

Design Guide for the North Kingston Neighbourhood Plan

Rev June 2025

*Place may be the first of
all concepts; it may be the oldest
of words.*
N. Scott Momaday



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Introduction

This **Design Guide** is intended to example to designers the distinctive local character of North Kingston that the NK Neighbourhood Plan is intended to retain and enhance as new development goes through the planning process. The Neighbourhood Forum comprising residents and businesses of North Kingston has set policies in their plan to be followed for the design of new development in North Kingston. The guidance given in this document will be used in the process of development management when evaluating the suitability of planning applications and goes further than other forms of guidance commonly used in planning. It forms an important part of the vision set out in the Neighbourhood Plan and is accompanied by a rationale that explains the objectives, with the Design Guide steering to the appropriate degree or precision of more detailed design work. This code should be read together with the Residential Design Supplementary Planning Guidance (SPG) prepared by the Royal Borough of Kingston¹ and the Small Sites Design Narrative², the principles of which will be applied across North Kingston as part of the Neighbourhood Plan.

Objectives of the Neighbourhood Plan and this Design Guide:

- To ensure North Kingston remains a desirable place to live by maintaining its essential suburban characteristics and by successfully managing the transition between the growing Town Centre and the surrounding Suburban area.
- To ensure the long-term socio-economic sustainability of North Kingston by protecting and improving its essential local retail, business and social facilities.
- To help North Kingston adapt to climate change including by way of new buildings designed for climate resilience and by protecting its important green spaces by steering these away from development; to mitigate climate change by locally reducing carbon emissions and delivering a net biodiversity gain from new development.
- To help meet local housing need by managing new housing development in key areas and to a limited number of key sites.

¹ <https://rbk.maps.arcgis.com/apps/MapJournal/index.html?appid=a9799e3705d741b9a3db3c0cdc0cca63> See Kingston Council Residential Design Supplementary Planning Document

² <https://rbk.maps.arcgis.com/apps/MapJournal/index.html?appid=a9799e3705d741b9a3db3c0cdc0cca63#>

Policy Review

The Policy context which applies to this Design Guide is as explained in the body of the draft North Kingston Neighbourhood Plan. At the time of writing, much change is expected over the coming years to National, Regional and Local Policies. This Design Guide is to be read in conjunction with the most up-to-date Policy iteration of those documents listed on the next page.

Principal documents and codes of design guidance that should be observed in conjunction with this guide:

- National Planning Policy Framework (adopted Dec 2024)
- London Plan (adopted March 2021) together with meeting or exceeding the best practice parameters of the document Guidance for Housing Design Standards Feb 2022 published by the Greater London Authority which sets out minimum space standards for new development. These standards are expected to be exceeded by at least 5% to meet best practice.
- Royal Borough of Kingston upon Thames Core Strategy (adopted 2012)
- Kingston Local Plan (emerging, 2019-2041) and residential SPD
- Kingston Town Centre Area Action Plan (2008)
- National Design Guide (Published October 2019 updated January 2021) which states that “*The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of 10 characteristics.*” This should be read alongside the National Model Design Code and associated guidance notes.
- National Model Design Code (Published January 2021, updated July 2021) together with Guidance Notes For Design Codes

The National Model Design Code:

Published January 2021, the National Code forms part of the Government's Planning Practice Guidance and clearly sets out the design parameters to help communities decide on what good design is and looks like in their neighbourhood.

Our guide begins by referencing and expanding on the National Design Guidance wheel covering the three tenets of a well-designed place: Climate, Character and Community. This is further broken down to define 10 important characteristics of well-designed places, alongside the colourful table of the National Code which further expands those 10 characteristics of well-designed places into 64 sub-criteria. Local areas such as ours can include some or all of those sub-criteria depending on the future growth and evolving needs of a neighbourhood. For North Kingston, the planning

policies of the neighbourhood plan and the guidance combined herein, together with national and local codes, require of designers that greater emphasis must be placed on the quality, design and the local environment when planning new development.

Extract below from The National Model Design Code

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

Above: The 10 characteristics of well-designed places

Figure 2. Design Code Coverage

If the design code covers...		URBAN EXT'L	INFILL SITE	SMALL SITES
Context				
C.1.i	Character Types	*	*	*
C.1.ii	Site Context	*	*	*
C.1.iii	Site Assessment	*	*	*
C.2.i	Historic Assessment	*	*	*
C.2.ii	Heritage Assets	*	*	*
Movement				
M.1.i	Street Network	*	*	*
M.1.ii	Public Transport	*	*	*
M.1.iii	Street Hierarchy	*	*	*
M.2.i	Walking + Cycling	*	*	*
M.2.ii	Junction+ Crossings	*	*	*
M.2.iii	Inclusive Streets	*	*	*
M.3.i	Car Parking	*	*	*
M.3.ii	Cycle Parking	*	*	*
M.3.iii	Services + Utilities	*	*	*
Nature				
N.1.i	Network of Spaces	*	*	*
N.1.ii	OS Provision	*	*	*
N.1.iii	Design	*	*	*
N.2.i	Working with Water	*	*	*
N.2.ii	SUDS	*	*	*
N.2.iii	Flood Risk	*	*	*
N.3.i	Net Gain	*	*	*
N.3.ii	Biodiversity	*	*	*
N.3.iii	Street Trees	*	*	*
Built Form				
B.1.i	Density	*	*	*
B.1.ii	Whether Buildings Join	*	*	*
B.1.iii	Types and Forms	*	*	*
B.2.i	Blocks	*	*	*
B.2.ii	Building Line	*	*	*
B.2.iii	Height	*	*	*
Identity				
I.1.i	Local Character	*	*	*
I.1.ii	Legibility	*	*	*
I.1.iii	Masterplanning	*	*	*
I.2.i	Design of buildings	*	*	*
Public Space				
P.1.i	Primary	*	*	*
P.1.ii	Local+Secondary	*	*	*
P.1.iii	Tertiary	*	*	*
P.2.i	Meeting Places	*	*	*
P.2.ii	Multi-functional	*	*	*
P.2.iii	Home Zones	*	*	*
P.3.i	Secured by Design	*	*	*
P.3.ii	Counter Terrorism	*	*	*
Uses				
U.1.i	Efficient Land Use	+	+	+
U.1.ii	Mix	*	*	*
U.1.iii	Active Frontage	*	*	*
U.2.i	Housing for All	+	+	+
Homes and Buildings				
H.1.i	Space Standards	+	+	+
H.1.ii	Accessibility	+	+	+
H.2.i	Light, Aspect, Priv.	+	+	+
H.2.ii	Security	+	+	+
H.2.iii	Gardens+Balconies	+	+	+
Resources				
R.1.i	Energy Hierarchy	+	+	+
R.1.ii	Energy Efficiency	+	+	+
R.1.iii	Nhood Energy	+	+	+
R.2.i	Embodied Energy	+	+	+
R.2.ii	Construction	+	+	+
R.2.iii	MVC	+	+	+
R.2.iv	Water	+	+	+
Lifespan				
L.1.i	Management Plan	+	+	+
L.1.ii	Participation	+	+	+
L.1.iii	Community	+	+	+

* Issues that you would expect to be covered in a code
 + Issues that may be covered elsewhere and so not included in the code

Above: Design Code coverage of the 64 sub-groups

Sense of Place: what makes one area different from another and makes our physical surroundings worth caring about. A local Sense of Place and identity are shaped by local history, culture and heritage. New development design in North Kingston needs to take this and the above National criteria into account when submitting plans for approval.

The Guiding Principles

All parties to the design process are invited to share in the aspirations of the North Kingston Neighbourhood Plan thus the resulting development will meet the best practices for design that will result in a built development that is:

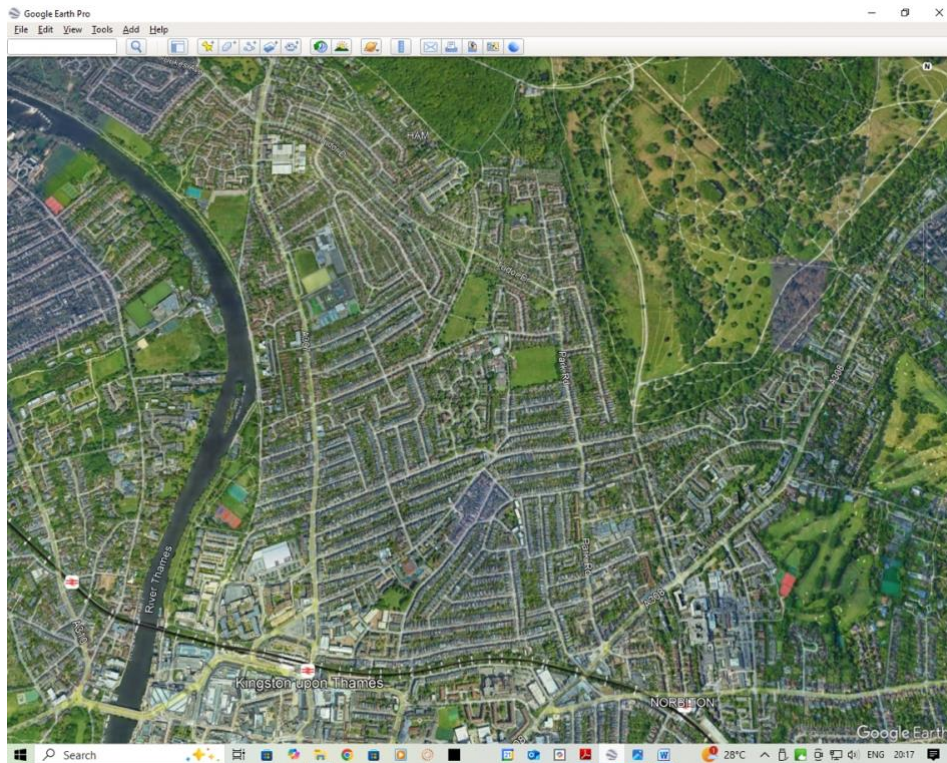
- Safe to build and safe to occupy and safe to exist that is, as far as is reasonably practical, completed to our neighbourhood giving rise to minimal risks to health, safety or security.
- Built to minimise adverse impacts upon climate change being constructed both sustainable and durable materials and techniques in construction and of low maintenance and low costs to operate when in use, also at the end of end of the design life the development this can be readily repurposed, reused or materials reclaimed and recycled.
- Carefully designed to be buildable and to be fit for purpose, designed to be pleasing so as to be both enjoyed by those using the development and those who can only look at it from outside or afar.
- Well designed, styled and engineered to fit into the North Kingston Neighbourhood Area so as to complement the needs of our area and enhance the character of this and that of bordering neighbouring areas, giving a sense of place, respecting habitats and augmenting green space and biodiversity.
- Value for Money, providing good quality that is affordable and durable, commensurate with the desirable place that is north Kingston, as well as providing suitable space and accommodation to cater for the wide spectrum of society and needs that makes up our area.

The Neighbourhood Plan seeks to ensure that new housing meets the needs of all residents, with provision for children and for key workers in the area, and suitable for older residents and disabled who may wish to stay in North Kingston. New developments including housing will be expected to meet high design and environmental standards as well as providing a component of affordable/social housing in accordance with the policies of the council's own planning policies and the London Plan.

As a general principle the Forum is keen to see when sites currently owned by the council are considered for redevelopment, whatever the specific requirements of the brief might be, provision should be made for a range of affordable housing, including for key workers and priority given to first-time purchasers living or working in the borough.

North Kingston - Overview

North Kingston (the Neighbourhood) is a mature, generally built out suburban enclave on the fringe of the town centre, predominantly residential, but punctuated by: open spaces; schools with local shopping parades, business premises and a range of community amenities and places of worship all within its well-defined boundaries of the River Thames, Richmond Park, the railway and the borough boundary to Coombe and Kingston Hill.



Aerial view of North Kingston: bounded by the railway to south; grey area of Richmond to the north, Richmond Park and Queens Road to East and River Thames to west. For definition of designated boundaries see map drawing further on page 8
Note: the leafy green of the residential area compared to town centre built up area.

With thanks to Google Earth for image

The vast majority of planning applications received by the Council in the North Kingston Neighbourhood area are relatively trivial, with householders' loft conversions and rear extensions dominating. Nevertheless, these applications are important to neighbours and all require proper scrutiny. However, whilst significant new build schemes are few, there are a number of relatively small projects that also demand careful examination. These will include: locations where a

change to new use is proposed; prominent sites, including corner sites or those on a main road, changes to shopping parades, to identified character or conservation areas, to locally important or listed buildings or to localities by the riverside or other sensitive vistas. Some proposals are clearly professionally designed and are well thought through, whilst judging from the recent past, others appear crude and poorly designed and if opportunity arises then if further alterations are proposed then these ought to be reconsidered and improved.

As set-out in the Design and Heritage Assessment³ prepared by members of the North Kingston Forum, most of the Neighbourhood's existing stock of buildings is two-storey houses of traditional construction. Local domestic architecture is dominated by buildings from three periods, each with their own distinctive style: The late Victorian and Edwardian terraces and villas of much of Canbury ward; The inter-war suburban developments of semi-detached houses in Tudor ward, and these both interspersed with apartment buildings and a number of post-war developments of mixed quality'.

³ https://drive.google.com/drive/folders/1neqHNhdcbThvmfNL2_aSLMWLa_23HnVr

**North Kingston Neighbourhood Forum and the Area this embraces
were redesignated in August 2022**



GUIDANCE NOTE 1: Principles of Sustainability: Sustainability and the consideration of climate change are core to the overarching objectives of this Neighbourhood Plan and this design guidance should be used to inform all aspects of design and to guide new development. Impacts and mitigation measures should be identified at inception and considered throughout the design process to procurement and through to commissioning, when in use and final decommissioning. It is important that the whole life cycle cost, including the embodied and operational carbon footprint of a development is identified when proposing new construction.

As example, consideration for a development site needs to be given as to whether existing buildings and landscaping (or parts thereof) have continuing value and can be retained and/or repurposed. Policy **NK2** sets out the Neighbourhood Plan's "Sustainable Design Standards" which are augmented by the Environmental Policies covering Climate Change Mitigation (**NK12**), Climate Resilience (**NK13**) and Green Infrastructure and Biodiversity (**NK14**). See also Green Infrastructure below, including the 'desirable requirements' that all new residential development be designed to provide an electric vehicle charging point at every parking space.

Pedestrian and cycle routes have been identified in Policy **NK11**: Access and Movement. New development adjacent to a route needs to have regard to its function and value and if possible, seek to enhance its function, appearance and safety, in line with the London Plan Healthy Streets Approach Policy T2. These policies should be read in conjunction with the Royal Borough's Local Implementation Plan 3 (LIP 3, July 2019) which identifies how the council will work towards the Mayor's Transport Strategy goals.

In addition to the checklists and requirements of the local authorities and utilities companies when undertaking major development to improve the infrastructure in the borough to accommodate the development, consider also the following when designing new developments:

GUIDANCE NOTE 1: Principles of Sustainability to be applied to the design thought process:

- Can I reuse and adapt rather than replace and rebuild?
- Is my design versatile; can it be simply adapted for a disabled user or visitors?
- Build with quality to provide durability. A home is for life not just lasting the defects period or for investor's payback time.
- Use materials obtained from sustainable sources
- Select sources to avoid excessive transportation

- Construct new developments with effective amounts of insulation
- Exceed minimal standards to comply with building regulations, aim for exemplary and best practice
- Improve thermal insulation to existing retained structures when repairing or altering
- Provide adequate ventilation and controls against solar gain to avoid overheating
- Incorporate photovoltaic solar panels for energy use offset; consider colour and style to minimise intrusion
- Incorporate technology to control heating cooling eg use heat pumps, thermostatic valves, zoning, wireless
- Provide for fast secure internet data interconnectivity and space to allow for home working
- Select fittings to minimise energy use and water waste eg. Showers, limit bath sizes. Remote controls heating. Smart movement and lighting control. Provide water harvesting.
- On larger developments consider wind power generation and ground source heat pumps.
- Make provision for electric vehicle charging and cycle use and storage
- Be aware that many insulation materials, composites or timber are combustible. Limit and use in a controlled and regulated way to avoid fire spread and toxic smoke spread.
- Design services to avoid penetrations through fire separating walls and floors
- Fit smoke and fire detection equipment to alert users of risks, particularly in HMO's and flats where a neighbour's actions behind closed doors can become a fire risk. Eg. Lithium cycle batteries left on charge or damaged/ cooking fires/ sofa fire.

GUIDANCE NOTE 2: Green Infrastructure: the character of North Kingston is enhanced by the plentiful open spaces both within and immediately adjoining its boundaries with Ham Common to the north, Richmond Park to the east, and the river Thames to the west. Pocket parks and grass verges are key attributes of the Suburban Area augmented by Hawker centre's playing fields, while within the denser development closer to the Town Centre, Canbury Gardens and Elm Road recreation ground are key open spaces. Latchmere Rec and Dinton Field together with abundant green areas of The Keep, provide a significant "green lung" strategically located on the border between the three wards. Specific policies relating to Local Green Spaces (**NK15**), New Pocket Parks (**NK16**) and Public Realm (**NK17**) form an important part of the Plan. Where tree planting and other enhancements are suggested as part of the Plan these are additionally included as recommended community infrastructure levy (CIL) projects.

GUIDANCE NOTE 2: Green Infrastructure:

- Identify habitats and retain mature trees and existing green spaces to incorporate into the scheme
- Protect established planting that is to be retained against dewatering, dust from works, branch, stem and root damage.

- Treat soft landscaping as being as important as elevation appearance; ring fence and protect budget provision
- Where trees removed, replace locally with suitable replacements determined with Kingston officers
- Protect, water and maintain new planting until thoroughly established
- Remove hardcore and debris arising from demolition and construction areas where green landscape or gardens proposed
- Provide front and rear gardens to new infill development using good quality top soil; first removing and clearing from site all debris from the works
- Keep housing +extensions +patios + garden decking + vehicle hardstandings+ paths + garden sheds+ outbuildings to <50% of plot and plant the remainder to garden and ponds
- Remove all redundant hardstanding as part of new development and give over to greening
- Construct new hard surface areas for vehicles so as to be permeable in event of rain and not run off to combined drainage.
- Existing surface drainage in Kingston is at capacity with some streets subject to flash flooding in storm conditions. Provide SUDs, storm water underground drainage storage tanks and/or French drain soakaways to reduce flow rates and opportunities for flash flood storm water runoff to surcharge combined drainage systems or to spill across public pavements.
- Consider provision of under fence routes for small animals when building fencing and wall enclosures to boundaries.

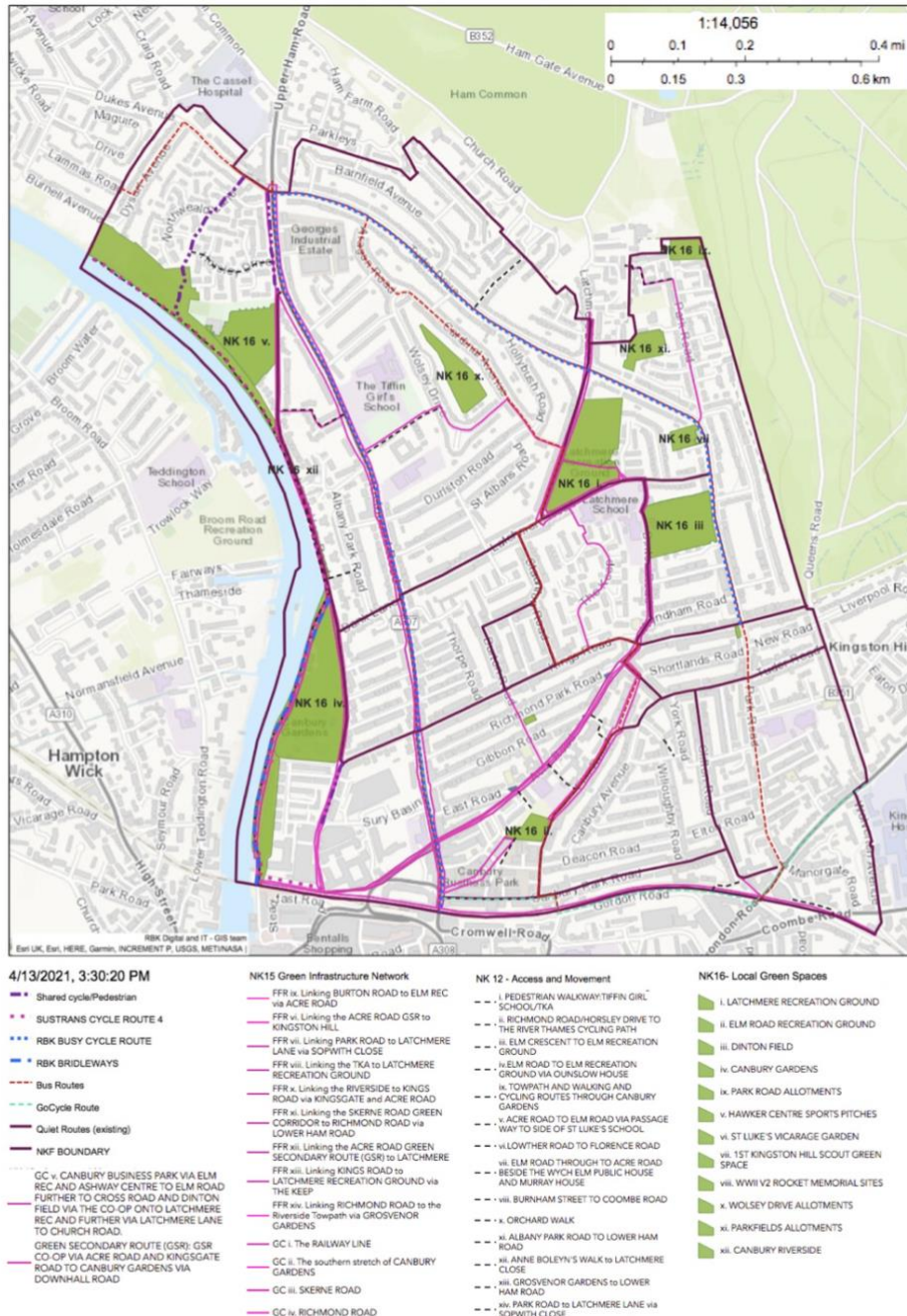


Canbury Gardens is a fantastic amenity and provides an important contribution to the health and well-being for residents and visitors alike. Policy NK15: Local Green Spaces gives additional protection to this important amenity.



Elm Road Recreation Ground is populated by a number of mature Elm Trees, hence its name and that of the adjacent road. Being adjacent to St Luke's school, the facilities are mainly for children up to 11 years. Policy NK15: Local Green Space gives additional protection to this important amenity.

North Kingston Neighbourhood Plan - Policy NK12: Access & Movement,
Policy NK15: Green Infrastructure Network and Policy NK16: Local Green Spaces



Policy map showing pedestrian and cycle routes to be protected and enhanced, A Green Infrastructure network with Green Corridors, Green Secondary Routes and Family Friendly Routes. The map illustrates how these routes link the Local Green Spaces forming a network covering the neighbourhood area.

Our Neighbourhood moving forward:

Encourage positive regeneration that will enhance our neighbourhood



Our Vision includes:



Enhancement of existing gateways:
- environment improvements
- Regeneration with mixed use residential led development featuring employment and culture



Neighbourhood 'Heart'
At the junction of Kings Rd and Acre Rd feature a Village Green



Enhanced Business Parades:
Environment improvements including paving, furniture, signage and planting



Environmental improvements to the Primary Roads:
Enhanced access for all including additional safe pedestrian crossings



Green Secondary routes eg Acre Road
Tree planting along verges and improvements to junctions that are presently road dominated



New Green Corridors
Linking parks and open spaces



Protection of existing strategic view
(from Thatched Lodge to Kingston Guildhall)



Protection of Views to St Luke's Church Landmark



Protection of Views to Richmond Park



Protection of Views to the River Thames

Our Neighbourhood moving forward:

Enhancing connectivity for pedestrians and cyclists



Primary roads with enhanced access for all



Gateways and junctions improved with signage and pedestrian/cycle crossings



Secondary roads and shopping parades enhanced with improved pedestrian realms including Sustainable drainage and green connectivity.



Identify long term enhanced pedestrian connectivity through the neighbourhood



Proposed new designated family cycle route

Create a neighbourhood infrastructure that is green and pedestrian/cycle friendly



Environmental enhancements can create a neighbourhood infrastructure that is green and pedestrian/cycle friendly, but which also permits safe, efficient travel for all everyday purposes.



The Keep, a low-density MoD estate with many mature trees is in the foreground, with Dinton Field to the right (square) and Latchmere Recreation Ground to the left (oblong)

Our green spaces, road verges, parks, and gardens to homes are critically important amenities for the health and well-being of residents in addition to providing important ecosystem services for wildlife.

Policy NK15: Local Green Space gives additional protection and encourages net gain.

GUIDANCE NOTE 3: Quality Design - Character and Context:

Policy **NK1** states that new development will generally be expected to maintain the area's essential character and be in scale with its surroundings. The Design and Access Statement submitted in support of future planning applications for new development, should include an appraisal addressing the following issues: Design quality; Scale and land-use; Privacy and amenity; Landscape, and Occupancy/density of the proposals.



A carefully designed side extension picking up detailing of red brick quoins arches and band courses and stone lintels to front elevation. The new extension correctly set back sub-servient to main house



Converted shopfront with a bay window has retained heritage of shop fascia position and corbels but the roof extension does not match the broad symmetry of neighbouring property

The Council's Residential Design SPG states, *"Any residential extension or alteration should respect the architectural character and scale of the original building and its setting"* and this forms a fundamental principle of this Design guide. In identified character areas, (e.g. Tudor Area with its external mock Tudor timber framing and to Victorian and Edwardian Areas with contrasting patterned brickwork, brick arches, stone lintels, and stucco render ornamentation,) also to shopfronts, particular attention will therefore be required to any alteration affecting street facing elevations. As example, proposals relating to thermal insulation or to external plumbing, overflows, ventilation and flues will need to avoid intrusive intervention with character and in particular, installing external options to street facing elevations are to be avoided so as to retain originality of character. Internal solutions should be adopted wherever possible to assist conserve the special character of our neighbourhood.

GUIDANCE NOTE 4: Urban form: the pattern of development along the network of streets throughout the neighbourhood varies from the relatively dense semi-detached and terraced development across much of Canbury Ward with a less dense, more open form of predominantly, but not exclusively semi-detached houses in Tudor ward. Most housing throughout the Neighbourhood Area has front and rear gardens and each identifiable by party boundaries and parapets to roofs as to ownership. There are open green spaces, trees and planting common along public roads, with grass verges common across the north of the area. Distinctive development such as post war public housing including The Keep and the denser recent developments in the core area were designed with specific objectives which did not necessarily recognise the site's context. In the case of the public housing where some redevelopment is planned the context of the adjoining area should be acknowledged while more recent higher density development in the core area establishes an upper limit to which new development should be subservient.



Park Road

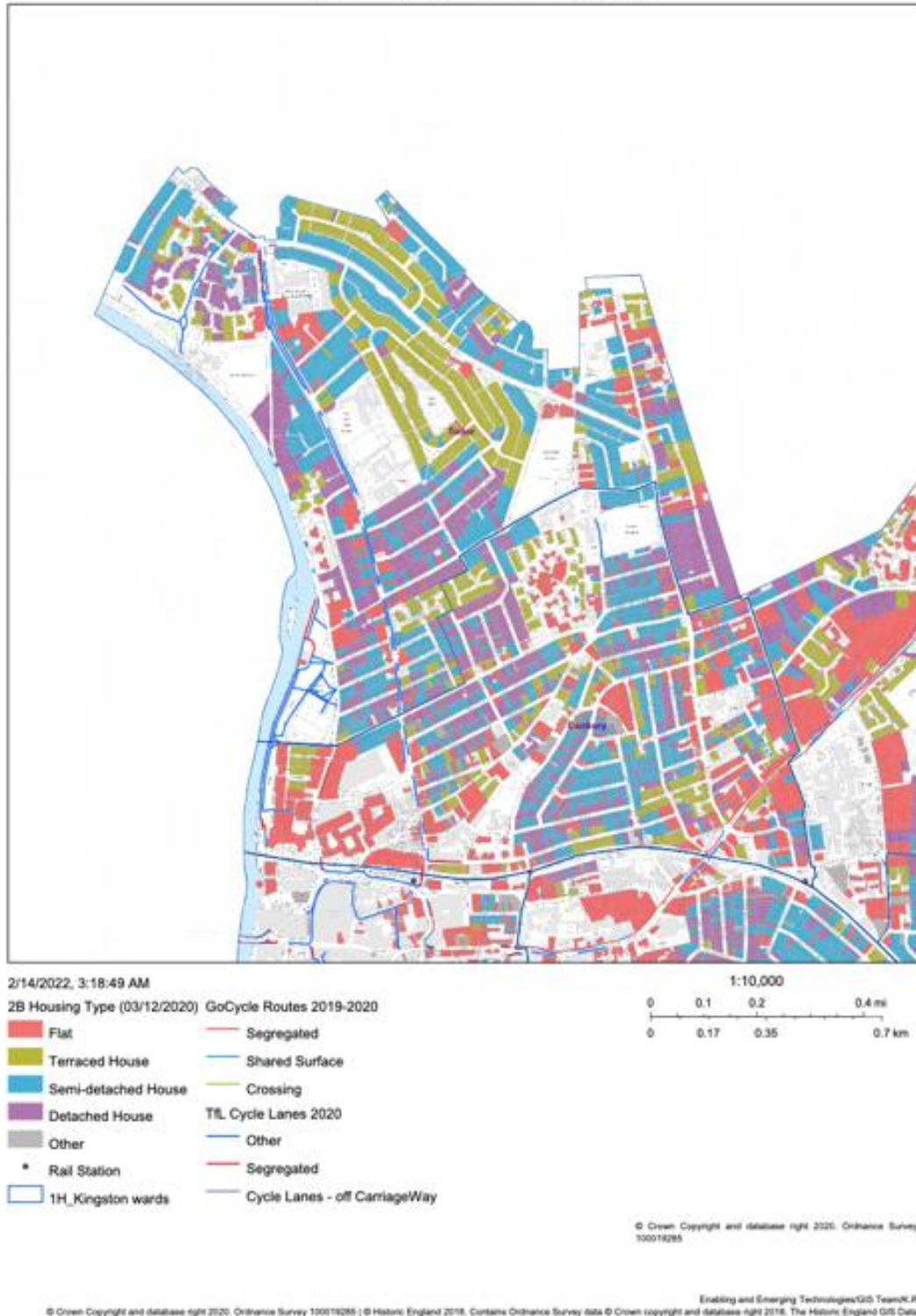
Although the brickwork is not a true copy of that used in the area, the character of the area has been incorporated into a terrace row of new houses which have all sold. However, the commercial building next door projecting forward to the line of other shops was constructed around the time of the pandemic and the retail units to the ground floor nor offices have not let. It is questionable whether the building can be easily adapted to another use.

GUIDANCE NOTE 5: Road and street hierarchy: Richmond Road, Park Road and Tudor Drive provide the principal distribution routes for the network serving North Kingston, these with bus routes and main services. Queens Road provides a direct route to the strategically important north London to south London road link through Richmond Park. This is intensively used during rush hours by private commuter cars wishing to bypass and avoid Richmond town centre; Petersham, Ham and Tiffin schools in Richmond Road, and to avoid Latchmere and Alexandra schools located off of Tudor Drive and Park Road. Secondary routes along Kings Road to Richmond Park, Cross Road, Elm Road, Clifton Road and Acre Road facilitate local access and offer opportunities for pedestrian and cycle way enhancements. Tertiary links to and from the area's schools and with the town centre including the retention of the local K5 bus service, constitute an important part of the Neighbourhood Plan's Active Travel strategy.



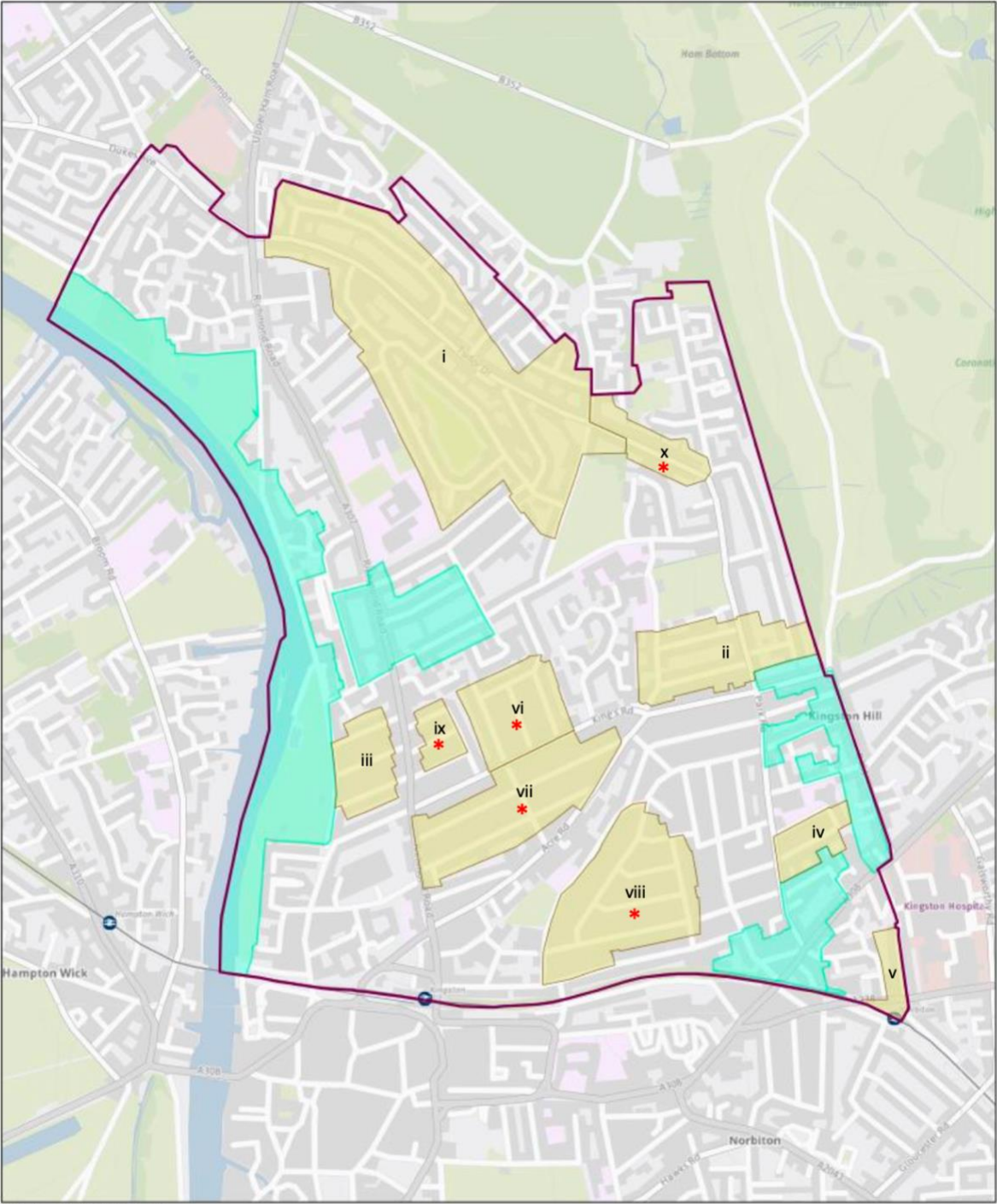
The Queenshurst development in the Town Centre Area This complex provides a well-defined public space 'Linear Park' and a commercial 'Cycle Exchange' retail unit to enliven the otherwise sterile ground floor. This provides a popular bicycle maintenance workshop and exchange shop with café and safer (but longer therefore less frequently used) alternative cycle route towards the town centre and station enabling cyclists to avoid the busy bottleneck of the Richmond Road. Green space for residents in the development is restricted to a privately accessed inner gated courtyard that is overlooked by the development. Glass fronted balconies enable views to greenery beyond the residential units (See Google Earth image later in this Design Guidance)

Character Area Assessment



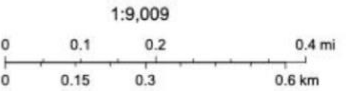
Guidance note 4: Building Typology: Predominant types of buildings in North Kingston – Housing Types and Urban Form (many thanks to RBK for the use of their ARCGIS data)

Spatial relationship of North Kingston's Conservation Areas alongside existing and proposed Local Areas of Special Character.
(See Neighbourhood Plan Policy NK7 and Appendix B)



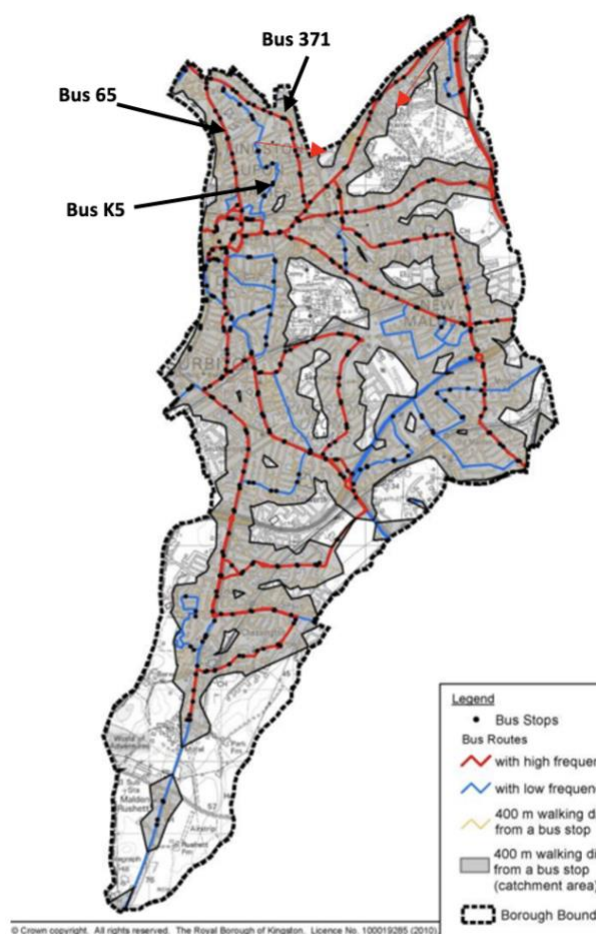
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- NKF BOUNDARY
- NK 7 - Local Areas of Special Character
- i. TUDOR ESTATE
- ii. WYNDHAM ROAD/BOCKHAMPTON ROAD
- iii. WOODSIDE ROAD/CHESTNUT ROAD/EASTBURY ROAD
- iv. BOROUGH ROAD/PRINCES ROAD/ARTHUR ROAD
- ix. OSBORNE ROAD/WINDSOR ROAD/BEARFIELD ROAD
- v. WOLVERTON AVENUE
- vi. STAUNTON ROAD/PARK FARM ROAD
- vii. GIBBON ROAD/RICHMOND PARK ROAD
- viii. WILLOUGHBY ROAD/CANBURY AVENUE
- x. TUDOR ESTATE
- Conservation Areas
- * PROPOSED NEW LASC

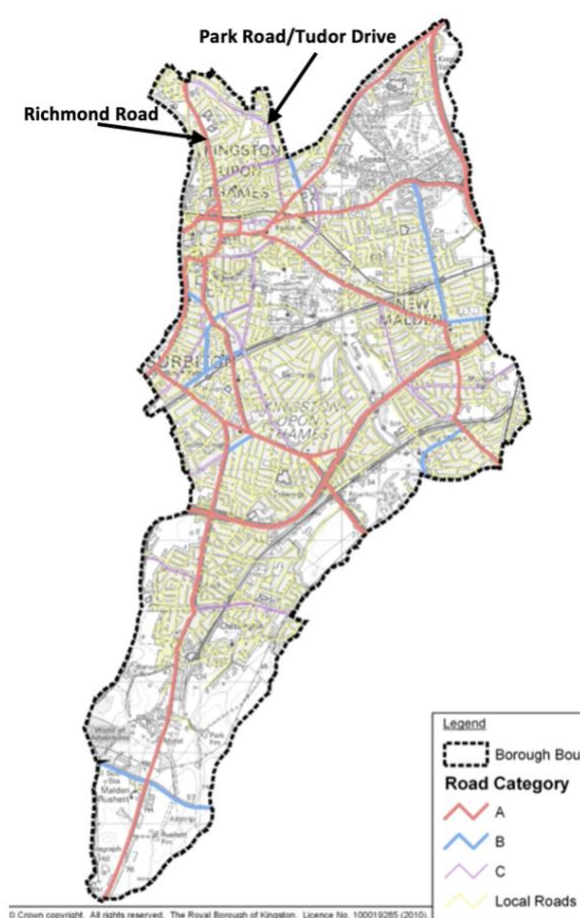


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RBK Digital and IT - GIS team
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Note 5: North Kingston Principal Bus routes bus 371 along Tudor Drive/Park Road, and bus 65 along Richmond Road. Bus K5 is a 'Hail and Ride'.



Note 5: Road Hierarchy North Kingston has 2 principal roads, Richmond Road (A307) and Tudor Drive/Park Road, Linking Richmond with Kingston Town Centre and the A3 via the A308.

These maps are from the Royal Borough's Local Implementation Plan 3 document (LIP3, July 2019). Annotation is relevant to the North Kingston Neighbourhood Area but illustrates the principal networks Borough-wide.

GUIDANCE NOTE 6: Key and focal buildings: The Neighbourhood Plan includes a list of buildings identified as significant. These include listed buildings, buildings on the local list of important buildings, and those recommended for inclusion as buildings of townscape merit.

Policy NK7: Locally Listed Buildings outlines how development in the vicinity of such buildings should ensure that it contributes to the enhancement of their setting with specific regard to their significance. Development adversely affecting the setting of these buildings would not meet the requirements of the neighbourhood plan and thus via objection is unlikely to receive permission. The full list of existing heritage buildings and those proposed for listing can be found in the Neighbourhood Plan **Appendix C**

Similarly new development in the Neighbourhood's Conservation Areas (CA) and local areas of special character (LASC), existing and proposed, will be judged to more exacting standards than expected elsewhere. **Policy NK6:** Conservation Areas and Local Areas of Special Character specifies that development proposals located within a CA or LASC or its setting, should demonstrate how they have had specific regard to the development principles as set out in the Neighbourhood Plan **Appendix B**. The appointment of an architect or similarly qualified professional to manage the design process is recommended.



St Agatha's Church



The Keep

Two fine examples of local Grade II listed buildings in King's Road



The Vicarage



St Luke's Church

The Grade II listed St Luke's Church, along with the Vicarage opposite. The latter is attributed built around 1888 by a local builder W.H.Gaze. The large vicarage garden acts as a community hub for events, relaxation and meditation. The church spire is a key local landmark.



Sopwith Aviation Company

With many thanks to Kingston Aviation for the image.



The Thomas Sopwith Aviation Company was formed in the early 1900s to manufacture the 1917 Sopwith Camel, the most successful allied fighter in WW1. Part of the façade now forms the Canbury Park Road/Elm Crescent corner of the Sigrist Estate in memory of Fred Sigrist, engineer and works manager. Note the propeller references within the modern brick pillar and metal fence railings, this reinforcing links to a proud heritage.



**Siddeley House
Experimental Workshop**



The Sopwith factory site can be seen in this pre-1934 aerial view. The empty site of the post-1935 Grade II listed Siddeley House, an experimental workshop, can be clearly

seen. Please see Kingston_Aviation's website⁴ .Many thanks to Kingston Aviation for the images

GUIDANCE NOTE 7: Building lines: the higher density mixed-use development in the core area should be designed to clearly define public and private space. Where building lines have been established by existing development elsewhere, these lines should be respected by new development. Planted private front and rear gardens will be expected to new in-fill housing development. All crossover applications for off street parking will be guided by the Kingston and Sutton Vehicle Crossover Policy document 2018 or as this is updated⁵.



Elm Road

Exemplified above in Elm Road, building lines are well defined in most roads with front garden conversion to parking being controlled by local policy.



Elm Road new infill housing

New infill development with well-designed front garden boundary wall following the building line of the street. The roofs, windows and bays respecting the local vernacular. Neat , unobtrusive symmetrical external plumbing

⁴ <https://www.kingstonaviation.org>

⁵ Kingston and Sutton Vehicle Crossover Policy document 2018

Canbury Ward: A range of Victorian, Edwardian homes and new homes



Queen's Road double fronted home

An elevation of brick and stucco ornamentation with corbel roof eaves that is unsuited to external application of insulation materials and where internal upgrades will be more appropriate



Kings Road leading to Richmond Park

Pitched roofs with embellished gable ends and mix of one and two storey front bays predominate. Green front garden corridor route for wildlife interrupted by crossover.



Recent new homes Dinton Road

Built with front gardens but height of hedging perhaps reducing security. Outward tilt operation of windows not supportive of sash window style, only when closed. Pitched roof and articulation breaks otherwise monotony of plain brickwork and vast roof expanse.



Wolverton Avenue (LASC)

Eclectic mix of scale verging on top heavy forward encroachment rather than subservient design of front elevation roof extensions.



Clifton Road:

Group of 3 'unique' special character' Edwardian homes. Ornamental features of front elevations including gardens retained with off street parking alongside principal elevation



Canbury Avenue

Villa style pairs of semi-detached, detached and short terrace Victorian properties. Pitched roofs, single storey bays, stone lintels and stucco/ brick and stone bays.

Tudor Ward: Mixture of terraced, detached, and semi-detached inter-war with some modern design updates



Holly Bush Rd, Tudor Estate:

Vertical mullioned window designs enhance Elizabethan mock Tudor but some loss from 'picture window' fixed glass



Wolsey Drive, Tudor Estate:

Examples of detached housing and wildlife corridors and habitats provided by front gardens



An alternative way to retain boundary treatment whilst providing front garden parking with gates to path and permeable driveway parking area denoting private land.



Lower Ham Road: Modern additions



Lower Ham Road: Victorian design



Bank Lane: inter-war period

The Thames Riverside area:

A range of street scenes and housing styles, mainly Edwardian and interwar but with some post WW2 infill blocks and modern design updates. Pitched roofs of various sizes and angles providing not only shelter but interest to the elevations and street scene. Infill blocks of 20th century flats of simple architectural styling replace buildings on some plots and respect the height of existing adjoining buildings but some are of little architectural merit and have scope for improving.

DESIGN GUIDANCE 8: Materials:

New development should respect the character of North Kingston much of which is established by the materials of existing buildings. London stock and Gault clay brickwork with ornamental red brick band courses and quoins, stone lintels, and natural slate tiled roofs dominate development across much of Canbury ward, with red clay tiled roofs with brick and white painted render panels with the distinctive "Tudorbethan" timber framing design dominant in much of Tudor ward to the Tudor estate.

There are post and interwar blocks of council flats, commercial business parks and public buildings interspersed to sites across the wards and these generally have been constructed with a more functional materials to finish. This is not always in keeping to retain character although in several cases the designers have striven to retain and enhance upon local character.

There are several attractively designed low rise estates of varying quality, most of which replace shut down commercial enterprise sites and which have their own local character they have generated. Some of the principal ones are:

- I. The Farthings off Kingston Hill**
- II. Archer Close**
- III. The former Hawker Aircraft Factory site at Ham**
- IV. Dagmar Road Mews**
- V. The Keep Estate**
- VI. Lowther Road York Road Council Estate**

Photos on following pages

- I. **The Farthings off Kingston Hill** – two and three storey houses accessed mainly on foot via brick paved wide and narrow alleys, steps, and ramps. Landscape planting with part below ground parking



The Farthings:

This has a great community feel to the estate. Scale, variety and interest around every corner and in the details. Appears to work well and is well cared for and looked after by residents. Original permeability for pedestrians reduced by partial gating in attempt to inhibit through foot traffic or cycles to ward off any anti-social behaviour from outside the estate.

Note: Unequal step heights from construction datum error to paving and limitations on direct access for disabled unless familiar with the approach routes.



The Farthings:

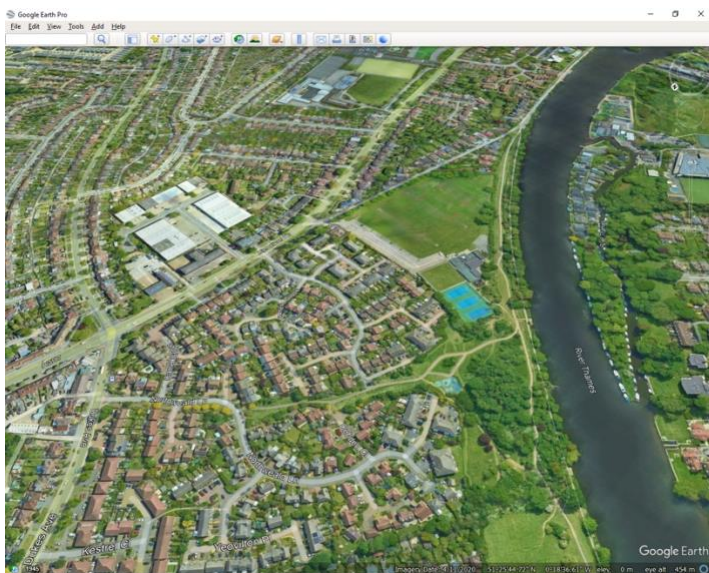
- II. **Archer Close** Former football ground – variety in design modern two storey cul-de-sac estate red brick housing with grey brick band courses and brick window cills, painted render to some to first floor. All with steep pitched roofs covered with concrete interlocking roof tiles. Some conversion of roof spaces to provide additional rooms. External porches and integral up and over metal garage doors. Wood stain and white upvc double glazing with simple cross hair glazing bars several householders have replaced double glazing. Mixed shrub and hedgerow planting scheme with trees to estate roads and front gardens; communal brick paved parking areas to serve housing without garages. Tarmac roads concrete kerb edges, variety of brick paviour and light tarmac driveways. Tarmac breaking up in several instances to drives.



Archer Close Estate

Our thanks to Google Earth for these pictures

Archer Close: Town House estate dominated by car use and parking difficulties presumably because delivered with small living space the garages used for storage rather than car. Also this found too small for modern day cars with some driveways too short to park off street outside garages. Some conversions of roof voids to habitable rooms. 'Essex' design brief style housing estate reflects Kingston's local character only in that there are front and rear gardens and trees but the half render elevations and street facing garages are only found mostly in modern infill development and are not typical to Canbury or Tudor Wards except to cul-de sac new development or with Tudor timbering. Similarly the wooden picket fencing now nearing end of life as are timber window units and some garage doors. Piecemeal expenditure evident on a house by house basis by householders able to spread the costs of ownership rather than managed by others.



Aerial view: Hawker Estate in foreground

Looking south east from the northern end of the NK Forum designation. The former Hawker Aircraft factory housing estate is to the bottom half of picture with permeability through centre of the estate from Ham shop parades through to River Thames. Business park and fire station are beyond the A309 Richmond Road facing the estate with Tudor Drive curving through the Tudor Estate towards the east. Copious green planting throughout the area with significant open green space to the Thames riverside, to the Hawker Centre playing fields extending inland from river, and Tiffin School very top of picture.

With our thanks to Google Earth for these pictures



Entrance to the Hawker Estate

Below: Brick boundary wall and fixed railings gives impression of a gated community but the gates are fixed wide open.

Concrete interlocking tiles to steeply pitched roofs that provide opportunity for future householder conversion to add to habitable space avoids transient moving of families and helps develop communities. Houses with off street parking or garages low density and screened with shrubs trees and verge planting. Variety of designs with some with tile hangings at first floor or Tudor style timbering. Low density with copious green verges, landscaping and tree planting. Children's playground and asphalt cycle path between shops and river link to Kingston

III. The former Hawker Aircraft Factory site at Ham

- IV. **Dagmar Road Mews** a small mews cul-de sac infill development on the site of a former car showroom and workshop comprising 2 and 3 storey town houses without garaging around brick paviour courtyard parking similar to previous.

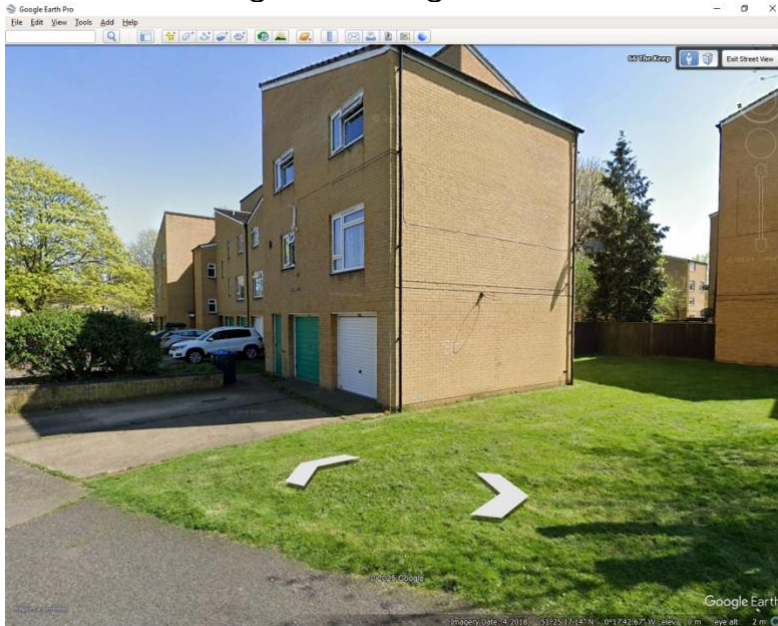


Dagmar Road Mews

Dagmar Road Mews An eclectic 'Poundbury' mix of individual styles, size, heights and juxtaposition succeeds as an infill development invoking a feeling of history albeit not representative of style of the local area. Use of ornamental band courses and dentil designs in brickwork, with different brick colours gives individual identity of ownership as well as demarcation of a private brick paviour common parts courtyard. This will assist owners with management of financial responsibility for maintenance. Whilst this could easily have been a gated development, this has been resisted to leave open entrance and become part of the community. Note slate used to roofs appears to be salvaged natural material with some surface breakdown of the selected material and slipped units where fixing holes of slates suspected too large and worn. If material is to be reused it requires careful selection and grading before installation.

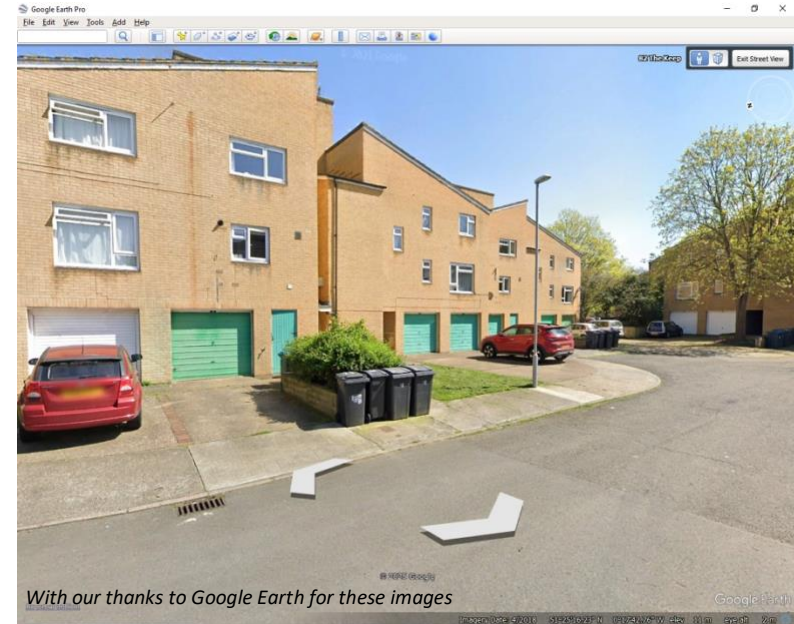
Mix of support details above window and door heads with some curved arch brickwork, straight 'stone' effect lintels, individual bays, band courses and porch canopies, and landscape planting adds interest to the elevations.

- V. **The Keep Estate.** A generously less dense estate development on the site of and behind the boundary walls of the former Victorian era Kingston Barracks. The Grade 2 listed Victorian built guardhouse 'The Keep' converted to residential flats. Remainder of barracks cleared and replaced with mixture 2, 3 and 4 storey detached, semi-detached and terrace town housing. Unique to the neighbourhood and this estate the sand coloured brickwork to elevations is fragmented into a series of adjoining angular blocks each capped by a mono pitch angled roof. Generous grassed verges surround all buildings with several mature trees to each estate road.



The Keep Estate

Note unique styling of the estate, unbroken expanses of pink buff colour plain stretcher bond brick punctuated by rectangular windows and angular mono pitch roofs with triangular gable ends. The shuttered garages and wide concrete driveways add to the sense of a somewhat sterile ground floor space. Not a good or friendly look and departure from local style.



The Keep Estate

Defensible space but the wide use of concrete for paving and continuous crossovers without raised kerbing gives over the space to the motor car. Relief is provided by copious grassed areas and numerous trees. Note: Poor details such as non-projecting window cills and poorly positioned overflow pipes are causing water staining to elevation brick faces.

- VI. **Lowther Road York Road council estate** Part of this has been recently demolished and replaced with a four storey block of flats using brown and buff brickwork to street and gable end elevations, with heavy in appearance painted mild steel railing balconies and fascia. Many balconies have been immediately altered with improvisations by tenants to provide privacy screening resulting in a disjointed appearance in use. Most flat units are double aspect. Artificial machine pressed slate has been used to the main roof incorporating photovoltaic panels. This new block faces 1970's architecture of York House, a 3 and 4 storey block of flats and maisonettes with a much heavier in appearance dark brick party wall construction with storey height lightweight cladding panel infills to provide window elevations within PVC frame with brick faced balconies. The building is complete contrast to the gentility of the terrace of small two storey Victorian cottages to the opposite side of York Road that faces it. Railing fenced ground floor ventilation openings to a disused car park floor once serving the flats are unattractive and add sterility to the street and alleyway elevations.



Dale Court in York Road: Note how brick parapets without weather capping have badly stained from descending dampness. The lightweight cladding is peculiar to this building



Victorian Cottages York Road: Terraced cottages in York Road that face the building York House in the previous picture to the left. Some are spoiled by plumbing on front elevation and others by chimney repair alterations and concrete roof tiles.

General qualities for materials when planning development:

Materials for external envelopes of buildings should generally have the following qualities and should be:

- Sympathetic to the character of the local area and follow the same architectural palette used elsewhere locally, else if departing from the traditional palette then should be used together with other materials to present a coordinated and identifiable new theme this styled suited to fit architecturally well with existing buildings and enhance the local character.
- Coming from sustainable sources involving minimal transportation.
- Durable.
- Structurally suitable
- Thermally efficient
- As a generality dark finishes will absorb more heat from sunshine than do light colours so tend to age more quickly. Light colours attract more graffiti.
- UV light from sunshine will alter colours causing fade to dark colours and darkening to timbers. White finishes tend to yellow and red pigment for coatings is often found to be the least stable of colours tending to fade quickly to pink.
- Be able to endure thermal changes. Weather and diurnal change or rain after sunshine causes large temperature range variations that will dimensionally change surfaces and even entire elevations. Differential movement between different materials and to long lengths or large expanses of the same materials must be accommodated in design joints to avoid cracks or separation that may lead to failures, loss of integrity, with leaks or further deterioration. If not considered at initial design stage the appearance can be spoiled by late incorporation of suitable joints into the build process.

- Be suitable for the degree of exposure. Materials are responsive to moisture changes. Components such as mortar, concrete, blockwork and painted coatings that are made by adding water in manufacture generally tend to shrink after construction, whilst those made through a fired process, e.g. bricks and ceramics, will tend to expand as they age. PVC/UPVC plastic materials and common metals will also change greatly in dimensions in response to thermal change and plastics and resins from oil based derivatives will tend to shrink as they age. Unprotected mild steelwork, if it is allowed to rust will expand up to 16 times its original dimensions and when used externally for balcony supports with protective multi-layer painted coatings applied only after being built into brickwork, this is likely to rust to crack and disrupt masonry. Stainless steel or galvanised steel materials are more durable but cut to size edges are often found untreated and prone to corrosion.
- Be aesthetically suitable
- Have suitable fire resistance qualities. Materials may alter when they are subject to intense heat of a fire. Timber if of sufficient oversize will char and slow burn at a steady rate once the char layer is thick enough to protect the core strength whilst steel and aluminium will begin to lose strength comparatively quickly and may fail sooner.
- Be fit for purpose. With the advent of internet ordering materials may appear from sources with dubious quality control. Where modern day artificial replacement materials are proposed, e.g. slate, then be aware that whilst these may remain watertight for the years described by manufacturers they often fade, curl or discolour or may develop unsightly lichen stains far more rapidly than this depending on quality of manufacture. Natural slate from quarries in China may not have the durability of that quarried Wales or Cumbria. Beware of quotas and ability to source expected materials in timescales required by the project.
- Different materials may cause corrosion to another material when wetted and the two used inappropriately next to each other or one mounted above the other. Beware of iron leaching from sandstone and limescale from concrete and limestone. Rainwater is mildly acidic from carbon dioxide. Electrolytic cells can form between dissimilar metals the battery effect causing loss of material and perforation. Powder coatings and mastics have been known to leach and deposit soiling below onto brickwork. A single wrongly used steel screw when a corrosion resisting one should have been specified or used can ruin an entire elevation with unsightly rust streak staining. Similarly positioning of flues and overflows by poor design can expensively spoil entire elevations.

As designers selecting materials, you must consider if the character of the building or the area will be materially affected by substituting original materials for cheaper substitutes when projects are called to be cost engineered. In particular risks such as staining and increased maintenance costs to avoid safety issues must be reported and be documented.

Some typical examples of the quality of workmanship and materials in North Kingston



Elm Road

Small detached villa with wooden sash windows, ground floor bay, red brick arch to window head, red brick band courses and quoins. Slate roofs with ornamental gable fascia often with finials, are found typical of Canbury and Kingston Gate wards.



Richmond Park Road

Larger villa with gable end with red brick ornamentation extending to window reveal quoins and a front door with recessed porch. Ornamental barge boards that have been matched with the piggyback recent extension. Yellow buff stock brick is typical of the area. Many of the villas have a cottage name plaque and were built around the late 1890s.



Richmond Road

An example of a more ornate semi-detached home with original features including two storey bay, attic roof room, ornate barge boards to gable end, decorative dentil cornice, crenellation to brick arches above window heads, ornamental corbels to pilasters and mullions with cornice bands at line of the ground and first-floor window heads.

GUIDANCE NOTE 9: Details of design: Timber vertically sliding sash windows with recessed front doors seem to typify much of the late 19th and early 20th century housing while side opening casement windows, (timber and Crittal metal style), often with porches to front doors, are common across the Tudorbethan inter-war development in the north of the neighbourhood. Whilst not advocating pastiche, our design guidance is keen that these characteristic principles guide the design of future residential development outside of the core area. The development of this will be further managed by the site-specific design briefs as set out in the Neighbourhood Plan. When new infill estates are proposed the precedent of green landscaped town house development such as the former Hawker aircraft factory site, The Farthings, Archer Close and Dagmar Road all provide a starting template but these are not without flaws and require updating to accommodate modern day home needs and technology in construction.

GUIDANCE NOTE 10: Alterations and enlargement: As noted above for such works as extensions and loft conversions the principles set out in the Council's Residential Design SPG are normally expected to be followed. Extensions should be proportionate considering the size of the property and the space available and when extending at the back of the house to occupy no more than a quarter of the garden area. The amenity and security of neighbouring properties should be protected from undue overlooking. Sit out terraces to flat roofs at first floor or above should be avoided, as well as avoiding the introduction of high-level Juliet balconies where these enable direct viewing into neighbouring property.



Park Road: Considerate 3 storey side extension enhancing the property overall



Richmond Park Road:
With setback
Piggyback loft extension



Elton Road: New homes fitting in well within local character

New Infill Developments, Conversions and extensions: Considerate and respectful of the local vernacular



The Alexandra Public House was converted into flats whilst retaining and restoring many of the building's original features such as the entrances and ornate brickwork. The new homes adjacent respect the local vernacular.

It is regrettable that the Alexandra was lost to residential development. This was a well known and popular establishment with comfortable and family oriented and rooms available for B&B.

Regretably some poor highway design with corner brick pier to new boundary wall insufficiently set back to round off corner to enable motorists sight line when emerging from Tudor Road to see oncoming vehicles. Also extraneous external cabling and pipe routes could be more sympathetically integrated and routed

Park Road a fitting refurbishment with adjoining new build terraces of houses

GUIDANCE NOTE 11: Townscape: The townscape principles of the Neighbourhood Plan, including recognition of landmarks, vistas and focal points, are set out in the policies of the Plan and seek to retain the essential character of North Kingston and aid orientation. The spire of St Luke's church is the most significant landmark within the neighbourhood which together with views from the riverside to Kingston Bridge and the other views set out on **Plan K: Key Views**, will be important to protect from intrusive development. So too will be the generally low-rise character of much of the area. Beyond the Neighbourhood the views of All Saint's tower in Kingston town centre are also important to protect. Focal points such as the Co-op store and The Keep in Kings Road when viewed from Kingston Gate and the former Gala Bingo on the approach to the town centre are similarly important. Elsewhere open spaces such as Latchmere and Elm Road Recreation grounds and Dinton Fields open vistas across the area aiding orientation and contribute to the Neighbourhood's "sense of place".



Burton Road vista



Acre Road vista



Kings Road vista to Co-op



St Luke's school alley vista



Dinton Road vista to The Keep



Latchmere Rec vista to Richmond Park

The vistas across the area are important and help identify important landmarks, especially that of St Luke's spire from across the neighbourhood and to the river. Unobstructed views are important for both orientation and the harmony of building heights. The views to Richmond Park's beautiful tree lines are especially important when looking to the east.



Latchmere Road vista



Dinton Field Vista to Richmond Park



Elm Rec vista to St Luke's



Elm Rec trees viewed from Waight's Court

Open spaces and the vistas these provide help to identify important green spaces as essential amenity for residents and visitors alike. The space also performs critically important environmental eco -system services.

GUIDANCE NOTE 12: Building height: The scale of new development is generally expected to follow that of existing buildings in the immediate vicinity. Specific exceptions with perhaps an additional storey may be appropriate, would be to accommodate significant new public amenities/social infrastructure. The protection of local amenity, daylight and sunlight and privacy to neighbouring properties will in all cases require careful consideration not to lose or cause issues of noise or overlooking. The design for major development sites listed in site specific policies of the Neighbourhood Plan needs to ensure that new buildings do not adversely affect local amenity, daylight and sunlight and privacy.



many thanks to Zoopla for the image

Queenshurst has been used as a template for height and density determination for the Town Centre North Area (where it is located), Transition Zone and Suburban area.



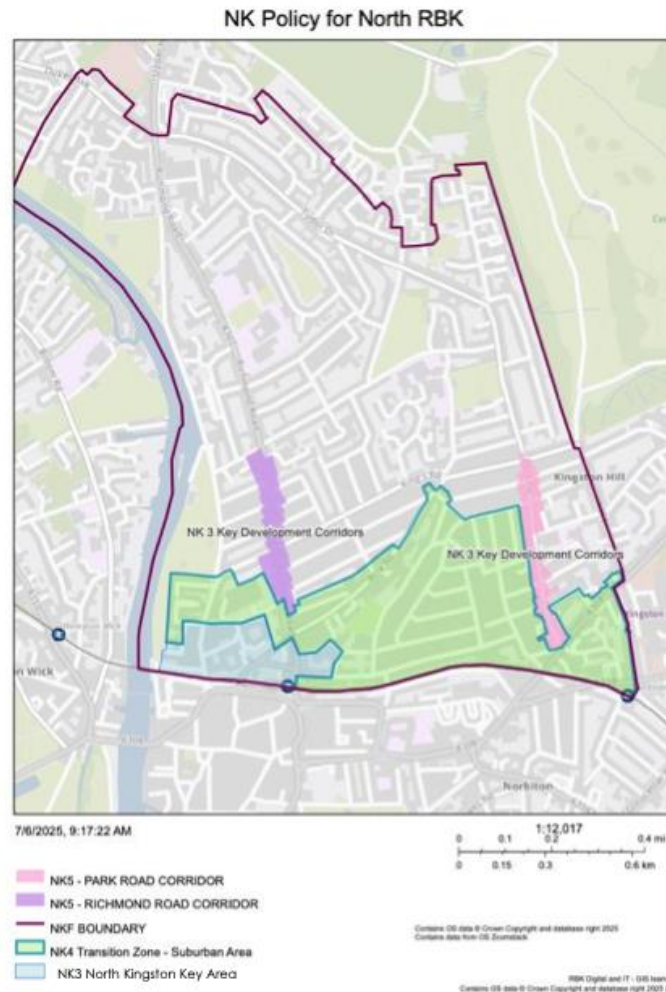
Many thanks to Google Earth for the image



Cowleaze Road: New build 5 storey block of flats in a light industrial area. The design, shape and materials match nearby Waights Court residential block to the rear of the picture and Cowleaze House to the left which is a mixed used renovated industrial unit. The height, form and function align well suited within the surroundings.

GUIDANCE NOTE 13: Density: The character of North Kingston changes from the mixed commercial, relatively high-density core extending out into the 19th and early 20th century mainly residential development in Canbury ward and then to the less dense, mainly inter-war residential development across Tudor ward. New development around the core area, generally within [100] metres from Kingston Railway station may accommodate densities up to that established by the recent Queenshurst development (300 gross units/Ha). Within the Transitional Zone densities of up to [150] gross units/hectare would be appropriate, while the remainder of North Kingston should be able to accommodate densities of no more than [100] gross units/hectare. New housing development shall provide private amenity space, within the Transitional Zone that will normally be at least [50] sqm per property rising to [70] sqm in the rest of the Neighbourhood. Apartment buildings in the core area will be expected to provide at least [10] sqm of shared amenity space for each unit.

North Kingston development Zones as defined by Neighbourhood Plan policies



Zones Rationale: Fundamental to the policies of the Neighbourhood Plan are the dual objectives of maintaining the cherished character of the Neighbourhood and optimising the area's potential to accommodate growth. While much of North Kingston comprises well established residential areas where there are few opportunities for significant new development, there are sites generally to the south of the Neighbourhood close to Kingston's rail and bus stations, with potential. Consequently, this became the Neighbourhood Plan's Key Area where, due to the scale of existing development, larger scale buildings, subject to the Neighbourhood Plan's overarching Design Guide, are more likely to be acceptable. In order to minimise the impact of new development in this area on the rest of the Neighbourhood a Transitional Zone, which includes two corridors where limited potential was identified, has been designated to provide a buffer to the north and east.

Critical to this strategy was the introduction of density guidelines which were developed from the principles outlined in the North Kingston Development Brief prepared in 2016 by RBK following wide-scale public consultation. The Brief focused on a group of sites which have since been partly developed. The new development, now referred to as Queenshurst, thus established an acceptable upper density for future building within the Key Area and informed the densities for a Transitional Zone of adjoining land between the Key Area and the existing, mainly residential areas. The Council's Development Brief also established height limits which the Neighbourhood Plan has adopted within the Key Area and, as with densities, the Neighbourhood Plan proposes that building heights step down through the Transitional Zone to facilitate an orderly transition to the existing, mainly two and three storey development of the surrounding more suburban areas.

Elsewhere the predominantly residential development of mainly two-storey buildings offer limited potential however should in the future new proposals be made, both scale and density will be expected to respect local character with a maximum of three storey development or possibly four stories in exceptional circumstances, for example when a significant public benefit is offered. Specific policies are provided to guide new development, including alterations, in the Neighbourhood's Conservation Areas and Local Areas of Special Character. Listed Buildings as well as Buildings of Townscape Value make a special contribution to the Neighbourhood's distinctive character and require special protection as outlined in the Neighbourhood Plan.

GUIDANCE NOTE 14: Land use: The established pattern of land use across North Kingston is needed to be generally retained. Despite the predominance of residential development in the area, employment uses will remain important and major development on principle routes will be expected to accommodate a proportion of commercial space. The existing shopping parades in Richmond Road, Park Road, Kings Road and Tudor Drive provide important local services which new development will need to respect.



Kings Road shops

These provide both retail and various services to the local community.



Tudor Drive parade

provides important retail and services such as a pharmacy, surgery, library and community space and one of the last two remaining post offices in North Kingston



Park Road parade

provides essential services in addition to local shops, including medical, dental, education and the last remaining launderette in North Kingston



Richmond Road South parade

provides significant retail shops, services, fast-food outlets and restaurants, as well as a popular HiFi retailer and several well-known pubs. Kingston College has a long-standing presence in the South parade. The historic repetition in the design is broken by the individual styling of shopfronts, by rooftop parapets forming capping to fire separating party walls. The sub-division of the lengthy terrace into smaller individual ownerships each with responsibility for repair and redecoration, enables the control and ability for staggering of timing of repairs and redecoration to suit each owner's financial situation. With the traditional construction inherently built in small components that can be sourced, replicated or refurbished, if needs be in modern matching style materials in order to enhance energy performance, this can lead to advantages for long term durability, sustainability and reduced CO2 owing to reuse and repurposing of existing buildings. Improvements can be made where advertising, particularly illuminated signs have been installed to dominate vistas. Such signs can be distracting for motorists and an annoyance at night within mixed commercial and residential areas and such large, illuminated hoardings should not appear from new development.



BoHo Café



Post Office



Award winning Butcher



Cakewalk Café



Offices to rent



Range of restaurants and shops

The Richmond Road North parade:

Retains one of the 2 remaining post offices in North Kingston, an award-winning butcher, a public house, a delicatessen, popular cafes and restaurants as well as commercial space to rent. The granting of pavement licenses (originally until 30th September 2022) is helping to bring some vitality back to our parades post-pandemic. However there is further scope for improvements to frontages so as to allow pedestrian footfall in front of remaining retail shopfronts and to discourage vehicle parking that conceals the shop frontages.

GUIDANCE NOTE 15: Shop to Residential Conversion: Class E to Residential Use (C3) Recent grant of permitted development rights allow change of use from commercial, business and service uses (Class E) to a residential use (Class C3) without requiring planning consent subject to certain conditions. However, planning permission is required for any alteration to a shop front which would materially change the appearance of the premises. Such alterations to accommodate residential use on street frontages, including shopping parades, will therefore require planning consent. Alterations need to be designed to be sympathetic to the rest of the building as well as being in keeping with adjoining properties that may still be retailing. The selection of materials should match those already present higher to the elevation and the proportion and design of elements such as doors and windows should reflect the established context, including alignment with fenestration and other features on upper floors. Any additional associated development including enclosures and landscaping will also be required to respect the existing context and, as appropriate, adopt materials sympathetic to those of the subject building. Gardens and boundary walls are expected to be provided both front and rear with hardstandings for vehicles removed. [See extract diagrams from Waltham Forest guidance].

The Royal Borough produced a Shop front and Shop sign Design Guide in 2005⁶ which outlines important and successful design features of shop front design and encouraging the use of design principles when refurbishing and renewing. Many shop fronts retain important architectural elements, such as pilasters, corbels and shop sign fascia panels, that are worthy of retention to reflect heritage and past use. Many small local shops were increasingly lost when supermarkets were introduced from the 1960s onwards, this trend in retail closures continuing to this day and many being converted to residential. Some are converted sympathetically but unfortunately for Kingston many not so. Local design guidance has sadly not been encouraged up to now. Designers should be aware that Waltham Forest has an excellent guide for converting shops to homes⁷ (2013) and some of their excellent suggestions are illustrated below.

⁶ <https://www.kingston.gov.uk/downloads/file/101/shop-fronts-and-shop-sign-design-guide-2005>

⁷ <https://www.walthamforest.gov.uk/sites/default/files/2021-11/Guide%20for%20converting%20shops%20to%20homes.pdf>

In order to achieve a balance in the building façade, it is important to relate the ground floor features with those above. The following images show how this can be achieved.



Existing arrangement



Preferred arrangement. Lower floor windows are aligned with the upper floor and window heads are replicated.



Existing arrangement. The removal of the cornice creates an awkward relationship between the new and old.



Preferred arrangement. Lower floor windows are aligned with the upper floor and window heads are replicated. The cornice is also retained.



Corner conversions should provide windows on both street elevations where possible



Forecourts should be converted to front gardens where space allows

The basic principles are given on next page⁸:

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⁸ With many thanks to Waltham Forest Urban Design Team 2013

Basic principles of design for shopfront conversions (see diagrams previous page)

- Ground floor windows and doors should normally be aligned with upper windows, using centre lines and window edges.
- The shape and style of upper floor windows should be followed. This will include window heads which can be used above windows and doors. Window heads are particularly important as they are often dominant features of the façade.
- Window reveals (how deep the window is sunken into the façade) should be the same at ground floor as they are at upper floors.
- The door should be recessed at least as much as the window reveal.
- Ground floor materials (such as brickwork) should be 'matched' to upper floors. Many brick suppliers provide a 'matching' service that can help with this. The builder should also be instructed to follow the brick arrangement (usually referred to as bonding pattern) and mortar finish of upper floors.
- Where there is more than one residential unit a decision may need to be made on whether to install one or two doors. Private entry for each unit is preferable however some facades are too narrow and will look out of balance with more than one door. Where this is the case, a single shared external door should be provided with internal private doors to each flat
- Fire Safety requirements should be prioritised throughout.

Two sympathetic local examples of conversions



Kings Road



Clifton Road

Modern example of an acceptable shop conversion in Canbury Park Road



Dilapidated shop front 2019
with thanks to Google Streetview



Renovated and reconfigured as homes in 2022
Note the successful piggyback approach to additional roof storey and contrasting and entirely modern approach to the glazing of the new additions.