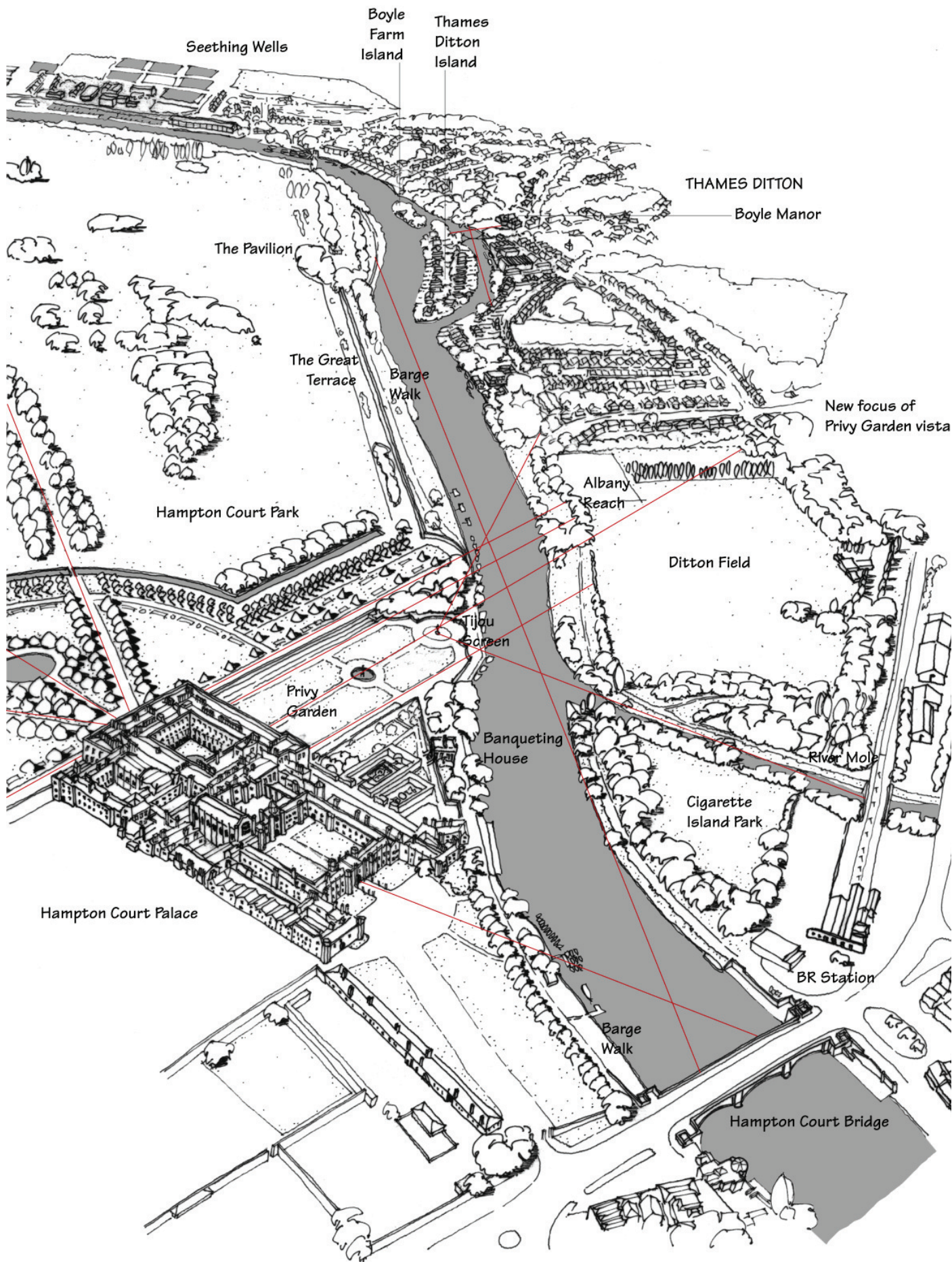


**REACH 02**

**HAMPTON COURT**





Seething Wells

Boyle Farm Island

Thames Ditton Island

THAMES DITTON

Boyle Manor

The Pavilion

The Great Terrace

Barge Walk

New focus of Privy Garden vista

Hampton Court Park

Albany Reach

Ditton Field

Tiju Screen

Privy Garden

Banqueting House

River Mole

Cigarette Island Park

Hampton Court Palace

BR Station

Barge Walk

Hampton Court Bridge

## 4.02.1 Overview 1994-2011

- The TLS Hampton Court Approaches initiative to enhance the visitor experience and setting of the Palace
- Historic Royal Palaces has carried out a number of improvements to Barge Walk, improvements to entrance to Hampton Court off the approach road to the bridge and Vrow Walk
- The project to remove moorings from in front of the Tijou gate was explored by HRP, but the expense was not considered to be justified.
- The riverside railings have been replaced with a traditional oak type.
- Landscape improvements and new signage at East Molesey, 1997
- Landscaping and sensitive bank-side treatments to create areas of interest for wildlife at Albany Reach, Thames Ditton, 1999
- Launch of Hampton Court Palace Views Management Plan, 2004
- Hampton Court Approaches, launched 2005, masterplan 2007
- Historic Royal Palaces' Gardens, Estate and Landscape Conservation Management Plan 2004 and Views Management Plan 2004
- Landscaping to Hampton Court Road between Hampton village and Kingston Bridge to strengthen the 'Royal Estate' character.
- Enhancement of the Lion Gate area
- Enhancement of the Hampton Court Green
- Improvements to entrance to Home Park by Kingston Bridge in 2011

## LANDSCAPE CHARACTER

4.02.2 The reach from Hampton Court Bridge to Seething Wells is dominated by Hampton Court Palace. The verticals of the warm red brick of the turrets and chimneys, and the horizontals of the lead and tile roofs, combine to create one of the most unusual skylines in London. The Palace Barge Walk, as it curves around the bend of the river, creates a stately sweep of rural open space, backed by Hampton Court Park. The Palace and its baroque setting remain remarkably untroubled by the growth of the surrounding city with much of the development on the Surrey bank softened by garden trees. Long views of the Surrey hills beyond can still be glimpsed.



*Restored Privy Garden at Hampton Court with the Surrey Hills beyond*

4.02.3 Viewed from Hampton Court Bridge, the Wolsey frontage of the Palace is at its most spectacular, with the towers and chimneys rising behind the gatehouse and reflected in the river. However concrete block bank retentions detract from the visual impact. The graceful arches of the brick and stone Hampton Court Bridge by Lutyens stand out as a clear terminus to the reach.

*4.02.4 2012 Update: In 2009, Historic Royal Palaces has carried out very welcome improvement works to the riverside setting of the Palace in line with suggestions in the Thames Landscape Strategy. Along the Barge Walk the boathouse & hardstanding have been removed, the river bank re-landscaped, and access improved, giving a more open aspect to the Barge Walk. Several glimpses from the bridge to the Palace and Banqueting House have been opened up although these have been restricted to maintain green views back across the river.*

*Landscape improvements to strengthen the Royal Estate character have been undertaken to Hampton Court Road between Hampton village and Kingston Bridge by narrowing road widths, introducing sealed gravel pavements and dogs teeth and removing clutter.*

The view of the Wren facade through the Tijou Screen and the Privy Garden was revealed in the early 1990s for the first time in a couple of centuries. A fine old stone pine in the Pavilion Grounds, and mature cedars in Thames Ditton stand out as landmarks along the river.

*4.02.5 2012 Update: The 1994 TLS noted the poor quality of the Barge Walk and now the riverside between the Pavilion and the Banqueting House is managed in a semi-formal manner to complement the scale and the grandeur of the Palace. Unsuitable ornamental cherries have been removed and grass is kept relatively short.*

4.02.6 On the Surrey bank the avenue of mature chestnuts along the southern side of the Cigarette Island screen the railway and create a strong edge to the river, while still leaving the path open to the water. Interplantings of evergreen oak, either side of the towpath will gradually block walkers' views. The Mole and Ember tributary separates Cigarette Island from Ditton Field. Its wilder banks create an interesting contrast with the trim edges of the Thames and frame the channel to the railway bridge with longer grass and willows.

*4.02.7 2012 Update: The Jolly Boatman/Hampton Court Railway site is recognized as being of particular significance due to its location and surroundings. The present condition and appearance of the site has caused concern, however it is the subject of a current development brief and has planning consent for a mixed use development.*

4.02.8 Ditton Field is given over to formal recreation pitches and sports pavilions. Chain-link fencing, an all-weather hockey pitch and a strong line of boundary Lombardy poplars no longer provide the pastoral vista of water meadows from the Palace, but at least the open space and trees leave the view open to the Surrey hills beyond. This particular vista now forms the focal terminus of the Privy Garden and needs to be considered with care.

*4.02.9 2012 Update: The 1994 TLS noted the poor quality of the banks and Albany Reach was enhanced in 1997 by the Environment Agency and Elmbridge Borough Council. 200m of concrete and metal sheet piling was removed to create a new natural riverbank. This has now matured and provides a lovely riverside walk for local people and increased biodiversity. Informal paths back to Summer Road provide further interest although a link across the River Mole to Cigarette Island remains a longer term proposal.*

4.02.10 The group of trees at the southern end of Ditton Field separates the open spaces from the built. Thereafter the Surrey bank becomes industrial and residential. Brick factory buildings and boat clubs scale down to dense single-storey bungalow plots on Thames Ditton Island and its side-channel. A cluster of riverside pubs add interest to the historic centre of Thames Ditton. The fine 19th-century



Hampton Court from Hampton Court Station

factory buildings and iron bridge, 18th-century Boyle Manor and the 17th-century inn create an interesting historic waterfront for Thames Ditton, surrounded by colourful bungalows lining the narrow side-channel.

The trees on Boyle Farm Island and the southern end of Thames Ditton Island combine with trees in large private gardens beyond Boyle Manor to create an impression of rural peace before the treeless terraces of 1960s and 1970s housing and 3-storey apartments further downstream.

## HISTORICAL BACKGROUND

4.02.11 In 1514, Cardinal Wolsey leased about a thousand acres of land in the beautiful bend of the Thames at Hampton from the knights hospitallers of the Order of St John of Jerusalem. The knights had established there, on land granted by the Crown in 1312, an agricultural estate for raising funds for the Order's Priory at Clerkenwell. Henry VII first enclosed an area called 'Hampton Parke' when he was using the hospitallers' camera as an outstation for Richmond Palace. Wolsey extended the area, emparking demesne arable land, a process of accretion that was continued by Henry VIII and James I. Vestiges of ridge and furrow in both Bushy Park and Home Park bear witness to the parkland's mediaeval use for arable farming. The central area of Bushy Park contains what has been claimed to be the best preserved mediaeval field system in Middlesex.

Wolsey gave his ostentatious palace to Henry in 1525 in a vain effort to save his fall, but in 1529 his goods were seized and he was arrested for treason. He died in the next year. It has been deduced that the palace's puzzling location - away from the Hampton village and thus not on the manor house site - derives from its being on the site of the hospitallers' camera, which was located here in order to be close to their sheep walk. After Wolsey's death, Henry began further work on the palace, spending more and more time there. Henry's passion for hunting led him to develop the park and some of the 17th century vistas followed the lines of his straight rides.

The interleaved gravel and sand in this vicinity provided building materials throughout Hampton Court's history, as did the local clay for the bricks. Henry VIII had bricks made on site, as well as at Kingston, Hampton and Hampton Wick and further afield. An engraving of 1736 shows what appear to be smoking brick kilns or clamps to the west of the palace, apparently on Hampton Green. What had been thought to be a moat north of the Privy Garden seems to have been a gravel pit in Wolsey's time, and Knyff's bird's eye view of Hampton Court in 1702 century shows a gravel pit on Hampton Green.

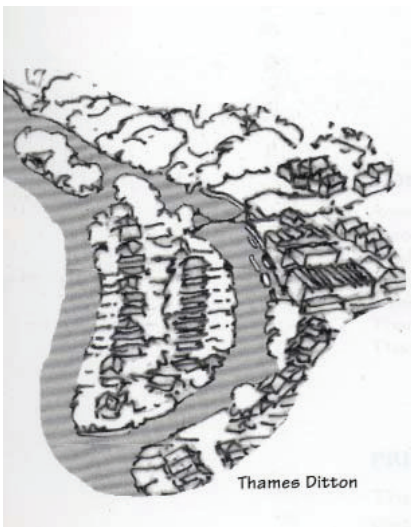
4.02.12 The earliest gardens at Hampton Court were laid out in the area between the palace and the river, first for Wolsey and then for Henry. In 1690-91 William III remodeled Charles II's simple parterre in the Privy Garden with fashionable grass cutwork, overlooked by the terrace known as Queen Mary's Bower. The Garden extended only as far south as the first basin in which stood the garden's centrepiece,



*Knyff's birds eye view of Hampton Court 1702*



*Sisley's view of the Hampton Court waterfront from Thames Ditton*



*Thames Ditton Island*

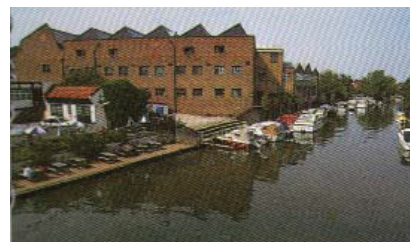
the statue of Arethusa. The statue is now called Diana and has been removed to the basin in the Bushy Park Chestnut Avenue.

4.02.13 Hampton Court was essentially a joint enterprise between William and Mary, who had already laid out extensive gardens at Het Loo. Defoe said that 'both ordered everything that was done' and, when Mary died of smallpox in 1694, William was too dispirited to continue the building and gardening projects. Only the fire which four years later destroyed Whitehall Palace forced him to proceed with the plans for Hampton Court in order to receive the Court. William demolished the Water Gallery and in 1701 extended the Privy Garden to the Barge Walk, where Jean Tijou's wrought-iron screens (originally intended for the Great Fountain Garden) were erected. Henry Wise lowered the garden in order that William should gain a view of the river from the Orangery, and redesigned the parterre in a fleur de lys pattern centring on the Arethusa fountain, with clipped yews and hollies in each of the quarters.

4.02.14 Capability Brown suspended the clipping in the Privy Garden and Fountain Gardens, but unlike the Fountain Garden, Privy Garden clipping was not resumed under Ernest Law's restoration-minded management in the early 20th century. The Privy Garden gradually became more and more overgrown and the relationship between the palace, the garden and the river was lost. Now, with the decision to restore the Privy Garden and the clearance of the site, we can look back from the Barge Walk, through the Tijou screens to Wren's facade and see the whole ensemble. Archaeology has revealed, in a remarkable way, the whole outline of Wise's fleur de lys parterre, which was restored in 1995.

4.02.15 The castellated Banqueting House, containing some of Grinling Gibbons' carvings from the demolished Water Gallery, was built on a raised terrace overlooking the Thames and the compartmented gardens, made from the Tudor pond yards, where Queen Mary had indulged her passion for florists' flowers and exotic botanical collections in new 'glass cases'. The Banqueting House above the Barge Walk is a delightfully evocative Thames-side garden building. William, who died in 1702, also had the Great Terrace along the Thames made, extending half a mile from the end of the Broad Walk to an oval bowling green around which Wren built four pavilions, one of which survives. This was designed, unlike the earlier straight rides and avenues, for the enjoyment of the panorama of the Thames landscape beyond the park and Stephen Switzer admired it as 'the noblest work of that kind in Europe'.

4.02.16 Hampton Court is a royal landscape without equal, but on the Surrey side the Thames is a landscape of popular pleasure. Despite its unpicturesque name, Cigarette Island - the tail of land at the confluence of the Embur, Mole and Thames - was much admired for its picturesque qualities and the view of the palace from here was depicted by among others Sir James Thornhill and Thomas Girtin. However at the turn of the century, the view was obscured first by the houseboats which up until 1931 lined the Surrey bank at this point - Cigarette Island used to be called Davis's Ait and was renamed after a particularly grand boat



*Thames Ditton Ferry Works now converted into offices, retain the scale and character of the old waterfront*

moored here - and second by the mass of weekend holiday homes made from wood and corrugated iron, converted railway carriages, buses and caravans, known ironically as Venice on Thames. In the early 20th century, the holiday homes covered the Island and adjacent meadows. The final solution to what was felt to be an eyesore was found when the Office of Works bought the Island in 1935 and turned it into a public park. This was done with the express aim of preserving the view from and to Hampton Court.

4.02.17 There appears to have been a ferry on the site of Hampton Court bridge from at least Tudor times. The ferry was first replaced in 1753 by a bridge in chinoiserie style, which had successors in wood and iron. The present brick and ferro-concrete structure, designed by WP Robinson, the Surrey County Engineer, in collaboration with Lutyens, was opened in 1933.

4.02.18 In the 18th century, Thames Ditton had a small coterie of fashionable houses with the grounds of Ditton House and Boyle Farm sharing the river frontage below Ditton Island. In 1911 the Victoria County History noted that the latter estate was ‘gradually being cut up’ and that Ditton House’s ‘beautiful sweeping lawns once famous for their smoothness are now only a rough field’. However, in the late 18th and early 19th centuries Boyle Farm rivalled Strawberry Hill as a fashionable centre for society. Its famous Dandies’ Fete of 1827, memorialised by Thomas Moore, reputedly cost £2,500 to stage. In 1787 Walpole remarked that Miss Boyle, who carved sculptures for a chimney piece and painted panels for the library, had ‘real genius’. The garden, with its cedars, would have commanded fine views across Thames Ditton Island to Hampton Court, as the island remained undeveloped until the early part of the 20th century. Thames Ditton Ferry Works of 1879-88 boasted the earliest known example of a saw-tooth northern light. Symbolically, the Works were taken over in 1911 for the manufacture of cars. The Works have now been restored and sub-divided for other uses.



*Albany Reach: during restoration 1999*



*Albany Reach: after restoration*

## **NATURE CONSERVATION AND FLOOD RISK MANAGEMENT**

4.02.19 The Barge Walk river bank at Hampton Court has an interesting range of plants, some preferring wet situations and some the drier bank top, but all thriving in the open, unshaded conditions of this stretch of river bank. The very narrow strip of unmown grass along both sides of the towpath possesses a surprisingly rich flora including agrimony, hardheads, and meadow sweet. A number of plants which are rare in London are also found here - wild clary, vervain, meadow cranesbill and many others. By extending meadow management, much of the grassland along the Barge Walk could be equally rich.

4.02.20 The Barge Walk trees take three forms: a self-sown woodland against the park wall, planted hawthorns and cherries in the grassland, and alder and other trees growing at the water’s edge. The planted ornamental trees are not contributing to the wildlife value of the grassland. The river edge has been greatly improved by the coppicing the alder and willow trees. Cigarette Island is bordered by the outflow



of the Mole to the south and the Thames to the north. Cormorants and herons can be seen fishing from its banks where it might be possible to create a marshy habitat by regrading the river edge in places.

4.02.21 The river passes by Thames Ditton Island and the tiny Boyle Farm Island. Thames Ditton Island has relatively few trees among the bungalows while Boyle Farm Island has a much wilder character with woodland growing at one end. Fish passes have been installed on the River Mole.

## PUBLIC ACCESS AND RECREATION

4.02.22 On the Middlesex bank the Barge Walk towpath runs continuously from Hampton Court to Kingston, with pedestrian entrances into Hampton Court Park. The gravel towpath works well with the rural character of the bank. The Surrey bank is less accessible. The East Molesey embankment is interrupted by Hampton Court Bridge, forcing walkers to run the gauntlet of the busy road above before descending to the Cigarette Island walk on the other side. After 250 metres even that path then terminates in the Ember tributary. The Thames-side Guidelines (which pre-dated the London Plan) recommended a pedestrian link through the towpath arch on Lutyens bridge and the Elmbridge Local Plan proposes a footbridge linking Cigarette Island and Albany Reach. An iron footbridge connects to Thames Ditton Island. Boyle Farm Island can only be reached by boat.

4.02.23 *2012 Update: These improvements would create a continuous riverside path from Weybridge to Thames Ditton; they have been investigated over recent years but have not proved feasible to implement.*

4.02.24 The railway line from Waterloo terminating at Hampton Court brings visitors to the area and particularly to Hampton Court, a short walk across the bridge. Trip boats to Kingston, Richmond, Kew and Westminster stop at Hampton Court.

From the Albany Hotel, access ducks back to the residential streets. These are not ideal for walking but a good cycle route could be made on the quiet roads, particularly with a link at the bottom of the River Park Recreation Ground.

4.02.25 *2012 Update: The Ferry Road area of Thames Ditton is particularly well served for water-based activity with many clubs clustered in the area. Access to the water can be gained from the end of Ferry Road although the adjacent slipway has no public access. There is a boat trailer car park here. A public slip is located on Chomley Road.*

Boatyards:

Tagg's Boatyard

Harris Boatyard and moorings



Water recreation:

British Motor Yacht Club (Sailing Section)  
Dittons Skiff and Punting Club  
Kingston Grammar School Rowing Club  
Turk's Launches  
Parrs  
Hampton Court Visitor Moorings  
Geoff Cook Barge Walk Ltd  
Ajax Sea Scouts  
Explorer Sea Scout Unit  
The Chiefly Sharman Water Activities Centre  
Elmbridge Boat Trailer Park

Land recreation:

Albany Reach  
Barge Walk  
Cigarette Island  
Ditton Ground  
Hampton Court Park  
Thames Path

Landmarks:

Banqueting House  
Boyle Manor Farm  
Cedar in Thames Ditton  
Hampton Court Bridge  
Hampton Court Palace  
Hampton Court Pavilion  
St Nicholas' Church, Thames Ditton  
Thames Ditton Island Bridge

**SIGNIFICANT SITES UNDER PRESSURE FOR RE-DEVELOPMENT:**

*Hampton Court Station/Jolly Boatman site*

Main landscape factors for consideration :

- importance of public transport access point
- views from Hampton Court Bridge and Palace
- relationship with Cigarette Island open space



*Dittons playing field provides a green and light free backdrop to Hampton Court*

**PRINCIPAL LAND USES**

The Middlesex bank is devoted to the Palace and the Park, with tourist facilities for visitors to the buildings and gardens, and boating jetties for visitors by water. The Surrey bank offers a combination of public open space, private recreation grounds, boat clubs, small scale industry and housing. The northern end of Cigarette Island is popular with fishermen.

## **LOCAL INTEREST GROUPS**

### Amenity and Local History:

- Hampton Court Rescue Campaign
- River Thames Society (Teddington-Windsor)
- Friends of Bushy and Home Parks
- Thames Ditton Conservation Area Advisory Committee
- Thames Ditton and Weston Green Residents' Association

### Nature Conservation:

- London Wildlife Trust
- Surrey Wildlife Trust

## **Review of Guidance, Project and Management & Maintenance**

Projects and management proposals will evolve over time, with details and priorities set in the TLS Annual Action Plan and project briefs. The Action Plan provides greater detail for each project and provides the basis for ongoing monitoring. Please refer to the Appendix for a copy of the 1994 Policy, Project and Management Proposals.

Key:   Green: Taken from the 1994 TLS Report with minor amendment where appropriate  
      Blue:   New proposal for 2012 Review  
      Yellow: Deleted since 1994 due to completion or changing policy or priority

# Policy and Project Review



- Landscape Guidance  
1.6G
- Landscape Management  
1.6M
- Project Proposal  
1.6P
- River Thames
- Rail Station
- Main Road
- Thames Path
- Sightline / Vista

Guidance Promoted by the Thames Landscape Strategy and How this Relates to Planning Policy		
TLS Ref.	2012 Guidance	Related Planning Policy Cross Reference
2.1G	Conserve character of the reach with the open sweep of the Barge Walk and Hampton Court Park on the Middlesex bank and the tree-lined parks and gardens on the Surrey bank.	EBC CS12, CS14 London Plan – 7.29 LBRuT – CP 11, DM OS 11, DM OS 12
2.2G	Protect the visual links between: <ul style="list-style-type: none"> <li>• Hampton Court Bridge and Hampton Court Palace</li> <li>• Hampton Court Palace and the Surrey Hills with the leafy foregrounds of Cigarette Island and Ditton Field</li> <li>• The Privy Garden, the Tjhou Screen and the river</li> <li>• Boyle Manor and the Hampton Court Barge Walk</li> </ul>	EBC CS12 and 14  London Plan – 7.12  LBRuT – DM HD7
2.3G	Conserve the long views of the tree-covered Surrey Hills skyline.	EBC CS12 and 14
2.4G	Conserve and enhance the nature conservation interest of the river and its corridor, with particular attention to Cigarette Island, the Barge Walk, Hampton Court Park and the outflow of the Ember.	EBC CS12 and 15 London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5
2.5G	Resist any lighting of the riverside playing fields to maintain the viability of the bat feeding corridor along the river.	EBC CS7, 12, 14 and 15 London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5
Completed	Examine the possibilities of extending the Thames Area of Special Character designation into the Borough of Elmbridge.	Action complete

Management and Maintenance Proposals		
TLS Ref.	2012 Proposal	Stakeholders
2.1M	Manage the outflow of the Mole River for nature conservation, improving the river for fish migration.	EA
2.2M	Manage the riverside parks so as to reduce the areas of close-mown grass and increase the potential for areas of riparian nature conservation interest.	LBRUT, HRP, EBC, SCC
2.3M	Manage the Barge Walk to maintain the woodland strip without losing the valuable views into the park and to avoid damage to the wall and grassland.	LBRUT, HRP
2.4M	Coppice alder and other species along the river edges in selected areas	LBRUT, HRP, EBC, SCC
2.5M	Remove the invasive hypericum along the Barge Walk	LBRUT, HRP

Project Proposals		
TLS Ref.	2012 Project	Other Stakeholders
2.1P	Remove some of the trees that block views of Hampton Court Palace and the Banqueting House from the river and the Bridge	HRP
2.2P	Plant trees to soften the harsh lines of new housing along the Thames Ditton waterfront	Private landowners
2.3P	Make a pedestrian link between Albany Reach and the Albany Hotel.	Private landowners
2.4P	Improve the pedestrian connection across Hampton Court Bridge on the Surrey riverbank.	SCC, EBC and private landowner
2.5P	Construct a foot bridge to link Cigarette Island with Albany Reach.	EBC, SCC, EA
2.6P	Encourage native tree planting on Thames Ditton Island.	Private landowners
2.7P	Create marshy areas by modifying some of the edges of Cigarette Island	EA, EBC
2.8P	Carry out enhancements to Cigarette Island to naturalise the riverbanks, footpath improvements and planting.	EBC, EA
2.9P	Plant a native hedge along the Kignston Grammar School boundary with Albany Reach. Enhance the entrance of the park and reposition some benches.	KGS, SCC, EBC
Completed	Redesign the benches, railings, signs, planting and tourist facilities along the Barge Walk to re-instate the original, open simplicity of the 17th century Great Terrace and its designed landform.	Mostly done. Boathouse & hardstanding removed, river bank re-landscaped, access improved.
Completed	Plant the edges of the playing fields at Ditton Field/Albany Reach as an appropriate focus for the vistas from the Privy Garden	Completed 1998
Delete	Eliminate moorings in front of the Tijou Screen.	Not done. Moorings very well used and have been upgraded bt HR Palaces.
Completed	Repair the Ditton Field/Albany Reach and Palace banks, replacing concrete panels with wood or brick.	Completed.
Delete	Consider opening a cycle link through Thames Ditton between Riverbank and Riversdale Road, perhaps through Summer Road Recreation Ground	Investigated by EBC and considered inappropriate.