

The Council will preserve or enhance the character of this area by:-

- Paying special attention to the character of Riverside South Conservation Area when making decisions on planning and other types of applications.
- Applying the policies in the Unitary Development Plan (BE3 & BE4), Central Government Guidance, and any adopted Supplementary Planning Guidance when making decisions on planning and other types of applications.
- Ensuring that the required site and press notices, and consultations are carried out on planning applications.
- Making available expert advice on building conservation and tree matters for land and property owners and occupiers.
- Supporting the work of the independent Conservation Areas Advisory Committee who give comments on planning applications and other proposals in conservation areas as an additional source of advice to Officers.
- Ensuring that the special character of Riverside South Conservation Area is understood and published.
- Preparing and publishing policies and proposals for the preservation and enhancement of the special character of Riverside South Conservation Area.

For further information or advice on Riverside South Conservation Area please speak to a Conservation Officer on 020 8547 4652/4706 or a Tree Officer on 020 8547 5506.

All leaflets are available from the Environmental Services Reception of Guildhall 2, High Street, Kingston, all Borough libraries, and on the council website at; www.kingston.gov.uk/envsvcs/

Conservation Area 24 Riverside South

Planning Information and
Summary Character Appraisal



Queen's Promenade towards Kingston Bridge.

Riverside South Conservation Area no. 24

This guide contains a map and information on the properties included in the Riverside South Conservation Area. It outlines the responsibilities of the Council, and of owners and occupiers of land and properties within the conservation area, to ensure that the special character of this conservation area is preserved.

The Riverside South Conservation Area was designated in February 2003. The special character of this area can be summarised as:- a linear area forming the setting to Hampton Court Park, along the Portsmouth Road and the River Thames, containing fine examples of Victorian public works at Queen's Promenade and Seething Wells Water Works, and many 19th century buildings of architectural interest.

This conservation area has legal status as an area "of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". (Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69).

All the streets and buildings in the Royal Borough make some contribution to its historic character. The pattern of their growth, over many centuries, has created numerous local identities, shaping the distinctive townscapes we see today. As a result, with the designation of each conservation area, they have been recognised as having their own 'special character'.

However, development and change within conservation areas is an inevitable consequence of modern lifestyles and taste. Conservation area controls and policies ensure that their character can be preserved or enhanced, for the continued enjoyment of present and future residents of our historic Royal Borough.

Special Planning Controls and Policies

Conservation area designation means that certain types of work will require approval from the Council, where elsewhere they normally do not. Central Government guides "A Guide for Householders" and "A Guide for Businesses" give detailed information on planning controls.

The Council's "Conservation Areas - General Guide" explains principles of law and good practice. There may however be additional controls or dedicated policies for your area.

Contact a Conservation Officer on 020 8547 4652/4706 if you are hoping to:-

- Demolish a main building, garage, outbuilding, or a wall.
- Undertake external alterations or an extension.
- Display a sign or advertisement.
- Erect a new building.

Contact a Tree Officer on 020 8547 5506 if you are planning to carry out any works to a tree.

As owners or occupiers you can help preserve the character of Riverside South by:-.

- Reading the published guidance and seeking advice from a Conservation Officer several months before you are hoping to start any works.
- Instructing an agent and contractor with experience at carrying out comparable work in a conservation area (see Contacts in "Conservation Areas - A General Guide").
- Choosing design forms and materials for new building works, which respect the character of the individual building and the wider area. This may benefit the value of your property.
- Carrying out routine maintenance to your property, outbuildings, walls, fences, gardens and trees, including decorating with appropriate products, and retaining or reinstating the architectural features such as brickwork, timber windows, cornices, and architraves.
- Being involved in any local body which has the preservation of the local environment as one of its aims, (e.g. a residents association, the Conservation Areas Advisory Committee).
- Responding to any opportunity you may be given to make comments on other people's proposals, or on draft guidance or policies.

The Riverside South Conservation Area consists of 240 properties in an area of 22.8 hectares. The 'special character' of this conservation area has been described as :-

A linear area influenced by the spatial and visual relationship with the River Thames, which also acts as the principle unifying element.

The historic interest lies in the importance of the riverbank in relation to the historic landscape of Hampton Court Palace, including views in and out of its parkland, and other strategic views from the riverside path. Also of importance is the quality of the 19th century public works that established Queens Promenade, as a place of recreation, together with the industrial/public health buildings and structures at Seething Wells Water Works.

The architectural interest lies in the significant number of listed buildings and structures that make a positive contribution to the character of the area, including those associated with river navigation and leisure. The historic pattern of development in the area associated with ancient riverside estates and later Victorian benefactors is of note. Also of architectural interest is the industrial/public health heritage, which is represented in the buildings and structures at Seething Wells Water Works. The domestic scale, rhythm and group or townscape quality of mainly pre-war or earlier buildings alongside or near the river frontage also adds to the architectural interest.

A detailed character appraisal and background reports to the designation are available on the web site at www.kingston.gov.uk/conservation_areas



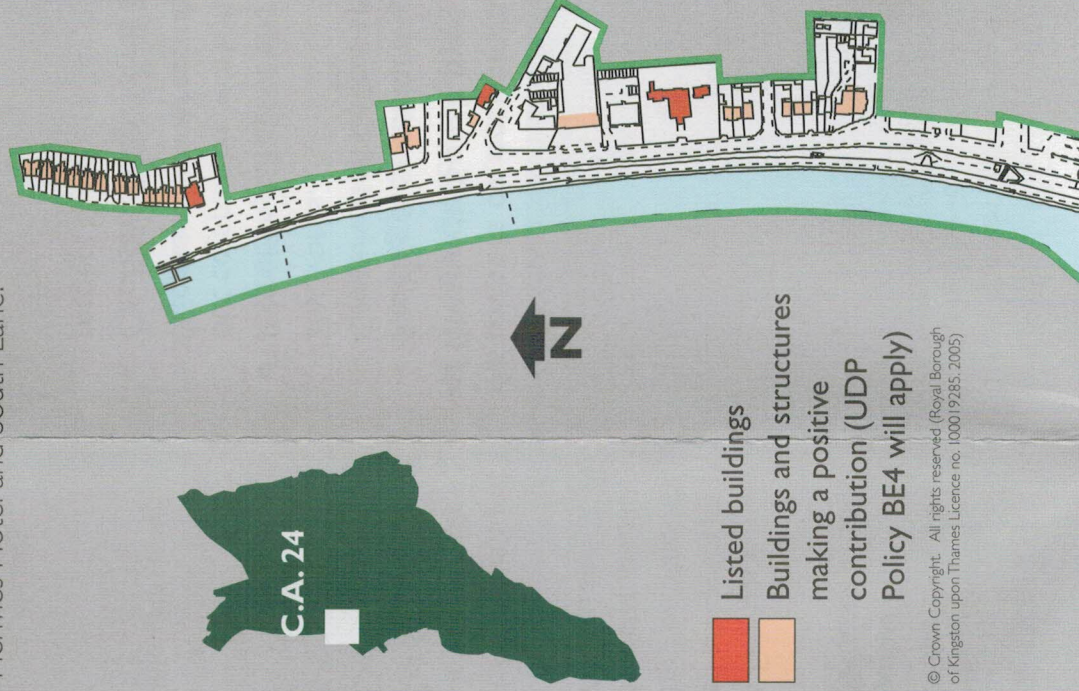
Hermes Hotel and South Lane.



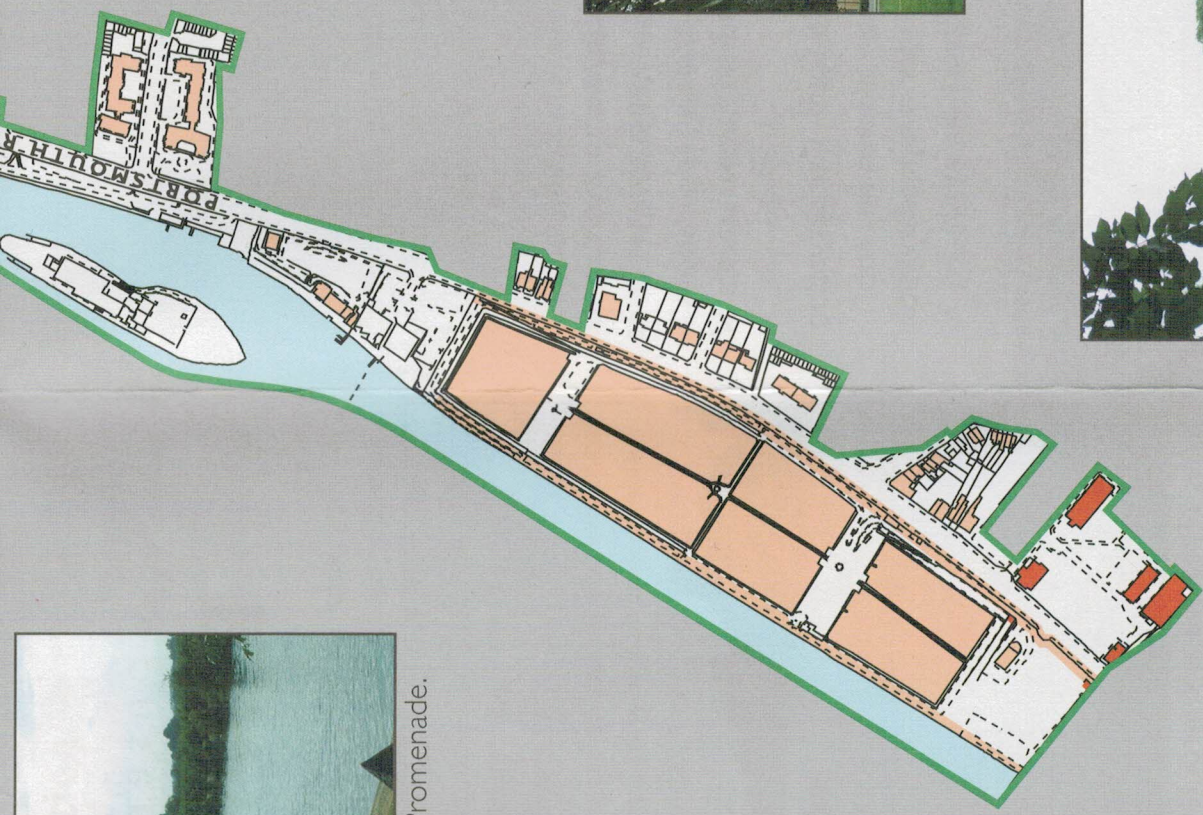
St. Raphael's Church.



Anglesea Road and Portsmouth Road.



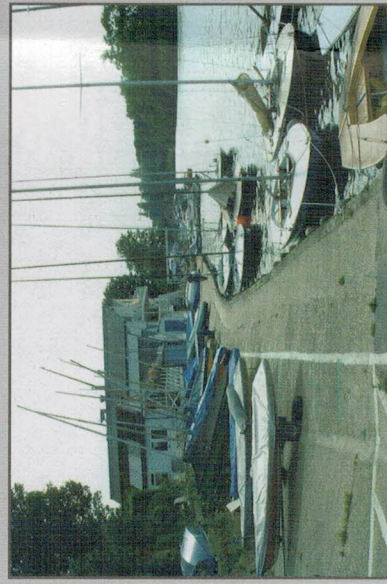
© Crown Copyright. All rights reserved (Royal Borough of Kingston upon Thames Licence no. 100019285, 2005)



Ravens Ait from the Queen's Promenade.



Dover Cottages, Seething Wells Lane.



London River Yacht Club, Portsmouth Road.



Chelsea Coal Store, Seething Wells.



Junction of Brighton Road and Portsmouth Road.



Barge tunnel at Seething Wells.