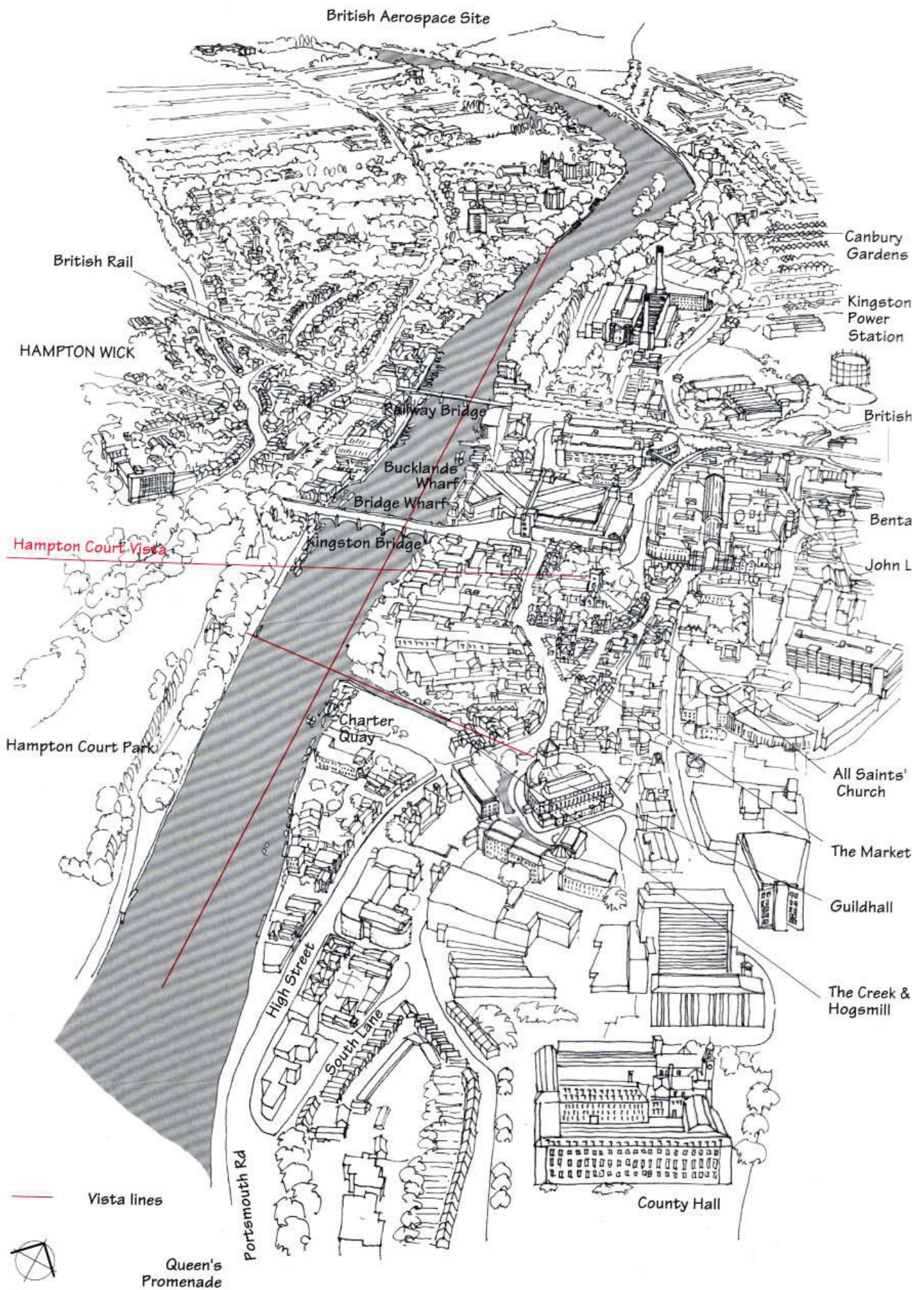


REACH 04
KINGSTON





4.04.1 Overview 1994-2012

- The Kingston reach has undergone a dramatic change over the past 15 years. This is the result of a combination of factors – the town centre’s status as a regional centre, and the survival into the fourth quarter of the 20th century of its traditional industrial base, much of it based on the river that has now largely been redeveloped.
- The Surrey side has a livelier leisure-based waterfront now than it did in the late 1980s – and a continuous river walk – and has become an important and attractive leisure and cultural destination.
- Timber-yards and boat-yards in Hampton Wick, the Power Station and British Aerospace in Kingston have disappeared and the riverside is more densely built up.
- The character of Kingston is still assured by the rare mix of rural seclusion (on the towpath to Ham and Teddington), a major shopping centre grown around the historic market town, and a charming residential suburbia along the river.
- Development of Charter Quay which enabled the continuous river walk, wetland area and construction of the Rose Theatre
- There has been a concerted effort with projects and strategies to reverse the historic impression of Kingston ‘turning its back on the river’, through joint action by the Borough, Kingston First and the TLS to improve landscaping and street furniture, and integrate wildlife and boat activity with the recreational uses. This has helped to balance the intensity of development, so that the river plays an increasingly large part in the life of the town.
- Landscaping of the Kingston Bridge area in partnership with the Father Thames Trust (1997)
- Putting the Thames Back into Kingston initiative (2005)
- Kingston Integrated Moorings Business Plan (2006)
- Establishment of Kingston River Festival (2007)
- Completion of first phase of works to Kingston river-front with the Frere Jacques scheme (2007)
- Assistance in the drafting of the Kingston K+20 Area Action Plan
- Completion of the Eagle Brewery Wharf enhancements (2010)
- Contributing to the Ancient Market Area Public Realm Design enhancements which include the Kingston riverside through the town centre

LANDSCAPE CHARACTER

4.04.2 The Kingston Reach covers the historic waterfront of the town, running along the Surrey bank from the end of the Queen’s Promenade to the Kingston Railway Bridge. On the Middlesex bank, there are two distinct landscapes. South of Kingston Bridge, mature trees and parkland stretch right to the edge of the Barge Walk.

4.04.3 At the southern entrance to Kingston, the Portsmouth Road swings right down to the river’s edge, terminates the Queen’s

Promenade and becomes the High Street. Four-storey office buildings and a lone ash tree mark the entrance to the town, contrasting with the row of two-storey houses along South Lane. The mature street plane trees mark the end of the sequence of large Portsmouth Road houses and apartments.

4.04.4 Beyond the Queen's Promenade at Town End Wharf, the river path narrows down to a paved strip along the water's edge. In some places the path is only 2 metres wide, while in others it expands to small raised terraces that although in need of enhancement form a popular place to sit and watch the life of the river go by. Offices, restaurants and boat-clubs front directly onto the path, creating a lively urban edge to the river. The buildings behind Town End are 3-storeys or less, leaving the view of All Saints' Church unobstructed, and creating a comfortable relationship between building height and river.

4.04.5 2012 Update: *The dilapidated finger moorings at Town End have recently been removed. A proposal to replace these with new 24-hour visitor moorings and some residential places is proposed in the Kingston Moorings Plan. Turks Launches are now permanently and colourfully based at Town End operating trips to Hampton Court and Richmond. Parris Boats operate just a little upstream from Turks on Queen's Promenade. Signage from the town centre advertising boat trips would encourage use. The waterspace in this reach is as busy as any within the TLS region. At weekends the river is full of activity - rowers, skiffs, sailing and passing cruisers making for a magical scene.*



Turk's launches at the Queen's Promenade

4.04.6 2012 Update: *The public space at Eagle Brewery Wharf has recently been enhanced.*

4.04.7 2012 Update: *Charter Quay has significantly changed the reach, not only on the ground where it has enabled a continuous river walk via a bridge over the Hogsmill Creek to be established (the final link in the Thames Path between Putney and Surbiton), but in terms of its height and bulk which dramatically affect views along and across the river. Reaching 8 storeys at maximum, the residential blocks now dominate the view from the bridge and from some distance along Barge Walk on the Middlesex bank opposite. At ground level, a series of award winning open spaces, such as Jerome Place, provide cafes and bars which complement the riverside and generate activity. The reed-beds (designated a wildfowl conservation area) form a welcome contrast to the town centre setting and have successfully attracted an interesting variety of wildfowl particularly swans. The adjacent private moorings for residential boats add to the visual interest of the riverside although it has been suggested that more historic craft could be based here to add more interest to the riverside. At weekends and summer evenings, the riverside route is busy and lively with walkers, boaters and drinkers. The riverside along the Bishop's Palace has been successfully enhanced with a modern stainless steel railing added for safety reasons to the river edge just upstream of the bridge.*



Mouth of the Hogsmill River



Kingston Reach

4.04.8 2012 Update: *Kingston's historic core between All Saints' Church and the Rose Theatre/Guildhall/Clattern Bridge complex has*



Market Place, Kingston

been improved with new furniture, lighting, water features and paving. Further enhancements to the Ancient Market Place are planned and a Heritage Lottery Bid for the All Saints religious precinct proposes the movement of the Coronation Stone back to its original position near to the church. A number of alleyways connect back to the bustling market centre of Kingston. Mostly the alleyways are dingy and forbidding – especially King’s Passage but The Griffin shows how the connections can be made more welcoming, opening off the attractive Creek and Hogsmill River. Better design of these spaces to link the alleyways with Kingston’s historic core would be helpful. In the long term, the construction of a principle route to link the town centre with the river could be possible as regeneration takes place. In the shorter term, improved signage, continuity of materials and innovative lighting could be used to encourage activity.

4.04.9 2012 Update: The stone arches of Kingston Bridge provide the entrance to the town from the west and the focal centre of the waterfront from the river. The Grade I* listed bridge has been widened to reduce traffic congestion, providing dedicated bus and cycle lanes; although substantial, the widening has retained the high quality of stonework and detail such as black lamps and traditional paving, and from the towpaths the increased width has not had a damaging effect and is not obvious. The railway bridge beyond is less distinguished and could be improved by a fresh coat of paint and a more imaginative colour scheme.

4.04.10 2012 Update: North of Kingston Bridge, the John Lewis development of 1990 was the first major scheme to radically change the scale of the town and river frontage. Although the quality of the design and the use of materials was seen as exemplary when opened, the size of the building, in combination with the Bentalls multi-storey car park has had a major impact on the area. Unfortunately there is little riverside activity on this side of the bridge to match that found upstream. The ground floor of John Lewis facing onto the wharf has blanked out windows and the area is generally empty and unwelcoming. Beyond here, the building extending over the river bank at Turk’s Pier – formerly a pub/restaurant, and with a public route around a walkway on the river elevation - projects into views along the river. Its town-side setting is bleak and awaiting development, overlooked by the John Lewis car park access. On Thames Side, the 5 storey flats with a row of dramatic glazed gables, and the Steadfast Sea Cadets at ground level, overlook a small private grassed riverbank area, but the route for walkers is unwelcoming, with no footpath, and the strip terminates in a riverside car park next to the railway bridge and an unprepossessing entrance to Canbury Gardens. The car park here detracts from the scene, although the space retains some magnificent herring bone granite sets.

4.04.11 2012 Update: Across the river at Hampton Wick, the replacement of the former timber yards with three apartment blocks and their private marina has radically changed the view from Kingston, although it has relatively little effect on Hampton Wick High St. The three blocks, three and five storeys high with curved roofs intended to echo the roofs of the former timber sheds, do not make a significant contribution in terms of activity to the riverside, although the limited

opening up of the riverside to the public is welcome. Together with the converted warehouse, now offices, next to Kingston Bridge, and the two apartment complexes by the railway bridge, there is now continuous office or residential development on this part of the Middlesex bank. The main visual interest comes from moored houseboats, although three new identical permanently-moored boats downstream of Kingston Bridge have a forbidding and alien appearance at odds with that of most of the other craft. Passing boats are now largely pleasure cruisers and tourist launches rather than working barges, but the water is still full of activity. Policies on design and character in Kingston's core strategy will be supplemented by detailed design guidance on tall buildings and views to form an SPD.

4.04.12 There is a great contrast between the built-up waterfront on the north of Kingston Bridge and the tree'd parkland to the south. The Barge Walk is lined by a row of mature and rounded horse chestnuts and backed by a rank of columnar poplars. The trees and open parkland beyond create a rare London view from the built-up town waterfront on the opposite bank. A colony of houseboats has domesticated the river bank with enclosed private gardens - this shouldn't be allowed to extend any further as this would compromise the essentially open and public nature of the river bank here.

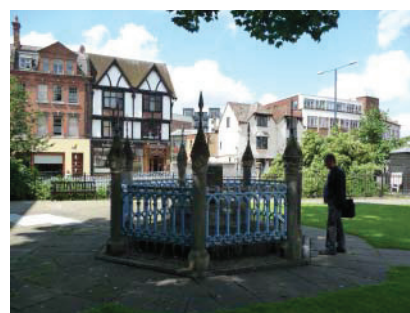


Kingston's Guildhall

HISTORICAL BACKGROUND

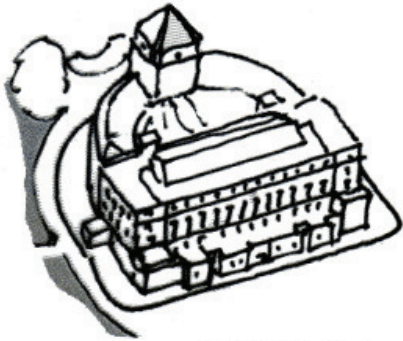
4.04.13 Kingston, set on rising gravelly ground, defended by the river and surrounding marshes, appears to have been settled along the Hogsmill river as early as the Neolithic era. Kingston is first recorded in an Anglo Saxon charter in 838 and then in 946, when it had become the venue for a number of councils and coronations, cited by King Edred as 'the royal town where kings were hallowed'. The Coronation Stone still stands on display outside the present Guildhall.

4.04.14 A bridge has existed at Kingston since at least the 12th century, and until Putney Bridge opened in 1729 only London Bridge crossed the Thames below Kingston. The town's strategic importance as a key river crossing has meant that it has featured prominently in military campaigns until after the Civil War. Although Kingston was never a great ceremonial centre after the Saxon period, it retained considerable status. The bishops of Winchester built a hall here in the early 13th century and King John, who granted the town its earliest charter, is also believed to have built a residence at Kingston (the 13th century column outside the library is reputed to come from the building). Merton Priory also had a substantial estate in Kingston including, by 1450, a large dovecote.



The Coronation Stone

4.04.15 Despite the John Lewis block which has covered Old Bridge Street, Kingston still retains much of the street pattern of a mediaeval riverside town, with Church Street, the church, the market place, High Street and Thames Street comprising the best preserved such pattern in Greater London. The Clattern Bridge over the Hogsmill River is one of oldest in Britain. The 12th-century structure is still intact despite various widenings.



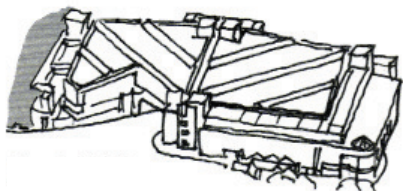
The Guildhall beside the Hogsmill River in Kingston

Henry VIII's arrival at Hampton Court meant that Kingston became a favoured residence for many of his courtiers and the connections continued under Elizabeth. Wolsey had already linked Kingston to Hampton Court by virtue of his elaborate conduit system bringing spring water from Combe Hill to the palace. In 1989 English Heritage restored one of the three surviving conduit houses which are now all in private grounds.

4.04.16 It was only after the Civil War, in which the town suffered for its support for the Royalist cause, that Kingston's royal importance declined. But Kingston had always had a prominent function in the local economy quite apart from its ceremonial and social functions. As well as its market and horse fair serving the surrounding countryside - Celia Fiennes noted in the 1690s that Kingston was a 'great Market for Corne ...great quantety's of Corn and Malt sold' - the town had a thriving industrial base. As early as 1264-68 Kingston bailiffs supplied 3,800 pitchers to royal residences from the pottery works here. After the bishops had removed to Esher in the 14th century, their residence became Kingston's tannery. It was destroyed by fire in 1963. Bark for tanning was in ready supply given the timber traffic from the wharves; the river made transport of hides a simple matter and by the 19th century, a third of the country's leather was processed in Kingston and other Surrey centres.

4.04.17 High Street, formerly known as West-by-Thames, was the industrial heart of the town. Behind the crowded street on the river there were malt, corn and coal wharves until the mid-19th century, and other industries included distilling, brewing, boat building and iron smelting. Turk's, the most famous of Kingston's boatyards, remained until recently on the site where Richard Turk opened his business in 1740. 'Three Men in a Boat' set out from Turk's. The iron posts on the Middlesex approach to the bridge came from Harris' iron foundry, which operated at 66 High Street, and Harris' crest can still be discerned on each post. Building materials for the suburban expansion around Kingston continued to come in via these wharves until well into the 20th century.

4.04.18 At the turn of the century, Kingston was a great centre for pleasure boating. The 'Amateur' Regatta, which began in 1829, is one of the oldest in the country. There were fashionable riverside gardens at Nuthall's Restaurant and the Sun Hotel - the former is now occupied by the Gazebo pub, although the two Victorian gazebos still survive. The grandiose facade of Nuthalls can still be seen above the Millets shopfront.



The new John Lewis building beside Kingston Bridge

Given the industry and commerce in the town, it is not surprising that the grander 18th-and 19th-century houses were located outside the town, particularly on the Coombe and Kingston Hills. A number survive, such as Combe Hurst built in 1835 and now part of Kingston University. The mature planting in the grounds of these houses still provides the town with a fine backdrop.

NATURE CONSERVATION AND FLOOD RISK MANAGEMENT

4.04.19 Home Park provides a good natural green edge to the river bank, contrasting with the urban waterfront on the Kingston side. The Hogsmill River flows in to the Thames here.

4.04.20 *2012 Update: A wetland area for wildfowl has been created as part of the Charter Quay development, forming one of the few natural areas on the Kingston Town side of the river. It has quickly established as a haven for swans, coots and moorhens. The reach forms a particularly important feeding ground for a number of bat species, linking the wild open spaces of Ham Lands and the Home Park. The Bat Conservation Trust has recorded their numbers for many years noting the impact that lighting has on their movement and feeding habits - all efforts should be made, in the future, to introduce bat friendlier lighting along the Kingston side of the river to complement the darker bank opposite.*

4.04.21 *2012 Update: The reach is at considerable risk from fluvial flooding particularly in the historic flood meadows of the Home Park and up the Hogsmill River. Studies by the Environment Agency indicate that a significant portion of the town centre could be affected by a large flood event. The borough has carried out a Strategic Flood Risk Assessment and several riverside premises, including John Lewis, have installed moveable flood defenses to erect in times of inundation. The TLS is working with Historic Royal Palaces to restore the historic flood meadows in the Home Park so that they can function in times of flood and drought.*

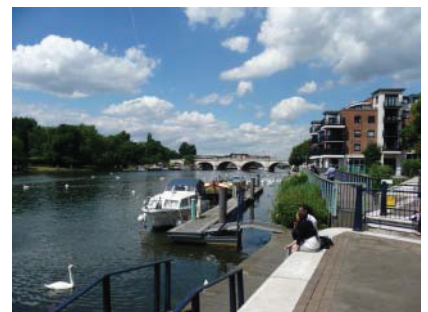
The reach is also impacted by the influence of the tide - high waters flowing over Teddington Weir when a spring tide coincides with a fluvial flood event. The tidal influence of this now extends as far upstream as Molesey Lock. During these events water levels can rise quickly to a height of up to 70cm above normal, covering riverside paths and open spaces; disturbing moored boats and depositing flotsam and jetsam.



Feeding the swans

PUBLIC ACCESS AND RECREATION

4.04.22 *2012 Update: Over the past decade the diversity of attractions in Kingston has increased considerably. The town includes one of the region's largest shopping centres which along with a diverse food and leisure offer draws visitors from across London and the South East. With its museum, historic market square and University, Kingston's reputation as a cultural destination is rapidly growing, a position that was given a significant boost with the opening of the Rose Theatre in 2007.*



Kingston Riverside

4.04.23 *In 2004, Kingston was one of the first Business Improvement Districts in the UK. This saw the establishment of 'Kingston First', a dynamic partnership to champion improvements and manage tourism in the town centre. Kingston has established itself as a festival town, hosting a number of key events such as the May Merrie, the International*

Youth Festival and the Kingston Celebration of the River - timed to take place over the same weekend as the Kingston Regatta.

4.04.24 2012 Update: Public access links through the Charter Quay area were part of the planning conditions for redevelopment. Now these links are completed, there is continuous river edge access along the Kingston waterfront and up the Hogsmill River, including a riverside plaza of pubs, cafes and restaurants. Although the public are allowed to use the river walk, it remains privately owned and many signs remind the public of this, and restrict activities.



Restored riverside at the Bishop's Residence

On the Middlesex bank, the towpath and Barge Walk start to the south of Kingston Bridge. North of the Bridge, the former timber wharves are now part of the recent residential development, with a private marina; there is public access to the riverside but little activity. There are railway stations on both sides of the river at Kingston and Hampton Wick.

4.04.25 2012 Update: The Kingston waterfront is well-served by landing stages, a slipway and steps. Turk's Boats operate a regular summer passenger boat service between Richmond and Hampton Court and Parr's Boats operate between Kingston and the Palace. The reach is well served by all manner of recreational sailing, rowing, skiff, canoe and punting clubs. The Barge Walk is popular with anglers.



The Kingston River Festival

4.04.26 Kingston's physical position just upstream of Teddington Lock coupled with its cultural, leisure and historic associations should make for a thriving waterspace full of moored craft. The town's industrial past however, left a legacy that largely turned its back on the river. Whilst the river teems with rowing and sailing boats from local clubs, the riverside could be much livelier. The Borough's Moorings Business Plan addresses the issue of additional mooring and proposes measures to encourage more historic and visiting boats to the town.

Water recreation:

- Hampton Court Sailing Club
- Minima Yacht Club
- Steadfast Sea Cadets
- Turk's Boat Hire

Land recreation:

- Barge Walk
- Kingston Museum
- Kingston Waterfront Fishing
- Thames Path
- The Queen's Promenade
- Hampton Court Park

Landmarks:

- All Saints' Church, Kingston.
- Clattern Bridge, Kingston
- Coronation Stone
- County Hall, Kingston

St John's Church Hampton Wick
Guildhall, Kingston
Kingston Bridge
Kingston Railway Bridge
The Market House, Kingston

LOCAL INTEREST GROUPS

Amenity and Local History:

Friends of Kingston Museum
Hampton Wick Association
Kingston Society
River Thames Society (Teddington-Windsor)
Kingston upon Thames Archaeological Society

Nature Conservation:

London Wildlife Trust
Richmond & Twickenham Friends of the Earth

PRINCIPAL LAND USES

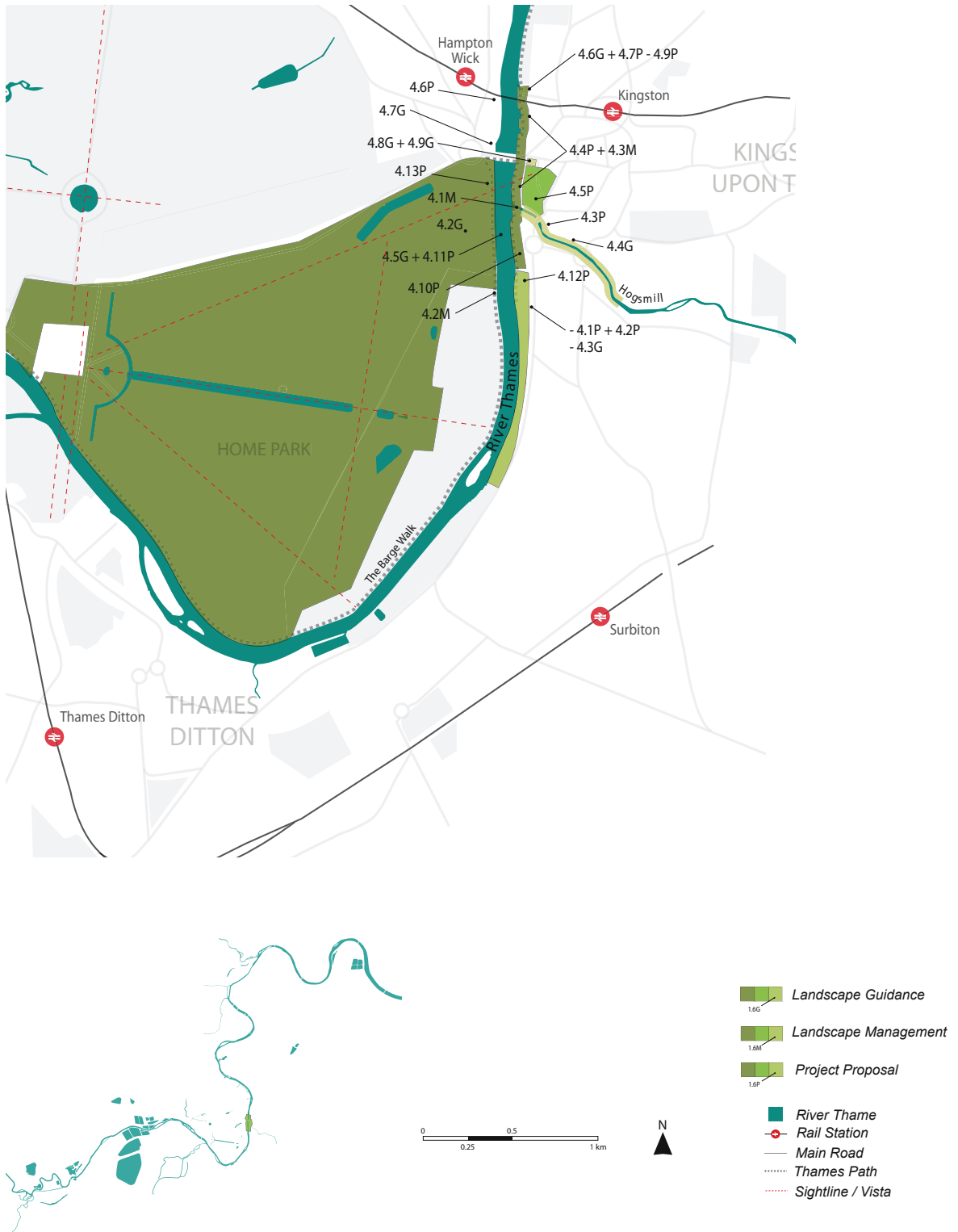
The Kingston Waterfront has a diversity of uses. The waterfront is well-served by pubs and restaurants, as well as wharves and landing stages for public use. The Middlesex bank is divided; south of the Bridge is Hampton Court Park while to the north offices and apartments line the wharf frontage.

Review of Guidance, Project and Management & Maintenance

Projects and management proposals will evolve over time, with details and priorities set in the TLS Annual Action Plan and project briefs. The Action Plan provides greater detail for each project and provides the basis for ongoing monitoring. Please refer to the Appendix for a copy of the 1994 Policy, Project and Management Proposals.

Key: Green: Taken from the 1994 TLS Report with minor amendment where appropriate
Blue: New proposal for 2012 Review
Yellow: Deleted since 1994 due to completion or changing policy or priority

Policy and Project Review



Guidance Promoted by the Thames Landscape Strategy and How this Relates to Planning Policy		
TLS Ref.	2012 Guidance	Related Planning Policy Cross Reference
4.1G	Protect and where possible enhance the visual links between: Hampton Court Palace and All Saints' Church tower, Kingston The Thames and the Guildhall tower up the Hogsmill River	London Plan – 7.12 LBRuT – DM HD7 Policies CS8 & DM12 (Kingston Core Strategy 2012); Policy K9 (K+20 Area Action Plan)
4.2G	Prevent any further tall buildings which would encroach into the protected views from Hampton Court Park.	London Plan – 7.12 LBRuT – DM HD7 Policies CS8 & DM12 (Kingston Core Strategy 2012); Policy K9 (K+20 Area Action Plan) and emerging Tall Buildings SPD
4.3G	Conserve the building height and use contrast between the Portsmouth Road and the entrance to Kingston at South Lane	
4.4G	Conserve and enhance the nature conservation interest of the river and its corridor, with particular attention to the Hogsmill River.	London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5 Policies CS4, DM7, KT1, SB1 (Kingston Core Strategy 2012) Policy K14 (K+20 Area Action Plan)
4.5G	Ensure that Kingston's waterspace is accessible and lively. Encourage historic boats and visiting boats through improvements to public moorings. Conserve the landing stages and steps providing access to the river.	Policy CS4 & DM7 (Kingston Core Strategy 2012); Policy K13 (K+20 Area Action Plan)
4.6G	Seek to remove car parking from the Kingston Waterfront.	
4.7G	Ensure that the redevelopment of the Bishop's Palace complex is appropriate with its riverside setting and that it opens up accessible, legible and active pedestrian routes between the river and town centre.	
4.8G	Consider the potential to open a primary access route between the river and Kingston town centre through the long term redevelopment process	
Delete	Conserve the character of the Kingston waterfront either side of the bridge, with the parkland, timber yards and wharves opposite.	Not achieved. Timber yards have been re-developed; no industrial use remaining. Wharves used for moorings and houseboats.
Delete	Keep the river edge buildings to the south of Kingston Bridge under 4 storeys.	Failed - Charter Quay exceeds 4 storeys.
Delete	Ensure that the eventual redevelopment of Kingston Bridge House is of a height and design which complements the rest of Hampton Wick and no longer intrudes into Hampton Court Park or the river landscape.	Removed by LBRuT.
Delete	Encourage the retention of the remaining river-related industry in Hampton Wick and resist their replacement by uses not functionally related to the river.	No river-related industry remaining.

Management and Maintenance Proposals		
TLS Ref.	2012 Proposal	Stakeholders
4.1M	Manage the outflow of The Creek/Hogsmill River for nature conservation in line with the Hogsmill Catchment Management Plan and objectives for restoration of the Hogsmill River	Policy K14 (K+20 Area Action Plan)
4.2M	Manage the mature Horse Chestnuts on the Barge Walk to retain the important line of trees along the water's edge.	Historic Royal Palaces
4.3M	Manage the river wall along the town centre waterfront to enhance the nature conservation value.	Policy K13 (K+20 Area Action Plan)
4.4M	Encourage visitors to move about and discover the wider Kingston riverside beyond the traditional honey pot locations.	
4.5M	Improve and promote the cultural and physical links between Kingston and near-by attractions such as Hampton Court Palace.	Historic Royal Palaces

Project Proposals		
TLS Ref.	2012 Project	Other Stakeholders
4.1P	Enhance the upstream and downstream gateways to Kingston with particular attention to the Queen's Promenade/Seething Wells area and the Canbury Gardens/Lower Ham Road area.	Policy CS4 & DM7 (Kingston Core Strategy 2012); Policy K13 (K+20 Area Action Plan)
4.2P	Plant more street trees at southern end of High Street to frame the entrance to Kingston town centre.	Policy K10 (K+20 Area Action Plan)
4.3P	Enhance the setting of the Clattern Bridge by removing the concrete structure overhanging the river channel, repositioning the Coronation Stone near to its original position and through the naturalization of the river banks.	
4.4P	Design the Kingston waterfront path as a continuous public space, coordinating materials, planting, seating and signing. Celebrate and interpret gateways to the river.	Policy CS4 & DM7 (Kingston Core Strategy 2012); Policy K13 (K+20 Area Action Plan)
4.5P	Enhance the connections between Kingston's ancient core centred around All Saint's Church and the Market Place with the Thames. Ensure that the hierarchy of historic alleys to the river from town centre are 'badged' to identify river links, and are appropriately lit.	Policies K7, K11 & K13 (K+20 Area Action Plan)
4.6P	Re-paint Kingston Railway Bridge and ensure that summer roosts for local bat populations are conserved.	
4.7P	Improve riverside pedestrian route between Canbury Gardens and town centre, particularly at Thames Side	Policies CS4, DM7 & KT1 (Kingston Core Strategy 2012)
4.8P	Restore the granite sets at Thameside Car Park and retain the potential for the open space to be used as a working wharf in the future	
4.9P	Interpret the three ages of Kingston Bridge through an enhanced lighting scheme to the pedestrian arch..	
4.10P	Investigate the potential to install measures to reduce the impact of the pinch points along the narrow towpath between Eagle Brewery Wharf and Queen's Promenade to encourage walkers to promenade.	Policy CS4 & DM7 (Kingston Core Strategy 2012); Policy K13 (K+20 Area Action Plan)
4.11P	Implement the recommendations of the Kingston Integrated Moorings Business plan with particular reference to improving facilities for visiting boaters and in the re-introduction of rowing boat hire in the town centre.	Policy CS4 & DM7 (Kingston Core Strategy 2012); Policy K13 (K+20 Area Action Plan)
4.12P	Provide a focus to the Queen's Promenade area to encourage more people to promenade from Kingston Town Centre.	Policy K13 (K+20 Area Action Plan)
4.13P	Install the infrastructure required for a temporary pontoon to be erected on the Barge Walk for use during the Kingston Regatta.	
4.14P	Install an eel pass under the Clattern Bridge to facilitate eel movement	2SL, Kingston University
Completed	Bridge The Creek leading to the Hogsmill River for pedestrians walking along the Kingston riverfront.	Completed 1999.
Completed	Re-develop the Charter Quay waterfront with public and commercial facilities and continuous public access along the edge of the river.	Completed 1999.
Completed	Re-develop the garage site in scale with the South Lane houses, retaining the mature plane trees.	Completed.
Delete	Provide more temporary (very short stay or overnight only) visitor moorings, but limit numbers to avoid blocking views of river.	RBKuT Moorings Business Plan will cover this, see 4.13P