Kingston Town railway station in 1863. The mainly 2-storey traditionally brick built, slate roofed, detached, semi-detached houses, and named "villas" in groups of short terraces remain generally well maintained. Whilst the overall form and appearance is one of uniformity in height there is a subtle variety in house widths and detailing.

Yellow London stock bricks or white Gault clay bricks are commonly used for the main front elevations although the facades are now aged by weathering so as to be almost indistinguishable. Interest is often added to elevations by use of red brick ornamental string courses, dental corbelled eaves and red brick quoining. Single storey front elevation splayed bays are commonplace, with further individuality provided by differences of moulded stucco rendering, stone lintels and cills or brick arches above vertically sliding sash window heads. Whilst distinct these details make an important contribution to the special character of the area. The front elevation windows are often paired at first floor or to the larger bays, where there is a variety of means of separation with stone columns, rendered or fair face brick piers, else ornamental cast iron mullions used to support twin lintel units at first floor. Although some houses have been pebble dashed, rendered or the brickwork painted, domestic alterations and garden extensions have mostly respected the character of these late 19th and early 20th century houses.

The area's most significant individual buildings are the two public houses. The classic lines of area's oldest pub, the Canbury Arms, which opened in 1891, contrasts with the slightly later and more flamboyant Willoughby Arms, opened in 1896, both fine examples of late Victorian public buildings. The mature lime trees in Canbury Avenue are an early example of public area tree planting to enhance new developments. Unfortunately, several being lost to storm gales and replacements are badly needed.



Canbury Avenue



Deacon Road



Beresford Road



Willoughby Road

Osborne Road/Windsor Road/Bearfield Road (Policy NK7 ix)

The cottage style late Victorian terraced houses within this clearly defined area have a consistent architectural form creating a distinctive and generally well preserved townscape. Typical architectural details feature and are well preserved. The design of the houses is generally consistent, with a common theme of London stock brickwork and slate roofs, except in Osborne Road where Gault brickwork is prevalent, with many of the houses having simple bay windows, creating a distinctive local character. This small area of workers' cottages is well contained and extends north of King's Road as far as the boundary to the Richmond Road petrol station. The western frontage of the area along Richmond Road includes two short parades of local shops, adjoining the fine red-brick Queen's Head public house, while to the east Thorpe Road neatly frames this well-defined enclave. While a few of the houses, particularly in Bearfield Road, have been subjected to rather unfortunate loft extensions, they are very much in the minority and the district's architectural integrity is generally maintained.



***Osborne Road:
Victorian houses with well-maintained typical architectural features***

Tudor Estate extension (Policy NK7 x)

In the 1930s following Surrey County Council's decision to move the border of North Kingston to include a part of Ham, the builder GT Crouch bought the land from the Dysart Estate and started to build the new Richmond Park Estate, later becoming known as the Tudor Estate – Kingston, and opened on the 17th November 1933.

The core of the estate, defined around Wolsey Drive, Cardinal Avenue and the northern section of Tudor Drive, is already designated as a Local Area of Special Character. Within this area the most significant single building is the Cardinal Public House, built by Hodgson's, Kingston's brewery and acquired by Courage & Co in 1943, which is thought to have been designed by the brewery's architect Joseph Hill. The adjoining Tudor Drive parade of shops adopts a similar style so creating an attractive focus for the estate.

However, the remaining section of Tudor Drive south of the Latchmere Lane junction as far as Park Road displays similar architectural and landscape characteristics of equal quality and seems worthy of designation as well. It exhibits the same distinctive "Tudor-bethan" architecture, characterised by applied "half-timbered" framing on white rendered brickwork beneath red-tiled roofs, with generous grass verges on both sides of the street, which creates a defining unity with the rest of the estate. The building form is typical of the inter-war period, predominantly of semi-detached houses with wide and deep proportions, with some small terraces of 4-6 houses, with the occasional detached house together with a small development of similarly designed two-storey maisonettes.

The area is of significant heritage value and is one of the few remaining town planning examples from this inter-war period of such quality. The entire length of Tudor Drive from the Ham Cross junction to Park Road reads as one whole architectural and historic town planning environment, a classic of its kind.

The landscape is distinctive and of high quality with its consistent green verges that expand into green mini parks along the route and together contribute to the essential character of the estate. The pedestrian walkways are enhanced by the mature trees and bulb plantings, carried out by the small army of volunteers who treasure this amenity.



Tudor Drive:

Green verges expand into a mini-park along the main road. A town planning element typical of this inter-war period, creating a generous and unique landscaped environment.



Tudor Drive local area centre:

The Cardinal Public House and the adjoining Tudor Drive parade of shops creates an attractive focus for the estate, placed equidistant between the Richmond Road and the Park Road junctions of the Tudor Estate.

Conservation Areas (CAs) and their designation

As indicated earlier in the document, a Neighbourhood Forum cannot gift an area with Conservation Area status, this is the responsibility of the Royal Borough who can identify an area of special architectural or historic interest, which deserves careful management to protect that character. However, a character area (or part of) already designated as an LASC could act as a springboard for CA designation should the Royal Borough and local community approve.

The first Conservation Areas were designated in 1967 under the Civic Amenities Act and there are now nearly 10,000 in England.

In March 1971 the Royal Borough's first Conservation Areas were designated under section 277 of the Town and Country Planning Act 1971.

From 1990 onwards, designations were made under section 69 and 70 of the Planning (Listed Building and Conservation Areas) Act 1990.

Historic England's Conservation Area Appraisal, Designation and Management Advice Note 1⁽³⁾ outlines the process in managing change in a way that conserves and enhances the character of historic areas.

There are currently 26 Conservation Areas Borough-wide, and 4 are located in the Forum's Neighbourhood Area:

1. **CA5: Liverpool Road⁴** which is partly in the Plan Area. The Area was designated in November 1980 and extended in October 1990, with 113 properties covering 40.6Ha. **Designation Summary:** An area of individually designed detached and semi-detached houses dating from the 1850s set in a mature landscape on the edge of Richmond Park.
2. **CA13: Richmond Road⁵** was designated in September 1998 with 184 properties covering 7.2 Ha. **Designation Summary:** A range of fine late Victorian and Edwardian Houses of distinctive groups of red brick construction.
3. **CA15: Park Road⁶** was designated in June 1989 with 184 properties covering 7.2Ha. **Designation Summary:** An area of fine Victorian houses and local shops dating from 1890-1900. A Character Appraisal is available alongside a Management Strategy Programme (2008).

³ <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

⁴ <https://www.planningapp.org/kingston-upon-thames/about-conservation-areas/liverpool-road>

⁵ <https://www.planningapp.org/kingston-upon-thames/about-conservation-areas/richmond-road>

⁶ <https://www.planningapp.org/kingston-upon-thames/about-conservation-areas/park-road>

4. **CA25: Riverside North**⁷ was designated in November 2004 with 62 properties covering 27 Ha. **Designation Summary:** A linear area whose form and mature landscape is influenced by the river Thames, alongside which lie ancient riverside estates, important 19th century public works that established Canbury Gardens, a group of large Victorian/Edwardian houses and late Victorian boathouses fronting the river. An Area Appraisal is available.

Each Conservation Area was extensively appraised by the Royal Borough at the time of Designation. The Reports and Area Appraisals (if available) can be found on their website,⁸ and are also illustrated in the attached Heritage Map.

The Royal Borough's Conservation Areas will shortly be under review through the new Local Plan process. In order to fulfil the Council's statutory duties, it is intended to revise or produce new Conservation Area Appraisals and Management Plans (CAAMPs) for each of the Royal Borough's 26 Conservation Areas using a standardised Methodology. A Policy 'hook' in the draft Local Plan will refer to the documents so that they gain weight through the development of the Local Plan.

Conservation Areas are designated heritage assets, which are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990:

- a. Section 71 sets out the Council's statutory duty to, from time to time, formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- b. Section 72 sets out the Council's statutory duty to, in the exercise of planning functions, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The production of CAAMPs may result in the Royal Borough making Article 4 Directions under the General Permitted Development Order 2015, withdrawing certain permitted development rights.

Prior to adoption as Supplementary Planning Documents after adoption of the Royal Borough's new Local Plan, all documents would be subject to Part 5 (Supplementary Planning Documents) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Royal Borough's Conservation Area General Guidance and the Conservation Area Appraisals and Management Plans (CAAMP) were approved at the Place Committee 20th June 2023⁹.

⁷ <https://www.planningapp.org/kingston-upon-thames/about-conservation-areas/riverside-north>

⁸ <https://www.kingston.gov.uk/heritage-conservation/conservation-areas>

⁹ <https://moderngov.kingston.gov.uk/ieListDocuments.aspx?CIId=702&MIId=9723>

North Kingston Neighbourhood Area Heritage Asset



Key to map:



Existing Conservation Areas

CA5: Liverpool Road

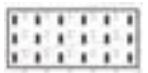
CA13: Richmond Road

CA15: Park Road

CA25: Riverside North



Existing Local Areas of Special Character



Area of Archaeological Significance



Strategic Area of Local Character



Proposed Neighbourhood Local Area of Special Character Policy NK7:

- vi. Staunton Road/Park Farm Road
- vii. Gibbon Road/Richmond Park Road
- viii. Willoughby Road/Canbury Avenue
- ix. Osborne Road/Windsor Road/Bearfield Road
- x. Tudor Estate



Listed Building