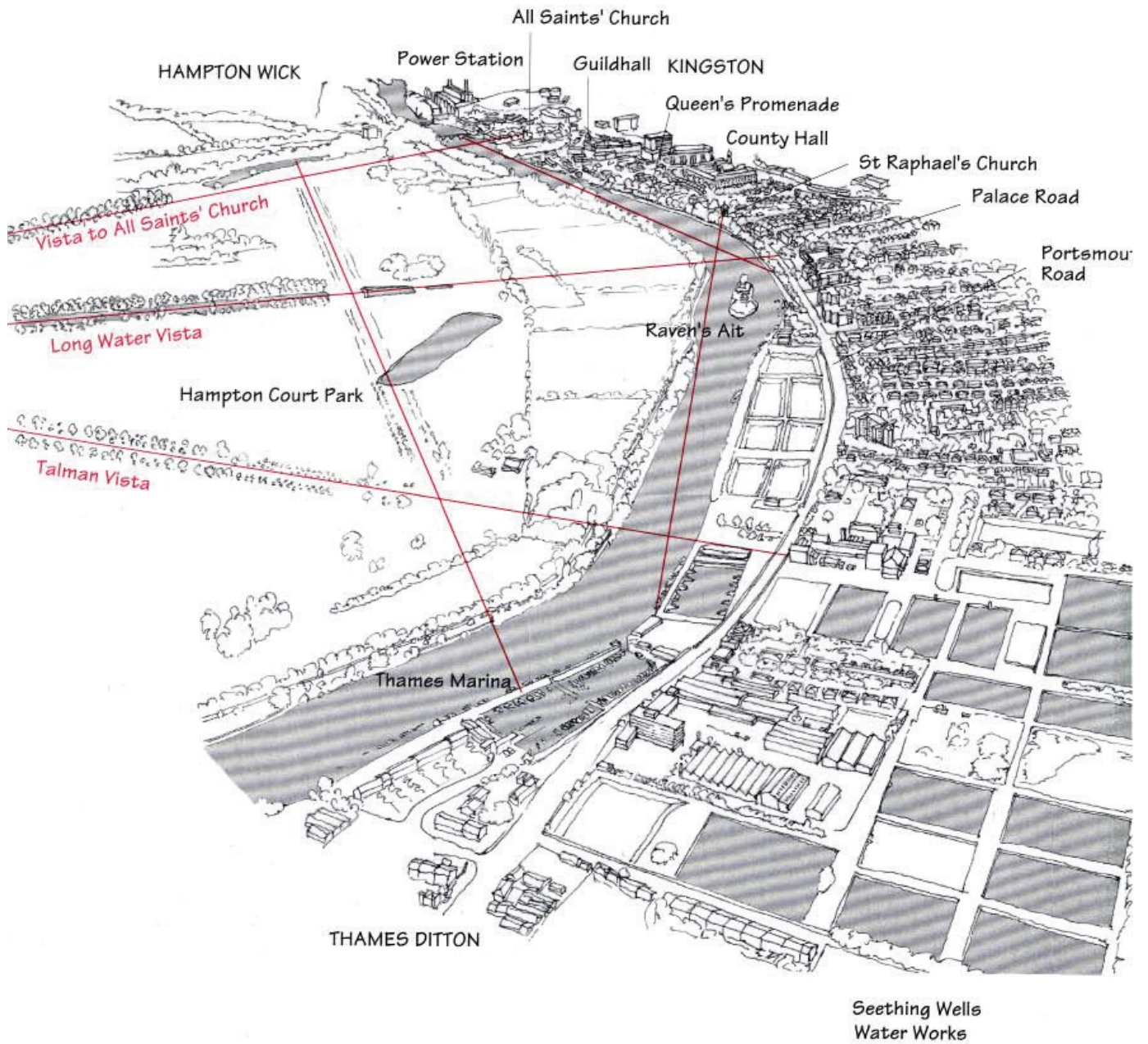


REACH 03

PORTSMOUTH ROAD





— Vista lines



4.03.1 Overview 1994-2012

- Construction of new cycle/footpath along Barge Walk and the opening of views across the river
- Habitat enhancement in the Home Park including restoration of acid grassland
- Long-running planning process for the Seething Wells filter beds
- TLS initiative to restore the historic Home Park water meadows.
- RBKuT Kingston Town Centre Area Action Plan K+20
- RBK and TLS Integrated Moorings Business Plan
- Management of riverside vegetation along the Barge Walk
- Restoration of the Long Water Avenue in 2006

LANDSCAPE CHARACTER

4.03.2 The Portsmouth Road Reach runs north from Seething Wells up to Kingston. The reach has a character of wide open grassland, interrupted only by trees, park and water-works walls and the Portsmouth Road blocks of flats. Hampton Court Park extends over the entire Middlesex side right up to Hampton Wick, while the Surrey bank divides between the former Water Works and the Queen's Promenade.



Portsmouth Road

The Portsmouth Road follows the river the length of the reach on the Surrey side. This is one of the only sections of the upstream London Thames where a road has been built alongside the river. The busy road and associated linear developments make a harsh contrast with the rhythm of parkland and historic town waterfronts which characterise the rest of the river.

4.03.3 Hampton Court Park is held in the circling sweep of the Thames, as its flow curves from south to north. Charles II's Long Water and baroque avenues still radiate across the Park, aligning on points over the river in Kingston and Surbiton. Planting along the river banks lift the eye to distant views of the tree-covered Surrey Hills on the skyline, broken only by a series of church spires. From much of the Park one has the impression of a continuing 17th-century landscape, where deer still graze the wild grass between long avenues of lime trees. At points where flat-roofed blocks of apartments and offices intrude into the scene from Hampton Wick and across the river, the impact is therefore particularly jarring.

4.03.4 2012 Update: The Long Water Avenue has been magnificently restored by Historic Royal Palaces

4.03.5 A band of riverside trees softens the impact of the Surrey bank developments on the Park by blocking the ground level view. Of the three main *patte d'oie* (goose-foot) avenues, the Kingston All Saints' Church vista still remains intact; the Long Water vista now focuses on an uncomfortable assortment of 3/6 storey apartment blocks; and the Talman vista terminates in the listed Seething Wells Pumping Station.

The north-south cross avenue would focus on the Thames Marina development, but at present the vista terminates in trees at either end. The programme of replanting the Hampton Court Avenues continues.

4.03.6 2012 Update: Plans to conserve the character, visual links and long views of Home Park have been incorporated into Historic Royal Palaces' Gardens, Estate and Landscape Conservation Management Plan 2004 and Views Management Plan 2004. Glimpses into the Home Park have been revealed by selective tree thinning on Barge Walk.

4.03.7 The Hampton Court Park stud farm works within the existing planting structure, but the fairways, greens and bunkers of the golf course strike an incongruous note in the grazed grassland.

4.03.8 2012 Update: The Royal horse paddocks occupy the low lying floodplain between the park and the Barge Walk. Remarkably, much of the historic network of culverts, sluices and creeks survive although very much degraded. An ambitious project to restore this network of wetland habitats set within a grazed area of grassland was launched in 2010.

4.03.9 The Barge Walk continues along the length of the Middlesex bank, providing a peaceful, uninterrupted, riverside path of 4.5 kilometres from Kingston Bridge to Hampton Court Bridge. The trees which back the Walk give a sense of scale and enclosure in the expansive landscape.

4.03.10 2012 Update: Diseased elms and rampant poplars that once created a dense and ragged barrier with the park are being replaced with black poplar, oak, lime and ash. The old elm stools are coppiced back on a rotational basis in order to remove the dead and infected timber and to allow the new shoots to form a natural hedge thicket both along the river bank and along the fence line with Home Park, leaving gaps at key places to provide views into the park. The Barge Walk is managed to create a natural appearance with small clumps of trees above a diverse ground layer of flowering plants and grasses. A programme to slowly remove ornamental cherries and open up areas of scrub between the footpath and the water's edge has been put in place to offer a glimpse of the traditional relationship between the towing path and the river. Long stretches are left un-cut however, so not to reveal cross river views to the Portsmouth Road developments on the Surrey bank and to maintain the rural character.

4.03.11 2012 Update: The low vegetated banks and the gravel path work well with the context. The generous width of the Barge Walk allows for segregated cycle and walking routes - cyclists being directed on the more formal breeden gravel route whilst a meandering riverside path is left for pedestrians to enjoy. Signage is kept to an absolute minimum so not to detract from the rural character. Benches, signage and bins along the Barge Walk have been redesigned to fit the 17th century character and are being replaced in phases.

4.03.12 The fine mature plane trees by the Lodge and Park Field help to blend the buildings into the landscape, but the concrete fencing

panels beyond and the white railings of the Coach House detract from the rural character of the Barge Walk.

4.03.13 Across the Thames, the Seething Wells Water Works provide a substantial area of open space, linking down to the river and separating Thames Ditton from Surbiton; a welcome relief from the continuous built-up swathe along the Surrey bank from Kingston, through Surbiton and Thames Ditton, to East Molesey. The Water Works are now obsolete and Seething Wells presents the largest area (7 hectares along the waterfront) under consideration for re-development along the whole of the upstream river.

4.03.14 2012 Update: The Water Works site south of the Portsmouth Road has been redeveloped with a well laid out residential and leisure development and conversion of one of the buildings into a health club.

4.03.15 2012 Update: Several large and inappropriate development schemes have been fought off during the lifespan of the Thames Landscape Strategy and significantly, Kingston designated the area as Metropolitan Open Land in 2007. The Kingston Core Strategy recognises the importance of this site as an ecological and landscape feature whilst representing an opportunity to increase access to open spaces for leisure and recreation. Proposals to increase public access will need to be balanced against the need to provide for nature conservation.



Filter beds at Seething Wells

4.03.16 The river frontage is formed by high Victorian banks of arched brick walls, topped by broom and willow, now becoming covered in apparently unmanaged growth. The electric yellow of flowering broom is dramatic against the dark purple of the bricks. Barges and houseboats are currently moored here. The sunken honeycomb of empty settling basins and filter beds has an impressive scale of Victorian engineering. Together with the gothic effect of the castellated pumping stations and the substantial iron railings along either side of the road, the Water Works have created an open area of bold, functional spaces in an otherwise unremitting density of later suburban housing. In places where the basins have been re-used as a marina, the form and character of the area is retained and the use, while updated, still relates to the river. An area of offices and showrooms behind the marina and the introduction of car parking at eye-level between the road and the river relate less well to the water.

4.03.17 A short stretch of boat clubs and a pub separate the Water Works from the Queen's Promenade. The bright white paint and large signs of the restaurant, echoed on Raven's Ait, stand out prominently on the river bend, as do white plastic marquees on the Ait. Beyond the bend, the Queen's Promenade retains much of its Victorian character with colourful flower beds, shrubberies, strips of lawn and cast iron railings. The long narrow space down beside the water is very popular with young and old alike. Trees, shrubs and the change in level help to reduce the impact of cars on the Portsmouth Road.

4.03.18 Large Victorian houses on the eastern side of the Portsmouth Road have gradually been replaced by blocks of apartments. Some of

the blocks are up to 8 storeys high, dwarfing the surrounding houses and standing out for miles around. 'Thames Haven' and 'Andlers Reach' are particularly intrusive, dominating the bend in the river between Seething Wells and the Queen's Promenade.

HISTORICAL BACKGROUND

4.03.19 Surbiton, although not mentioned in Domesday, existed as a farming hamlet from as early as the 12th century. But by the early 1700s its seclusion and closeness to town brought it a new role as a 'Private Place, long mark'd to entertain / Kept Mistresses e'er since great William's Reign'. It never had the cachet of the lower river, and a spa at Seething Wells appears to have failed fairly swiftly.



All Saints' Church, Kingston

4.04.20 The earliest house in Surbiton seems to have been Berrylands Farm on Surbiton Hill, but by the early 19th century a number of villas such as Surbiton House and Surbiton Lodge had been built around the hamlet, and maps show them in extensive landscaped grounds. However, with the arrival of the London and South Western Railway in 1836 after the councillors of Kingston declined a station in the town, modern Surbiton or Kingston-on-Railway as it was then known, was born. The 1808 Enclosure Act enabled the common and farm land to be comprehensively parceled up for development, and this proceeded apace following the opening of the station in 1838. After the Surbiton Improvement Act of 1855, development was overseen and controlled by the Surbiton Improvement Commissioners. This led to a high quality of development, much of which survives, and helped to give Surbiton the title 'Queen of the Suburbs', a name later appropriated by Ealing.

4.03.21 The purer waters of the upper Thames also attracted some of the works supplying water to the expanding Victorian metropolis. Up river from Raven's Ait, on the site of the Seething Wells spa, the Lambeth Waterworks Co. opened in 1852 and the Chelsea Waterworks in 1856. The steam-powered machinery has gone, but most of the buildings remain as monuments to high Victorian engineering. The Chelsea Company's Norman towers designed by James Simpson in 1852 are now listed. The Thames Marina occupies former settling basins.

While the contrast between the suburban and industrial Surrey side and the rural and emparked Middlesex side seems complete here, Palace Road was nicely aligned on the main vista in the Hampton Court Park along the Long Water, and the roadside planting of limes nods to the great avenue across the river.

4.03.22 Queen's Promenade was given its royal name in 1856, opened unwittingly by Queen Victoria after a well-placed diversion forced her to drive along the adjoining road on return from one of her visits to Claremont. She was not pleased when she learnt of the ruse. The road had been newly improved, having long been a hazard where it bent sharply with the line of the river. The burghers of Kingston had rejected as too costly a scheme by Brunel to straighten the river.

The course was eventually modified in 1852-54, using spoil from the excavations at Seething Wells.



The Queen's Promenade in Kingston

4.03.23 The promenade was first conceived by the property developer William Woods, with the intention of providing an exclusive walk between Raven's Ait and St Raphael's church for the residents of his new villas on the Portsmouth Road. But in return for assistance with its construction, Woods agreed to the walk being made into a public promenade and eventually, in 1896, it was extended all the way to Kingston.

On the Middlesex side, a band of meadowland separated the Hampton Court Park from the Barge Walk and the river. Rocque's plan of 1754 shows how the cross avenue joining the ends of the three great avenues shut out this aspect of the river, except for the vistas themselves and the Lower Wilderness, added during William and Mary's reign.

4.03.24 The Home or House Park is dominated by the goose-foot layout of avenues. This originated with the great canal planted with 'sweete rows of lime trees', designed by André and Gabriel Mollet for Charles II in the French Grand Manner. The two outer avenues were planted later for William and Mary, resulting in the famous *patte d'oie*, which complemented the new east front aligned by Wren on the Mollet canal. The three avenues radiate from the semi-circular Great Fountain Garden in front of the palace, for which Daniel Marot designed the elaborate parterre shown in his proposals sketch of 1689. The overgrown yews are being left here, unlike those in the Privy Garden, and the lime arcade has been restored.

4.03.25 Marot's sketch shows how the northern, Kingston Avenue, was aligned on the tower of All Saints' Church, Kingston. Henry Wise, Queen Anne's gardener, refers to 'a great hill in Kingston Avenue which much obstructed the view from the house and gardens and was thought proper to be levelled'. It was intended by William that the southern, Ditton Avenue, would also have an eye catcher and in 1699 William Talman designed a Trianon to be built at Long Ditton, though this was never implemented.

NATURE CONSERVATION AND FLOOD RISK MANAGEMENT



Seething Wells from the Barge Walk

4.03.26 Like Bushy Park, Hampton Court Park lies on River Terrace Gravels and contains extensive acid grassland and a variety of ponds and canals. It has far fewer trees than Bushy Park, and these are mostly in the lime avenues. The golf course fairways in the southern half of the park are kept close mown, but the roughs contain an excellent acidic grassland flora. The northern half is grazed by sheep as well as deer, so the turf tends to be rather shorter than in Bushy Park and bracken invasion is not a problem.

4.03.27 The area of greatest nature conservation interest lies along the south-eastern edge of the golf course, alongside the Thames towpath near Jubilee Gate. The number of rare plants here include

subterranean clover, which forms large drifts of white flowers in May. The many anthills in the area, and indeed all over the park, are topped with the rare changing forget-me-not. Pride of place among the plants of Hampton Court Park, however, must go to autumn squill. During August and September, hundreds of these beautiful lilies send up their spikes of purple flowers along the south eastern edge of the park; this is the only sizeable population in south-east England.

4.03.28 The towpath, beside the Home Park, has an attractive countryside feeling along this reach with park edge trees and river edge trees on either side of it. There is a proliferation of young growth which will need cyclical cutting to create a mosaic pattern of open, dense re-growth and woodland areas, to benefit birds and woodland flora particularly.

4.03.29 Behind the park wall, and indeed walled off from the rest of the park, are the Hampton Court Paddocks. Lying on alluvial deposits from the Thames, the grasslands here are of a very different character to those of the rest of the park, being much damper and of neutral pH. The greatest botanical importance of the fields is the marshy vegetation associated with a series of ditches which criss-cross them. There is a wonderful diversity of wetland plants with numerous London rarities, including water speedwell and marsh arrow-grass. A large reed bed is found at the Hampton Wick end although it is starting to scrub over. The northernmost three or four fields are cut for hay, while several others are grazed by sheep, by the Queen's horses and the Prince of Wales' polo ponies, as well as by an abundance of rabbits. This sympathetic management has helped to form an area with one of the largest numbers of naturalised wetland plants to be found in such a small space almost anywhere in London.

4.03.30 2012 Update: The Home Park Paddocks lie within an area at risk from a fluvial flooding. It will be important to restore the floodplain – re-connecting the network of channels, creeks and wetlands so that water can enter and move through the area in times of flood and sustain a wet habitat during drier periods.

4.03.31 On the opposite side of the Thames, Seething Wells Reservoirs are built on the site of a spring. The reservoirs have steep brick banks, draped in ivy-leaved toadflax, ivy, and stonecrop, and encrusted with mosses and lichens. The internal grass banks are 3 metres deep and have great richness of plant species. The secret of these steep grassland meadows is that for nearly 150 years, since construction, no fertilizers or pesticides have been used for fear of contaminating the drinking water. The grassy slopes appear to be composed largely of a dry, calcareous substrate with old brick and stonework, the cracks of which have been colonised by plants. The calcareous base means that alkaline-loving plants have flourished although the floristic picture is complicated by areas of more acidic substrate and the differing aspects of the banks. Liberally scattered throughout the meadows are wildflowers such as burnet saxifrage, common St John's wort, hoary plantain, salad burnet, and unusually, 3 types of scabious: devil's bit, field, and the rarer small scabious, which together form mauve drifts, alive with bees and butterflies.



Acid grassland - Home Park



Home Park Water Meadows

4.03.32 The grassland has been kept largely free of scrub, although there are some bushes in the grassland: dog rose, elder, and birch are scattered here and there but it is broom which is the most abundant particularly along the top of the river wall. It is beneath the broom that the Canada geese make their large, down-lined nests. Other birds, such as great crested grebes, are found in the reservoirs in the breeding season but the small size of the water bodies and the scarcity of any food in the water limits the bird population.

4.03.33 2012 Update: *The tunnels underneath Seething Wells that connect the river with the pumping station are home to large numbers of bats. The dark damp conditions are ideal as a winter roosting site, whilst the unlit river channel provides a perfect area for feeding. The Kingston Core Strategy stresses the importance of Seething Wells as a site for nature conservation.*

A substantial sand martin population has established at Raven's Ait, nesting in the small rivet holes to the sheet piling along the edge of the island. Care should be taken to maintain this habitat during any works to the island.

4.03.34 2011 Update: *The Kingston Core Strategy seeks to encourage increased public access to open space and the riverside potentially through open space provision and an extension to a walk near to the river at Seething Wells.*

PUBLIC ACCESS AND RECREATION



The Barge Walk



Volunteers in the Home Park Water Meadows

4.03.35 The reach is particularly well-served for public access although Surbiton is classified as an area of disadvantage in terms of access to open space. Improved river crossings linking Surbiton with the Home Park would help to address this. The Barge Walk and Hampton Court Park offer continuous open space on the Middlesex side while the Queen's Promenade links Kingston to Seething Wells on the Surrey bank. If the Seething Wells embankment were to be opened as a riverside path and a link made between the Promenade and the Water Works frontage, there would be continuous public access on both sides of the river. The Thames Path follows the Middlesex bank until Hampton Wick, where it crosses Kingston Bridge to continue downstream along the Surrey towpath. Sailing, rowing and canoeing operate from Raven's Ait and the adjacent Surrey bank, overlooked by cafes and restaurants. Raven's Ait is served by a ferry. Surbiton railway station is some distance from the river.

Boatyards

- Hart's boatyard
- Thames Marina boatyard

Water recreation:

- London River Yacht Club
- Thames Marina
- Thames Sailing Club
- 1st Surbiton Sea Lion Scouts

Land recreation:

Barge Walk
Hampton Court Park
Thames Path
The Queen's Promenade

Landmarks:

All Saints' Church, Kingston
County Hall, Kingston
Guildhall, Kingston
Kingston Bridge
Kingston Railway Bridge
St Raphael's Church, Kingston
Seething Wells Pumping Hall

LOCAL INTEREST GROUPS

Amenity and Local History:

Kingston Society
Kingston upon Thames Archaeological Society
River Thames Society (Teddington-Windsor)
Surbiton Central Area Residents' Association
Friends of Bushy and Home Parks

Nature Conservation:

London Wildlife Trust
Surrey Wildlife Trust

PRINCIPAL LAND USES

Parks, housing, the Marina and the disused Water Works are the main land uses along this reach. An area of offices and showrooms has colonised part of the Seething Wells site, and pubs and boat clubs have become established on the Raven's Ait bend in the river.

SIGNIFICANT SITES UNDER PRESSURE FOR RE-DEVELOPMENT

Seething Wells Water Works

Main landscape factors for consideration:

- role of open space in separating Surbiton & Thames Ditton
- existing scale and character of Victorian Water Works
- listed Water Works buildings and railings
- fine arched brick river embankment
- views into site from Hampton Court Park and Palace
- views across site of tree-covered Surrey Hills
- views across site from Portsmouth Road to river corridor
- nature conservation value of river wall, grassland and filter beds
- existing recreation & boatyard facilities at Thames Marina

- traffic pressure on busy Portsmouth Road
- need to introduce public access along river's edge
- need to make footpath link with Queen's Promenade

Housing along Portsmouth Road:

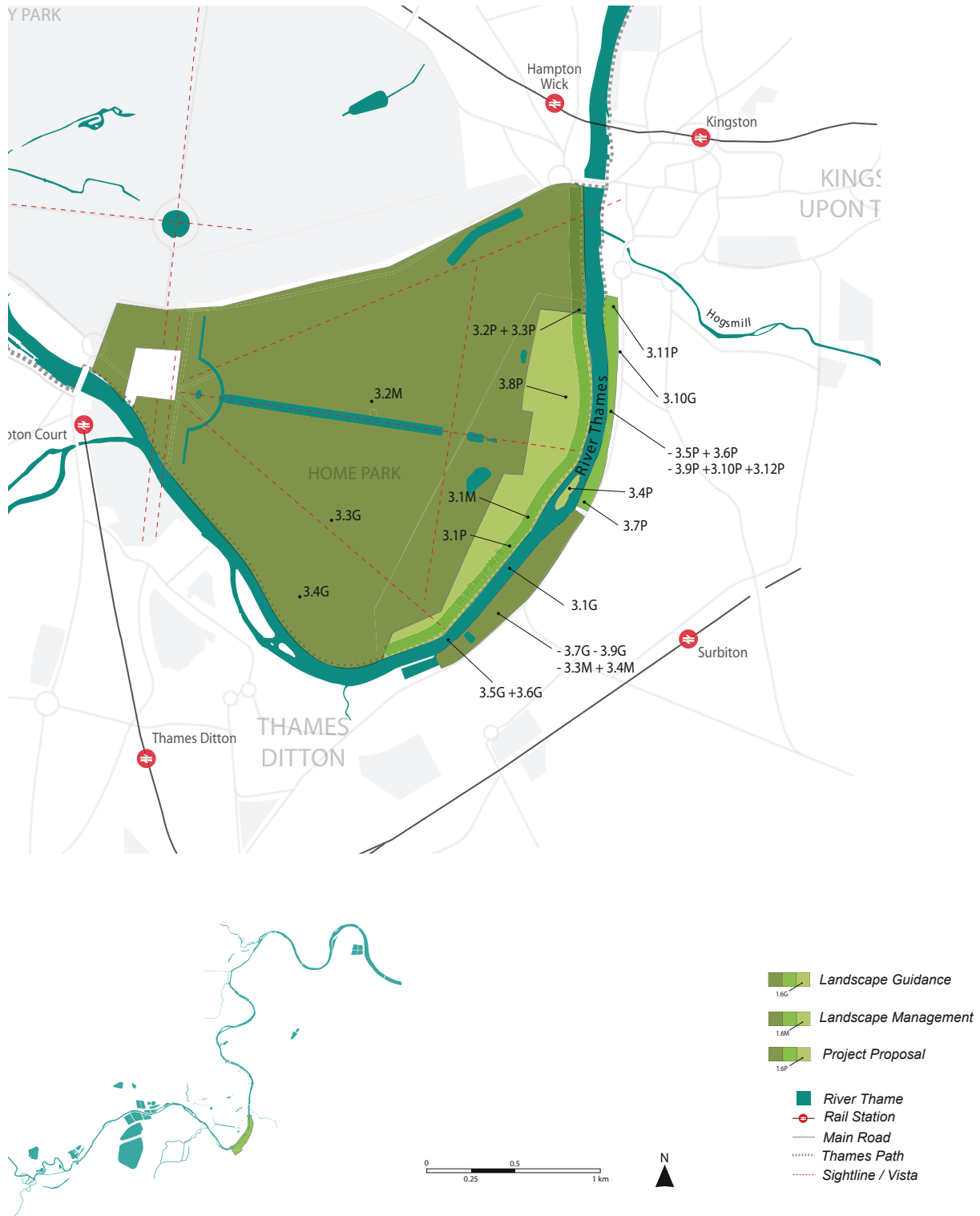
- existing character of Victorian housing stock
- skyline effect on views from Hampton Court Park/Palace
- skyline effect on views of tree-covered Surrey Hills
- need to retain visual dominance of St Raphael's church tower from river
- role of existing mature trees in reducing impact on river
- need for more trees along Portsmouth Road
- Bat roosts

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



Guidance Promoted by the Thames Landscape Strategy and How this Relates to Planning Policy		
TLS Ref.	2012 Guidance	Related Planning Policy Cross Reference
3.1G	Conserve character of the reach with the rural 17th-century nature of Hampton Court Park and the Barge Walk, contrasting with the Victorian waterfront of Seething Wells and the Queen's Promenade.	London Plan – 7.29 LBRuT – CP 11, DM OS 11, DM OS 12
3.2G	Protect the visual links between: - Hampton Court Palace and All Saints' Church tower, Kingston - Hampton Court Palace & the Pumping Station gable, Seething Wells - Hampton Court Palace and the Long Water Vista to the Surrey Hills - Seething Wells & the towers of St Raphael's & All Saints' Churches - The Queen's Promenade and Kingston Bridge	EBC CS14, ENV27 London Plan – 7.12 LBRuT – DM HD7 Policies CS8 & DM12 (Kingston Core Strategy 2012)
3.3G	Prevent any further high buildings which would encroach into the view from Hampton Court Park.	EBC CS14, ENV27 London Plan – 7.12 LBRuT – DM HD7 Policies CS8, DM12 (Kingston Core Strategy 2012) and emerging Tall Buildings SPD
3.4G	Conserve the long views of the tree-covered Surrey Hills skyline.	EBC CS14, ENV27
3.5G	Conserve and enhance the nature conservation interest of the river and its corridor, with particular attention to Seething Wells and Hampton Court Park.	London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5
3.6G	Conserve the character of open space and the separation between Thames Ditton and Surbiton created by the Water Works, particularly between the Portsmouth Road and the river.	EBC CS12 and 15 London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5
3.7G	Prevent any further visible waterfront car parking and attempt to eliminate existing parking on the river's edge.	EBC RTT7
3.8G	Conserve the Victorian embankments and roadside railings which define the Water Works boundaries.	EBC CS12 and 15 London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5
3.9G	Retain water-related uses on the Seething Wells river frontage.	EBC CS12 and 15 London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5
3.10G	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.	Policy CS4, DM7 (Kingston Core Strategy 2012)
3.11G	Prevent any new building in the vicinity of St Raphael's Church which might detract from the church tower's dominance as a river landmark. Conserve the grouping of trees around the base of the tower.	
Delete	Retain a clear separation between the Dittons and Surbiton at present provided by the Water Works site by only allowing low rise development incorporating open spaces as appropriate south of the Portsmouth Road and keeping land to the north of the Portsmouth Road free of built development.	Considered to be included in relevant guidance by RBK.
Completed	Examine the possibilities of extending the Thames Area of Special Character designation into the Borough of Elmbridge and the Metropolitan Open Land designation into Queen's Promenade and the Seething Wells waterfront.	Complete

Project Proposals		
TLS Ref.	2012 Project	Other Stakeholders
3.1P	Open glimpses into Hampton Court Park from the Barge Walk, particularly along the main vista lines, while still protecting the Park from views of developments across the river.	Policies CS8, DM12 (Kingston Core Strategy 2012) and emerging Tall Buildings SPD
3.2P	Plant trees around the Coach House to reduce its impact on the river.	
3.3P	Replace The Wilderness concrete panel fence with a less intrusive design.	
3.4P	Reduce the visual impact of the buildings on Raven's Ait with darker paint, smaller signs and more native trees.	
3.5P	Improve quality of street furniture on the Queen's Promenade and install ramps where appropriate. Replace trees and shrubs with species that emphasise the Victorian character of the walk to retain the roadside screen. Announce the access points from the road pavement to the Promenade, allowing brief glimpses from the Portsmouth Road to the river.	Policies CS4 & DM7 (Kingston Core Strategy 2012)
3.6P	Plant plane trees along the south side of Portsmouth Road	
3.7P	Link the public open spaces along the Surrey bank through the Seething Wells frontage and between the Queen's Promenade and Seething Wells.	Policies CS4 & DM7 (Kingston Core Strategy 2012)
3.8P	Restore the historic Home Park Water Meadows	Historic Royal Palaces
3.9P	Improve facilities and install welcoming signage for visiting boats along sections of Queen's Promenade.	Policies CS4 & DM7 (Kingston Core Strategy 2012)
3.10P	Replace the yellow hand rails leading to Queen's Promenade.	Policies CS4 & DM7 (Kingston Core Strategy 2012)
3.11P	Create a focus of land- and river- based activity around the Queen's Promenade café investigating the potential for rowing boat hire and visitor mooring.	Policies CS4 & DM7 (Kingston Core Strategy 2012)
3.12P	Improve interpretation as part of a heritage trail to include the Coombe Conduit Pipe, Alexander Raphael and Seething Wells. Consider moving the 'leaping salmon' statue from London Road to the riverside.	Policies CS8 & DM12 (Kingston Core Strategy 2012)
Completed	Re-design the tree-planting along the Barge Walk to create groups of large deciduous trees between the path and the Park (where not in conflict with the nature conservation value of existing grasslands), eliminating diseased elm suckers and small-scale ornamental planting. (Hist. Royal Palaces)	Completed.
Completed	Re-design benches along the Barge Walk to fit the 17th century character of the waterfront.	Completed.
	Plant trees on the raised parking area behind the Thames Sailing Club and make a pedestrian link from the Queen's Promenade, through the electrical sub-station area and the car park to Seething Wells.	Considered unfeasible at present but would still be a long term goal of the TLS.

Management and Maintenance Proposals		
TLS Ref.	2012 Proposal	Stakeholders
3.1M	Prevent scrub from growing up between the towpath and the water's edge along the Barge Walk and manage the trees as proposed in the TLS Towpath Management Plan	Historic Royal Palaces
3.2M	Continue excellent grassland management of Hampton Court Park and Paddocks.	Historic Royal Palaces
3.3M	Seek to introduce grassland management of the banks of Seething Wells Reservoirs.	Policy S1 (Kingston Core Strategy 2012)
3.4M	Seek to work with the owner to maintain the plant communities on the Seething Wells river wall.	Policy S1 (Kingston Core Strategy 2012)