

Appendix H: HLA PRO-FORMAS

Initial field work has been carried out in March and April 2017 to undertake a high level appraisal of all of the identified views which have been agreed with RBK and the key stakeholders. The field work appraises each view against a set of agreed criteria as defined in Appendix A: Methodology. This methodology provides the process for the high level appraisal and sifting of existing views identified in current policy documents; the identification of any other important views to be considered as part of the high level appraisal (HLA); and, the approach for short-listing and detailed views study of the most important key views to the borough. The VSR is a material consideration in the determination of planning applications and informs decision-making and all HLAs are to be considered.

Completed HLA pro-formas are included in this Appendix. These are not in numerical order and have been classified by their level of importance in accordance with the Methodology. A map, summary and rationale is provided before each level of HLA category.

All HLAs should be read in accordance with the following Appendices:

APPENDIX F – HIGH LEVEL APPRAISAL VIEWS SCHEDULE

APPENDIX G – HIGH LEVEL APPRAISAL VIEWS MAPPING

Very Highly Important Views

- 4A Hampton Court palace 1st Floor Privy Chamber, All Saints Church Vista – HAMPTON COURT PALACE (p186)
- 4D Hampton Court Palace 1st Floor Drawing Room, Long Water Vista – HAMPTON COURT PALACE (p189)
- 4F Hampton Court Palace 1st Floor Drawing Room, Talman Vista – HAMPTON COURT PALACE (p192)
- 57 Barge Walk looking directly to Guildhall (p195)
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- 86b Ancient Market (High Street entrance) looking towards Market House within curtilage (p201)
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Highly Important Views

- 3 & 139 View south of Richmond Park (p218, 268)
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- 4C, 5 East Park Entrance, Long Water Vista – HAMPTON COURT PALACE (p226)
- 4D2 Hampton Court Palace 2nd Floor Drawing Room, Long Water Vista – HAMPTON COURT PALACE (p229)
- 4E, 6 Ditton Avenue Gate, Talman Vista – HAMPTON COURT PALACE (232)
- 4G Hampton Court Palace 2nd Floor (Room currently closed to Public), Talman Vista – HAMPTON COURT PALACE (p235)
- 51 Kingston Bridge looking south down the River as far as Charter Quay (p238)
- 51A Kingston Bridge by 51 looking towards the built up edge of Kingston East (p241)
- 53 Middle of Kingston Bridge looking as far as All Saints Church (p244)
- 55 Kingston Bridge looking East to RBK and towards All Saints Church (p247)
- 63 Standing in Clarence Street outside the grounds of All Saints Church looking up and as far as All Saints Church's clock tower (p250)
- 78(i) Barge Walk within POS directly opposite Riverside and All Saints Church (p252)
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- 186 View from Richmond Hill towards Kingston Town Centre (p272)

All other HLAs are classified as Important Views.

Royal Borough of Kingston: Views Study

Very Highly Important Views (VHIVs)

A total of thirteen views have been identified as encapsulating the most important and defining character areas and assets of Kingston. These views are all considered to warrant the highest level of ranking and should be considered as a designation in the emerging Local Plan.

The identification of these VHIVs are those considered to contribute most to the appreciation of the Borough's identity, to be taken forward to support the evidence base for the Local Plan. These VHIVs wholly fulfil the London View Management Framework criteria:

- Views that are seen from places that are publicly accessible and well used.
- Include significant buildings or urban landscapes that help to define the Royal Borough at a strategic level.
- Within the designated views there may be landmarks that make aesthetic, cultural or other contributions to the view and assist the viewer's understanding and enjoyment of the view. This could be because of their composition, their contribution to legibility, or because they provide an opportunity to see key landmarks as part of a broader townscape, panorama or river prospect.
- Views that make a significant contribution to people's ability to understand and appreciate Kingston as a whole. They are also highly valued because they allow a viewer to see significant historic and cultural landmarks in their landscape or townscape setting and to understand the relationship between them.
- There may also be strategically important landmarks in the view. These are buildings or structures in the townscape, which have visual prominence, provide a geographical or cultural orientation point and are aesthetically attractive through visibility from a wider area or through contrast with objects or buildings close by.

The Royal Borough of Kingston upon Thames holds an annual license to a highly accurate and detailed interactive 3D model of London, VU.CITY which is modeled accurately to +/- 15cm at roovescape, with the functionality to add consented developments into the model

The thirteen VHIVs are available in VU.CITY as pins along with the survey photography and associated information. In the same way that the London View Management Framework viewing corridors are demonstrated visually, the team can use VU.CITY to assess the protected viewing corridors across the Borough. This enables RBK to use VU.CITY as the tool for assessing development applications in direct relation to the key protected views across the Borough.

Very Highly Important Views (VHIVs) Location Plan



APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 4A	APPRAISED BY: AM	DATE: 27.04.17
VIEWPOINT LOCATION: E: 515817, N: 168445 Hampton Court palace 1st Floor Privy Chamber, All Saints Church Vista		Publically Accessible? Yes – Paid Tourist Attraction
Viewing Location		
	<p>Rationale The view is elevated from the 1st Floor Privy Chamber looking towards Kingston down and across the Yew and Lime Tree Avenue. The grounds are a Grade I Registered Park and Garden. The view is channelled down a mature avenue of trees which terminate at Home Park. Views are of the spire flag pole and top of the tower All Saints Church clock tower, Kingston, Grade I Listed. The importance of the view is the elevated prospect, obtained from within the Palace, which provides a wider appreciation of the setting of the Palace Grounds. The vistas within and without give the impression of an even larger ensemble which was historically designed. This is a key prospect defined in the Hampton Court Management Plan and the view gives the impression that this area is of historical, horticultural and ecological importance and is peacefully unaffected by the development surrounding it.</p>	
1	<p>Nature of Access Open, publically accessible (10am – 6pm) View from Privy Chamber 1st Floor Hampton Court Palace.</p>	
2	<p>Is the view static or part of a series of views Static Linear</p>	
3	<p>Is the location designated Scheduled Ancient Monument Grade I Listed Grade I Registered Park and Garden, Royal Park and Palace</p>	
4	<p>Character Area and Key Characteristics Hampton Court Palace is a royal palace in the borough of Richmond upon Thames, London, England, 11.7 miles (18.8 kilometres) south west and upstream of central London on the River Thames.</p> <p>On the south side of the palace is the Privy Garden bounded by semi-circular wrought iron gates by Jean Tijou. This garden, originally William III's private garden, was replanted in 1992 in period style with manicured hollies and yews along a geometric system of paths.</p> <p>The location and the setting of Hampton Court Palace is highly significant, the juxtaposition of the surrounding park and gardens with the Palace is vital. The vistas within and without give the impression of an even larger ensemble. Key Prospects along Kingston Avenue gives the impression that this area is of historical, horticultural and ecological importance and peacefully unaffected by the development surrounding it.</p>	
5	<p>Are there any cultural connections between the viewpoint and elements in the view Since the reign of King George II, no monarch has ever resided at Hampton Court. In fact, George</p>	

	<p>III, from the moment of his accession, never set foot in the palace: he associated the state apartments with a humiliating scene when his grandfather had once struck him following an innocent remark.</p> <p>In 1796, the Great Hall was restored and in 1838, during the reign of Queen Victoria, the restoration was completed and the palace opened to the public. The heavy-handed restoration plan at this time reduced the Great Gatehouse, the palace's principal entrance, by two stories and removed the lead cupolas adorning its four towers.</p> <p>On 2 September 1952, the palace was given statutory protection by being grade I listed. Other buildings and structures within the grounds are separately grade I listed, including the early 16th-century tilt yard tower (the only surviving example of the five original towers); Christopher Wren's Lion gate built for Queen Anne and George I; and the Tudor and 17th-century perimeter walls.</p> <p>Throughout the 20th century in addition to becoming a major London tourist attraction, the palace housed 50 grace and favour residences given to esteemed servants and subjects of the crown. It was the elderly recipient of one such grace and favour apartment, Lady Daphne Gale, widow of General Sir Richard Gale, who caused a major fire that claimed her life and spread to the King's Apartments in 1986. This led to a new programme of restoration work which was completed in 1990.</p> <p>The Royal School of Needlework moved to premises within the Palace from Princes Gate in Kensington 1987, and the Palace also houses the headquarters of Historic Royal Palaces, a charitable foundation.</p> <p>The palace served as the location for the film <i>A Man for All Seasons</i> (1966), directed by Fred Zinnemann. It also appeared in the HBO miniseries <i>John Adams</i> (2008) where Adams was received by King George III as the first U.S. Ambassador to the Court of St James's. The palace was used in the film <i>Pirates of the Caribbean: On Stranger Tides</i> (2011) and in <i>Sherlock Holmes: A Game of Shadows</i> (2011). The palace also served as a location for the live action film of Disney's <i>Cinderella</i> (2015), directed by Kenneth Branagh and starring Lily James and Richard Madden.</p> <p>The location was used for a performance of <i>The Six Wives of Henry VIII</i> by rock keyboardist Rick Wakeman in 2009. The concert was videotaped</p>
6	<p>Topography and enclosure Flat – Channelled views with horizon of mature trees</p>
	<p>Overall Value of the Viewing Location VERY HIGH</p>
<p>The Viewer</p>	
7	<p>Who currently experiences the view? Major Tourist Attraction.</p>
8	<p>Is the view an important part of the viewer's experience? Yes</p>

9	<p>Who experienced the view historically? When the King was abroad courtiers, dignitaries and ambassadors waited in the Privy Chamber for an audience with the Prince and Princess. The royal couple would sit together in state beneath the throne canopy.</p>
	<p>Overall Sensitivity of the Viewer VERY HIGH</p>
<p>The View</p>	
10	<p>Description of foreground, middle ground and background The view is elevated from the 1st Floor Privy Chamber looking towards Kingston down and cross the Yew and Lime Tree Avenue. The grounds are a Grade I Registered Park and Garden. The view is channelled down a mature avenue of trees which terminate at Home Park. Views are of the spire flag pole and top of the tower All Saints Church, Kingston Grade I Listed.</p>
11	<p>Likely seasonal and night time variation Winter views will enable glimpses beyond and towards Kingston. This is to be assessed. Night time not possible due to park closing at dusk.</p>
12	<p>Does the view contain designated or landmark features Yes, within ROYAL PARK, Registered Park and Garden</p> <ul style="list-style-type: none"> • Hampton Court Palace Grounds: Scheduled Monument
13	<p>Does the view contain detracting features No</p>
	<p>Overall Value of the View VERY HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 4D	APPRAISED BY: AM	DATE: 27.04.17
VIEWPOINT LOCATION: E: 515816, N: 168437 Hampton Court Palace 1st Floor Drawing Room, Long Water Vista		Publically Accessible? Yes Paid Access to Tourist Attraction
Viewing Location		
	<p>Rationale The view is from the 1st floor of the palace in the Drawing Room. The view looks east across the gardens towards Home Park. The Yew Trees are prominent in the view along with the oval fountain pond. The avenue aligns with the 17th century Long Water and 18th century Lime Avenues in Home Park with views beyond to the wooded backdrop of the River Thames and beyond to the built up edge of Kingston. As with 4A, the importance of the view is the elevated prospect which is obtained from within the Palace which provides a wider appreciation of the setting of the Palace Grounds. This is a key prospect defined in the Hampton Court Management Plan.</p>	
1	<p>Nature of Access Open, publically accessible (10am – 6pm)</p>	
2	<p>Is the view static or part of a series of views Static Linear</p>	
3	<p>Is the location designated Scheduled Ancient Monument Grade I Listed Grade I Registered Park and Garden, Royal Park and Palace</p>	
4	<p>Character Area and Key Characteristics Hampton Court Palace is a royal palace in the borough of Richmond upon Thames, London, England, 11.7 miles (18.8 kilometres) south west and upstream of central London on the River Thames.</p> <p>On the south side of the palace is the Privy Garden bounded by semi-circular wrought iron gates by Jean Tijou. This garden, originally William III's private garden, was replanted in 1992 in period style with manicured hollies and yews along a geometric system of paths.</p> <p>The location and the setting of Hampton Court Palace is highly significant, the juxtaposition of the surrounding park and gardens with the Palace is vital. The vistas within and without give the impression of an even larger ensemble. Key Prospects along Kingston Avenue gives the impression that this area is of historical, horticultural and ecological importance and peacefully unaffected by the development surrounding it.</p>	
5	<p>Are there any cultural connections between the viewpoint and elements in the view Since the reign of King George II, no monarch has ever resided at Hampton Court. In fact, George III, from the moment of his accession, never set foot in the palace: he associated the state apartments with a humiliating scene when his grandfather had once struck him following an</p>	

	<p>innocent remark.</p> <p>In 1796, the Great Hall was restored and in 1838, during the reign of Queen Victoria, the restoration was completed and the palace opened to the public. The heavy-handed restoration plan at this time reduced the Great Gatehouse, the palace's principal entrance, by two stories and removed the lead cupolas adorning its four towers.</p> <p>On 2 September 1952, the palace was given statutory protection by being grade I listed. Other buildings and structures within the grounds are separately grade I listed, including the early 16th-century tilt yard tower (the only surviving example of the five original towers); Christopher Wren's Lion gate built for Queen Anne and George I; and the Tudor and 17th-century perimeter walls.</p> <p>Throughout the 20th century in addition to becoming a major London tourist attraction, the palace housed 50 grace and favour residences given to esteemed servants and subjects of the crown. It was the elderly recipient of one such grace and favour apartment, Lady Daphne Gale, widow of General Sir Richard Gale, who caused a major fire that claimed her life and spread to the King's Apartments in 1986. This led to a new programme of restoration work which was completed in 1990.</p> <p>The Royal School of Needlework moved to premises within the Palace from Princes Gate in Kensington 1987, and the Palace also houses the headquarters of Historic Royal Palaces, a charitable foundation.</p> <p>The palace served as the location for the film <i>A Man for All Seasons</i> (1966), directed by Fred Zinnemann. It also appeared in the HBO miniseries <i>John Adams</i> (2008) where Adams was received by King George III as the first U.S. Ambassador to the Court of St James's. The palace was used in the film <i>Pirates of the Caribbean: On Stranger Tides</i> (2011) and in <i>Sherlock Holmes: A Game of Shadows</i> (2011). The palace also served as a location for the live action film of Disney's <i>Cinderella</i> (2015), directed by Kenneth Branagh and starring Lily James and Richard Madden.</p> <p>The location was used for a performance of <i>The Six Wives of Henry VIII</i> by rock keyboardist Rick Wakeman in 2009. The concert was videotaped.</p>
6	<p>Topography and enclosure Flat – Channelled views with horizon of mature trees</p>
	<p><i>Overall Value of the Viewing Location</i> VERY HIGH</p>
<i>The Viewer</i>	
7	<p>Who currently experiences the view? Major Tourist Attraction.</p>
8	<p>Is the view an important part of the viewer's experience? Yes</p>
9	<p>Who experienced the view historically? The Drawing Room was a weekly occasion where lucky courtiers would meet with the King or Prince and princess. On Sunday afternoons the Drawing Room was a more formal occasion.</p>

	Courtiers stood in 'the circle' and if they were in favour, George I or the royal couple spoke to them in turn. Here they might also call for card tables to be brought out for gaming.
	Overall Sensitivity of the Viewer VERY HIGH
The View	
10	Description of foreground, middle ground and background The view is from the 1 st floor of the palace in the Drawing Room. The view looks east across the gardens towards Home Park. The Yew Trees are prominent in the view along with the oval fountain pond. The avenue aligns with the 17 th century Long Water and 18 th century Lime Avenues in Home Park with views beyond to the wooded backdrop of the River Thames and beyond to the built up edge of Kingston.
11	Likely seasonal and night time variation Winter views will enable glimpses beyond and towards Kingston. This is to be assessed. Night time not possible due to park closing at dusk.
12	Does the view contain designated or landmark features Yes, within ROYAL PARK, Registered Park and Garden. <ul style="list-style-type: none"> • Hampton Court palace Grounds: Schedule Monument • Fountain Garden: Grade II Listed Statue in front of canal: Grade II* Listed
13	Does the view contain detracting features No
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 4F	APPRAISED BY: AM	DATE: 27.04.17
VIEWPOINT LOCATION: E: 515816, N: 168434 Hampton Court Palace 1st Floor Drawing Room, Talman Vista		Publically Accessible? Yes Paid Tourist Attraction
Viewing Location		
	<p>Rationale The view is from the 1st floor of Hampton Court Palace Drawing Room looking across the Talman Vista. The view looks down the Avenue of Lime Trees which terminates at Home Park beyond which lies Seething Wells, Kingston. As with 4A, the importance of the view is the elevated prospect which is obtained from within the Palace which provides a wider appreciation of the setting of the Palace Grounds. This is a key prospect defined in the Hampton Court Management Plan.</p>	
1	<p>Nature of Access Open, publically accessible (10am – 6pm)</p>	
2	<p>Is the view static or part of a series of views Static Linear</p>	
3	<p>Is the location designated Scheduled Ancient Monument Grade I Listed Grade I Registered Park and Garden, Royal Park and Palace</p>	
4	<p>Character Area and Key Characteristics Hampton Court Palace is a royal palace in the borough of Richmond upon Thames, London, England, 11.7 miles (18.8 kilometres) south west and upstream of central London on the River Thames.</p> <p>On the south side of the palace is the Privy Garden bounded by semi-circular wrought iron gates by Jean Tijou. This garden, originally William III's private garden, was replanted in 1992 in period style with manicured hollies and yews along a geometric system of paths.</p> <p>The location and the setting of Hampton Court Palace is highly significant, the juxtaposition of the surrounding park and gardens with the Palace is vital. The vistas within and without give the impression of an even larger ensemble. Key Prospects along Kingston Avenue gives the impression that this area is of historical, horticultural and ecological importance and peacefully unaffected by the development surrounding it.</p>	
5	<p>Are there any cultural connections between the viewpoint and elements in the view Since the reign of King George II, no monarch has ever resided at Hampton Court. In fact, George III, from the moment of his accession, never set foot in the palace: he associated the state apartments with a humiliating scene when his grandfather had once struck him following an innocent remark.</p>	

	<p>In 1796, the Great Hall was restored and in 1838, during the reign of Queen Victoria, the restoration was completed and the palace opened to the public. The heavy-handed restoration plan at this time reduced the Great Gatehouse, the palace's principal entrance, by two stories and removed the lead cupolas adorning its four towers.</p> <p>On 2 September 1952, the palace was given statutory protection by being grade I listed. Other buildings and structures within the grounds are separately grade I listed, including the early 16th-century tilt yard tower (the only surviving example of the five original towers); Christopher Wren's Lion gate built for Queen Anne and George I; and the Tudor and 17th-century perimeter walls.</p> <p>Throughout the 20th century in addition to becoming a major London tourist attraction, the palace housed 50 grace and favour residences given to esteemed servants and subjects of the crown. It was the elderly recipient of one such grace and favour apartment, Lady Daphne Gale, widow of General Sir Richard Gale, who caused a major fire that claimed her life and spread to the King's Apartments in 1986. This led to a new programme of restoration work which was completed in 1990.</p> <p>The Royal School of Needlework moved to premises within the Palace from Princes Gate in Kensington 1987, and the Palace also houses the headquarters of Historic Royal Palaces, a charitable foundation.</p> <p>The palace served as the location for the film <i>A Man for All Seasons</i> (1966), directed by Fred Zinnemann. It also appeared in the HBO miniseries <i>John Adams</i> (2008) where Adams was received by King George III as the first U.S. Ambassador to the Court of St James's. The palace was used in the film <i>Pirates of the Caribbean: On Stranger Tides</i> (2011) and in <i>Sherlock Holmes: A Game of Shadows</i> (2011). The palace also served as a location for the live action film of Disney's <i>Cinderella</i> (2015), directed by Kenneth Branagh and starring Lily James and Richard Madden.</p> <p>The location was used for a performance of <i>The Six Wives of Henry VIII</i> by rock keyboardist Rick Wakeman in 2009. The concert was videotaped.</p>
6	<p>Topography and enclosure Flat – Channelled views with horizon of mature trees</p>
	<p><i>Overall Value of the Viewing Location</i> VERY HIGH</p>
<p><i>The Viewer</i></p>	
7	<p>Who currently experiences the view? Major Tourist Attraction.</p>
8	<p>Is the view an important part of the viewer's experience? Yes</p>
9	<p>Who experienced the view historically? The Great Fountain Garden was originally designed for William III and Mary II but their architect Daniel Marot. His elaborate parterre had thirteen fountains and was laid out to complement Sit Christopher Wrens new baroque Palace. When Mary II's sister, Queen Anne succeeded to the</p>

	throne she had the garden radically simplified, leaving only one fountain and simple topiary yew trees. She also had the drawing room completed. Beyond the garden you can see the long water, the canal dug in 18661 for Charles II, who was Anne’s uncle.
	Overall Sensitivity of the Viewer VERY HIGH
The View	
10	Description of foreground, middle ground and background The view is from the 1 st floor of Hampton Court Palace Drawing Room looking across the Talman Vista. The view looks down the Avenue of Lime Trees which terminates at Home Park beyond which lies Seething Wells, Kingston.
11	Likely seasonal and night time variation Winter views will enable glimpses beyond and towards Kingston. This is to be assessed. Night time not possible due to park closing at dusk.
12	Does the view contain designated or landmark features Yes, within ROYAL PARK, Registered Park and Garden. <ul style="list-style-type: none"> • Hampton Court palace Grounds: Scheduled Monument • Fountain Garden: Grade II Listed • Fountain Garden (over bridge): Grade I Listed
13	Does the view contain detracting features No
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 57	APPRAISED BY: AM/SR	DATE: 12/4/17
VIEWPOINT LOCATION: E: 517664, N: 169015 Barge Walk looking directly to Guildhall		Publically Accessible? Yes
Viewing Location		
	Rationale 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. The groups of mature trees form an important backdrop and give a transition to the parkland character of the river edge. The view contains numerous Landmarks and heritage assets including Kingston Bridge (Grade II*), St Raphael's (Grade II), the County Hall Tower, The Guildhall (Grade II) and Amari House (Grade II* Listed).	
1	Nature of Access Thames Path alongside Barge Walk	
2	Is the view static or part of a series of views Part of a Sequential View along the Thames Path and River Thames	
3	Is the location designated Hampton Wick Conservation Area	
4	Character Area and Key Characteristics 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 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. The groups of mature trees form an important backdrop and give a transition to the parkland character of the river edge. Small informal seating areas provide a welcome respite from the noise and bustle of traffic on the bridge.	
5	Are there any cultural connections between the viewpoint and elements in the view Kingston Bridge All Saints Church St Raphaels	
6	Topography and enclosure Open views across the River adjacent to mature trees outside Hampton Court Royal Park	
	Overall Value of the Viewing Location HIGH	
The Viewer		
7	Who currently experiences the view? Cyclists, recreational users of Thames Long Distance Path, Boat users	
8	Is the view an important part of the viewer's experience? YES	

9	<p>Who experienced the view historically? Barge Walk Cottage residents</p>
	<p>Overall Sensitivity of the Viewer VERY HIGH</p>
<p>The View</p>	
10	<p>Description of foreground, middle ground and background 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. There is a restricted views All Saints due to built form and vegetation. Mature Oak outside The Bishops will further obscure All Saint Church in summer. Views through across to Hogsmill River beyond to Guildhall.</p>
11	<p>Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> • Looking across to Kingston Old Town Conservation Area • Kingston Bridge: Grade II* Listed • John Lewis Secondary Landmark • Riverside Pavilion's: Grade II Listed • 3 & 5 Thames Street (roof): Grade II Listed • 11 Thames Street (roof): Grade II Listed • St Raphaels: Grade II Listed • 1 Market Place: Grade II Listed • 10 High Street: Building of Townscape Merit • Guildhall (spire): Grade II Listed, Primary Landmark • County Hall (tower): Grade II Listed • All Saints Church (tower): Grade I Listed • 6-9 Market Place: Grade II Listed • Amari House (52 High Street): Grade II* Listed
13	<p>Does the view contain detracting features</p>
	<p>Overall Value of the View VERY HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Overcast</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 62	APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517942, N: 169362 Standing in Clarence Street on the SW corner of the Bentalls Centre looking SW as far as All Saints Church		Publically Accessible? Yes
Viewing Location		
	Rationale The view is within the Kingston Old Town Conservation Area and Key Area of Conservation and Strategic Area of Special Character. The view provides a clear uninterrupted view and an appreciation of the Grade I Listed Church and its wider grounds and setting in the context of the retail heart of Kingston and Ancient Market area. This is a unique view which unspoilt by surrounding buildings and marks the importance of the town centre and is historical past.	
1	Nature of Access Pedestrian access via street.	
2	Is the view static or part of a series of views Static View.	
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.	
4	Character Area and Key Characteristics Character Area 1: Prime Shopping. Shared space along Clarence Street, All Saints Church.	
5	Are there any cultural connections between the viewpoint and elements in the view Yes. All Saints Church is the historic parish church of Kingston, the first King of England, Athelstan, was crowned here in 925AD.	
6	Topography and enclosure Some enclosure from the Bentalls centre and John Lewis building and All saints Church. Topography is flat, +10AOD	
	Overall Value of the Viewing Location VERY HIGH	
The Viewer		
7	Who currently experiences the view? Cyclists, pedestrians, shoppers, vehicles.	
8	Is the view an important part of the viewer's experience? Yes	
9	Who experienced the view historically?	
	Overall Sensitivity of the Viewer VERY HIGH	
The View		
10	Description of foreground, middle ground and background Foreground view is of the shared space along Clarence Street and the active frontage outside the entrance to All Saints Church. Middle ground view is of All Saints Church grounds, vegetation and pop up play space. Background view is of All Saints Church and glimpsed views down towards the	

	United Reformed Church.
11	<p>Likely seasonal and night time variation</p> <p>Some seasonal variation with winter views revealing more of All Saints Church due to reduced vegetative screening. Night time views will differ slightly as the church is unlikely to be lit and the grounds will be less animated.</p>
12	<p>Does the view contain designated or landmark features</p> <p>All Saints Church: Grade I Listed/Primary Landmark United Reformed Church: Grade II Listed/Secondary Landmark 24, 24A Market Place: Grade II Listed</p>
13	<p>Does the view contain detracting features</p> <p>Fast Food Van, CCTV and street signage clutter and detract from the overall appreciation of the view.</p>
	<p>Overall Value of the View</p> <p>VERY HIGH</p>
CONSTRAINTS TO APPRAISAL	
14	<p>Conditions at the time of view appraisal</p> <p>Clear Day good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 78 (iii)	APPRAISED BY: AM/SR	DATE: 12/4/17
VIEWPOINT LOCATION: E: 517657, N: 169215 Barge Walk looking directly to Guildhall		Publically Accessible? Yes
Viewing Location		
	Rationale The View is from within the Hampton Wick Conservation Area No 18, Sub Area 4.2 – The Riverside, south of Kingston Bridge along the Thames Riverscape. Kingston Bridge Boatyard, Barge Walk – tranquil area outside the grounds of Hampton Court 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 are obtained towards Kingston Bridge (Grade II* Listed), the grounds of the Guildhall, Armari House (Grade II* Listed) and St Raphaels (Grade II Listed).	
1	Nature of Access Thames Path alongside Barge Walk	
2	Is the view static or part of a series of views Sequential View along Thames Path and River Thames	
3	Is the location designated Hampton Wick Conservation Area	
4	Character Area and Key Characteristics 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 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. The groups of mature trees form an important backdrop and give a transition to the parkland character of the river edge. Small informal seating areas provide a welcome respite from the noise and bustle of traffic on the bridge.	
5	Are there any cultural connections between the viewpoint and elements in the view Kingston Bridge All Saints Church St Raphaels	
6	Topography and enclosure Open views across the River adjacent to mature trees outside Hampton Court Royal Park	
	Overall Value of the Viewing Location HIGH	
The Viewer		
7	Who currently experiences the view? Cyclists, recreational users of Thames Long Distance Path, Boat users	
8	Is the view an important part of the viewer’s experience?	

	YES
9	Who experienced the view historically? Barge Walk Cottage residents
	Overall Sensitivity of the Viewer VERY HIGH
The View	
10	Description of foreground, middle ground and background 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. There is a restricted views All Saints due to built form and vegetation. Mature Oak outside The Bishops will further obscure All Saint Church in summer. Views through across to Hogsmill River beyond to Guildhall.
11	Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Looking across to Kingston Old Town Conservation Area • Kingston Bridge: Grade II* Listed • John Lewis: Secondary Landmark • Riverside Pavilion's: Grade II Listed • 3 & 5 Thames Street (roof): Grade II Listed • 11 Thames Street (roof): Grade II Listed • St Raphaels: Grade II Listed • 1 Market Place: Grade II Listed • 10 High Street: Building of Townscape Merit • Grounds of Guildhall: Grade II Listed, Primary Landmark • 6-9 Market Place: Grade II Listed • Amari House (52 High Street): Grade II* Listed
13	Does the view contain detracting features
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 86B	APPRAISED BY: AM/SR	DATE: 05.04.2017
VIEWPOINT LOCATION: E: 517901, N: 169174 Western edge of the Ancient Market within curtilage of existing buildings, further towards Market House		Publically Accessible? Yes
Viewing Location		
	<p>Rationale</p> <p>It is considered that the optimum viewing location is from the building curtilage to the south east of Shrubsole Memorial and therefore the best location is identified from view 86b which enables the viewer to have a wide panoramic view of all the heritage asserts and appreciation of the composition of the Ancient Market and the intimacy and scale of the buildings which surround it. It is important that this view, whilst panoramic, is a view which is an experience in a wider setting and the viewer is surrounded by all buildings which make the market square so unique. This viewpoint also provides the clearest view of All Saints Church in its own setting without being obscured by the Market House. The skyline comprises buildings both listed and unlisted and can still clearly be read which contribute to the understanding of the medieval scale and grain. The cumulative significance of the historic buildings in and around the Market Place is vulnerable to the intrusion of very tall buildings.</p>	
1	<p>Nature of Access</p> <p>Street</p>	
2	<p>Is the view static or part of a series of views</p> <p>Static</p>	
3	<p>Is the location designated</p> <p>Kingston Old Town Conservation Area</p>	
4	<p>Character Area and Key Characteristics</p> <ul style="list-style-type: none"> • Kingston Old Town Conservation Area • No. 6 Historic Core • Key Area of Conservation (K+20) • The buildings generally comprise two, three and four storeys and there is a mix of architectural styles. The juxtaposition and variety of architectural origins, contrasting materials and heights, create a fine grained interesting townscape. • Irregularly shaped spaces, narrow streets, passages, and narrow plots, contain an impressive range of good quality vernacular architecture dating from the 15th Century, with examples of preserved medieval street patterns. • The majority of buildings are considered to make a positive contribution to the area's character and appearance. • High quality public realm and a busy and popular focal point. 	
5	<p>Are there any cultural connections between the viewpoint and elements in the view</p> <p>Market House, Ancient Market place, Shrubsole Memorial, listed buildings fronting out onto Ancient Market and view of All Saints Church</p>	
6	<p>Topography and enclosure</p> <p>Topography is flat, approximately +8.00AOD. Enclosure from the built form surrounding the Ancient Market.</p>	
	Overall Value of the Viewing Location	

	VERY HIGH
The Viewer	
7	Who currently experiences the view? Shoppers and pedestrians, visitors to heritage assets
8	Is the view an important part of the viewer's experience? Yes
9	Who experienced the view historically? The historic Market Place has been in use since around 1170 when Henry II was on the throne. Over the past 800 years the Market Place has been used for much more than just selling produce and has been a place for both celebration and punishment. The Market Place was the ideal location for Kingston's criminals to get their comeuppance in the stocks. Kingston's first market was recorded in 1242 and the town has been a major trading centre since 1170. The medieval Market Place is home to the Grade 1 listed All Saints Church and the 19th Century Market House. Supporting the local economy, the market features local traders and produce. Over the centuries, Royal Charters were granted to Kingston, which gave the town rights to operate a market. King John granted the first charter in 1208. However, Charles I granted the most influential charter in 1628. He granted Kingston the unique right to a monopoly over markets within a seven-mile radius of the town. Some of Kingston's oldest established industries were located around the Market Place, including malting, tanning and candle making. These industries have shaped the look of the Market Place today.
	Overall Sensitivity of the Viewer VERY HIGH
The View	
10	Description of foreground, middle ground and background Foreground views are of the Ancient Market and market stalls. Middle ground views are of the Market House and surrounding built form. Background views are of the large trees associated with All Saints Church and a clear view of All Saints Church.
11	Likely seasonal and night time variation No seasonal variation. Night time variation will reduce the visibility of the Market House and All Saints Church.
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Market House: Grade II* Listed • 6, 7, 8, 9, 14, 15, 16, 23, 24, 24A Market Place: Grade II Listed • 1, 3, 5 Thames Street: Grade II Listed • All Saints Church: Grade I Listed • 21 Market Place: Buildings of Townscape Merit
13	Does the view contain detracting features Market Stalls obscure the view of the Market House
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 145	APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 516301, N: 169479 West side of Heron Pond in Bushy Park and looks east .HAMPTON COURT. Richmond upon Thames		Publically Accessible? Yes
Viewing Location		
	<p>Rationale</p> <p>The View is from the Grade I Registered Park and Garden and Royal Park, which is also a SSSI, and the viewing location acknowledges its historic associations. When Henry VIII took over Hampton Court Palace from Cardinal Thomas Wolsey in 1529, the King also took over the three parks that make up modern-day Bushy Park: Hare Warren, Middle Park and Bushy Park. A keen hunter, he established them as deer-hunting grounds. The View looks across to Kingston Old Town Conservation Area and the Church of St Johns (Grade II Listed) and the layered backdrop of the Kingston Town skyline. This view provides a longer distance vantage point to the connecting Kingston Bridge and the varied building typologies and heights at the gateway to the town and along the riverscape.</p>	
1	<p>Nature of Access</p> <p>Open public access (6.30am – 7.30pm)</p>	
2	<p>Is the view static or part of a series of views</p> <p>Static</p>	
3	<p>Is the location designated</p> <ul style="list-style-type: none"> • GRADE I Registered Park and garden • Royal Park • SSSI 	
4	<p>Character Area and Key Characteristics</p> <p>Closely associated with Hampton Court Palace. Informal open grassland and series of ponds with woodland and gardens. The park is also home to roaming herds of Red and Fallow Deer. Bushy Park is part of the <i>Bushy Park and Home Park SSSI</i> designated in September 2014 for its range of semi-natural habitats such as acid and neutral grassland, scrub, woodland and wood pasture.</p>	
5	<p>Are there any cultural connections between the viewpoint and elements in the view</p> <p>C19 Warren Plantation</p>	
6	<p>Topography and enclosure</p> <p>Situated on flat, low-lying ground forming part of the Thames flood plain. Mature veteran trees and woodland.</p>	
	<p>Overall Value of the Viewing Location</p> <p>VERY HIGH</p>	
The Viewer		
7	<p>Who currently experiences the view?</p> <ul style="list-style-type: none"> • Users of the London Loop • Tourists/visitors • Conservationists 	
8	<p>Is the view an important part of the viewer's experience?</p> <p>Yes</p>	
9	<p>Who experienced the view historically?</p>	

	<p>Bushy Park has been settled for at least the past 4,000 years: the earliest archaeological records that have been found on the site date back to the Bronze Age. There is also evidence that the area was used in the medieval period for agricultural purposes.</p> <p>When Henry VIII took over Hampton Court Palace from Cardinal Thomas Wolsey in 1529, the King also took over the three parks that make up modern-day Bushy Park: Hare Warren, Middle Park and Bushy Park. A keen hunter, he established them as deer-hunting grounds.</p>
	<p>Overall Sensitivity of the Viewer VERY HIGH</p>
<p>The View</p>	
10	<p>Description of foreground, middle ground and background Buildings of Hampton Wick, Kingston Town layered backdrop. Middle ground – Cricket pavilion of Hampton Wick, Church of St John beyond. Background John Lewis Building and Kingston Bridge House</p>
11	<p>Likely seasonal and night time variation Winter Views provide clearly views of built up edge of Kingston. Night time views not considered as park not open to public after dusk.</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> • Looking across to Kingston Old Town Conservation Area • Church of St John’s Hampton Wick Grade II Listed
13	<p>Does the view contain detracting features No</p>
	<p>Overall Value of the View VERY HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Overcast</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 150		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517666, N: 169388 (Standing on Kingston Bridge) view is taken further north on the west side of the River Thames. It looks towards KTC and includes 2 pavilions in far left, Guildhall and Hogsmill River.		Publically Accessible? Yes	
Viewing Location			
	<p>Rationale The view is from the Grade II* Bridge within the Hampton Wick Conservation Area. The eastern riverside is within the Kingston Old Town Conservation Area. From this position on the Bridge All Saints Church Clock Tower and Flag Pole (Grade I Listed) are viewed in their own right marking the location of the Ancient Market and providing an understanding of the composition of the historical layers of Kingston in the wider context of the more recent John Lewis building and residential developments along the riverside.</p>		
1	<p>Nature of Access Cycleway and pedestrian footpath to north side of Horse Fair/A308.</p>		
2	<p>Is the view static or part of a series of views Part of a Kinetic Panoramic View. The view is experiences travelling across the bridge towards Kingston Town Centre. The Viewer is not necessarily focused on the linear directional view but on the wider riverscape and the view is experienced moving across the bridge rather than statically.</p>		
3	<p>Is the location designated The Bridge is Grade II* Listed Viewing position is in the Hampton Wick Conservation Area and the eastern riverside is within the Kingston Old Town Conservation Area.</p>		
4	<p>Character Area and Key Characteristics Well maintained field open green space with numerous footpaths connecting to residential areas. The perimeter of the open space is defined by mature trees. Overall the land is in good condition.</p>		
5	<p>Are there any cultural connections between the viewpoint and elements in the view Yes. Kingston Bridge dates from 1825-28 and was designed by Edward Lapidge and was opened by Queen Adelaide (the Duchess of Clarence at the time). It was widened in 1914. The bridge is constructed in Portland stone and has five arches, the centre with an armorial keystone, and a balustrade parapet. Views from the bridge are of high importance, they provide the context and the fundamental functional reason for the bridge. The relationship with the river is an important aspect.</p>		
6	<p>Topography and enclosure There is no enclosure</p>		
	<p>Overall Value of the Viewing Location VERY HIGH</p>		
The Viewer			
7	<p>Who currently experiences the view? Cyclists, Pedestrians, Long Distance Route users, motorists.</p>		
8	<p>Is the view an important part of the viewer's experience? Yes</p>		

9	<p>Who experienced the view historically?</p> <p>Until Putney Bridge was opened in 1729, Kingston Bridge was the only crossing of the river between London Bridge and Staines Bridge. According to 16th century antiquarian John Leland, the bridge existed in the centuries when Anglo-Saxon England</p> <p>Leland refers to a contemporary bridge and to an older wooden bridge that had existed at Kingston since the 13th century. This was downstream of the present bridge and where Old Bridge Street at Hampton Wick used to be matched by an Old Bridge Street on the Kingston side. In 1318 the bridge was described as being in a dangerous condition. The successive bridges contributed greatly to Kingston's success as a medieval market town.</p>
	<p>Overall Sensitivity of the Viewer HIGH – VERY HIGH</p>
<p>The View</p>	
10	<p>Description of foreground, middle ground and background</p> <p>Adjacent to the eastern bridgehead is Bishop Palace House, a later 20th century commercial building.</p> <p>Rising beyond is the tower and flag pole of All Saints Church (Grade I). Moving right is a three storey terraced restaurant, flanked on the riverside by one of the two Grade II listed pavilions and a series of recent residential developments.</p>
11	<p>Likely seasonal and night time variation</p> <p>Views changes at dusk, where the well-lit bridge and vibrant lighting associated with the riverside activity and reflections on the water provide the majority of artificial light and interest. The Church tower, although perceptible in outline at dusk, is not floodlit, and recesses in the view.</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> • Kingston Bridge: Grade II* Listed • All Saints Church: Grade I Listed • Kingston Old Town Conservation Area • Southerly Pair of Pavilions: Grade II Listed
13	<p>Does the view contain detracting features</p>
	<p>Overall Value of the View VERY HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal</p> <p>Clear Day good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 151	APPRAISED BY: AM/SR	DATE: 5/4/17
VIEWPOINT LOCATION: E: 517707, N: 169363 View from Kingston Bridge from its western end looking south-east from its southern pavement.		Publically Accessible? Yes
Viewing Location		
	Rationale In the same regard as viewpoint 150, this view provides an appreciation of the viewing location (the Bridge) as an asset in itself, as this is viewed clearly in the foreground and provides the clearest uninterrupted view towards All Saints Church. The view is considered as kinetic, capturing the experience across the Bridge. This viewpoint provides a panoramic view of the broader townscape and makes a significant contribution to people's ability to understand and appreciate Kingston.	
1	Nature of Access Footpath alongside cycleway – Thames Long Distance Route	
2	Is the view static or part of a series of views Part of a Kinetic Panoramic View. The view is experienced travelling across the bridge towards Kingston Town Centre. The Viewer is not necessarily focused on the linear directional view but on the wider riverscape and the view is experienced moving across the bridge rather than statically.	
3	Is the location designated Yes – Hampton Wick Conservation Area Kingston Bridge Grade II* Listed	
4	Character Area and Key Characteristics <ul style="list-style-type: none"> • Outside Royal Borough of Kingston and abuts Kingston Old Town Conservation Area • Kingston Bridge is on the reach above Teddington Lock and close to and downstream of the mouth of the Hogsmill River, a minor tributary of the Thames. It is on the route of the Thames Path and is the end point for the Thames Down Link long distance footpath from Box Hill station • River Thames riverscape with views across to the retail built up edge of Kingston and Riverside Development. 	
5	Are there any cultural connections between the viewpoint and elements in the view Kingston Bridge - Until Putney Bridge was opened in 1729, Kingston Bridge was the only crossing of the river between London Bridge and Staines Bridge. According to 16th century antiquarian John Leland, the bridge existed in the centuries when Anglo-Saxon England existed (after Roman Britain and before 1066). He wrote "And yn the old tyme the commune saying ys that the bridge where the comun passage was over the Tamise was lower on the ryver then it is now. And when men began the new town in the Saxons tymes they toke from the very clive of Comeparke [cliff of Coombe Park] side to build on the Tamise side; and sette a new bridge hard by the same." However, it is also claimed that the first Kingston Bridge was constructed in the 1190s	
6	Topography and enclosure Open views across the bridge, no vegetation	
	Overall Value of the Viewing Location VERY HIGH	

The Viewer	
7	<p>Who currently experiences the view? Shoppers, visitors to heritage assets, cyclists, motorists, recreational users of Thames Long Distance Path, tourists, students/workers/residents</p>
8	<p>Is the view an important part of the viewer's experience? YES</p>
9	<p>Who experienced the view historically? The bridge was built by Edward Lapidge (1825-28) opened by the Duchess of Clarence. It is constructed of Portland stone with 5 rusticated arches, the centre one with an armorial keystone; bold cornice and balustrade parapet. Semi-circular waters carry flat panelled piers surmounted by little balcony projections breaking forward from the balustrade. It was widened in 1941. One original cast iron lamp standard remains. Kingston Bridge played a considerable part in the campaign of 1452, when the Duke of York, who had marched from the West Country and had been refused entry into London, was enabled to cross by it into Surrey and take up his position at Blackheath. Wyatt also used this passage in 1554 when, baulked of his intention to enter the city by way of London Bridge, he marched to Kingston. The extremely flimsy nature of the bridge stood the government in good stead, for considerable delay was caused by some 30 ft. of the bridge having been removed before the insurgents' arrival</p>
	<p>Overall Sensitivity of the Viewer VERY HIGH</p>
The View	
10	<p>Description of foreground, middle ground and background The foreground comprises the bridge with balcony projections and cast iron lamps looking across to the built up retail edge of Kingston with views of John Lewis, Bentalls, and the Riverside Quay with restaurants and promenade walks. There are views to Bishops Place house, Osiers Court, The Admiralty Building and the church tower and spire of All Saints Church.</p>
11	<p>Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> • Old Town Conservation Area • Kingston Bridge: Grade II* Listed • Front of Bentalls: Building of Townscape Merit • Bentalls Centre: Grade II Listed • All Saints Church Grade I Listed • Riverside Pavilions Grade II • John Lewis Secondary Landmark Building
13	<p>Does the view contain detracting features Street signage</p>
	<p>Overall Value of the View VERY HIGH</p>
CONSTRAINTS TO APPRAISAL	
14	<p>Conditions at the time of view appraisal Clear and good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 169	APPRAISED BY: AM/SR	DATE: 31.05.17
VIEWPOINT LOCATION: E: 519386, N: 170770 View from Richmond park looking towards Kingston Town centre		Publically Accessible? Yes
Viewing Location		
	<p>Rationale</p> <p>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 (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. Consideration of tall or out of scale buildings will be apparent from Richmond Park and alter the skyline.</p>	
1	<p>Nature of Access</p> <p>Public Path within Richmond Park</p>	
2	<p>Is the view static or part of a series of views</p> <p>Series of Panoramic Views</p>	
3	<p>Is the location designated</p> <ul style="list-style-type: none"> • Since October 1987 the park has also been included, at Grade I, on the Register of Historic Parks and Gardens of special historic interest in England, being described in Historic England's listing as "A royal deer park with pre C15 origins, imparked by Charles I and improved by subsequent monarchs. A public open space since the mid C19. • SSSI • NNR • SAC • Royal Park 	
4	<p>Character Area and Key Characteristics</p> <p>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. The landscape of the core area of the Park is characterised by its informal, natural and wilderness qualities. The vegetation is a fluid component of this landscape. The “wilderness” aspect, in contrast to the surrounding urban area, is considered to be one of the special qualities of the Park, attracting significant numbers of visitors, who are able to enjoy other facilities in the Park such as the Isabella Plantation, Pembroke Lodge and gardens, the golf courses, the Tamsin Trail cycling leisure path, views from King Henry’s Mound and play areas.</p>	
5	<p>Are there any cultural connections between the viewpoint and elements in the view</p> <p>Views across to Kingston Town Centre</p>	
6	<p>Topography and enclosure</p>	

	Varied topography with elevated views. Mature woodland and veteran trees.
	Overall Value of the Viewing Location VERY HIGH
The Viewer	
7	Who currently experiences the view? Cyclists, walkers, local residents, tourists, conservationists
8	Is the view an important part of the viewer's experience? Yes
9	Who experienced the view historically? Historically the preserve of the monarch, the park is now open for all to use and includes a golf course and other facilities for sport and recreation. It played an important role in both world wars and in the 1948 and 2012 Olympics.
	Overall Sensitivity of the Viewer VERY HIGH
The View	
10	Description of foreground, middle ground and background Foreground mature oaks, natural grassland looking across to Kingston Gate beyond to Kingston Centre with views available of Bentalls, All Saints Spire, Guildhall, Kingston University.
11	Likely seasonal and night time variation Seasonal variation will have change on the overall view available. Night time assessment not considered
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • 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 • Tolworth Tower
13	Does the view contain detracting features No
	Overall Value of the View HIGH – VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 183	APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 518188, N: 169331 View from Clarence Street towards Kingston Bridge		Publically Accessible? Yes
Viewing Location		
	<p>Rationale The foreground view is of Clarence Street populated by shoppers and pedestrians. The interwar single development of shops and offices which flank Castle Street, and a number of bank or building society buildings around the junction of Clarence Street and Eden Street are of intrinsically high architectural quality. Whilst the buildings in the view are not afforded statutory protection, they are good examples of their type for the period, highlighting the status of this town centre with its long history of shops and shopping, also evident in the bigger developments of the Guildhall and the Bentalls store. As design cues they show the quality of place and contextual relationship with older elements of the town centre</p>	
1	<p>Nature of Access Street</p>	
2	<p>Is the view static or part of a series of views Static View.</p>	
3	<p>Is the location designated No.</p>	
4	<p>Character Area and Key Characteristics Character Area 1: Prime Shopping. The primary shopping area is focussed on Clarence Street and includes the Bentall Centre, John Lewis department store, Marks and Spencer stores and the Eden Walk shopping centre. It extends into the Market Place and along secondary frontages in Fife Road, Castle Street and Eden Street.</p>	
5	<p>Are there any cultural connections between the viewpoint and elements in the view Clarence Street leads through to Bentalls Centre and All Saints Church.</p>	
6	<p>Topography and enclosure Enclosure from buildings either side of Clarence Street. Topography is flat, +10AOD</p>	
	<p>Overall Value of the Viewing Location HIGH</p>	
The Viewer		
7	<p>Who currently experiences the view? Primarily Retail and tourists</p>	
8	<p>Is the view an important part of the viewer's experience? Yes</p>	
9	<p>Who experienced the view historically?</p>	
	<p>Overall Sensitivity of the Viewer HIGH – VERY HIGH</p>	
The View		

10	<p>Description of foreground, middle ground and background</p> <p>Foreground view is of Clarence Street populated by shoppers and pedestrians. Middle ground view is of further down Clarence Street with 3-4 storey built form including the Bentalls Centre. Background view is of the John Lewis building. The interwar single development of shops and offices which flank Castle Street, and a number of bank or building society buildings around the junction of Clarence Street and Eden Street are of intrinsically high architectural quality.</p>
11	<p>Likely seasonal and night time variation</p> <p>No seasonal variation. Some night time variation with the John Lewis building likely to reduce in visibility. The street will remain well-lit and active.</p>
12	<p>Does the view contain designated or landmark features</p> <p>Bentalls Centre: Grade II Listed/Primary Landmark 54, 50, 48, 46, 44, 42 Clarence Street: Buildings of Townscape Merit John Lewis Building: Secondary Landmark</p>
13	<p>Does the view contain detracting features</p> <p>Street CCTV, refuse collection, street signage and clutter.</p>
	<p>Overall Value of the View</p> <p>HIGH – VERY HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal</p> <p>Clear Day good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 188	APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: E: 517731 , N: 168147 Portsmouth Road cycle/pedestrian footpath looking towards Kingston Bridge		Publically Accessible? Yes
Viewing Location		
	Rationale 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.	
1	Nature of Access Footpath/Cyclepath	
2	Is the view static or part of a series of views Static View although the cyclepath and footpath form part of a sequential view the viewing location is static	
3	Is the location designated Riverside South Conservation Area	
4	Character Area and Key Characteristics Riverside South Conservation Area (recent public realm) 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.	
5	Are there any cultural connections between the viewpoint and elements in the view Hampton Court Palace and Park Scheduled Monument/Grade I Listed	
6	Topography and enclosure Generally Flat, open panoramic with mature trees	
	Overall Value of the Viewing Location HIGH	
The Viewer		
7	Who currently experiences the view?	

	Tourists, recreational users , cyclists, pedestrians
8	Is the view an important part of the viewer's experience? Yes
9	Who experienced the view historically?
	<i>Overall Sensitivity of the Viewer</i> VERY HIGH
<i>The View</i>	
10	Description of foreground, middle ground and background F: Footpath M: River Thames across to mature wooded backdrop of Hampton Court Park/Home Park
11	Likely seasonal and night time variation Winter views will enable more open views of Hampton Court Palace and Park
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Kingston Bridge: Grade II* Listed • Guildhall (spire): Grade II Listed, Primary Landmark
13	Does the view contain detracting features No
	<i>Overall Value of the View</i> VERY HIGH
<i>CONSTRAINTS TO APPRAISAL</i>	
14	Conditions at the time of view appraisal Good Visibility