

Royal Borough of Kingston: Views Study

Important Views (IVs)

These views have been discounted from being considered as ‘Very Highly Important Views’ or ‘Highly Important Views’ as they do not fulfill the criteria and typically have one or more receptors ranking as less than High. All remaining views identified as IVs encompass a range of values, for example the Viewing Location may be Very High on account of a designated landscapes 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.

Royal Borough of Kingston: Views Study

Very High, Very High, High

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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 58		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:517634, N:169291 Standing in Barge Walk looking almost directly opposite southern grounds of All Saints Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Hampton Wick Conservation Area		
4	Character Area and Key Characteristics Hampton Wick Conservation Area No 18, Sub Area 4.2 – The Riverside, south of Kingston Bridge Along River Thames Riverscape. Kingston Bridge Boatyard, Barge Walk – tranquil area outside the grounds of Hampton Court Park The breadth of the river allows unique views into the heart of Kingston. The river banks reinforce the sense of formality and the river space is enlivened by river traffic, the mooring of boats and activities occurring on the quaysides. The groups of mature trees form an important backdrop and give a transition to the parkland character of the river edge. Small informal seating areas provide a welcome respite from the noise and bustle of traffic on the bridge.		
5	Are there any cultural connections between the viewpoint and elements in the view Kingston Bridge All Saints Church		
6	Topography and enclosure Open views across the River adjacent to mature trees outside Hampton Court Royal Park		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Cyclists, recreational users of Thames Long Distance Path, Boat users		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically? Barge Walk Cottage residents		
	Overall Sensitivity of the Viewer VERY HIGH		
The View			
10	Description of foreground, middle ground and background The foreground comprises the river edge with boats and recreational use and Kingston Bridge Boatyard. To the north lies Kingston Bridge and boatyard. Looking across the River Thames views are open towards Riverside Quay Development bars and restaurants, Stephens Apartments (approx. 8 storeys) All Saints Church and John Lewis.		

11	<p>Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> • Looking across to Kingston Old Town Conservation Area • Kingston Bridge Grade II* Listed • Guildhall Grade II • All Saints Church Clock Tower and Spire Grade I • John Lewis Secondary Landmark • 3 & 5 Thames Street Grade II • 6 – 9 Market Place Grade II
13	<p>Does the view contain detracting features</p>
	<p>Overall Value of the View VERY HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Clear and bright</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 60		APPRAISED BY: AM/SR	DATE: 5/4/17
VIEWPOINT LOCATION: E: 517896, N: 169135 Standing at the junction of High Street and the southern entrance to the Ancient Market looking towards and as far as Guildhall		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Shared surface public realm		
2	Is the view static or part of a series of views Static		
3	Is the location designated Yes		
4	Character Area and Key Characteristics <ul style="list-style-type: none"> • Kingston Old Town Conservation Area • Strategic Area of Special Character – Thames Side • Key Area of Conservation (K+20) • The buildings generally comprise two, three and four storeys and there is a mix of architectural styles. The juxtaposition and variety of architectural origins, contrasting materials and heights, create a fine grained interesting townscape. • Irregularly shaped spaces, narrow streets, passages, and narrow plots, contain an impressive range of good quality vernacular architecture dating from the 15th Century, with examples of preserved medieval street patterns. • The majority of buildings are considered to make a positive contribution to the area's character and appearance. 		
5	Are there any cultural connections between the viewpoint and elements in the view The Guildhall was constructed in 1935 for Kingston Corporation, the local authority of the Municipal Borough of Kingston-upon-Thames. The architect was Maurice Webb. The building became the administrative headquarters of the larger Kingston upon Thames London Borough Council in 1965 and was extended in 1968. In 1983 it became a Grade II listed building		
6	Topography and enclosure The surrounding buildings provide enclosure at the entrance to Market Square and the frontage to Eden Street.		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Shoppers, visitors to heritage assets, tourists, students/workers/residents, visitors to heritage asset		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically? The historic Market Place has been in use since around 1170 when Henry II was on the throne.		

	Over the past 800 years the Market Place has been used for much more than just selling produce and has been a place for both celebration and punishment. The Market Place was the ideal location for Kingston's criminals to get their comeuppance in the stocks. Kingston's first market was recorded in 1242 and the town has been a major trading centre since 1170. The medieval Market Place is home to the Grade 1 listed All Saints Church and the 19th Century Market House. Supporting the local economy, the market features local traders and produce. Over the centuries, Royal Charters were granted to Kingston, which gave the town rights to operate a market. King John granted the first charter in 1208. However, Charles I granted the most influential charter in 1628. He granted Kingston the unique right to a monopoly over markets within a seven-mile radius of the town. Some of Kingston's oldest established industries were located around the Market Place, including malting, tanning and candle making. These industries have shaped the look of the Market Place today.
	Overall Sensitivity of the Viewer VERY HIGH
The View	
10	Description of foreground, middle ground and background This view is a constrained vista looking directly towards Eden Street with a partial view of the Guildhall. The foreground comprises Eden Street with several Listed Buildings (No. 4 and 6) and the view is enclosed by surrounding buildings at the entrance to the ancient market which are also Listed. There are glimpsed views towards Clattern bridge.
11	Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.
12	Does the view contain designated or landmark features Guildhall Grade II Listed Building Units 1,2,3 Grade II Listed Grade I Clattern Bridge No. 43 (BTM) Market Place No. 4 Eden Street Grade II Listed No. 6 Eden Street BTM Coronation Stone Grade I (within Guildhall) No. 41 Market Place Grade II
13	Does the view contain detracting features Street signage
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 61		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517875, N: 169216 Standing in the Ancient Market in between Kings Passage and Shrubsole Passage looking south as far as Guildhall		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Pedestrian access into Ancient Market.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Looking south of Ancient Market towards the Guildhall and Eden Street, with the Kingston College tower present in the distance. The view bottlenecks towards the south of the Market creating further enclosure.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. The Ancient Market is of an intact Medieval street pattern with good quality vernacular and architecture from the 15 th century onwards. Historically, it provided a focus for trade, local government and hospitality. While this has changed, it retains its role as Kingston’s premier space.		
6	Topography and enclosure Enclosure from peripheral buildings around the Market Place and the Market House to the north west. Topography is flat, +10AOD		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers, visitors to heritage asset		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically? Trade workers, shoppers, members of the local government.		
	Overall Sensitivity of the Viewer VERY HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the Ancient Market place and peripheral buildings that enclose and frame the space. Middle ground view is of buildings along Eden street, with the upper storey of the Guildhall visible. Background views show the tower of Kingston College.		
11	Likely seasonal and night time variation No seasonal variation. Night time views will differ as the surrounding buildings will provide some		

	artificial light, but may not necessarily be in use and therefore will recess from the view.
12	Does the view contain designated or landmark features 4, 5, 36, 39 and 40, 43 Market Place: Building of Townscape Merit 41 Market Place: Grade II Listed 4 Eden Street: Grade II Listed Guildhall (top): Grade II Listed and Primary Landmark 6-9 Market Place: Grade II Listed Shrubsole Memorial: Grade II Listed
13	Does the view contain detracting features
	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 70		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517890, N: 169170 Ancient Market (High Street entrance) looking north west to entrance of Thames Street		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Market House, market stalls, block paved market place.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Market House is within the view as well as several listed buildings.		
6	Topography and enclosure Enclosed by peripheral Market Place buildings. Topography is flat, +10AOD		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers, visitors to heritage asset		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer VERY HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of Market Place and market stalls. Middle ground view is of western tower of Market House, listed buildings and buildings fronting out onto Market Place. Background View is of entrance to Thames Street to west of Market House.		
11	Likely seasonal and night time variation No seasonal variation. View will differ at night due to inactivity of the space and will not be particularly well lit, therefore buildings will be less evident.		
12	Does the view contain designated or landmark features Market House: Grade II Listed/Secondary Landmark 14-16 Market Place: Grade II Listed 11 Thames Street: Grade II Listed		
13	Does the view contain detracting features		

	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 103		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:517765, N:169034 Standing in residential development (next to Rams Passage) looking west towards the River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Passage		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area Kingston Town Centre Area of Archaeological Significance Thames Side Strategic Area of Special Character		
4	Character Area and Key Characteristics Public open space between residential units on Thames Side		
5	Are there any cultural connections between the viewpoint and elements in the view Hampton Court Park River Thames		
6	Topography and enclosure Enclosure from south, north and east by built form. Opens out to River to the west. Topography is flat, +7m AOD		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground is of public open space. Middle ground view is of the River Thame. Background view is of mature trees around the boundary of Hampton Court Park.		
11	Likely seasonal and night time variation Clearer winter views into Hampton Court Park.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Hampton Court Park Registered Park and Garden 		
13	Does the view contain detracting features None		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 104		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:517787, N:168948 Standing in High Street near to junction of Kingston Hall Road looking west towards the River Thames and vice versa		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Passage		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area Kingston Town Centre Area of Archaeological Significance Thames Side Strategic Area of Special Character		
4	Character Area and Key Characteristics Passageway leading down to riverside walk		
5	Are there any cultural connections between the viewpoint and elements in the view Hampton Court Park River Thames		
6	Topography and enclosure Enclosure from south, north and east by built form. Opens out to River to the west. Topography is flat, +7m AOD		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground is of the passageway to the riverside. Middle ground view is of the River Thames. Background view is of mature trees around the boundary of Hampton Court Park.		
11	Likely seasonal and night time variation Clearer winter views into Hampton Court Park.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Hampton Court Park Registered Park and Garden 		
13	Does the view contain detracting features Built form, bins.		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 105		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:517778, N:168880 Standing in High Street near to junction of East Lane looking towards the River Thames and vice versa		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Passage		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area Kingston Town Centre Area of Archaeological Significance Thames Side Strategic Area of Special Character		
4	Character Area and Key Characteristics Footpath leading down to riverside walk		
5	Are there any cultural connections between the viewpoint and elements in the view Hampton Court Park River Thames		
6	Topography and enclosure Enclosure from south, north and east by built form. Opens out to River to the west. Topography is flat, +7m AOD		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground is of the footpath adjacent to the riverside. Middle ground view is of the River Thames. Background view is of mature trees around the boundary of Hampton Court Park.		
11	Likely seasonal and night time variation Clearer winter views into Hampton Court Park.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> Hampton Court Park Registered Park and Garden 		
13	Does the view contain detracting features Riverside vegetation detracts from views of the river		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 146		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: E: 517588, N:168058 View taken from the eastern end of the Long Water of Hampton Court Park, along the footpath which lies parallel to the River Thames. Views of KTC come in and out of view as you walk along		Publically Accessible? No	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Riverside South Conservation Area Thames Side Strategic Area of Special Character		
4	Character Area and Key Characteristics Barge Walk riverside footpath within the London borough of Richmond.		
5	Are there any cultural connections between the viewpoint and elements in the view St Raphaels Church		
6	Topography and enclosure No enclosure, +6m AOD		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Walkers		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the River Thames and vegetated edge to Hampton Court park. Middle ground and background views are of the River Thames and adjacent built form.		
11	Likely seasonal and night time variation No seasonal variation		
12	Does the view contain designated or landmark features St Raphael's Church Grade II* Listed		
13	Does the view contain detracting features		
	Overall Value of the View VERY HIGH		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear and bright
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 148		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: E: 517667 , N: 168922 View taken from Barge Walk, the riverside pathway on the west side of the river Thames adj. to the grounds of Hampton Court Palace and looks NE across the river to the centre of Kingston		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Cyclepath		
2	Is the view static or part of a series of views Static View although the cyclepath and footpath form part of a sequential view the viewing location is static		
3	Is the location designated Riverside South Conservation Area		
4	Character Area and Key Characteristics Riverside South Conservation Area (recent public realm) A linear area influenced by the spatial and visual relationship with the River Thames, which also acts as the principle unifying element. The historic interest lies in the importance of the riverbank in relation to the historic landscape of Hampton Court Palace, including views in and out of its parkland, and other strategic views from the riverside path. Also of importance is the quality of the 19th century public works that established Queens Promenade, as a place of recreation, together with the industrial/public health buildings and structures at Seething Wells Water Works. The architectural interest lies in the significant number of listed buildings and structures that make a positive contribution to the character of the area, including those associated with river navigation and leisure. The historic pattern of development in the area associated with ancient riverside estates and later Victorian benefactors is of note. Also of architectural interest is the industrial/public health heritage, which is represented in the buildings and structures at Seething Wells Water Works. The domestic scale, rhythm and group or townscape quality of mainly pre-war or earlier buildings alongside or near the river frontage also adds to the architectural interest.		
5	Are there any cultural connections between the viewpoint and elements in the view Hampton Court Palace and Park Scheduled Monument/Grade I Listed		
6	Topography and enclosure Generally Flat, open panoramic with mature trees		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Tourists, recreational users , cyclists, pedestrians		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		

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

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 156		APPRAISED BY: AM/SR	DATE: 05.04.2017
VIEWPOINT LOCATION: E: 517865, N: 169239 View taken further south of view 19 (view 157) on the western side of the Market Place looking north east towards the market house		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Pedestrian access to the Ancient Market from the High Street		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Characteristics are the Market House, listed buildings and buildings of townscape merit, market stalls		
5	Are there any cultural connections between the viewpoint and elements in the view Market House, Ancient Market place, listed buildings fronting out onto Ancient Market		
6	Topography and enclosure Topography is flat, approximately +8.00AOD. Enclosure from the built form surrounding the Ancient Market.		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Shoppers and pedestrians, visitors to heritage asset		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer VERY HIGH		
The View			
10	Description of foreground, middle ground and background Foreground views are of the Ancient Market and market stalls. Middle ground views are of the Market House and surrounding built form. Background views are of the large trees associated with All Saints Church.		
11	Likely seasonal and night time variation No seasonal variation. Night time variation will reduce the visibility of the Market House and background views of the trees by All Saints Church.		
12	Does the view contain designated or landmark features Market House: Grade II Listed 14-16 Thames Street: Grade II Listed 11 Thames Street: Grade II Listed		

13	Does the view contain detracting features Market Stalls
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 157		APPRAISED BY: AM/SR	DATE: 05.04.2017
VIEWPOINT LOCATION: E: 517864, N: 169247 North west corner of the Market place looking east. The view is of the Market House		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Pedestrian access to the Ancient Market from the High Street		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Characteristics are the Market House, listed buildings and buildings of townscape merit, market stalls		
5	Are there any cultural connections between the viewpoint and elements in the view Market House, Ancient Market place, listed buildings fronting out onto Ancient Market		
6	Topography and enclosure Topography is flat, approximately +8.00AOD. Enclosure from the built form surrounding the Ancient Market.		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Shoppers and pedestrians, visitors to heritage asset		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer VERY HIGH		
The View			
10	Description of foreground, middle ground and background Foreground views are of the Ancient Market and market stalls. Middle ground views are of the Market House and surrounding built form. Background views are of the northern gateway into the Ancient Market		
11	Likely seasonal and night time variation No seasonal variation. Minimal night time variation.		
12	Does the view contain designated or landmark features Market House: Grade II Listed 21, 23 Market Place: Buildings of Townscape Merit 2, 24, 24A, Market Place: Grade II Listed 6, 8, 8A, 4 Church Street: Grade II Listed		
13	Does the view contain detracting features Multi-storey car park on Eden Street		

	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 158		APPRAISED BY: AM/SR	DATE: 05.04.2017
VIEWPOINT LOCATION: E: 517891, N: 169183 View taken further south of view 19 (view 157) on the western side of the Market Place looking north east towards the market house		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Pedestrian access to the Ancient Market from the High Street		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Characteristics are the Market House, listed buildings and buildings of townscape merit, market stalls		
5	Are there any cultural connections between the viewpoint and elements in the view Market House, Ancient Market place, listed buildings fronting out onto Ancient Market		
6	Topography and enclosure Topography is flat, approximately +8.00AOD. Enclosure from the built form surrounding the Ancient Market.		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Shoppers and pedestrians Visitor to heritage assets		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer VERY HIGH		
The View			
10	Description of foreground, middle ground and background Foreground views are of the Ancient Market and market stalls. Middle ground views are of the Market House and surrounding built form. Background views are of the large trees associated with All Saints Church.		
11	Likely seasonal and night time variation No seasonal variation. Night time variation will reduce the visibility of the Market House and background views of the trees by All Saints Church.		
12	Does the view contain designated or landmark features Market House: Grade II Listed 14-16 Thames Street: Grade II Listed 11 Thames Street: Grade II Listed		

13	Does the view contain detracting features Market Stalls
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 189		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: E: 517860 , N: 168114 Looking down Palace Road towards the River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Riverside South Conservation Area		
4	Character Area and Key Characteristics Riverside South Conservation Area (recent public realm) A linear area influenced by the spatial and visual relationship with the River Thames, which also acts as the principle unifying element. The historic interest lies in the importance of the riverbank in relation to the historic landscape of Hampton Court Palace, including views in and out of its parkland, and other strategic views from the riverside path. Also of importance is the quality of the 19th century public works that established Queens Promenade, as a place of recreation, together with the industrial/public health buildings and structures at Seething Wells Water Works. The architectural interest lies in the significant number of listed buildings and structures that make a positive contribution to the character of the area, including those associated with river navigation and leisure. The historic pattern of development in the area associated with ancient riverside estates and later Victorian benefactors is of note. Also of architectural interest is the industrial/public health heritage, which is represented in the buildings and structures at Seething Wells Water Works. The domestic scale, rhythm and group or townscape quality of mainly pre-war or earlier buildings alongside or near the river frontage also adds to the architectural interest.		
5	Are there any cultural connections between the viewpoint and elements in the view Hampton Court Palace and Park Scheduled Monument/Grade I Listed		
6	Topography and enclosure Generally Flat, open panoramic with mature trees, +10M AOD		
	Overall Value of the Viewing Location VERY HIGH		
The Viewer			
7	Who currently experiences the view? Recreational users , cyclists, pedestrians		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		

The View	
10	<p>Description of foreground, middle ground and background</p> <p>Foreground view is of Palace Road and associated properties. Middle ground view is of Portsmouth Road at junction. Background view is of the mature trees surrounding Hampton Court park in the distance.</p>
11	<p>Likely seasonal and night time variation</p> <p>Winter views will enable more open views of Hampton Court Palace and Park</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> Hampton Court Park Registered park and garden
13	<p>Does the view contain detracting features</p> <p>No</p>
	<p>Overall Value of the View</p> <p>VERY HIGH</p>
CONSTRAINTS TO APPRAISAL	
14	<p>Conditions at the time of view appraisal</p> <p>Good Visibility</p>

Royal Borough of Kingston: Views Study

Very High, High, High

- Appraisal View 54
- Appraisal View 59
- Appraisal View 72A
- Appraisal View 75
- Appraisal View 79A
- Appraisal View 79B
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- Appraisal View 96
- Appraisal View 99A
- Appraisal View 107
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 54		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517782, N: 169230 Riverside Walk (in between Kings Passage and Charter Quay) looking towards All Saints Church (changed to facing River Thames)		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Passage way.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 7: Riverside South – Old Town Conservation Area River Thames, Thames Walk, long distance route, Hampton Court park		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Hampton Court Park		
6	Topography and enclosure Enclosed by riverside built form. Topography is flat, +9AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the dark enclosed alley way. Middle ground view is of the Thames Walk and River Thames. Background view is of Hampton Court Park vegetation and the long distance route.		
11	Likely seasonal and night time variation Some seasonal variation, winter views will reveal more of Hampton Court Park due to reduced vegetative screening. Night time views will reduce Hampton Court Park visibility.		
12	Does the view contain designated or landmark features Hampton Court Park: Registered Park and Garden/Royal Park Long distance footpath Southerly of pair of riverside pavilions: Grade II Listed		

13	Does the view contain detracting features Dark enclosed alley way
	<i>Overall Value of the View</i> VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 59		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517760, N: 168742 Turk launches looking down the Thames Path towards Charter Quay and as far as Rams Passage		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Kinetic View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 7: High Street – Old Town Conservation Area. Footpath along main entrance road into southern end of Kingston Town Centre.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Views towards Hampton Court Park, Horsefair Bridge and the River Thames.		
6	Topography and enclosure No enclosure. Topography is flat, +7AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians.		
8	Is the view an important part of the viewer's experience? Yes.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the footpath adjacent to the River Thames and the River Thames itself. Middle ground view are of the mature, dense vegetation along the eastern edge of Hampton Court Park, Barge Walk on the western bank of the River Thames and the riverside built form on the eastern bank. Background views show the Grade II* listed Horsefair Bridge and residential blocks beyond.		
11	Likely seasonal and night time variation No seasonal variation. Night time views may differ due to artificial lighting, buildings will not be as prominent and the space will not be as animated.		
12	Does the view contain designated or landmark features Horsefair Bridge: Grade II* Listed Hampton Court Park: Grade I Registered Park and Garden and Royal Park.		

13	Does the view contain detracting features None
	<i>Overall Value of the View</i> VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 72A		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517799, N: 169145 Hogsmill River in between Clattern Bridge and Charter Quay looking towards the River Thames and vice versa		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Public footpath		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 7: Riverside South – Old Town Conservation Area. Restaurants, public realm, River Thames, Hampton Court Park, long distance route, Thames Walk		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Hampton Court Park is situated to the west of the River Thames.		
6	Topography and enclosure Not enclosed, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? pedestrians, shoppers, recreational users		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of walkway leading to River Thames and Thames Walk. Middle ground view is of River Thames. Background View is of vegetation associated with Hampton Court park.		
11	Likely seasonal and night time variation Seasonal variation with reduced vegetative screening during winter views allowing clearer views into Hampton Court Park. View will differ at night as Hampton Court park will not be as visible, but the space will remain well-lit due to restaurants being situated here.		
12	Does the view contain designated or landmark features Hampton Court Park: Registered Park and Garden/Royal Park 6-9 Market Place: Grade II Listed		
13	Does the view contain detracting features		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 75		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517880, N: 169057 Hogsmill River at Guildhall looking towards High Street		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Off road on footpath by the Guildhall		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character, setting o the Guildhall		
4	Character Area and Key Characteristics Character Area 9: Civic and Education High Street, entrance to the Guildhall setting, All Saints Church, Market House, Clattern Bridge, Coronation Stone, riverside vegetation and entrance to Ancient Market.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. View of All Saints Church and gateway to Ancient Market from the high street. View is taken from the grounds of the Guildhall.		
6	Topography and enclosure Enclosed by the Guildhall to the north and police station to the south. Topography is flat, +9AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Local government officers, tourists and pedestrians.		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM - HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the grounds to the Guildhall including the Coronation Stone. Middle ground view is of Eden Street, Clattern Bridge and the gateway to the Ancient Market. Background view is of the Market House and All Saints Church.		
11	Likely seasonal and night time variation Little seasonal variation. Night time views will differ. All Saints Church is not lit and will not be as prominent, entrance to Ancient Market will form the focal point as it will remain it and active.		
12	Does the view contain designated or landmark features Clattern Bridge: Grade I Listed Guildhall: Grade II Listed		

	All Saints Church: Grade I Listed 16, 18, 14, 12, 10, 8 High Street: Buildings of Townscape Merit 1 Market Place: Grade II Listed Shrubsole Memorial: Grade II Listed Coronation Stone: Grade I Listed Market House: Grade II Listed
13	Does the view contain detracting features
	<i>Overall Value of the View</i> VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 79A		APPRAISED BY: AM/SR	DATE: 12/4/17
VIEWPOINT LOCATION: E: 517697, N: 169598 Outside Spinnaker Court looking across to Steadfast Sea Cadets		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Private Footpath associated with residential development gated access.		
2	Is the view static or part of a series of views Static		
3	Is the location designated Hampton Wick Conservation Area		
4	Character Area and Key Characteristics <ul style="list-style-type: none"> Hampton Wick Conservation Area No 18, Sub Area 4.2 – The Riverside, south of Kingston Bridge Along River Thames Riverscape. Kingston Bridge Boatyard, Barge Walk – tranquil area outside the grounds of Hampton Court Park The breadth of the river allows unique views into the heart of Kingston. The river banks reinforce the sense of formality and the river space is enlivened by river traffic, the mooring of boats and activities occurring on the quaysides. The groups of mature trees form an important backdrop and give a transition to the parkland character of the river edge. Small informal seating areas provide a welcome respite from the noise and bustle of traffic on the bridge. 		
5	Are there any cultural connections between the viewpoint and elements in the view Kingston Bridge All Saints Church		
6	Topography and enclosure Open views across the River adjacent to mature trees outside Hampton Court Royal Park		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Cyclists, residents, walkers		
8	Is the view an important part of the viewer's experience? YES		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background The foreground comprises the river edge with boats looking across the River Thames towards		

	Admiralty Apartments, Sea Cadets HQ, Turks Pier, John Lewis, Kingston Bridge, Stephens House, south down to Thames Riverside Development.
11	Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Looking across to Kingston Old Town Conservation Area • Kingston Bridge Grade II* Listed Building • John Lewis Secondary Landmark • Thames Side Strategic Area of Special Character • Canbury Gardens, Riverside North Conservation Area
13	Does the view contain detracting features
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 79B		APPRAISED BY: AM/SR		DATE: 12/4/17	
VIEWPOINT LOCATION: E: 517684, N: 169467 Barge Walk looking to Kingston Built up edge by Kingston Bridge				Publically Accessible? Yes	
Viewing Location					
1	Nature of Access Private Footpath associated with residential development gated access.				
2	Is the view static or part of a series of views Static, panoramic river views				
3	Is the location designated Hampton Wick Conservation Area				
4	Character Area and Key Characteristics <ul style="list-style-type: none"> • Hampton Wick Conservation Area No 18, Sub Area 4.2 – The Riverside, south of Kingston Bridge • Along River Thames Riverscape. • Kingston Bridge Boatyard, Barge Walk – tranquil area outside the grounds of Hampton Court Park • The breadth of the river allows unique views into the heart of Kingston. • The river banks reinforce the sense of formality and the river space is enlivened by river traffic, the mooring of boats and activities occurring on the quaysides. • The groups of mature trees form an important backdrop and give a transition to the parkland character of the river edge. • Small informal seating areas provide a welcome respite from the noise and bustle of traffic on the bridge. 				
5	Are there any cultural connections between the viewpoint and elements in the view Kingston Bridge All Saints Church				
6	Topography and enclosure Open views across the River adjacent to mature trees outside Hampton Court Royal Park				
	Overall Value of the Viewing Location HIGH				
The Viewer					
7	Who currently experiences the view? Cyclists, residents, walkers				
8	Is the view an important part of the viewer's experience? YES				
9	Who experienced the view historically?				
	Overall Sensitivity of the Viewer HIGH				
The View					
10	Description of foreground, middle ground and background The foreground comprises the river edge with boats looking across the River Thames towards				

	Admiralty Apartments, Sea Cadets HQ, Turks Pier, John Lewis, Kingston Bridge, Stephens House, south down to Thames Riverside Development. Views to multi-storey car park.
11	Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Looking across to Kingston Old Town Conservation Area • Kingston Bridge Grade II* Listed Building • John Lewis Secondary Landmark • Bentalls Grade II • Thames Side Strategic Area of Special Character • Canbury Gardens, Riverside North Conservation Area
13	Does the view contain detracting features
	<i>Overall Value of the View</i> VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 80		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517762, N: 168743 Turk launches looking down the Thames Path towards Charter Quay and as far as Rams Passage		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Kinetic View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 7: High Street – Old Town Conservation Area. Footpath along main entrance road into southern end of Kingston Town Centre.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Views towards Hampton Court Park, Horsefair Bridge and the River Thames.		
6	Topography and enclosure No enclosure. Topography is flat, +7AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians.		
8	Is the view an important part of the viewer's experience? Yes.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the footpath adjacent to the road leading into Kingston Town Centre. Middle ground view are of the River Thames, roadside vegetation and built form leading up to Kingston Town Centre and the mature vegetation along the eastern boundary of Hampton Court Park. Background views show the Grade II* listed Horsefair Bridge, town centre built form and residential apartment blocks in the distance.		
11	Likely seasonal and night time variation Some seasonal variation. Night time views may differ due to artificial lighting, buildings will not be as prominent and the space will not be as animated.		
12	Does the view contain designated or landmark features Horsefair Bridge: Grade II* Listed Hampton Court Park: Grade I Registered Park and Garden and Royal Park.		

13	Does the view contain detracting features None
	<i>Overall Value of the View</i> VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 96		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:517785, N:169657 Standing on Thames Side next to Horse Fair Quay looking towards Railway Bridge near Down Hall Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Riverside North Conservation Area Kingston Town Centre Area of Archaeological Significance		
4	Character Area and Key Characteristics Riverside with tertiary road and pedestrian access towards Canbury Gardens.		
5	Are there any cultural connections between the viewpoint and elements in the view River Thames Kingston Bridge		
6	Topography and enclosure No real enclosure due to riverside location. Topography is flat, +6mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground is of car park and railway bridge next to the River Thames. Middle ground view is of the River Thames and adjacent riverside built form within the London Borough of Richmond. Background view is of Kingston Bridge and the mature trees around the boundary of Hampton Court Park.		
11	Likely seasonal and night time variation No seasonal or night time variation.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • Kingston Bridge Grade II Listed 		
13	Does the view contain detracting features None		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 99A		APPRAISED BY: AM/SR	DATE: 5/4/17
VIEWPOINT LOCATION: E: 517894, N: 169151 Ancient Market (High Street entrance) looking south to Guildhall		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Shared surface public realm		
2	Is the view static or part of a series of views Static		
3	Is the location designated Yes		
4	Character Area and Key Characteristics <ul style="list-style-type: none"> Kingston Old Town Conservation Area Strategic Area of Special Character – Thames Side Key Area of Conservation (K+20) The buildings generally comprise two, three and four storeys and there is a mix of architectural styles. The juxtaposition and variety of architectural origins, contrasting materials and heights, create a fine grained interesting townscape. Irregularly shaped spaces, narrow streets, passages, and narrow plots, contain an impressive range of good quality vernacular architecture dating from the 15th Century, with examples of preserved medieval street patterns. The majority of buildings are considered to make a positive contribution to the area's character and appearance. 		
5	Are there any cultural connections between the viewpoint and elements in the view The Guildhall was constructed in 1935 for Kingston Corporation, the local authority of the Municipal Borough of Kingston-upon-Thames. The architect was Maurice Webb. The building became the administrative headquarters of the larger Kingston upon Thames London Borough Council in 1965 and was extended in 1968. In 1983 it became a Grade II listed building		
6	Topography and enclosure The surrounding buildings provide enclosure at the entrance to Market Square and the frontage to Eden Street.		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Shoppers, visitors to heritage assets, tourists, students/workers/residents, visitors to heritage asset		
8	Is the view an important part of the viewer's experience? YES		
9	Who experienced the view historically? The historic Market Place has been in use since around 1170 when Henry II was on the throne. Over the past 800 years the Market Place has been used for much more than just selling produce		

	and has been a place for both celebration and punishment. The Market Place was the ideal location for Kingston’s criminals to get their comeuppance in the stocks. Kingston’s first market was recorded in 1242 and the town has been a major trading centre since 1170. The medieval Market Place is home to the Grade 1 listed All Saints Church and the 19th Century Market House. Supporting the local economy, the market features local traders and produce. Over the centuries, Royal Charters were granted to Kingston, which gave the town rights to operate a market. King John granted the first charter in 1208. However, Charles I granted the most influential charter in 1628. He granted Kingston the unique right to a monopoly over markets within a seven-mile radius of the town. Some of Kingston’s oldest established industries were located around the Market Place, including malting, tanning and candle making. These industries have shaped the look of the Market Place today.
	Overall Sensitivity of the Viewer VERY HIGH
The View	
10	Description of foreground, middle ground and background This view is a constrained vista looking directly towards Eden Street with a partial view of the Guildhall. The foreground comprises Eden Street with several Listed Buildings (No. 4 and 6) and the view is enclosed by surrounding buildings at the entrance to the ancient market which are also Listed. There are glimpsed views towards Clattern bridge.
11	Likely seasonal and night time variation Street lighting and lighting from night use of buildings, particularly restaurants will change the experience of the view at night. There will limited seasonal change.
12	Does the view contain designated or landmark features Guildhall Grade II Listed Building Units 1,2,3 Grade II Listed Grade I Clattern Bridge No. 43 (BTM) Market Place No. 4 Eden Street Grade II Listed No. 6 Eden Street BTM Coronation Stone Grade I (within Guildhall) No. 41 Market Place Grade II
13	Does the view contain detracting features Street signage
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 107		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517878, N: 169110 Standing in High Street next to Guildhall looking SE down towards the Hogsmill River		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 9: Civic and Education Guildhall, Coronation Stone, police station, Clattern Bridge.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Guidhall, Clattern Bridge and the Coronation Stone.		
6	Topography and enclosure Some enclosure from the Guildhall and police station. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Cyclists, pedestrians, shoppers, vehicles.		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the Guildhall and its setting. The middle ground view is of the road leading to the back of the Guildhall, the Coronation Stone and police stations. The Background view is of the Guildhall 2.		
11	Likely seasonal and night time variation Some seasonal variation with the police station being more visible in winter views. Night time views will differ as the buildings will largely be unoccupied and therefore not well lit.		
12	Does the view contain designated or landmark features Guildhall: Grade II Listed/Primary Landmark Coronation Stone: Grade I Listed		
13	Does the view contain detracting features		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 164		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:518062, N:168645 Penrhyn Road adjacent to Kingston Upon Thames adjacent to Surrey County Hall looking towards the town centre		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Grove Crescent Conservation Area Kingston Town Centre Area of Archaeological Significance		
4	Character Area and Key Characteristics Main vehicular route into Kingston Town centre, Surrey County Hall to the west and dwellings to the east.		
5	Are there any cultural connections between the viewpoint and elements in the view Surrey County Hall Buildings within Kingston Town Centre		
6	Topography and enclosure Relatively open, topography is flat. +11m AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer VERY HIGH		
The View			
10	Description of foreground, middle ground and background Foreground is of Penrhyn Road and Surrey County Hall. Middle ground and background views are of high rise buildings within Kingston Town Centre.		
11	Likely seasonal and night time variation No variation.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> Surrey County Hall Grade II Listed 		
13	Does the view contain detracting features None		
	Overall Value of the View HIGH		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear and bright
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Royal Borough of Kingston: Views Study

High, High, High

- Appraisal View 7
- Appraisal View 12
- Appraisal View 14
- Appraisal View 17
- Appraisal View 18
- Appraisal View 22
- Appraisal View 41
- Appraisal View 48
- Appraisal View 66
- Appraisal View 68 & 84
- Appraisal View 71 & 100
- Appraisal View 72
- Appraisal View 77 & 101 & 152
- Appraisal View 82
- Appraisal View 85
- Appraisal View 106
- Appraisal View 108iiii
- Appraisal View 108iiiiii
- Appraisal View 113
- Appraisal View 153
- Appraisal View 154
- Appraisal View 159
- Appraisal View 166 & 167
- Appraisal View 168
- Appraisal View 172
- Appraisal View 187

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 7		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 517957, N: 170416 Views across the river Thames at the junction of the Thames path and Lower Ham Road (Just before YMCA)		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Public Path		
2	Is the view static or part of a series of views Series of Panoramic Views		
3	Is the location designated Thames Path/Cycle Route – Riverside North Conservation Area		
4	Character Area and Key Characteristics North of Canbury Gardens with Thames Path looking across the River Thames. Picturesque unspoilt view. The park consists of open lawns and a band stand with mature trees. The Thames Path is a National Trail following the River Thames which is tarmac and gravel. Typical buildings associated with the River Thames are boating hire and small boat yards.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Flat – Open views across the River Thames framed by mature trees typically Oak.		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Cyclists, walkers, local residents		
8	Is the view an important part of the viewer's experience? yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground Thames Path – Canbury Gardens, Middleground River Thames over to Broom Road Recreation Ground, Sea Cadets Twickenham, Residential 6-7 storeys.		
11	Likely seasonal and night time variation Seasonal variation will have limited change on the overall view. Night time assessment not considered.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> - Conservation Area - Within Setting of Albany Boathouse BTM - Thames Path Long Distance Path - Retaining Wall BTM at Brunswick Court 		

13	Does the view contain detracting features No
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 12		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518467, N: 169159 View from Fairfield Road looking towards Fairfield South (down the path that cuts through the middle of Fairfield Recreation Ground)		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath through park		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fairfield/Knights Park Conservation Area		
4	<p>Character Area and Key Characteristics</p> <p>A distinctive and enclosed area of Grove Area sandwiched between The Fairfield Recreation Ground and the A307 to the North, Fairfield North owes much of its character to its close relationship with The Fairfield rather than the A307 on which it effectively turns its back. This relationship, the predominating feature of the Fairfield North Character Area, produces a leafy and tranquil haven close to Kingston town centre which is home to roads containing homogenous and consistent lines of Victorian detached and terraced houses.</p> <p>On Knights Park and Fairfield West the prevailing character is that of 3-storey, semi-detached Victorian villas with high levels of architectural detail and façade quality and larger front gardens. To the southern end of Knights Park larger properties with basements and high hedges together create a more cohesive feel. Knights Court, built after the second world war, is befitting of a road containing an array of individualistic dwellings. In comparison to Knights Park, Fairfield West has a more congruous feel. Colourful villas facing The Fairfield create a consistent roofscape of timbered gable roof elevations and homes share similar façade styles which include ornate brickwork details and carving around windows and doors.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view The park		
6	Topography and enclosure Topography is flat, some enclosure from mature beech trees along footpath, +9.5mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? University students, residents, pedestrians and cyclists		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		

The View	
10	<p>Description of foreground, middle ground and background Foreground and middle ground views are of the slab footpath running north to south through the centre of the park, flanked on either side by mature trees. Background views are of the built form on the southern edge of the park.</p>
11	<p>Likely seasonal and night time variation Seasonal variation will make views of the built form more visible. Night time variation will reduce visibility of the park and surrounding built form.</p>
12	<p>Does the view contain designated or landmark features St Joseph's RC Primary School: Building of Townscape Merit X8 Bollards at northern entrance to the park: Building of Townscape Merit</p>
13	<p>Does the view contain detracting features</p>
	<p>Overall Value of the View HIGH</p>
CONSTRAINTS TO APPRAISAL	
14	<p>Conditions at the time of view appraisal Clear, bright day</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 14		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518286, N: 168614 View from the lower end of Denmark Road looking SE towards Bloomfield Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Grove Crescent Conservation Area		
4	Character Area and Key Characteristics Enclosed between Grove heartland, Penryhn Road and the Hogsmill River, Denmark Road and Grove Crescent, like many other areas within Grove, have a distinctive and relatively tranquil character. The area is home to some large, bulky blocks of flats built since 1945 as well as a Church and a number of Edwardian semi-detached homes which contain timbered gable roof elevations and some attractive white picket fencing. Despite the variety present, the area owes its over-all defining character to large 2-storey and 3-storey blocks of flats which house large landscaped front gardens containing some large trees and shrubbery. Public realm improvements could potentially enhance the contribution of The Korean Church to the street scene and improvements could be made to the pedestrian and cycle alley linking the two streets.		
5	Are there any cultural connections between the viewpoint and elements in the view Spring Grove public house		
6	Topography and enclosure Topography is flat, enclosed by street trees and built form, +9mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, cyclists		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background 2-3 storey yellow brick Victorian dwellings, straight road down Denmark road towards Spring Grove public house		
11	Likely seasonal and night time variation Little seasonal variation, little night time variation.		
12	Does the view contain designated or landmark features Spring Grove public house: Building of Townscape Merit		

	St Johns Church: Grade II Listed
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 17		APPRAISED BY: AM	DATE: 11.04.17
VIEWPOINT LOCATION: View from the grassy area at Claremont road looking towards Victoria Avenue		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Public Open Space footpath in grassy area		
2	Is the view static or part of a series of views Static		
3	Is the location designated Claremont Conservation Area		
4	Character Area and Key Characteristics Within Claremont Gardens Claremont Road conservation area was designated in October 1987 and extended in July 1991, consisting of 391 properties in an area of 9.3 hectares. The Claremont Road area was part of the original Surbiton "New Town" development started in 1838, and set around the landscaped Claremont Gardens. Claremont Gardens is a prominent and well used green space in the centre of town.		
5	Are there any cultural connections between the viewpoint and elements in the view St Andrews Church		
6	Topography and enclosure Generally Flat, Enclosed by mature trees and vegetation in POS		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, cyclists, pedestrians		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM - HIGH		
The View			
10	Description of foreground, middle ground and background Claremont Gardens		

	<ul style="list-style-type: none"> - St Andrews Church Grade II - Looking in St Andrews Square Conservation Area - Masonic Hall - 6 The Crescent BTM - 5 The Crescent BTM
11	<p>Likely seasonal and night time variation Winter views will not alter the overall available view. Night time unknown.</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> - St Andrews Church Grade II - Looking in St Andrews Square Conservation Area - Masonic Hall - 6 The Crescent BTM - 5 The Crescent BTM
13	<p>Does the view contain detracting features No</p>
	<p><i>Overall Value of the View</i> HIGH</p>
CONSTRAINTS TO APPRAISAL	
14	<p>Conditions at the time of view appraisal Good Visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 18	APPRAISED BY: AM	DATE: 11.04.17
VIEWPOINT LOCATION: View from Jct of Victoria Avenue looking down St Andrews Road towards River Thames		Publically Accessible? Yes
Viewing Location		
1	Nature of Access Footpath – outside 27 Victoria Road	
2	Is the view static or part of a series of views Static	
3	Is the location designated Surbiton Town Centre Conservation Area	
4	<p>Character Area and Key Characteristics View is looking towards St Andrews Church and St Andrews Square Conservation Area. Surbiton Town Centre conservation area was designated in June 1991, consisting of 311 properties in an area of 5.2 hectares.</p> <p>The Surbiton Town Centre area was part of the Surbiton “New Town” following the relocation of the railway station to its current site in 1838. Early houses in Victoria Road and Brighton Road were converted to commercial use around 1870, and the area now forms a substantial part of the district shopping centre.</p> <p>St Andrew's Square conservation area was designated in March 1971 and extended in October 1987 and June 1991 and consists of 516 properties in an area of 6.8 hectares St Andrew's Square is an area of Victorian housing dating from the 1860s–1880s, in Gothic and Italianate styles, including a garden square unique to south-west London. It forms a later phase of the Surbiton “New Town” begun in 1838 by Thomas Pooley.</p>	
5	Are there any cultural connections between the viewpoint and elements in the view St Andrews Church	
6	Topography and enclosure Generally Flat	
	Overall Value of the Viewing Location HIGH	
The Viewer		
7	Who currently experiences the view? Residents, cyclists, pedestrians	
8	Is the view an important part of the viewer’s experience? No	
9	Who experienced the view historically? unknown	
	Overall Sensitivity of the Viewer MEDIUM – HIGH	

The View	
10	<p>Description of foreground, middle ground and background</p> <p>Foreground 19th housing/Victorian housing with intermittent street trees looking across in the middleground and background to St Andrews Church. The church was built in 1871–72 by Sir Arthur Blomfield The tower was added in the early 20th century and the church is s situated at the junction of St Andrew's Road and Maple Road.</p>
11	<p>Likely seasonal and night time variation</p> <p>Winter views will not alter the overall available view. Night time unknown.</p>
12	<p>Does the view contain designated or landmark features</p> <ul style="list-style-type: none"> - St Andrews Church Grade II - Looking in St Andrews Square Conservation Area - 4-6 Maple Road BTM - Looking towards Cleveland Road/The Mall – Local Area of Special Character
13	<p>Does the view contain detracting features</p> <p>Overhead cables</p>
	<p>Overall Value of the View</p> <p>HIGH</p>
CONSTRAINTS TO APPRAISAL	
14	<p>Good Visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 22		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: E: 518734, N: 166979 View looking east along Britannia Road towards King Charles Road Christ Church Surbiton		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath in Fishponds Park		
2	Is the view static or part of a series of views Static direct view		
3	Is the location designated Fishpond Conservation Area Local Area of Special Character		
4	Character Area and Key Characteristics The historic interest is derived from development of the area over the last 250 years and the survival of features linking with the past, including landscape features in the park associated with the extraction of brick earth for the local manufacture of bricks. The park comprises a large area of open land associated with the mid 18th century estate of Fishponds and the original mid 18th century house, substantially altered in the 19th century, occupies a secluded location and retains much of its original setting within the 20th century park. Fishponds Park is notable for its mature trees and landscape punctuated by ponds, streams, steep banks, pathways and dense hedging along the boundaries. A group of five late 19th century detached villas in Ewell Road, in Victorian Gothic style, are prominent in views from Fishponds Park. Cohesive residential development of the late 19th century, comprising rows of two storey terraced artisan cottages, built on the former brick fields enclose the northern edge of the park.		
5	Are there any cultural connections between the viewpoint and elements in the view St Matthews Church Grade II		
6	Topography and enclosure Flat – Enclosure by mature trees within the Park		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, Recreational Users, Cyclists		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Views to church Spire in the background with grand three storey Townhouses in the		

	middleground with mature street trees to the foreground.
11	Likely seasonal and night time variation night variation unknown, Seasonal change will change the available view of the church
12	Does the view contain designated or landmark features Fishponds Park Conservation Area St Matthews Church Grade II Listed Local Area of Special Character
13	Does the view contain detracting features Lighting Columns
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good Visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 41		APPRAISED BY: AM/SR	DATE: 19.04.2017
VIEWPOINT LOCATION: E: 520904, N: 166246 View from Percy Gardens/Hogsmill Valley Walk towards Hogsmill Recreation Ground and Tolworth Tower		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Public right of way		
2	Is the view static or part of a series of views Static		
3	Is the location designated London Loop, Old Malden Conservation Area, Old Malden Area of Archaeological Significance		
4	Character Area and Key Characteristics Percy Gardens, a 1990s development of up to four storey flats and two storey houses with open plan frontages and some semi mature landscape. Stroudes Close, a 1950s flat fronted semi-detached houses arranged as a cul-de-sac around very generous communal landscape with wide street proportions.		
5	Are there any cultural connections between the viewpoint and elements in the view Hogmill River		
6	Topography and enclosure Topography is flat. Heavily enclosed by woodland, +18m AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Walkers, recreation, cyclists		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically? Sir John Millais, a pre Raphaelite artists, painted a famous picture of 'Ophelia' along the stretch of the river beside Six Acre Meadow in 1851.		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground views are of the public right of way and dense vegetation between the footpath and the open space. Dense vegetation prevents further views.		
11	Likely seasonal and night time variation Some seasonal variation may expose more views of the open space, however it is likely that the vegetation is so dense that it will remain obscured. Night time variation will engulf the footpath in total darkness with no views.		
12	Does the view contain designated or landmark features Playing field: Metropolitan Open Land		
13	Does the view contain detracting features Dense, mature vegetation		

	Overall Value of the View MEDIUM-HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 48		APPRAISED BY: AM/SR	DATE: 19.04.2017
VIEWPOINT LOCATION: E: 518278, N: 163138 Views from Leatherhead Road looking E towards Green Belt Land and Epsom Town Centre		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Public right of way		
2	Is the view static or part of a series of views Static		
3	Is the location designated Green Belt Land		
4	Character Area and Key Characteristics Leather-head Road retains its rural character with landscaped verges. Extensive footpath network linking through to the bonesgate stream site of nature conservation importance and Castle Hill. The area contains a number of other sites of nature conservation importance including Winey Hill and part of Chessington Wood. Scattered farms including; Park Farm, Acre Hill Farmhouse and Barwell Court Farm. Farm buildings are not visible from Leatherhead Road and are accessed via Chalky Lane and Barwell Lane which have a rural open character with views to surrounding countryside. The Premier Inn, Monkey Puzzle PH and Chessington World of Adventures has a significant impact on the character of the surrounding area, with well screened parking areas and all buildings set well back from the road frontage. Almshouse Lane is an attractive semi-rural lane leading to the sports ground. Properties within the lane are mixed ages and styles but set in well landscaped plots, retaining the rural character.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Topography is flat and open, +57m AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, recreational walkers and farm employees		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground views show the entrance road leading to Rushett farm and boundary fencing. Middle ground views show open farm land, farm houses and scattered vegetation around the buildings. Background views show dense vegetation/hills beyond the farm buildings.		

11	Likely seasonal and night time variation No seasonal variation, night time views will reduce visibility of the farm buildings and vegetation.
12	Does the view contain designated or landmark features Rushett Farmhouse: Grade II Listed Green Belt land
13	Does the view contain detracting features Pylons
	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear, bright day, good visibility.

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 66		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517789, N: 169702 Canbury Gardens (Down Hall Road entrance) looking north towards Boaters Inn		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath.		
2	Is the view static or part of a series of views Series of views.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 5: Riverside North. Open greenspace alongside River Thames, mature trees and parkland setting.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure No enclosure. Topography is rising from west to east, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Recreation users, long distance route users		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the gateway to Canbury Gardens and the River Thames to the west. Middle ground view is further up Canbury Gardens with mature trees lining the footpath alongside the River Thames. Background view is of the River Thames, adjacent built form to the west and the continuation of the mature trees.		
11	Likely seasonal and night time variation Strong seasonal variation due to clear views of the river and built form being available in winter. Night time variation as the gardens will be much darker with minimal lighting.		
12	Does the view contain designated or landmark features Thames Path Long distance route		
13	Does the view contain detracting features		

	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 68/84		APPRAISED BY: AM/SR		DATE: 05.04.17	
VIEWPOINT LOCATION: E: 517865, N: 169367 Clarence Street at the junction of Thames Street looking towards Horse Fair Bridge				Publically Accessible? Yes	
Viewing Location					
1	Nature of Access Street, footpath.				
2	Is the view static or part of a series of views Static View.				
3	Is the location designated View is taken within the Key Area of Conservation and Strategic Area of Special Character.				
4	Character Area and Key Characteristics Character Area 1: Prime Shopping. Horse Fair Bridge, John Lewis Building, Bishops palace House, Kingston Bridge House, vegetation around Hampton Court Park.				
5	Are there any cultural connections between the viewpoint and elements in the view Yes. View to Horse Fair Bridge.				
6	Topography and enclosure Some enclosure from John Lewis Building and Bishops Palace House. Topography is flat, +10AOD				
	Overall Value of the Viewing Location HIGH				
The Viewer					
7	Who currently experiences the view? Cyclists, pedestrians, shoppers, vehicles				
8	Is the view an important part of the viewer's experience? No				
9	Who experienced the view historically?				
	Overall Sensitivity of the Viewer LOW				
The View					
10	Description of foreground, middle ground and background Foreground view is of Clarence Street and John Lewis building. Middle distance view is of John Lewis building on the other side of Horse Fair, Horse Fair Bridge and Bishops Palace House. Background view is Kingston Bridge House and vegetation surrounding Hampton Court Park.				
11	Likely seasonal and night time variation No seasonal variation. 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.				
12	Does the view contain designated or landmark features Horse Fair Bridge: Grade II Listed				
13	Does the view contain detracting features Column lighting, street clutter, planting island.				

	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 71/100		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517870, N: 169216 Shrubsole Passage towards Charter Quay and River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Residential block by riverside, public art focal point by river side, vegetation along riverside by Hampton Court Park.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure View is tightly enclosed by buildings facing onto market place. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of heavily shaded Shrubsole passage. Middle ground view is of the residential block by the River Thames. Background view is of the public art focal point and Hampton Court Park vegetation.		
11	Likely seasonal and night time variation No seasonal variation. Night time views will reduce visibility of River Thames and riverside walk.		
12	Does the view contain designated or landmark features 4,5 Market Place: Buildings of Townscape Merit 6-9 Market Place: Grade II Listed		
13	Does the view contain detracting features Dark enclosed alley way		

	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 72		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517799, N: 169145 Hogsmill River in between Clattern Bridge and Charter Quay looking towards the River Thames and vice versa		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Public footpath		
2	Is the view static or part of a series of views Static View		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 7: Riverside South – Old Town Conservation Area. Guildhall, residential blocks, public realm, top of Kingston College tower.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Guildhall is the focal point of the view.		
6	Topography and enclosure Some enclosure by residential built form to the north, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? pedestrians, shoppers, recreational users		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of walkway towards Guildhall and residential built form. Middle ground view is of vegetation approaching the high street and Guildhall. Background view is of Kingston College tower.		
11	Likely seasonal and night time variation No seasonal variation. View will differ slightly at night but will remain an active, well-lit area due to restaurants being located nearby.		
12	Does the view contain designated or landmark features Guildhall: Grade II Listed/Primary Landmark 10, 8, 12,14 High Street: Buildings of Townscape Merit 1 Market Place: Grade II Listed		
13	Does the view contain detracting features		

	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 77/101/152		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517980, N: 169349 Memorial Square at junction of Clarence Street looking towards Ancient Market		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street, pedestrianised shopping centre		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 1: Prime Shopping. Busy main shopping street leading towards Ancient Market. Barclays Bank to the west and other shops to the east and south.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Viewpoint looks through to gateway to Ancient Market.		
6	Topography and enclosure Enclosure from buildings either side of Church Street. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of Church street leading off Clarence Street populated by shoppers and pedestrians. Middle ground view is of Memorial Square and the associated built form. Background view is of the 3-4 storey built form at the northern gateway to the Ancient Market.		
11	Likely seasonal and night time variation No seasonal variation. Some night time variation with buildings around the Ancient market becoming less prominent and the space being less active.		
12	Does the view contain designated or landmark features Barclays Bank, 20, 11, 11A Church Street: Buildings of Townscape Merit 1, 3, 5, 13-16 Church Street: Grade II Listed 24, 24A Market Place: Grade II Listed		

13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 82		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 517977, N:169922 Samuel Grey Gardens and neighbouring development (Junct of Skerne Walk) looking towards Canbury Gardens and River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Cyclepath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Strategic Area of Special Character – Thames Side		
4	Character Area and Key Characteristics Kings Walk Path - Part of the London Network – Sustrans. Cyclepath and footpath leading to River Thames next to Kingston Riverside Club. Recent 3 – 3.5 storey gated residential development with apartments and private parking. Street lined trees and mature trees framing cyclepath towards River Thames.		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Flat – Narrow channelled view towards River Thames		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Cyclists, recreational users, local residents		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Cyclepath and footpath leading to River Thames next to Kingston Riverside Club. Recent 3 – 3.5 storey gated residential development with apartments and private parking. Street lined trees and mature trees framing cyclepath towards River Thames – limited view of the River Thames and no views of Canbury Gardens.		
11	Likely seasonal and night time variation Seasonal variation will have a minor alteration of views available to the Thames. Night time assessment not considered.		
12	Does the view contain designated or landmark features		

	Yes, Strategic Area of Special Character – Thames Side. Kings Walk Path is within Riverside North Conservation Area.
13	Does the view contain detracting features No
	<i>Overall Value of the View</i> MEDIUM - HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 85		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517959, N: 169311 Memorial Square (standing outside White Stuff) looking towards Ancient Market		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Shared space approach to Ancient Market, bottlenecked by 2 and 3 storey buildings either side of vista.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Connections through to the Ancient Market and the Guildhall.		
6	Topography and enclosure View is enclosed by 2 and 3 storey buildings leading down to Ancient Market. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers.		
8	Is the view an important part of the viewer's experience? Yes.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the shared surface approach to the Ancient Market. Middle ground view is of the bollards between the Ancient Market and Memorial Square, with buildings either side. Background view is of building within Ancient Market.		
11	Likely seasonal and night time variation No seasonal variation. Night time views may differ due to artificial lighting, buildings will not be as prominent and the space will not be as animated.		
12	Does the view contain designated or landmark features 6, 8, 8A, 4, 13, 14, 15, 16 Church Street: Grade II Listed 24, 24A Market Place: Grade II Listed 11A Church Street: Building of Townscape Merit		

13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 106		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518293, N: 169166 Standing at junction Fairfield Road and Fairfield Way looking towards The Fairfield Recreation Ground		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath , road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fairfield/Knights Park Conservation Area		
4	<p>Character Area and Key Characteristics A distinctive and enclosed area of Grove Area sandwiched between The Fairfield Recreation Ground and the A307 to the North, Fairfield North owes much of its character to its close relationship with The Fairfield rather than the A307 on which it effectively turns its back. This relationship, the predominating feature of the Fairfield North Character Area, produces a leafy and tranquil haven close to Kingston town centre which is home to roads containing homogenous and consistent lines of Victorian detached and terraced houses.</p> <p>On Knights Park and Fairfield West the prevailing character is that of 3-storey, semi-detached Victorian villas with high levels of architectural detail and façade quality and larger front gardens. To the southern end of Knights Park larger properties with basements and high hedges together create a more cohesive feel. Knights Court, built after the second world war, is befitting of a road containing an array of individualistic dwellings. In comparison to Knights Park, Fairfield West has a more congruous feel. Colourful villas facing The Fairfield create a consistent roofscape of timbered gable roof elevations and homes share similar façade styles which include ornate brickwork details and carving around windows and doors.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view The park		
6	Topography and enclosure Topography is flat, some enclosure from mature beech trees along footpath, +9.5mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? University students, residents, pedestrians and cyclists		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		

<i>The View</i>	
10	Description of foreground, middle ground and background Foreground and middle ground views are of the centre of the park, flanked on either side by mature trees. Background views are of the built form on the southern edge of the park.
11	Likely seasonal and night time variation Seasonal variation will make views of the built form more visible. Night time variation will reduce visibility of the park and surrounding built form.
12	Does the view contain designated or landmark features None
13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
<i>CONSTRAINTS TO APPRAISAL</i>	
14	Conditions at the time of view appraisal Clear, bright day

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 108iiii		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 517500, N: 171178 View across the River Thames outside the Hawker Centre YMCA near Lower Ham Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Thames path		
2	Is the view static or part of a series of views Sequence		
3	Is the location designated Riverside North Conservation Area		
4	Character Area and Key Characteristics The informal space, i.e. the Hawker Centre and riverside is of the highest quality – even though it contains football pitches, fenced toddler play area and tennis courts, the character is one of open informality. The riverside, with its wild bank at tow path and wild bank to the promenade path contains informally planted trees, winding paths alongside a gently flowing river supporting barges moored, learner yachts, canoes and sculling craft. The Hawker Centre extends this informal character into its grounds with intimately connected spaces and uses that are akin, i.e. crèche, outdoor sitting area, bowling green’s etc. leading onto a large playing field to which the public make informal use (turning up and play-ng football, flying kites etc. as distinct from the MUGA which has controlled public access) the centre and grounds are fully accessible to the public and fully enjoyed by the public for strolling, sitting, relaxing as well as sport.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure No enclosure, topography is flat, +5.5M AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, dog walkers		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of Thames Path and grass verge. Middle ground view is of River Thames. Background view is of large properties and sports ground in Richmond to the west of the River Thames.		
11	Likely seasonal and night time variation Some seasonal variation, built form on opposite side of the river in Richmond will be more visible		

	in winter views. Some change in views at night with sports ground and some surrounding built form in Richmond being less visible
12	Does the view contain designated or landmark features Long distance route
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 108iiii		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 517378, N: 171272 View across the River Thames outside the Hawker Centre YMCA near Lower Ham Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Thames path		
2	Is the view static or part of a series of views Sequence		
3	Is the location designated Riverside North Conservation Area		
4	Character Area and Key Characteristics The informal space, i.e. the Hawker Centre and riverside is of the highest quality – even though it contains football pitches, fenced toddler play area and tennis courts, the character is one of open informality. The riverside, with its wild bank at tow path and wild bank to the promenade path contains informally planted trees, winding paths alongside a gently flowing river supporting barges moored, learner yachts, canoes and sculling craft. The Hawker Centre extends this informal character into its grounds with intimately connected spaces and uses that are akin, i.e. crèche, outdoor sitting area, bowling green’s etc. leading onto a large playing field to which the public make informal use (turning up and play-ng football, flying kites etc. as distinct from the MUGA which has controlled public access) the centre and grounds are fully accessible to the public and fully enjoyed by the public for strolling, sitting, relaxing as well as sport.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure No enclosure, topography is flat, +5.5M AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, dog walkers		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of Thames Path and grass verge and feature stone. Middle ground view is of River Thames. Background view is of large properties and sports ground in Richmond to the west of the River Thames.		
11	Likely seasonal and night time variation Some seasonal variation, built form on opposite side of the river in Richmond will be more visible		

	in winter views. Some change in views at night with sports ground and some surrounding built form in Richmond being less visible
12	Does the view contain designated or landmark features Long distance route
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 113		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: View from end of Victoria Avenue looking towards Victoria Recreation Ground		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath on Victoria Avenue		
2	Is the view static or part of a series of views Static		
3	Is the location designated Victoria Avenue Conservation Area		
4	<p>Character Area and Key Characteristics Victoria Avenue Conservation Area was designated in July 1988 and extended in June 1991, consisting of 147 properties in an area of 4.5 hectares.</p> <p>The Victoria Avenue area has several cohesive groups of two storey red brick houses built between 1893 and 1904.</p> <p>The park is rectangular with a central pavilion with a perimeter path with trees along the boundary with Balaclava Road and along the railway which borders the park to the south are trees and shrubs, with seating at intervals. A central path divides the main area of grass, with a drinking fountain of the Metropolitan Drinking Fountain Association where the path meets the perimeter along the railway. There are a number of flower beds by the entrance gates at the south-east.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view Looking towards St Andrews Church		
6	Topography and enclosure Generally Flat and Open with mature London Plane Trees		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, cyclists, pedestrians, Recreational		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically? The land was initially leased for the recreation ground from the Earl of Lovelace in 1888, for £30 per annum. It was eventually purchased in 1901 for £10,000 and in 1902 the recreation ground was renamed Victoria Recreation Ground for Queen Victoria. A cricket pavilion was built in 1907.		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground of park railings with Holly and Yew trees beyond to Cricket Pitch and open space with a backdrop of 19 th C housing.		

11	Likely seasonal and night time variation Winter views will not change the experience of the view, there will be slightly more open views to surrounding residential properties.
12	Does the view contain designated or landmark features - Within Victoria Avenue Conservation Area
13	Does the view contain detracting features
	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 153		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517952, N: 169313 View taken from the southern end of Wood Street, immediately in front of the gates of All Saints Church and looks towards Memorial Gardens		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Pedestrian and vehicular access via street.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area. K+20 Key Area of Conservation		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. View is of memorial gardens towards Church Street, memorial square and the war memorial, set beyond the shared space approach to the Ancient Market and All Saints Church.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. The view includes buildings that frame the approach to the Ancient Market.		
6	Topography and enclosure Enclosure from the surrounding buildings to the approach to the Ancient Market, the Marks and Spencer’s building to the east and the Eden Walk Shopping Centre multi-storey car park further east. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers, place of worship.		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically? Trade workers, shoppers, place of worship		
	Overall Sensitivity of the Viewer MEDIUM - HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the shared space memorial square and approach to the Ancient Market and the surrounding buildings that frame it. Middle ground view is of the memorial gardens and war memorial. Background view is of the Marks and Spencer’s building along Clarence Street and the top of the Multi storey car park.		
11	Likely seasonal and night time variation Some seasonal variation, buildings to the east will become more prominent in winter due to reduced vegetation screening. Night time views will differ as the gardens will not be particularly		

	well lit. The space will also become less animated at night.
12	Does the view contain designated or landmark features 18, 20 Church Street: Building of Townscape Merit War Memorial: Grade II Listed 14-16 Church Street: Grade II Listed
13	Does the view contain detracting features
	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 154		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517995, N: 169306 View taken from the NW corner of Memorial Gardens looking across the Memorial Garden to the SE. To the right is Kingston Baptist Church and to the left is Memorial Gardens		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street, footpath.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Memorial Gardens, Kingston Baptists Church, rear of Marks and Spencer’s, yew trees, grass lawn, war memorial.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure Enclosure from Marks and Spencer’s building and Kingston Baptist Church. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, recreation users of the Memorial Gardens.		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the memorial Garden lawn and War Memorial. Middle ground view is of Kingston Baptist Church. Background view is of the rear of the Marks and Spencer’s building.		
11	Likely seasonal and night time variation Some seasonal variation, Marks and Spencer’s building will be more prominent in winter views due to reduced vegetative screening. Night time views will differ due to little artificial lighting within the Memorial Gardens.		
12	Does the view contain designated or landmark features War Memorial: Grade II Listed		

13	Does the view contain detracting features Multi-storey car park and shopping centre.
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 159		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517974, N: 169131 Panoramic view taken from the junction of St James Road and Eden Street. The focal point is the United Reformed Church, to the right Eden Walk Shopping Centre and Surrey House and to the left the Bentalls Centre in the distance		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character, setting of the Guildhall		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area Panoramic view along Eden Street, high rise mixed use built form, United Reformed Church, busy road and junction, view up Union Street towards Bentalls.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. United Reformed Church		
6	Topography and enclosure Some enclosure by built form along Eden Street Topography is flat, +9AOD		
Overall Value of the Viewing Location HIGH			
The Viewer			
7	Who currently experiences the view? Cyclists, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
Overall Sensitivity of the Viewer HIGH			
The View			
10	Description of foreground, middle ground and background Foreground view is of Eden Street and built form including United Reformed Church and Eden Street shopping arcade. Middle ground view is of views further down Eden Street, views up Union Street, entrance to Apple Market and bollards to south of it. Background view is of Bentalls centre and old post office building.		
11	Likely seasonal and night time variation No seasonal variation. Limited night time variation, road will remain lit and fairly active.		
12	Does the view contain designated or landmark features Bentalls Centre: Grade II Listed/Primary Landmark		

	18, 3 Eden Street: Building of Townscape Merit United Reformed Church: Grade II Listed Head post office: Grade II Listed Bollards at Apple Market: Buildings of Townscape Merit
13	Does the view contain detracting features Street clutter
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 166/167		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518474, N: 169082 View taken from the central path in Fairfield Park and looks west across the park Night time view taken from the central path in Fairfield Park and looks west across the park		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath through park		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fairfield/Knights Park Conservation Area		
4	Character Area and Key Characteristics A distinctive and enclosed area of Grove Area sandwiched between The Fairfield Recreation Ground and the A307 to the North, Fairfield North owes much of its character to its close relationship with The Fairfield rather than the A307 on which it effectively turns its back. This relationship, the predominating feature of the Fairfield North Character Area, produces a leafy and tranquil haven close to Kingston town centre which is home to roads containing homogenous and consistent lines of Victorian detached and terraced houses. On Knights Park and Fairfield West the prevailing character is that of 3-storey, semi-detached Victorian villas with high levels of architectural detail and façade quality and larger front gardens. To the southern end of Knights Park larger properties with basements and high hedges together create a more cohesive feel. Knights Court, built after the second world war, is befitting of a road containing an array of individualistic dwellings. In comparison to Knights Park, Fairfield West has a more congruous feel. Colourful villas facing The Fairfield create a consistent roofscape of timbered gable roof elevations and homes share similar façade styles which include ornate brickwork details and carving around windows and doors.		
5	Are there any cultural connections between the viewpoint and elements in the view St Joseph's RC Primary School		
6	Topography and enclosure Topography is flat, some enclosure from mature beech trees along footpath, +9.5mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? University students, residents, pedestrians and cyclists		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		

	Overall Sensitivity of the Viewer HIGH
The View	
10	Description of foreground, middle ground and background Foreground views are of the park/recreation ground and mature boundary trees, facing towards Kingston Town Centre. Middle ground views are of the buildings associated with Kingston Town Centre including the university building and surrounding residential built form. Background views show glimpses of the very top of the Guildhall.
11	Likely seasonal and night time variation Seasonal variation will make views of the built form more visible. Night time variation will reduce visibility of the park and surrounding built form/Guildhall.
12	Does the view contain designated or landmark features Kingston Library and Museum: Grade II Listed Guildhall (spire): Grade II Listed 18, 2 Fairfield South: Buildings of Townscape Merit
13	Does the view contain detracting features Residential built form detracts from clear views of the Guildhall
	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear, bright day

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 168		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518478, N: 169089 View similar to view 28 taken from the central pathway of Fairfield Park and looks east across the expanse of the park		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath through park		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fairfield/Knights Park Conservation Area		
4	<p>Character Area and Key Characteristics A distinctive and enclosed area of Grove Area sandwiched between The Fairfield Recreation Ground and the A307 to the North, Fairfield North owes much of its character to its close relationship with The Fairfield rather than the A307 on which it effectively turns its back. This relationship, the predominating feature of the Fairfield North Character Area, produces a leafy and tranquil haven close to Kingston town centre which is home to roads containing homogenous and consistent lines of Victorian detached and terraced houses.</p> <p>On Knights Park and Fairfield West the prevailing character is that of 3-storey, semi-detached Victorian villas with high levels of architectural detail and façade quality and larger front gardens. To the southern end of Knights Park larger properties with basements and high hedges together create a more cohesive feel. Knights Court, built after the second world war, is befitting of a road containing an array of individualistic dwellings. In comparison to Knights Park, Fairfield West has a more congruous feel. Colourful villas facing The Fairfield create a consistent roofscape of timbered gable roof elevations and homes share similar façade styles which include ornate brickwork details and carving around windows and doors.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view St Joseph's RC Primary School		
6	Topography and enclosure Topography is flat, some enclosure from mature beech trees along footpath, +9.5mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? University students, residents, pedestrians and cyclists		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		

The View	
10	<p>Description of foreground, middle ground and background Foreground views are of the park/recreation ground facing towards St Joseph's RC School. Middle ground views are of the football pitches and boundary mature trees along the eastern edge of the park. Background views are of St Joseph's School and glimpsed views of the surrounding built form.</p>
11	<p>Likely seasonal and night time variation Seasonal variation will make views of the built form more visible. Night time variation will reduce visibility of the park and surrounding built form.</p>
12	<p>Does the view contain designated or landmark features St Joseph's RC Primary School: Building of Townscape Merit Kingston Grammar School: Grade II Listed Albert Road/Victoria Road Area of Special Character</p>
13	<p>Does the view contain detracting features</p>
	<p>Overall Value of the View HIGH</p>
CONSTRAINTS TO APPRAISAL	
14	<p>Conditions at the time of view appraisal Clear, bright day</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 172		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517952, N: 169297 Church Street looking towards Memorial Gardens		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street, footpath.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Memorial Gardens, rear of Marks and Spencer’s, yew trees, grass lawn, war memorial.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure Enclosure from Marks and Spencer’s building and Kingston Baptist Church. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers, recreation users of the Memorial Gardens.		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the memorial square shared space forming the approach to the Ancient Market. Middle ground view is of the surrounding buildings which frame the space. Background view is of the rear of the Marks and Spencer’s building, Memorial Gardens and the Bentalls Centre.		
11	Likely seasonal and night time variation Some seasonal variation within the Memorial Gardens, Marks and Spencer’s building will be more prominent in winter views due to reduced vegetative screening. Night time views will differ due to little artificial lighting within the Memorial Gardens and will therefore be less visible.		
12	Does the view contain designated or landmark features 16,14, Church Street: Grade II Listed War memorial: Grade II Listed 18, 20 Church Street: Building of Townscape Merit		

	Bentalls Centre: Grade II Listed/Primary Landmark
13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 187		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: View from Claremont Road towards Surbiton Station		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Road Footpath by Claremont Gardens		
2	Is the view static or part of a series of views Static		
3	Is the location designated Claremont Road Conservation Area		
4	Character Area and Key Characteristics Within Claremont Gardens Claremont Road conservation area was designated in October 1987 and extended in July 1991, consisting of 391 properties in an area of 9.3 hectares. The Claremont Road area was part of the original Surbiton "New Town" development started in 1838, and set around the landscaped Claremont Gardens. Looking into Surbiton Town Conservation Area		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Generally Flat, Enclosed by mature London Plane Street trees		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, cyclists, pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM - HIGH		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation Winter views will not alter the overall available view. Night time unknown.		

12	Does the view contain designated or landmark features <ul style="list-style-type: none"> - Surbiton Station Grade II Listed Building - Clock Tower Grade II Listed - 2 – 24 (even) Buildings of Townscape Merit Claremont Road - Surbiton Town Centre Conservation Area
13	Does the view contain detracting features No
	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good Visibility

Royal Borough of Kingston: Views Study

Very High, High, Medium

- Appraisal View 1 & 49
- Appraisal View 2
- Appraisal View 165

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 165		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 518008, N: 169013 Southern end of St James' Road, close to the junction of College Roundabout looking towards All Saints Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Town Centre Area of Archaeological Significance		
4	Character Area and Key Characteristics Character Area 2: South East. St. James Road predominantly, large, three storey, semi-detached, Victorian villas. Strong, original front boundaries still remain. Cohesive set piece with mix of brick and rendered finish.		
5	Are there any cultural connections between the viewpoint and elements in the view All Saints Church		
6	Topography and enclosure Some enclosure by adjacent built form. Topography is flat, +9mAOD		
	Overall Value of the Viewing Location Medium		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground is of St James' road and the entrance to the NCP car park. Middle ground view is of St James' road leading towards Kingston Town Centre and associated built form. Background view is of All Saints Church.		
11	Likely seasonal and night time variation No seasonal or night time variation		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • All Saints Church – Grade I • Eagle Chambers 18 Eden Street – BTM 		
13	Does the view contain detracting features		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 2		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518514, N: 169320 View from Fairfield North to All Saints Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fairfield/Knights Park Conservation Area		
4	Character Area and Key Characteristics A distinctive and enclosed area of Grove Area sandwiched between The Fairfield Recreation Ground and the A307 to the North, Fairfield North owes much of its character to its close relationship with The Fairfield rather than the A307 on which it effectively turns its back. This relationship, the predominating feature of the Fairfield North Character Area, produces a leafy and tranquil haven close to Kingston town centre which is home to roads containing homogenous and consistent lines of Victorian detached and terraced houses.		
5	Are there any cultural connections between the viewpoint and elements in the view All Saints Church		
6	Topography and enclosure Topography is flat, some enclosure from mature beech trees along footpath, +9mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, shoppers		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer Medium		
The View			
10	Description of foreground, middle ground and background Foreground views are of Fairfield North facing towards Kingston Town Centre, with a 2m boundary wall along the southern edge. Middle ground views are of mature street trees overhanging the road on the southern side and opposite, 2-3 storey residential built form. Background views are of Kingston Town Centre including the very top of All Saints Church.		
11	Likely seasonal and night time variation Minimal seasonal variation, night time variation will reduce the visibility of All Saints Church and other buildings within the town centre.		
12	Does the view contain designated or landmark features All Saints Church (top of tower): Grade I Listed Fairfield North Road, Old London Road: Area of Special Character		

	55 Old London Road: Building of Townscape Merit 30, 24, 22 Old London Road: Grade II Listed
13	Does the view contain detracting features Street signage
	<i>Overall Value of the View</i> VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 165		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 518008, N: 169013 Southern end of St James' Road, close to the junction of College Roundabout looking towards All Saints Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Town Centre Area of Archaeological Significance		
4	Character Area and Key Characteristics Character Area 2: South East. St. James Road predominantly, large, three storey, semi-detached, Victorian villas. Strong, original front boundaries still remain. Cohesive set piece with mix of brick and rendered finish.		
5	Are there any cultural connections between the viewpoint and elements in the view All Saints Church		
6	Topography and enclosure Some enclosure by adjacent built form. Topography is flat, +9mAOD		
	Overall Value of the Viewing Location Medium		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground is of St James' road and the entrance to the NCP car park. Middle ground view is of St James' road leading towards Kingston Town Centre and associated built form. Background view is of All Saints Church.		
11	Likely seasonal and night time variation No seasonal or night time variation		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • All Saints Church – Grade I • Eagle Chambers 18 Eden Street – BTM 		
13	Does the view contain detracting features		

	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

Royal Borough of Kingston: Views Study

High, High, Medium

- Appraisal View 10
- Appraisal View 11
- Appraisal View 13
- Appraisal View 15
- Appraisal View 16
- Appraisal View 20
- Appraisal View 21
- Appraisal View 34
- Appraisal View 69 & 97
- Appraisal View 76 & 92
- Appraisal View 95
- Appraisal View 108i
- Appraisal View 108ii
- Appraisal View 108iii
- Appraisal View 112
- Appraisal View 155
- Appraisal View 185

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 10		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: Burton Road and Park Farm Road looking towards junction of Gibbon Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Road		
2	Is the view static or part of a series of views Static		
3	Is the location designated		
4	Character Area and Key Characteristics Low rise residential, mainly Victorian and post war housing , looking directly towards St Lukes Church – Grade II built 1886 - 1887		
5	Are there any cultural connections between the viewpoint and elements in the view The church was built to serve the railway workers whose houses form the surrounding streets, situated to the north of the railway station in Kingston		
6	Topography and enclosure Flat – Narrow channelled view towards River Thames		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Cyclists, walkers, local residents		
8	Is the view an important part of the viewer’s experience? No		
9	Who experienced the view historically? Railway workers		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Low rise residential, mainly Victorian and post war housing, looking directly towards St Lukes Church.		
11	Likely seasonal and night time variation Seasonal variation will have no change on the view. Night time assessment not considered.		
12	Does the view contain designated or landmark features St Lukes Church – Grade II built 1886 - 1887		
13	Does the view contain detracting features No		
	Overall Value of the View HIGH		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Good visibility
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 11		APPRAISED BY: AM	DATE: 11.04.17
VIEWPOINT LOCATION: View from Kings Road/Acre looking towards the junction of Gibbon Road and Burton Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Road		
2	Is the view static or part of a series of views Static		
3	Is the location designated		
4	Character Area and Key Characteristics Low Rise residential quiet road looking towards the River Thames directly towards Canbury Gardens.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Generally Flat		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, cyclists,		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM - HIGH		
The View			
10	Description of foreground, middle ground and background Foreground low rise post war residential buildings beyond to high rise residential blocks including the Admiralty building on the River Thames.		
11	Likely seasonal and night time variation Winter views will not alter the overall available view. Night time unknown.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> - St Lukes Grade II Listed Church - Corner of 84 Richmond Road Building of Townscape Merit 		
13	Does the view contain detracting features		
	Overall Value of the View HIGH		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Overcast
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 13		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518735, N: 168548 View from the junction of Portland Road/Villiers Road looking west down Portland road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Grove Lane Local Area of Special Character		
4	Character Area and Key Characteristics On Portland Road, semi-detached Edwardian houses stretching in a diagonal fashion towards Villiers Road share architectural principles with those on Balmoral Road, namely: side entrances, well-defined front boundaries and gar-dens, hipped roofs and symmetrical lines of chimneys. The angle of the road also creates a pleasing townscape of cohesive roof and chimney lines. In the opposite direction, Portland Road offers views of Surrey County Hall which should be preserved. However, the nursing home and modern two-storey homes built opposite fail to respect the homogenous architectural characteristics of the area and consequently reduce the level of coherence present in the area. The bulk and size of the nursing home blocks, their incongruous roofs and vacuous lawns as well as the large driveways and gable roof elevations on the modern terraced homes visually segregate these two elements from the rest of Grove Heartland and create a clear dividing line of townscape quality.		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Topography is flat, some enclosure from built form, +10.5mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, pedestrians, vehicles, recreation ground users		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of the junction of Portland Road and Villiers Road. Middle ground views are of Portland Road, associated street trees and built form. Background views are of larger university building in the distance.		

11	<p>Likely seasonal and night time variation Seasonal variation will make views of the built form more visible. Night time variation will reduce visibility of the university building.</p>
12	<p>Does the view contain designated or landmark features None</p>
13	<p>Does the view contain detracting features Large buildings detracting from Kingston town centre</p>
	<p><i>Overall Value of the View</i> HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Clear, bright day</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 15		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: View from the Junction of Surbiton Crescent and Maple Road looking SE towards Church Hill Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath at Junction Crossing		
2	Is the view static or part of a series of views Static		
3	Is the location designated Claremont Conservation Area		
4	Character Area and Key Characteristics Within Claremont Gardens Claremont Road conservation area was designated in October 1987 and extended in July 1991, consisting of 391 properties in an area of 9.3 hectares. The Claremont Road area was part of the original Surbiton "New Town" development started in 1838, and set around the landscaped Claremont Gardens. Claremont Gardens is a prominent and well used green space in the centre of town.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Generally Flat, Enclosed by mature London Plane Street trees		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, cyclists, pedestrians		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background <ul style="list-style-type: none"> - Claremont Road Conservation Area - Claremont Hall BTM - 134 Maple Road BTM - 76 Claremont Road BTM - 66,68, 1 -11 70/70A Claremont Road BTM 		

11	Likely seasonal and night time variation Winter views will not alter the overall available view. Night time unknown.
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> - Claremont Road Conservation Area - Claremont Hall BTM - 134 Mapel Road BTM - 76 Claremont Road BTM - 66,68, 1 -11 70/70A Claremont Road BTM
13	Does the view contain detracting features Lighting at Crossing
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good Visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 16		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: : View from Portsmouth Road and the Mall looking SE towards St Andrews Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath on the Mall		
2	Is the view static or part of a series of views Static		
3	Is the location designated Riverside South Conservation Area		
4	<p>Character Area and Key Characteristics A linear area influenced by the spatial and visual relationship with the River Thames, which also acts as the principle unifying element. The historic interest lies in the importance of the riverbank in relation to the historic landscape of Hampton Court Palace, including views in and out of its parkland, and other strategic views from the riverside path.</p> <p>The architectural interest lies in the significant number of listed buildings and structures that make a positive contribution to the character of the area, including those associated with river navigation and leisure. The historic pattern of development in the area associated with ancient riverside estates and later Victorian benefactors is of note. Also of architectural interest is the industrial/public health heritage, which is represented in the buildings and structures at Seething Wells Water Works.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view Looking towards St Andrews Church		
6	Topography and enclosure Generally Flat and Open		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, cyclists, pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background St Andrews Grade II Listed Church		
11	Likely seasonal and night time variation Winter views will not change the extent of the view available.		

12	Does the view contain designated or landmark features <ul style="list-style-type: none"> - St Andrews Church Grade II Listed - The Mall – Local Area of Special Character. - Within Riverside South Conservation Area
13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 20		APPRAISED BY: AM / SR	DATE: 18.04.2017
VIEWPOINT LOCATION: E:518948, N:166705		Publically Accessible? Yes	
View from King Charles Road looking west along fishponds towards Ewell Rd and St Matthews Church			
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fishponds Park Conservation Area		
4	Character Area and Key Characteristics <p>Area bounded by the railway line in the north with the Ewell road forming the southern and west-ern boundary. The eastern boundary abuts the Berrylands residential area.</p> <p>The southern triangle of the area in the 1860's was still open space associated with Neal's Farm which stood on the site of the present builder's yard adjacent to the recreation ground. Around the 1860's, the area between the King Charles Road area and Ewell Road was being laid out with pre-dominantly small terraces with larger villas on Ewell Road and the Avenue, which was formerly known as Berrylands. Parklands and Park Road and the villas on Surbiton Hill Park were developed around the 1890's.</p> <p>Today the area is one of contrasts with large scale Victorian villas predominantly to the east of the area with more incremental development occupying the Alpha Road area. The Ewell Road has a distinctive, generally larger scale character with a number of significant landmark buildings at its northern end.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view St Matthew's Church		
6	Topography and enclosure Some enclosure by adjacent built form and mature trees. Topography is flat, +23mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background <p>Foreground is of Hollyfield Road and the edge of Fishponds Open Space. Middle ground view is of further down Hollyfield Road and Fishponds Open Space. Background view shows St</p>		

	Matthews Church.
11	Likely seasonal and night time variation No seasonal or night time variation
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • St Matthew's Church (Grade II)
13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 21		APPRAISED BY: AM / SR	DATE: 18.04.2017
VIEWPOINT LOCATION: E:518649, N:166622 View starting Ewell Road looking south towards St Matthews Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fishponds Park Conservation Area		
4	Character Area and Key Characteristics Area bounded by the railway line in the north with the Ewell road forming the southern and west-ern boundary. The eastern boundary abuts the Berrylands residential area. The southern triangle of the area in the 1860's was still open space associated with Neal's Farm which stood on the site of the present builder's yard adjacent to the recreation ground. Around the 1860's, the area between the King Charles Road area and Ewell Road was being laid out with pre-dominantly small terraces with larger villas on Ewell Road and the Avenue, which was formerly known as Berrylands. Parklands and Park Road and the villas on Surbiton Hill Park were developed around the 1890's. Today the area is one of contrasts with large scale Victorian villas predominantly to the east of the area with more incremental development occupying the Alpha Road area. The Ewell Road has a distinctive, generally larger scale character with a number of significant landmark buildings at its northern end.		
5	Are there any cultural connections between the viewpoint and elements in the view St Matthew's Church		
6	Topography and enclosure Some enclosure by adjacent built form and mature trees. Topography is flat, +29mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground is of Ewell Road and the edge of Fishponds Open Space. Middle ground view is of properties along Ewell Road and Fishponds Open Space. Background view shows St Matthews		

	Church.
11	Likely seasonal and night time variation Seasonal variation will result in loss of visibility of St Matthew's Church
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> • St Matthew's Church (Grade II)
13	Does the view contain detracting features
	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 20		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: View from King Charles Road looking west along Fishponds towards Ewell Road and St Matthews Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Fishpond Park Conservation Area		
4	<p>Character Area and Key Characteristics</p> <p>The topographical interest of the area lies in the noticeable slope of the land, affording interesting views inside the park and to surrounding landmarks such as St Matthew’s Church, Tolworth Tower and beyond to Epsom Downs.</p> <p>The historic interest is derived from development of the area over the last 250 years and the survival of features linking with the past, including landscape features in the park associated with the extraction of brick earth for the local manufacture of bricks.</p> <p>The park comprises a large area of open land associated with the mid-18th century estate of Fishponds and the original mid-18th century house, substantially altered in the 19th century, occupies a secluded location and retains much of its original setting within the 20th century park. Fishponds Park is notable for its mature trees and landscape punctuated by ponds, streams, steep banks, pathways and dense hedging along the boundaries. A group of five late 19th century detached villas in Ewell Road, in Victorian Gothic style, are prominent in views from Fishponds Park.</p> <p>Cohesive residential development of the late 19th century, comprising rows of two storey terraced artisan cottages, built on the former brick fields enclose the northern edge of the park.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view St Matthews Church looking towards St Matthews Local Area of Special Character		
6	Topography and enclosure Generally Flat, open panoramic with mature street trees		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer’s experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		

<i>The View</i>	
10	Description of foreground, middle ground and background F: Street trees and vegetation associated with Fishponds Park Kingston Adult Education Centre Towards St Matthews Church
11	Likely seasonal and night time variation Winter views will enable more open views
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> - St Matthews Church Grade II - Fishponds Park Conservation Area - St Matthews Local Area of Special Character
13	Does the view contain detracting features No
	<i>Overall Value of the View</i> HIGH
<i>CONSTRAINTS TO APPRAISAL</i>	
14	Conditions at the time of view appraisal Good Visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 69/97		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517856, N: 169288 Entrance of Bishops Hall towards River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street, footpath.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. River Thames, Thames walk and Long Distance Route.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure View is enclosed from the north and south by 2-3 storey buildings. View is enclosed to west by the River Thames by buildings. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the block paved street, surrounded by 2-3 storey built form. Middle ground view is of the riverside buildings. Background view is of the River Thames and riverside walk		
11	Likely seasonal and night time variation No seasonal variation. Night time views will reduce visibility of River Thames and riverside walk.		
12	Does the view contain designated or landmark features 15-17 Thames Street: Buildings of Townscape merit.		
13	Does the view contain detracting features Riverside buildings detract from views of the River Thames, riverside walk, long distance route and Hampton Court Park.		

	Overall Value of the View MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 76/92		APPRAISED BY: AM/SR		DATE: 06.04.17	
VIEWPOINT LOCATION: E: 517975, N: 169122 Entrance of Bath Passage looking towards Guildhall				Publically Accessible? Yes	
Viewing Location					
1	Nature of Access Bath Passage				
2	Is the view static or part of a series of views Static View.				
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character, setting o the Guildhall				
4	Character Area and Key Characteristics Character Area 9: Civic and Education Bath Passage, Guildhall, built form along high street, Stevens House flats/apartments alongside River Thames to west.				
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Bath Passage leads through to the Guildhall, Clattern Bridge and entrance to Apple Market				
6	Topography and enclosure Tight enclosure by built form either side of the passage way. Topography is flat, +9AOD				
	Overall Value of the Viewing Location HIGH				
The Viewer					
7	Who currently experiences the view? Pedestrians				
8	Is the view an important part of the viewer's experience? No				
9	Who experienced the view historically?				
	Overall Sensitivity of the Viewer MEDIUM				
The View					
10	Description of foreground, middle ground and background Foreground view is of Bath Passage and the adjacent built form. Middle ground views are of the high street buildings at the end of the passage and the most northerly section of the Guildhall.				
11	Likely seasonal and night time variation No seasonal variation. Night time views will be much darker with Guildhall becoming less prominent and Stevens House being more of a focal point as it will be well lit.				
12	Does the view contain designated or landmark features Guildhall: Grade II Listed 12-18 Hight Street: Building of Townscape Merit 18, 14, 6, 4 Eden Street: Building of Townscape Merit 43 Market Place: Building of Townscape merit				

13	<p>Does the view contain detracting features Dark, enclosed alley way, brick wall detracting from views of the Guildhall</p>
	<p><i>Overall Value of the View</i> HIGH</p>
<p><i>CONSTRAINTS TO APPRAISAL</i></p>	
14	<p>Conditions at the time of view appraisal Clear Day good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 93 / 173		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:517930, N:169139 Standing at entrance of Apple Market in Clarence Street looking NW		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area Kingston Town Centre Area of Archaeological Significance		
4	Character Area and Key Characteristics 3-4 storey town centre mixed use built form, with adjoining enclosed public realm		
5	Are there any cultural connections between the viewpoint and elements in the view Entrance to Apple Market		
6	Topography and enclosure Strong enclosure from 3-4 storey built form. Topography is flat, +8mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground is of entrance to Apple Market. Middle ground view is of the public realm within Apple Market, café/shop frontages. Background view is of the narrow passage entering the Ancient Market.		
11	Likely seasonal and night time variation No seasonal or night time variation.		
12	Does the view contain designated or landmark features 17 and 40 High Street Grade II Listed Apple Market bollard,3-5, 7-9, 39, 40, Building of Townscape Merit		
13	Does the view contain detracting features Dark and enclosed		
	Overall Value of the View HIGH		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear and bright
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 95		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517992, N: 169128 Standing in public space in front of Bo Concept in Eden Street looking west towards Guildhall		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated No.		
4	Character Area and Key Characteristics Character Area 2: South East Bath Passage, Guildhall, St James' Road, 2 storey flats/shops, 3 storey built form.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. Guildhall		
6	Topography and enclosure Some enclosure by built form either side of Bath Passage. Topography is flat, +9AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of St James' Road and Bath Passage eastern entrance and surrounding built form. Middle ground view is of Guildhall. Background view is of built form further down the high street towards the River Thames.		
11	Likely seasonal and night time variation No seasonal variation. Night time variation, Guildhall will become less prominent, background built form will reduce in visibility.		
12	Does the view contain designated or landmark features Guildhall: Grade II Listed 18 Eden Street: Building of Townscape merit		
13	Does the view contain detracting features Enclosed alley way		

	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 108i		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 517740, N: 170958 View across the River Thames outside the Hawker Centre YMCA near Lower Ham Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Thames path		
2	Is the view static or part of a series of views Sequence		
3	Is the location designated Riverside North Conservation Area		
4	Character Area and Key Characteristics The informal space, i.e. the Hawker Centre and riverside is of the highest quality – even though it contains football pitches, fenced toddler play area and tennis courts, the character is one of open informality. The riverside, with its wild bank at tow path and wild bank to the promenade path contains informally planted trees, winding paths alongside a gently flowing river supporting barges moored, learner yachts, canoes and sculling craft. The Hawker Centre extends this informal character into its grounds with intimately connected spaces and uses that are akin, i.e. crèche, outdoor sitting area, bowling green’s etc. leading onto a large playing field to which the public make informal use (turning up and play-ng football, flying kites etc. as distinct from the MUGA which has controlled public access) the centre and grounds are fully accessible to the public and fully enjoyed by the public for strolling, sitting, relaxing as well as sport.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Some enclosure due to dense vegetation alongside River Thames, topography is flat, +6M AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, dog walkers, recreation ground users		
8	Is the view an important part of the viewer’s experience? None		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of Thames Path and grass verge. Middle ground view is of dense vegetation alongside River Thames.		
11	Likely seasonal and night time variation Some seasonal variation, built form on opposite side of the river in Richmond will be more visible in winter views. Some change in views at night, will be much darker as footpath is not well lit and		

	no artificial lighting alongside recreation ground
12	Does the view contain designated or landmark features Long distance route
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 108ii		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 517642, N: 171067 View across the River Thames outside the Hawker Centre YMCA near Lower Ham Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Thames path		
2	Is the view static or part of a series of views Sequence		
3	Is the location designated Riverside North Conservation Area		
4	Character Area and Key Characteristics The informal space, i.e. the Hawker Centre and riverside is of the highest quality – even though it contains football pitches, fenced toddler play area and tennis courts, the character is one of open informality. The riverside, with its wild bank at tow path and wild bank to the promenade path contains informally planted trees, winding paths alongside a gently flowing river supporting barges moored, learner yachts, canoes and sculling craft. The Hawker Centre extends this informal character into its grounds with intimately connected spaces and uses that are akin, i.e. crèche, outdoor sitting area, bowling green’s etc. leading onto a large playing field to which the public make informal use (turning up and play-ng football, flying kites etc. as distinct from the MUGA which has controlled public access) the centre and grounds are fully accessible to the public and fully enjoyed by the public for strolling, sitting, relaxing as well as sport.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Some enclosure due to dense vegetation alongside River Thames, topography is flat, +6M AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, dog walkers		
8	Is the view an important part of the viewer’s experience? None		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of Thames Path and grass verge. Middle ground view is of dense vegetation alongside River Thames.		
11	Likely seasonal and night time variation Some seasonal variation, built form on opposite side of the river in Richmond will be more visible in winter views. Some change in views at night, will be much darker as footpath is not well lit and		

	no artificial lighting alongside recreation ground
12	Does the view contain designated or landmark features Long distance route
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 108iii		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 517547, N: 171143 View across the River Thames outside the Hawker Centre YMCA near Lower Ham Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Thames path		
2	Is the view static or part of a series of views Sequence		
3	Is the location designated Riverside North Conservation Area		
4	Character Area and Key Characteristics The informal space, i.e. the Hawker Centre and riverside is of the highest quality – even though it contains football pitches, fenced toddler play area and tennis courts, the character is one of open informality. The riverside, with its wild bank at tow path and wild bank to the promenade path contains informally planted trees, winding paths alongside a gently flowing river supporting barges moored, learner yachts, canoes and sculling craft. The Hawker Centre extends this informal character into its grounds with intimately connected spaces and uses that are akin, i.e. crèche, outdoor sitting area, bowling green’s etc. leading onto a large playing field to which the public make informal use (turning up and play-ng football, flying kites etc. as distinct from the MUGA which has controlled public access) the centre and grounds are fully accessible to the public and fully enjoyed by the public for strolling, sitting, relaxing as well as sport		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Some enclosure due to dense vegetation alongside River Thames, topography is flat, +6M AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, dog walkers		
8	Is the view an important part of the viewer’s experience? None		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of Thames Path and grass verge. Middle ground view is of dense vegetation alongside River Thames.		
11	Likely seasonal and night time variation Some seasonal variation, built form on opposite side of the river in Richmond will be more visible in winter views. Some change in views at night, will be much darker as footpath is not well lit		

12	Does the view contain designated or landmark features Long distance route
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 112		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: View from Portsmouth Road towards Filter Beds along River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Road alongside Sustrans Q19 route.		
2	Is the view static or part of a series of views Static		
3	Is the location designated Riverside South Conservation Area		
4	Character Area and Key Characteristics A linear area influenced by the spatial and visual relationship with the River Thames, which also acts as the principle unifying element. The historic interest lies in the importance of the riverbank in relation to the historic landscape of Hampton Court Palace, including views in and out of its parkland, and other strategic views from the riverside path. The architectural interest lies in the significant number of listed buildings and structures that make a positive contribution to the character of the area, including those associated with river navigation and leisure. The historic pattern of development in the area associated with ancient riverside estates and later Victorian benefactors is of note. Also of architectural interest is the industrial/public health heritage, which is represented in the buildings and structures at Seething Wells Water Works.		
5	Are there any cultural connections between the viewpoint and elements in the view Looking towards Hampton Court Palace		
6	Topography and enclosure Generally Flat and Open		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Residents, cyclists, pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground of a series of Filter beds back dropped by mature dense trees aligning the eastern boundary of Hampton Court.		
11	Likely seasonal and night time variation Winter views will enable more open views towards Hampton Court Palace and Park. Night time		

	unknown.
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> - Hampton Court Palace and Royal Park and Registered Park and Garden - Railing are former Chelsea w/works boundary railings (Building of Townscape Merit) - Within Riverside South Conservation Area
13	Does the view contain detracting features
	Overall Value of the View VERY HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 155		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517948, N: 169251 View looking east along the pedestrian alley connecting Church Street with Union Street. The view is channelled by buildings on either side of the alley. At the termination of the vista is the brick elevation of Eden Walk Shopping Centre		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 6: Historic Core – Old Town Conservation Area. Alley way looking from Church Street to Union Street at the Eden Walk Shopping Arcade.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure View is tightly enclosed by buildings either side of the alley way. Topography is flat, +10AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers.		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background Foreground view is of the alley way. Middle ground view is of the Eden Walk Shopping Arcade.		
11	Likely seasonal and night time variation No seasonal variation. Night time views may differ as the alley way is not lit.		
12	Does the view contain designated or landmark features 4, 2 Church Street: Grade II Listed.		
13	Does the view contain detracting features		

	Overall Value of the View MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 185		APPRAISED BY: AM/SR	DATE: 11.04.2017
VIEWPOINT LOCATION: E: 517742, N: 171097 Outside the Hawker Centre YMCA looking towards Kingston from the recreation ground		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Recreation ground and car park		
2	Is the view static or part of a series of views Static		
3	Is the location designated Riverside North Conservation Area		
4	Character Area and Key Characteristics Open space, low rise residential properties, open views towards Kingston town centre.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is flat, approximately +8.00AOD. No enclosure.		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Recreation ground users		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground and middle ground views are of the Hawker Centre YMCA recreation ground and surrounding vegetation. Background views are of Kingston town centre in the distance but no landmark buildings are visible.		
11	Likely seasonal and night time variation Seasonal variation in that more of the surrounding properties and buildings located within Kingston town centre may be visible in winter views due to reduced vegetative screening. Night time views reduce the visibility of Kingston town centre almost completely.		
12	Does the view contain designated or landmark features No		
13	Does the view contain detracting features		
	Overall Value of the View MEDIUM		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear and bright
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Royal Borough of Kingston: Views Study

High, Medium, Medium

- Appraisal View 8
- Appraisal View 9A
- Appraisal View 29
- Appraisal View 94
- Appraisal View 110
- Appraisal View 119A
- Appraisal View 160
- Appraisal View 161

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 8		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 519339, N: 170176 View towards gasholder site from junction of Alexandra Road and Queens Road near St Pauls Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Road/footpath		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated View is taken from within Liverpool Road Conservation Area		
4	Character Area and Key Characteristics Predominant character is 2-storey Victorian with a 3-storey building opposite St. Paul's church, responding to that scale. A modern 3 storey flat block. The Kingdom Hall is single storey and feels too low – better to be double height to continue the enclosure typical of the lhs neighbour which would be coherent with the rest of the street and the 1-storey school grounds. Strong front boundaries and planted front gardens. Cherry-wood Close has no front boundaries but it is well looked after and designed for integration, its detail partially offsets the boundary loss.		
5	Are there any cultural connections between the viewpoint and elements in the view View of St Pauls Church, view of under construction development at Kingston Gasholder site		
6	Topography and enclosure Topography is slightly elevated, falling towards the west, +19M AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, residents, vehicles, place of worship, school students and staff		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of Alexandra Road facing west, with St Pauls Church on the left and residential built form vegetation on the right. Middle ground view is of further down Alexandra Road, with St Pauls C of E primary school on the left and residential built form vegetation running parallel on the right. Back ground view is of cranes at Kingston Gasholder construction site and residential built form towards Kingston Town Centre.		
11	Likely seasonal and night time variation Some seasonal variation, built form on the north of Alexandra road will be more visible in winter views. Little change in view at night.		

12	<p>Does the view contain designated or landmark features</p> <p>St Pauls Church: Grade II Listed St Pauls Church C of E Primary School 35 Queens Road: Building of Townscape Merit KCFE 55-59 Richmond Road: Building of Townscape Merit</p>
13	<p>Does the view contain detracting features</p> <p>Crane, scaffolding associated with new development.</p>
	<p><i>Overall Value of the View</i></p> <p>MEDIUM</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal</p> <p>Clear Day good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 9A		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 519122, N: 170369 View from further east along Kings Road to that of viewpoint 9, looking towards junction of Gibbon Road and Burton Road		Publicly Accessible? Yes	
Viewing Location			
1	Nature of Access Road/footpath		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated None		
4	Character Area and Key Characteristics The sections at either end have almost entirely lost their front boundaries to on-plot parking. Despite this some character brought back by street tree planting. Two shop parades need enhancement and some lift by car repairs workshop and newsagent at Park end. Characterised by the beautiful and listed St. Agatha's Church. The Richmond Park Tavern has a public realm improvement in front, but still needs its roof or it will always appear alien in this context. Mid-section more preserved from deterioration of character.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is slightly elevated, falling towards the west, +14M AOD		
Overall Value of the Viewing Location MEDIUM			
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, residents, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
Overall Sensitivity of the Viewer MEDIUM			
The View			
10	Description of foreground, middle ground and background Foreground view is of Kings Road and the adjacent residential built form. Middle ground views are of further down the same road with residential built form. Background view shows the very top of a building towards Kingston Town Centre.		
11	Likely seasonal and night time variation No seasonal variation. St Luke's Church may not be visible at night		
12	Does the view contain designated or landmark features St Luke's Church: Grade II Listed		

13	Does the view contain detracting features Residential buildings detract from unobscured view of St Luke's Church
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 29		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 521040, N: 168027 View from Kingston Road at junction of Sandal Road looking towards New Malden Tower		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics Kingston Road is a heavily trafficked route with a variety of scale and style of development ranging from individual houses to large blocks of flats and the retail parades adjacent to Albany Road. The Library is a significant local landmark dating back to the 1940's. Graham Road and Albemarle Gardens contain Edwardian terraced and semi-detached properties with a range of characteristic features of the era including tile hanging, roughcast render and leaded panels in windows.		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Topography is flat, enclosed by street trees and built form, +20mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of Sandal Road, boundary vegetation to the Holy Cross School and cars parked along the road. Middle ground view is of residential development leading eastwards towards Kingston road. Background views are of the Malden Towers.		
11	Likely seasonal and night time variation Little seasonal variation, night time variation may result in loss of visibility of the Malden Towers.		
12	Does the view contain designated or landmark features New Malden Library: Grade II Listed		

13	Does the view contain detracting features None
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear, bright day

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 94		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 518084, N: 169135 Standing at junction of Eden Street and Ashdown Road looking west towards Eden Street		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated No.		
4	Character Area and Key Characteristics Character Area 2: South East View towards Eden Street, Eden Walk shopping arcade, busy road, mini roundabout island, Stevens house along skyline		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Some enclosure along Eden Street. Topography is flat, +9AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Cyclists, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of Eden street with Eden Walk shopping arcade to the right and surrey house to the left. Middle distance views are of the entrance to Bath Passage and associated built form with continuation of Eden Street leading down to entrance to the Ancient Market and Apple Market. Background view is of Stevens house apartments/flats alongside the River Thames.		
11	Likely seasonal and night time variation No seasonal variation. Limited night time variation, street will remain well-lit and active. Stevens house may be more prominent at night.		
12	Does the view contain designated or landmark features Post Office: Grade II Listed United reformed Church: Grade II Listed/Secondary Landmark 18 Eden Street: Building of Townscape Merit		

	1 Market place: Grade II Listed
13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 110		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 520946, N: 169834 Junction of Neville Avenue and The Fairway looking south down the Fairway		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Private road (no view taken)		
2	Is the view static or part of a series of views Static		
3	Is the location designated Riverside North Conservation Area		
4	Character Area and Key Characteristics Neville Avenue runs along the promontory of the 32m contour with mansions set well-spaced apart in large plots allowing views to and glimpses of New Malden and the Downs beyond. As it turns down the hillside to Burghley Avenue, the character changes subtly from estate to outer suburb, increasing in density, with narrower plots, lesser gaps between houses, some front garden walls removed for parking but retaining the character of grassed or planted verges, varied but generally set-back building lines and mature trees in gardens or in the street.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Some enclosure from surrounding residential properties, topography is flat, +32M AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Private residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background View discounted		
11	Likely seasonal and night time variation View discounted		
12	Does the view contain designated or landmark features Within curtilage of Miramonte Warren Rise: Grade II Listed		
13	Does the view contain detracting features None		
	Overall Value of the View MEDIUM		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear Day good visibility
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 119A		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 520696, N: 166330 View in Knollmead looking towards Hogsmill River		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics Houses are rendered at ground floor with tile hung, jettied first floors, supported by masonry brackets. Original windows were timber with glazing subdivided into leaded panes. Many remain, however some have now been simplified to plain glazing. Some original front doors remain with stained glass inserts and panels either side. Distinctive chimneys with curved tile details sit on top of plain clay tiled roofs. Timber picket fencing contributes to the “cottage” language of the houses and many of these boundaries still remain. The public realm is spacious with many mature trees, however, pressure for on plot parking has resulted in the loss of front boundaries in some areas. Loss of subdivisions between front gardens is an issue contributing to the erosion of the area character.		
5	Are there any cultural connections between the viewpoint and elements in the view Hogsmill River		
6	Topography and enclosure Topography is open and flat, no enclosure, +16mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, cyclists, recreational users		
8	Is the view an important part of the viewer’s experience? Yes		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer HIGH		
The View			
10	Description of foreground, middle ground and background The foreground view shows the footpath/cycleway leading through Hogsmill Open Space and the bollards at the entrance. Middle ground views are of the open grass area, tall mature parkland trees and the child’s play park. Background views show the high voltage pylon behind the parkland boundary vegetation.		
11	Likely seasonal and night time variation Seasonal variation will reveal possible views of the residential built form towards sheepphouse way to the east. Night time variation will show artificial light from the footpath lighting.		

12	Does the view contain designated or landmark features Hogsmill Open Space: Metropolitan Open Land
13	Does the view contain detracting features Pylons
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 160		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 518004, N: 169124 A close up view standing opposite the United Reformed Church and Eden Walk Shopping Centre		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, street.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated No.		
4	Character Area and Key Characteristics Character Area 2: South East United Reformed Church, Eden Walk shopping arcade, Eden Street.		
5	Are there any cultural connections between the viewpoint and elements in the view Yes. To the United Reformed Church		
6	Topography and enclosure Some enclosure from built form along Eden Street Topography is flat, +10AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Cyclists, pedestrians, shoppers, vehicles.		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of the United Reformed Church and Eden Walk shopping arcade.		
11	Likely seasonal and night time variation No seasonal variation. Night time views will differ due to the space not being as animated.		
12	Does the view contain designated or landmark features United Reformed Church: Grade II Listed		
13	Does the view contain detracting features		
	Overall Value of the View HIGH		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear Day good visibility
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 161		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 518061, N: 169128 Northern end of Brook Street at its junction with Eden Street and looks north. To the right is the former Grade II Old Post Office and to the left is the inactive facade of Eden Walk Shopping Centre		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated No.		
4	Character Area and Key Characteristics Character Area 2: South East View up Eden Street towards prime shopping area. Eastern façade of the Eden Walk shopping arcade. Buildings up Eden Street under construction/demolition.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure Some enclosure along Eden Street. Topography is flat, +9AOD		
Overall Value of the Viewing Location MEDIUM			
The Viewer			
7	Who currently experiences the view? Cyclists, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
Overall Sensitivity of the Viewer MEDIUM			
The View			
10	Description of foreground, middle ground and background Foreground view is of Eden street, Eden Walk shopping arcade and the adjacent built form. Middle ground views are of a building under construction/demolition along Eden Street. Background views are of gateway to the prime shopping district along Eden Street towards Clarence Street.		
11	Likely seasonal and night time variation No seasonal variation. Limited night time variation, street will remain well-lit and active.		
12	Does the view contain designated or landmark features Post Office: Grade II Listed Friends Meeting House: Building of Townscape Merit		

13	Does the view contain detracting features Building under construction/demolition
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

Royal Borough of Kingston: Views Study

Medium, Medium, Medium

- Appraisal View 9
- Appraisal View 23
- Appraisal View 24
- Appraisal View 25
- Appraisal View 26
- Appraisal View 27
- Appraisal View 28
- Appraisal View 30
- Appraisal View 31
- Appraisal View 35A
- Appraisal View 35B
- Appraisal View 36
- Appraisal View 37
- Appraisal View 38
- Appraisal View 39
- Appraisal View 40A
- Appraisal View 40B
- Appraisal View 44 & 45
- Appraisal View 46
- Appraisal View 47
- Appraisal View 67
- Appraisal View 89
- Appraisal View 111
- Appraisal View 115
- Appraisal View 116A
- Appraisal View 119B
- Appraisal View 120
- Appraisal View 121B
- Appraisal View 121C
- Appraisal View 123
- Appraisal View 124i

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 9		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 519061, N: 170358 View from junction of Park Road and Kings Road looking towards junction of Gibbon Road and Burton Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Road/footpath		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated None		
4	Character Area and Key Characteristics The sections at either end have almost entirely lost their front boundaries to on-plot parking. Despite this some character brought back by street tree planting. Two shop parades need enhancement and some lift by car repairs workshop and newsagent at Park end. Characterised by the beautiful and listed St. Agatha's Church. The Richmond Park Tavern has a public realm improvement in front, but still needs its roof or it will always appear alien in this context. Mid-section more preserved from deterioration of character.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is slightly elevated, falling towards the west, +12M AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Pedestrians, cyclists, residents, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of Kings Road and the adjacent residential built form. Middle ground views are of further down the same road with residential built form. Background view shows the very top of a building towards Kingston Town Centre.		
11	Likely seasonal and night time variation No seasonal variation. View will not dramatically change at night.		
12	Does the view contain designated or landmark features None		
13	Does the view contain detracting features None		

	Overall Value of the View MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 23		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: View looking East along Beaconsfield Road towards Kings Charles Road and Alexander Recreation Ground.		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics Fishponds Character Area The southern part of King Charles Road has an open aspect to the Alexandra Road Recreation Ground and benefits from the mature landscape and open character of the park. In contrast, to the west of King Charles Road, Beaconsfield Road, Broomfield Road and Derby Road create a tighter area with relatively small plot sizes benefiting from views to the recreation ground. The area opens out to the informal character of Fishponds Park and then becomes constrained again in the tight urban area around King Charles Crescent and Browns Road. Fishponds has a semi-rural, informal character in parts, particularly on its eastern side, with more formal planting beds and open spaces located nearer Ewell Road on its western side. Visual access into the park is limited. To the north of Fishponds, Victorian terraces with consistent detailing create a cohesive area around King Charles Crescent and Browns Road. Parking is on street and strong front boundaries are retained.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Flat/Open		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Beaconsfield Road; slightly later development of semi-detached, detached and maisonettes, larger plots, consistent Edwardian detailing with regular bay and roof rhythms along street		

11	Likely seasonal and night time variation There will be seasonal change in the view.
12	Does the view contain designated or landmark features MOL
13	Does the view contain detracting features No
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 24		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: View looking East along Broomfield Road towards Alexander Recreation Ground.		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath outside Avon Villars		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics Fishponds Character Area The southern part of King Charles Road has an open aspect to the Alexandra Road Recreation Ground and benefits from the mature landscape and open character of the park. In contrast, to the west of King Charles Road, Beaconsfield Road, Broomfield Road and Derby Road create a tighter area with relatively small plot sizes benefiting from views to the recreation ground. The area opens out to the informal character of Fishponds Park and then becomes constrained again in the tight urban area around King Charles Crescent and Browns Road. Fishponds has a semi-rural, informal character in parts, particularly on its eastern side, with more formal planting beds and open spaces located nearer Ewell Road on its western side. Visual access into the park is limited. To the north of Fishponds, Victorian terraces with consistent detailing create a cohesive area around King Charles Crescent and Browns Road. Parking is on street and strong front boundaries are retained.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Flat/Open		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Broomfield Road; distinctive cottages with very strong gable rhythms and consistent detailing, relatively tight urban form with narrow plots and short gardens, consistent boundary treatments with on street parking, narrow pavements with some street trees .		

11	Likely seasonal and night time variation There will be seasonal change in the view.
12	Does the view contain designated or landmark features MOL
13	Does the view contain detracting features No
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 25		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: View looking East along Derby Road towards Alexander Recreation Ground		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Open, publically accessible (10am – 6pm)		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics Fishponds Character Area The southern part of King Charles Road has an open aspect to the Alexandra Road Recreation Ground and benefits from the mature landscape and open character of the park. In contrast, to the west of King Charles Road, Beaconsfield Road, Broomfield Road and Derby Road create a tighter area with relatively small plot sizes benefiting from views to the recreation ground. The area opens out to the informal character of Fishponds Park and then becomes constrained again in the tight urban area around King Charles Crescent and Browns Road. Fishponds has a semi-rural, informal character in parts, particularly on its eastern side, with more formal planting beds and open spaces located nearer Ewell Road on its western side. Visual access into the park is limited. To the north of Fishponds, Victorian terraces with consistent detailing create a cohesive area around King Charles Crescent and Browns Road. Parking is on street and strong front boundaries are retained.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Flat/Open		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The view is largely of housing with the recreation ground lying beyond.		
11	Likely seasonal and night time variation There will be seasonal change in the view.		

12	Does the view contain designated or landmark features MOL
13	Does the view contain detracting features No
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 26		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: View from manor Drive looking towards Tolworth Tower - SURBITON		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath Manor Drive		
2	Is the view static or part of a series of views Static		
3	Is the location designated		
4	Character Area and Key Characteristics 1930s residential		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Generally Flat		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer Medium		
The View			
10	Description of foreground, middle ground and background F: Street trees and residential properties with narrow verges		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features - Tolworth Tower		
13	Does the view contain detracting features No		
	Overall Value of the View MEDIUM		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal Good Visibility		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 27		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: View from Raeburn Avenue towards Tolworth Tower		Publicly Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated		
4	Character Area and Key Characteristics 1930s residential		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Generally Flat, open views		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents,		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background - Raeburn Avenue		
11	Likely seasonal and night time variation Winter views will not alter the overall available view. Night time unknown.		
12	Does the view contain designated or landmark features - Tolworth Tower landmark		
13	Does the view contain detracting features Lighting at Crossing		
	Overall Value of the View MEDIUM-HIGH		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal Good Visibility		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 28		APPRAISED BY: AM/SR	DATE: 20.04.17
VIEWPOINT LOCATION: E: 520060, N: 166557 View from Woodside Close near Kingston Bypass/A3 towards Tolworth Tower		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Metropolitan Open Land, cycle path: London Network 75		
4	Character Area and Key Characteristics Predominantly 1930's semi-detached properties of varying styles, some bungalows and detached properties, some later infill, particularly in the northern half of the area. Many alterations have occurred, but separation between properties generally retained. Some loss of front boundaries, but strong public realm mitigates impact. Variety of building materials including; brick, render, pebble-dash, tile hung bays, Tudor detailed bays, decorative brick and tile panels. Some sub areas of distinctive character notably at: Queens Gardens; mixed styles with some arts and crafts influences. Surbiton Hill Park; distinctive mansard fronted detached houses		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Topography falls gradually from north east to south west, with open elevated views, +30mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of Woodside Close with elevated driveways in view, with associated built form either side. Middle ground views are of the roundabout at the end of the close with further residential built form. Background views are of the top 10 storeys of Tollworth Tower.		
11	Likely seasonal and night time variation Little seasonal variation, night time variation will result in limited visibility of Tollworth Tower.		
12	Does the view contain designated or landmark features		

13	Does the view contain detracting features
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear, bright day

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 30		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 520444, N: 168267 View from Potters Grove towards New Malden Tower		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics A large area, south of the railway line with generally smaller plot sizes, tighter development and narrower street proportions. Properties closer to the High Street date back to the Victorian and Edwardian era and formed part of the core of the original Village of New Malden. Further out from Centre, west of South Lane, properties date back to the post war era. Green lane has wide proportions and significant grass verges with 1930's semi-detached properties and short terraces. Clay pantiles are a significant feature in this area in particular in South Park Grove and Franks Avenue. A distant view of the Apex and CI towers adjacent to the station and distinctive short terraces in an Arts and Crafts style with tile hung dormers and prominent chimneys create a dramatic character.		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Topography is flat, some enclosure from built form, +15m AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground and middle ground views are of Potters Road and the surrounding built form. Background views are of Malden Tower.		
11	Likely seasonal and night time variation Little seasonal variation, night time variation will result in limited visibility of Malden Tower.		
12	Does the view contain designated or landmark features		

13	Does the view contain detracting features
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear, bright day

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 31		APPRAISED BY: AM/SR	DATE: 12.04.2017
VIEWPOINT LOCATION: E: 521954, N: 168771 3x Views from Dukes Ave, Hillbrow and The Mount looking towards Beverley Park and Pyl Brook		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Metropolitan Open Land		
4	Character Area and Key Characteristics Beverley Park, quiet residential area, 2-2.5 storey Victorian dwellings within close proximity to railway line.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is general flat. Sycamore tree at entrance encloses the gateway to the park, +17.5m AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Recreational users		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground views are of residential road and entrance gate to the park, along with park railings. Middle ground views are of the public open space and the mature trees beyond. Background views are of the tall netting within the driving range/golf facility to the east of the park.		
11	Likely seasonal and night time variation No seasonal variation through increased visibility of the driving range in winter views. Night time variation will reduce the visibility of the park and driving range.		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	Overall Value of the View MEDIUM		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear and bright
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 35A		APPRAISED BY: AM/SR		DATE: 19.04.2017	
VIEWPOINT LOCATION: E: 520281, N: 166487				Publically Accessible? Yes	
View at the junction of Oakdene Drive and Collingwood Drive looking towards Tolworth Tower					
Viewing Location					
1	Nature of Access Footpath/Road				
2	Is the view static or part of a series of views Static				
3	Is the location designated				
4	Character Area and Key Characteristics Area with a strong planned road layout. Rapid development occurred following the laying out of the estate roads between 1930 and 1940. Area of predominantly long formal avenues. Generally wide street proportions with substantial grass verges. Large number of street trees combined with grass verges result in soft, landscaped feel. Formal road layout unifies variety in detailing to create an area with a largely cohesive character. Predominantly 1930's semi-detached properties of varying styles with some bungalows and detached properties. Many alterations have occurred, but separation between properties generally retained. Some loss of front boundaries, but strong public realm mitigates impact. Variety of building materials including; brick, render, pebbledash and Tudor detailed bays. Views to Tolworth and New Malden towers from Collingwood Avenue contribute to the area's sense of place as does the view to the Hogsmill nature reserve from Elm Close. The small retail parade on Tolworth Rise and the adjacent properties suffer from the impact of the physical environment of the A3.				
5	Are there any cultural connections between the viewpoint and elements in the view None				
6	Topography and enclosure Topography is elevated. Some enclosure from surrounding built form, +25m AOD				
	Overall Value of the Viewing Location MEDIUM				
The Viewer					
7	Who currently experiences the view? Residents				
8	Is the view an important part of the viewer's experience? No				
9	Who experienced the view historically?				
	Overall Sensitivity of the Viewer MEDIUM				
The View					
10	Description of foreground, middle ground and background Foreground views are of Collingwood Drive with a 3m grass verge on the eastern edge and built form on the western edge. Middle ground views are of residential properties further down				

	Collingwood Drive. Background views are of the top 4-5 storeys of Tolworth Tower.
11	Likely seasonal and night time variation No seasonal variation. Night time variation will reduce the visibility of Tolworth Tower.
12	Does the view contain designated or landmark features Tolworth Tower
13	Does the view contain detracting features
	Overall Value of the View MEDIUM-HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 35B		APPRAISED BY: AM/SR		DATE: 19.04.2017	
VIEWPOINT LOCATION: E: 520281, N: 166487				Publically Accessible? Yes	
View at the junction of Oakdene Drive and Collingwood Drive looking towards Tolworth Tower					
Viewing Location					
1	Nature of Access Footpath/Road				
2	Is the view static or part of a series of views Static				
3	Is the location designated				
4	Character Area and Key Characteristics Area with a strong planned road layout. Rapid development occurred following the laying out of the estate roads between 1930 and 1940. Area of predominantly long formal avenues. Generally wide street proportions with substantial grass verges. Large number of street trees combined with grass verges result in soft, landscaped feel. Formal road layout unifies variety in detailing to create an area with a largely cohesive character. Predominantly 1930's semi-detached properties of varying styles with some bungalows and detached properties. Many alterations have occurred, but separation between properties generally retained. Some loss of front boundaries, but strong public realm mitigates impact. Variety of building materials including; brick, render, pebbledash and Tudor detailed bays. Views to Tolworth and New Malden towers from Collingwood Avenue contribute to the area's sense of place as does the view to the Hogsmill nature reserve from Elm Close. The small retail parade on Tolworth Rise and the adjacent properties suffer from the impact of the physical environment of the A3.				
5	Are there any cultural connections between the viewpoint and elements in the view None				
6	Topography and enclosure Topography is elevated. Some enclosure from surrounding built form, +25m AOD				
	Overall Value of the Viewing Location MEDIUM				
The Viewer					
7	Who currently experiences the view? Residents				
8	Is the view an important part of the viewer's experience? No				
9	Who experienced the view historically?				
	Overall Sensitivity of the Viewer MEDIUM				
The View					
10	Description of foreground, middle ground and background Foreground views are of the northern end of Collingwood Drive and the junction with Oakdene Drive. Middle ground views are of Collingwood Drive further north, 2-3m wide grass verges,				

	mature street trees and residential built form. Background views are of the most westerly of the Malden Towers.
11	Likely seasonal and night time variation Some seasonal variation with views of both Malden Towers becoming visible in winter views. Night time variation will reduce the visibility of both towers.
12	Does the view contain designated or landmark features Malden Towers
13	Does the view contain detracting features
	<i>Overall Value of the View</i> MEDIUM-HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO:		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 520029, N: 166268 View from Warren Drive South looking towards Tolworth Tower		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics Area with a strong planned road layout. Rapid development occurred following the laying out of the estate roads between 1930 and 1940. Area of predominantly long formal avenues. Generally wide street proportions with substantial grass verges. Large number of street trees combined with grass verges result in soft, landscaped feel. Formal road layout unifies variety in detailing to create an area with a largely cohesive character. Predominantly 1930's semi-detached properties of varying styles with some bungalows and detached properties. Many alterations have occurred, but separation between properties generally retained. Some loss of front boundaries, but strong public realm mitigates impact. Variety of building materials including; brick, render, pebbledash and Tudor detailed bays. Views to Tolworth and New Malden towers from Collingwood Avenue contribute to the area's sense of place as does the view to the Hogsmill nature reserve from Elm Close. The small retail parade on Tolworth Rise and the adjacent properties suffer from the impact of the physical environment of the A3.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is slightly elevated from the road, +25.5mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, vehicles		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground view shows the A3 and the junction with Warren Drive South. Middle ground		

	views are of 2 storey residential properties along the A3, some street vegetation and central reservation street lighting. Background views show almost the entirety of Tolworth Tower and the lower rise hotel and offices next to it.
11	Likely seasonal and night time variation Little seasonal or night time variation.
12	Does the view contain designated or landmark features Tolworth Tower
13	Does the view contain detracting features
	<i>Overall Value of the View</i> MEDIUM - HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 37		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 520966, N: 166875		Publically Accessible? Yes	
View from Van Dyck Avenue towards Hogsmill Open Space			
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics Large area to both sides of the Malden Road of predominantly 1930's semi-detached properties bisected by Malden Road. Predominant house type is the side access, semi-detached pair with curved linking arch as seen in Blakes Avenue. Road layout is planned with predominantly curved street pat-tern. Significant pockets of distinctive housing, most notable at Meadow Hill and Barnfield; 1930's "Moderne", flat roofed, rendered, semi-detached properties. Generally excellently preserved, some with original "crittal" windows. Glebe Gardens; well detailed group of semi-detached proper detached pairs with consistent Tudor details. Brick ground floor with tile hung bays and half timbering to first floor. Significant views to open space of Fulham Football Training Ground from Blakes Lane and Motpur Park.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is flat, some enclosure from surrounding built form, +18mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, vehicles		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground view shows Van Dyck Avenue and some associated built form. Middle ground views show further down Van Dyck Avenue, street trees and more of the 2.5 storey built form. Background views show the top 3-4 storeys of Tolworth Tower.		
11	Likely seasonal and night time variation Night time views will reduce visibility of Tolworth Tower.		
12	Does the view contain designated or landmark features Tolworth Tower		

	Hogsmill Open Space: Metropolitan Open Land / Hogsmill Valley: Area of Archaeological Significance.
13	Does the view contain detracting features
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 38		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 520867, N: 166997		Publically Accessible? Yes	
View from Turner Road towards Hogsmill Open Space			
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics Large area to both sides of the Malden Road of predominantly 1930's semi-detached properties bisected by Malden Road. Predominant house type is the side access, semi-detached pair with curved linking arch as seen in Blakes Avenue. Road layout is planned with predominantly curved street pat-tern. Significant pockets of distinctive housing, most notable at Meadow Hill and Barnfield; 1930's "Moderne", flat roofed, rendered, semi-detached properties. Generally excellently preserved, some with original "crittal" windows. Glebe Gardens; well detailed group of semi-detached proper detached pairs with consistent Tudor details. Brick ground floor with tile hung bays and half timbering to first floor. Significant views to open space of Fulham Football Training Ground from Blakes Lane and Motpur Park.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is flat, some enclosure from surrounding built form, +18mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, vehicles		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground view shows Turner Road and some associated 2 – 2.5 storey built form. Middle ground views show further down the road, street trees, front garden vegetation and more of the 2.5 storey built form. Background views show the top 3-4 storeys of Tolworth Tower between the built form and front garden vegetation, although views are glimpsed.		
11	Likely seasonal and night time variation Night time views will reduce visibility of Tolworth Tower.		

12	Does the view contain designated or landmark features Tolworth Tower Hogsmill Open Space: Metropolitan Open Land / Hogsmill Valley: Area of Archaeological Significance.
13	Does the view contain detracting features
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 39		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 520911, N: 166932		Publically Accessible? Yes	
View from Landseer Road towards Hogsmill Open Space			
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics Large area to both sides of the Malden Road of predominantly 1930's semi-detached properties bisected by Malden Road. Predominant house type is the side access, semi-detached pair with curved linking arch as seen in Blakes Avenue. Road layout is planned with predominantly curved street pat-tern. Significant pockets of distinctive housing, most notable at Meadow Hill and Barnfield; 1930's "Moderne", flat roofed, rendered, semi-detached properties. Generally excellently preserved, some with original "crittal" windows. Glebe Gardens; well detailed group of semi-detached proper detached pairs with consistent Tudor details. Brick ground floor with tile hung bays and half timbering to first floor. Significant views to open space of Fulham Football Training Ground from Blakes Lane and Motpur Park.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is flat, some enclosure from surrounding built form, +18mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, vehicles		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground view shows Turner Road and some associated 2 – 2.5 storey built form. Middle ground views show further down the road, street trees, front garden vegetation and more of the 2.5 storey built form. Background views show the top 3-4 storeys of Tolworth Tower between the built form and front garden vegetation, although views are glimpsed.		
11	Likely seasonal and night time variation Night time views will reduce visibility of Tolworth Tower.		

12	Does the view contain designated or landmark features Tolworth Tower Hogsmill Open Space: Metropolitan Open Land / Hogsmill Valley: Area of Archaeological Significance.
13	Does the view contain detracting features
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 40A		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 520827, N: 166451 View from western end of Sheephouse Way towards Hogsmill Recreation Ground and Tolworth Tower		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics A linear area mainly to the north of the Malden Manor railway line, extending from Malden Road in the east to the Hogsmill River in the west. It contains a large area of mainly post-war council flats and houses laid out among generous landscaping. Central core around the Manor Public House, Mal-den Manor Station and the retail parade on Manor Drive North, set around a large landscaped roundabout. The east end of Sheephouse way consists of 4no. 5-storey blocks of flats set in extensive landscaping leading down to the Hogsmill Local Nature Reserve and long distance views to Tolworth Tower. The flats are in need of maintenance. The east end of Sheephouse Way contains a mix of flats and houses. Many of the flats front the Malden Road. The houses back onto the railway line, behind wide, landscaped verges.		
5	Are there any cultural connections between the viewpoint and elements in the view Hogsmill Open Space		
6	Topography and enclosure The open land is flat and open, +18.5AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, vehicles, recreational users of the open space		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM - HIGH		
The View			
10	Description of foreground, middle ground and background The foreground view shows Sheephouse Way with the adjacent 4 storey residential blocks and wide verges. Middle ground views show large mature parkland trees associated with the Hogsmill Open Space.		
11	Likely seasonal and night time variation Winter views may allow glimpses of Tolworth Tower.		

12	Does the view contain designated or landmark features Hogsmill Open Space: Metropolitan Open Land Hogsmill Valley: Area of Archaeological Significance
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 40B		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 521575, N: 166740 View from eastern end of Sheephouse Way towards Hogsmill Recreation Ground and Tolworth Tower		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics A linear area mainly to the north of the Malden Manor railway line, extending from Malden Road in the east to the Hogsmill River in the west. It contains a large area of mainly post-war council flats and houses laid out among generous landscaping. Central core around the Manor Public House, Mal-den Manor Station and the retail parade on Manor Drive North, set around a large landscaped roundabout. The east end of Sheephouse way consists of 4no. 5-storey blocks of flats set in extensive landscaping leading down to the Hogsmill Local Nature Reserve and long distance views to Tolworth Tower. The flats are in need of maintenance. The east end of Sheephouse Way contains a mix of flats and houses. Many of the flats front the Malden Road. The houses back onto the railway line, behind wide, landscaped verges.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure The open land is flat and open, +19.5AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, vehicles, cyclists.		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground view shows Sheephouse Way with the adjacent 2 and 3 storey post war residential properties. Middle ground views show street trees, grass verges and further built form. Background views show parkland trees alongside Hogsmill Open Space and glimpsed views of the top 4 storeys of Tolworth Tower.		
11	Likely seasonal and night time variation Winter views allow for clearer views of Tolworth Tower, night time views will reduce visibility of		

	Tolworth Tower entirely.
12	Does the view contain designated or landmark features Tolworth Tower
13	Does the view contain detracting features Overhead pylons.
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 44 / 45		APPRAISED BY: AM/SR		DATE: 19.04.2017	
VIEWPOINT LOCATION: E: 518278, N: 163138				Publically Accessible? Yes	
2x Views from Green Lane into Green Lane Farm, Green Belt land, and Areas of Archaeological Significance					
Viewing Location					
1	Nature of Access Public right of way				
2	Is the view static or part of a series of views Static				
3	Is the location designated No				
4	Character Area and Key Characteristics Semi-rural lane in Green Belt with Chessington Golf Centre and Green Lane area of nature conservation importance on western side. Detached properties set back from lane behind wide landscaped verges. Very long plots extending into green belt with significant views between properties through to open space beyond. Transition to open countryside beyond via unmade lanes between houses and at end of lane. Properties of mixed age and quality, but semi-rural character creates a cohesive area. Coachworks at end of lane has harmful impact on semi-rural character of lane due to number of parked vehicles. Townscape character of 20C single plot, compact footprint, small holdings, of one or two storey scale on extended plots with well planted gardens. The landscape character is twofold from the street; a greened, low density, well-spaced string of small scale buildings along a country lane; from the open countryside beyond, a view up a green hillside to a collection of rural scale buildings barely distinguishable behind the long rear garden plots.				
5	Are there any cultural connections between the viewpoint and elements in the view Hogmill Valley				
6	Topography and enclosure Open elevated views, +55m AOD				
	Overall Value of the Viewing Location MEDIUM				
The Viewer					
7	Who currently experiences the view? Residents				
8	Is the view an important part of the viewer's experience? No				
9	Who experienced the view historically?				
	Overall Sensitivity of the Viewer MEDIUM				
The View					
10	Description of foreground, middle ground and background Foreground views are of the driveway down towards farm buildings and 2m security gates. Middle ground views are of boundary vegetation and the expansive open space. Background views are of the hills in the far distance, rising above the open space.				

11	<p>Likely seasonal and night time variation Some seasonal variation may reveal more views of the distant hills, night time variation will result in the loss of visibility of the hills and the open space in the middle ground.</p>
12	<p>Does the view contain designated or landmark features Hogsmill Valley: Area of Archaeological Significance</p>
13	<p>Does the view contain detracting features Pylons</p>
	<p><i>Overall Value of the View</i> MEDIUM-HIGH</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Clear, bright day, good visibility.</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 46		APPRAISED BY: AM/SR	DATE: 19.04.2017
VIEWPOINT LOCATION: E: 517971, N: 163808 Views looking down Salmons Road and Effingham Road into Churchfields Recreation Ground		Publicly Accessible? Yes	
Viewing Location			
1	Nature of Access Public footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics Variety in age and style of housing. Significant views to land-scape of railway embankment from ends of Salmons Road and Ellingham Road. Mix of bungalows, detached and semi-detached properties. Grass verges, but few street trees.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is flat and open, +45.5m AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground views are of Salmons Road and the junction with Carlton Close. Middle ground views are of residential built form, street trees and boundary vegetation along the road. Background views are of taller mature parkland trees along the border of the railway and Churchfields Recreation Ground		
11	Likely seasonal and night time variation Winter views will enable views towards the railway line and the Recreation Ground.		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	Overall Value of the View MEDIUM		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear, bright day, good visibility.
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 47		APPRAISED BY: AM/SR	DATE: 19.04.2017
VIEWPOINT LOCATION: E: 518278, N: 163138 Views from Leatherhead Road looking SW towards Green Belt Land		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Public right of way		
2	Is the view static or part of a series of views Transient along road		
3	Is the location designated Green Belt Land		
4	Character Area and Key Characteristics Extensive area of green belt with the exception of the Barwell Business Park. Leather-head Road retains its rural character with landscaped verges. Extensive footpath net-work linking through to the bonesgate stream site of nature conservation importance and Castle Hill. The area contains a number of other sites of nature conservation importance including Winey Hill and part of Chessington Wood. Scattered farms including; Park Farm, Acre Hill Farmhouse and Barwell Court Farm. Farm buildings are not visible from Leatherhead Road and are accessed via Chalky Lane and Barwell Lane which have a rural open character with views to surrounding countryside.		
5	Are there any cultural connections between the viewpoint and elements in the view Hogmill Valley		
6	Topography and enclosure Topography is flat, enclosed by mature hedgerow, +57m AOD		
	Overall Value of the Viewing Location MEDIUM - LOW		
The Viewer			
7	Who currently experiences the view? Residents, pedestrians, cyclists		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground views are of the busy leatherhead road, pavement and associated housing. Middle ground views show further down the road with the mature hedgerow screening the Green Belt Land. Background views show high voltage pylons in the distance.		
11	Likely seasonal and night time variation Some seasonal variation may reveal more views of the Green Belt land.		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		

	Overall Value of the View MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear, bright day, good visibility.

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 67		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517792, N: 169550 Standing on Thames Side next to Horse Fair Quay looking towards Railway Bridge near Down Hall Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street.		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated Strategic Area of Special Character		
4	Character Area and Key Characteristics Character Area 5: Riverside North River Thames to the South, tall vegetation at the entrance to Canbury Gardens, railway bridge, sea cadet building, Burgoine Quay.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure Little enclosure. Topography is flat, +10AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of Thames Side and the River Thames with residential block facing out to the river. Middle distance view is of the railway bridge. Background view is of Canbury Gardens entrance along Down Hall Road.		
11	Likely seasonal and night time variation No seasonal variation. Views changes at night, Canbury Gardens will not be as evident and the River Thames becomes less prominent.		
12	Does the view contain designated or landmark features No		
13	Does the view contain detracting features Column lighting, railway bridge		

	Overall Value of the View MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 89		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517942, N: 169478 Standing at entrance of Vicarage Road looking west towards River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Street		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated Strategic Area of Special Character		
4	Character Area and Key Characteristics Character Area 5: Riverside North John Lewis building, riverside residential blocks		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure Somewhat enclosed by surrounding built form. Topography is flat, +10AOD		
	Overall Value of the Viewing Location LOW - MEDIUM		
The Viewer			
7	Who currently experiences the view? Cyclists, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW - MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of Vicarage Road with 15-17 Wood Street building to the right and John Lewis building to the left. Middle ground view is of hoarding alongside River Thames and clock tower at Turks Pier. Background view is of Marina Place and Becketts Place on western side of River Thames.		
11	Likely seasonal and night time variation No seasonal variation. Residential blocks to west of River Thames will be less visible at night.		
12	Does the view contain designated or landmark features John Lewis building: Secondary Landmark Sustrans route along Wood Street		
13	Does the view contain detracting features Graffiti covered hoardings		

	Overall Value of the View MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 111		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 520628, N: 169735 View from running track at Coombe Hill Junior School looking south towards Matlock Way		Publically Accessible? No	
Viewing Location			
1	Nature of Access From school athletics track (private property TBC)		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Hill/Coombe Hill Strategic Area of Special Character		
4	Character Area and Key Characteristics Coombe Hill Infants School and Coombe Hill Junior School form a cluster of low rise buildings of expanded footprint in an exceptionally high quality setting of ancient trees and numerous mature trees. It is characterised by its parkland grounds which sit behind the school on the escarpment to New Malden below, providing a natural undeveloped balance of informal parkland to the comparatively extensive built footprint. The landscape is well used for teaching with nature pond, outdoor 'class' areas of various sort including an ancient tree as a shady focal point, swimming pool, semi-enclosed spaces, playing pitches as well as places for informal play with accessible sinuous paths meandering through the sublime setting. Further development on this high quality open space may risk undermining the very special landscape character of the site and its contribution to the setting of the wider area. The trees on this site make a significant contribution to their surroundings.		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? School students and staff		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		

12	Does the view contain designated or landmark features View overlooks The Berg Estate, Local area of Special Character
13	Does the view contain detracting features None
	<i>Overall Value of the View</i> MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 115		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 520631, N: 167411 Views from junction of Windsor Ave and Thetford Road looking towards Hogsmill River and Green Lane Recreation Ground		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated Metropolitan Open Land, cycle path: London Network 75		
4	<p>Character Area and Key Characteristics</p> <p>An area of generally large plot sizes with wide street proportions and most parking provided on plot. Plots are generally long and relatively wide. Substantial Edwardian properties in Presburg Road, front boundaries generally intact with large front gardens and mature planting. Thetford Road has more mixed age development with substantial Edwardian houses and later small scale in-fill. Proportions are wide and there are many significant individually designed detached houses. Bodley Road again has substantial wide proportions containing largely substantial semi-detached properties dating back to the 1930's. Houses are in a variety of classic 1930's styles, including half-timbered details and swept gables. Oxford Crescent has narrower proportions with distinctive 1930's semi-detached properties with dominant tile hung, hipped roofed bays.</p> <p>At Windsor Avenue, the character of the area opens out dramatically, with views opening out to the sports ground. The existing close boarded fence currently reduces the amenity value of the open space. Bungalows on Windsor Avenue and Bazelgette Gardens were laid out as a small planned estate in the 1950's.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Topography is flat, some enclosure from trees within MOL but generally very open, +17mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		

<i>The View</i>	
10	<p>Description of foreground, middle ground and background Foreground view is of the junction of Thetford Road with Windsor Avenue facing into the MOL, with close board timber fencing and access gates. Middle ground view is of the recreation ground with dugouts. Background views are of boundary vegetation along the western boundary of the MOL.</p>
11	<p>Likely seasonal and night time variation Little seasonal variation, night time variation will result in limited visibility of the recreation ground and vegetation.</p>
12	<p>Does the view contain designated or landmark features</p>
13	<p>Does the view contain detracting features Close board fencing.</p>
	<p><i>Overall Value of the View</i> MEDIUM</p>
<i>CONSTRAINTS TO APPRAISAL</i>	
14	<p>Conditions at the time of view appraisal Clear, bright day</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 116A		APPRAISED BY: AM/SR	DATE: 12.04.2017
VIEWPOINT LOCATION: E: 517892, N: 169150 Views from Park View towards Beverley Park		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Metropolitan Open Land		
4	Character Area and Key Characteristics Beverley Park, quiet residential area, 2-2.5 storey Victorian dwellings within close proximity to railway line.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is general flat. Perimeter trees to the park provide some enclosure to the space, approximately +17.5m AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, recreational users		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground views are of residential road and entrance gate to the park, along with park railings. Middle ground views are of the public open space and the mature trees beyond. Background views are of the tall netting within the driving range/golf facility to the east of the park.		
11	Likely seasonal and night time variation No seasonal variation through increased visibility of the driving range in winter views. Night time variation will reduce the visibility of the park and driving range.		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	Overall Value of the View MEDIUM		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear and bright
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 119B		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 520387, N: 166744 View in Elm Close looking towards Hogsmill River		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	<p>Character Area and Key Characteristics Area with a strong planned road layout. Rapid development occurred following the laying out of the estate roads between 1930 and 1940. Area of predominantly long formal avenues. Generally wide street proportions with substantial grass verges. Large number of street trees combined with grass verges result in soft, landscaped feel. Formal road layout unifies variety in detailing to create an area with a largely cohesive character.</p> <p>Predominantly 1930's semi-detached properties of varying styles with some bungalows and detached properties. Many alterations have occurred, but separation between properties generally retained. Some loss of front boundaries, but strong public realm mitigates impact. Variety of building materials including; brick, render, pebbledash and Tudor detailed bays. Views to Tolworth and New Malden towers from Collingwood Avenue contribute to the area's sense of place as does the view to the Hogsmill nature reserve from Elm Close. The small retail parade on Tolworth Rise and the adjacent properties suffer from the impact of the physical environment of the A3.</p>		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Topography is gently sloping towards the open space in the east, some enclosure from surrounding built form, +21mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground view shows residential built form leading down Elm Close with footpath and low		

	wall boundaries. Middle ground views are of the eastern end of Elm Close with the iron fencing. Background views are of mature vegetation associated with Hogsmill Open Space.
11	Likely seasonal and night time variation Seasonal variation will permit more open views into Hogsmill Open Space.
12	Does the view contain designated or landmark features None
13	Does the view contain detracting features Security fencing
	Overall Value of the View MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear day, good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 120		APPRAISED BY: AM/SR	DATE: 19.04.17
VIEWPOINT LOCATION: E: 521575, N: 166740		Publically Accessible? Yes	
View from Malden Road into Manor Park			
Viewing Location			
1	Nature of Access Footpath and road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No.		
4	Character Area and Key Characteristics Predominantly 1930's semi-detached properties with cohesive details, laid out as planned estates. Some particularly distinctive properties at Meadow Hill in the "Moderne" style. There is a large area of post war council flats and houses along Sheephouse Way set in a generous landscape. Older development focused around St. John the Baptist Church and the Plough Green, with some properties dating back to the mid Victorian era.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure The open land is flat with mature trees around the boundary, obscuring clear views into the park but allowing glimpsed views in. +19.5m AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, vehicles, cyclists, recreation space users.		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground view shows the grass verge between Malden Road and Manor park, with the post and rail boundary fence. Middle ground views show the footpath leading into the recreation ground and the westernmost boundary vegetation screening views of the park. Background views show the open space with goal posts and eastern boundary vegetation, approximately 3-4m in height.		
11	Likely seasonal and night time variation Winter views allow clearer views into the park through the dense vegetation but will still provide a good visual barrier to the road. Night time views will reduce the view of the park altogether.		
12	Does the view contain designated or landmark features None		

13	<p>Does the view contain detracting features Overhead pylons. Boundary vegetation could be considered a detracting feature due to its screening of the open space.</p>
	<p><i>Overall Value of the View</i> MEDIUM - LOW</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Clear day, good visibility</p>

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 121B		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: Views from West Barnes Lane towards Fulham Rec Ground – OLD MALDEN		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated		
4	Character Area and Key Characteristics 1930s residential		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Generally Flat, open views		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents,		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background - Residential to foreground with road and hedgerow/mature trees to middle ground with the training indoor pitch building of Fulham FC in the background.		
11	Likely seasonal and night time variation Winter views will not alter the overall available view. Night time unknown.		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features Lighting at Crossing		
	Overall Value of the View MEDIUM		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal Good Visibility		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 121C		APPRAISED BY: AM	DATE: 18.04.17
VIEWPOINT LOCATION: Hopton Gardens towards Fulahm Rec Ground – OLD MALDEN		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated		
4	Character Area and Key Characteristics 1930s residential		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure Generally Flat, open views		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents,		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background - Residential to foreground with road and hedgerow/mature trees to middle ground with the training indoor pitch building of Fulham FC in the background.		
11	Likely seasonal and night time variation Winter views will not alter the overall available view. Night time unknown.		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features Lighting at Crossing		
	Overall Value of the View MEDIUM		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal Good Visibility		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 123		APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 519621, N: 165091 Views along Jubilee Way looking into King Georges Playing Field. TOLWORTH		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Access from Jubilee Way from entrance to King Georges Field, King George Field Bowls Club and Tolworth Skate park Bowl.		
2	Is the view static or part of a series of views Series of views from Jubilee Way. Static view within playing field		
3	Is the location designated		
4	Character Area and Key Characteristics Well maintained field and football pitch with views obtained towards Tolworth Tower. The park is enclosed by industrial buildings and residential to the north, and surrounded by tall metal perimeter fencing which detracts from the playing field. Jubilee Way is a busy road with narrow footpath.		
5	Are there any cultural connections between the viewpoint and elements in the view This large area of open space is named after King George V whose jubilee in 1935 was commemorated in Jubilee Way. The park is largely grassed with scattered mature trees including oak. Near the bowling green are a number of rose beds, and some new planting of trees in the southern field.		
6	Topography and enclosure The playing field is generally flat with views beyond to residential properties and the park is bounded to Jubilee Way by fencing.		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Users of the Playing field, football pitch and stake park. Recreation and walking.		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The park is largely open with large mature trees in the foreground and middle ground with panoramic views obtained across the park. The skyline is punctuated by Tolworth Tower seen beyond the tree canopies.		
11	Likely seasonal and night time variation Winter views enable glimpsed views beyond to residential and industrial buildings which are		

	largely screened in summer views.
12	Does the view contain designated or landmark features Tolworth Tower
13	Does the view contain detracting features Detracting features: Palisade perimeter fencing, narrow footpath and gated entrance make the park unwelcoming.
	Overall Value of the View LOW- MEDIUM
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast day views available to top floor of Tolworth Tower.

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 124i		APPRAISED BY: AM/SR	DATE: 19.04.2017
VIEWPOINT LOCATION: E: 520886, N: 165466 Views along Worcester Park Road and B284 into MOL land (opposite entrance to sports club)		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath/Road		
2	Is the view static or part of a series of views Series (124 series)		
3	Is the location designated No		
4	Character Area and Key Characteristics The Hogsmill River forms the southern edge of this character area. Its amenity value is relatively hidden behind a thick landscaped boundary with Worcester Park Road. Footpaths do run alongside the river, however, there is scope to improve the access to the footpath network. Some fine villas set in the landscape still remain with Riverhill House which appears on the 1868 Surrey map, still surviving as the Surbiton Town Sports Club House. The slightly later coach house forms the focal point of the mobile home park arranged around it. There is scope for improvements to the car park to improve the setting of the surrounding buildings. Access into the area from Worcester Park Road and Old Malden Lane is mainly via narrow lanes, formerly the drives to historic houses. Glimpses through to Iris House and The Riverclub, built at the beginning of the 20thC, contribute towards the rural character of the area. The Old Kingston Road area is of mixed character with a variety of land uses and little visual access to the open space beyond. Old Kingston Road itself has mixed age residential at its northern end with the former Tolworth Court Farm Cottages at its southern end. Tolworth Court Farm is a local nature reserve.		
5	Are there any cultural connections between the viewpoint and elements in the view Riverhill Area of Archaeological Significance		
6	Topography and enclosure Topography is flat. Some enclosure from dense tree boundary, +20m AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, recreation, cyclists		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground views are of Worcester Park Road and the entrance to the sports ground. Dense roadside vegetation prevents further views.		

11	<p>Likely seasonal and night time variation Some seasonal variation with views of the sports ground being more visible in winter views. Night time variation will prevent any views into the sports ground.</p>
12	<p>Does the view contain designated or landmark features None</p>
13	<p>Does the view contain detracting features Dense, mature vegetation</p>
	<p><i>Overall Value of the View</i> MEDIUM</p>
<p>CONSTRAINTS TO APPRAISAL</p>	
14	<p>Conditions at the time of view appraisal Clear and bright</p>

Royal Borough of Kingston: Views Study

High, Medium, Low

- Appraisal View 182

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 182		APPRAISED BY: AM/SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E: 517975, N: 168757 View to the County Hall from Bittoms footpath/car park entrance		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated		
4	Character Area and Key Characteristics Character area 9: Civic and Townscape Characteristics are the County Hall, access to the car park for Kingston Crown Court, quiet residential road along the Bittoms and 1930's residential properties.		
5	Are there any cultural connections between the viewpoint and elements in the view View of the County Hall which is a primary landmark.		
6	Topography and enclosure Topography is flat, approximately +8.00AOD. There is some enclosure from the County Hall building, looking through the forecourt to the south.		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Pedestrians and vehicles exiting the Crown Court carpark		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background Foreground views are of Bittoms road facing towards the entrance to the County Hall car park. Middle ground views are of the internal parking courtyard to the County Hall. Background views are of the southern side of the County Hall building with further parking visible.		
11	Likely seasonal and night time variation No seasonal variation. Night time variation will be a lot darker and most likely not well lit, with the County Hall's southern edge not being visible.		
12	Does the view contain designated or landmark features Surrey County Hall: Grade II Listed/Primary Landmark.		
13	Does the view contain detracting features Car Parking.		

	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

Royal Borough of Kingston: Views Study

High, High, Low

- Appraisal View 81

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 81		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:517795, N:168996 Standing in High Street at junction of Kingston Hall Road looking north towards Ancient Market		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated Kingston Old Town Conservation Area Kingston Town Centre Area of Archaeological Significance		
4	Character Area and Key Characteristics 3-4 storey town centre mixed use built form, serving as the main access road into the town centre from the south. Varied amounts of on street parking and a key bus route through the town centre.		
5	Are there any cultural connections between the viewpoint and elements in the view Entrance to Ancient Market		
6	Topography and enclosure Strong enclosure from 3-4 storey built form. Topography is flat, +8mAOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background Foreground is of Kingston Hall Road and associated built form facing towards the Ancient Market. Middle ground view is of built form along Kingston Hall Road and entrances to side passages leading through to the River Thames. Background view is of the entrance to the Ancient Market.		
11	Likely seasonal and night time variation No seasonal or night time variation.		
12	Does the view contain designated or landmark features 17 and 40 High Street Grade II Listed 42-46, 38, 34, 32, 30 High Street Building of Townscape Merit		

13	Does the view contain detracting features
	<i>Overall Value of the View</i> HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

Royal Borough of Kingston: Views Study

Medium, Medium, Low

- Appraisal View 50
- Appraisal View 52
- Appraisal View 125
- Appraisal View 126
- Appraisal View 133
- Appraisal View 171 & 64

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 50		APPRAISED BY: AM/SR	DATE: 12.04.17
VIEWPOINT LOCATION: E: 518877, N: 169362 Fairfield North (at the junction of London Road and the A2043) to Clarence Street (as far as All Saints Church)		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics The London Road has a poor public realm. It is a traffic and speed dominated street. People crossing the street pass through pedestrian cages. Traffic signals do not prioritise people or cyclists. St.Peter's Church is a resolute piece of architecture which acts as a landmark. Whilst the edges to the street are active, the environment (air, noise, speed) is poor because of the absolute domination here by the motor car which does not encourage people to walk or pause. The space is one to get-out-of-quick, as evidenced by the long-term empty ground floor shop/office units at 158-178.		
5	Are there any cultural connections between the viewpoint and elements in the view No		
6	Topography and enclosure Topography is flat, some enclosure from built form, +9.5mAOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Residents, pedestrians, vehicles		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background No photo taken, view discounted due to no views of All Saints Church.		
11	Likely seasonal and night time variation N/A		
12	Does the view contain designated or landmark features None		
13	Does the view contain detracting features Busy road leading into Kingston Town Centre		

	Overall Value of the View LOW
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear, bright day

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 52		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517760, N: 169271 Riverside Walk (near Bishops Hall) looking towards All Saints Church		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Thames Walk footpath		
2	Is the view static or part of a series of views Static View. (no view of All Saints Church)		
3	Is the location designated View is taken within the Kingston Old Town Conservation Area, Key Area of Conservation and Strategic Area of Special Character.		
4	Character Area and Key Characteristics Character Area 7: Riverside South – Old Town Conservation Area Building underpass, views to Thames Street through alley way		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure Enclosed by riverside built form. Topography is flat, +9AOD		
	Overall Value of the Viewing Location HIGH		
The Viewer			
7	Who currently experiences the view? Pedestrians, shoppers, tourists		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background Foreground view is of dark enclosed alley way and riverside built form. Middle ground view is of steel bollards and residential parking area. Background view is of Thames Street and associated shop.		
11	Likely seasonal and night time variation No seasonal variation. View will differ at night, Thames Street will not be as visible.		
12	Does the view contain designated or landmark features 15-17 Thames Street: Building of Townscape Merit		
13	Does the view contain detracting features Dark enclosed alley way		
	Overall Value of the View MEDIUM		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear Day good visibility
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 125		APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 516973, N: 160732 Leatherhead Road looking into Rushett Farm CHESSINGTON		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Limited public Access		
2	Is the view static or part of a series of views Series of views from leatherhead Road		
3	Is the location designated Green Belt, MOL		
4	Character Area and Key Characteristics Leatherhead Road dominates the area with Rushett Lane acting as an important route linking with Epsom.		
5	Are there any cultural connections between the viewpoint and elements in the view Rushetts Farm (Listed Building) Byhurst Farm, 19 th Century Hamlet.		
6	Topography and enclosure Enclosed by mature vegetation, generally flat farmland		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? Recreational users, cyclists, ramblers		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Open views of agricultural field's background and skyline of mature trees beyond to Hospital.		
11	Likely seasonal and night time variation Winter views will be more open. Night time unknown.		
12	Does the view contain designated or landmark features GreenBelt land		
13	Does the view contain detracting features 132kV Pylon		
	Overall Value of the View MEDIUM		
CONSTRAINTS TO APPRAISAL			

14	Conditions at the time of view appraisal Overcast
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 126		APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 518986, N: 163602 View from Filby Road looking into Green Belt and MOL land on both sides. CHESSINGTON		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access PRoW, Hogsmill Walk		
2	Is the view static or part of a series of views Series of views along Filby Road		
3	Is the location designated Green Belt, MOL		
4	Character Area and Key Characteristics Dense tree belts and mature woodland undergrowth, open space with footpath from road, overhead pylon, fenced and gated.		
5	Are there any cultural connections between the viewpoint and elements in the view Links to Hogsmill, Links to Horton Country Park		
6	Topography and enclosure Enclosed by mature vegetation, generally flat		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Recreational users, cyclists, ramblers		
8	Is the view an important part of the viewer's experience? Yes		
9	Who experienced the view historically? unknown		
	Overall Sensitivity of the Viewer MEDIUM - HIGH		
The View			
10	Description of foreground, middle ground and background Mature woodland cover, grassland, views of overhead pylons.		
11	Likely seasonal and night time variation Winter views will be more open. Night time unknown.		
12	Does the view contain designated or landmark features No		
13	Does the view contain detracting features 132kV Pylon		
	Overall Value of the View LOW		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Overcast
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 133		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 522438, N: 169211 Strategic vista from Raynes Park Recreation Ground towards Kingston		Publically Accessible? No	
Viewing Location			
1	Nature of Access From open space		
2	Is the view static or part of a series of views Static		
3	Is the location designated None		
4	Character Area and Key Characteristics Open space, low rise residential built form surrounding recreation ground, dense boundary vegetation screening views of Kingston and the adjacent A3 main road		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Mature deciduous trees surrounding the recreation ground, topography is flat with the elevated A3 main road, +18m AOD		
	Overall Value of the Viewing Location MEDIUM		
The Viewer			
7	Who currently experiences the view? Recreation ground users, surrounding residents		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background Foreground view is of the recreation ground and surrounding perimeter trees. Middle ground views are of the A3 main road that runs north to south, adjacent to the site. Background views are of a glimpsed view of taller residential built form facing west.		
11	Likely seasonal and night time variation Seasonal variation from increased visibility of the A3 main road through the recreation ground perimeter vegetation, but still no views of Kingston Town Centre. Night time views will differ as the A3 main road becomes more prominent due to increased artificial light.		
12	Does the view contain designated or landmark features None		
13	Does the view contain detracting features Elevated A3 main road to the west of the viewpoint		

	Overall Value of the View LOW
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear Day good visibility

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 171/64		APPRAISED BY: AM/SR		DATE: 06.04.17	
VIEWPOINT LOCATION: E: 518256, N: 169530 View taken from outside Kingston Railway Station and looks across Wood Street and Fife Road				Publically Accessible? Yes	
Viewing Location					
1	Nature of Access Footpath.				
2	Is the view static or part of a series of views Static View.				
3	Is the location designated No.				
4	Character Area and Key Characteristics Character Area 4: Kingston Station and its Approaches. Kingston Railway Station, Wood Street, Fife Road, 3 storey mixed use built form.				
5	Are there any cultural connections between the viewpoint and elements in the view No.				
6	Topography and enclosure Some enclosure down Fife Road. Topography is flat, +10AOD				
	Overall Value of the Viewing Location LOW				
The Viewer					
7	Who currently experiences the view? Cyclists, pedestrians, shoppers, vehicles.				
8	Is the view an important part of the viewer's experience? Yes				
9	Who experienced the view historically?				
	Overall Sensitivity of the Viewer MEDIUM				
The View					
10	Description of foreground, middle ground and background Foreground view is of Wood Street looking towards Fife Road. Middle Ground view is of Fife Road and the 3 storey built form leading down to Clarence Street.				
11	Likely seasonal and night time variation No seasonal variation. Night time views will differ very little as Wood Street will remain active and Fife Road will be well lit.				
12	Does the view contain designated or landmark features Facing into Strategic Area of Special Character				
13	Does the view contain detracting features				
	Overall Value of the View MEDIUM				

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear Day good visibility
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Royal Borough of Kingston: Views Study

Medium, Low, Low

- Appraisal View 127
- Appraisal View 130 & 131

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 127		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:516668, N:159978		Publically Accessible? Yes	
Views from neighbouring properties along Leatherhead Road looking east into Green Belt land			
Viewing Location			
1	Nature of Access Footpath		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics The A243 (Leatherhead Road) is the main route through the area, gradually changing in character from rural in the south to being lined with suburban properties at its northern end. The Leatherhead Road carries large numbers of vehicles and is prone to peak time congestion which has a detrimental impact on the character of surrounding properties. Bridge Road, appears as a dual carriageway and Moor Lane, mark the northern boundary of the area, linking Ewell and Hook. The generous dimensions of Bridge Road combined with the lack of street trees create a traffic route with little townscape quality. It has significant potential for improvements, with new tree planting creating a green route.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Enclosure from roadside vegetation and adjacent built form. +67m AOD		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? Cyclists, walkers, road users		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		
The View			
10	Description of foreground, middle ground and background The foreground and middle ground views are of the roadside vegetation offering glimpses through to the wider landscape background views.		
11	Likely seasonal and night time variation Clearer views through to the wider landscape in winter		
12	Does the view contain designated or landmark features None		

13	Does the view contain detracting features Roadside vegetation
	<i>Overall Value of the View</i> LOW
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 130 / 131		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:520176, N:165268		Publically Accessible? Yes	
2x Views along Kingston Road looking west into MOL Land and Sites of Importance for Nature Conservation			
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated None		
4	Character Area and Key Characteristics Kingston Road presents an extremely poor built environment that has suffered from car, lorry, and bus dominance at the expense of people living there and moving along by foot or bike. Eroded front boundaries. A feeling of architectural depression and having given-up. Total dominance by car. Very useful landscape resource behind of a recreation ground and a cemetery but not tangible assets. Long gardens to houses backing onto the recreation ground appear unused with weeds 6 feet (2m) high filling lawns in many. There are street trees but leakage at every major junction/ access where highway dominates. Area desperately needs an action plan to salvage what good is left and to radically improve public realm. It is presently a 3.5 lane road including a bus lane heading in to Kingston. Needs architectural restoration. Where commercial use exists its frontage works against success of the area. Cambridge Road: The height and mass of the tower blocks are well set apart—the key character issue is the ground level which is disturbing. The public realm has disappeared. No ownership, unclear routes. Garages as inactive edge. Suggest remodelling blocks/removing garages. Potential to redevelop estate with replacement taller towers with clearer defined, high quality groundscape. The buildings of Cambridge Gardens make a strong and interesting townscape, enhancing the architecture of the area.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Enclosure from roadside vegetation and adjacent built form. +24m AOD		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? Cyclists, walkers, road users		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer MEDIUM		

<i>The View</i>	
10	Description of foreground, middle ground and background The foreground and middle ground views are of the roadside vegetation offering glimpses through to the wider landscape background views.
11	Likely seasonal and night time variation Clearer views through to the wider landscape in winter
12	Does the view contain designated or landmark features None
13	Does the view contain detracting features Roadside vegetation
	<i>Overall Value of the View</i> LOW
<i>CONSTRAINTS TO APPRAISAL</i>	
14	Conditions at the time of view appraisal Clear and bright

Royal Borough of Kingston: Views Study

High, Low, Low

- Appraisal View 184

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 184		APPRAISED BY: AM / SR	DATE: 06.04.2017
VIEWPOINT LOCATION: E:519207, N:170132 View from Alexandra Road		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Footpath, road		
2	Is the view static or part of a series of views Static		
3	Is the location designated No		
4	Character Area and Key Characteristics Predominant character is 2-storey Victorian with a 3-storey building opposite St.Paul's church, responding to that scale. A modern 3-storey flat block. The Kingdom Hall is single storey and feels too low – better to be double height to continue the enclosure typical of the lhs neighbour which would be coherent with the rest of the street and the 1-storey school grounds. Strong front boundaries and planted front gardens. Cherry-wood Close has no front boundaries but it is well looked after and designed for integration, its detail partially offsets the boundary loss.		
5	Are there any cultural connections between the viewpoint and elements in the view None		
6	Topography and enclosure Enclosed by built form, topography is sloping west. +15m AOD		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? Pedestrians		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background Foreground is of Alexandra Road and adjacent built form. Middle ground is of properties at end of Alexnadra Road. Background views show occasional glimpses of St Agatha's Church.		
11	Likely seasonal and night time variation No variation.		
12	Does the view contain designated or landmark features <ul style="list-style-type: none"> St Agatha's Church Grade II Listed 		
13	Does the view contain detracting features Built form		

	Overall Value of the View HIGH
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Clear and bright

Royal Borough of Kingston: Views Study

Low, Low, Low

- Appraisal View 88
- Appraisal View 117
- Appraisal View 118
- Appraisal View 122
- Appraisal View 129

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 88		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517938, N: 169420 Standing on walkway bridge between Bentalls and Car Park looking towards River Thames		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Through Bentalls shopping centre		
2	Is the view static or part of a series of views Static View.		
3	Is the location designated No		
4	Character Area and Key Characteristics Character Area 5: Riverside North Taken from walkway from Bentalls over Wood Street. Glimpses of Turks Pier and clock tower.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure Completely enclosed by walkway. Vista is enclosed by residential blocks along riverside Topography is flat, +10AOD		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? Shoppers		
8	Is the view an important part of the viewer's experience? No		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background Foreground view is of the elevated walkway between Bentalls shopping centre and the multi-storey car park. Middle ground view is of residential blocks and Turks Pier by the River Thames. Background is of Marina Place on the western side of the River Thames.		
11	Likely seasonal and night time variation No seasonal variation. Views unavailable at night.		
12	Does the view contain designated or landmark features No		
13	Does the view contain detracting features View is restricted to glimpses of the River Thames due to built form obscuring views.		
	Overall Value of the View LOW		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Clear Day good visibility
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 117		APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 519692, N: 165192 View from roadside looking into MOL from Jubilee Way. TOLWORTH		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Limited access, one access point from Kingston Road.		
2	Is the view static or part of a series of views Static view within MOL. Limited transient glimpsed views.		
3	Is the location designated MOL		
4	Character Area and Key Characteristics Well maintained field open green space with numerous footpaths connecting to residential areas. The perimeter of the open space is defined by mature trees. Overall the land is in good condition.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure The land is generally flat and low lying the view from the road is very limited due to the enclosure. The viewing location is from the foot and footpath along Kingston Road but there are limited views into the land due to the vegetation. There are no open views from Jubilee Way.		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? Mainly road users and recreational users walking to the open space.		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background The land is largely open with large mature trees in the foreground and middleground with panoramic views obtained across the park. The skyline is formed by tree canopies.		
11	Likely seasonal and night time variation Winter views enable glimpsed views beyond to residential and industrial buildings which are largely screened in summer views.		
12	Does the view contain designated or landmark features No		
13	Does the view contain detracting features Kingston Road is a busy dual carriageway		

	Overall Value of the View LOW
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 118		APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 519968, N: 165760 View along Donald Woods Gardens towards Kingston University Recreation ground. TOLWORTH		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Donald Woods Gardens private residential road. Access into Recreation ground from road.		
2	Is the view static or part of a series of views Static glimpsed view.		
3	Is the location designated MOL		
4	Character Area and Key Characteristics Well maintained fields for university recreation with sports pavilions, football pitch and tracks. The fields are aligned with mature trees,		
5	Are there any cultural connections between the viewpoint and elements in the view No,		
6	Topography and enclosure The playing field is generally flat with views beyond to residential properties.		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? University students. Users of the Playing field, football pitch and stake park.		
8	Is the view an important part of the viewer's experience? No. There are very limited glimpsed views from Donald Woods Gardens.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background Donald Woods Gardens is typically semi-detached recent 2 and 3 storey residential development. Street trees and tall hedgerow align property frontages. Background views are limited but where seen are beyond to the recreational ground.		
11	Likely seasonal and night time variation Winter views enable glimpsed views beyond to into the recreational ground which would largely be screened from ground floor views in the summer.		
12	Does the view contain designated or landmark features No.		
13	Does the view contain detracting features No.		
	Overall Value of the View LOW- MEDIUM		

CONSTRAINTS TO APPRAISAL

14	Conditions at the time of view appraisal Overcast day views were glimpsed towards playing field.
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APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 122		APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 517312, N: 164073 Views from the end of Mansfield Road, Clayton Road and at junction of Hook Road and Priory Road into Green Belt land and Sites for Importance for Nature Conservation. CHESSINGTON NORTH		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Limited gated and locked access into Green belt land from Mansfield Road, Clayton Road and Hook Road.		
2	Is the view static or part of a series of views Static and transient glimpsed views from roads.		
3	Is the location designated No. View is towards Green Belt land and Sites for Importance for Nature Conservation.		
4	Character Area and Key Characteristics Houses range in age and are typically semi-detached 2 storey on both quiet and busy residential roads.		
5	Are there any cultural connections between the viewpoint and elements in the view No,		
6	Topography and enclosure The open land is flat with mature trees forming the skyline.		
Overall Value of the Viewing Location LOW			
The Viewer			
7	Who currently experiences the view? Residents, Road users.		
8	Is the view an important part of the viewer's experience? No. There are very limited glimpsed views from the roads.		
9	Who experienced the view historically?		
Overall Sensitivity of the Viewer LOW			
The View			
10	Description of foreground, middle ground and background The foreground typically comprises footpath, chain link fencing and mature trees. The Background is open fields and mature trees to the horizon.		
11	Likely seasonal and night time variation Winter views enable glimpsed views beyond to into the open space which would largely be screened from ground floor views in the summer.		
12	Does the view contain designated or landmark features No.		
13	Does the view contain detracting features No.		

	Overall Value of the View LOW
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast day

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 129		APPRAISED BY: AM	DATE: 23.03.17
VIEWPOINT LOCATION: E: 519692, N: 165192 View along Jubilee Way looking south into MOL land and Sites of Importance for Nature Conservation		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access Limited access, one access point from Kingston Road.		
2	Is the view static or part of a series of views Static view within MOL. Limited transient glimpsed views.		
3	Is the location designated MOL		
4	Character Area and Key Characteristics Well maintained field open green space with numerous footpaths connecting to residential areas. The perimeter of the open space is defined by mature trees. Overall the land is in good condition.		
5	Are there any cultural connections between the viewpoint and elements in the view No.		
6	Topography and enclosure The land is generally flat and low lying the view from the road is very limited due to the enclosure. The viewing location is from the foot and footpath along Kingston Road but there are limited views into the land due to the vegetation. There are no open views from Jubilee Way.		
	Overall Value of the Viewing Location LOW		
The Viewer			
7	Who currently experiences the view? Mainly road users and recreational users walking to the open space.		
8	Is the view an important part of the viewer's experience? No.		
9	Who experienced the view historically?		
	Overall Sensitivity of the Viewer LOW		
The View			
10	Description of foreground, middle ground and background The land is largely open with large mature trees in the foreground and middleground with panoramic views obtained across the park. The skyline is formed by tree canopies.		
11	Likely seasonal and night time variation Winter views enable glimpsed views beyond to residential and industrial buildings which are largely screened in summer views.		
12	Does the view contain designated or landmark features No		
13	Does the view contain detracting features Kingston Road is a busy dual carriageway		

	Overall Value of the View LOW
CONSTRAINTS TO APPRAISAL	
14	Conditions at the time of view appraisal Overcast

Royal Borough of Kingston: Views Study

No View

- Appraisal View 5
- Appraisal View 6
- Appraisal View 19
- Appraisal View 32
- Appraisal View 33
- Appraisal View 42
- Appraisal View 43
- Appraisal View 56
- Appraisal View 65
- Appraisal View 73
- Appraisal View 74
- Appraisal View 83
- Appraisal View 87
- Appraisal View 90
- Appraisal View 98
- Appraisal View 102
- Appraisal View 109
- Appraisal View 114
- Appraisal View 128
- Appraisal View 134
- Appraisal View 135
- Appraisal View 136
- Appraisal View 137
- Appraisal View 138
- Appraisal View 140
- Appraisal View 141
- Appraisal View 142
- Appraisal View 143
- Appraisal View 147
- Appraisal View 149
- Appraisal View 162
- Appraisal View 170
- Appraisal View 174
- Appraisal View 175
- Appraisal View 176
- Appraisal View 177
- Appraisal View 178
- Appraisal View 179
- Appraisal View 180
- Appraisal View 181

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 5		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 515807, N:168439 View from Hampton Court Palace down the Avenue towards the Queens Promenade terminating near junction of Palace Road and Portsmouth Road VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 6		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 515807, N:168439 View from Hampton Court Palace terminating at Seething Wells		Publically Accessible? No	
VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 19		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: View from Corkran Road looking NW towards Lovelace Road NO VIEW AVAILABLE		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 32		APPRAISED BY: AM/SR	DATE: 12.04.2017
VIEWPOINT LOCATION: E: 521896, N: 168664 3x Views from Dukes Ave, Hillbrow and The Mount looking towards Beverley Park and Pyl Brook		Publically Accessible? Yes	
DUPLICATE VIEW – NOT APPRAISED			
<i>Viewing Location</i>			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
<i>The Viewer</i>			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
<i>The View</i>			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 33		APPRAISED BY: AM/SR	DATE: 12.04.2017
VIEWPOINT LOCATION: E: 521898, N: 168540 3x Views from Dukes Ave, Hillbrow and The Mount looking towards Beverley Park and Pyl Brook		Publically Accessible? Yes	
DUPLICATE VIEW – NOT APPRAISED			
<i>Viewing Location</i>			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
<i>The Viewer</i>			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
<i>The View</i>			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 42		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: 2x Views from Chantry Road /Drake Road looking towards Bonesgate Open Space NO VIEW AVAILABLE		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 43		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: View from Kingston Road towards Tolworth Tower NO VIEW AVAILABLE		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 56		APPRAISED BY: AM/SR	DATE: 27.04.17
VIEWPOINT LOCATION: E: 517644,N:169091 Standing in Barge Walk looking directly opposite towards Guildhall		Publically Accessible? No	
VIEW DISCOUNTED – DUPLICATE VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 65		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: Standing outside entrance to Guildhall looking north towards All Saints Church		Publically Accessible? Yes	
NOT APPRAISED – DUPLICATE VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 73		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E: 517820, N: 169059 Outside Emms Passage looking towards Guildhall NOT APPRAISED – NO VIEW		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer’s experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 74		APPRAISED BY: AM/SR	DATE: 05.04.17
VIEWPOINT LOCATION: E:517795, N:169033 Rams Passage to High Street (and vice versa in Plan 20 of K+20)		Publically Accessible? Yes	
NOT APPRAISED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 83		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 518020, N: 169797 Standing half way down Sury Basin looking towards Canbury Gardens		Publically Accessible? Yes	
NOT APPRAISED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 87		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517796, N: 169531 Several views standing in the High St at various points starting at junction of Turks Pier looking NE towards Ancient Market NOT APPRAISED – NO VIEW		Publically Accessible? Yes	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 90		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E:518076, N:169335 Marks and Spencer's building in Clarence Street looking towards All Saints Church		Publically Accessible? No	
VIEW DISCOUNTED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 98		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: N/A Entrance to unnamed service road looking towards the River Thames and vice versa VIEW DISCOUNTED – VIEW NOT DISCERNABLE		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 102		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 517803, N: 169029 Standing in High Street looking along Rams Passage and into public space and vice versa VIEW DISCOUNTED – NO VIEW		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 109		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 519042, N: 170921 Views into Richmond Park from private residential dwellings along Upper Park Road, Wingfield Road VIEW DISCOUNTED – PRIVATE ACCESS		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 114		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 518833, N: 168112 View from Cheyne Hill? looking towards Kingston Cemetery and Hogsmill Sewage Treatment works VIEW DISCOUNTED – NO VIEW		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 128		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: N/A Views from residential dwellings in Upper Park Road looking out onto Park Road/Dinton Field VIEW DISCOUNTED – PRIVATE DWELLINGS		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer’s experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 134		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: E:521091, N:165724 Strategic Vista from Banstead Downs (not in Merton) towards Motspur Park and rest of Merton VIEW DISCOUNTED- NO VIEW		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 135		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 515807, N:168439 View from Hampton Court Palace towards River Thames		Publically Accessible? No	
VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 136		APPRAISED BY: AM/SR	DATE: 18.04.17
VIEWPOINT LOCATION: View from Seething Wells Towards Hampton Court palace NO VIEW AVAILABLE- PRIVATE LAND		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 137		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E517630:, N:168122 View from Barge Walk to Hampton Court Palace VIEW DISCOUNTED – NO VIEW		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer’s experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 138		APPRAISED BY: AM	DATE: 27.04.17
VIEWPOINT LOCATION: E: ,N: View from middle of Hampton Court Park towards All Saints Church		Publically Accessible? No	
VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 140		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 515807, N:168439 The Queens bedroom at Hampton Court Palace looking east		Publically Accessible? No	
VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 141		APPRAISED BY: AM	DATE: 27.04.17
VIEWPOINT LOCATION: E: 515833,N:168437 Entrance of Hampton Court Palace and looks east across Pleasure Gdns and Home Park		Publically Accessible? No	
VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 142		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E: 516009, N:168411 This view is taken further east of view 3 from the western end of the Long Water of Hampton Court Palace's Home Park and looks east VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 143		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E:515981 , N:168509 View from the North Canal Gate in Hampton Court Park which separates the Home Park from the Pleasure Gardens of Hampton Court Palace. The view looks along one of the lime avenues which channels views out of the park and provides a distant view of the tower of All Saints Church VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 147		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E:515940, N:168423 View taken from Hampton Court palace		Publically Accessible? No	
VIEW APPRAISED AS PART OF NO. 4 SERIES FOR VIEWS AND VISTAS AROUND HAMPTON COURT PARK AND PALACE			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 149		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E:517664, N:169021 View taken from further north along Barge Walk and looks east across the River Thames. The view looks directly across the river. To the left is Eagle House, moving right is Guildhall and Kingston College in the far right. VIEW DISCOUNTED – DUPLICATE VIEW		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 162		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E: 518112 ,N:169137 View taken from the western end of Ashdown Road, short of its junction with Eden Street and looks west to the site. The curved pale brick and rendered elevation of no 18 is the terminating feature <p style="text-align: center;">VIEW DISCOUNTED – NO VIEW</p>		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 170		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E:518455, N:169316 View taken from the southern end of Fairfield North and looks west towards the Cattle Market Bus station on the left and to the right a 20th Century residential development VIEW DISCOUNTED – DUPLICATE VIEW		Publically Accessible? No	
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 174		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: E:521613, N:170527 Edge of Wimbledon Common, Footbridge over A3 by Wimbledon Common		Publically Accessible? No	
VIEW DISCOUNTED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 175		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E:520751, N:165798 Rokeby Sports Ground, Tolworth		Publically Accessible? No	
VIEW DISCOUNTED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 176		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E:519646, N:163153 Horton Park Golf Club (footpaths)		Publically Accessible? No	
VIEW DISCOUNTED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 177		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E:519115, N:160213 The Wells, Epsom Common		Publically Accessible? No	
VIEW DISCOUNTED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer’s experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 178		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E:518989, N:162496 Horton Country Park (footpaths)		Publically Accessible? No	
VIEW DISCOUNTED – DUPLICATE VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 179		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: N/A Additional Views from Barge Walk		Publically Accessible? No	
VIEW DISCOUNTED – DUPLICATE VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer’s experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 180		APPRAISED BY: AM/SR	DATE: 11.04.17
VIEWPOINT LOCATION: E:518361, N:172480 Richmond Golf Club		Publically Accessible? No	
VIEW DISCOUNTED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer's experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		

APPRAISAL DATA SHEET FOR HIGH LEVEL ASSESSMENT OF VIEWS

VIEWPOINT REF NO: 181		APPRAISED BY: AM/SR	DATE: 06.04.17
VIEWPOINT LOCATION: N/A Additional Views from Riverside Walk, Kingston		Publically Accessible? No	
VIEW DISCOUNTED – NO VIEW			
Viewing Location			
1	Nature of Access		
2	Is the view static or part of a series of views		
3	Is the location designated		
4	Character Area and Key Characteristics		
5	Are there any cultural connections between the viewpoint and elements in the view		
6	Topography and enclosure		
	<i>Overall Value of the Viewing Location</i>		
The Viewer			
7	Who currently experiences the view?		
8	Is the view an important part of the viewer’s experience?		
9	Who experienced the view historically?		
	<i>Overall Sensitivity of the Viewer</i>		
The View			
10	Description of foreground, middle ground and background		
11	Likely seasonal and night time variation		
12	Does the view contain designated or landmark features		
13	Does the view contain detracting features		
	<i>Overall Value of the View</i>		
CONSTRAINTS TO APPRAISAL			
14	Conditions at the time of view appraisal		