

VHIV 9: (HLA 57)
**Barge Walk – At end
of moorings looking
towards Guildhall**

VHIV 9: Barge Walk – At end of moorings looking towards Guildhall

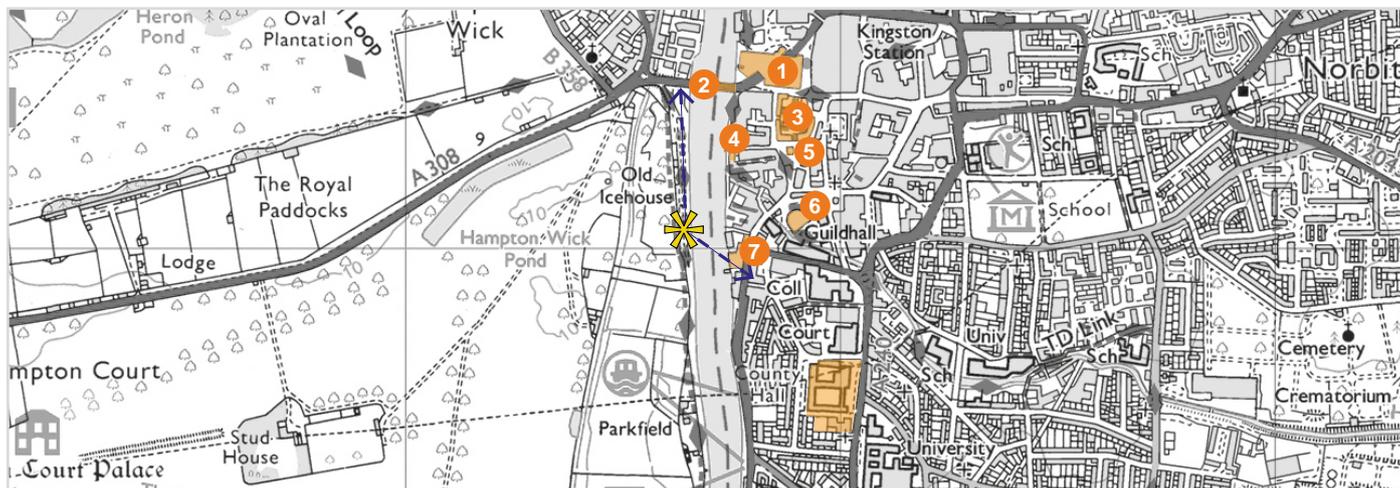
Viewing Location: **E: 517664, N: 169015**

Direction of View: **East**

Height: **+5.3m AOD**

Angle of View: **52 Degrees**

Nature of View: **Sequential views and River Prospects provide viewing experiences of the Thames Landscape**



- | | | | |
|-------------------|-----------------------|----------------|---------------|
| 1 John Lewis | 3 All Saints Church | 5 Market House | 7 Amary House |
| 2 Kingston Bridge | 4 Riverside Pavilions | 6 Guildhall | |

Landmarks and Designated Heritage Assets

- 1 John Lewis Secondary Landmark
- 2 Kingston Bridge: Grade II* Listed
- 3 All Saints Church (tower): Grade I Listed
- 4 Riverside Pavilion's: Grade II Listed
- 5 Market House
- 6 Guildhall (spire): Grade II Listed, Primary Landmark

Value of Receptors

(Refer to High Level Appraisal Pro Forma 57)

- Value of Viewing Location – Very High
- Value of the Viewer – Very High
- Value of the View – Very High

Location

The Viewing Location is located on Barge Walk at the end of the boating moorings looking upstream. The foreground comprises the river edge with boats and recreational use and Kingston Bridge to the right of the Boatyard. To the north lies Kingston Bridge and boatyard. Views are available further down River to St Raphaels. Views through across to Hogsmill River beyond to Guildhall. Hampton Wick Conservation Area No 18, Sub Area 4.2 – The Riverside, south of Kingston Bridge Along River Thames Riverscape. The view is enlivened by river traffic and boat activity.



Description of the View

The View is within the Hampton Wick Conservation Area and the view is along the River Thames Riverscape outside the tranquil area outside the grounds of Hampton Court Park and Home Park. Hampton Wick conservation area is the historic core of Hampton Wick, facing Kingston across the Thames and bridge. It is defined by the river to the East, Bushy Park to the South and West, and the suburban development of Teddington to the North. The river banks reinforce the sense of formality and the river space is enlivened by river traffic, the mooring of boats and activities occurring on the quaysides. Kingston Bridge Boatyard and Barge Walk are tranquil area outside the grounds of Hampton Court Park. The breadth of the river allows unique views into the heart of Kingston Charter Quay comprises a new, high density, residential quarter including over 200 flats and incorporating ground floor level restaurants, cafés and bars within a high quality public realm. The development, which was completed in the early 2000s, represents the most comprehensive and significant change to the riverside that has occurred since its initial development. It essentially comprises three principle buildings which range in height between six and nine storeys - Garrick House to the south of the Hogsmill and Stevens House and Ravens House to the north. The former has a relatively bulky form and it is prominent in views along the River and looking north along the High Street. All three blocks feature balconies and step back from the riverside at upper floor levels.

Historical Context

The riverside village of Hampton Wick dates from at least the Medieval period, with evidence of a bridge across the Thames to the ancient market town of Kingston since 1193. The present bridge dates from 1828 and has since been widened. The village prospered and grew, benefiting from its river crossing and prestigious location near to the 16th century Hampton Court Palace and Royal parks. The wealthy were attracted here and built a number of large villas along the riverside in the 18th century. Most of the earlier buildings in the village also date from this period. Settlement expanded with the coming of the railways in 1863, followed by redevelopment along the High Street in 1902 for the tramway. Substantial infill and redevelopment has continued throughout the 20th century, including larger scale development of the riverside facing Kingston. Historically the riverside comprised a series of long narrow strips of land stretching from Thames Street, the Market Place and High Street to wharves by the river's edge. To a large extent this has been lost due to the amalgamation of sites as part of 20th century redevelopment. Remnants of this pattern of land ownership remain to the south of Charter Quay and in the form of the passageway links to the north (e.g. Kings Passage). The riverside forms a highly visible and exposed edge to the Conservation Area, with views of its entire length obtainable from the River Thames, from its western bank, and from Kingston Bridge. In addition, a view of strategic significance has been identified from Hampton Court Palace along the Avenue towards All Saints Church as identified in the Statement of significance from Hampton Court Views Management Plan. In addition to the church tower, the tower to the Guildhall forms an equally distinctive landmark when viewed from the River and beyond.

Importance of the View

- The breadth of the river allows unique views into the heart of Kingston.
- The riverside forms a highly visible and exposed edge to the Conservation Area, with views of its entire length obtainable from the River Thames, from its western bank, and from Kingston Bridge.
- The View is within the Hampton Wick Conservation Area and the view is along the River Thames Riverscape outside the tranquil area outside the grounds of Hampton Court Park and Home Park.
- The river banks reinforce the sense of formality and the river space is enlivened by river traffic, the mooring of boats and activities occurring on the quaysides.

Views Sensitivity

- There are restricted views All Saints due to built form and vegetation.
- The panorama is sensitive to large-scale development which would further dominate the skyline and reduce the scale and appreciation of heritage assets and the smaller scale buildings along the River Thames frontage.
- Development pressure which may harm the balance of both the river and landscape dominated setting, and the obstruction or spoiling of views, skylines and landmarks.
- There has been a loss of traditional architectural features and materials due to unsympathetic alterations along the Kingston Riverside.
- Existing development in the view has begun to compromise the appreciation of heritage assets because of its size and visual proximity.

Visual Management Guidance

- The viewing place is not clearly defined. The space should be maintained. Consideration should be given to provision of an appropriate viewing plaque.
- Enhancement of the townscape value through sensitive frontage design along the Riverscape.
- Improve the value of the view through sensitive maintenance of buildings in need of repair and through replacement of unsympathetic alterations.

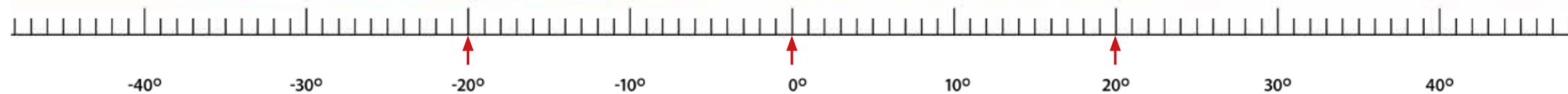
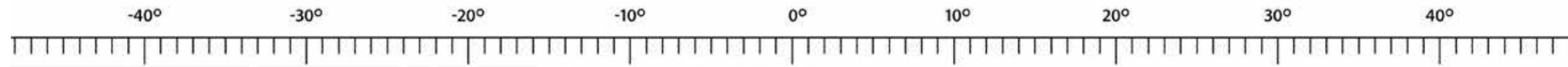
Views Capacity

- The view is sensitive to large-scale development which would further dominate the skyline and reduce the scale and appreciation of heritage assets and the smaller scale buildings along the River Thames frontage.
- The retention of the transition in building heights between Charter Quay and the section of the riverside to the south should be maintained. New development should pay regard to the heights of existing buildings.
- The Guildhall and All Saints Church form primary landmarks and provide views within and towards the Old Town Conservation Area. Their setting and open backdrop skyline should be retained.
- Any such development should be mindful of the contribution made by the prominent buildings within the view, their prevailing scale and height, and their relationship with the river. It should also contribute to the richness of the skyline. It should not dominate the relationship that buildings have with the river.

Core document references

- Kingston Town Centre Area Action Plan, Adopted July 2008
- Kingston Town Centre Royal Borough of Kingston Upon Thames Historic Area Study (Final Draft 24th January 2017)
- Kingston Old Town Conservation Area Appraisal –June 2006
- Kingston Old Town Conservation Area, Public Realm Enhancement Strategy – September 2005
- Hampton Court Palace Views Management Plan - March 2005

AVR – Barge Walk Left – At end of moorings looking directly towards Guildhall



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| HLA View Ref: 57 |
| Easting: 517664.68 |
| Northing: 169015.45 |
| Height (Ground): 5.3200 |
| Height (Camera): 6.92 |
| Angle (Compass Direction): 52 |
| Location Description: Barge Walk – At end of moorings |
| Date: 6/15/17 |
| Time: 10:42 |
| Focal Length: 16mm |
| Field of View (Degrees): 52 |
| Camera: Canon EOS 6D |
| Lens: Canon Zoom Lens EW82 16-35mm |

Summer view at recommended viewing distance of 300mm

AVR – Barge Walk Right – At end of moorings looking directly towards Guildhall



| |
|--|
| HLA View Ref: 57 |
| Easting: 517664.68 |
| Northing: 169015.45 |
| Height (Ground): 5.3200 |
| Height (Camera): 6.92 |
| Angle (Compass Direction): 52 |
| Location Description: Barge Walk – At end of moorings |
| Date: 6/15/17 |
| Time: 10:42 |
| Focal Length: 16mm |
| Field of View (Degrees): 96.42 |
| Camera: Canon EOS 6D |
| Lens: Canon Zoom Lens EW82 16-35mm |

Summer view at recommended viewing distance of 300mm

**VHIV 10: (HLA 78iii)
Barge Walk – At the
start of moorings
looking directly
towards Guildhall**

VHIV 10: Barge Walk – At the start of moorings looking directly towards Guildhall

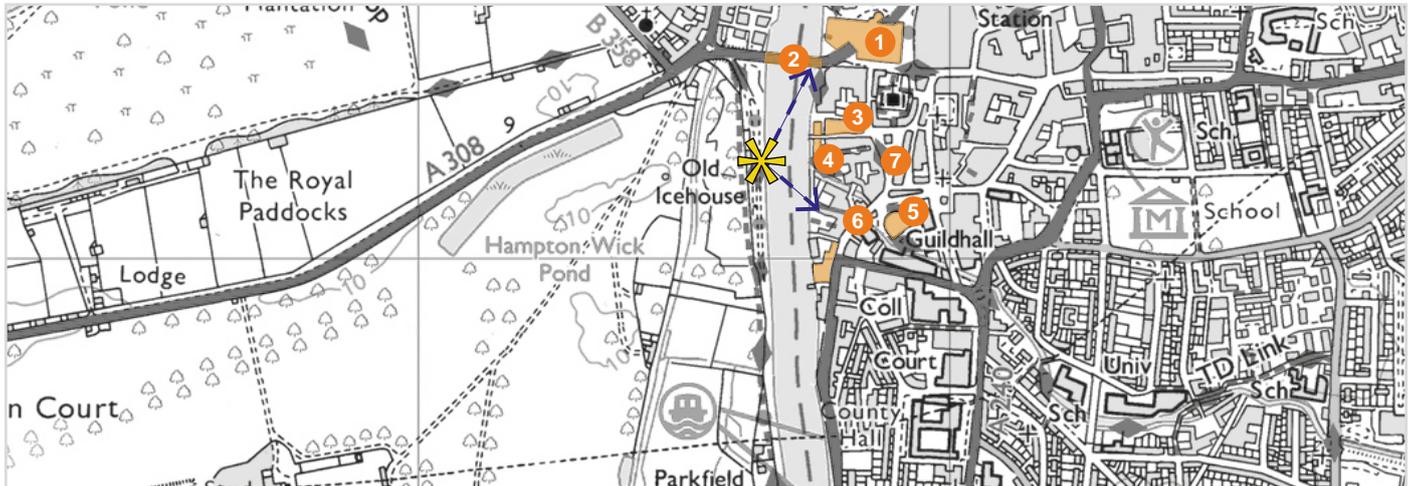
Viewing Location: **E: 517657, N: 169215**

Direction of View: **North East**

Height: **+5.3m AOD**

Angle of View: **79 Degrees**

Nature of View: **Sequential views and River Prospects provide viewing experiences of the Thames Landscape**



- | | | | |
|-------------------|-----------------------|---------------|----------------|
| 1 John Lewis | 3 Thames Street | 5 Guildhall | 7 Market Place |
| 2 Kingston Bridge | 4 Riverside Pavilions | 6 High Street | |

Landmarks and Designated Heritage Assets

- 1 John Lewis Secondary Landmark
 - 2 Kingston Bridge: Grade II* Listed
 - 3 11 Thames Street (roof): Grade II Listed
 - 3 3 & 5 Thames Street (roof): Grade II Listed
 - 3 All Saints Church (tower): Grade I Listed
 - 4 Riverside Pavilion's: Grade II Listed
 - 5 Guildhall (spire): Grade II Listed, Primary Landmark
 - 6 10 High Street: Building of Townscape Merit
 - 7 1 Market Place: Grade II Listed
- Looking across to Kingston Old Town Conservation Area
- County Hall (tower): Grade II Listed

Value of Receptors

(Refer to High Level Appraisal Pro Forma 78iii)

- Value of Viewing Location – Very High
- Value of the Viewer – Very High
- Value of the View – Very High

Location

The Viewing Location is from Barge Walk, at the start of the moorings looking across the River Thames looking across in the direction of the Ancient Market, Kingston. The view is from within the Hampton Wick Conservation Area No 18, Sub Area 4.2 – The Riverside, south of Kingston Bridge Along River Thames Riverscape. Kingston Bridge Boatyard, Barge Walk – tranquil area outside the grounds of Hampton Court Park.

Description of the View

The foreground comprises the river edge with boats and recreational use and Kingston Bridge to the right of the Boatyard. To the north lies Kingston Bridge and boatyard. Views are obtained towards Kingston Bridge (Grade II* Listed), the grounds of the Guildhall, Armari House (Grade II* Listed) and St Raphaels (Grade II Listed). Charter Quay comprises a new, high density, residential quarter including over 200 flats and incorporating ground floor level restaurants, cafés and bars within a high quality public realm. The development, which was completed in the early 2000s, represents the most comprehensive and significant change to the riverside that has occurred since its initial development. It essentially comprises three principle buildings which range in height between six and nine storeys - Garrick House to the south of the Hogsmill and Stevens House and Ravens House to the north. The former has a relatively bulky form and it is prominent in views along the River and looking north along the High Street. All three blocks feature balconies and step back from the riverside at upper floor levels. The redevelopment of Bishops Place House has significant potential for improving the character and appearance of the Riverside. The height, massing and overall envelope of a replacement development needs to fully take into account the context and the views. Whilst development along the Riverside is varied in terms of architectural style, the vast majority of the buildings are faced with brick.

Historical Context

The riverside village of Hampton Wick dates from at least the Medieval period, with evidence of a bridge across the Thames to the ancient market town of Kingston since 1193. The present bridge dates from 1828 and has since been widened. The village prospered and grew, benefiting from its river crossing and prestigious location near to the 16th century Hampton Court Palace and Royal parks. The wealthy were attracted here and built a number of large villas along the riverside in the 18th century. Most of the earlier buildings in the village also date from this period. Settlement expanded with the coming of the railways in 1863, followed by redevelopment along the High Street in 1902 for the tramway. Substantial infill and redevelopment has continued throughout the 20th century, including larger scale development of the riverside facing Kingston.

Historically the riverside comprised a series of long narrow strips of land stretching from Thames Street, the Market Place and High Street to wharves by the river's edge. To a large extent this has been lost due to the amalgamation of sites as part of 20th century redevelopment. Remnants of this pattern of land ownership remain to the south of Charter Quay and in the form of the passageway links to the north (e.g. Kings Passage).

The riverside forms a highly visible and exposed edge to the Conservation Area, with views of its entire length obtainable from the River Thames, from its western bank, and from Kingston Bridge. In addition, a view of strategic significance has been identified from Hampton Court Palace along the Avenue towards All Saints Church. In addition to the church tower, the tower to the Guildhall forms an equally distinctive landmark when viewed from the River and beyond.

Importance of the View

- The breadth of the river allows unique views into the heart of Kingston.
- The riverside forms a highly visible and exposed edge to the Conservation Area, with views of its entire length obtainable from the River Thames, from its western bank, and from Kingston Bridge.
- The View is within the Hampton Wick Conservation Area and the view is along the River Thames Riverscape outside the tranquil area outside the grounds of Hampton Court Park and Home Park.
- The breadth of the river allows unique views into the heart of Kingston.
- The river banks reinforce the sense of formality and the river space is enlivened by river traffic, the mooring of boats and activities occurring on the quaysides.

Views Sensitivity

- There are restricted views All Saints due to built form and vegetation. Mature Oak outside The Bishops will further obscure All Saint Church in summer. Middle
- The panorama is sensitive to large-scale development which would further dominate the skyline and reduce the scale and appreciation of heritage assets and the smaller scale buildings along the River Thames frontage.
- Existing development in the view has begun to compromise the appreciation of heritage assets because of its size and visual proximity.
- Development pressure which may harm the balance of both the river and landscape dominated setting, and the obstruction or spoiling of views, skylines and landmarks.
- There has been a loss of traditional architectural features and materials due to unsympathetic alterations along the Kingston Riverside.

Visual Management Guidance

- The viewing place is not clearly defined. The space should be maintained. Consideration should be given to provision of an appropriate viewing plaque.
- Enhancement of the townscape value through sensitive frontage design along the Riverscape.
- Improve the value of the view through sensitive maintenance of buildings in need of repair and through replacement of unsympathetic alterations.

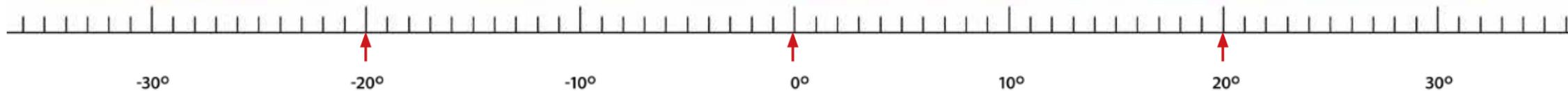
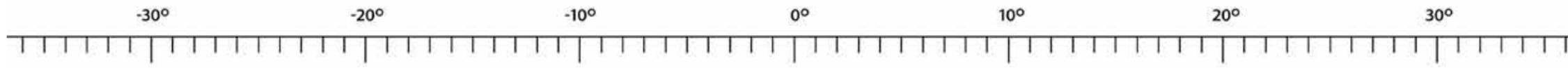
View Capacity

- The view is sensitive to large-scale development which would further dominate the skyline and reduce the scale and appreciation of heritage assets and the smaller scale buildings along the River Thames frontage.
- The retention of the transition in building heights between Charter Quay and the section of the riverside to the south should be maintained. New development should pay regard to the heights of existing buildings.
- The Guildhall and All Saints Church form primary landmarks and provide views within and towards the Old Town Conservation Area. Their setting and open backdrop skyline should be retained.
- Any such development should be mindful of the contribution made by the prominent buildings within the view, their prevailing scale and height, and their relationship with the river. It should also contribute to the richness of the skyline. It should not dominate the relationship that buildings have with the river.

Core document references

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- Hampton Court Palace Views Management Plan - March 2005

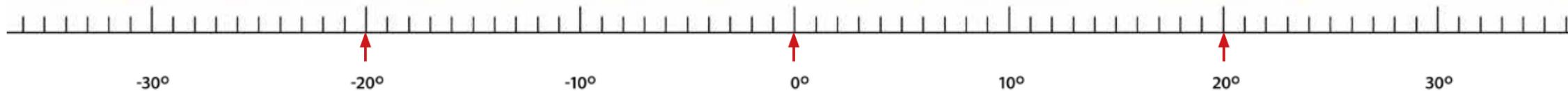
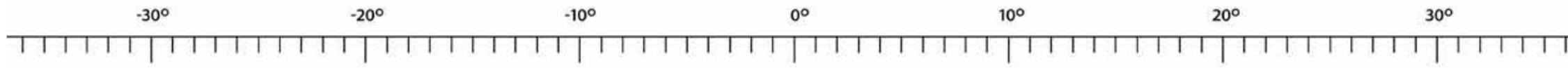
AVR – Barge Walk Left – At the start of moorings looking directly towards Guildhall



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| HLA View Ref: 78 (iii) |
| Easting: 517657.45 |
| Northing: 169215.82 |
| Height (Ground): 5.2800 |
| Height (Camera): 5.2800 |
| Angle (Compass Direction): 79 |
| Location Description: Barge Walk – At the start of moorings |
| Date: 6/15/17 |
| Time: 10:20 |
| Focal Length: 24mm |
| Field of View (Degrees): 73.43 |
| Camera: Canon EOS 6D |
| Lens: Canon Zoom Lens EW82 16-35mm |

Summer view at recommended viewing distance of 300mm

AVR – Barge Walk Right – At the start of moorings looking directly towards Guildhall



HLA View Ref: **78 (iii)**

Easting: **517657.45**

Northing: **169215.82**

Height (Ground): **5.2800**

Height (Camera): **5.2800**

Angle (Compass Direction): **79**

Location Description: **Barge Walk –
At the start of moorings**

Date: **6/15/17**

Time: **10:20**

Focal Length: **24mm**

Field of View (Degrees): **73.43**

Camera: **Canon EOS 6D**

Lens: **Canon Zoom Lens EW82 16-35mm**

Summer view at recommended
viewing distance of 300mm

**VHIV 11: (HLA 62)
Clarence Street on
the south-west corner
of the Bentalls Centre
looking towards
All Saints Church**

VHIV 11: Clarence Street on the south-west corner of the Bentalls Centre looking towards All Saints Church

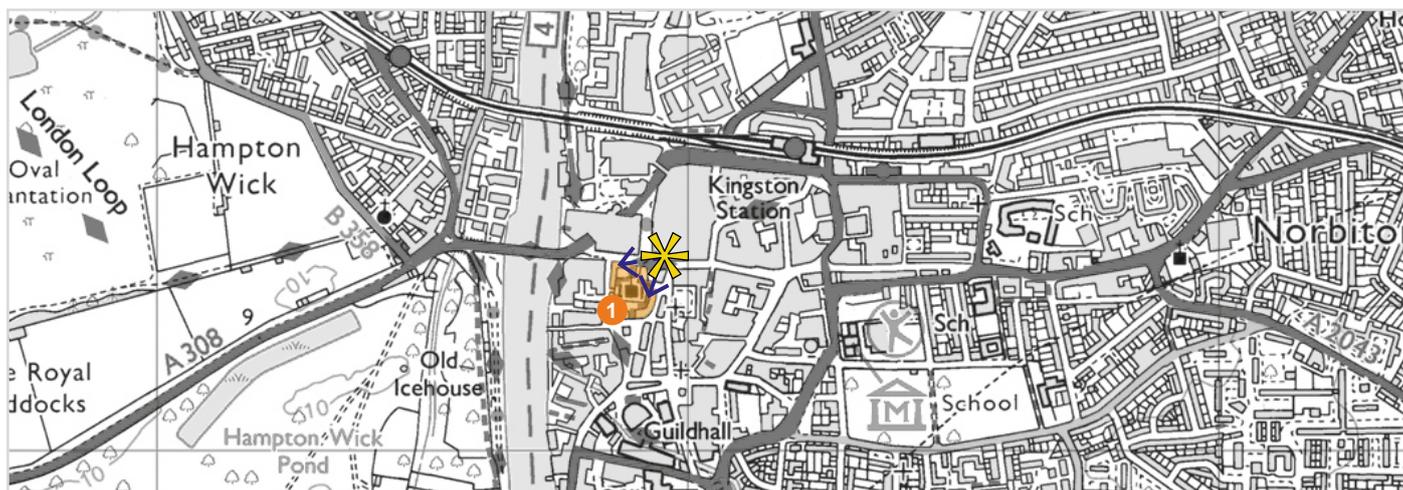
Viewing Location: **E: 517942, N: 169362**

Direction of View: **South West**

Height: **+8.2m AOD**

Angle of View: **222 Degrees**

Nature of View: **Wide panoramic where the view is a whole experience in a wider setting**



1 All Saints Church

Landmarks and Designated Heritage Assets

- 1 All Saints Church: Grade I Listed
- 1 Kingston Old Town Conservation Area

Value of Receptors

(Refer to High Level Appraisal Pro Forma 62)

- Value of Viewing Location – Very High
- Value of the Viewer – Very High
- Value of the View – Very High

Location

The Viewing Location is from the south-west corner of Bentalls Centre on Clarence Street. The view falls within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.

Description of the View

The foreground view is of the churchyard, lawns and footpath leading up to All Saints Church. Middle ground view is of All Saints Church and clocktower. All Saints Church Grade I Listed Building is the historic parish church of Kingston upon Thames on the edge of London, and is set between the ancient Market Place and the main shopping centre. It forms part of the Diocese of Southwark and with the church of St John, it forms a team of Anglican churches serving residents, businesses, schools and Kingston University. The church is the only Grade I listed building (but not structure) in Kingston. The buildings that enclose All Saints' Church churchyard, and the Apple Market and forming the eastern sides to the Market Place and Church Street essentially retain their Medieval building plot widths albeit the buildings themselves are predominately of later origin. The churchyard is partially enclosed by the rears of buildings on Thames Street, Church Street and the northern edge of the Market Place. The gravestones have been removed from the area or moved to its edges and the grassed spaces formed are relatively tranquil and set apart from the hustle and bustle of Clarence Street and the Market Place. The spaces are dominated by mature Oak trees which make a significant contribution to the Conservation Area.



Historical Context

The church is the only Grade I listed building (but not structure) in Kingston. It is believed that a church has been in existence on or near the site of All Saints' Church since Anglo-Saxon times: remains of a Norman Chapel have been found on the south side of the church. The current flint and stone building dates from the 14th and 15th Century. The upper part of its tower has twice been rebuilt in brick and the interior has been updated and restored over the centuries. The Grade I listed church forms an important and notable landmark within, and from points beyond, the Conservation Area. Outside the south door of the present building are some outlines marked by stones, which are all that remain of the Saxon church and chapel of St Mary. The present church was begun in 1120 under the orders of Henry I and has been developed since then. During the 14th century, the Norman nave was widened. The chancel and the chapels of the Holy Trinity to the north and St James to the south were added during the 15th century. The original high wooden spire on top of the tower was struck by lightning and almost entirely destroyed in 1445 and was rebuilt in 1505. In 1600, the church was described at vestry meeting as being "much out of repair and there being a need for a speedy repair of the same in several places ... to prevent further damages and inconvenience." The tower was taken down to the level of the nave and was strengthened and rebuilt in 1708 in brick, with dipped parapet and pineapple ornaments on the corners. The church was much restored in the 19th century. The church contains a 14th-century wall painting of St. Blaise, a 17th-century marble font attributed to Sir Christopher Wren, twelve bells and an 18th-century carillon, the great west window of the 19th century, and the Frobenius organ installed in 1988.

Importance of the View

- The view falls within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.
- The church is the only Grade I listed building (but not structure) in Kingston.
- The only view within Kingston of All Saints Church in its own setting and churchyard un-obscured by neighbouring buildings.

View Sensitivity

- This view uniquely provides the clearest view of All Saints Church in its own setting without being obscured by development. This exceptional view should be retained.
- The static framed view is sensitive to any development which would dominate or impinge on the immediate skyline around the Church and adversely effect the appreciation and setting of this Grade I Heritage Asset.

Views Capacity

- New development adjacent to and within any townscape view of a listed building should ensure that the prominence and special interest of the listed building is not adversely affected.
- The character and appearance of the Conservation Area could be affected by either (i) development beyond the Conservation Area boundary affecting views within the area and/or the settings and/or backdrops of buildings, or (ii) by development either inside or outside the Conservation Area which affects views towards it and towards All Saints Church.

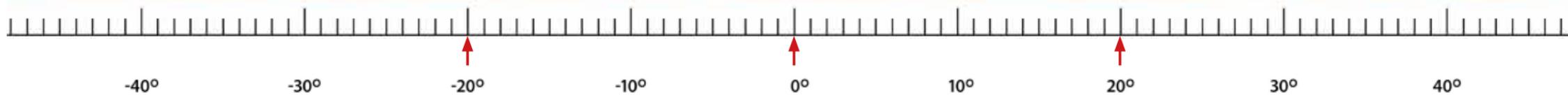
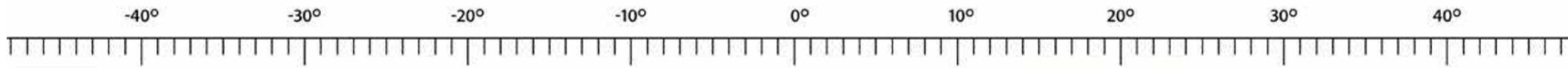
Visual Management Guidance

- There is a Requirement for the rationalisation of existing signage and street furniture as well as the relocation of fast food vans.
- Trees within the Church grounds are to be maintained through management prescriptions to ensure their optimum condition and limit overhang and growth which obscures the Church building and grounds.
- The viewing place should continue to be well maintained.
- The centrally located fast food van is detrimentally affecting the view and appreciation of the Church and its setting.
- There is visual clutter provided by CCTV, lighting columns, signage and refuse collection points.

Core document references

- Kingston Town Centre Area Action Plan, Adopted July 2008
- Kingston Town Centre Royal Borough of Kingston Upon Thames Historic Area Study (Final Draft 24th January 2017)
- Kingston Old Town Conservation Area Appraisal – June 2006
- Kingston Old Town Conservation Area, Public Realm Enhancement Strategy – September 2005

AVR – Clarence Street on the south-west corner of the Bentalls Centre looking towards All Saints Church



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|---|
| HLA View Ref: 62 |
| Easting: 517942.93 |
| Northing: 169362.92 |
| Height (Ground): 8.2100 |
| Height (Camera): 9.81 |
| Angle (Compass Direction): 222 |
| Location Description: Clarence Street on the south – west corner of the Bentalls Centre |
| Date: 6/15/17 |
| Time: 8:01 |
| Focal Length: 16mm |
| Field of View (Degrees): 96.42 |
| Camera: Canon EOS 6D |
| Lens: Canon Zoom Lens EW82 16-35mm |

Summer view at recommended viewing distance of 300mm

VHIV 12: (HLA 169)
View south of
Richmond Park
from bench north of
Thatched House Lodge

VHIV 12: View south of Richmond Park from bench north of Thatched House Lodge

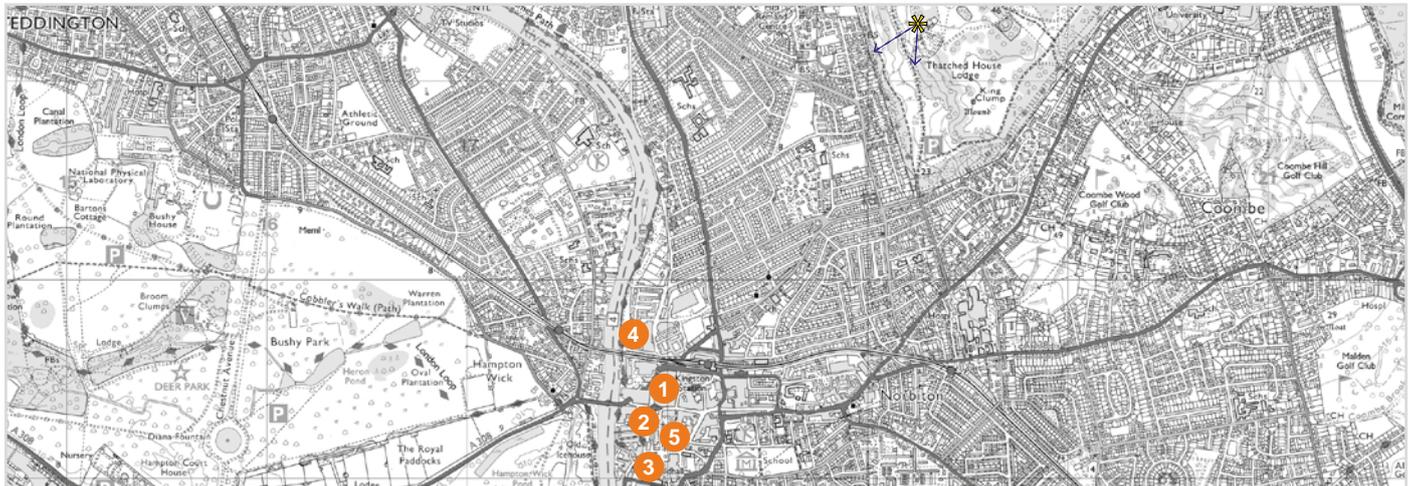
Viewing Location: **E: 19235.73, N: 71302.03**

Direction of View: **South West**

Height: **+42.6m AOD**

Angle of View: **210 Degrees**

Nature of View: **Wide panoramic where the view is a whole experience in a wider setting**



- 1 Bentalls Centre
- 2 All Saints Church
- 3 Guildhall
- 4 Admiralty Building
- 5 Eden Walk

Landmarks and Designated Heritage Assets

- Bentalls Grade II Listed, Primary Landmark
- All Saints Spire Grade I Listed
- Guildhall Grade II Listed
- Registered Park and Garden
- Local Area of Special Landscape
- Surrey Hills: AONB
- Hampton Court Park (top of mature trees west River Thames): Royal Park
- Registered Park and Garden

Value of Receptors

(Refer to High Level Appraisal Pro Forma 169)

- Value of Viewing Location – Very High
- Value of the Viewer – Very High
- Value of the View – Very High

Location

The Viewing Location is located on the hillside south-west within Richmond Park overlooking Kingston Gate from a public bench on the path to the Thatched House Lodge. Views are obtained across to the following landmarks and assets (Winter Views): Bentalls Grade II – Primary Landmark, All Saints Spire Grade I Listed, Guildhall Grade II, St Lukes Grade II Registered Park and Garden, Local Area of Special Landscape, Liverpool Road Conservation Area and Wyndham Road/Bockhampton Road Local Area of Special Character. Whilst there are several locations within Richmond Park where the townscape and skyline of Kingston can be viewed, this particular location provides the clearest view towards All Saints Church, which acts as a way marker for Kingston Town Centre. From Richmond Park the varied skyline of Kingston can be understood from an elevated location and the relationship between more recent tall buildings along the river front are seen in relation to the scale of other landmark buildings such as Bentalls.



Description of the View

The Park is internationally significant in terms of its nature conservation value and has numerous local and national designations. It is probably best known for the deer herds and ancient oaks. Views are obtained across to the following landmarks and assets: Bentalls Grade II – Primary Landmark, All Saints Flag Pole and turret Grade I Listed and the Guildhall Grade II Listed. Whilst there are several locations within Richmond Park where the townscape and skyline of Kingston can be viewed, this particular location provides the clearest view towards All Saints Church and the Guildhall, which acts as a way marker set within Kingston Town Centre which lies in a bowl with clear views beyond obtained of the Surrey Hills from this elevated location. The viewpoint is a fixed location from a bench and from this location the varied skyline of Kingston and relationship between more recent tall buildings along the river front are seen in relation to the scale of other landmark listed buildings. Proposed buildings which are out of scale and taller than existing buildings will be apparent from Richmond Park and alter the skyline. Kingston's existing taller buildings do not currently break the skyline line or obscure views across to the listed assets within the town centre.

A panoramic from the park cannot be shown as an AVR however individual views are to be used to ensure proposed developments are encompassed in the view.

Historical Context

The Park is internationally significant in terms of its nature conservation value and has numerous local and national designations. Richmond Park is Listed Grade I on English Heritage's Register of Historic Parks and Gardens, 2,500 acres in size and rising to 56m above sea level, Richmond Park is of significant strategic as well as local importance. The park represents a distinct area of unique open space defined by its high 17th century listed boundary walls and historic associations. It is an archaeological priority zone with finds dating from prehistory and is also a Site of Special Scientific Interest.

The informal layout of planned woodland and residual open spaces flow together as a unified 'natural' landscape. This feel is accentuated by the natural topography of the park which is one of gentle undulations. Its superb mix of natural habitats and species make it of interest both nationally and internationally. Water features include the Pen Ponds and Beverley Brook. C18th informal rides of large mature trees connect Richmond Gate with White Lodge physically and King Henry VIII's Mound with St. Paul's Cathedral visually.

Buildings in the park reflect its long-standing royal connections and are statutory listed. Of particular note, White Lodge (1727), formerly a hunting lodge for George I, is in the Palladian style by Roger Morris and is now home to the Royal Ballet School. Originally the Molecatcher's cottage, Pembroke Lodge also dates from the 18th century.

The view to St Paul's from King Henry's mound was protected under a Direction made by the Secretary of State for the Environment. Panoramas of London to the east and dramatic views of the Thames Valley to the west also play a significant role in the park's character. Buildings in the park reflect its long-standing royal connections and are statutory listed. Of particular note, White Lodge (1727), formerly a hunting lodge for George I, is in the Palladian style by Roger Morris and is now home to the Royal Ballet School. Originally the Molecatcher's cottage, Pembroke Lodge also dates from the 18th century. The baroque Sudbrook Park, now Richmond Golf Club, was built in 1726 by James Gibbs for the Duke of Argyll. All the buildings are on a scale which reflects their original status and they now form an integral part of the landscape.

Importance of the View

- The park represents a distinct area of unique open space defined by its high 17th century listed boundary walls and historic associations.
- The elevated views into the heart of Kingston.
- From Richmond Park the varied skyline of Kingston can be understood from an elevated location and the relationship between more recent tall buildings along the river front are seen in relation to the scale of other landmark buildings such as Bentalls.

Views Sensitivity

- The view is of importance and requires protection owing to development pressure in Kingston which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks.
- The view is sensitive to new development whose scale, height and mass would extend beyond the existing skyline and adversely effect the setting and experience of openness in Richmond Park.
- Development pressure which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks.

View Capacity

- The existing views importance lies in the relative scale and building heights of the buildings and the view has a high susceptibility to change. Therefore there is a low ability to accept a change to the view.
- New development should not obscure the landmarks in this view, and their scale, form, orientation and materials should reference the scale and orientation of the river and the associated landscape.
- Any such development should be mindful of the contribution made by the prominent buildings within the view, their prevailing scale and height, and their relationship with the Old Town of Kingston. Development should also contribute to the richness of the skyline.
- Development in the background of this view should be of a scale, mass or form that does not dominate, overpower or compete with either of the existing groups of built form or the landscape elements
- Any building proposals that will be visible in the background should relate to one or the other of the existing groups and must be of design quality, in particular with regard to their roofline, materials, shape and silhouette.
- New buildings should appear as part of the existing groups of buildings and not protrude above the existing tree line canopy.

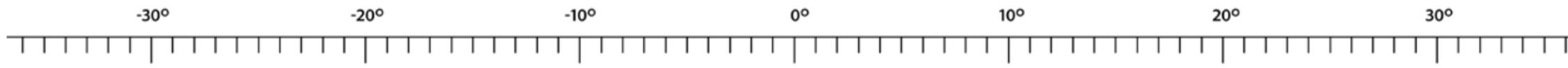
Visual Management Guidance

- The viewing place is well maintained by the Royal Parks.

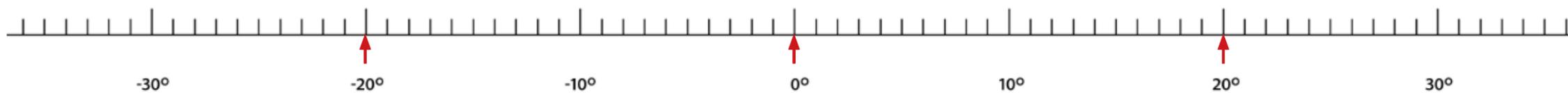
Core document references

- Kingston Town Centre Area Action Plan, Adopted July 2008
- Kingston Town Centre Royal Borough of Kingston Upon Thames Historic Area Study (Final Draft 24th January 2017)
- Kingston Old Town Conservation Area Appraisal – June 2006
- Richmond Park Conservation Area Appraisal – 1991

AVR – View south of Richmond Park at top of hill overlooking Kingston Gate



| |
|--|
| HLA View Ref: 169 |
| Easting: 19235.73 |
| Northing: 71302.03 |
| Height (Ground): 42.62 |
| Height (Camera): 4.22 |
| Angle (Compass Direction): 210 |
| Location Description: View south of Richmond Park north of Thatched House Lodge |
| Date: 6/14/17 |
| Time: 14:10 |
| Focal Length: 24mm |
| Field of View (Degrees): 73.43 |
| Camera: Canon EOS 6D |
| Lens: Canon Zoom Lens EW82 16-35mm |



Winter view at recommended viewing distance of 500mm

VHIV 13: (HLA 188)

Plaque at base of steps

Portsmouth Road /

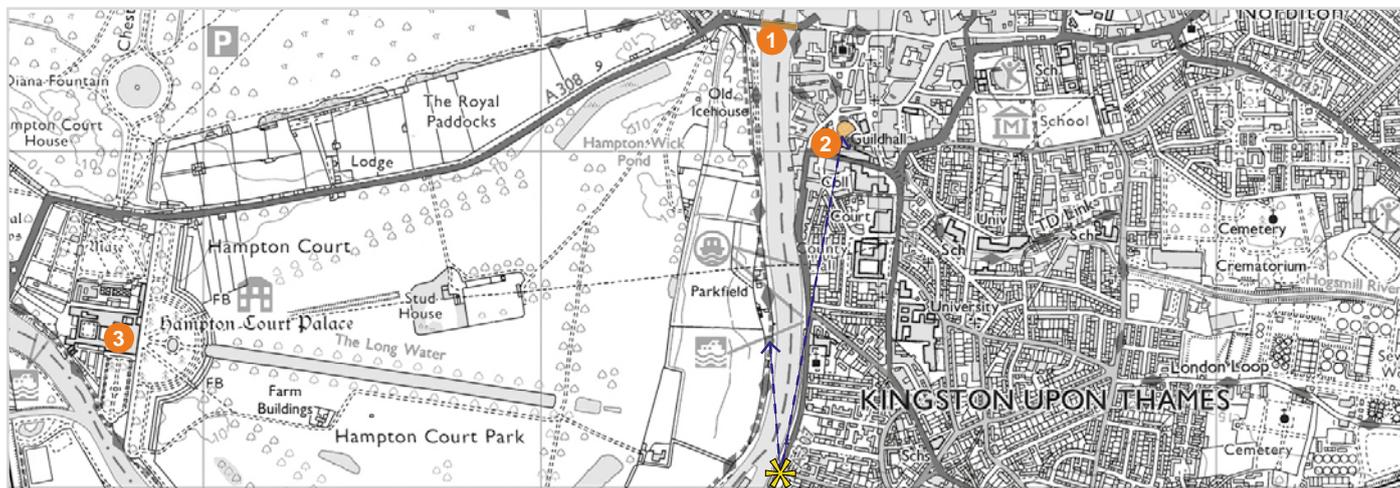
Palace Road cycle /

pedestrian footpath

VHIV 13: Plaque at base of steps Portsmouth Road / Palace Road cycle / pedestrian footpath

Viewing Location: **E: 517731, N: 168147**
Direction of View: **North**
Height: **+6.1m AOD**
Angle of View: **279 Degrees**

Nature of View: **Sequential views and River Prospects provide viewing experiences of the Thames Landscape**



1 Kingston Bridge 2 Guildhall 3 Hampton Court Park

Landmarks and Designated Heritage Assets

- 1 Kingston Bridge: Grade II* Listed
- 2 Guildhall (spire): Grade II Listed
- 3 Hampton Court Park Royal Park

Value of Receptors

(Refer to High Level Appraisal Pro Forma 188)

- The Viewer – Very High Value
- Viewing Location – High
- Overall Value of the View – Very High

Location

The Viewing Location is from the viewing plaque at the base of the steps of Portsmouth Road and Palace Road pedestrian footpath looking upstream towards Kingston Bridge. The cyclepath and footpath form part of a sequential view the viewing location is static. The footpath and cyclepath in within Riverside South Conservation Area. This is 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.

Description of the View

The VHIV is within the Portsmouth Road Reach No.3 Character Area of the Thames Landscape Strategy. The Portsmouth Road Reach runs north from Seething Wells up to Kingston. The reach has a character of wide open grassland, interrupted only by trees, park and water-works walls and the Portsmouth Road blocks of flats. Hampton Court Park extends over the entire Middlesex side right up to Hampton Wick, while the Surrey bank divides between the former Water Works and the Queen's Promenade. 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. 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. Large Victorian houses on the eastern side of the Portsmouth Road have gradually been replaced by blocks of apartments. Some of the blocks are up to 8 storeys high, dwarfing the surrounding houses.

Section 4 - Very Highly Important Views



Historical Context

The Portsmouth Road Reach runs north from Seething Wells up to Kingston. The reach has a character of wide open grassland, interrupted only by trees, park and water-works walls and the Portsmouth Road blocks of flats. Hampton Court Park extends over the entire Middlesex side right up to Hampton Wick, while the Surrey bank divides between the former Water Works and the Queen's Promenade.

The Portsmouth Road follows the river the length of the reach on the Surrey side. This is one of the only sections of the upstream London Thames where a road has been built alongside the river. The busy road and associated linear developments make a harsh contrast with the rhythm of parkland and historic town waterfronts which characterise the rest of the river.

Queen's Promenade was given its royal name in 1856, opened unwittingly by Queen Victoria after a well-placed diversion forced her to drive along the adjoining road on return from one of her visits to Claremont. She was not pleased when she learnt of the ruse. The road had been newly improved, having long been a hazard where it bent sharply with the line of the river. The burghers of Kingston had rejected as too costly a scheme by Brunel to straighten the river.

The promenade was first conceived by the property developer William Woods, with the intention of providing an exclusive walk between Raven's Ait and St Raphael's church for the residents of his new villas on the Portsmouth Road. But in return for assistance with its construction, Woods agreed to the walk being made into a public promenade and eventually, in 1896, it was extended all the way to Kingston.

Importance of the View

- This view provides the opportunity to experience views looking back towards Kingston from new public realm work that has been completed primarily for cyclists and uses of the Thames Path to enjoy the River Prospect and links into Kingston directly opposite Hampton Court Park.
- The view provides a direct vista towards Kingston Bridge (Grade II Listed) and the distinctive roof of the Guildhall.

Views Sensitivity

- The panorama is sensitive to large-scale development which would further dominate the skyline and reduce the scale and appreciation of heritage assets and the smaller scale buildings along the River Thames frontage.
- Development pressure which may harm the balance of both the river and landscape dominated setting, and the obstruction or spoiling of views, skylines and landmarks.
- Loss of traditional architectural features and materials due to unsympathetic alterations along the Kingston Riverside.

View Capacity

- Preservation, enhancement and reinstatement of architectural quality and unity in Kingston Town Centre and along the riverscape is of importance in this view.
- The breadth of the river allows unique views into the heart of Kingston.
- The setting and appreciation of architecturally important buildings, locally listed buildings/buildings of townscape merit and Listed Buildings should not be obscured by inappropriate development
- New development should not obscure the landmarks in

this view, and their scale, form, orientation and materials should reference the scale and orientation of the river and the associated landscape.

- Any such development should be mindful of the contribution made by the prominent buildings within the view, their prevailing scale and height, and their relationship with the river. It should also contribute to the richness of the skyline. Buildings should not dominate the relationship that buildings have with the river.
- New development should protect visual links between Kingston bridge, All Saints Church, Hampton Court Palace and the Queens Promenade.

Visual Management Guidance

- Tree Management to ensure views are not adversely obscured and the promenade is kept clear of overgrown vegetation.
- Enhancement of the townscape value through sensitive frontage design along the Riverscape.

Core document references

- Kingston Town Centre Area Action Plan, Adopted July 2008
- Kingston Town Centre Royal Borough of Kingston Upon Thames Historic Area Study (Final Draft 24th January 2017)
- Kingston Old Town Conservation Area Appraisal – June 2006
- Thames Landscape Strategy – 2012
- Riverside SPD- A Riverside SPD is being produced for Kingston Riverside. When adopted, this will provide guidance to support policies in the London Plan, the Core Strategy and the Kingston Town Centre Area Action Plan (K+20). It sets out the overall vision for how Kingston's Riverside should change over the next 10-15 years to become a high quality public space befitting the town and its Thames setting, and supporting future growth.

AVR – Plaque at base of steps Portsmouth Road / Palace Road cycle / pedestrian footpath



HLA View Ref: 188

Easting: 517731.22

Northing: 168147.62

Height (Ground): 6.1400

Height (Camera): 7.74

Angle (Compass Direction): 279

Location Description: **Plaque at base of steps Portsmouth Road / Palace Road cycle / pedestrian footpath**

Date: 6/14/17

Time: 10:34

Focal Length: 24mm

Field of View (Degrees): 73.43

Camera: Canon EOS 6D

Lens: Canon Zoom Lens EW82 16-35mm

Summer view at recommended viewing distance of 300mm

5. HIGHLY IMPORTANT VIEWS

5.1 Assessment of Highly Important Views

5. HIGHLY IMPORTANT VIEWS

5.1 Assessment of Highly Important Views

- 5.1.1 Twenty two views have been discounted from being considered as ‘Very Highly Important Views’ as, although they were considered to have a Very High value for the three categories of: The Viewing Place; The Viewer; and The View, these views are not considered to fulfil the LVMF criteria.
- 5.1.2 However, these views are still considered ‘important’ in representing the character and assets of the Borough, and so should not be disregarded when considering the future growth of the Borough as they too have a key role in shaping the appreciation of the townscape. This views are termed ‘Highly Important Views’. The views will require a level of management appropriate to its potential impact on the viewer’s ability to recognise and appreciate the identified landmarks. Management enables the view to be fully seen and appreciated. This includes the management of trees that may otherwise obscure landmarks or other important elements of the view. In consideration of new development, all development should make a positive contribution to the existing characteristics of the view.
- 5.1.3 These ‘Highly Important Views’ (HIVs) are identified below. These views are not proposed to be taken forward for identification and protection as they do not rank in the same status as those classified as VHIVs.

Table 2: Highly Important Views.

| HLA Ref | Description | Page |
|---------|---|----------|
| 3 & 139 | View south of Richmond Park | 244, 293 |
| 4 | Kingston Avenue Gate, All Saints Church Vista – HAMPTON COURT PALACE | 246 |
| 4B | Hampton Court Palace 2nd Floor, All Saints Church Vista – HAMPTON COURT PALACE | 249 |
| 4C, 5 | East Park Entrance, Long Water Vista – HAMPTON COURT PALACE | 252 |
| 4D2 | Hampton Court Palace 2nd Floor Drawing Room, Long Water Vista – HAMPTON COURT PALACE | 255 |
| 4E, 6 | Ditton Avenue Gate, Talman Vista – HAMPTON COURT PALACE | 258 |
| 4G | Hampton Court Palace 2nd Floor (Room currently closed to Public), Talman Vista – HAMPTON COURT PALACE | 261 |
| 51 | Kingston Bridge looking south down the River as far as Charter Quay. | 264 |

| HLA Ref | Description | Page |
|------------------|---|-------------|
| 51A | Kingston Bridge by 51 looking towards the built up edge of Kingston East. | 267 |
| 53 | Middle of Kingston Bridge looking as far as All Saints Church | 269 |
| 55 | Kingston Bridge looking East to RBK and towards All Saints Church. | 272 |
| 63 | Standing in Clarence Street outside the grounds of All Saints Church looking up and as far as All Saints Church's clock tower | 275 |
| 86 | Ancient Market (High Street entrance) looking towards Market House | 281 |
| 86a | Ancient Market looking towards Market House within shop front curtilage | 283 |
| 78(i) | Barge Walk within POS directly opposite Riverside and All Saints Church | 277 |
| 78 (iiii) | View from landing stage directly opposite The Mill and Kingston College | 279 |
| 91 | Market Square looking towards All Saints Church | 285 |
| 99 | Ancient Market (High Street entrance) looking north west to entrance of Thames Street and vice versa (Facing north) | 288 |
| 132 | Epsom Downs Grandstand Drive. EPSOM | 291 |
| 144 | West side of the Diana Fountain in Bushy Park and looks east | 295 |
| 186 | View from Richmond Hill towards Kingston Town Centre. | 297 |

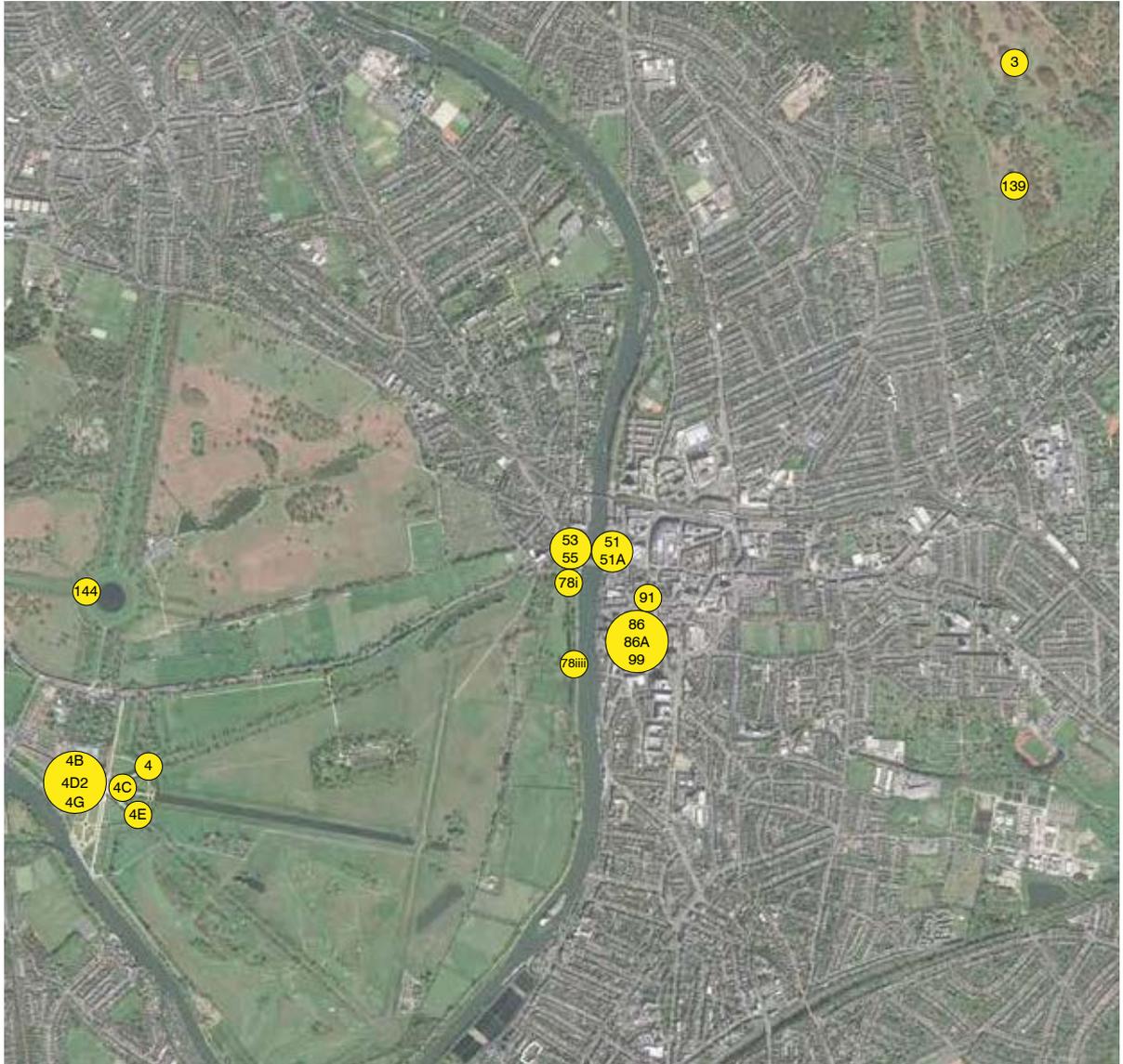


Figure 16. HIV Viewpoint Location Plan

6. IMPORTANT VIEWS

6.1 Assessment of Important Views

6. IMPORTANT VIEWS

6.1 Assessment of Important Views

- 6.1.1 These views have been discounted from being considered as ‘Very Highly Important Views’ or ‘Highly Important Views’ as they do not fulfil the criteria and typically have one or more receptors ranking as less than High. All remaining views identified as IVs encompass a range of values, for example the Viewing Location may be Very High on account of a National Level Designation in which it falls but the view itself may only rank as Medium Value as there may be a number of visual detractors or the townscape view is of limited unique character. Whilst these views are not ‘Very Highly’ or ‘Highly Important’ it is still acknowledged that these views are important in their own right as they have been previously identified in the Borough and provide views to typically Metropolitan Open Space which is of local value and importance.
- 6.1.2 All Important Views are contained as HLA proformas within **Appendix H** and are mapped with reference to **Appendix G – HLA Views Mapping**. 148 Important Views have been identified in total.

7. RECOMMENDATIONS FOR FUTURE VIEWS DESIGNATION AND MANAGEMENT

7. RECOMMENDATIONS FOR FUTURE VIEWS DESIGNATION AND MANAGEMENT

- 7.1.1 This VSR is an evidence base to inform views identification and decision making and is a material consideration in the determination of planning applications. The VSR is to be used for the preparation of Visual Impact Assessments and help assess how physical change can be accommodated in the historic environment, with the aim of protecting and enhancing local views of landmarks, their setting and backdrop and skyline features in Kingston.
- 7.1.2 The 'Very Highly Important Views' should retain the ability to see the specific buildings identified as of importance, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views. Meticulous consideration should be given to any new developments that might affect these views to ensure that the general compositional character of the skyline is conserved or enhanced, particularly where they will affect the setting of a strategically important landmark or historical important view or heritage asset.
- 7.1.3 In considering the effects of new development in the Royal Borough of Kingston, the following should be taken in to account using the relevant guidance set out in the LVMF with respect to each Very Highly Important View (VHIV):
- The Viewing Location identified should provide viewers with a high level of amenity. They should be open, publicly accessible and allow for pause and enjoyment of the view.
 - Development in the foreground or middle ground of a VHIV should not cause undue damage to the view by being overly intrusive, unsightly or prominent to the detriment of the view as a whole by way of (for example) its size, mass and heights. It should not unacceptably impose on a landmark;
 - Development in the background of a VHIV should give appropriate context to landmarks and should seek to conserve or enhance the setting of landmark buildings that contribute to the special characteristics of the view;
 - The setting of the view should conserve or enhance a viewer's ability to recognise and appreciate the landmarks, heritage assets and composition of the view when seen from the Viewing Location;
- 7.1.4 The Views Study is essential in contributing to the delivery of the Borough's growth in a way which recognises the importance of its historic environment, individual townscape character and landscape assets.