

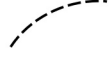





-  Sandown Racecourse
-  Individual Development Plots
-  Range Rings (at 500m intervals)
-  Perceived Extent of Built Form and Areas of Hardstanding (Excl. central areas)

client	The Jockey Club Racecourses Ltd	
project title	Sandown Park, Esher	
drawing title	Plan EDP 2: Separation Plan	
date	12 FEBRUARY 2019	drawn by BC
drawing number	edp5237_d010a	checked BC
scale	Refer to scale bar	QA GY



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-  Sandown Racecourse
-  Individual Development Plots
-  Range Rings (at 500m intervals)

Existing built form on Lower Green Road largely consists of two-storey properties within a green setting, despite the proximity of the railway line which provides an audible influence.

An open greenspace to the north-west of the Racecourse acts as a transition between large properties on More Lane and smaller residential properties on Lower Green Road.

A variety of built structures are present within the central area of the Racecourse, including a golf course and a go-kart track

Views from More Lane and the Racecourse include lower lying land to the north and London in the distance. Although land to the north is well-settled, the outlook from the Racecourse is of a well-treed context.

Large residential properties on generous plots are located on higher ground to the west of the Racecourse, each being set within a relatively well-treed setting.

Higher ground within the south-western areas of the Racecourse (The Warren) serves to separate the more open context of the Racecourse, including its large built form, to that of Esher Green.

The urban centre of Esher is located in close proximity to the south-west of the Racecourse.

An elevated railway line, combined with mature landscape features aligning the route, immediately to the north of the Racecourse prevents any views from the north.

Mature tree cover aligning Station Road largely prevents views into the Racecourse from open access land (Thames Ditton & Esher Golf Club).

Land to the east of the Racecourse is well-treed along busy vehicular corridors.

Open access land to the south-east of the site includes Littleworth Common.

The variety of built form on Portsmouth Road, including both residential and commercial uses, acts as a detractor to the approach to Esher on Portsmouth Road.

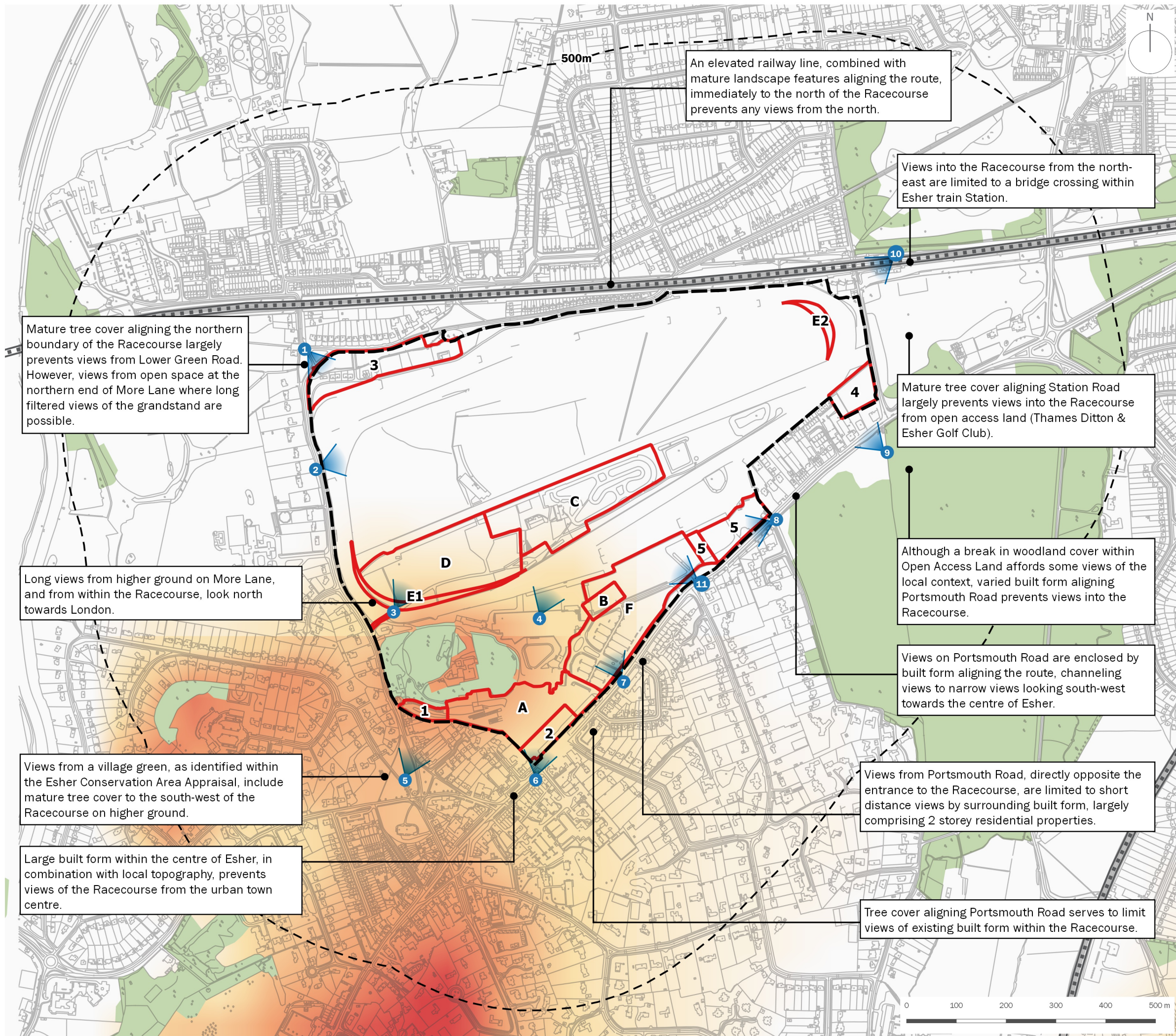
Built form directly opposite the Racecourse largely comprises 2 storey residential properties. Mature tree cover aligning Portsmouth Road provides some sense of enclosure, although views into the southern areas of the racecourse are possible.

Large built form, namely late 20th Century structures including St Andrew's House and the Racecourse Grandstand, contribute to the varied character of Portsmouth Road.

client	The Jockey Club Racecourses Ltd	
project title	Sandown Park, Esher	
drawing title	Plan EDP 3: Local Character and Context	
date	12 FEBRUARY 2019	drawn by BC
drawing number	edp5237_d007a	checked BC
scale	Refer to scale bar	QA GY



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Legend:

- Sandown Racecourse
- Individual Development Plots
- Range Rings (at 500m intervals)
- National Forest Inventory
- Railway
- Photoviewpoint Location

Elevation (aOD)

- <30m
- 30m
- 40m
- 50m

client
The Jockey Club Racecourses Ltd

project title
Sandown Park, Esher

drawing title
Plan EDP 4: Findings of EDP's Visual Appraisal

date 12 FEBRUARY 2019 drawn by BC
drawing number edp5237_d008a checked BC
scale Refer to scale bar QA GY

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