

3. THE VIEWS STUDY ASSESSMENT

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3. THE VIEWS STUDY ASSESSMENT

This Section should be read in conjunction with the Assessment Methodology at Appendix A.

3.1 High Level Appraisal

- 3.1.1 The methodology sets out the process for the High Level Appraisal (HLA) 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; and, the approach for short-listing and detailed views study of the most important key views within and into the borough. The VSR is a material consideration in the determination of planning applications and informs decision-making.
- 3.1.2 As noted above, a variety of data sources have been reviewed to gain an understanding of the existing townscape character, key views and landmarks both within Kingston and in from neighbouring Boroughs. These include relevant published planning policy and guidance documents, along with existing published townscape character and conservation area studies.
- 3.1.3 Information has been collated through a desk top study and by field surveys in order to understand the townscape character, landscape and townscape features including landmark buildings, heritage assets and notable vegetation (and/or trees). In accordance with the LVMF and Historic England's guidance (2, 4, 5, 6, 7) base line conditions describe the viewing place, the history and any cultural associations associated with the view (as taken from information provided by RBK or relevant stakeholders) the heritage assets associated with each view and their value in accordance with the Methodology at **Appendix A**.
- 3.1.4 Townscape and visual receptors identified during the desk top study have been verified during field survey to provide a baseline against which to appraise the classification of each view. The methodology for the VSR complies with and incorporates the principles of the LVMF (2). Statutory authorities and other stakeholders should take its contents fully into account when preparing Development Plan Documents and policies. The VSR has been prepared to ensure it is consistent with the current relevant London Plan (2011) including 7.11 of the LVMF and 7.12 implementing the LVMF.
- 3.1.5 Following the high level appraisal a refined list of key views is put forward for further study and termed '**Very Highly Important Views**'. These views have the highest value in terms of the view, the viewer and the viewing location. This selection of views will align with the following LVMF criteria:
- Views that are seen from places that are publicly accessible and well used.
 - Include important buildings or townscapes that help to define the 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 an important 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 important 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 Viewing Place

3.1.6 This is an acknowledged place or area from which the view can be seen and from which the features of the view are visible in an arrangement that is considered to be 'the view'.

3.1.7 Whilst some views are kinetic the Viewing Place is fixed for the assessment location and AVR production so that there is a consistent understanding of the view and the features that are visible from a fixed viewing place as described in the HLAs.

3.1.8 Criteria considerations:

- Nature of Access;
- Is the view static or part of a series of views;
- Is the location designated;
- Character Area and Key Characteristics;
- Are there any cultural connections between the viewpoint and elements in the view; and
- Topography and enclosure.

3.1.9 Considered together, these identify the *Overall Value of the Viewing Location*.

The Viewer

3.1.10 This is the person who experiences a view. Criteria considerations are as follows:

- Who currently experiences the view?
- Is the view an important part of the viewers experience?
- Who experienced the view historically?

3.1.11 Considered together, these identify the Overall Sensitivity of the Viewer and therefore the overall ability to accept change.

The View

- 3.1.12 This considers the view in the context of its defined local character as appraised in the HLA using published character assessments undertaken by RBK defined in the Evidence Base Review (**Appendix B**). The view also considers designations, the history and cultural associations of viewing and the contribution this makes to the importance of the view. This is a recognised and appreciated experience of the heritage assets through field survey using Historic England's Guidance (*Seeing History in the View* (5)).
- 3.1.13 Physical landmark features including built form, vegetation, trees and topography which make up the view are also appraised. Physical features may also frame the view.
- 3.1.14 Criteria considerations:
- Description of foreground, middle ground and background.
 - Likely seasonal and night time variations.
 - Does the view contain designated or landmark features.
 - Does the view contain detracting features.
- 3.1.15 Considered together, these identify the *Overall Value of the View*.
- 3.1.16 The Appraisal will also identifies constraints such as the conditions at the time of the appraisal.

3.2 Context of the Views

- 3.2.1 The original views identified across the Borough, following the Evidence Base Review (**Appendix B**), have been amalgamated and represented on a **High Level Appraisal Views Plan (Appendix G)**. Historically these views are representative of their importance within the Borough, through viewer experience, or have a history of appreciation. They encompass views of heritage importance, those of past viewers, conserved viewing places and aesthetic designations. The terminology used for each of the views varies across the Evidence Base they have been taken from and range from '*Significant Views to Protect*', '*Identified Primary Views and Significant Views to protect*', '*Identified Secondary Views to Protect*', '*Key Views to Open Space*' and '*Potential new views to protect*' along with identified local and strategic landmarks.
- 3.2.2 There is a clear requirement for a greater understanding and rationalisation of views identified across the Borough. There is also a requirement for rationalised terminology for the most important views in the Borough. This VSR seeks to consider every view using the same criteria, and to determine the most important views which allow for an understanding and appreciation of Kingston Borough's unique townscape and urban identity (with its historic and cultural landmarks).
- 3.2.3 Using the Methodology in **Appendix A** each of the identified views have been appraised as part of the High Level Appraisal and recorded in **Appendix H**. Each view has been considered with the same level of scrutiny to ascribe values for the distinct categories of viewing location,

viewer and the view. A methodical and transparent sifting approach has then been applied, in order to identify those considered as **'Very Highly Important Views'**.

3.2.4 Each view is appraised on its individual merits and contribution and whilst the methodology aids rationalisation of important views it is a next level of scrutiny which is required to sift the views which truly fulfil the LVMF criteria.

3.2.5 The high level appraisal provides a judgment on the value of the viewing location, the value and sensitivity of the viewer and the value attached to the view. It is a combination of these values and the criteria identified in LVMF that determines the importance of the view. Seeing History in the View (5) considers assessment of value and the proposed methodology for the VSR draws upon the criteria used in Table 1 (Value/Importance of Individual Heritage Assets Identified within the View) and Table 2 (Value/Importance of the View as a whole) and the information provided on pages 8 – 13. Reference CP3.3 states:

"In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values."*

3.2.6 Through application of each set of criteria defined in the Methodology, comprehensive site evaluation and engagement with stakeholders, all views assessed as part of the High Level Appraisal have been rationalised, considered in depth and sifted to short list the highest ranking and most important views in Kingston.

3.2.7 The assessment of each individual view appraised as part of the High Level Appraisal undertaken between March and April 2017 are provided in **Appendix H**.

3.3 Categorisation of Importance

Very Highly Important Views

- 3.3.1 Value with respect to the View describes the relative level of value or importance attached to a landscape or feature by members of society who experience the view. The value of the townscape considers designations and the level of importance they signify, policy and guidance, and the condition and rarity of the townscape and its individual features or composition.
- 3.3.2 Value with respect to the Viewer, ie those experiencing the view, classifies the value based on the importance of the viewer. 'Very high value', relates to the viewers within highly popular visitor attractions/tourist destinations or from designated assets. A lower value, for example, would be from viewers which infrequently experience the townscape with no cultural associations.
- 3.3.3 A total of **thirteen views** have been identified as '**Very Highly Important Views**' **VHIVs**. These views are all considered to have the highest value for all three categories of: The Viewing Place; The Viewer; and The View, warranting the highest level of protection.
- 3.3.4 A rationale for protection (and designation) of these views as 'Very Highly Important' is provided in **Appendix H**. These views are:
- Seen from places that are publicly accessible and well used.
 - Include buildings or urban landscapes that help to define the Borough at a strategic level.
 - Within the 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. To rank as a Very Highly Important View the assets in the view are the clearest available view with as many components (such as a Church Spire and Mast as well as the Church itself can be seen).
 - Views are of their highest importance due to 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 an important 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 important historic and cultural landmarks in their landscape or townscape setting and to understand the relationship between them.
 - Contain 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.

Highly Important Views

3.3.5 Highly Important Views may have all three criteria assessed as Very High or High but have not been classified as a 'Very' Highly Important View as:

- the view may include only part of a heritage asset or part of a unique townscape;
- other view locations may obtain a full clear view of the heritage assets or townscape;

3.3.6 Highly Important Views are still considered to require protection as part of the adopted Local Plan.

Important Views

3.3.7 All remaining views identified in the HLA will encompass a range of values, for example the Viewing Location may be Very High on account of a designated landscape 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 as being of value to the Borough.

4. VERY HIGHLY IMPORTANT VIEWS

4.1 Assessment of Very Highly Important Views

4.2 Presentation of Very Highly Important Views

- **VHIV1 Hampton Court Palace 1st Floor Privy Chamber, All Saints Church Vista (HLA 4A)**
- **VHIV2 Hampton Court Palace 1st Floor Drawing Room, Long Water Vista (HLA 4D)**
- **VHIV3 Hampton Court Palace 1st Floor Drawing Room, Talman Vista (HLA 4F)**
- **VHIV4 Standing in Clarence Street looking towards Kingston Bridge (HLA 183)**
- **VHIV5 Ancient Market (High Street entrance) looking towards Market House within curtilage (HLA 86B)**
- **VHIV6 West side of Heron Pond in Bushy Park and looks east (HLA 145)**
- **VHIV7 Kingston Bridge on the west side of the River Thames looking east on the northern pavement (HLA 150)**
- **VHIV8 View from Kingston Bridge from its western end looking south-east from its southern pavement (HLA 151)**
- **VHIV9 Barge Walk - At end of moorings looking directly towards Guildhall (HLA 57)**
- **VHIV10 Standing in Clarence Street on the SW corner of the Bentalls Centre looking SW as far as All Saints Church (HLA 78iii)**
- **VHIV11 Barge Walk - At the start of moorings looking directly towards Guildhall (HLA 62)**
- **VHIV12 View south of Richmond Park from bench north of Thatched House Lodge (HLA 169)**
- **VHIV13 Plaque at base of steps Portsmouth Road/ Palace Road cycle / pedestrian footpath looking towards Kingston Bridge (HLA 188)**

4. VERY HIGHLY IMPORTANT VIEWS

4.1 Assessment of Very Highly Important Views

4.1.1 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 to be adopted as part of 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 buildings or urban landscapes that help to define the 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 an important 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 important 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.

4.1.2 It is beneficial to test the kinetic effect of a development across an entire view using a moving image or a series of AVRs. It is the intention of the VSR to promote the application of using both AVRs and the VU.CITY model (a highly accurate and detailed interactive 3D model of London, for which RBK holds an annual licence. The borough is modelled accurately to +/- 15cm at roofscape, with the functionality to add consented developments into the model).

4.1.3 The thirteen VHIVs have been loaded into 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.

Table 1: Very Highly Important Views to be taken forward.

VHIV Numer	Description of the View	HLA Ref
VHIV 1	Hampton Court Palace 1st Floor Privy Chamber, All Saints Church Vista	(HLA 4A)
VHIV 2	Hampton Court Palace 1st Floor Drawing Room, Long Water Vista	(HLA 4D)
VHIV 3	Hampton Court Palace 1st Floor Drawing Room, Talman Vista	(HLA 4F)
VHIV 4	Standing in Clarence Street looking towards Kingston Bridge	(HLA 183)
VHIV 5	Ancient Market (High Street entrance) looking towards Market House within curtilage	(HLA 86B)
VHIV 6	West side of Heron Pond in Bushy Park and looks east	(HLA 145)
VHIV 7	Kingston Bridge on the west side of the River Thames looking east on the northern pavement	(HLA 150)
VHIV 8	View from Kingston Bridge from its western end looking south-east from its southern pavement	(HLA 151)
VHIV 9	Barge Walk - At end of moorings looking directly towards Guildhall	(HLA 57)
VHIV 10	Standing in Clarence Street on the SW corner of the Bentalls Centre looking SW as far as All Saints Church	(HLA 78iii)
VHIV 11	Barge Walk - At the start of moorings looking directly towards Guildhall	(HLA 62)
VHIV 12	View south of Richmond Park from bench north of Thatched House Lodge	(HLA 169)
VHIV 13	Plaque at base of steps Portsmouth Road / Palace Road cycle / pedestrian footpath looking towards Kingston Bridge	(HLA 188)



Figure 15. Indicative VHIV Viewpoint Location Plan

Rationale for views taken forward as Very Highly Important Views

- 4.1.4 The following section provides the rationale for each of the selected Very Highly Important Views.

STATIC VISTAS AND CHANNELLED VIEWS

VHIV1 (HLA 4A)

Hampton Court Palace 1st Floor Privy Chamber, All Saints Church Vista

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.

VHIV2 (HLA 4D)

Hampton Court Palace 1st Floor Drawing Room, Long Water Vista

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.

VHIV3 (HLA 4F)

Hampton Court Palace 1st Floor Drawing Room, Talman Vista

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.

VHIV4 (HLA 183)

View from Clarence Street towards Kingston Bridge

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

WIDE PANORAMAS WHERE THE VIEW IS A WHOLE EXPERIENCE IN A WIDER SETTING

Ancient Market (High Street entrance) looking towards Market House within curtilage

The Market Place is Kingston's principal civic space and a prime historical asset. Kingston retains its unique historic character around the Market Place, which represents an exceptional example of a largely intact Medieval street pattern and contains an impressive range of architecture dating from the 15th Century onwards. The pre-17th Century building line remains essentially unchanged to give a funnel-shaped space primarily accessed from its three corners; Thames Street, Church Street and the High Street.

The Market Place has a strong sense of enclosure with key focal points including The Market House and the Shrubsole Monument with key landmarks to the north, All Saints Church; and to the south, Guildhall. It is these focal points, the composition of the buildings and historical integrity which make a persons experience of the Market Place a 360 degree experience. There are no single static views as it is considered a viewer will seek a wider view to encompass the pluralistic space and the buildings which surround it.

The VSR defines individual views which are considered to warrant the highest level of ranking and contribute most to the appreciation of the Borough's identity. The highest level ranking will include assets such as Grade I Listed Buildings and a combination of unique townscape and cultural assets. All views within the Market Place are of 'High Importance'

and have a key role in representing the character and assets of the Borough. Heritage assets in and around the Market Place is vulnerable to the intrusion of very tall buildings. As such all views within the Market Place are to be considered with planning applications which may have an effect on wide panoramas.

For the purposes of the VSR the very highest ranking views are taken forward for VHIV status. Within the Ancient Market this view has been assessed as HLA 86b.

VHIV 5 (HLA 86b)

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 assets 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 and is the only viewpoint within the Ancient Market to provided the clearest view of the Grade I asset. The skyline comprises buildings both listed and unlisted and can still clearly be read as contributing to the understanding of the medieval scale and grain.

VHIV12 (HLA 169)

View south of Richmond Park

The Park is internationally important 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.

VHIV6 (HLA 145)

West side of Heron Pond in Bushy Park and looks east

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.

VHIV11 (HLA 62)

Standing in Clarence Street on the SW corner of the Bentalls Centre looking SW as far as All Saints Church

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 its historical past.

KINETIC VIEWS : EXTENSIVE VIEWING PLACE WHERE THE OBSERVER IS MOVING

VHIV7 (HLA 150)

(Standing on Horse Fair 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.

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.

VHIV8 (HLA 151)

View from Kingston Bridge from its western end looking south-east from its southern pavement

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 an important contribution to people's ability to understand and appreciate Kingston.

SEQUENTIAL VIEWS AND RIVER PROSPECTS : PROVIDE VISUAL EXPERIENCES OF THE THAMES RIVERSCAPE

VHIV9 (HLA 57)

Barge Walk looking directly to Guildhall

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).

VHIV11 (HLA 78 (iii))

Barge Walk looking directly to Guildhall

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).

VHIV13 (HLA 188)

Portsmouth Road cycle/pedestrian footpath at way marking plaque looking towards Kingston Bridge

This location provides the opportunity to experience views looking back towards Kingston from an area of 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.