

fabrik

**S174 APPEAL:
PONTOON AND
LAND ADJACENT TO
RICHMOND PIER,
RIVERSIDE**

**APPENDICES TO LANDSCAPE AND VISUAL
PROOF OF EVIDENCE (A3 DOUBLESIDED)
PINS REF: APP/L5810/C/23/3333609
LPA REF: 22/0346/EN/EOP
FABRIK REF: D3324
DECEMBER 2025**

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A1.1 INTRODUCTION

The methodology employed in carrying out the LVIA for the Appeal Site, is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

The LVIA within the proof of evidence has been tailored to the Appeal Site and the specific landscape and visual matters set out in the Enforcement Notice. The LVIA therefore focuses on the following aspects to assist the Inspector:

- relevant planning policy context relating to landscape / townscape and visual matters;
- landscape / townscape character and appearance of the Appeal Site and its setting, the River and the Metropolitan Open Land (MOL);
- night time character and appearance;
- a description of the visual dimension of openness of the MOL; and
- visual assessment, including views of the River; and
- then an assessment of the effects of the Appeal Scheme on the above.

For this Site, the assessment of effect is wholly based on the physical aspect (height, scale, mass, quality) of the site operations, the physical aspect, but also the use of the Appeal Site in terms of activity with effects therefore considered cumulatively.

The photography has been carried out in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

A1.2 SUMMARY OVERVIEW OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the degree of visibility from the range of visual receptors.

The assessment describes:

- Each of the landscape / townscape elements which then collectively inform landscape / townscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual

- receptors (either transient, serial or static views);
- The current scenario; and
- The value of each of the landscape / townscape and visual receptors.

Landscape / townscape effects derive from either direct or in-direct changes to the physical landscape / townscape which may give rise to changes to the individual landscape / townscape components. This in turn effects the landscape / townscape character and potentially changes how the landscape / townscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes (or in this case already implemented changes) to the landscape / townscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration relative to the Appeal Site and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion; and
- Sets out any assumptions considered throughout the assessment of effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change).

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate. Whilst every possible range is not defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

The following sections set out in more detail the assessment process employed relative to the Appeal Site.

1.3 ESTABLISHING THE CONTEXTUAL LANDSCAPE / TOWNSCAPE CONDITIONS

Desk and Field Studies

The initial step is to identify the existing landscape and visual resource in the vicinity of the Appeal Site – the landscape and visual conditions. The purpose of study is to record and analyse the existing landscape / townscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape / townscape is experienced and the value / importance of that particular landscape.

A desk study is carried out to establish the physical components of the local landscape / townscape and to broadly identify the boundaries of the study area. Ordnance Survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape / townscape and the way that landscape / townscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as Conservation Areas and Listed Buildings); heritage or ecological assets; protected views are identified. A review of information available in terms of any published historic landscape / townscape characterisation together with any other landscape / townscape / urban design and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape / townscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The published character assessment often will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the Appeal Scheme. The condition of the landscape / townscape, i.e. the physical state of an individual area of landscape / townscape, will be described as factually as possible. The assessment of landscape / townscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape / townscape, including tranquillity.

Judgements on the value of both the landscape / townscape and visual receptor are made at the stage of the process.

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TABLE A1.1 – LANDSCAPE / TOWNSCAPE VALUE CRITERIA (NOTE: NOT ALL CRITERIA NEED TO BE PRESENT)

HIGH LANDSCAPE / TOWNSCAPE VALUE
Natural Heritage <ul style="list-style-type: none">• Areas with protected species or habitats of ecological interest that contribute to sense of place, including designated habitats.• An area with wholly natural or semi-natural habitat which is characteristic of the landscape type.• Areas which contain and / or are designated for the presence of distinctive geological, geomorphological, physiographical, biological or pedological features.• Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks.• Landscape which makes an identified contribution to a nature recovery/ green infrastructure network.
Cultural Heritage <ul style="list-style-type: none">• Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels), including designated scheduled monuments and listed buildings.• Presence of historic parks and gardens, including those on the Register of Historic Parks and Gardens.• Landscape / townscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies), including the setting to Listed Buildings and Scheduled Monuments.• Landscape / townscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity).• May form part of a World Heritage Site, Heritage Coast or a Conservation Area.
Landscape / Townscape Condition <ul style="list-style-type: none">• Very good or good physical condition/ intactness of individual landscape / townscape elements (e.g. walls, parkland, trees), with appropriate management for land use and land cover, or with some scope to improve certain elements;• Very good or good health of elements such as water quality and soil.• Strong landscape / towncape structure (e.g. intact historic field patterns, historic settlement pattern)• Absence of detracting/ incongruous features (or features are present but have little influence)
Associations <ul style="list-style-type: none">• Associations with well-known literature, poetry, art, TV / film and music that contribute to perceptions of the landscape / townscape.• Associations with science or other technical achievements• Links to a notable historical event.• Associations with a famous person or people.
Distinctiveness <ul style="list-style-type: none">• Landscape / townscape character that has a strong sense of place (showing strength of expression of landscape characteristics), such as for townscape a World Heritage Site or Registered Park and Garden. May be valued at the local level. Landscapes / townscapes and landscape / townscape elements which have a strong visual or functional link with adjacent designated landscapes / townscapes and their special qualities.• Presence of distinctive features which are identified as being characteristic of a particular place, including key or protected views.• Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity.• Landscape / townscape which makes an important contribution to the character or identity of a settlement.• Settlement gateways / approaches which provide a clear sense of arrival and contribute to the character of the settlement (may be ancient / historic).
Recreational <ul style="list-style-type: none">• Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails) where appreciation of landscape / townscape is a feature. Includes very good or good condition overall open spaces which have won awards for design or quality.• Areas with very good or good accessibility that provide opportunities for outdoor recreation and spiritual experience / inspiration.• Presence of town and village greens.• Other physical evidence of recreational use where experience of landscape / townscape is important.• Landscape / townscape that forms part of a view that is important to the enjoyment of a recreational activity.
Perceptual (Scenic) <ul style="list-style-type: none">• Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover.• Strong aesthetic qualities such as scale, form, colour and texture.• Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges)• Visual diversity or contrasts which contributes to the appreciation of the landscape / townscape.• Memorable / distinctive views and landmarks, or landscape / townscape which contributes to distinctive views and landmarks.

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receptors (either transient, serial or static views);

- The current scenario; and
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The following sections set out in more detail the assessment process employed relative to the Appeal Site.

TABLE A1.1 – LANDSCAPE / TOWNSCAPE VALUE CRITERIA CONTINUED (NOTE: NOT ALL CRITERIA NEED TO BE PRESENT)

MEDIUM LANDSCAPE / TOWNSCAPE VALUE	
Perceptual (Wilderness and Tranquillity)	<ul style="list-style-type: none"> • High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife / birdsong and relative peace and quiet. • Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness relating to extensive semi-natural vegetation, presence of wildlife and presence of natural processes/ lack of human intervention, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts). • Sense of particular remoteness, seclusion or openness. • Dark night skies. • A general absence of intrusive or inharmonious development, land uses, transport and lighting.
Functional	<ul style="list-style-type: none"> • Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems / floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows. • Areas that form an important part of a multifunctional Green Infrastructure network.
Natural Heritage	<ul style="list-style-type: none"> • An ordinary landscape with some value relating to natural heritage, as described above. • May include some intact natural areas and attributes. • May include local designations, such as Sites of Importance for Nature Conservation, or undesignated. • A clear interest which contributes positively to the landscape.
Cultural Heritage	<ul style="list-style-type: none"> • Some value relating to cultural heritage. • Areas locally designated (Conservation Areas) and protected for archaeological, historical and cultural interests and conservation, or with clear interest which contributes positively to the landscape / townscape, or undesignated but value expressed through non-statutory designations. • A clear interest which contributes positively to the landscape.
Landscape / Townscape Condition	<ul style="list-style-type: none"> • Some value relating to landscape / townscape condition. • Good - ordinary condition, with some high quality elements and scope to improve management.
Associations	<ul style="list-style-type: none"> • Value may be expressed through natural, historic and / or cultural associations.
Distinctiveness	<ul style="list-style-type: none"> • Some value relating to distinctiveness. • Distinguishable landscape / townscape structure, with some characteristic patterns and elements moderately important to the character of the area. • Typical, commonplace landscape / townscape with limited variety or distinctiveness. • Alternatively, the landscape / townscape may be valued as it demonstrates some locally distinctive landscape / townscape elements identified in character assessments. • The landscape / townscape may include local designations such as areas of townscape importance.
Recreational	<ul style="list-style-type: none"> • Some recreational value. • Demonstrable use by the local community for recreation (such as local green spaces, village greens or allotments); • The experience of the landscape / townscape plays a small part in recreation activity. • Open spaces or other features identified on a local list.
Perceptual (Scenic)	<ul style="list-style-type: none"> • Some detracting features. • In part scenic or where scenic qualities are degraded.
Perceptual (Wilderness and Tranquillity)	<ul style="list-style-type: none"> • Demonstrates a degree of wildness and tranquillity.
Functional	<ul style="list-style-type: none"> • Areas locally designated and protected for archaeological, historical, cultural, ecological, geomorphological or physiographic interest and conservation, or with clear interest which contributes positively to the landscape / townscape. • Landscape / townscape and elements which make some contribution to the healthy functioning of the landscape, or form a small part of a wider green infrastructure network.

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1.3 ESTABLISHING THE CONTEXTUAL LANDSCAPE / TOWNSCAPE CONDITIONS

Desk and Field Studies

The initial step is to identify the existing landscape and visual resource in the vicinity of the Appeal Site – the landscape and visual conditions. The purpose of study is to record and analyse the existing landscape / townscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape / townscape is experienced and the value / importance of that particular landscape.

A desk study is carried out to establish the physical components of the local landscape / townscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape / townscape and the way that landscape / townscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as Conservation Areas and Listed Buildings); heritage or ecological assets; protected views are identified. A review of information available in terms of any published historic landscape / townscape characterisation together with any other landscape / townscape / urban design and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape / townscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The published character assessment often will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the Appeal Scheme. The condition of the landscape / townscape, i.e. the physical state of an individual area of landscape / townscape, will be described as factually as possible. The assessment of landscape / townscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape / townscape, including tranquillity.

Judgements on the value of both the landscape / townscape and visual receptor are made at the stage of the process.

TABLE A1.1 – LANDSCAPE / TOWNSCAPE VALUE CRITERIA CONTINUED (NOTE: NOT ALL CRITERIA NEED TO BE PRESENT)

LOW LANDSCAPE VALUE
Natural Heritage <ul style="list-style-type: none">• A poor landscape / townscape with limited value relating to natural heritage,• Generally undesignated.
Cultural Heritage <ul style="list-style-type: none">• Limited value relating to cultural heritage.• Generally undesignated.
Landscape Condition <ul style="list-style-type: none">• Monotonous, weak, uniform or degraded landscape / townscape which has lost most of its natural or special features and where the landcover are often masked by land use.• Lack of management and intervention has resulted in degradation.• Ordinary - poor condition with lack of management and intervention has resulted in degradation.• Disturbed or derelict land requires treatment.
Associations <ul style="list-style-type: none">• Limited or no natural, historic, nor cultural associations.
Distinctiveness <ul style="list-style-type: none">• Certain individual landscape / townscape elements or features identified in landscape / townscape character assessments may be worthy of conservation or a landscape / townscape that would benefit from restoration or enhancement. Alternatively, the landscape / townscape may be valued through the character assessment approach where some key qualities are defined.• Frequent dominant detracting features.
Recreational <ul style="list-style-type: none">• An area where the landscape / townscape plays a limited role in the experience of recreation activities.
Perceptual <ul style="list-style-type: none">• Few perceptual qualities (limited natural attributes, sense of wildness and tranquillity).
Functional <ul style="list-style-type: none">• No contribution to, or detrimental to the healthy functioning of the landscape.• No clear interest contributing to the landscape / townscape.

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Landscape / Townscape Value

Value is concerned with the relative value or importance that is attached to different landscapes or townscapes. Landscape / townscape value is inherent, considered independently of the Appeal Scheme. The assessment considers any natural, cultural and built heritage, landscape / townscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, built, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees.

Landscape / townscape value is not always signified by designation. When considering an undesignated area, landscape / townscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape / townscape value. Any landscape designation will be considered in terms of their 'meaning' to today's context.

The tables relating to landscape / townscape value and the value attached to views are a starting point for consideration in the field. The following table sets out the criteria and definitions used in the assessment to determine landscape / townscape value (in addition to condition / quality). Figure 5.1 set out within 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 'Assessing landscape value outside national designations' (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape / townscape to be assigned a value of high, medium or low.

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1.4 ESTABLISHING IN THE VISUAL CONDITIONS

Desk and Field Studies

The visual conditions will establish the area in which the Appeal Site is visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment has been determined initially through identifying the area from which the Appeal Site may be visible, which has been determined through considering the policy context and manual topographical / built form analysis. The selection of a range of key representative viewpoints has then been based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints around all sides of the Appeal Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as adjacent to Listed Buildings - and co-ordinated with the heritage consultant - key tourist locations and public vantage points such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;
Views from the following are to be included in the visual assessment:
 - Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
 - Key public buildings, where relevant (i.e. libraries, hospitals, churches, community halls etc);
 - Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
 - Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints); and
 - Places of employment, are to be included in the assessment where relevant.

The final selection of the key viewpoints for inclusion in the LVIA is based proportionately in relation to the scale and nature of the Appeal Scheme and likely significant effects.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, tree cover, land use, built form, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the Appeal Site to

demonstrate the view from protected views and vistas. To indicate the degree of visibility of the site from any location, three categories are used:

a **Open View:**

An open, unobstructed and clear view of a significant proportion of the Appeal Site; or a clear view of part of the Appeal Site and its component elements in close proximity.

b **Partial View:**

A view of part of the Appeal Site, a filtered or glimpsed view of the Appeal Site, or a distant view where the Appeal Site is perceived as a small part of the wider view;

c **Truncated View:**

No view of the Appeal Site or the Site is difficult to perceive.

Following the field survey the extent to which the Appeal Site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan has been prepared to illustrate the representative, specific and illustrative views into / towards the Appeal Site (if publicly accessible) and the degree of visibility of the Appeal Site noted. The visual assessment will include a series of annotated photographs, the location and extent of the Appeal Site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

Value of Visual Receptors

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VISUAL RECEPTORS

VALUE	CRITERIA
HIGH	Views from and to landscapes / townscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or World Heritage Site).
MEDIUM	Views from and to landscapes / townscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from and to landscapes / townscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

A1.5 PREDICTING AND DESCRIBING THE LANDSCAPE / TOWNSCAPE AND VISUAL EFFECTS

An assessment of visual effect deals with the change on the character and amenity arising from the Appeal Scheme on a range of visual receptors.

The assessment of effects aims to:

- Identify systematically and separately the likely landscape / townscape and visual effects of the proposed development;
- Identify the components and elements of the landscape / townscape that are likely to be affected by the Appeal Scheme;
- Estimate the magnitude of the effects as accurately as possible and considering this in relation to the sensitivity of the receptor; and
- Provide an assessment of the significance of these effects in a logical and well-reasoned fashion.

Having established the value of the landscape / townscape and visual receptor, the effects are then considered in relation to the magnitude of change, which includes the size / scale, geographical extent of the areas influenced and the duration, permanence and reversibility.

Wherever possible tables or matrices will be used to support the descriptive text, linked with the Appeal Scheme so that the landscape / townscape and visual effects are recorded and quantified in a systematic and logical manner. Assumptions or limitations to the assessment will also be set out.

Effects will include the direct and/or indirect impacts of the Appeal Scheme on individual landscape / townscape elements / features as well as the effect upon the general landscape / townscape character and visual receptors.

Landscape / Townscape Susceptibility

Landscape / townscape susceptibility is evaluated by its ability to accommodate the Appeal Scheme (i.e. the scheme specifics comprising the railings, the canopies, tables and chairs) without undue consequences for the maintenance of the current situation and / or the achievement of landscape / townscape planning policies and strategies, as set out in Table A1.3.

As part of the assessment of the landscape / townscape character and its component parts, conclusions will be drawn as to the overall susceptibility of the landscape / townscape, associated elements and visual environment relative to the Appeal Scheme. Existing landscape / townscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

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TABLE A1.3 – LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY CRITERIA

SUSCEPTIBILITY	Criteria
HIGH	A landscape or townscape particularly susceptible to the Appeal Scheme change, which would result in significant negative or positive effects on landscape / townscape character, value, features or individual elements.
MEDIUM	A landscape or townscape capable of accepting some of the Appeal Scheme change with some negative or positive effects on landscape / townscape character, value, features or elements.
LOW	A landscape or townscape capable of accommodating the Appeal Scheme change without significant negative or positive effects on landscape / townscape character, value, features or elements.
NEUTRAL	A landscape or townscape capable of accommodating all of the Appeal Scheme change without any negative or positive effects on landscape / townscape character, value, features or elements.

Landscape / Townscape Sensitivity

The assessment of landscape / townscape sensitivity is then combined through a judgement on the value attributed to that landscape / townscape receptor / component and the susceptibility of the landscape / townscape receptor to the proposed change using the following matrix.

TABLE A1.4 - LANDSCAPE SENSITIVITY

		LANDSCAPE / TOWNSCAPE RECEPTOR SUSCEPTIBILITY			
		HIGH	MEDIUM	LOW	NEUTRAL
LANDSCAPE / TOWNSCAPE VALUE	HIGH	HIGH	HIGH - MEDIUM	MEDIUM	NEUTRAL
	MEDIUM	HIGH - MEDIUM	MEDIUM	LOW	NEUTRAL
	LOW	MEDIUM	LOW	LOW	NEUTRAL

Visual Susceptibility

The susceptibility of the different types of visual receptors to the Appeal Scheme is based on the occupation of the activity of the viewer at a given location; and the extent to which the persons attention or interest may be focussed on a view, considering the visual character and amenity experienced at a given view. The criteria used to assess the susceptibility of a visual receptor is set out below.

TABLE A1.5 – VISUAL SUSCEPTIBILITY CRITERIA

Susceptibility	Criteria
HIGH	<p>People particularly susceptible to the Appeal Scheme because they have a particular interest in the view, and/or with prolonged viewing opportunity of the Appeal Scheme, such as:</p> <ul style="list-style-type: none"> Residents with direct/clear/open views of the Appeal Site; Those using Public Rights of Way, Access Land, Commons or outdoor recreation facilities, where views are an important contributor to the experience; Those with views from designated landscapes / townscapes and heritage assets, or views described in literature, where the views of the surroundings are an important contributor to the experience; Those using described/published scenic routes where views contribute to the enjoyment and quality of the journey; Those with clear views of areas within or around the Appeal Site, that contribute to landscape / townscape setting, and/or which are enjoyed by the community.

Susceptibility	Criteria
MEDIUM	<p>People partially susceptible to the Appeal Scheme because they have a moderate interest in the view, and/or with some viewing opportunity of the Appeal Site, such as:</p> <ul style="list-style-type: none"> Those with an oblique or limited view toward the Appeal Site, which may include some residents; Those travelling through the landscape / townscape on roads or Public Rights of Way, or through Access Land/ Commons where views are partly constrained, or where views only partly contribute to the experience; Those using outdoor recreation facilities, where views are incidental or not important to their enjoyment of that activity. Those using roads that are not described/not published scenic routes, but where the appreciation of the view partly contributes to the enjoyment and quality of that journey. Those travelling by train or other transport modes; Those with partial views of areas within or around the Appeal Site, that contribute to landscape setting, and/or which are enjoyed by the community.
LOW	<p>People with limited susceptibility to the Appeal Scheme because they have momentary, or little interest in the view and their surroundings, and/or because they have little viewing opportunity of the Appeal Site, such as:</p> <ul style="list-style-type: none"> Those with very oblique, limited or distant views of the Appeal Site, which may include some residents; Those travelling through the landscape on roads or Public Rights of Way, or through Access land/Commons where views are largely constrained (for example within or alongside a treebelt); or where views make a limited contribution to the experience; People engaged in outdoor sport, whose attention is focused on their activity; People at their work place, whose attention is focused on their employment; Travellers where the view is fleeting (for example, due to the speed of the road, or boundary vegetation) or where views are incidental to the experience of the journey; Long distance views where the Appeal Site form a small part of the wider panorama.
NEUTRAL	<p>People with no susceptibility to the Appeal Scheme (as set out under the low category above and where the proposed change would not be readily perceived in the view due to the nature of the Appeal Scheme proposals).</p>

APPENDIX 1

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TABLE 1.10 - MAGNITUDE OF LANDSCAPE AND VISUAL EFFECTS

MAGNITUDE ELEMENTS				
SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY	OVERALL MAGNITUDE OF CHANGE
Significant change to the landscape / townscape elements, key characteristic features and perceptual qualities; Significant change to a open or partial view (static or transient). A major change overall.	<p>Appeal Scheme effects wider setting a district or regional level; effects the site level or immediate setting to the site; effects a single or several landscape character areas.</p> <p>Middle distance or close range; direct or oblique views; readily noticeable perceived change.</p>	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	High - Medium
Some change to the landscape / townscape elements, key characteristic features and perceptual qualities; Moderate or significant change to static or transient, partial view. A moderate change overall.	<p>Site or immediate setting to the site; effects a single or several landscape character areas.</p> <p>Middle distance views; direct or oblique views; partially obscured views; moderately perceived change.</p>	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Medium - Low
Small change to the landscape / townscape elements, key characteristic features and perceptual qualities; Small change to a static or transient partial or glimpsed view. A minor change overall.	<p>Site, immediate setting to the site, or wider setting; covering a single landscape character area.</p> <p>Distant views; very oblique; small perceived change.</p>	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Low
Small, imperceptible change. Negligible.	All of the above	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Negligible

If there is no change to the landscape or visual receptor then the overall magnitude of change will be Neutral.

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Visual Sensitivity

The sensitivity of visual receptor is based on the professional judgement combining the value and susceptibility to change on that visual receptor.

TABLE A1.6 - VISUAL SENSITIVITY

		VISUAL RECEPTOR SUSCEPTIBILITY			
		HIGH	MEDIUM	LOW	NEUTRAL
VALUE OF VISUAL RECEPTOR	HIGH	HIGH	HIGH - MEDIUM	MEDIUM	NEUTRAL
	MEDIUM	HIGH - MEDIUM	MEDIUM	LOW	NEUTRAL
	LOW	MEDIUM	LOW	LOW	NEUTRAL

A1.6 MAGNITUDE OF LANDSCAPE / TOWNSCAPE AND VISUAL EFFECTS

Magnitude is to be determined relative to the size, scale, geographic extent, duration, permanence and reversibility of the Appeal Scheme through the application of professional judgement and opinion.

Typically, the following are used:

Size and Scale: relates to the combination of the following (and are linked to the descriptions set out under table A1.10):

- the extent of existing landscape / townscape elements that will lost (to proportion of the total extent that is lost) and the contribution that the element has to landscape / townscape character;
- the degree to which aesthetic or perceptual aspects of the landscape / townscape are altered;
- whether the effect changes the key characteristics of the landscape / townscape (addition or removal of features and elements)
- the size and scale of change in the view (with respect to the loss or addition of features in the view) and changes to the composition, including the proportion of the view occupied by the proposed development;
- the degree of contrast or integration of any new features or changes in the landscape / townscape with the existing or remaining landscape / townscape elements and characteristic terms of form, scale, mass, line, height, colour and texture;
- the nature of the view of the Appeal Scheme, in terms of relative amount of time over which it will be experienced and whether views will be open, partial, glimpsed.

Geographic Extent: In relation to landscape / townscape effects, this is to consider the geographic area over which the landscape / townscape effects will be felt relative to the Appeal Scheme; effects limited to the site level; effects on the immediate

setting; effects relating to the scale of the landscape / townscape type or character area (with a focus for this assessment on the borough level only); effects on a larger scale such as influencing several landscape / townscape character areas.

Landscape / townscape effects are considered as follows:

- Wider scale:** covering several landscape / townscape character areas.
- Medium scale:** covering local landscape / townscape character areas.
- Site setting:** covering the Appeal Site and its local setting only.
- Site level:** covering the Appeal Site or part of the Appeal Site only.

In relation to visual receptors, the geographic extent is to reflect the angle of the view; the distance of the viewpoint; the extent of the area over which the Appeal Site is visible, as set out in the table below.

TABLE A1.7 - GEOGRAPHIC EXTENT CRITERIA

EXTENT	DESCRIPTION
IMMEDIATE ENVIRONS / SHORT DISTANCE	WHERE THE APPEAL SITE IS LOCATED: <ul style="list-style-type: none"> IN THE MAIN FOCUS OF THE VIEW; AND / OR AT CLOSE RANGE; AND / OR OVER A LARGE AREA.
LOCAL AREA / MIDDLE DISTANCE	WHERE THE APPEAL SITE IS LOCATED: <ul style="list-style-type: none"> OBliquely to the main focus of the view; AND / OR AT MEDIUM RANGE; AND / OR OVER A NARROW AREA.
WIDER AREA / LONG DISTANCE	WHERE THE APPEAL SITE IS LOCATED: <ul style="list-style-type: none"> ON THE PERIPHERY OF THE MAIN FOCUS OF THE VIEW; AND / OR AT LONG RANGE; AND / OR OVER A SMALL AREA.

Duration, Permanence and Reversibility:

These are separate but linked considerations and are project specific. For example, changes to a brownfield urban site could be reversible. Operational effects are likely to be long term, permanent and either irreversible or reversible, depending on the nature of the project.

TABLE A1.8 - DURATION CRITERIA

DURATION	DESCRIPTION
PERMANENT	THE CHANGE IS EITHER EXPECTED TO BE PERMANENT WITH NO INTENTION FOR IT TO BE REVERSED; OR OCCURRING FOR A PERIOD LONGER THAN 25 YEARS.
TEMPORARY LONG-TERM	THE CHANGE IS EXPECTED TO BE IN PLACE FOR 10-25 YEARS AND WILL BE REVERSED, FULLY MITIGATED; OR NO LONGER OCCURRING BEYOND THAT TIMEFRAME.
TEMPORARY MEDIUM-TERM	THE CHANGE IS EXPECTED TO BE IN PLACE FOR 2-10 YEARS AND WILL BE REVERSED, FULLY MITIGATED; OR NO LONGER OCCURRING BEYOND THAT TIMEFRAME.
TEMPORARY SHORT-TERM	THE CHANGE IS EXPECTED TO BE IN PLACE FOR 0-2 YEARS AND WILL BE REVERSED, FULLY MITIGATED; OR NO LONGER OCCURRING BEYOND THAT TIMEFRAME.

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The degree of effect is graded on the following scale in relation to the significance criteria above.

TABLE A1.11 - SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

EFFECT SIGNIFICANCE	CRITERIA
MAJOR	<p>Significant change to the landscape / townscape elements, key characteristic features and perceptual qualities; Major change to a static open or partial view.</p> <p>Negative: Where the Appeal Scheme would cause the total or significant loss of or alteration to key mature landscape elements and characteristic landscape / townscape features; or introduce elements considered uncharacteristic of the area; a major deterioration in the character and amenity of the view in terms of perceptual qualities and where the Appeal Scheme would result in a significant deterioration or dominant element to close or medium distance views, or more notable change in more distant views, considering the character and amenity of the view from a range of visual receptors.</p> <p>Positive: Where the Appeal Scheme would result in a significant enhancement to the key mature landscape elements or characteristic landscape or townscape features; or introduce new elements considered wholly characteristic of the area; a significant improvement in the character and amenity of the close or middle distance view in terms of perceptual qualities for the range of visual receptors and range of distances.</p>
MODERATE	<p>Some change to the landscape / townscape elements, key characteristic features and perceptual qualities. Moderate or major change to static or kinetic, partial view.</p> <p>Negative: Where the proposals would cause the partial loss or moderate alteration of some of the key landscape / townscape elements and characteristic features; introduce elements considered part uncharacteristic of the area; and a barely perceived deterioration in the character and amenity of the view from the range of visual receptors and a range of distances.</p> <p>Positive: Where the proposals would cause a moderate enhancement to the key landscape / townscape elements or characteristic features; or introduce elements considered in part characteristic of the area; results in a noticeable improvement in the character and amenity of the existing view from a range of visual receptors and range of distances.</p>

MINOR	<p>Some change to the landscape / townscape elements, key characteristic features and perceptual qualities; Minor change to a static or kinetic partial or glimpsed view.</p> <p>Negative: Where the proposals would cause a minor loss of or slight alteration to some landscape / townscape elements or characteristic features; introduce elements considered in part uncharacteristic of the area; and a barely perceptible deterioration in the character and amenity of the view from the range of visual receptors and range of distances.</p> <p>Positive: Where the proposals would result in a minor enhancement, alteration or improvement of some elements or characteristic features; introduce elements considered characteristic; and cause a barely perceptible improvement in the character and amenity of the existing view for the range of receptors and range of distances.</p>
NEGLIGIBLE	Where the proposals would have no discernible deterioration or improvement in the existing baseline situation in terms of landscape / townscape elements or view.
NEUTRAL OR NO CHANGE	Where the proposals would result in no change overall (resulting in no net beneficial or adverse effect).

Effects assessed as being minor or lower are considered to be an insignificant effect.

A1.9 EFFECTS DURING OPERATION

At the operational stage, the sources of landscape / townscape and visual effects relative to the Appeal Scheme includes specifically:

- The scale, height, mass of the Appeal Scheme in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas and utilities; and
- Lighting effects on night time character.

APPENDIX 2

BASELINE PLANS AND PHOTOS



FIGURE 2.1 – LOCAL LANDSCAPE / TOWNSCAPE RELATED DESIGNATIONS (FABRIK, 2025)

LEGEND

-  SITE BOUNDARY
-  METROPOLITAN OPEN LAND
-  LANDMARK
-  HISTORIC PARKS AND GARDENS
-  PUBLIC OPEN SPACE
-  OTHER OPEN LAND OF TOWNSCAPE IMPORTANCE
-  CONSERVATION AREA
-  LISTED BUILDINGS
-  WORLD HERITAGE SITE AND BUFFER
-  CULTURAL QUARTER

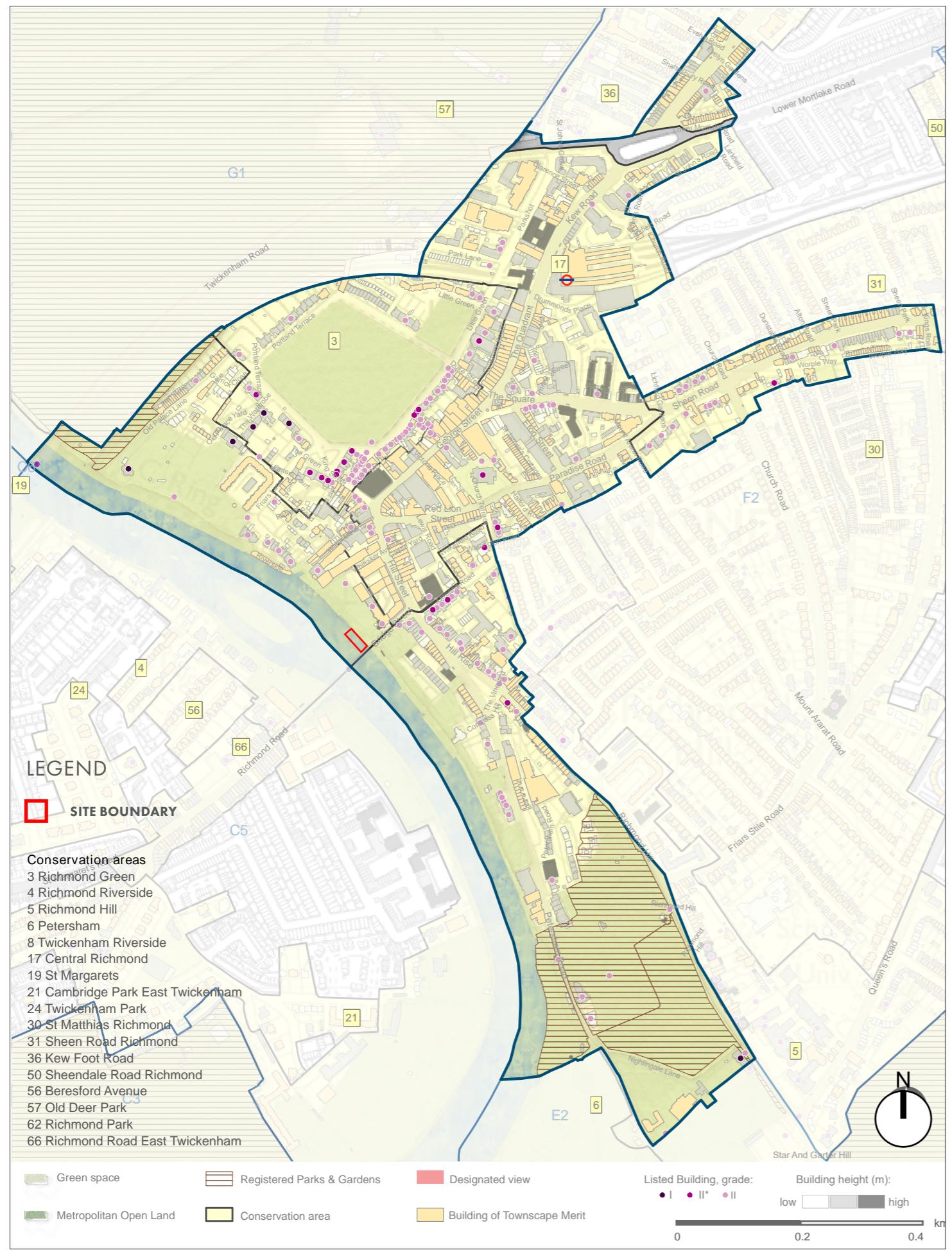


FIGURE 2.2 - F1 RICHMOND TOWN CENTRE AND RIVERSIDE LANDSCAPE CHARACTER AREA PLAN (ARUP, 2023)

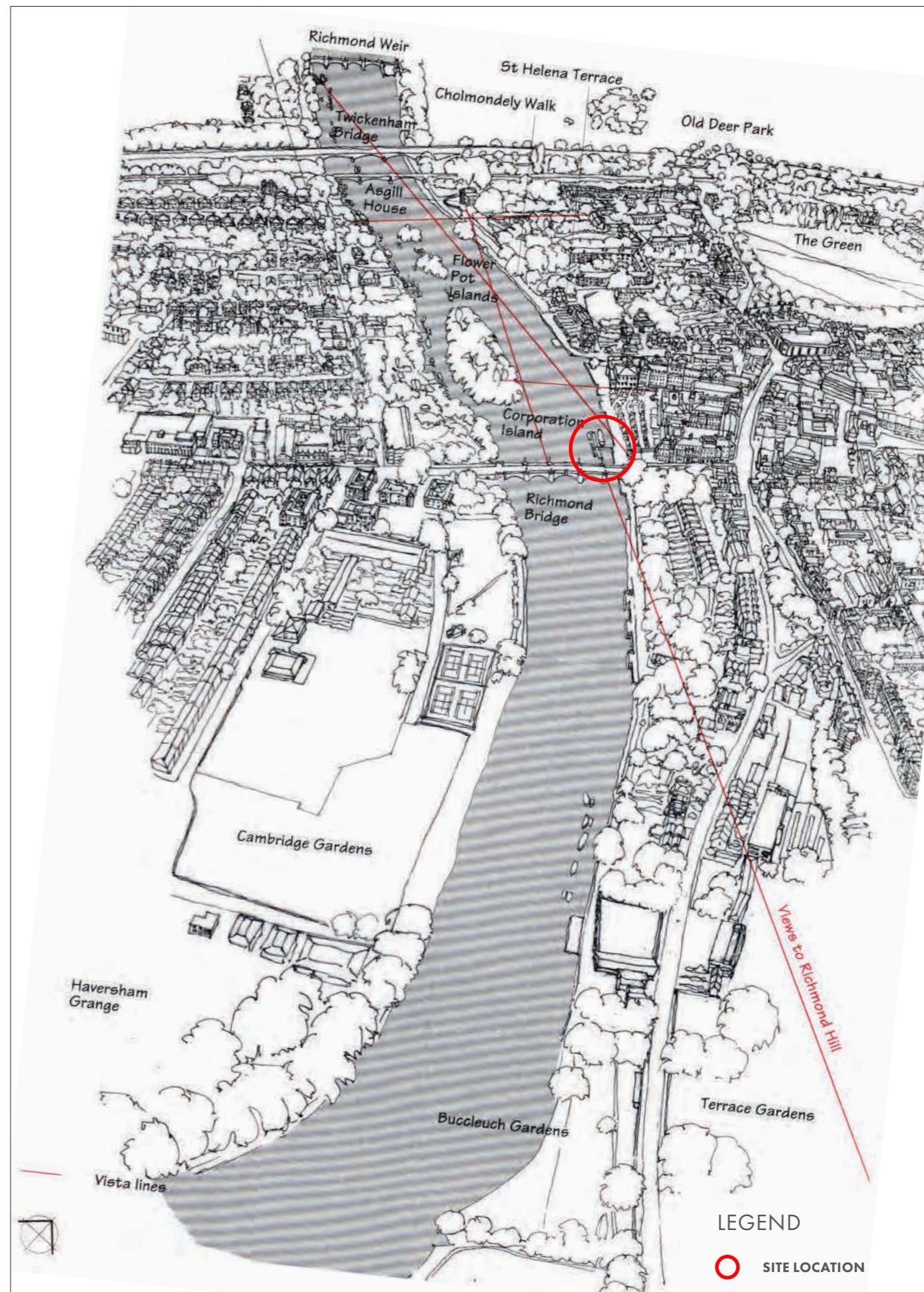


FIGURE 2.3 - SHOWING VISTA LINES OF LANDSCAPE CHARACTER REACH NO 9 (THAMES LANDSCAPE STRATEGY, 2012)

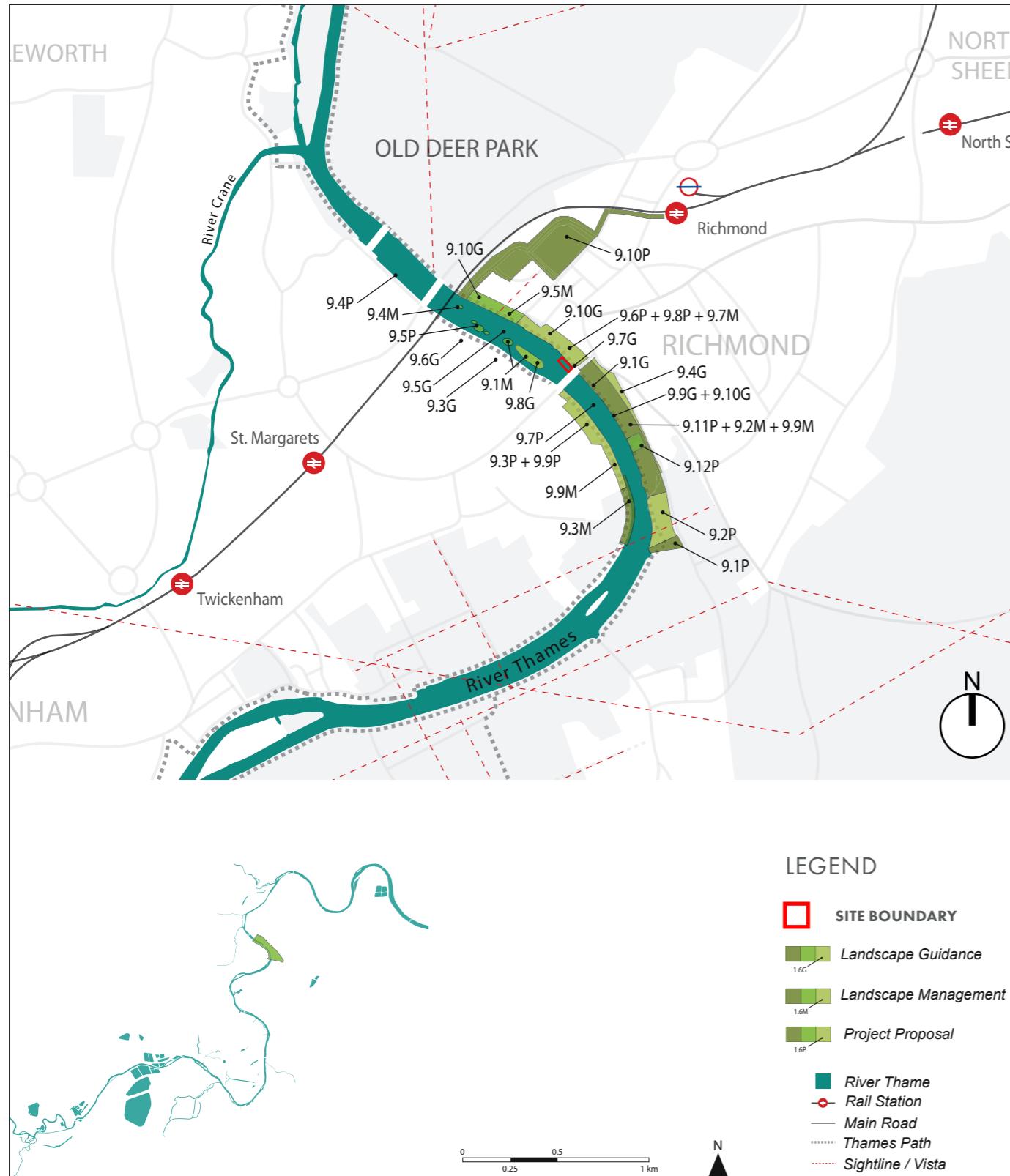


FIGURE 2.4 – SHOWING POLICY AND PROJECT REVIEW FOR LANDSCAPE CHARACTER REACH NO 9 (THAMES LANDSCAPE STRATEGY, 2012)

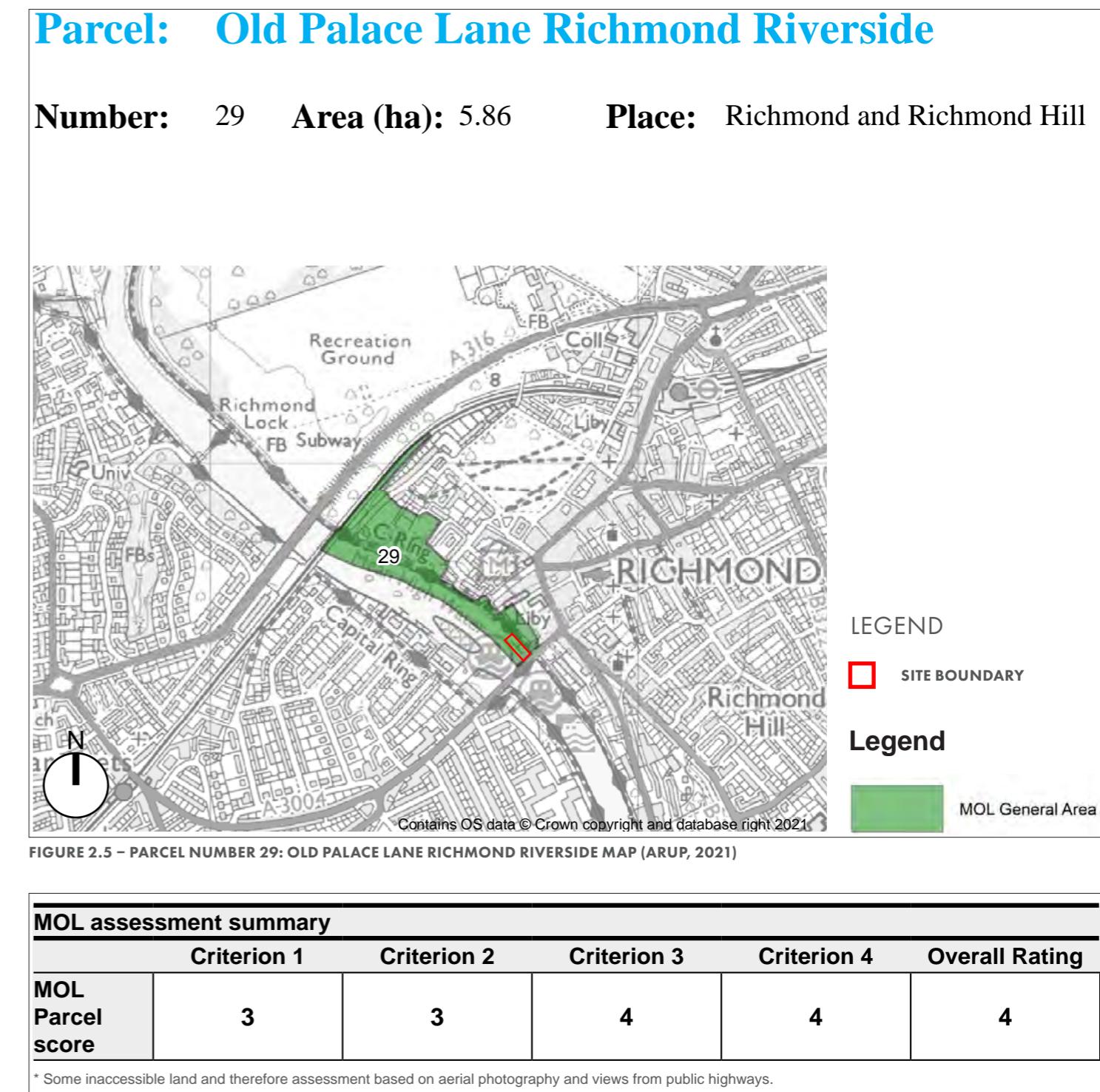
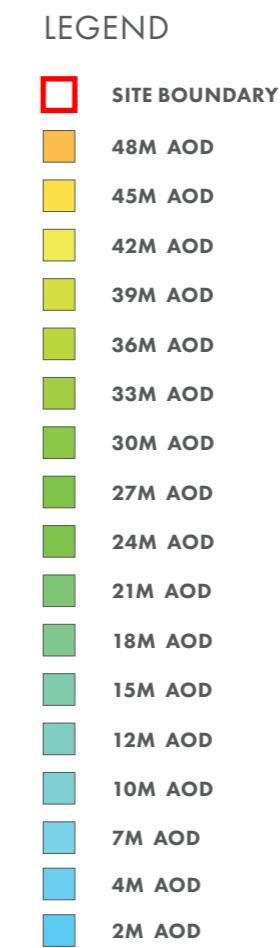


FIGURE 2.5A – SHOWING ASSESSMENT OF PARCEL AGAINST LONDON PLAN MOL CRITERIA OF PARCEL NUMBER 29: OLD PALACE LANE RICHMOND RIVERSIDE (ARUP, 2021)



FIGURE 2.6 – PLAN SHOWING TOPOGRAPHY (FABRIK, 2024)



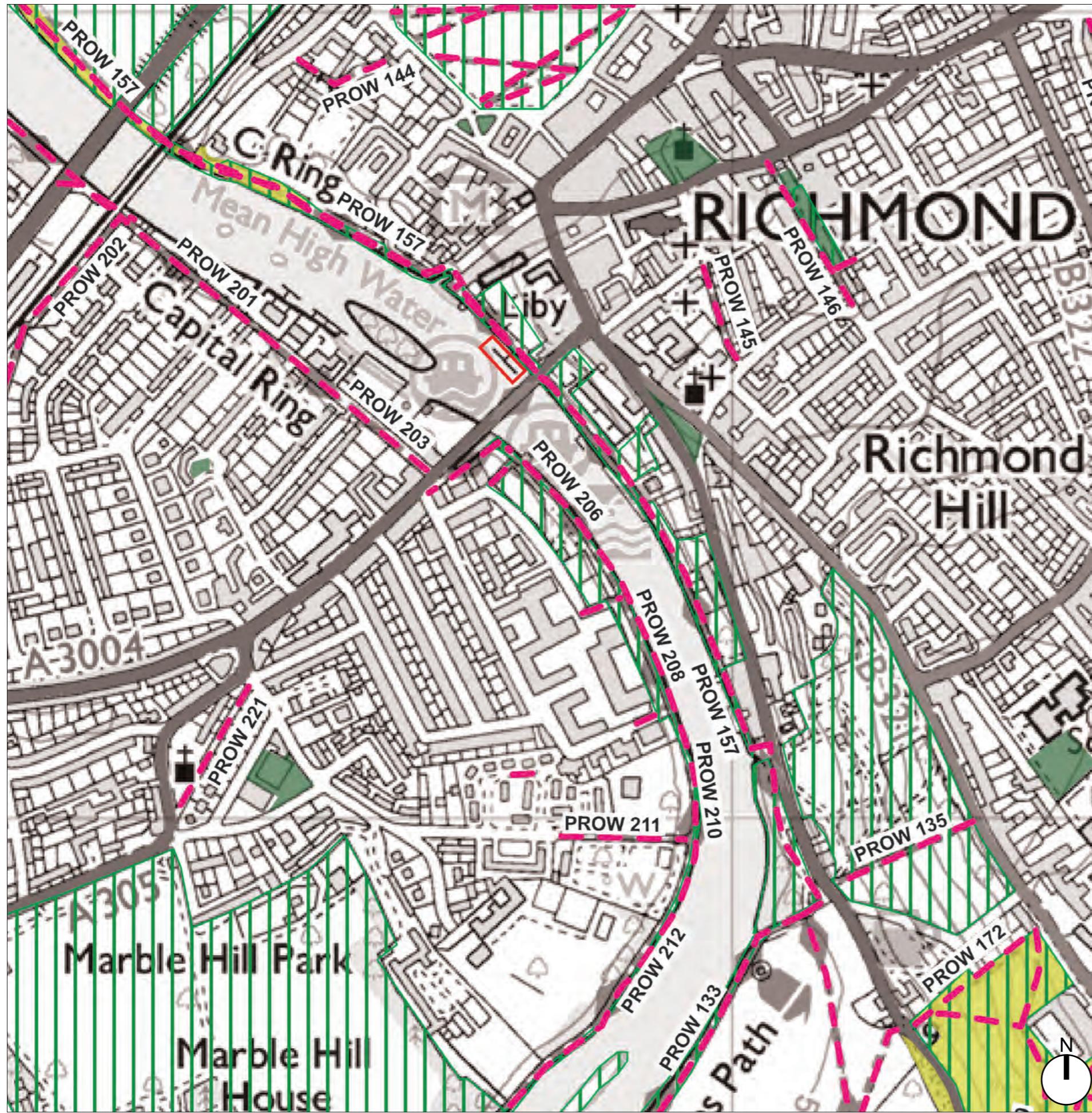


FIGURE 2.7 – PLAN SHOWING PUBLIC RIGHTS OF WAY, PUBLIC OPEN SPACE AND ACCESS LAND (FABRIK, 2025)

LEGEND

-  SITE BOUNDARY
-  PROW
-  COUNTRYSIDE AND RIGHTS OF WAY ACT 2000 - OPEN ACCESS LAND
-  PUBLIC OPEN SPACE
-  OTHER OPEN LAND OF TOWNSCAPE IMPORTANCE



FIGURE 2.8 – PLAN SHOWING FIGURE GROUND (FABRIK, 2024)

LEGEND

- SITE BOUNDARY
- BUILDING GRAIN



FIGURE 2.9 – PLAN SHOWING BUILDING HEIGHTS (FABRIK 2025)

LEGEND

- SITE BOUNDARY
- 5 + STOREY
- 4-5 STOREY
- 3-4 STOREY
- 2-3 STOREY
- 1-2 STOREY



FIGURE 2.10 –AERIAL PHOTO OF THE SITE AND LOCAL ENVIRONS (GOOGLE EARTH, 2025)

APPENDIX 2

VISUAL ASSESSMENT

LEGEND

- SITE BOUNDARY
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

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FIGURE 2.11 – PLAN SHOWING VISUAL SUMMARY (FABRIK, 2025)

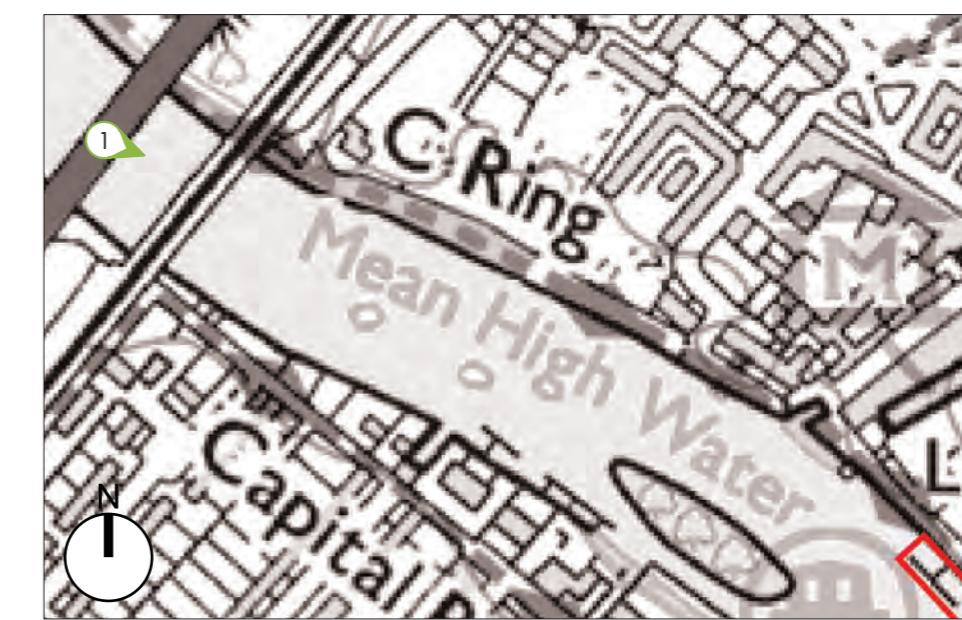


REPRESENTATIVE VIEWPOINT 1 VALUE: HIGH

LOW TIDE: REPRESENTATIVE VIEW LOOKING SOUTH EAST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM TWICKENHAM BRIDGE. THE APPEAL SITE IS JUST DISCERNED, IN THE DISTANCE, OVER THE INTERVENING RAILWAY LINE AND FORMS AN EXTREMELY SMALL COMPONENT OF THE VIEW. THE CHARACTER AND AMENITY OF THE VIEW FOR THE RANGE OF TRANSIENT RECEPTORS IS DOMINATED BY THE RIVER THAMES AND RAILWAY BRIDGE, WITH THE COMBINATION OF BUILT FORM AND TREES FORMING THE SKYLINE. THE RICHMOND BRIDGE IS MUTED IN COLOUR AND IS READILY DISCERNED.



REPRESENTATIVE VIEWPOINT 1
HIGH TIDE



INSET PLAN SHOWING VIEWPOINT LOCATIONS



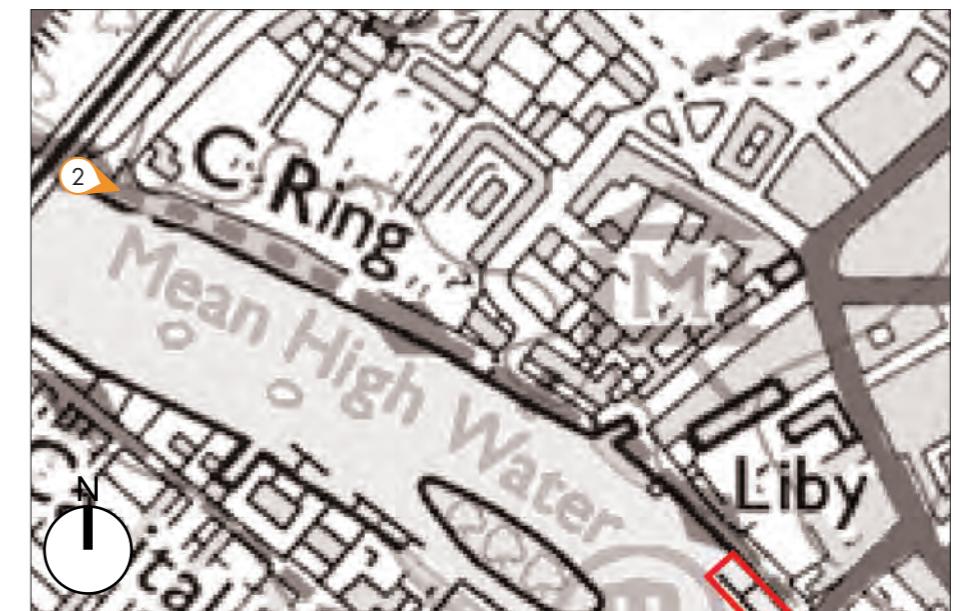
REPRESENTATIVE VIEWPOINT 2 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING SOUTH-EAST TOWARDS THE SITE AND RICHMOND BRIDGE ADJACENT TO RICHMOND RAILWAY BRIDGE. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION AREA ANALYSIS. THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE, OPEN ACCESS LAND AND ADJACENT TO THE THAMES PATH NATIONAL TRAIL (PROW157). THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF TRANSIENT RECEPTORS IS INFORMED BY THE RIVER THAMES AND RIVERSIDE CORRIDOR, FRAMED BY THE COMBINATION OF BUILT FORM AND TREES WHICH TOGETHER FORM THE VISUAL HORIZON. THE APPEAL SITE IS VISIBLE IN THE DISTANCE AND FORMS AN EXTREMELY SMALL COMPONENT IN THE VIEW. RICHMOND BRIDGE IS READILY DISCERNED.

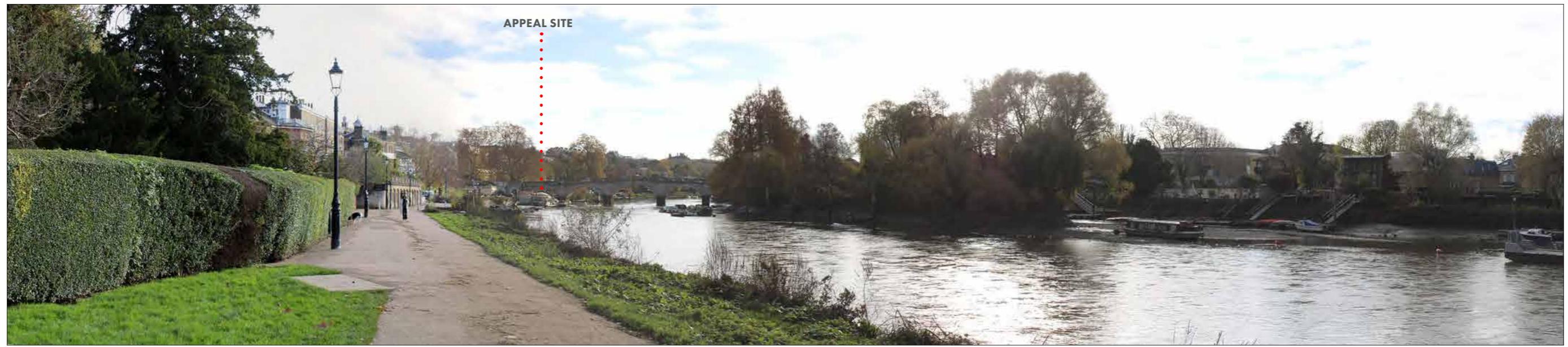


REPRESENTATIVE VIEWPOINT 2

HIGH TIDE



INSET PLAN SHOWING VIEWPOINT LOCATIONS

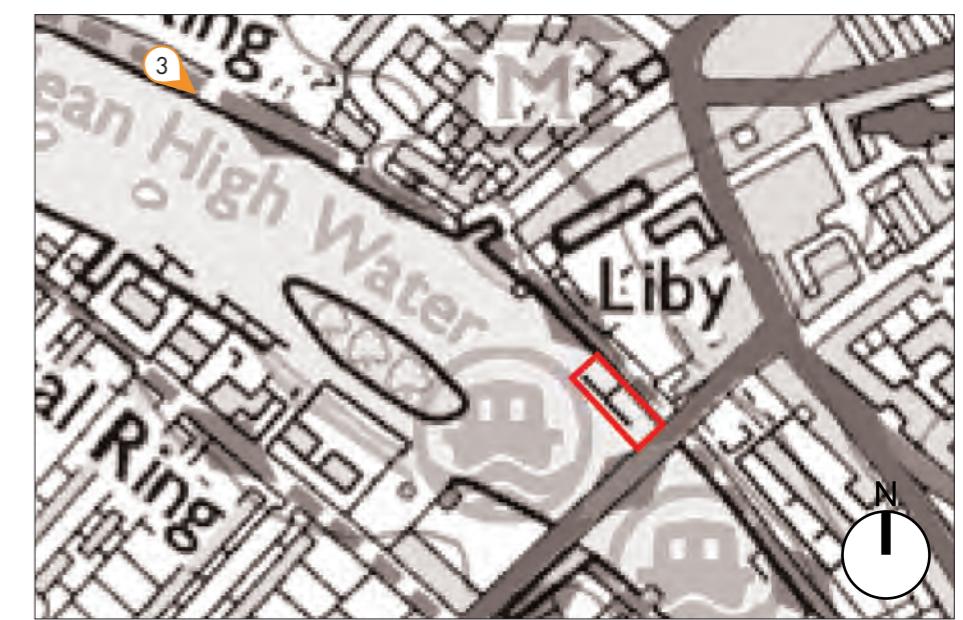


REPRESENTATIVE VIEWPOINT 3 VALUE: HIGH

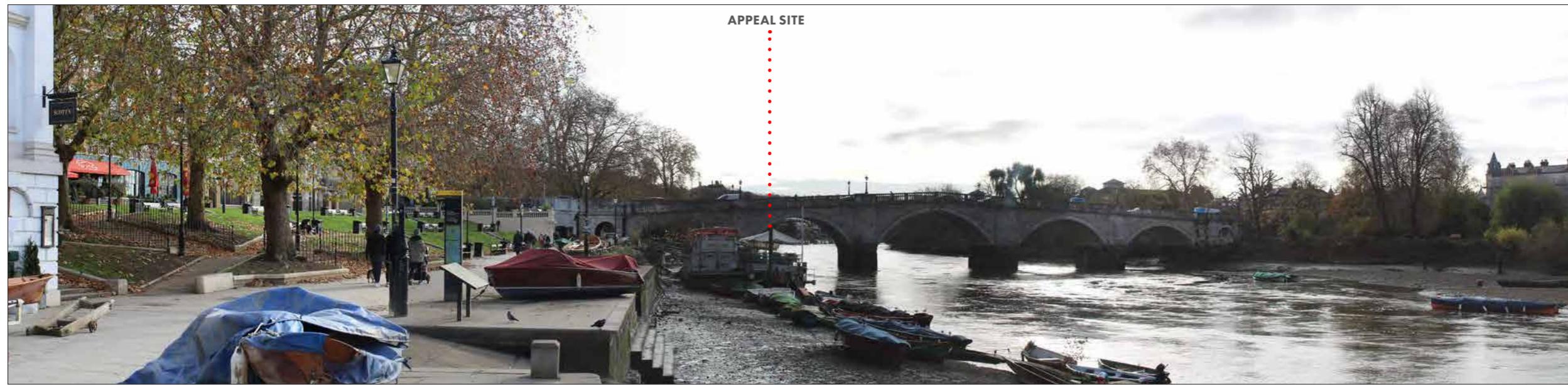
LOW TIDE: VIEW LOOKING SOUTH-EAST TOWARDS THE SITE AND RICHMOND BRIDGE FROM THE THAMES PATH NATIONAL TRAIL (PROW157). THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE AND OPEN ACCESS LAND. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE RIVER THAMES AND RIVERSIDE CORRIDOR, FRAMED BY THE COMBINATION OF BUILT FORM AND TREES WHICH TOGETHER FORM THE VISUAL HORIZON. THE APPEAL SITE IS VISIBLE AND FORMS AN EXTREMELY SMALL COMPONENT IN THE VIEW. RICHMOND BRIDGE IS READILY DISCERNED.



COMPARATIVE REPRESENTATIVE VIEWPOINT 2
HIGH TIDE

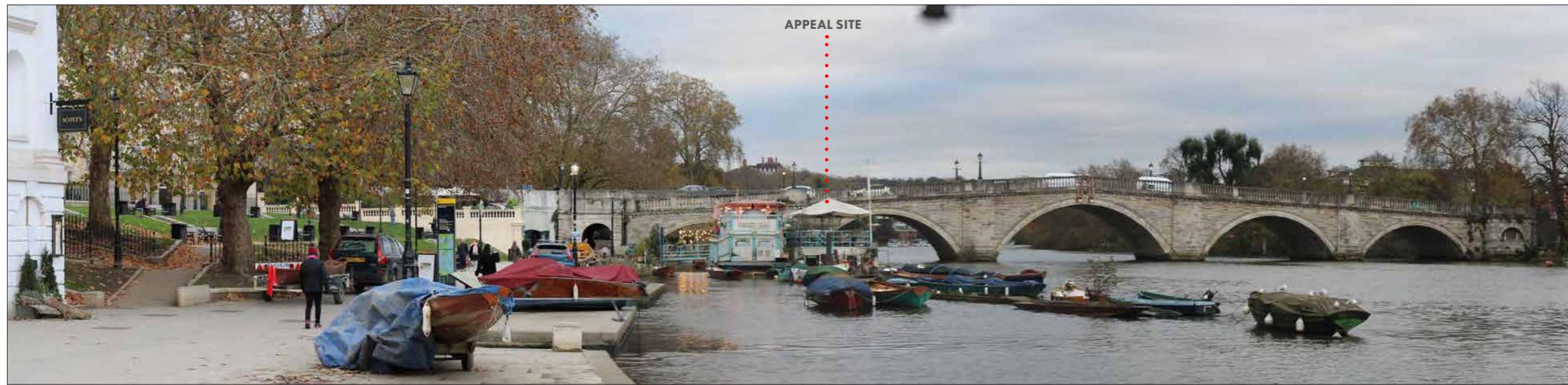


INSET PLAN SHOWING VIEWPOINT LOCATIONS



REPRESENTATIVE VIEWPOINT 4 VALUE: MEDIUM - HIGH

LOW TIDE: VIEW LOOKING SOUTH EAST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM THE RIVERSIDE. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION AREA ANALYSIS. THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE AND FROM THE THAMES PATH NATIONAL TRAIL (PROW157). IT IS REPRESENTATIVE OF THE VIEW FROM THE LISTED BUILDING OF 'THE WHITE CROSS' PUBLIC HOUSE. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE WIDE CORRIDOR ASSOCIATED WITH THE RIVER THAMES, RIVERSIDE AND RICHMOND BRIDGE, FRAMED BY THE COMBINATION OF BUILT FORM AND TREES. TREES PREDOMINANTLY FORM THE VISUAL HORIZON IN THIS VIEW. THE APPEAL SITE IS CLEARLY VISIBLE. THE MAJORITY OF RICHMOND BRIDGE IS VISIBLE, WITH VIEWS THROUGH THE ARCHES SIMILARLY PREDOMINANTLY RETAINED.

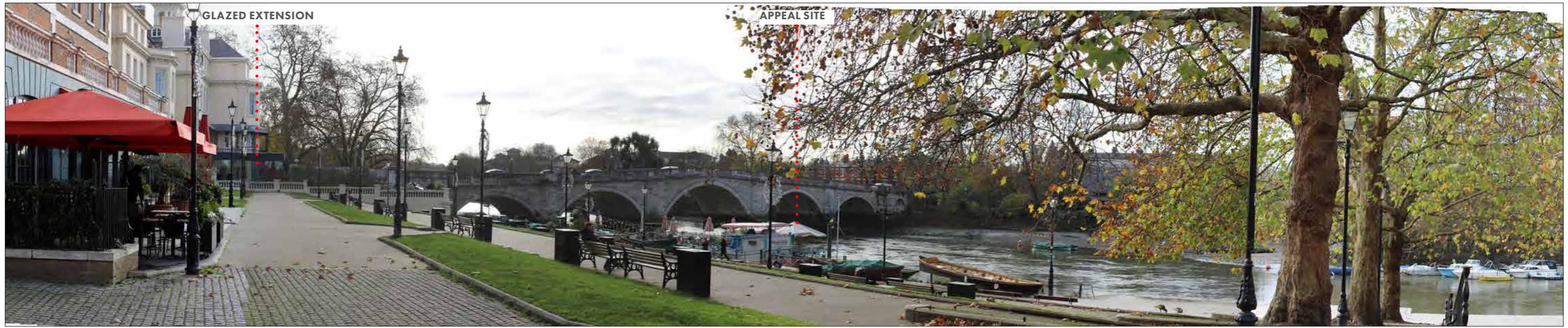


REPRESENTATIVE VIEWPOINT 4

HIGH TIDE: VIEWS OF THE BRIDGE AND THROUGH THE ARCHES CONTINUES AT HIGH TIDE.

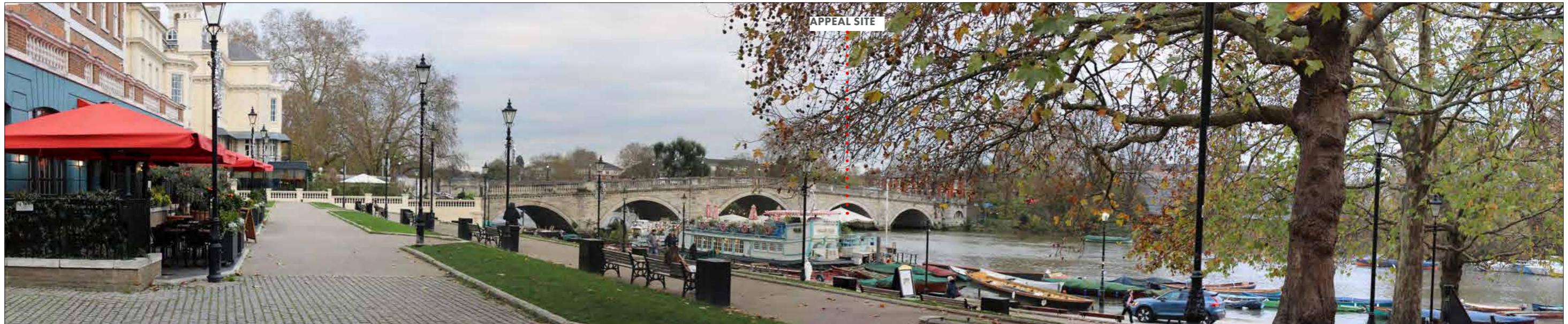


INSET PLAN SHOWING VIEWPOINT LOCATIONS



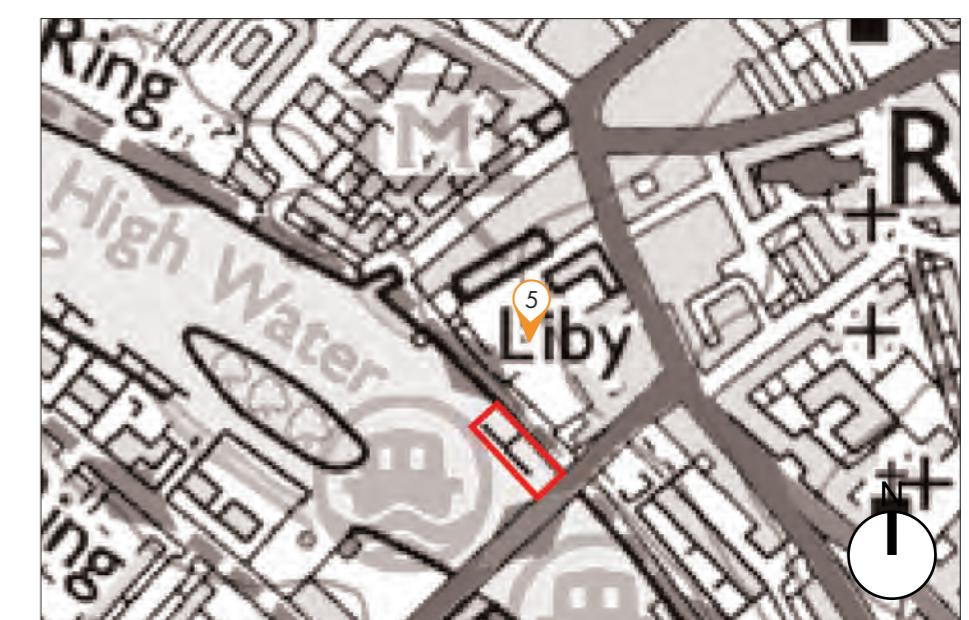
REPRESENTATIVE VIEWPOINT 5 VALUE: HIGH - MEDIUM

LOW TIDE: VIEW LOOKING SOUTH TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM THE TERRACE ADJACENT TO THE WAR MEMORIAL, WITHIN THE MOL, DESIGNATED OPEN SPACE AND ADJACENT TO A RANGE OF LISTED BUILDINGS. OPEN VIEWS OF PART OF THE APPEAL SITE OCCUR SET DOWN BELOW THE ARCHES OF THE RICHMOND BRIDGE. THE CHARACTER AND AMENITY OF THE VIEW IS INFORMED BY THE RIVER AND MAN MADE TERRACED RIVERSIDE OPEN SPACE AND THE COMBINATION OF BUILT FORM AND TREES FORMING THE SKYLINE. VIEWS OF RICHMOND BRIDGE ARE UNINTERRUPTED AND WITH VIEWS THROUGH THE BRIDGE ARCHES CONTINUING. THE RECENTLY CONSTRUCTED GLAZED EXTENSION TO TOWER HOUSE IS VISIBLE IN THIS VIEW.



REPRESENTATIVE VIEWPOINT 5

HIGH TIDE: AT SEVERAL TIMES IN THE COURSE OF THE DAY, THE APPEAL SITE IS APPARENT AND INTERRUPTS VIEWS OF THE BRIDGE TO A SMALL DEGREE, HOWEVER, THE MAJORITY OF THE BRIDGE IS STILL VISIBLE.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



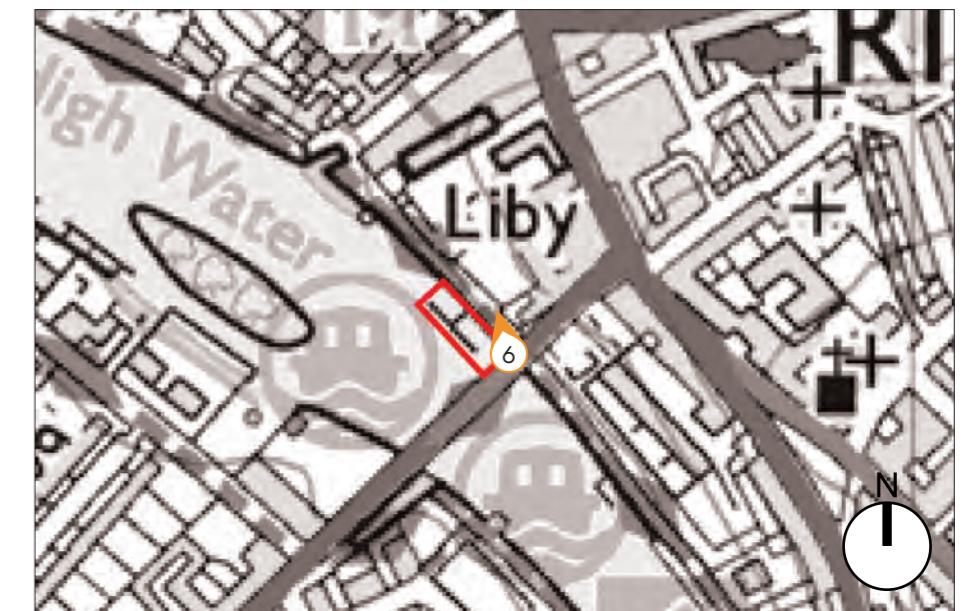
REPRESENTATIVE VIEWPOINT 6 VALUE: HIGH - MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST ACROSS THE APPEAL SITE TOWARDS THE CLUSTER OF LISTED BUILDINGS. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION AREA ANALYSIS IMMEDIATELY ADJACENT TO RICHMOND BRIDGE (LISTED STRUCTURE). THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE AND FROM THE THAMES PATH NATIONAL TRAIL (PROW157). THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE RIVER AND RANGE OF BOATS, FLOATING PONTOON AND PARAPHENALIA ASSOCIATED WITH THIS PART OF THE RIVERSIDE IN THE FOREGROUND, SET AGAINST THE BACKDROP OF THE MAN-MADE TERRACES, BUILT FORM AND TREES BEYOND. THE SKYLINE IS PREDOMINANTLY INFORMED BY EITHER BUILT FORM OR TREES.



REPRESENTATIVE VIEWPOINT 6

HIGH TIDE: AT THESE TWO POINTS IN THE DAY, INEVITABLY, THE CANOPIES OF THE APPEAL SITE FORM PART OF THE SKYLINE.

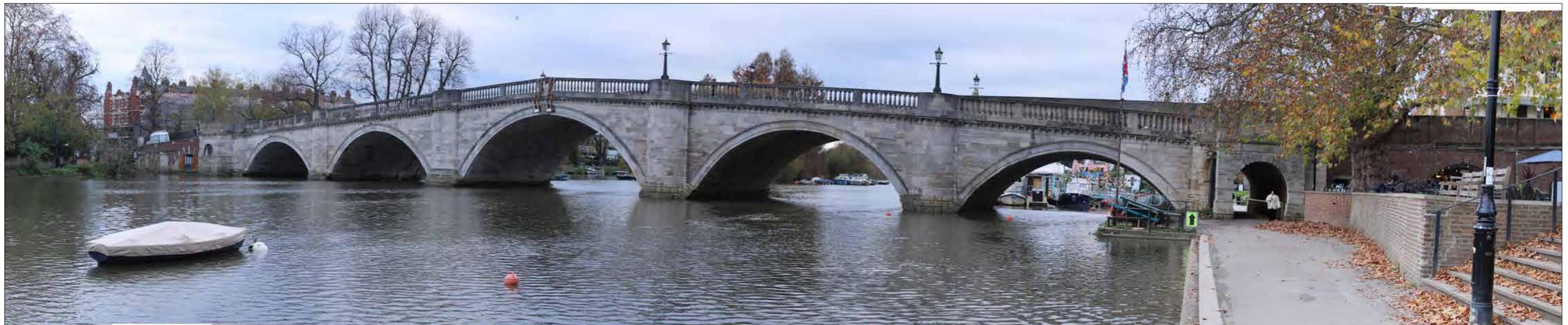


INSET PLAN SHOWING VIEWPOINT LOCATIONS



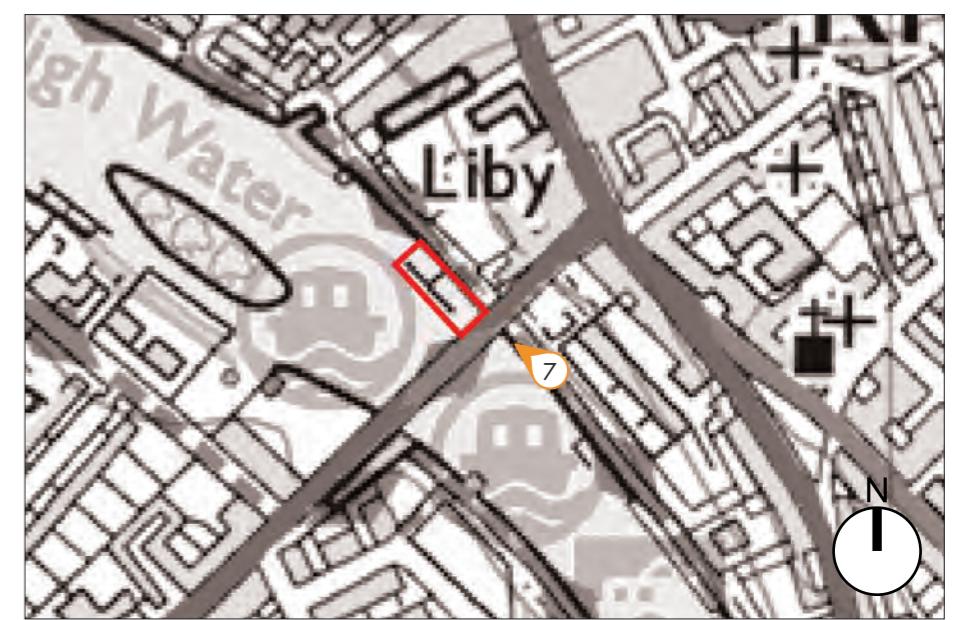
REPRESENTATIVE VIEWPOINT 7 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM WITHIN THE MOL, PUBLIC OPEN SPACE AND THE THAMES PATH NATIONAL TRAIL. THE CHARACTER AND AMENITY OF THE VIEW IS DOMINATED BY THE WIDE RIVER AND RICHMOND BRIDGE. THE APPEAL SITE IS JUST VISIBLE UNDER THE ARCHES. THE RANGE OF BOARDS AND FLOATING STRUCTURES FORMS PART OF THE CHARACTER OF THE RIVER / RIVERSIDE IN THIS VIEW.



REPRESENTATIVE VIEWPOINT 7

HIGH TIDE

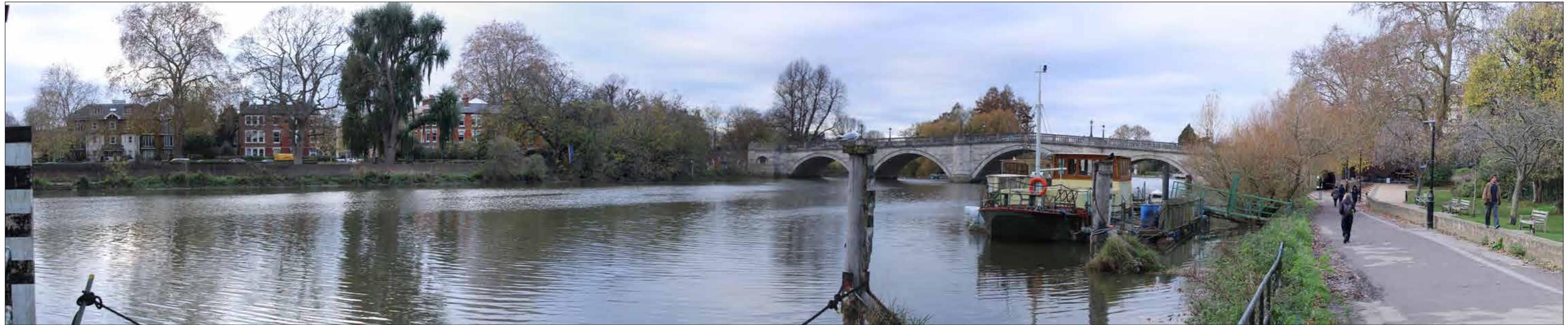


INSET PLAN SHOWING VIEWPOINT LOCATIONS



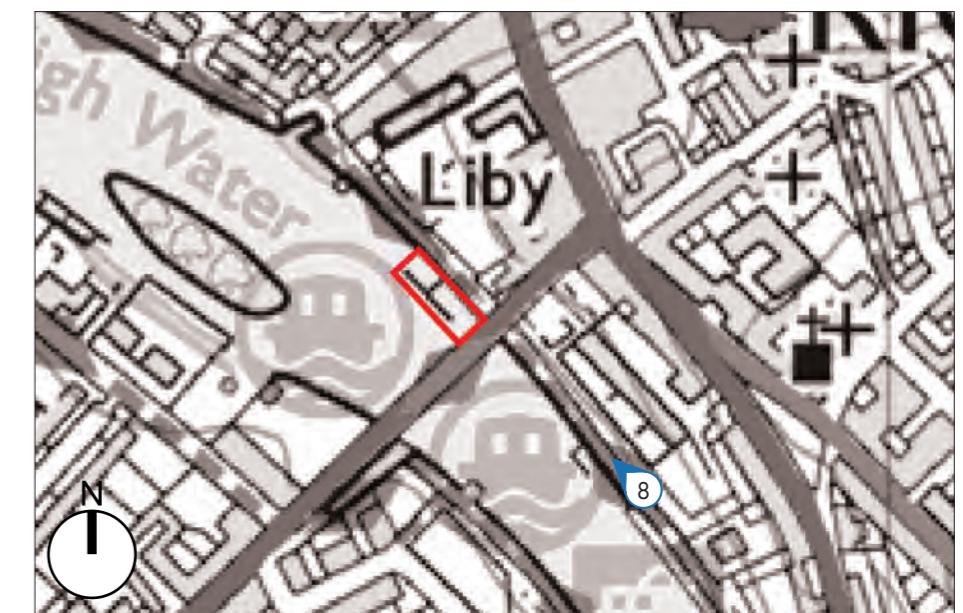
REPRESENTATIVE VIEWPOINT 8 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM WITHIN THE MOL, PUBLIC OPEN SPACE FROM FURTHER SOUTH ON THE THAMES PATH NATIONAL TRAIL. THE CHARACTER AND AMENITY OF THE VIEW CONTINUES TO BE DOMINATED BY THE WIDE RIVER AND RICHMOND BRIDGE AND ADJACENT BOATS. THE APPEAL SITE IS OBSCURED THROUGH THE INTERVENING RIVERSIDE AND WINTER VEGETATION.



REPRESENTATIVE VIEWPOINT 8

HIGH TIDE: THE RANGE OF BOATS ON THE SOUTH SIDE OF RICHMOND BRIDGE AS A RESULT OF SITTING HIGHER RESULT INTEMITTENT VIEWS OF RICHMOND BRIDGE.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



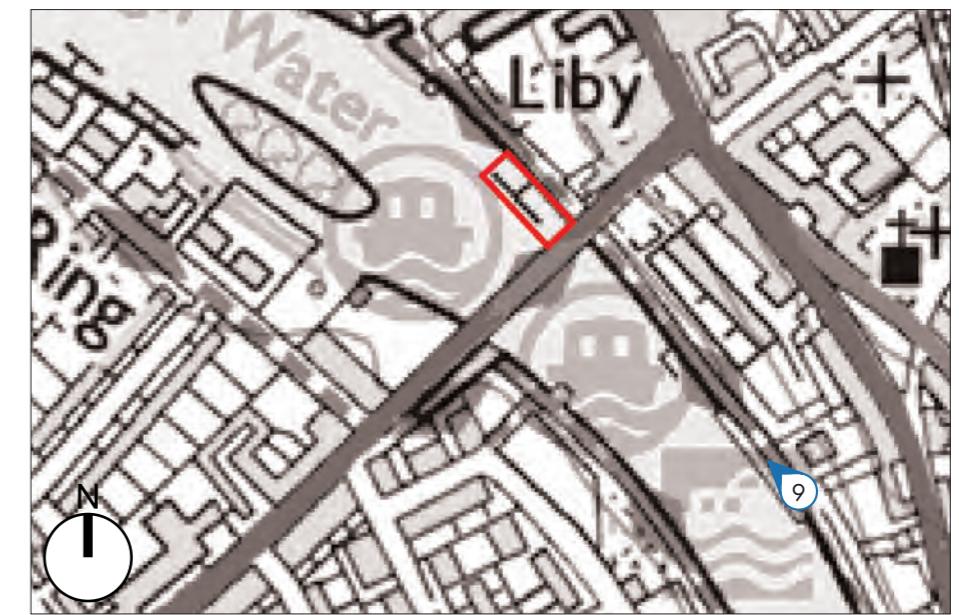
REPRESENTATIVE VIEWPOINT 9 VALUE: HIGH

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM WITHIN THE MOL AND PUBLIC OPEN SPACE AND AGAIN, FROM FURTHER SOUTH ON THE THAMES PATH NATIONAL TRAIL, ADJACENT TO THE GAUCHO RESTAURANT. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE RIVER THAMES, ASSOCIATED BOATS, FLOATING STRUCTURES, RAINGS, RIVERSIDE BUILDINGS, THE PROMENADE AND PUBLIC OPEN SPACE. THE VIEW IS FRAMED BY THE COMBINATION OF BUILT FORM AND TREES, WITH THE TREES PREDOMINANTLY FORMING THE VISUAL HORIZON. THE APPEAL SITE IS PREDOMINANTLY OBSCURED FROM THIS LOCATION DUE TO INTERVENING STRUCTURES.



REPRESENTATIVE VIEWPOINT 9

HIGH TIDE: AGAIN, THE RANGE OF BOATS ON THE SOUTH SIDE OF RICHMOND BRIDGE AS A RESULT OF SITTING HIGHER COLLECTIVELY AND PREDOMINANTLY OBSCURE VIEWS OF RICHMOND BRIDGE.



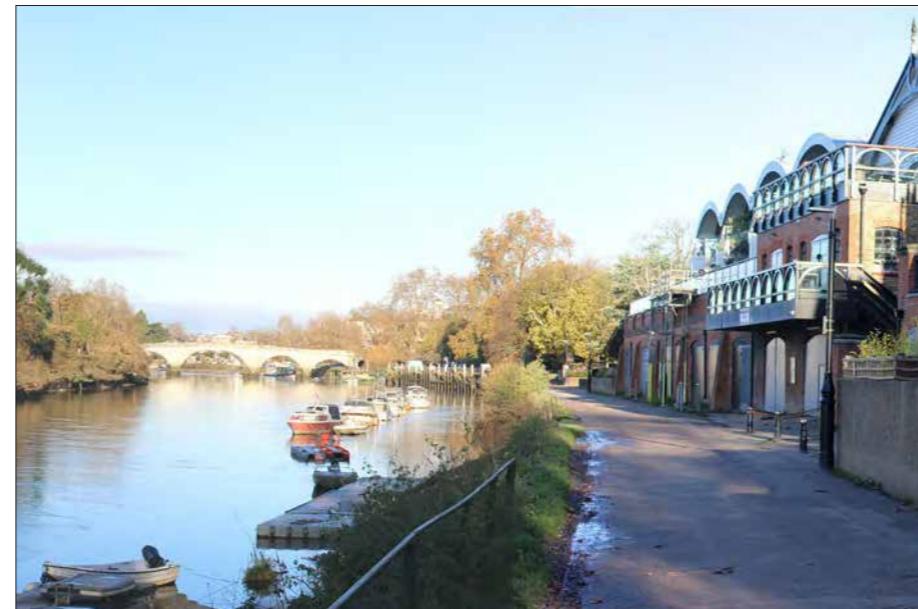
INSET PLAN SHOWING VIEWPOINT LOCATIONS



REPRESENTATIVE VIEWPOINT 10 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE FROM THE THAMES NATIONAL TRAIL, WITHIN THE MOL AND DESIGNATED OPEN SPACE. THE NORTHERN PART OF THE APPEAL SITE IS PERCEIVED THROUGH THE ARCHES OF RICHMOND BRIDGE, FORMING AN EXTREMELY SMALL ELEMENT TO THE VIEW. THE CHARACTER AND AMENITY OF THE VIEW IS DOMINATED BY THE RIVER, THE RIVERSIDE (INCLUDING ADJACENT BOATS) AND MATURE RIVERSIDE TREES, WHICH ALSO DOMINANT THE SKYLINE IN THIS VIEW

NOTE: NO COMPARATIVE HIGH TIDE PHOTO DUE TO ACCESS ISSUES.



REPRESENTATIVE VIEWPOINT 11 VALUE: MEDIUM

LOW TIDE: SIMILAR TO VIEWPOINT 10, VIEW LOOKING LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE FROM FURTHER SOUTH ON THE THAMES NATIONAL TRAIL, WITHIN THE MOL AND DESIGNATED OPEN SPACE. AGAIN, THE NORTHERN PART OF THE APPEAL SITE IS JUST PERCEIVED THROUGH THE ARCHES OF RICHMOND BRIDGE.



REPRESENTATIVE VIEWPOINT 11

HIGH TIDE: THE APPEAL SITE CONTINUES TO BE PERCEIVED IN THE DISTANCE AND AS AN EXTREMELY SMALL ELEMENT TO THE VIEW.



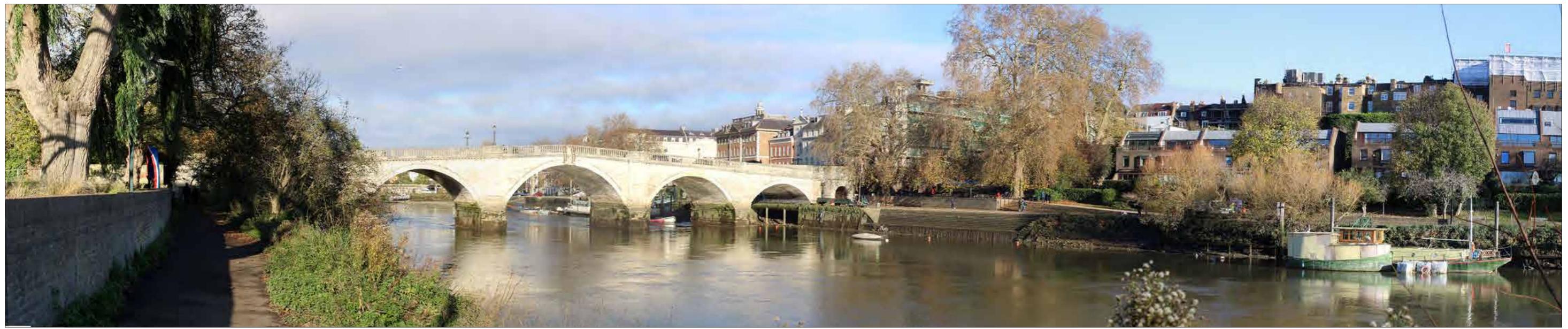
REPRESENTATIVE VIEWPOINT 12 VALUE: HIGH

LOW TIDE: VIEW LOOKING NORTH-WEST TOWARDS THE APPEAL SITE FROM WITHIN A REGISTERED PARK AND GARDEN AT RICHMOND HILL AND A DESIGNATED AREA OF PUBLIC OPEN SPACE. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE FORMAL GROUNDS OF THE PARK AND THE MATURE TREES, WITH BUILT FORM PREDOMINANTLY NESTLED DOWN IN THE LANDSCAPE. VIEWS OF THE APPEAL SITE ARE WHOLLY OBSCURED BY THE COMBINATION OF INTERVENING BUILT FORM AND VEGETATION.

NOTE: NO COMPARATIVE HIGH TIDE PHOTO AS VIEWS ARE WHOLLY OBSCURED.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



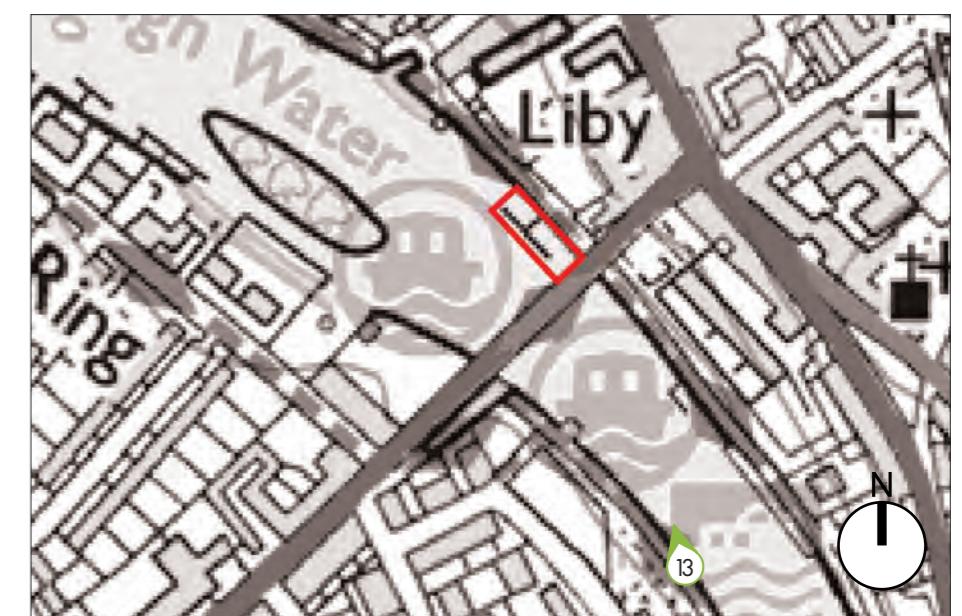
REPRESENTATIVE VIEWPOINT 13 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM THE THAMES NATIONAL TRAIL (PROW 206) WITHIN THE MOL AND DESIGNATED OPEN SPACE. THE APPEAL SITE IS JUST DISCERNED INTERMITTENTLY UNDER THE ARCHES OF THE INTERVENING RICHMOND BRIDGE. THE CHARACTER AND AMENITY OF THE VIEW IS DOMINATED BY THE WIDE RIVER, THE BRIDGE AND ADJACENT BUILT FORM, INTERSPERSED WITH TREES. THE VISUAL HORIZON IS FORMED BY THE COMBINATION OF BUILT FORM AND TREES.



COMPARATIVE REPRESENTATIVE PHOTOGRAPH FOR VIEWPOINT 13

HIGH TIDE: A SMALL PART OF THE APPEAL SITE IS VISIBLE AT THIS TIME.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



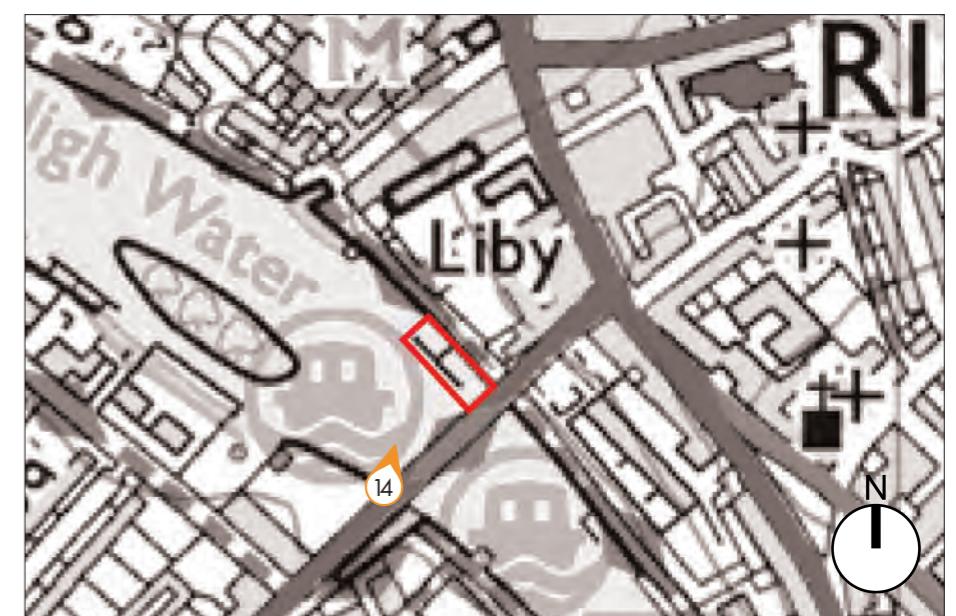
REPRESENTATIVE VIEWPOINT 14 VALUE: HIGH

LOW TIDE: VIEW LOOKING NORTH TOWARDS THE SITE FROM THE WESTERN SECTION OF RICHMOND BRIDGE. OPEN VIEWS OF THE APPEAL SITE OCCUR FROM THIS LOCATION, SET DOWN IN THE VIEW AND IN THE CONTEXT OF THE RIVERSIDE TERRACES AND BUILT FORM BACKDROP. THE CHARACTER AND AMENITY OF THE VIEW IS BROADLY THAT OF BALANCE AND TRANSITION BETWEEN THE RIVER, THE RIVERSIDE AND THE BUILDINGS BEYOND. BUILT FORM DOMINATES THE SKYLINE IN VIEWS FROM THIS DIRECTION.



REPRESENTATIVE VIEWPOINT 14

HIGH TIDE



INSET PLAN SHOWING VIEWPOINT LOCATIONS



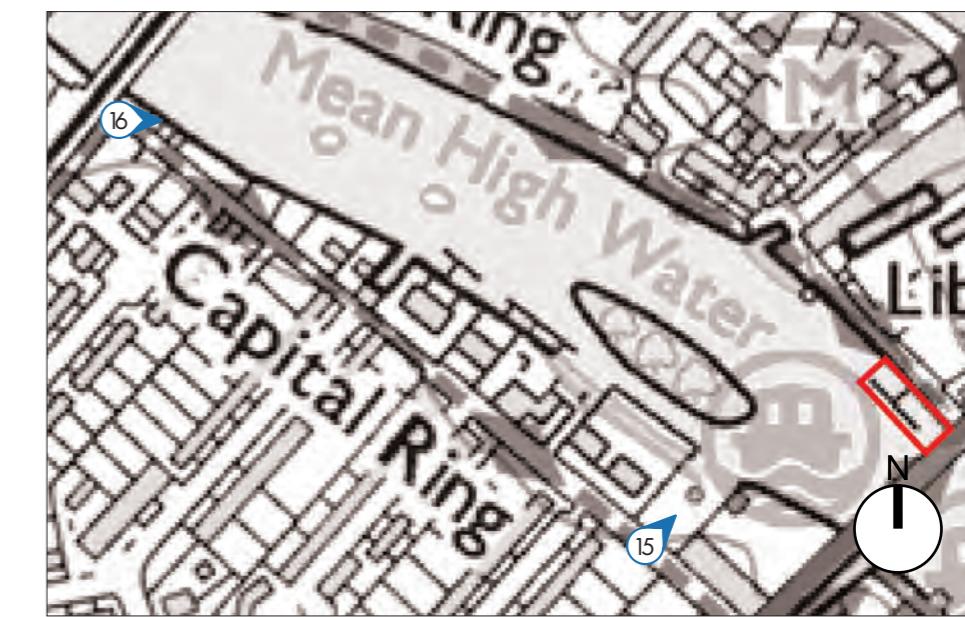
REPRESENTATIVE VIEWPOINT 15 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH-EAST TOWARDS THE SITE FROM A GAP IN THE ADJACENT VEGETATION ALONG WILLOUGHBY ROAD AND THE THAMES PATH NATIONAL TRAIL (PROW 203), ON THE EDGE OF THE MOL. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION ANALYSIS. VIEWS OF THE APPEAL SITE ARE WHOLLY OBSCURED BY THE INTERVENING LAYERS OF VEGETATION.



REPRESENTATIVE VIEWPOINT 16 VALUE: MEDIUM

LOW TIDE: TYPICAL VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM THE NORTHERN END OF DUCKS WALK AND THE THAMES PATH NATIONAL TRAIL (PROW 203) ADJACENT TO BUDDS ALLEY (PROW 202). VIEWS OF THE APPEAL SITE ARE WHOLLY OBSCURED BY THE INTERVENING CLOSEBOARD FENCING.



INSET PLAN SHOWING VIEWPOINT LOCATIONS

APPENDIX 3

2024 PHOTOS

APPENDIX 2

VISUAL ASSESSMENT

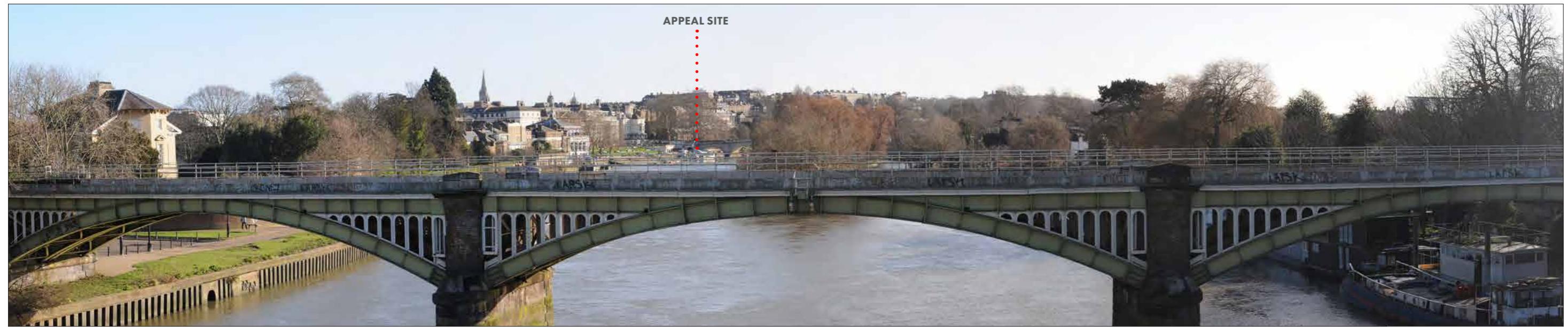
LEGEND

- SITE BOUNDARY
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

REPRODUCED FROM ORDNANCE SURVEY DIGITAL MAP DATA © CROWN COPYRIGHT 2022. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432.



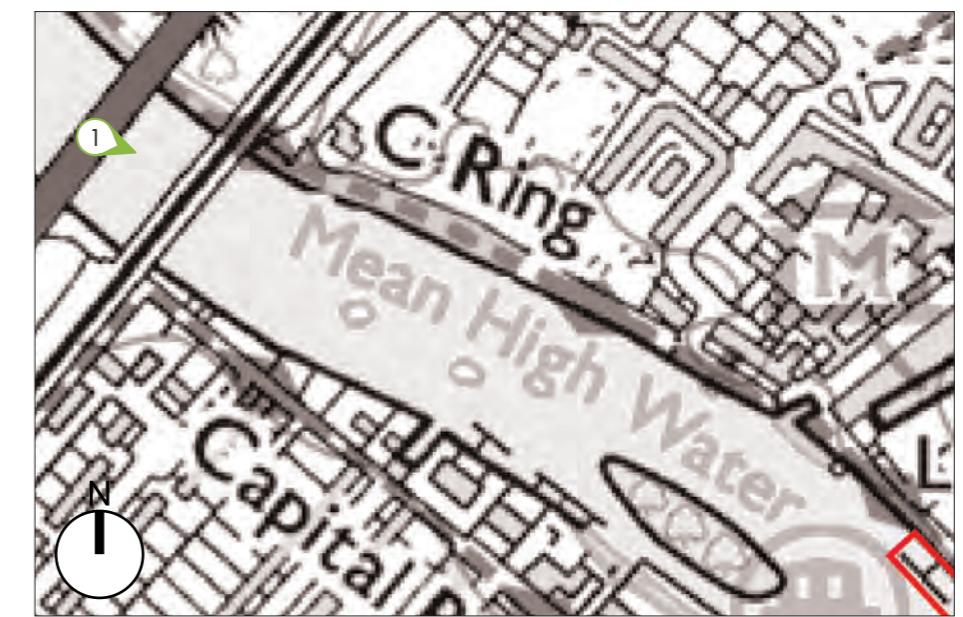
FIGURE 2.12 – PLAN SHOWING VISUAL SUMMARY (FABRIK, 2024)



LOW TIDE: REPRESENTATIVE VIEW LOOKING SOUTH EAST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM TWICKENHAM BRIDGE. THE APPEAL SITE IS JUST DISCERNED OVER THE INTERVENING RAILWAY LINE. THE CHARACTER AND AMENITY OF THE VIEW FOR THE RANGE OF TRANSIENT RECEPTORS IS DOMINATED BY THE RIVER THAMES AND RAILWAY BRIDGE, WITH THE COMBINATION OF BUILT FORM AND TREES FORMING THE SKYLINE. THE APPEAL SITE IS JUST DISCERNED IN THE DISTANCE AND FORMS A SMALL COMPONENT IN THE VIEW. RICHMOND BRIDGE IS MUTED IN COLOUR AND IS READILY DISCERNED.



REPRESENTATIVE VIEWPOINT 1
HIGH TIDE



INSET PLAN SHOWING VIEWPOINT LOCATIONS

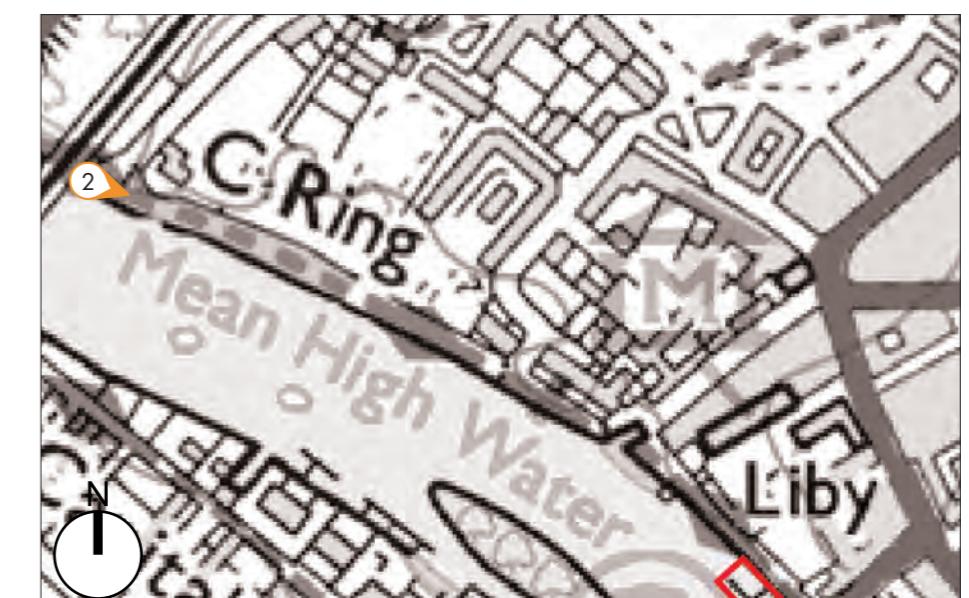


REPRESENTATIVE VIEWPOINT 2 VALUE: MEDIUM

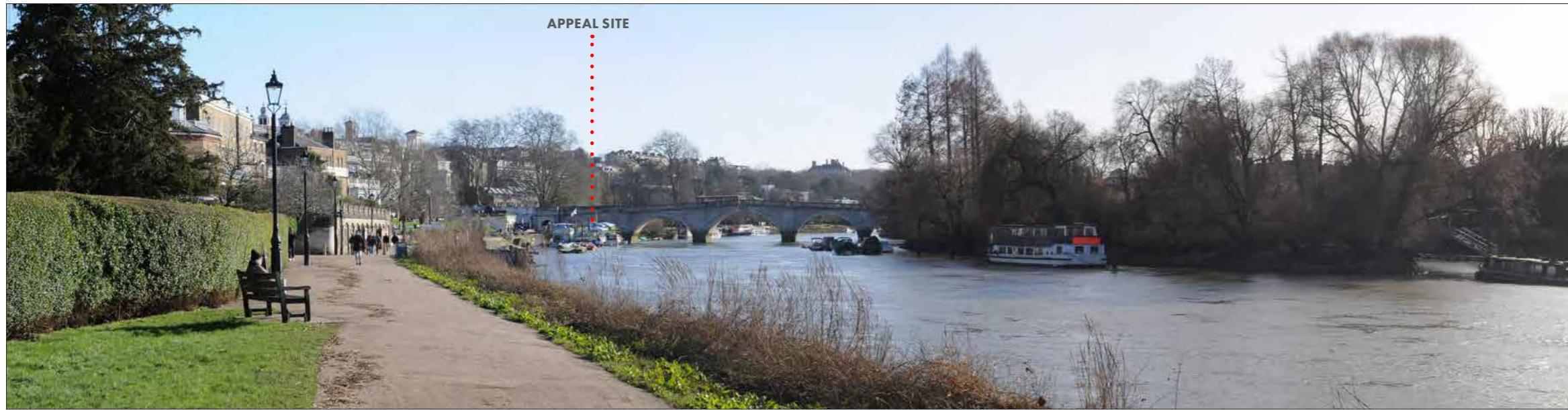
LOW TIDE: VIEW LOOKING SOUTH-EAST TOWARDS THE SITE AND RICHMOND BRIDGE ADJACENT TO RICHMOND RAILWAY BRIDGE. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION AREA ANALYSIS. THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE, OPEN ACCESS LAND AND ADJACENT TO THE THAMES PATH NATIONAL TRAIL (PROW157). THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF TRANSIENT RECEPTORS IS INFORMED BY THE RIVER THAMES AND RIVERSIDE CORRIDOR, FRAMED BY THE COMBINATION OF BUILT FORM AND TREES WHICH TOGETHER FORM THE VISUAL HORIZON. THE APPEAL SITE IS VISIBLE IN THE DISTANCE AND FORMS A SMALL COMPONENT IN THE VIEW. RICHMOND BRIDGE IS READILY DISCERNED.



REPRESENTATIVE VIEWPOINT 2
HIGH TIDE



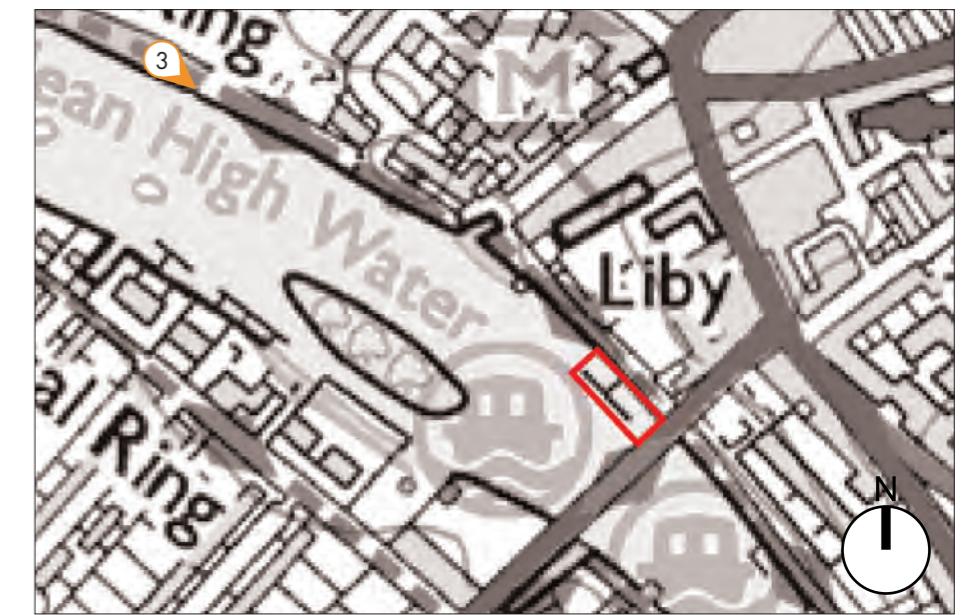
INSET PLAN SHOWING VIEWPOINT LOCATIONS



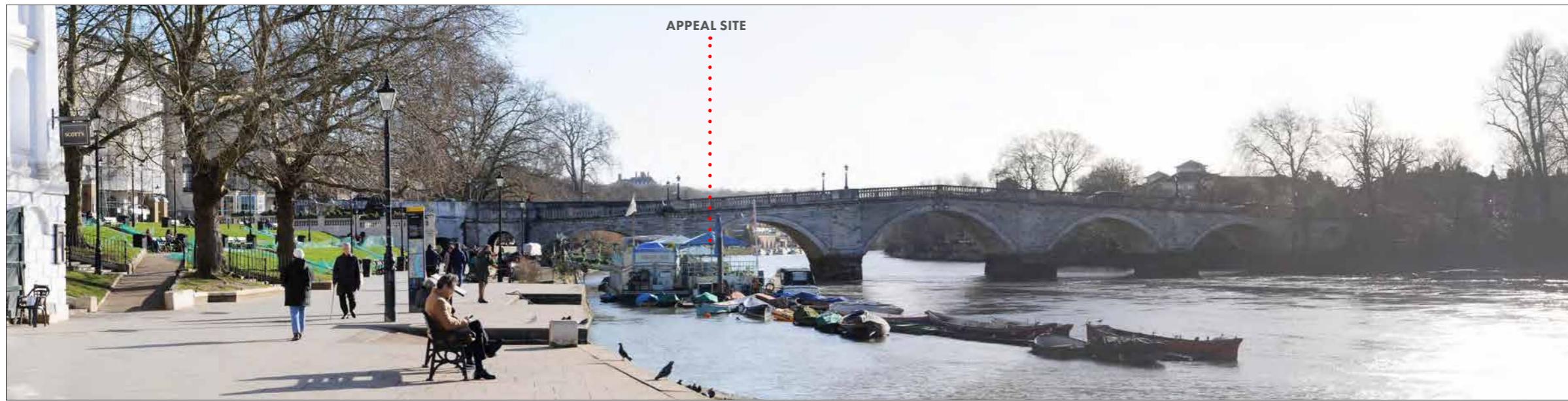
REPRESENTATIVE VIEWPOINT 3 VALUE: HIGH

LOW TIDE: VIEW LOOKING SOUTH-EAST TOWARDS THE SITE AND RICHMOND BRIDGE FROM THE THAMES PATH NATIONAL TRAIL (PROW157). THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE AND OPEN ACCESS LAND. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE RIVER THAMES AND RIVERSIDE CORRIDOR, FRAMED BY THE COMBINATION OF BUILT FORM AND TREES WHICH TOGETHER FORM THE VISUAL HORIZON. THE APPEAL SITE IS VISIBLE AND FORMS A SMALL COMPONENT IN THE VIEW. RICHMOND BRIDGE IS READILY DISCERNED.

NOTE: NO COMPARATIVE HIGH TIDE PHOTO DUE TO ACCESS ISSUES.

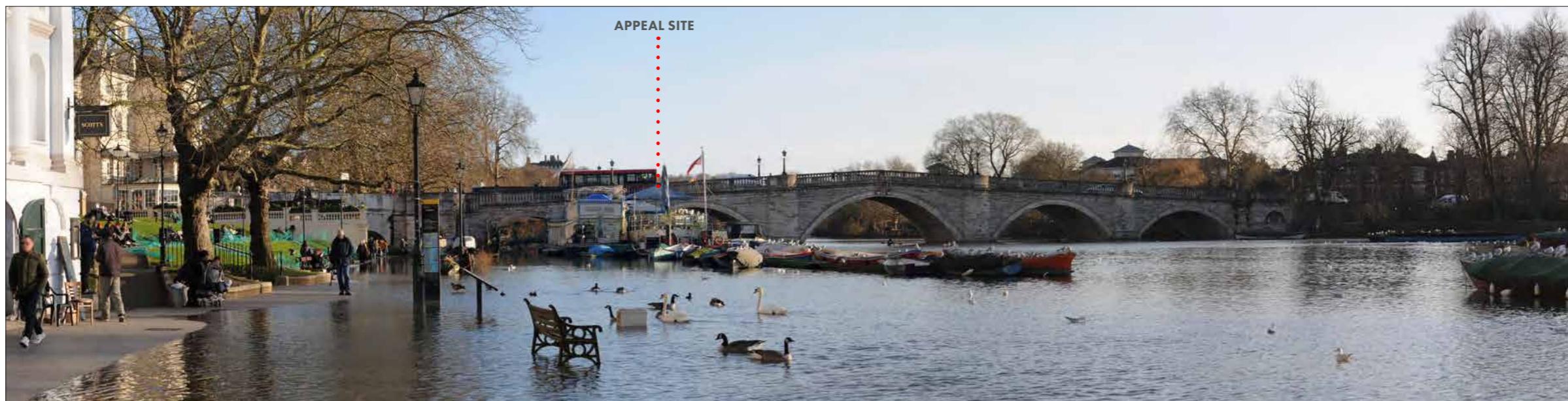


INSET PLAN SHOWING VIEWPOINT LOCATIONS



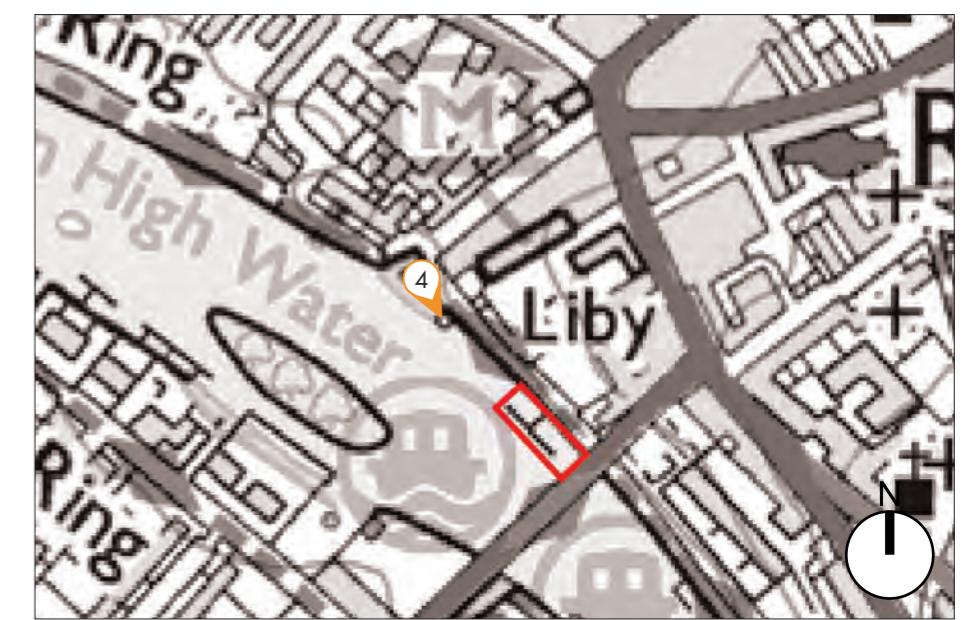
REPRESENTATIVE VIEWPOINT 4 VALUE: MEDIUM - HIGH

LOW TIDE: VIEW LOOKING SOUTH EAST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM THE RIVERSIDE. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION AREA ANALYSIS. THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE AND FROM THE THAMES PATH NATIONAL TRAIL (PROV157). IT IS REPRESENTATIVE OF THE VIEW FROM THE LISTED BUILDING OF 'THE WHITE CROSS' PUBLIC HOUSE. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE WIDE CORRIDOR ASSOCIATED WITH THE RIVER THAMES, RIVERSIDE AND RICHMOND BRIDGE, FRAMED BY THE COMBINATION OF BUILT FORM AND TREES. TREES PREDOMINANTLY FORM THE VISUAL HORIZON IN THIS VIEW. THE APPEAL SITE IS CLEARLY VISIBLE. THE MAJORITY OF RICHMOND BRIDGE IS VISIBLE, WITH VIEWS THROUGH THE ARCHES SIMILARLY PREDOMINANTLY RETAINED.

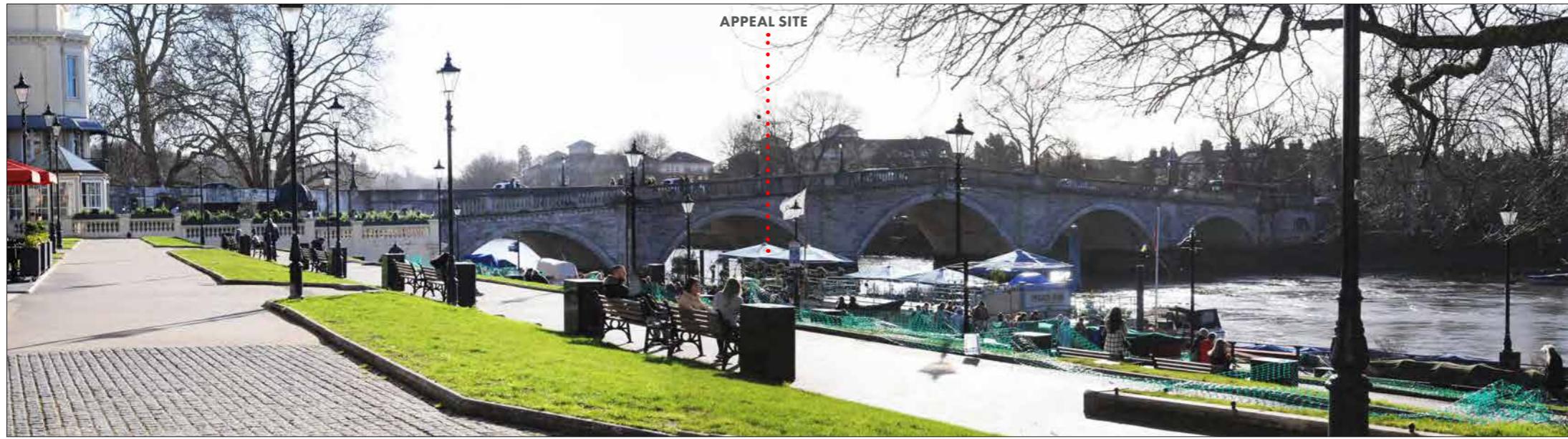


REPRESENTATIVE VIEWPOINT 4

HIGH TIDE: VIEWS OF THE BRIDGE AND THROUGH THE ARCHES CONTINUES AT HIGH TIDE.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



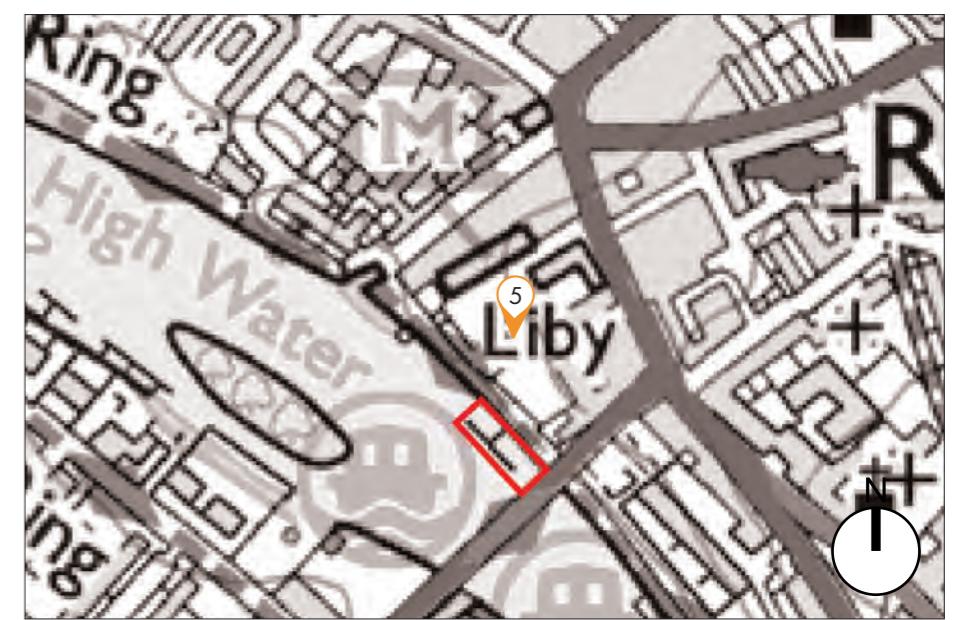
REPRESENTATIVE VIEWPOINT 5 VALUE: HIGH - MEDIUM

LOW TIDE: VIEW LOOKING SOUTH TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM THE TERRACE ADJACENT TO THE WAR MEMORIAL, WITHIN THE MOL, DESIGNATED OPEN SPACE AND ADJACENT TO A RANGE OF LISTED BUILDINGS. OPEN VIEWS OF THE APPEAL SITE OCCUR SET DOWN BELOW THE ARCHES OF THE RICHMOND BRIDGE. THE CHARACTER AND AMENITY OF THE VIEW IS INFORMED BY THE RIVER AND MAN MADE TERRACED RIVERSIDE OPEN SPACE AND THE COMBINATION OF BUILT FORM AND TREES FORMING THE SKYLINE. THE MAJORITY OF RICHMOND BRIDGE IS VISIBLE AND VIEWS THROUGH THE BRIDGE ARCHES CONTINUES WITH THE APPEAL SCHEME IN PLACE.



REPRESENTATIVE VIEWPOINT 5

HIGH TIDE: AT SEVERAL TIMES IN THE COURSE OF THE DAY, THE FULL EXTENT OF THE APPEAL SITE IS APPARENT AND INTERRUPTS VIEWS OF THE BRIDGE, HOWEVER, THE MAJORITY OF THE BRIDGE IS STILL VISIBLE.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



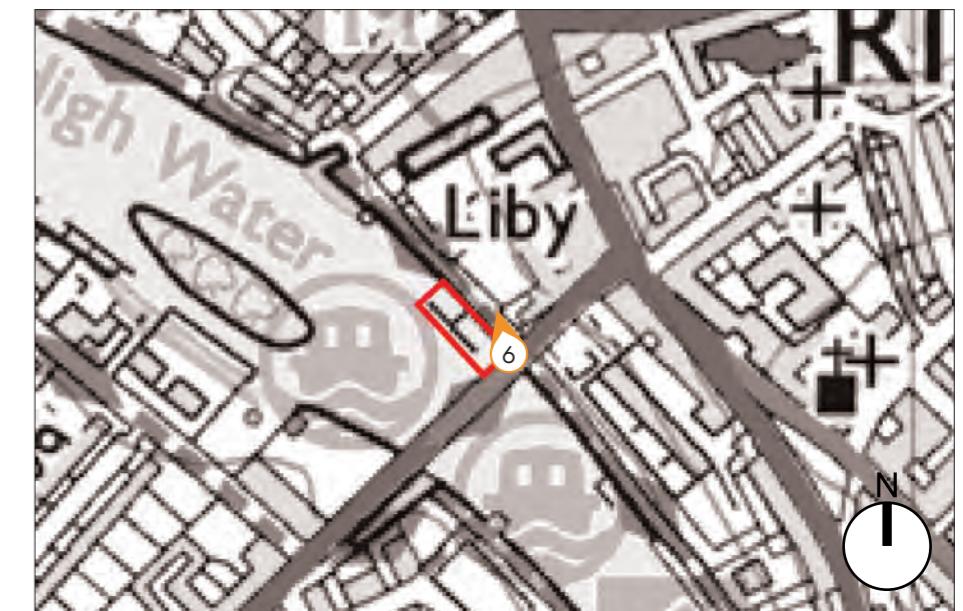
REPRESENTATIVE VIEWPOINT 6 VALUE: HIGH - MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST ACROSS THE APPEAL SITE TOWARDS THE CLUSTER OF LISTED BUILDINGS. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION AREA ANALYSIS IMMEDIATELY ADJACENT TO RICHMOND BRIDGE (LISTED STRUCTURE). THIS VIEW LIES WITHIN THE METROPOLITAN OPEN LAND, A DESIGNATED AREA OF PUBLIC OPEN SPACE AND FROM THE THAMES PATH NATIONAL TRAIL (PROW157). THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE RIVER AND RANGE OF BOATS, FLOATING PONTOON AND PARAPHENILIA ASSOCIATED WITH THIS PART OF THE RIVERSIDE IN THE FOREGROUND, SET AGAINST THE BACKDROP OF THE MANMADE TERRACES, BUILT FORM AND TREES BEYOND. THE SKYLINE IS PREDOMINANTLY INFORMED BY EITHER BUILT FORM OR TREES.

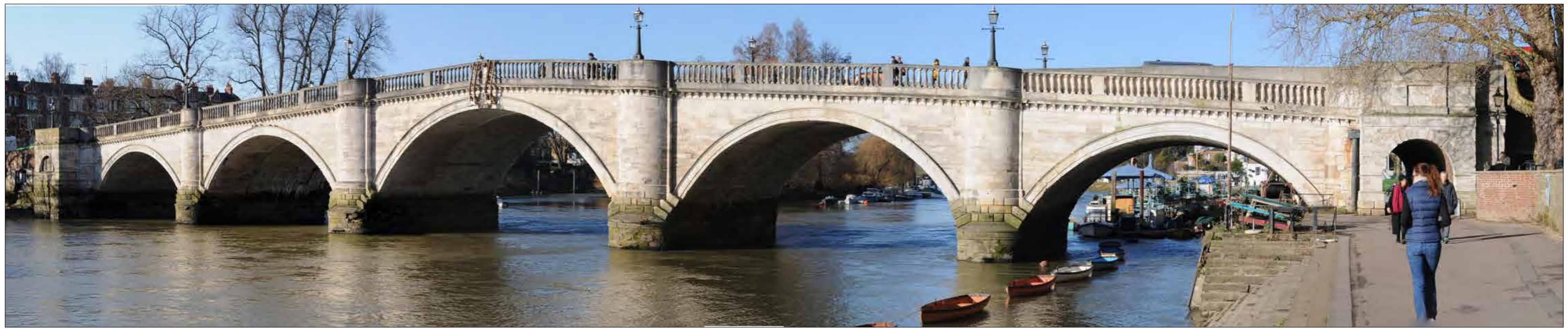


REPRESENTATIVE VIEWPOINT 6

HIGH TIDE: AT THESE TWO POINTS IN THE DAY, INEVITABLY, THE CANOPIES OF THE APPEAL SITE FORM PART OF THE SKYLINE.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



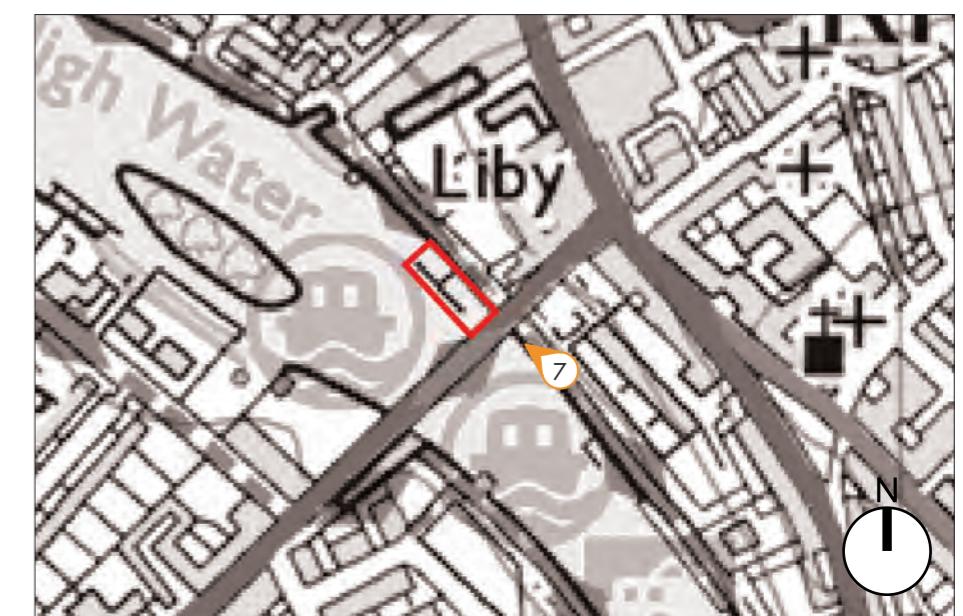
REPRESENTATIVE VIEWPOINT 7 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM WITHIN THE MOL, PUBLIC OPEN SPACE AND THE THAMES PATH NATIONAL TRAIL. THE CHARACTER AND AMENITY OF THE VIEW IS DOMINATED BY THE WIDE RIVER AND RICHMOND BRIDGE. THE APPEAL SITE IS VISIBLE UNDER THE ARCHES. THE RANGE OF BOARDS AND FLOATING STRUCTURES FORMS PART OF THE CHARACTER OF THE RIVER / RIVERSIDE IN THIS VIEW.

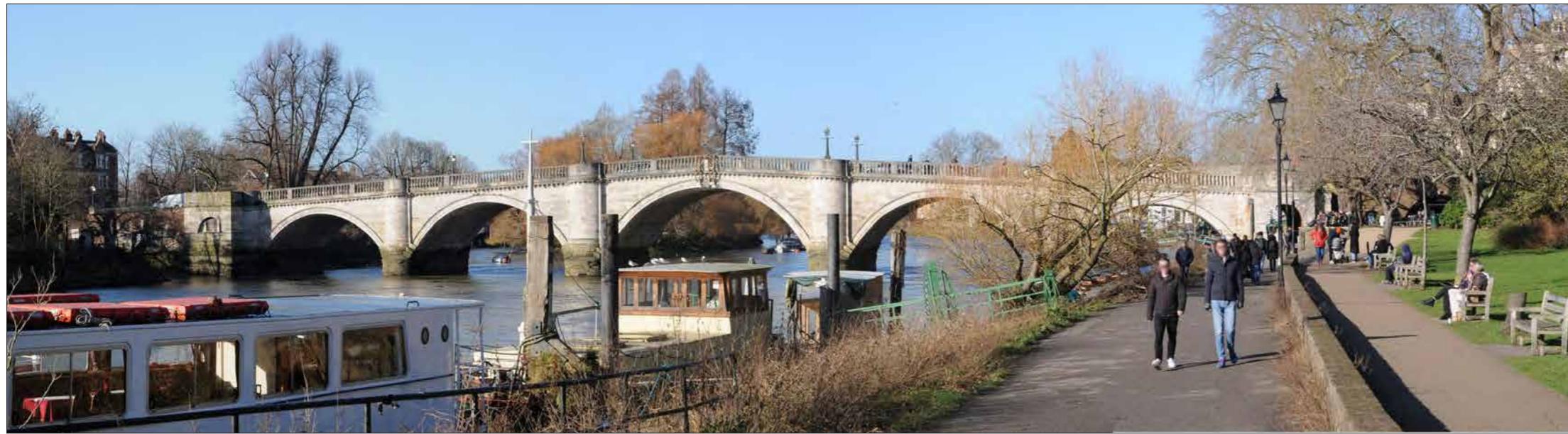


REPRESENTATIVE VIEWPOINT 7

HIGH TIDE

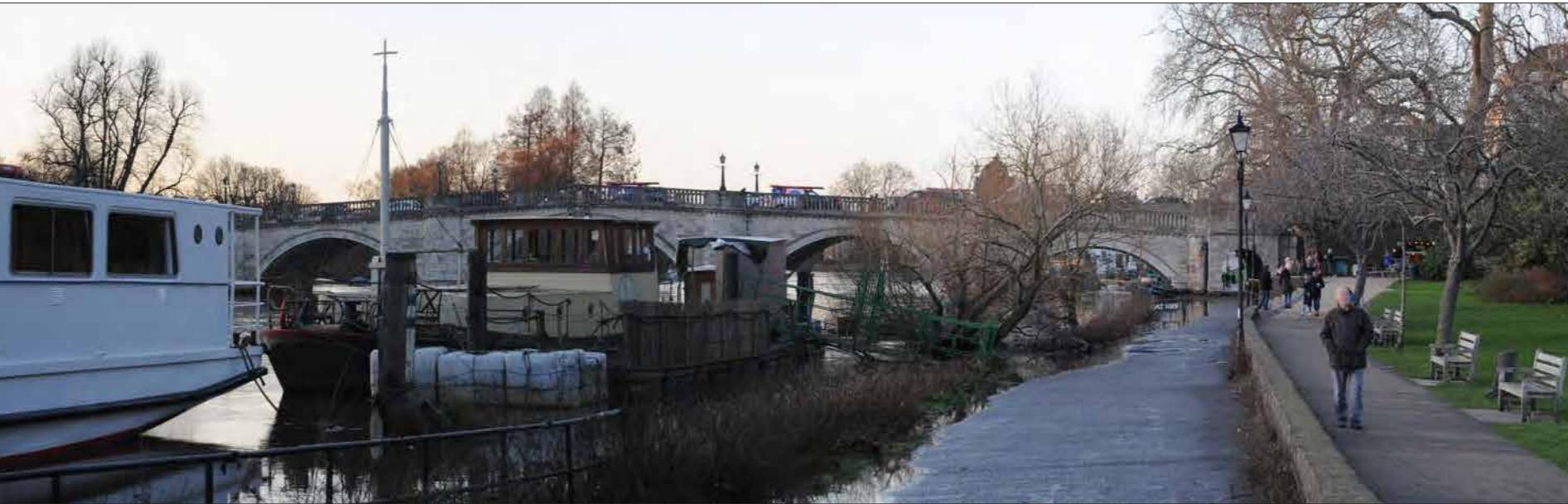


INSET PLAN SHOWING VIEWPOINT LOCATIONS



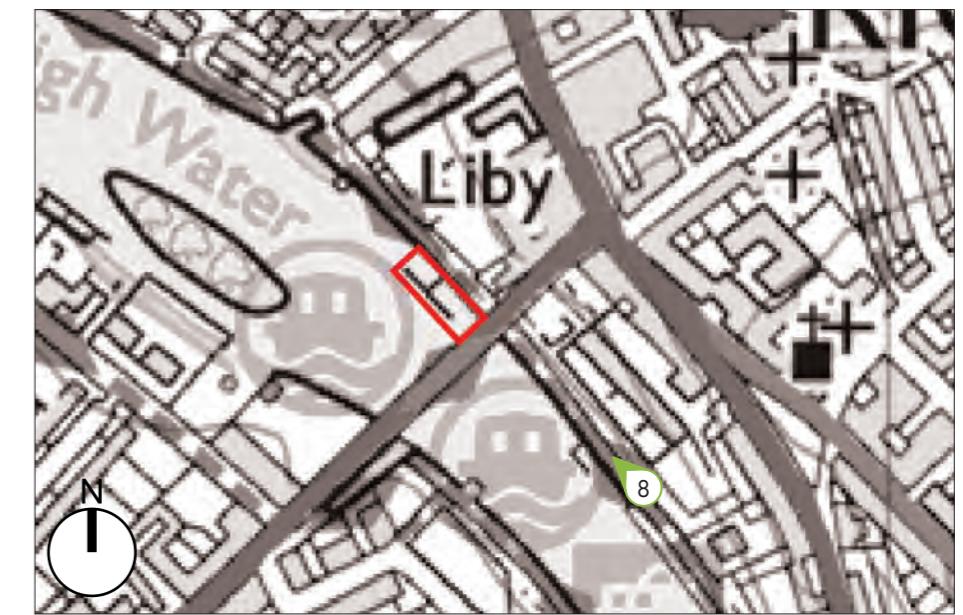
REPRESENTATIVE VIEWPOINT 8 **VALUE: MEDIUM**

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM WITHIN THE MOL, PUBLIC OPEN SPACE FROM FURTHER SOUTH ON THE THAMES PATH NATIONAL TRAIL. THE CHARACTER AND AMENITY OF THE VIEW CONTINUES TO BE DOMINATED BY THE WIDE RIVER AND RICHMOND BRIDGE AND ADJACENT BOATS. THE APPEAL SITE IS JUST DISCERNED THROUGH THE INTERVENING RIVERSIDE VEGETATION, BUT UNLIKELY TO BE READILY PERCEIVED BY THE CASUAL OBSERVER.



REPRESENTATIVE VIEWPOINT 8

HIGH TIDE: THE RANGE OF BOATS ON THE SOUTH SIDE OF RICHMOND BRIDGE AS A RESULT OF SITTING HIGHER RESULT IN TERMITTENT VIEWS OF RICHMOND BRIDGE.

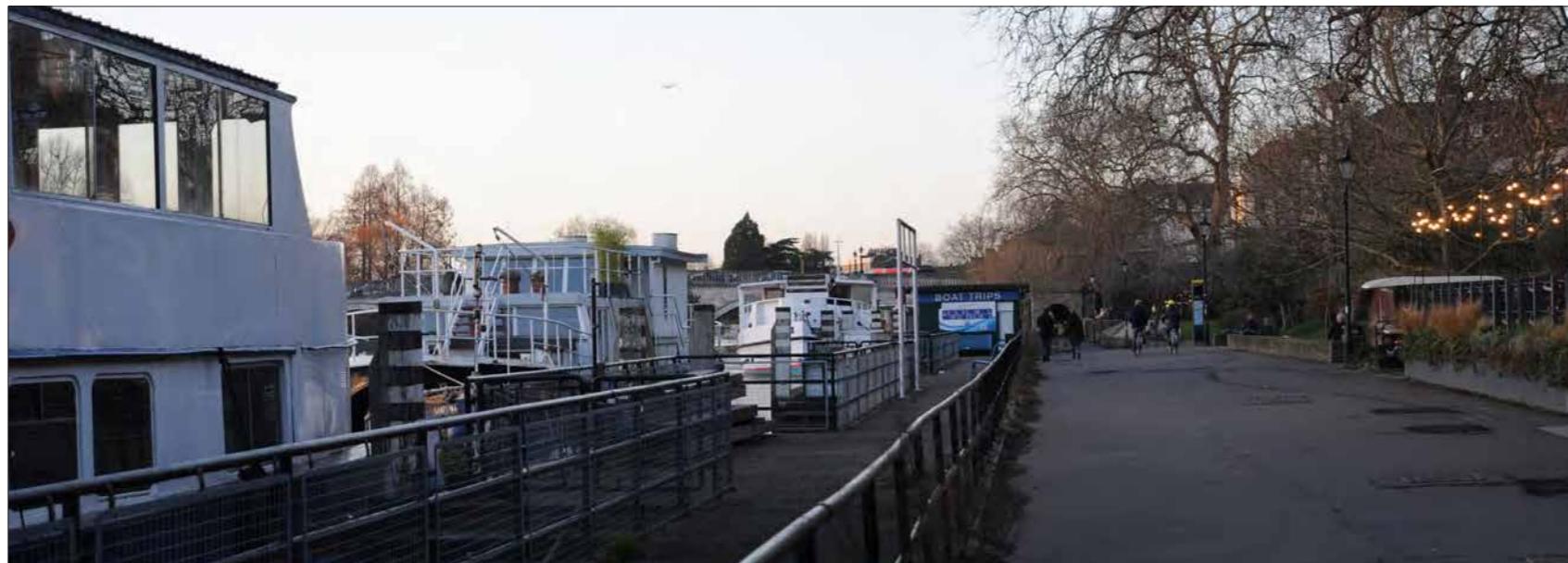


INSET PLAN SHOWING VIEWPOINT LOCATIONS



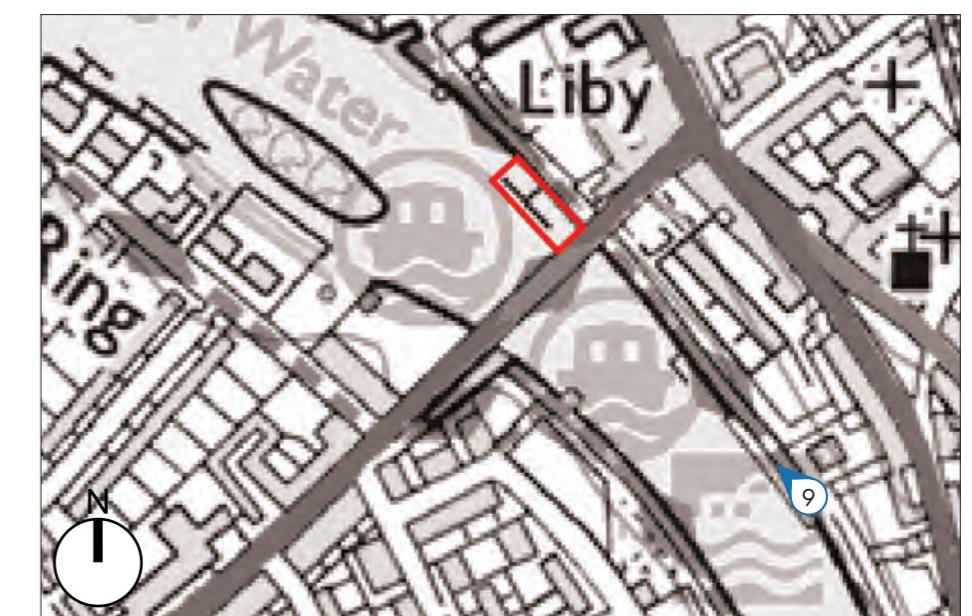
REPRESENTATIVE VIEWPOINT 9 VALUE: HIGH

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM WITHIN THE MOL AND PUBLIC OPEN SPACE AND AGAIN, FROM FURTHER SOUTH ON THE THAMES PATH NATIONAL TRAIL, ADJACENT TO THE GAUCHO RESTAURANT. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE RIVER THAMES, ASSOCIATED BOATS, FLOATING STRUCTURES AND RIVERSIDE BUILDINGS AND THE PROMENADE AND PUBLIC OPEN SPACE. THE VIEW IS FRAMED BY THE COMBINATION OF BUILT FORM AND TREES, WITH THE TREES PREDOMINANTLY FORMING THE VISUAL HORIZON. THE APPEAL SITE IS PREDOMINANTLY OBSCURED FROM THIS LOCATION DUE TO INTERVENING STRUCTURES.



REPRESENTATIVE VIEWPOINT 9

HIGH TIDE: AGAIN, THE RANGE OF BOATS ON THE SOUTH SIDE OF RICHMOND BRIDGE AS A RESULT OF SITTING HIGHER COLLECTIVELY AND PREDOMINANTLY OBSCURE VIEWS OF RICHMOND BRIDGE.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



REPRESENTATIVE VIEWPOINT 10 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE FROM THE THAMES NATIONAL TRAIL, WITHIN THE MOL AND DESIGNATED OPEN SPACE. THE NORTHERN PART OF THE APPEAL SITE IS PERCEIVED THROUGH THE ARCHES OF RICHMOND BRIDGE, FORMING A SMALL ELEMENT TO THE VIEW. THE CHARACTER AND AMENITY OF THE VIEW IS DOMINATED BY THE RIVER, THE RIVERSIDE (INCLUDING ADJACENT BOATS) AND MATURE RIVERSIDE TREES, WHICH ALSO DOMINANT THE SKYLINE IN THIS VIEW

NOTE: NO COMPARATIVE HIGH TIDE PHOTO DUE TO ACCESS ISSUES.



REPRESENTATIVE VIEWPOINT 11 VALUE: MEDIUM

LOW TIDE: SIMILAR TO VIEWPOINT 10, VIEW LOOKING LOOKING NORTH / NORTH-WEST TOWARDS THE APPEAL SITE FROM FURTHER SOUTH ON THE THAMES NATIONAL TRAIL, WITHIN THE MOL AND DESIGNATED OPEN SPACE. AGAIN, THE NORTHERN PART OF THE APPEAL SITE IS PERCEIVED THROUGH THE ARCHES OF RICHMOND BRIDGE.



REPRESENTATIVE VIEWPOINT 11

HIGH TIDE: THE APPEAL SITE CONTINUES TO BE PERCEIVED IN THE DISTANCE AND AS SMALL ELEMENT TO THE VIEW.



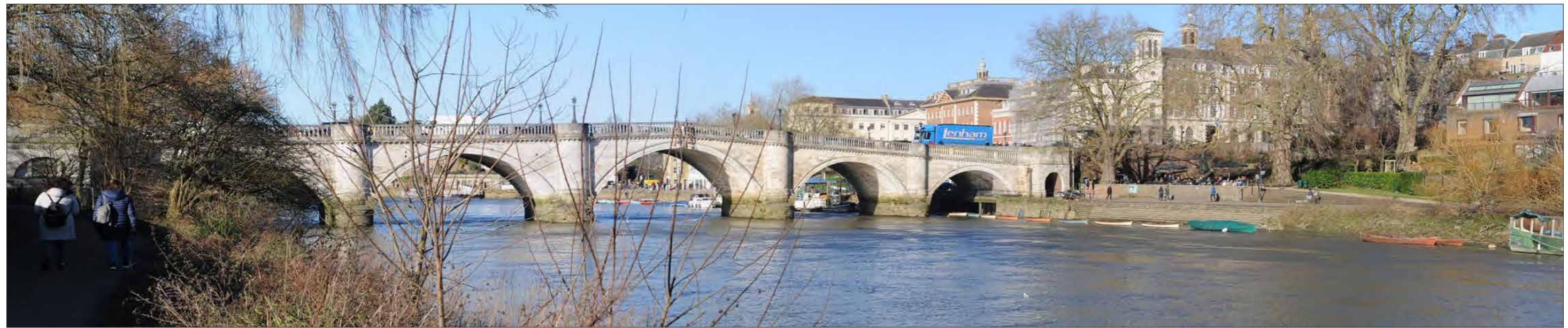
REPRESENTATIVE VIEWPOINT 12 VALUE: HIGH

LOW TIDE: VIEW LOOKING NORTH-WEST TOWARDS THE APPEAL SITE FROM WITHIN A REGISTERED PARK AND GARDEN AT RICHMOND HILL AND A DESIGNATED AREA OF PUBLIC OPEN SPACE. THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS IS INFORMED BY THE FORMAL GROUNDS OF THE PARK AND THE MATURE TREES, WITH BUILT FORM PREDOMINANTLY NESTLED DOWN IN THE LANDSCAPE. VIEWS OF THE APPEAL SITE ARE WHOLLY OBSCURED BY THE COMBINATION OF INTEREVENING BUILT FORM AND VEGETATION.

NOTE: NO COMPARATIVE HIGH TIDE PHOTO AS VIEWS ARE WHOLLY OBSCURED.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



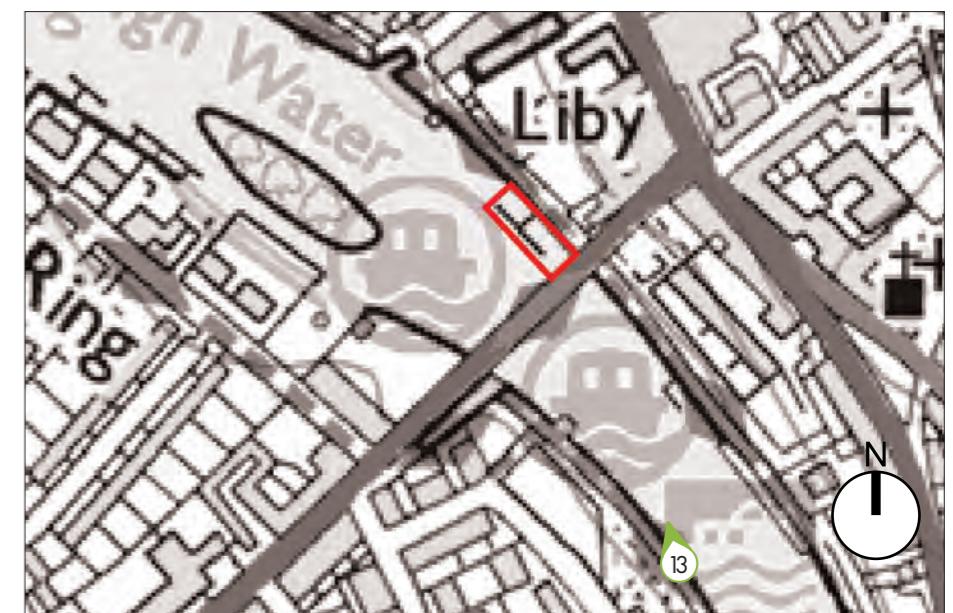
REPRESENTATIVE VIEWPOINT 13 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH / NORTH WEST TOWARDS THE APPEAL SITE AND RICHMOND BRIDGE FROM THE THAMES NATIONAL TRAIL (PROW 206) WITHIN THE MOL AND DESIGNATED OPEN SPACE. THE APPEAL SITE IS DISCERNED INTERMITTENTLY UNDER THE ARCHES OF THE INTERVENING RICHMOND BRIDGE. THE CHARACTER AND AMENITY OF THE VIEW IS DOMINATED BY THE WIDE RIVER, THE BRIDGE AND ADJACENT BUILT FORM, INTERSPERSED WITH TREES. THE VISUAL HORIZON IS FORMED BY THE COMBINATION OF BUILT FORM AND TREES.



COMPARATIVE REPRESENTATIVE PHOTOGRAPH FOR VIEWPOINT 13

HIGH TIDE: THE THAMES NATIONAL TRAIL WAS NOT ACCESSIBLE AT THIS TIME, THEREFORE A COMPARATIVE VIEW FROM THE NEIGHBOURING PUBLIC OPEN SPACE IS PROVIDED, SLIGHTLY ELEVATED ABOVE THE LEVEL OF THE THAMES PATH. A SMALL PART OF THE APPEAL SITE IS VISIBLE AT THIS TIME.



INSET PLAN SHOWING VIEWPOINT LOCATIONS



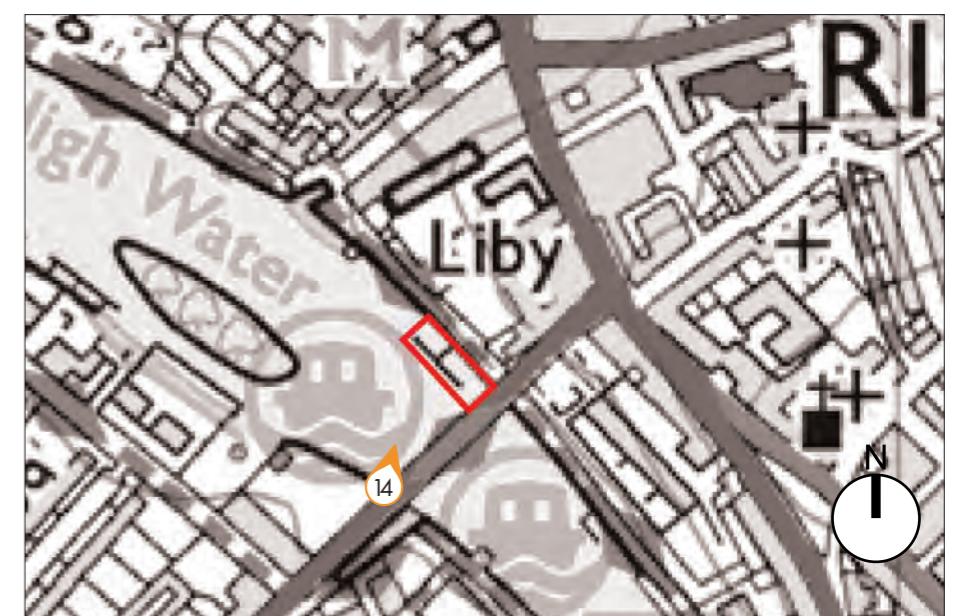
REPRESENTATIVE VIEWPOINT 14 VALUE: HIGH

LOW TIDE: VIEW LOOKING NORTH TOWARDS THE SITE FROM THE WESTERN SECTION OF RICHMOND BRIDGE. OPEN VIEWS OF THE APPEAL SITE OCCUR FROM THIS LOCATION, SET DOWN IN THE VIEW AND IN THE CONTEXT OF THE RIVERSIDE TERRACES AND BUILT FORM BACKDROP. THE CHARACTER AND AMENITY OF THE VIEW IS BROADLY THAT OF BALANCE AND TRANSITION BETWEEN THE RIVER, THE RIVERSIDE AND THE BUILDINGS BEYOND. BUILT FORM DOMINATES THE SKYLINE IN VIEWS FROM THIS DIRECTION.



REPRESENTATIVE VIEWPOINT 14

HIGH TIDE



INSET PLAN SHOWING VIEWPOINT LOCATIONS



REPRESENTATIVE VIEWPOINT 15 VALUE: MEDIUM

LOW TIDE: VIEW LOOKING NORTH-EAST TOWARDS THE SITE FROM A GAP IN THE ADJACENT VEGETATION ALONG WILLOUGHBY ROAD AND THE THAMES PATH NATIONAL TRAIL (PROW 203), ON THE EDGE OF THE MOL. THIS IS A VIEW IDENTIFIED AS A 'LOCAL VIEW / VISTA' IN THE CONSERVATION ANALYSIS. VIEWS OF THE APPEAL SITE ARE WHOLLY OBSCURED BY THE INTERVENING LAYERS OF VEGETATION.



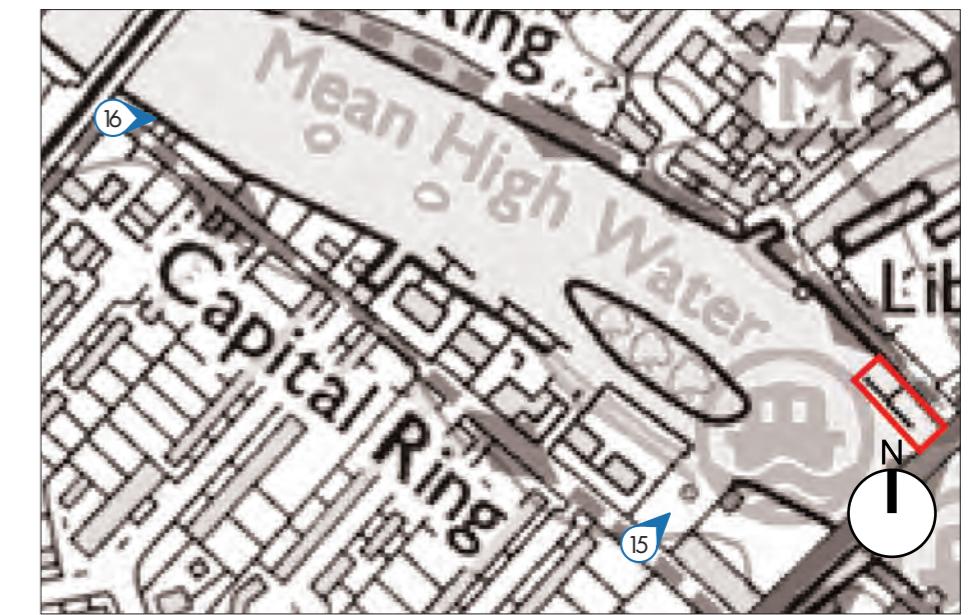
REPRESENTATIVE VIEWPOINT 16 VALUE: MEDIUM

LOW TIDE: TYPICAL VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM THE NORTHERN END OF DUCKS WALK AND THE THAMES PATH NATIONAL TRAIL (PROW 203) ADJACENT TO BUDDS ALLEY (PROW 202). VIEWS OF THE APPEAL SITE ARE WHOLLY OBSCURED BY THE INTERVENING CLOSEBOARD FENCING.



REPRESENTATIVE VIEWPOINT 15

LOW TIDE: VIEWS OF THE APPEAL SITE REMAIN OBSCURED.



INSET PLAN SHOWING VIEWPOINT LOCATIONS

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

THE OLD SCHOOL
4 EXTON STREET
WATERLOO
LONDON
SE1 8UE

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