

**VIEWPOINT VHIV 1: (HLA 4A)**  
**Hampton Court Palace**  
**1st Floor Privy Chamber,**  
**All Saints Church Vista**

# VHIV 1:

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

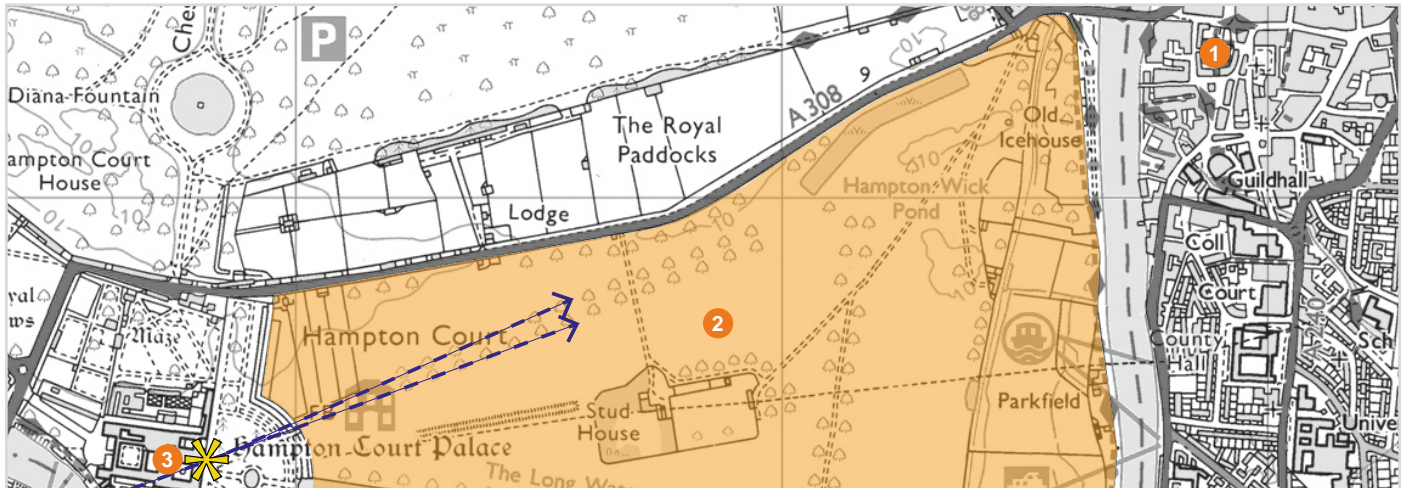
Viewing Location: **E: 515817, N: 168445**

Direction of View: **North East**

Height: **+13.4m AOD**

Angle of View: **69 Degrees**

Nature of View: **Static Vista and Channelled View**



1 All Saints Church 2 Hampton Court Park 3 Hampton Court Palace

### Landmarks and Designated Heritage Assets

- 1 Grade I Listed Buildings
- 3 Scheduled Ancient Monument
- 2 3 Grade I Registered Park and Garden
- 2 3 Royal Park and Palace
- 2 Metropolitan Open Land
- 2 Hampton Court Park Conservation Area

### Value of Receptors

(Refer to High Level Appraisal Pro Forma 4A)

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

### Location

The Viewing Location is elevated from the 1st Floor Privy Chamber within Hampton Court Palace looking towards Kingston down and across the Yew and Lime Tree Avenue through the closed paned window. 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.

### Description of the View

Hampton Court Palace is a scheduled Ancient Monument and a listed Grade I building. The grounds are a Grade I Registered Park and Garden within the Hampton Court Park Conservation Area. The park is of national and international importance as a historic area of parkland and its setting to Hampton Court Palace. The Palace and the line of the Longford River are noted as being of archaeological potential. The main focus of the Palace Gardens lies east of the Palace beyond the Broad Walk to the Fountain Garden surrounded by a semi-circle of lime trees. The informal landscape of the park is overlain with the discipline of three radiating avenues with the central avenue bordering the Long Water Avenue which were restored in a conservation project circa 1987. All three avenues are linked by a fourth completing a vast equilateral triangle of trees. Vistas framed by these avenues extend beyond the confines of the park and contribute also to the setting of the palace. It is this Vista seen from the Privy Chamber across to All Saints Church which makes this a strategically significant view. The view is channelled down a mature avenue of trees which terminate at Home Park. Views obtained are of the spire flag pole and top of the tower All Saints Church clock tower in Kingston, Grade I Listed.



## Historical Context

Hampton Court Palace was England's most significant palace of the Tudor age. From 1515-c.1521, the Lord Chancellor of England and soon-to-be Cardinal, Thomas Wolsey, transformed a medieval manor (situated 13 miles southwest of London on the north bank of the River Thames) into a palace deemed superlative by contemporary observers.

Soon after their accession to the English Throne, King William III and Queen Mary II commissioned Sir Christopher Wren to rebuild Hampton Court. William III liked both the pleasant site and the good hunting at Hampton Court, but thought the buildings needed replacing. Wren's original plan was to demolish the entire Tudor Palace.

The renaissance garden, which Henry VIII made in the 1530s, was converted to the baroque style between 1660 and 1702. Henry VIII wanted Hampton Court to outshine Francis I's palace garden at Fontainebleau. Henry VIII's garden had square plats of grass with lions, dragons and other painted heraldic beasts on posts. There was also a mount overlooking the River Thames and a Water Gallery leading to a landing stage for the royal barge. After Charles II became king, in 1660, he employed John Rose to make a canal, inspired by Versailles and 1.6 km long. It runs at 90° to the axis of the Henry VIII's heraldic garden. Desiring a second Het Loo, William III employed George London and Daniel Marot. They kept the canal, planted a network of avenues and made two great parterres, which later monarchs neglected. One of the parterres, the Fountain Garden, provided a semi-circle for the 'goose's foot' of radiating avenues. It survives in plan but not as a parterre. William III's other parterre, the Privy Garden on the site of Henry VIII's heraldic garden and mount, was restored between 1992 and 1995 with the greatest attention to historical accuracy. Hampton Court is a very special kind of royal garden. This garden, was replanted in 1992 in period style with manicured hollies and yews along a geometric system of paths. Restoration of the baroque Lower Orangery Garden was completed in July 2007.

## Importance of the View

- 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.
- The vistas within and without give the impression of an even larger ensemble which was historically designed.
- The view is given VHIV status owing to its unique vista to All Saints Church.
- 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.

## Views Sensitivity

- This view uniquely provides the clearest vista towards of All Saints Church in its own setting without being obscured by any surrounding development. This exceptional historic view should be retained and conserved.
- The view is sensitive to development pressure in Kingston, which may harm the balance of the Palace grounds and the setting of All Saints Church.
- Development should not harm the relationship between this landmark and the broader composition of the view.
- All Saints Church Vista needs careful management to maintain the presence of the church tower as a focal point.

## Views Capacity

- When considering developments on sites outside Metropolitan Open Land, any possible visual impacts on the character and openness of the Metropolitan Open Land are to be taken into account.
- The vista has a high susceptibility to change and low ability to accept development that would compromise the setting and channelled vista to the tower of All Saints Church.
- Any encroachment, or erosion of the backdrop of trees, would be highly damaging to the illusion of seclusion and to the impression of scale and distance.
- The low distant skyline above and beyond the All Saints Church tower is to be maintained.
- Development that breaches the vegetated skyline should not compromise the distinction between the middle ground of Home Park and background of the Thames treelined riverscape.

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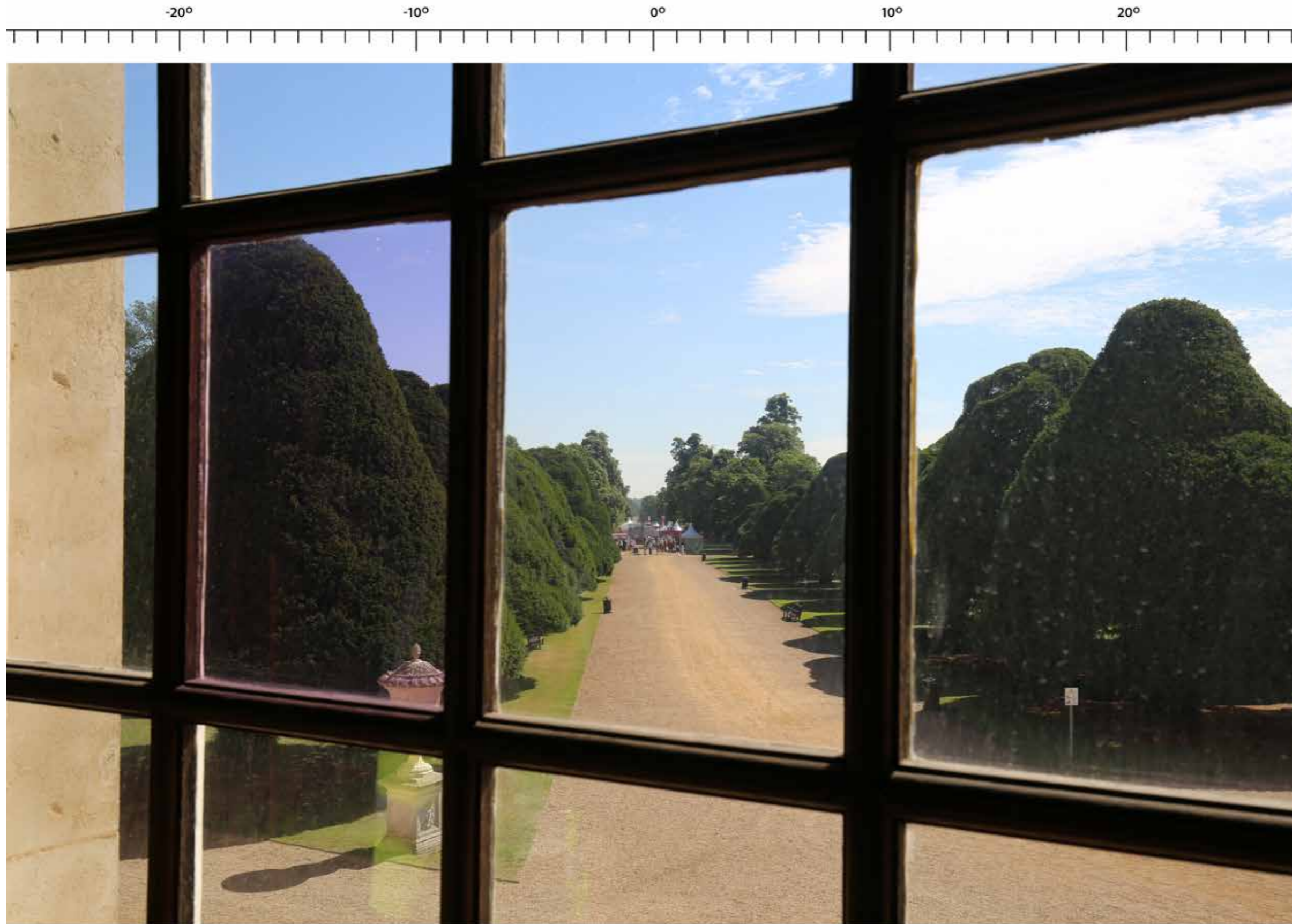
## Visual Management Guidance

- The Hampton Court View Management Plan identifies that the designated vistas to and from the Palace, framed by avenues, are of particular historic importance. Although the vistas are well defined and recognised as views to be protected by the surrounding local planning authorities, they are vulnerable to the effects of inappropriate development.
- Existing intrusion by developments in the Borough is not a precedent for further intrusive development.
- The Viewing Location is well maintained as part of a paid tourist attraction and should continue to be well maintained.

## Core document references

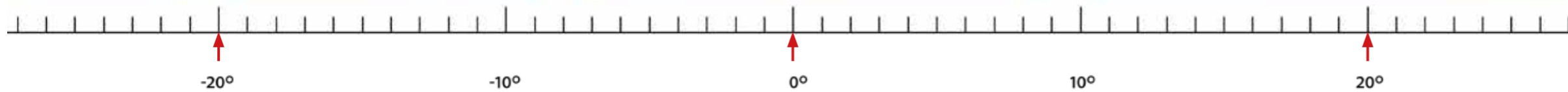
- Hampton Village Planning Guidance, September 2016
- Hampton Court Palace Views Management Plan, March 2005
- Thames Landscape Strategy, 2012

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



HLA View Ref: <b>4A</b>
Easting: <b>515817.78</b>
Northing: <b>168445.08</b>
Height (Ground): <b>13.4400</b>
Height (Camera): <b>15.04</b>
Angle (Compass Direction): <b>69</b>
Location Description: <b>Hampton Court Palace 1st Floor Privy Chamber</b>
Date: <b>7/7/17</b>
Time: <b>9:22</b>
Focal Length: <b>35mm</b>
Field of View (Degrees): <b>54.7</b>
Camera: <b>Canon EOS 6D</b>
Lens: <b>Canon Zoom Lens EW82 16-35mm</b>

Summer view at recommended viewing distance of 500mm



**VHIV 2: (HLA 4D)**  
**Hampton Court Palace**  
**1st Floor Drawing Room,**  
**Long Water Vista**

# VHIV 2: Hampton Court Palace 1st Floor Drawing Room, Long Water Vista

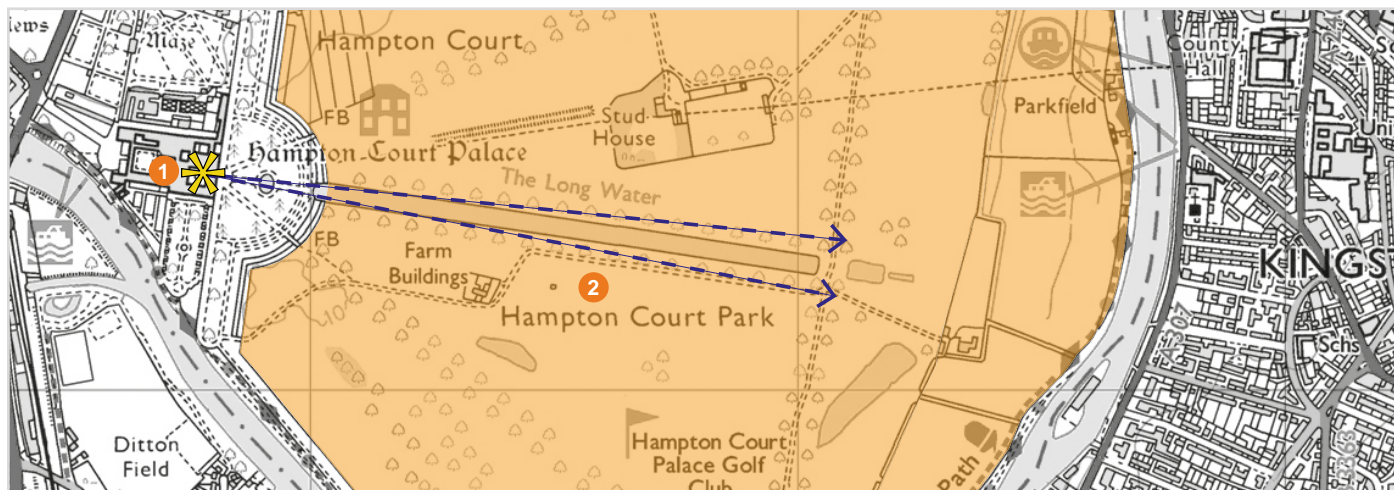
Viewing Location: **E: 515816, N: 168437**

Direction of View: **East**

Height: **+13.4m AOD**

Angle of View: **98 Degrees**

Nature of View: **Static Vista and Channelled View**



1 Hampton Court Palace 2 Hampton Court Park

## Landmarks and Designated Heritage Assets

- 1 Scheduled Ancient Monument
- 1 Grade I Listed Buildings
- 1 2 Grade I Registered Park and Garden
- 1 2 Royal Park and Palace
- 2 Metropolitan Open Land
- 1 2 Hampton Court Park Conservation Area

## Value of Receptors

(Refer to High Level Appraisal Pro Forma 4D)

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

## Location

The Viewing Location is from the 1st floor of the palace in the Drawing Room. The view looks east across the gardens towards Home Park. The Great Fountain Garden as viewed from the Drawing Room was originally designed for William III and Mary II by their architect Daniel Marot. His elaborate parterre had thirteen fountains and was laid out to complement Sir Christopher Wren's new baroque Palace. When Mary II's sister, Queen Anne succeeded to the 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 1861 for Charles II, who was Queen Anne's uncle.

## Description of the View

Hampton Court Palace is a scheduled Ancient Monument and a listed Grade I building. The grounds are a Grade I Registered Park and Garden within the Hampton Court Park Conservation Area. The park is of national and international importance as a historic area of parkland and its setting to Hampton Court Palace. 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. The importance of the view is the elevated prospect which is obtained from within the Palace and provides a wider appreciation of the setting of the Palace Grounds. This is a key prospect defined in the Hampton Court Management Plan. The vistas within and without give the impression of an even larger ensemble which was historically designed.



## Historical Context

Hampton Court Palace was England's most significant palace of the Tudor age. From 1515-c.1521, the Lord Chancellor of England and soon-to-be Cardinal, Thomas Wolsey, transformed a medieval manor (situated 13 miles southwest of London on the north bank of the River Thames) into a palace deemed superlative by contemporary observers.

Soon after their accession to the English Throne, King William III and Queen Mary II commissioned Sir Christopher Wren to rebuild Hampton Court. William III liked both the pleasant site and the good hunting at Hampton Court, but thought the buildings needed replacing. Wren's original plan was to demolish the entire Tudor Palace.

The renaissance garden, which Henry VIII made in the 1530s, was converted to the baroque style between 1660 and 1702. Henry VIII wanted Hampton Court to outshine Francis I's palace garden at Fontainebleau. Henry VIII's garden had square plats of grass with lions, dragons and other painted heraldic beasts on posts. There was also a mount overlooking the River Thames and a Water Gallery leading to a landing stage for the royal barge. After Charles II became king, in 1660, he employed John Rose to make a canal, inspired by Versailles and 1.6 km long. It runs at 90° to the axis of the Henry VIII's heraldic garden. Desiring a second Het Loo, William III employed George London and Daniel Marot. They kept the canal, planted a network of avenues and made two great parterres, which later monarchs neglected. One of the parterres, the Fountain Garden, provided a semi-circle for the 'goose's foot' of radiating avenues. It survives in plan but not as a parterre. William III's other parterre, the Privy Garden on the site of Henry VIII's heraldic garden and mount, was restored between 1992 and 1995 with the greatest attention to historical accuracy. Hampton Court is a very special kind of royal garden. This garden, was replanted in 1992 in period style with manicured hollies and yews along a geometric system of paths. Restoration of the baroque Lower Orangery Garden was completed in July 2007.

## Importance of the View

- 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.
- The vistas within and without give the impression of an even larger ensemble which was historically designed.
- The view is given VHIV status owing to its unique vista along Long Water.
- 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.



## Views Sensitivity

- The Great Fountain Gardens are highly sensitive and vulnerable to change in the skyline. The view is sensitive to development whose scale, height and mass would dominate or change the skyline and horizon and the appreciation of the Long Water Vista.
- Views are low and wide, dominated by trees, grass and sky. Any encroachment, or erosion of the backdrop of trees, would be highly damaging to the illusion of seclusion and to the impression of scale and distance.
- The distant tree skyline needs protecting from further encroachment and further erosion of the foreground trees which in summer successfully allude to an extensive landscape beyond. On clear winter days, there is a greater level of encroachment and the impression of the historically extensive landscape setting of the palace is compromised.

## Views Capacity

- When considering developments on sites outside Metropolitan Open Land, any possible visual impacts on the character and openness of the Metropolitan Open Land are to be taken into account.
- The vista has a high susceptibility to change and low ability to accept development through any encroachment, or erosion of the backdrop of trees, as they would be highly damaging to the illusion of seclusion and to the impression of scale and distance.
- Development that breaches the vegetated horizon should not compromise the distinction between the middle ground of Home Park and background of the Thames treelined riverscape.

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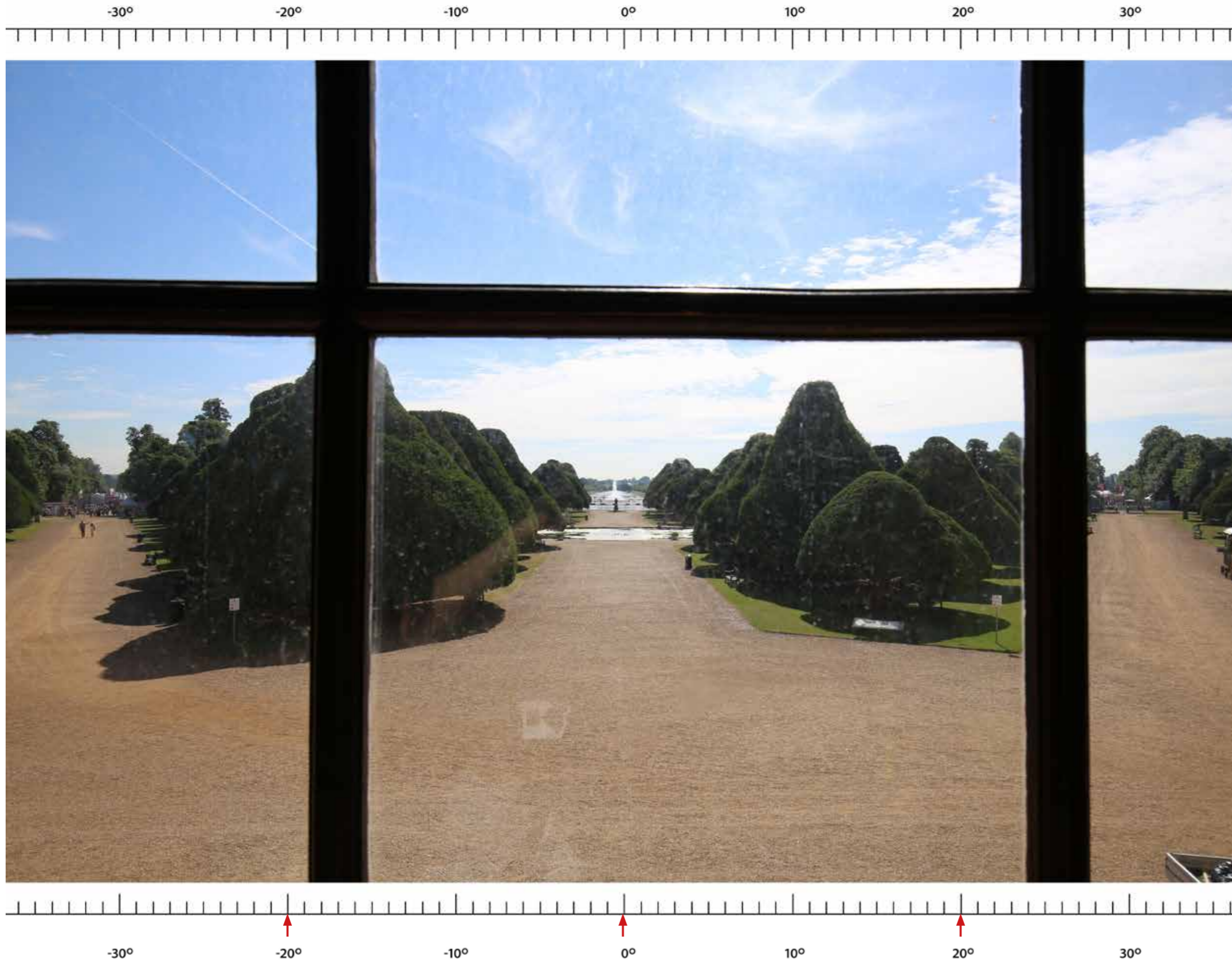
## Visual Management Guidance

- The Hampton Court View Management Plan identifies that the designated vistas to and from the Palace, framed by avenues, are of particular historic importance. Although the vistas are well defined and recognised as views to be protected by the surrounding local planning authorities, they are vulnerable to the effects of inappropriate development.
- Proposals which have an adverse effect on the settings, views, and vistas to and from historic parks and gardens are not appropriate.
- The detailed management plan implemented by Historic Royal Palaces for the avenue trees ensures their long term vitality and their eventual re-planting.
- The Viewing Location is well maintained as part of a paid tourist attraction and should continue to be well maintained.

## Core document references

- Hampton Village Planning Guidance, September 2016
- Hampton Court Palace Views Management Plan, March 2005
- Thames Landscape Strategy, 2012

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



HLA View Ref: **4D**

Easting: **515816.91**

Northing: **168437.68**

Height (Ground): **13.4300**

Height (Camera): **15.03**

Angle (Compass Direction): **98**

Location Description: **Hampton Court Palace  
1st Floor Drawing Room**

Date: **7/7/17**

Time: **8:53**

Focal Length: **24mm**

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

Camera: **Canon EOS 6D**

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

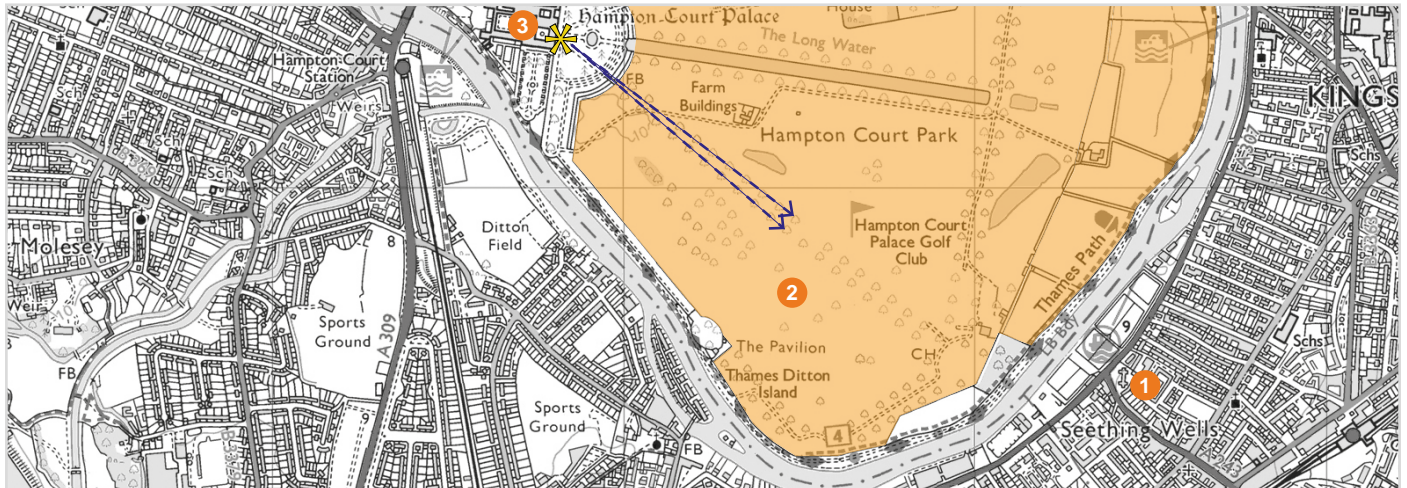
Summer view at recommended  
viewing distance of 500mm

**VHIV 3: (HLA 4F)**  
**Hampton Court Palace**  
**1st Floor Drawing Room,**  
**Talman Vista**

# VHIV 3: Hampton Court Palace 1st Floor Drawing Room, Talman Vista

Viewing Location: **E: 515816, N: 168434**  
 Direction of View: **South East**  
 Height: **+13.4m AOD**

Angle of View: **129 Degrees**  
 Nature of View: **Static Vista and Channelled View**



1 Seething Wells 2 Hampton Court Park 3 Hampton Court Palace

## Landmarks and Designated Heritage Assets

- 1 Grade II (Seething Wells)
- 3 Scheduled Ancient Monument
- 3 Grade I Listed Buildings
- 2 3 Grade I Registered Park and Garden
- 2 3 Royal Park and Palace
- 2 Metropolitan Open Land
- 2 Hampton Court Park Conservation Area

## Value of Receptors

(Refer to High Level Appraisal Pro Forma 4F)

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

## Location

The Viewing Location 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. 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.

## Description of the View

Hampton Court Palace is a scheduled Ancient Monument and a listed Grade I building. The grounds are a Grade I Registered Park and Garden within the Hampton Court Park Conservation Area. The park is of national and international importance as a historic area of parkland and its setting to Hampton Court Palace. The Talman Vista is within The Great Fountain Garden was originally designed for William III and Mary II. His elaborate parterre had thirteen fountains and was laid out to complement Sir Christopher Wrens new baroque Palace. When Mary II's sister, Queen Anne succeeded to the 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 1861 for Charles II, who was Anne's uncle. 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. 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.



## Historical Context

Hampton Court Palace was England's most significant palace of the Tudor age. From 1515-c.1521, the Lord Chancellor of England and soon-to-be Cardinal, Thomas Wolsey, transformed a medieval manor (situated 13 miles southwest of London on the north bank of the River Thames) into a palace deemed superlative by contemporary observers.

Soon after their accession to the English Throne, King William III and Queen Mary II commissioned Sir Christopher Wren to rebuild Hampton Court. William III liked both the pleasant site and the good hunting at Hampton Court, but thought the buildings needed replacing. Wren's original plan was to demolish the entire Tudor Palace.

The renaissance garden, which Henry VIII made in the 1530s, was converted to the baroque style between 1660 and 1702. Henry VIII wanted Hampton Court to outshine Francis I's palace garden at Fontainebleau. Henry VIII's garden had square plats of grass with lions, dragons and other painted heraldic beasts on posts. There was also a mount overlooking the River Thames and a Water Gallery leading to a landing stage for the royal barge. After Charles II became king, in 1660, he employed John Rose to make a canal, inspired by Versailles and 1.6 km long. It runs at 90° to the axis of the Henry VIII's heraldic garden. Desiring a second Het Loo, William III employed George London and Daniel Marot. They kept the canal, planted a network of avenues and made two great parterres, which later monarchs neglected. One of the parterres, the Fountain Garden, provided a semi-circle for the 'goose's foot' of radiating avenues. It survives in plan but not as a parterre. William III's other parterre, the Privy Garden on the site of Henry VIII's heraldic garden and mount, was restored between 1992 and 1995 with the greatest attention to historical accuracy. Hampton Court is a very special kind of royal garden. This garden, was replanted in 1992 in period style with manicured hollies and yews along a geometric system of paths. Restoration of the baroque Lower Orangery Garden was completed in July 2007.

## Importance of the View

- 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.
- The vistas within and without give the impression of an even larger ensemble which was historically designed.
- The view is given VHIV status owing to its unique Talman Vista.
- 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.

## Views Sensitivity

- The Great Fountain Gardens are highly sensitive and vulnerable to change in the skyline. The view is sensitive to development whose scale, height and mass would dominate the skyline and horizon and the appreciation of the Talman Vista where this terminates at the listed Seething Wells Pumping Station.
- Views are low and wide, dominated by trees, grass and sky. Any encroachment, or erosion of the backdrop of trees, would be highly damaging to the illusion of seclusion and to the impression of scale and distance.
- The distant tree skyline needs protecting from further encroachment and further erosion of the foreground trees which in summer successfully allude to an extensive landscape beyond. On clear winter days, there is a greater level of encroachment and the impression of the historically extensive landscape setting of the palace is compromised.
- Development that breaches the vegetated ridgeline should not compromise the distinction between the middle ground of Home Park and background of the Thames treelined riverscape.
- Proposals which have an adverse effect on the settings, views, and vistas to and from historic parks and gardens are not appropriate.

## Views Capacity

- When considering developments on sites outside Metropolitan Open Land, any possible visual impacts on the character and openness of the Metropolitan Open Land are to be taken into account.
- The vista has a high susceptibility to change and low ability to accept development through any encroachment, or erosion of the backdrop of trees, as they would be highly damaging to the illusion of seclusion and to the impression of scale and distance.
- Development that breaches the vegetated horizon should not compromise the distinction between the middle ground of Home Park and background of the Thames treelined riverscape.

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## Visual Management Guidance

- The Hampton Court View Management Plan identifies that the designated vistas to and from the Palace, framed by avenues, are of particular historic importance. Although the vistas are well defined and recognised as views to be protected by the surrounding local planning authorities, they are vulnerable to the effects of inappropriate development. Any encroachment, or erosion of the backdrop of trees, would be highly damaging to the illusion of seclusion and to the impression of scale and distance.
- The detailed management plan implemented by Historic Royal Palaces for the avenue trees ensures their long term vitality and their eventual re-planting.
- The Viewing Location is well maintained as part of a paid tourist attraction and should continue to be well maintained.

## Core document references

- Hampton Village Planning Guidance, September 2016
- Hampton Court Palace Views Management Plan, March 2005
- Thames Strategy, 2012

AVR – Hampton Court Palace 1st Floor Drawing Room, Talman Vista



HLA View Ref: **4F**

Easting: **515816.40**

Northing: **168434.08**

Height (Ground): **13.4300**

Height (Camera): **15.03**

Angle (Compass Direction): **129**

Location Description: **Hampton Court Palace  
1st Floor Drawing Room**

Date: **7/7/17**

Time: **9:03**

Focal Length: **24mm**

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

Camera: **Canon EOS 6D**

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

Summer view at recommended  
viewing distance of 500mm

**VHIV 4: (HLA 183)**

**Standing in Clarence Street  
at junction with Eden Street  
looking towards Kingston  
Bridge**



# VHIV 4: Standing in Clarence Street at junction with Eden Street looking towards Kingston Bridge

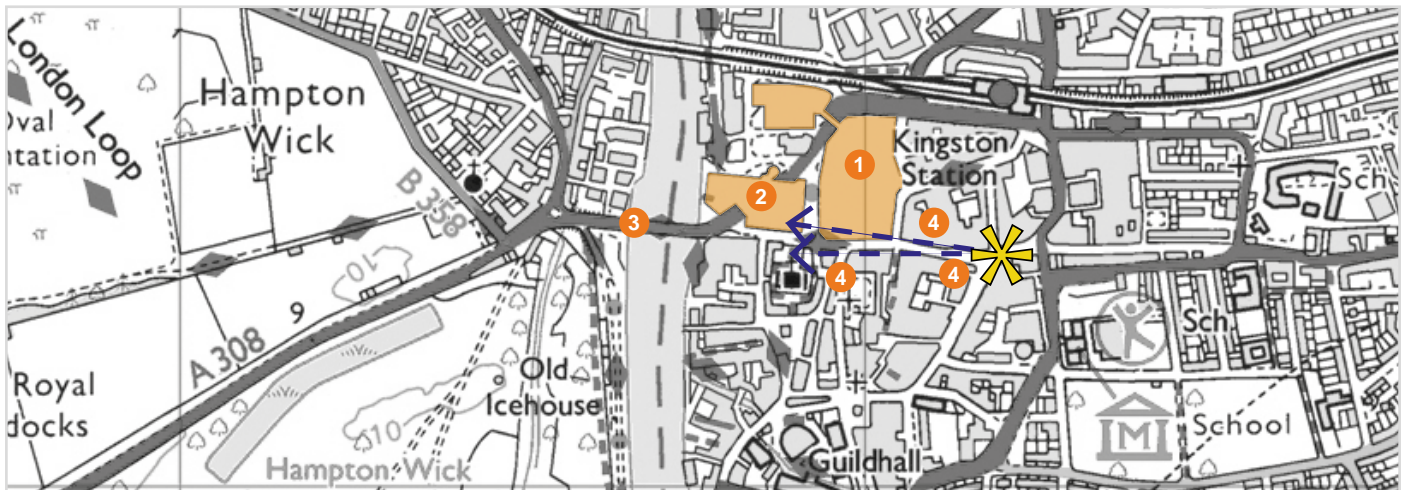
Viewing Location: **E: 518188, N: 169331**

Direction of View: **West**

Height: **+8m AOD**

Angle of View: **272 Degrees**

Nature of View: **Static Vista and Channelled View**



1 Bentalls Centre 2 John Lewis 3 Kingston Bridge 4 Clarence Street BTM's

## Landmarks and Designated Heritage Assets

- 1 Bentalls Centre: Grade II Listed Building and Primary Landmark
- 2 John Lewis Building: Secondary Landmark
- 3 Grade II\* Listed
- 4 54, 50, 48, 46, 44, 42 Clarence Street: Buildings of Townscape Merit

## Value of Receptors

(Refer to High Level Appraisal Pro Forma 183)

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

## Location

The Viewing Location is on the crossing junction at Eden Street and Clarence Street stood looking directly down Clarence Street beyond to Kingston Bridge. There are sequential views experienced walking down Clarence Street but the viewing place provides the optimum experience and understanding of the composition of architectural buildings in Eden Street and Clarence Street with a clear channelled view towards the River Thames. The foreground view is of Clarence Street populated by shoppers and pedestrians paved with herringbone pattern bricks and occasional street trees. Middle ground view is of further down Clarence Street with 3-4 storey built form with the predominant view of Bentalls Centre with glimpsed views of the John Lewis building to the background. From this viewing location the buildings appear as a cohesive continuous scale. The viewing location is within the primary shopping area which 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.



## Description of the View

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 statutorily protected, 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 with varying roofscape and strong retail plinth. Examples of well-designed commercial buildings of the inter-war period survive in this area are the Halifax Building Society building and the former National Provincial Bank, now HSBC. The architectural quality, scale, and diversity of type and materials in the Clarence Street can impart ideas for new architectural interpretations. The existing Primary Shopping Area is relatively compact and focussed on Clarence Street.

The principal axis of movement through the Old Town is north to south from Clarence Street to the High Street. Much of the floorscape relates to the pedestrianisation of the area in the late 20th Century and is generally utilitarian in appearance. The majority of the Market Place and adjoining parts of Church Street and Thames Street are surfaced in a mix of red and yellow/brown brick-sized concrete pavers which do not complement the appearance of the historic environment.

The High Street forms the southern approach to Kingston Town Centre. Contrary to its name it is not a typical "high street": Clarence Street has the role of principal shopping street. For many centuries this approach road was known as "West-by-Thames" and formed the town's industrial quarter with malt-houses, wharves, breweries and boat building businesses lining the road. These have since been replaced by a mix of shops, office accommodation. The incremental development and redevelopment of the High Street over the last two centuries has resulted in a wide variety of building heights and juxtapositions between adjoining properties.

## Importance of the View

- Whilst the buildings in the view are not statutorily protected, 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 Bentalls store.
- As design cues they show the quality of place and contextual relationship with older elements of the town centre with varying roofscape and strong retail plinth.
- The principal axis of movement through the Old Town is north to south from Clarence Street to the High Street highlighting its importance in the Town Centre.
- The skyline comprises buildings both listed and unlisted and can still clearly be read which contribute to the understanding of the scale and grain of the buildings at a human scale. The importance derives from the attributes of each of the prime shopping character areas in terms of built fabric, experience, frontage quality and public realm and the human scale of the buildings.
- The view is given VHIV status owing to its unique character and importance of architectural buildings providing a channelled view to the river Thames and towards Kingston Bridge. The 19th Century was a period of rapid expansion following the construction of the new bridge across the Thames in 1828 and the introduction and expansion of the railway system in 1838. Clarence Street was formed as the new approach to the bridge and new roads were created on the edge of Kingston Old Town.

## Views Sensitivity

- Development pressure which may harm the human scale of Clarence Street adversely affecting the skyline and intrinsic quality of architecturally important buildings.
- The cumulative importance of the buildings are vulnerable to the intrusion of development of an inappropriate height, scale, mass, form which is not sympathetic to the existing character and building typology on Clarence Street.
- The view is sensitive to new development whose scale, height and mass would disrupt or compete with the scale and appreciation of the townscape of Clarence Street and the approach to the River Thames.
- The current visual relationship between landmarks, Designated Heritage Assets and their immediate built surrounding and public realm is key to the importance of the view and should be retained.
- Street clutter, including signage and street lighting columns, can detract from the clear view down Clarence Street.

## Views Capacity

- The buildings on Clarence Street are considered to make a positive contribution to the area's character and appearance. The existing views importance lies in the relative scale and building heights of the buildings and the view has the ability to accept low scale change to the view.
- Small scale changes in the peripheral background of the view could be accommodated provided it is still possible to clearly read the existing skyline and townscape composition alongside contributing to the human scale of Clarence Street.
- The panorama is sensitive to large-scale development in the foreground, middle and back ground.
- The setting and appreciation of architecturally important buildings, locally listed buildings/buildings of townscape merit and Listed Buildings should not be obscured by inappropriate development.
- Development should conserve or enhance the viewer's ability to recognise and appreciate the channelled view towards the River Thames.

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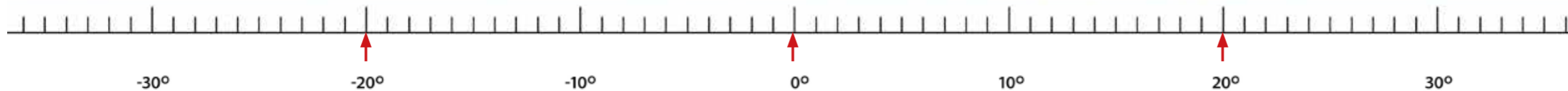
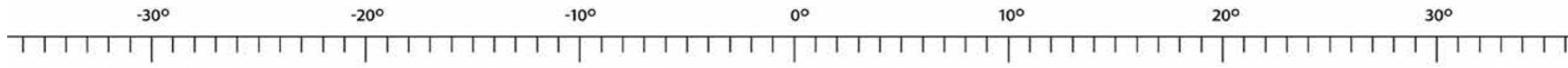
## Visual Management Guidance

- Street signage and trees should be managed to enhance and conserve the vista down Clarence Street.
- Enhance the townscape value through sensitive shop front design.
- Improve the townscape value through sensitive maintenance of buildings in need of repair and through replacement of unsympathetic alterations.
- Maintain the human scale of buildings, plinth and roofscape variety.
- The architectural quality, scale, and diversity of type and materials in the Clarence Street can impart ideas for new architectural interpretations.

## Core document references

- Kingston Town Centre Area Action Plan, Adopted July 2008
- Thames Historic Area Study (Final Draft 24th January 2017)
- Historic England Historic Area Study (2017)

AVR – Standing in Clarence Street at junction with Eden Street looking towards Kingston Bridge



HLA View Ref: 183
Easting: 518188.72
Northing: 169331.29
Height (Ground): 7.9900
Height (Camera): 9.59
Angle (Compass Direction): 272
Location Description: Standing in Clarence Street at junction with Eden Street
Date: 6/15/17
Time: 8:54
Focal Length: 24mm
Field of View (Degrees): 73.43
Camera: Canon EOS 6D
Lens: Canon Zoom Lens EW82 16-35mm

Summer view at recommended viewing distance of 300mm

**VHIV 5 (HLA 86B)**  
**Ancient Market**  
**(High Street entrance)**  
**looking towards**  
**Market House within**  
**curtilage**

# VHIV 5: Ancient Market (High Street entrance) looking towards Market House within curtilage

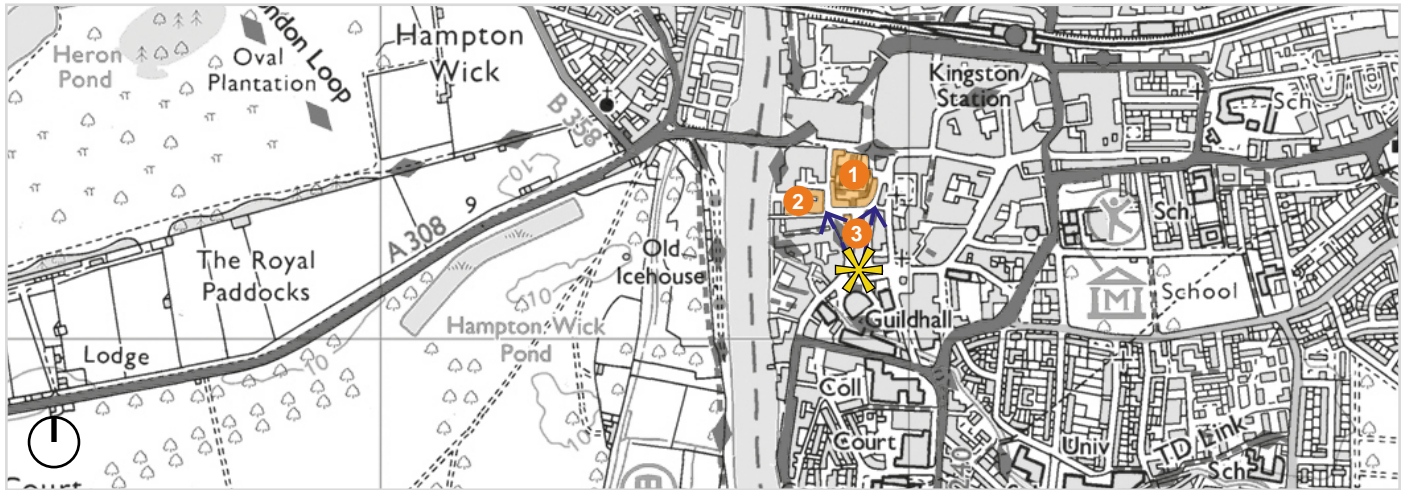
Viewing Location: **E: 517901, N: 169174**

Direction of View: **North**

Height: **+7.7m AOD**

Angle of View: **349 Degrees**

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



1 All Saints Church / Market Place Listed Buildings 2 Thames Street Listed Buildings 3 Market House

## Landmarks and Designated Heritage Assets

- 1 6, 7, 8, 9, 14, 15, 16, 23, 24, 24A Market Place: Grade II Listed
- 1 All Saints Church: Grade I Listed
- 1 21 Market Place: Buildings of Townscape Merit
- 2 1, 3, 5 Thames Street: Grade II Listed
- 3 Market House: Grade II\* Listed

## Value of Receptors

(Refer to High Level Appraisal Pro Forma 86B)

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

## Location

The Viewing Location is within Kingston Old Town Conservation Area (Character Area No. 6 Historic Core and Key Area of Conservation). The Old Town Conservation Area occupies the Medieval centre of Kingston and is designated as an Area of Archaeological Significance, Key Area of Conservation and Strategic Area of Special Character in the Core Strategy. The Medieval Quarter of the Kingston Old Town Conservation Area includes the Market Place, Apple Market, Thames Street, Church Street, Union Street, Eden Street and All Saints' Church. The Medieval Quarter of the Old Town Conservation Area is notable for the retention of an essentially Medieval street layout, a number of historic and listed buildings featuring a variety of architectural styles, traditional roof line and characteristic building materials. The oldest buildings in this area retain their narrow Medieval plot widths. Later Victorian and 20th Century development have altered the medieval grain although the building line and heights are essentially retained with gaps largely confined to the entrances to alleyways.

## Description of the View

The optimum Viewing Location is from the south east of Shrubsole Memorial which enables the viewer to have a wide panoramic view of the significant architectures and composition of the historic townscape of the Ancient Market which is characterised by the intimacy and scale of the buildings which surround it. It is key that this view, whilst a panoramic, is a view which is an experience in a wider setting and the viewer is surrounded by all the buildings which make the Ancient Market so unique. The view embraces the characteristic elevations and skyline formed by the buildings flanking the Market to east, from number 6 to number 17. The listed Shrubsole statue is portrayed in the left hand side of the view whose focus conveys on Market House with its backdrop of listed buildings at 14-16 Market Place to east and the slender tower of All Saints Church, the buildings at 20-23 Market Place and the curved listed building at 1-5 Church Street to west. The right hand side of the view includes the buildings at 27- 24 Market Place and 4-16 Church Street. The view captures the sense of enclosure provided by the pre-17th Century building line which frames the unique funnel-shaped space of the Market Place where key landmarks celebrate its historically key commercial and civic functions.

The Ancient Market forms the centre of activity within the Old Town with the Apple Market and Jerome Place providing secondary public spaces. The market provides a vibrant environment and all three spaces incorporate outdoor seating for eating and drinking. A large proportion of the frontages in the Conservation Area are formed by shops and food and drink establishments. The public spaces, streets and passageways within the Old Town make a significant contribution to the area's character and appearance.

The buildings generally comprise two, three and four storeys (i.e. between approximately 6m and 12m in height to eaves level) 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 variety of architectural style – and therefore roof types and floor to ceiling heights - results in a streetscene where very few properties are the same height as their neighbours. This, together with the variety of architectural styles, is a key characteristic of the Conservation Area. The edge of the public realm is clearly defined by buildings which directly abut the back edge of pavements. The building line is consistent with gaps largely confined to the entrances to alleyways.

All Saints Church forms a primary landmark and provide views within and towards the Old Town Conservation Area. The buildings that enclose All Saints Church churchyard, and the Apple Market and forming the eastern sides to the Market Place and Church Street essentially retain their Medieval building plot widths albeit the buildings themselves are predominately of later origin. The plot widths range from as narrow as 3m wide (No. 12 Church Street) to an average of between 5m and 8m.

Secondary landmarks and focal points such as the Market Hall and Shrubsole Monument have a more local townscape role.

Due to the variety of architecture within the Conservation Area there is an equally eclectic mix of building materials with brick-fronted properties juxtaposed with half-timbered, white-painted and rough cast rendered buildings. Roof forms and materials also vary from property to property with slate adjacent to clay tiles and hipped roofs adjacent to mansards or gables. The richness and variety of architectural styles within the Medieval Quarter of the Old Town is a feature of its character and appearance.



## Historical Context

The Ancient Market is the heart of Kingston: it historically provided a focus for trade, local government and hospitality. Whilst the retail focus of the town has spread north and eastwards, public administration has moved to a dedicated campus and the hotels and inns have largely disappeared, the Market Place still retains its role as a principal and vital public space. The daily market, surrounding shops and outdoor seating areas are an important constituent of the space's vitality and is a distinctive "place" within Kingston.

The historic Ancient Market has been in use since around 1170 when Henry II was on the throne. Over the past 800 years the Ancient Market has been used for much more than just selling produce and has been a place for both celebration and punishment. The Ancient Market 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.

The Ancient Market and Thames Street were Kingston's prime shopping areas from the medieval period until the latter part of the 19th century. Thereafter, Clarence Street began its transformation from an unfashionable thoroughfare to an important shopping location. Some of Kingston's oldest established industries were located around the Market Place, including malting, tanning and candle making. These industries have shaped the layout of the Ancient Market today.

To date whilst the retail focus of the town has spread north and eastwards, public administration has moved to a dedicated campus and the hotels and inns have largely disappeared, the Ancient Market still retains its role as a principal and vital public space. The daily market, surrounding shops and outdoor seating areas are an important constituent of the space's vitality and is a distinctive "place" within Kingston.

## Importance of the View

- The buildings generally comprise two, three and four storeys and there is a mix of architectural styles contributing to the unique low rise historic townscape surrounding the Ancient Market and its landmarks.
- The juxtaposition and variety of architectural origins, contrasting materials and heights, create a fine grained townscape.
- All Saints Church forms a primary landmark and provides views within and towards the Old Town Conservation Area.
- Secondary landmarks and focal points such as the Market Hall and Shrubsole Monument have a more local townscape role.
- The richness and variety of architectural styles within the Medieval Quarter of the Old Town is a feature of its character and appearance.
- 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 and is 'the best preserved of its type in outer London' (Pevsner and Cherry). The cumulative importance of the historic assets in and around the Ancient Market is vulnerable to the intrusion of very tall buildings.



## Views Sensitivity

- This view uniquely provides the clearest view of All Saints Church in its own setting without being obscured by the Market House. This exceptional view should be retained.
- The cumulative importance of the historic buildings in and around the Ancient Market is vulnerable to the intrusion of development of an inappropriate height, scale, mass, form which is not sympathetic to its context of an Ancient Market and within the wider Conservation Area.
- The panorama is sensitive to new development which would dominate or hide the characteristic low rise, pitched roof, narrow frontage historic skyline of the Ancient Market.
- The view is sensitive to new development whose scale, height and mass would disrupt or compete with the intimate scale and appreciation of the townscape of the Ancient Market.
- The current full visibility of individually important architectures locally listed buildings/buildings of townscape merit and Listed Buildings is key to the importance of the view and these buildings should not be obscured.
- The current visual relationship between landmarks, Designated Heritage Assets and their immediate built surrounding and public realm is key to the importance of the view and should be retained.
- The setting and appreciation of architecturally important buildings, locally listed buildings/buildings of townscape merit and Listed Buildings should not be obscured by inappropriate development.

- Development should not harm or detract from the relationship between landmarks and the broader composition of the varied skyline.
- As design ones then show the quality of place and contextual relationship with older elements of the town centre with varying roofscape and strong retail plinth.

## Views Capacity

- The buildings in the Ancient Market are considered to make a positive contribution to the area's character and appearance. The existing views importance lies in the relative scale and building heights of the historic assets and the view has a high susceptibility to change. Therefore there is a low ability to accept a change to the view.
- Small scale changes in the peripheral background of the view could be accommodated provided it is still possible to clearly read the existing skyline and townscape composition alongside contributing to the medieval scale and grain of the Market Place.
- All Saints Church forms a primary landmark and provide views within and towards the Old Town Conservation Area and its setting and open backdrop skyline should be retained.
- There is the opportunity to enhance the viewers ability to recognise, experience and appreciate the historic townscape and the individual architectures of the Ancient Market.

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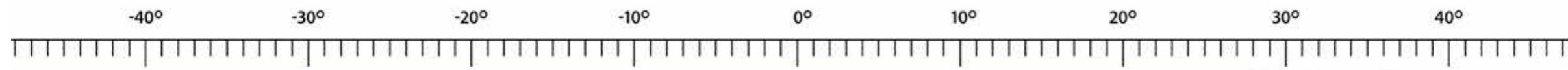
## Visual Management Guidance

- Enhance the townscape value through sensitive shop front design.
- Improve the townscape value through sensitive maintenance of buildings in need of repair and through replacement of unsympathetic alterations.
- The historic context and medieval layout of the area needs to be conserved and enhanced to provide an optimal viewing location.
- Physical change within and around any townscape view of a landmark and /or heritage asset should ensure that the prominence and special interest of the landmark and/or heritage assets is not adversely affected.
- Respect the existing juxtaposition of nearby buildings and structures identified as making a positive contribution to the character of the area, including any views within, into and out of the Ancient Market.
- New development adjacent to and within any townscape view of a listed building should ensure that the prominence and special interest of the listed building is not adversely affected.
- Declutter public realm and open up views of landmarks and heritage assets.

## Core document references

- Kingston Town Centre Area Action Plan, Adopted July 2008
- Kingston Town Centre Royal Borough of Kingston Upon Thames Historic Area Study (Final Draft 24th January 2017)
- Kingston Old Town Conservation Area Appraisal – June 2006
- Kingston Old Town Conservation Area, Public Realm Enhancement Strategy – September 2005
- Nikolaus Pevsner, Bridget Cherry "London 2: South (The Buildings of England) (v. 2)" London 2: South (The Buildings of England) (v. 2) Penguin Books, 1984

AVR – Ancient Market (High Street entrance) looking towards Market House within curtilage HLA 86B



HLA View Ref: <b>86b</b>
Easting: <b>517901.71</b>
Northing: <b>169174.05</b>
Height (Ground): <b>7.6700</b>
Height (Camera): <b>9.27</b>
Angle (Compass Direction): <b>349</b>
Location Description: <b>Ancient Market (High Street entrance)</b>
Date: <b>6/15/17</b>
Time: <b>9:42</b>
Focal Length: <b>16mm/24mm</b>
Field of View (Degrees): <b>96.42/73.43</b>
Camera: <b>Canon EOS 6D</b>
Lens: <b>Canon Zoom Lens EW82 16-35mm</b>

Summer view at recommended viewing distance of 300mm

**VHIV 6: (HLA 145)**

**West side of**

**Heron Pond in**

**Bushy Park**

**and looks east**

# VHIV 6: West side of Heron Pond in Bushy Park and looks east

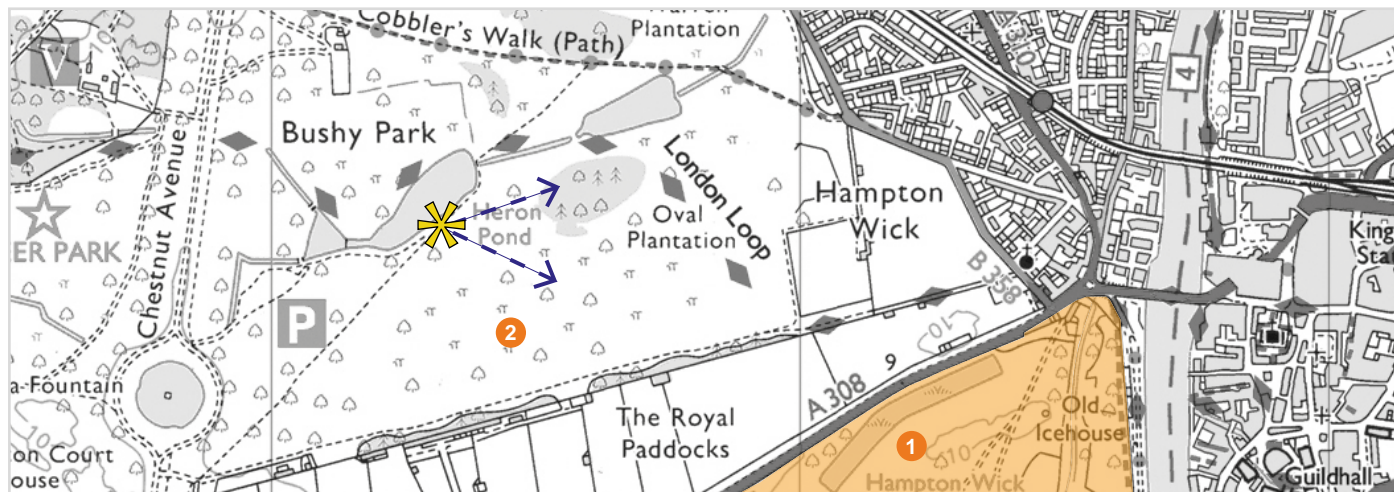
Viewing Location: **E: 516335, N: 169512**

Direction of View: **East**

Height: **+9.2m AOD**

Angle of View: **92 Degrees**

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



1 Hampton Court Park 2 Bushy Park

## Landmarks and Designated Heritage Assets

- 1 2 Grade I Registered Park and garden
- 1 2 Royal Park
- 2 SSSI
- 2 Bushy Park Conservation Area

## Value of Receptors

(Refer to High Level Appraisal Pro Forma 145)

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

## Location

The Viewing Location is from the Grade I Registered Park and Garden and Royal Park which is also a Site of Special Scientific Interest. The location lies to the south of Heron Pond on an informal track in open parkland. 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.

## Description of the View

The Bushy Park conservation area consists of 44 hectares of well cared for historic parkland. It is listed as Grade I on English Heritage's Register of Historic Parks and Gardens, and contains an ancient monument (the Brew House c1710) the Longford River is of recognized archaeological importance. The park contains the Royal Paddocks. One of the main landscape features is Chestnut Avenue created by George London in 1698 under William III. The View looks across to Kingston Old Town Conservation Area and the Church of St Johns (Grade II Listed) and the layered backdrop of Kingston Towns 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. 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 Bushy Park and Home Park SSSI designated in September 2014 for its range of semi-natural habitats such as acid and neutral grassland, scrub, woodland and wood pasture.



## Historical Context

When Henry VIII took over Hampton Court Palace from Cardinal Thomas Wolsey in 1529, the King named three parks that make up modern-day Bushy Park and a small area beside: Hare Warren, Middle Park and Bushy Park. A keen hunter, he established them as deer-hunting grounds. His successors added a number of picturesque features, including the Longford River, a 19-km canal built on the orders of Charles I of England to provide water to Hampton Court, and the park's various ponds. This period also saw the construction of the main thoroughfare, Chestnut Avenue, which runs from Park Road in Teddington to the Lion Gate entrance to Hampton Court Palace in Hampton Court Road. This avenue and the Arethusa 'Diana' Fountain were designed by Sir Christopher Wren as a grand approach to Hampton Court Palace.

The park has long been popular with locals, but also attracts visitors from further afield. From the mid-19th century until World War II, Londoners came here to celebrate Chestnut Sunday and to see the abundant blossoming of the trees along Chestnut Avenue. The customs were discovered and resurrected in 1993 by Colin and Mu Pain.

During World War I, Bushy Park housed the King's Canadian Hospital, and between the wars it hosted a camp for undernourished children.

During World War II, General Dwight D. Eisenhower planned the D-Day landings from Supreme Headquarters Allied Expeditionary Force (SHAEF) at Camp Griffiss in the Park. A memorial by Carlos Rey dedicated to the Allied troops who fell on D-Day now marks the spot where General Eisenhower's tent stood.

## Importance of the View

- Views are an integral part of this landscape, often terminating in important buildings both inside and outside Bushy Park.
- The existence of trees beyond the boundary of the Park is important in contributing to a sense of the landscape continuing beyond its well-defined and historic boundaries.
- Its topography and historical importance combine to create its unique character. The grandeur of its open scale and formal avenues of mature trees reflect the park's other function in forming the setting and approach to Hampton Court Palace.
- The View looks across to Kingston Old Town Conservation Area and the Church of St Johns (Grade II Listed) and the layered backdrop of Kingston Towns 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.

## Views Sensitivity

- Views are an integral part of this landscape, often terminating in important buildings both inside and outside Bushy Park. The north/south and east /west vistas are identified in the Core Strategy but other views are also important in terms of the setting of listed buildings in the park. The existence of trees beyond the boundary of the Park is important in contributing to a sense of the landscape continuing beyond its well-defined and historic boundaries.
- When considering developments any possible visual impacts on the character and openness of Bushy Park are to be taken into account.
- Views are highly significant and vulnerable to encroachment by development that is intrusive in terms of its scale and massing which would overshadow the Church of St Johns.
- Development that breaches the vegetated horizon should not compromise the distinction between the middle ground of Bushy Park and background of the Thames treelined riverscape.

## View Capacity

- Proposals should conserve and enhance the settings, views, and vistas to and from historic parks and gardens, will not be acceptable.
- The existing views importance lies in the wider landscape setting of the park and the heights of the historic assets in the view. The view has a high susceptibility to change. Therefore there is a low ability to accept a change to the view.
- Small scale changes in the peripheral background of the view could be accommodated provided it is still possible to clearly read the existing skyline and riverside composition at Kingston.

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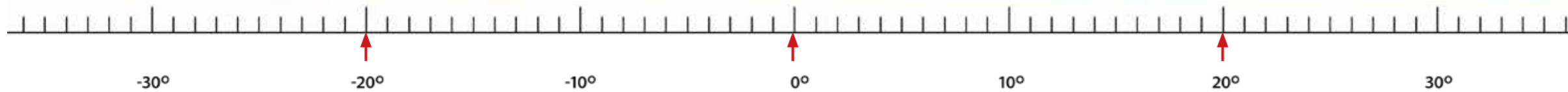
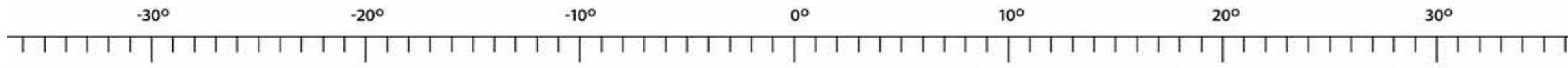
## Visual Management Guidance

- The location of the viewpoint is well maintained and represents a range of views in this part of the park.
- Guidance with respect to future development in the Borough should ensure that any possible visual impacts on the character and openness of Bushy Park are to be taken into account.

## Core document references

- Bushy Park Conservation Area Statement 1991

AVR – West side of Heron Pond in Bushy Park and looks east



HLA View Ref: 145
Easting: 516301.76
Northing: 169479.41
Height (Ground): 9.2200
Height (Camera): 10.82
Angle (Compass Direction): 92
Location Description: West side of Heron Pond in Bushy Park
Date: 6/14/17
Time: 12:44
Focal Length: 24mm
Field of View (Degrees): 73.43
Camera: Canon EOS 6D
Lens: Canon Zoom Lens EW82 16-35mm

Summer view at recommended viewing distance of 500mm

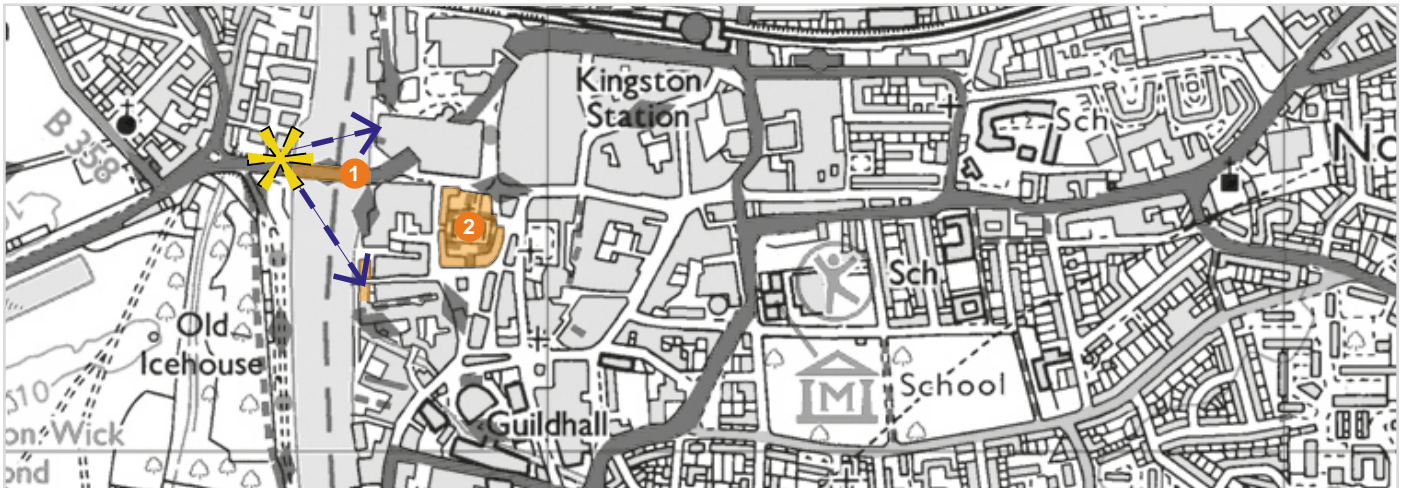
**VHIV 7: (HLA 150)  
Kingston Bridge on  
the west side of the  
River Thames from the  
northern pavement**



# VHIV 7: Kingston Bridge on the west side of the River Thames from the northern pavement

Viewing Location: **E: 517666, N: 169388**  
Direction of View: **South East**  
Height: **+12.1m AOD**  
Angle of View: **286 Degrees**

Nature of View: **Kinetic views and extensive viewing place where the observer is moving**



1 Kingston Bridge 2 All Saints Church

## Landmarks and Designated Heritage Assets

- 1 Kingston Bridge: Grade II\* Listed
- 2 All Saints Church: Grade I Listed
- 2 Kingston Old Town Conservation Area

## Value of Receptors

(Refer to High Level Appraisal Pro Forma 150)

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

## Location

The Viewing Location is from the 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.

## Description of the View

The view is part of a kinetic view as 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 sequentially, moving across the bridge rather than statically. 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. Adjacent to the eastern bridgehead is Bishop Palace House, a later 20th century commercial building. 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.



## Historical Context

The towers to All Saints' Church and Kingston Bridge form primary landmarks within the Old Town Conservation Area. The majority of the buildings within the Kingston Old Town Conservation Area are considered to be of architectural merit and comprise two, three and four storeys. (i.e. between approximately 6m and 12m in height to eaves level). All Saints Church is a primary landmark and provides wayfinding towards the Ancient Market. This VHIV provides a kinetic view directly towards All Saints Church and demonstrates how the more modern development of Bishops Place House obscures views of All Saints Church.

Whilst there is evidence of earlier settlement in the area, Kingston only became recognised as a town as such in the late 12th Century when a bridge was first formed across the River Thames and Clattern Bridge built across the Hogsmill. Kingston became a focus for trading agricultural products and raw materials by road and river. In addition, pottery manufacturing and leather production flourished. The 19th Century saw the rapid expansion of Kingston, improved road and rail communications and the expansion of Local Government. A new bridge was built in 1828 and subsequently widened in the 20th Century. Clarence Street was formed as the new approach to the bridge and new roads created on the edge of the Old Town.

Kingston's original emergence as a prosperous town owes a great deal to the fact that up until the construction of Putney Bridge in 1729, Kingston and London bridges were the only structures crossing the River Thames. Archaeological evidence suggests that there has been a series of bridges located close to the present one in operation since the twelfth century. The current Kingston Bridge was constructed to designs by Edward Lapidge, the County of Surrey surveyor, and opened in 1828. It was built just upstream of a previous bridge that by the early part of the nineteenth century was in a serious state of decay. The bridge was subsequently widened in 1914 and again in 2001, both on the upstream side, to accommodate increases in road traffic. The bridge is Grade II\* listed. It is a primary landmark and, from it, extensive, panoramic views of Kingston riverside can be gained.

The view comprises the section of the Old Town Conservation Area that fronts onto the River Thames. Bishops Palace House occupies a long stretch of the riverside immediately to the south of Kingston Bridge. Built in the late 1970s, it is typical of its period, incorporating the use of dark red brick throughout to form a robust "castle-like" edifice. Bishops Palace House occupies over 50m of the riverside frontage and makes a neutral contribution to the Conservation Area's character and appearance. The John Lewis Building itself features large sections constructed out of glass, offering plentiful and grand views of the river and bridge. The four floors of the building are built around a large day-lit central space.

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.

## Importance of the View

- The juxtaposition and variety of architectural design fronting the River Thames, and contrasting materials and heights.
- The view comprises the section of the Old Town Conservation Area that fronts onto the River Thames.
- 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 a view towards All Saints Church demonstrating the relative scale of buildings fronting the riverside and the approach into Kingston from the Bridge.
- The Grade II\* Bridge lies within the Hampton Wick Conservation Area. The eastern riverside is within the Kingston Old Town Conservation Area.

## Views Sensitivity

- This view of All Saints Church is already partially obscured by Bishop Place House. Future development should ensure existing views to this asset are conserved to contribute to the historical layout of Kingston and its composition.
- The scale buildings are considered to make a positive contribution to the riverscape and the skyline comprises buildings both listed and unlisted which should be visually managed so their appreciation is maintained.
- The cumulative importance of the historic assets in and around the Market Place and along the river frontage are vulnerable to the intrusion of very tall buildings which are inappropriate in terms of scale, character and composition.
- The riverside forms a highly visible and exposed edge to the Conservation Area, with views of its entire length obtainable from the River Thames, from its western bank, and from Kingston Bridge.

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## Visual Management Guidance

- Existing development in the view has begun to compromise the appreciation of heritage assets because of its size and visual proximity. There is clear need for management of this kinetic view across the bridge when approaching Kingston.
- The Church tower, although perceptible in outline at dusk, is not floodlit, and recesses in the view. Appropriate lighting could be considered.
- New development adjacent to and within any townscape view of a listed building should ensure that the prominence and special interest of the listed building is not adversely affected.

## Views Capacity

- The view is sensitive to large-scale development which would further dominate the skyline and reduce the scale and appreciation of heritage assets and the smaller scale buildings along the River Thames frontage.
- The retention of the transition in building heights between Charter Quay and the section of the riverside to the south should be maintained. New development should pay regard to the heights of existing buildings.
- All Saints Church forms a primary landmark and provide views within and towards the Old Town Conservation Area and its setting and open backdrop skyline should be retained.
- The setting and appreciation of architecturally important buildings, locally listed buildings/buildings of townscape merit and Listed Buildings should not be obscured by inappropriate development.

## Core document references

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

AVR – Kingston Bridge on the west side of the River Thames from the northern pavement



HLA View Ref: 150

Easting: 517666.24

Northing: 169388.93

Height (Ground): 12.1100

Height (Camera): 13.71

Angle (Compass Direction): 286

Location Description: **Kingston Bridge on the west side of the River Thames from the northern pavement**

Date: 6/15/17

Time: 11:24

Focal Length: 16mm/24mm

Field of View (Degrees): 96.42/73.43

Camera: Canon EOS 6D

Lens: Canon Zoom Lens EW82 16-35mm

Summer view at recommended viewing distance of 300mm

**VHIV 8: (HLA 151)  
View from western  
end Kingston Bridge  
looking south-east from  
its southern pavement**

# VHIV 8: View from western end Kingston Bridge looking south-east from its southern pavement

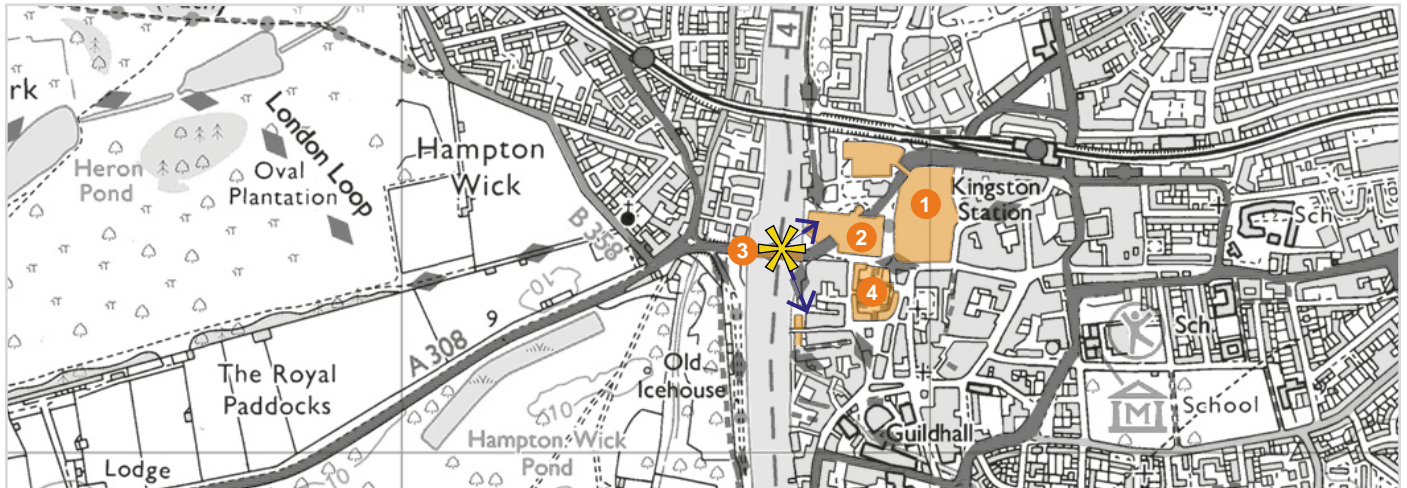
Viewing Location: **E: 517707, N: 169363**

Direction of View: **South East**

Height: **+13.1m AOD**

Angle of View: **297 Degrees**

Nature of View: **Kinetic views and extensive viewing place where the observer is moving**



1 Bentalls Centre 2 John Lewis 3 Kingston Bridge 4 All Saints Church

## Landmarks and Designated Heritage Assets

Old Town Conservation Area

- 1 Front of Bentalls: Building of Townscape Merit
- 1 Bentalls Centre: Grade II Listed
- 2 John Lewis Secondary Landmark Building
- 3 Kingston Bridge: Grade II\* Listed
- 4 All Saints Church Grade I Listed

## Value of Receptors

(Refer to High Level Appraisal Pro Forma 151)

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

## Location

The Viewing Location is a position on the southern pavement looking south east providing 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 a Kinetic View capturing the experience across the Bridge. This view provides a panoramic view of the broader townscape and makes a significant contribution to people's ability to understand and appreciate Kingston.

## Description of the View

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. The View includes the stretch of riverside from Kingston Bridge to the north and Town End Garden to the south. This area has experienced the greatest degree of change over the past century. Originally dominated by trade and industry, the riverside has been largely redeveloped during the latter part of the 20th century for residential and recreational use. The following is an overview of the history of the area and its current townscape interest.

The towers to All Saints' Church and Kingston Bridge form primary landmarks within the Old Town Conservation Area. The majority of the buildings within the Kingston Old Town Conservation Area are considered to be of architectural merit and comprise two, three and four storeys. (i.e. between approximately 6m and 12m in height to eaves level). All Saints Church forms a primary landmark and provides wayfinding towards the Ancient Market. This VHIV provides a kinetic view directly towards All Saints Church and encapsulates the more modern development of Bishops Place House and John Lewis which stand either side of the Bridge on the approach to Kingston.

The view comprises the section of the Old Town Conservation Area that fronts onto the River Thames. Bishops Palace House occupies a long stretch of the riverside immediately to the south of Kingston Bridge. Built in the late 1970s, it is typical of its period, incorporating the use of dark red brick throughout to form a robust "castle-like" edifice. Bishops Palace House occupies over 50m of the riverside frontage and makes a neutral contribution to the Conservation Area's character and appearance. The John Lewis Building itself features large sections constructed out of glass, offering plentiful and grand views of the river and bridge. The four floors of the building are built around a large day-lit central space.

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.

## Historical Context

Whilst there is evidence of earlier settlement in the area, Kingston only became recognised as a town as such in the late 12th Century when a bridge was first formed across the River Thames and Clattern Bridge built across the Hogsmill. Kingston became a focus for trading agricultural products and raw materials by road and river. In addition, pottery manufacturing and leather production flourished. The 19th Century saw the rapid expansion of Kingston, improved road and rail communications and the expansion of Local Government. A new bridge was built in 1828 and subsequently widened in the 20th Century.

Clarence Street was formed as the new approach to the bridge and new roads created on the edge of the Old Town.

Kingston's original emergence as a prosperous town owes a great deal to the fact that up until the construction of Putney Bridge in 1729, Kingston and London bridges were the only structures crossing the River Thames. Archaeological evidence suggests that there has been a series of bridges located close to the present one in operation since the twelfth century. The current Kingston Bridge was constructed to designs by Edward Lapidge, the County of Surrey surveyor, and opened in 1828. It was built just upstream of a previous bridge that by the early part of the nineteenth century was in a serious state of decay. The bridge was subsequently widened in 1914 and again in 2001, both on the upstream side, to accommodate increases in road traffic. The bridge is Grade II\* listed. It is a primary landmark and, from it, extensive, panoramic views of Kingston riverside can be gained.



## Importance of the View

- The Viewing Place provides the clearest view towards All Saints Church.
- The juxtaposition and variety of architectural design fronting the River Thames, and contrasting materials and heights.
- The view comprises the section of the Old Town Conservation Area that fronts onto the River Thames.
- Bentalls Grade II Listed Building is also visible from the Viewing Location and the relative scale of the townscape on the approach into Kingston is appreciated from the Bridge.
- 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 a view towards All Saints Church demonstrating the relative scale of buildings fronting the riverside and the approach into Kingston from the Bridge.
- The Grade II\* Bridge lies within the Hampton Wick Conservation Area. The eastern riverside is within the Kingston Old Town Conservation Area. There are views of the roofscape associate with the Market House and Guildhall which visually link to define the locality of the Ancient Market.

## Views Sensitivity

- This view of All Saints Church is already partially obscured by Bishop Place House.
- The scale buildings are considered to make a positive contribution to the riverscape and the skyline comprises buildings both listed and unlisted which should be visually managed so their appreciation is maintained.
- The cumulative importance of the historic assets in and around the Market Place and along the river frontage are vulnerable to the intrusion of very tall buildings which are inappropriate in terms of scale, character and composition.
- The riverside forms a highly visible and exposed edge to the Conservation Area, with views of its entire length obtainable from the River Thames, from its western bank, and from Kingston Bridge.

## View Capacity

- The view is sensitive to large-scale development which would further dominate the skyline and reduce the scale and appreciation of heritage assets and the smaller scale buildings along the River Thames frontage.
- Development should conserve or enhance the viewer's ability to recognise and appreciate the historical assets which make up the Ancient Markets unique character through the clear view of the linking heritage assets comprising All Saints Church, Market Hall and linking to the roof of the Guildhall.
- The retention of the transition in building heights between Charter Quay and the section of the riverside to the south should be maintained. New development should pay regard to the heights of existing buildings.
- All Saints Church forms a primary landmark and provide views within and towards the Old Town Conservation Area and its setting and open backdrop skyline should be retained.



## Visual Management Guidance

- Existing development in the view has begun to compromise the appreciation of heritage assets because of its size and visual proximity.
- The Church tower, although perceptible in outline at dusk, is not floodlit, and recesses in the view. Appropriate lighting could be considered.
- New development adjacent to and within any townscape view of a listed building should ensure that the prominence and special interest of the listed building is not adversely affected.

## Core document references

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

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



HLA View Ref: 151

Easting: 517707.02

Northing: 169363.17

Height (Ground): 13.0500

Height (Camera): 14.65

Angle (Compass Direction): 297

Location Description: **View from western end Kingston Bridge looking south-east from its southern pavement**

Date: 6/15/17

Time: 10:04

Focal Length: 16mm/24mm

Field of View (Degrees): 96.42/73.43

Camera: Canon EOS 6D

Lens: Canon Zoom Lens EW82 16-35mm

Summer view at recommended viewing distance of 300mm