

## LCT C: Urban Valley Floor with Marshlands

SPA, which provides a nationally important habitat for overwintering birds.

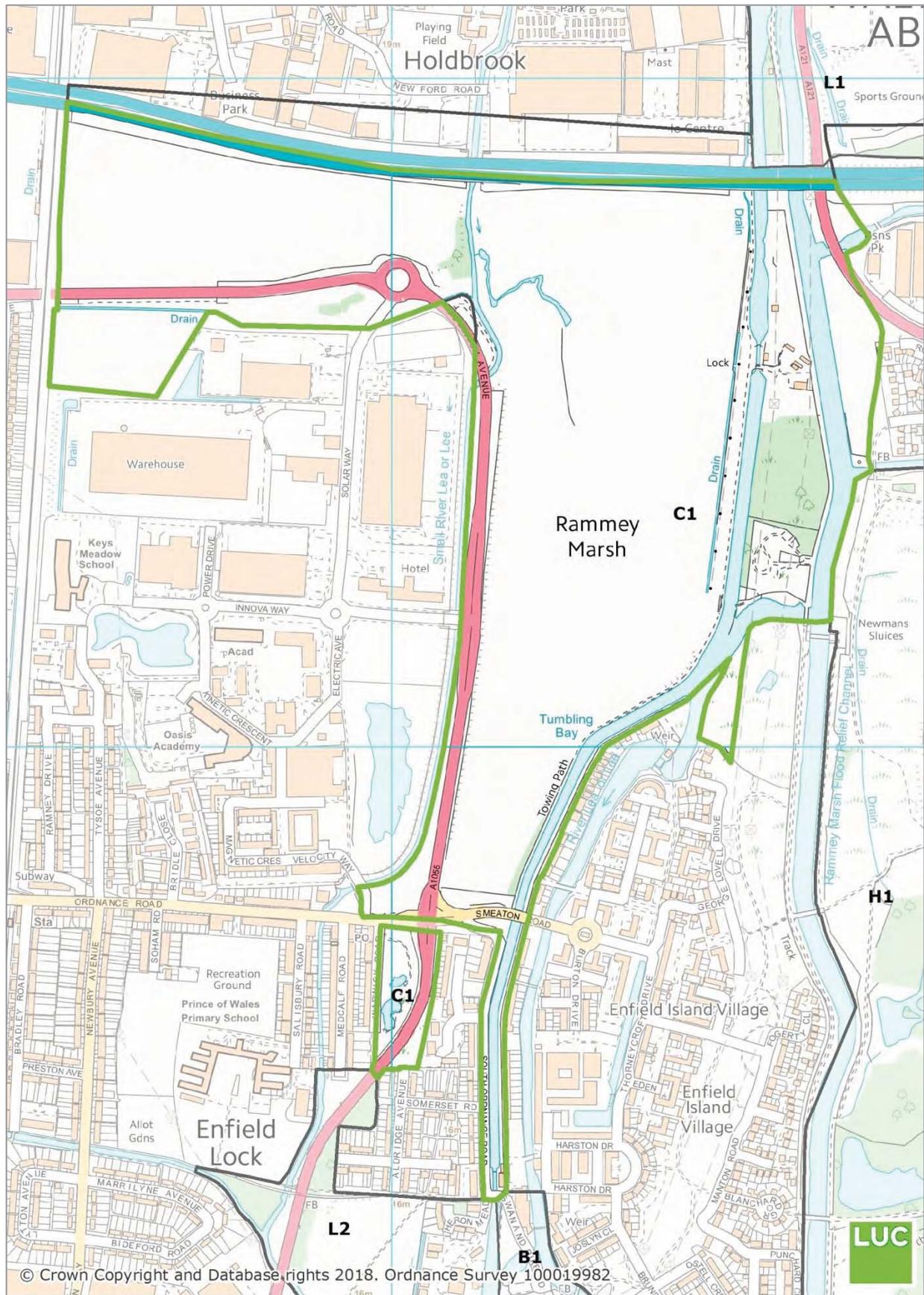
### Cultural Influences

- 4.64 The low-lying land of rich alluvial deposits supported a system of grazing, referred to as the Lammas system<sup>5</sup> from the Anglo-Saxon period to the end of the C19th. Grazing rights on the marshes were extinguished by the early C20th and a substantial proportion of the marshlands, with the exception of Walthamstow Marshes, were then modified by industrial activities and landfill, including the dumping of bomb rubble after WW2. In the 1950 and 60s the construction of flood relief channels ended the periodic inundation of the marshlands.
- 4.65 Communication routes through the valley floor proliferated over the C20th, including pylons, roads and railway lines mounted on embankments, but residential and industrial development remains largely confined to the margins.
- 4.66 Public access and recreation now characterises much of the marshlands, with some areas managed as nature reserves. However substantial infrastructure, such as the railway lines and flood relief channels and adjacent industrial development, means access through and into the marshes from surrounding urban areas is often severed. The tow-path following the River Lee Navigation provides a continuous link along the valley for visitors to enjoy the landscape.

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<sup>5</sup> A system of grazing whereby cattle was grazed only after the cutting and collection of hay

# LCA C1: Rammey Marsh





Occasional long views out to wooded valley sides between riverside vegetation.



Residential properties overlooking the southern area across the Lea.



Visual and noise intrusion from M25 throughout the area.



Proximity to neighbouring industrial estate discernible despite the dense boundary vegetation.

### Location and Boundaries

4.67 Rammey Marsh, an area of former floodplain grazing marsh, is now an open expanse of grassland interspersed with areas of scrub, the eastern part of which is managed as public open space. It is located towards the centre of the LVRP, just south of the M25, which forms the northern boundary. An industrial park lies adjacent to the west with the A105 creating a hard boundary to the marshes. The River Lea and Navigation run along the eastern boundary with Enfield Island Village, formerly the site of the Royal Small Arms Factory (outside the Park boundaries) to the east. Gunpowder Park, part of the LVRP, occupies the rising valley slopes further to the east.



### Key characteristics

- A low-lying mosaic of meadow and amenity grassland on former floodplain, subject to gravel extraction with recreational access provided along mown pathways.
- The site can be distinguished between the east and west marshes separated by the course of the River Lea - the east marsh includes a short section of the River Lea and has more varied habitats with a richer biodiversity than the western marsh
- Flat floodplain with elevated topography in the north on a former landfill site with an exposed character and strong influences from the M25 motorway and long views across the valley.
- Semi-enclosed restored marshland in the south with mature willow trees along the perimeter creating a more secluded character compared to the more open landscape to the north.
- The waterways of the River Lee Navigation and River Lea, often lined with mature trees provide a sense of enclosure and form important linear features through the area with historic features at Enfield Locks providing a point of interest.
- An important site for biodiversity including pyramidal orchid and a colony of bee orchid, birds and mammals, reflected in its designation as a Site of Importance for Nature Conservation.
- Glimpsed views of the slopes of Gunpowder Park and the wooded ridgeline of Epping Forest outside the Park forms an important skyline to the east which contrasts with intensely urbanised areas often visible to the south and west.
- Recreational use, including angling on the river and Navigation with moorings for canal boats plus access points from the residential areas to the west connecting to the recreational resources of the wider Lee Valley and Gunpowder Park
- Large scale buildings and pylons outside the marshes punctuate the skyline in wide, elevated views in the north.

## Evaluation

### Landscape Quality & Condition

- 4.68 Rammey Marsh East is well managed as a recreation area with mown areas and pathways between large areas of meadow and scrub. Mature trees lining the watercourses remain largely intact and sometimes frame views to Gunpowder Park in the east and wider countryside views to the wooded ridge beyond. The boundary vegetation semi-encloses the area although glimpses of the neighbouring industrial estate and passing traffic and noise associated with the M25 impacts on landscape quality. The area is important for wildlife although the floodplain character is no longer discernible with the area having a more amenity land use and character. Rammey Marsh West has a more degraded character as a result of the M25 motorway and A1055 link road in close proximity. The large scale buildings at Innova Business Park in the south have a greater influence on this area due to the relatively elevated location and pioneer grassland species and semi-mature tree and scrub planting characterising the southern edge around the entrance to the business park. The M25 is prominent in the area with further industrial and commercial development beyond.

### Valued Features and Characteristics

- Areas of semi-natural grassland and the existing framework of trees are remnant floodplain riverine features.
- The small to medium scale landscape comprising a complex mosaic of wetland, meadow and woodland.
- Views to borrowed landscape of Epping Forest to the west.
- Recreational access and links including cross valley links to the country park at Gunpowder Park.
- Biodiversity interest represented by its designation as a Site of Importance for Nature Conservation.
- Historic features at Enfield Lock

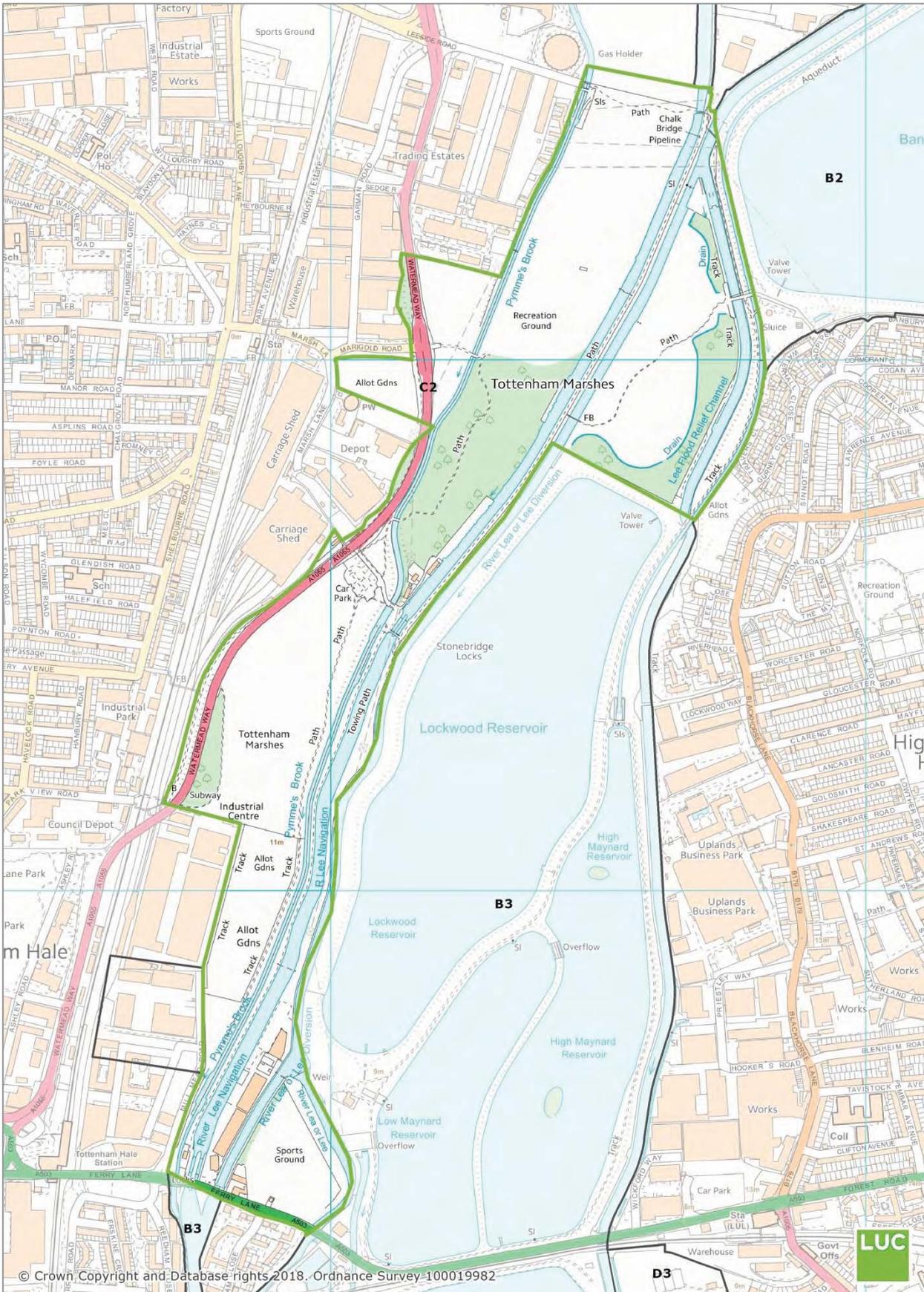
### Landscape Strategy

- 4.69 This area should be managed for its floodplain marsh character. The rich assemblage of important orchids on the eastern marsh in particular should be conserved and further celebrated as part of a coordinated recreational strategy whilst opportunities should be taken to screen visual detractors to create a more attractive setting. The western area of the marsh is currently inaccessible and in the longer term opportunities should be sought to improve the management of this area, both as a floodplain habitat and for recreation. There may however be significant pressures on this area relating to road improvement works along the M25 and the creation of a new junction which may cause additional severance and a reduction in the landscape quality of the site.

#### Guidelines

- Seek opportunities to restore semi-natural floodplain character through an updated and coordinated habitat management strategy.
- Maintain and enhance the diversity of habitats on the marshland connecting with the wider Lee Valley ecological network.
- Conserve the semi-enclosed character and consider opportunities for further tree planting along the motorway embankment, particularly in the north west of the marsh.
- Encourage greater recreational use and enhance connections between the eastern and west parts of the marsh, and adjacent settlement beyond.
- Any future road improvement works or development should ensure an adequate structure of trees and vegetation are delivered as part of the scheme to screen and soften any new and existing infrastructure and appropriate habitat mitigation measures implemented

# LCA C2: Tottenham Marshes





The overhead power lines and gas holder form prominent features on the skyline across the north of the area.



The River Lee Navigation towards Hale Warf, now the site of a large residential development



Channelled view along one of the flood relief channels.



The open marshes in the northeast of the area, where woodland and the large open spaces provide a sense of removal from the adjacent dense urban settlement

### Location and Boundaries

- 4.70 This area lies on the border between the London boroughs of Waltham Forest and Haringey, and is defined by the settlement edge of Walthamstow and the Lockwood Reservoir to the east and the Lockwood Industrial Park and the A1055 at the edge of Tottenham to the west. To the north the area is defined by Banbury Reservoir and industrial parks flanking the North Circular, which effectively reduce the LVRP to a narrow corridor following the River Lee Navigation. The southern boundary is defined by Ferry Lane (A503). The area comprises three distinct marshes: Clendish Marsh in Tottenham, lying south of Stonebridge Lock and to the north divided by the Navigation; Wild Marsh West; and Wild Marsh East, which lies below the level of the Navigation and the built development at Higham Hill. It also includes the Paddock Community Nature Reserve.



### Key characteristics

- Broad, expanse of floodplain, with little topographic variation apart from engineered reservoir embankments and a gentle ridge rising to the west at Higham Hill (at Walthamstow's north-western edge)
- Varied landscape pattern ranging from large areas of open grassland on former industrial areas, to smaller semi-enclosed spaces with a mixture of meadows and scrub fringed with woodland as well as allotments
- Predominantly a semi-natural landscape with a range of meadow, scrub and water habitats supporting kingfishers and field voles, scarce plant species including Bee Orchid and Wall Bedstraw as well as attracting large numbers of feeding birds in the autumn
- Larger pockets of wooded areas at the Paddock Community Nature Park and scrub in the north of Tottenham Marshes that have a semi-enclosed character of a smaller and more intimate scale compared to the open marshland
- Colour, texture and visual interest provided throughout the year by the meadow, scrub and tree species that include hawthorn, blackthorn, elder, buddleia, wild geraniums, and purple flowering comfrey
- Tree-lined River Lee Navigation and Pymmes Brook which form important recreational routes as well as corridors rich in wildlife, in particular supporting kingfishers and sand martins
- Physically fragmented in places, with a network of culverted water courses and flood relief channels as well as the presence of large reservoirs severing access east to west across the valley
- Strong influences from a complex urban and industrial context within the south around Tottenham Hale and in the north, approaching the North Circular, but an established framework of woodland and scrub helps to screen and reduce visibility of adjacent development through much of the remaining area
- Abrupt and visually detracting urban edges, particularly where residential areas and light industry back onto water courses (for example at Tottenham Hale and Higham Hill in Walthamstow) with little integration or consideration of the valley landscape

The influence on open skylines of tall infrastructure, including pylons within or outside the area, and the concentration of overhead power lines converging on two large converter stations are particularly dominant in views north

### Evaluation

#### Landscape Quality & Condition

- 4.71 This is an area with a mixed landscape character. It has some consistent features of large expanses of open and semi-open grassland, mixed with scrub and woodland and a series of engineered water channels, but its character is often fragmented by development at its peripheries and by localised pockets of degraded and unattractive structures and features, particularly around Stonebridge Lock. Large scale residential development around Tottenham Hale is visible above the tree line across a wide area and has significantly altered the skyline to the east in recent years. Areas of light industry adjacent to the west and surrounding areas of development are often poorly integrated into the landscape.
- 4.72 Where adjacent urban and industrial developments begin to intrude on views and diminish the sense of scale and openness that the marshland has, this affects the sense of the area as a semi-natural space, removed from and providing a break between the busy urban areas that abut it.
- 4.73 Parts of the area are visually fragmented by the steep engineered embankments of Banbury Reservoir and Lockwood Reservoir that contain views from the surrounding waterways. Access east to west across the area is restricted due to the presence of the reservoirs and flood relief

channel to the east, which severs the marshes from the residential areas within Waltham Forest that lie alongside it. In addition development, both residential and light industry is poorly integrated with the valley.

- 4.74 The area does however still serve as a significant break between the urban areas adjacent to the valley, and its importance as a resource for wildlife is reflected in its designation as SINC. Opportunities for formal recreation is provided along the waterways, but activities in the area are predominantly informal: walking, cycling and watching wildlife within Tottenham Marshes and the Paddock Community Nature Park.

### Valued Features and Characteristics

- The openness and sense of space provided by the expanses of meadows that contrast strongly with the dense and busy urban environments adjacent
- The ribbons of scrub and woodland which fringe the meadows and waterways, providing additional visual interest and texture, a sense of separation from development and an important environment for wildlife.
- Sense of remoteness and relative tranquillity within the wooded Paddock Community Nature Reserve, where the enclosure limits the influence of surrounding urban areas, providing a physical and visual separation or 'gap' between Tottenham and Walthamstow. The area provides continuation and access to the wider Lee Valley landscape.
- The River Lee Navigation, Stonebridge Lock and the intricate series of water channels, which provides references to the arterial history of this area as a transport corridor into London and a sense of place.
- Recreational areas including the network of trails through the marshes and Paddock Community Nature Reserve, provide opportunities for passive pursuits, including walking and viewing wildlife. In addition the tow path following the River Lee Navigation provides access to, and enjoyment of, the landscape.
- Long views along the waterways framed by mature trees and featuring Stonebridge Lock, bridge crossings, canal boats and activity on the tow path.

### Landscape Strategy

- 4.75 The surrounding urban areas provide a complex context to this part of the valley. Whilst the area provides an important landscape resource in terms of its nature conservation value and the opportunities it provides for informal recreation, there are localised areas within it, particularly at its peripheries in the north, that appear degraded and often hostile and visually confusing for potential visitors.
- 4.76 The focus should therefore be on maintaining the valued qualities of the area, such as the sense of openness, the variety of the semi-natural space and the diversity of flora and fauna present there, as well as improving integration (physical, functional and visual) with the surrounding areas. This will serve to enhance the experience of people visiting the area and encourage more people to use the area for recreation.

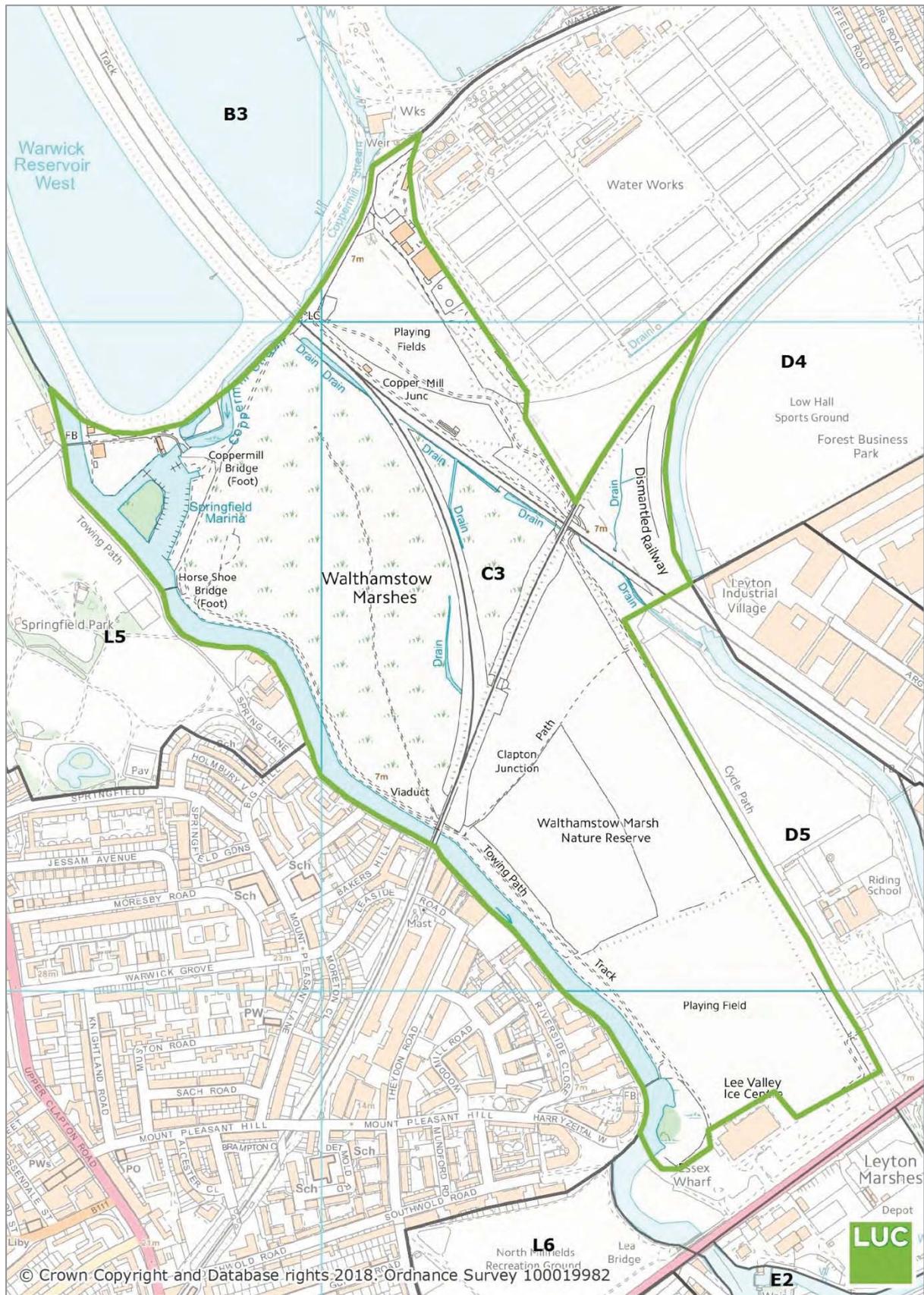
### Guidelines

- Continue positive management of the meadows and waterways, enhancing the habitat value and connectivity whilst also considering aesthetic interest and balancing this with provision of recreation and enjoyment of the landscape
- Protect areas where open skylines predominate as these are sensitive to development which may alter the skyline
- Protect the sense of seclusion and relative tranquillity along the enclosed waterways and within

the Paddock Community Nature Reserve

- Seek improved connections with the surrounding communities within Waltham Forest, Enfield and Haringey, through the sensitive design of existing and new entrance points along the western and north-eastern boundaries and the enhancement of the quality of the network of routes
- Seek to establish connections to Walthamstow Wetlands to enable access between the different parts of the Lee Valley which are currently severed from one another
- Seek opportunities to improve harsh or visually intrusive settlement edges at Higham Hill and Tottenham Hale by strengthening the landscape framework and improving the interface of developments with the valley landscape
- Seek opportunities to improve the quality of wayfinding and facilities in areas such as Stonebridge Lock which generally have higher visitor numbers
- Proposed development along the western edge should build on and enhance the existing landscape framework and be designed to sensitively integrate physically and visually with the Park
- The siting of development within the Park should respond to and not undermine the open character and medium scale of the landscape and adequate provision for planting should be made to screen or soften views of the development from within the Park
- Any linear infrastructure development should be aligned with existing linear features in the west of the area and should include mitigation measures to contain effects on sensitive landscape features and character as well as ensure the area does not suffer from increased severance and dislocation

# LCA C3: Walthamstow & Leyton Marshes



## LCA C3: Walthamstow & Leyton Marshes



The western edge provides a distinctive setting to the area, with development well integrated, stepping down in scale to the river corridor.



The marshes contain picnic areas and a good network of paths, including board walks. Thickets of willow provide a sense of containment, screening views of surrounding development to the east.



The marshland within the nature reserve contains a range of vegetation, including grasses, reed swamp, sedges, and willow scrub, providing seasonal interest and important habitats for insects and birds.



The skyline of the open marshland is distinctive, characterised by elevated railway lines and railway arches fringed with trees, together pylons and occasional glimpses of development at the edge of Walthamstow.

### Location and Boundaries

- 4.77 This is an area of floodplain marshland, located on the border between the London boroughs of Waltham Forest and Hackney, and is defined by the settlement edge of Walthamstow and the Lee Valley Riding Centre to the east and the River Lee Navigation at the edge of Clapton to the west. To the north the area is defined by Coppermill Stream and two large reservoirs (LCA B3 Walthamstow Wetlands). The southern boundary is loosely defined by the Lee Valley Ice Rink. The area comprises two distinct areas: Walthamstow Marshes, an area of intact marshland to the north, and Leyton Marsh to the south which has historically been filled with rubble from WW2.

LCA C3: Walthamstow & Leyton Marshes



### Key characteristics

- Broad, flat expanse of floodplain, with little topographic variation apart from engineered railway embankments and the reservoir embankments and a gentle ridge rising to the east at Springfield Park and Upper Clapton
- Simple but distinctive landscape of open grassland crossed by ditches and managed through grazing and mowing regimes, as well as marsh, reedbeds and willow thickets which are seasonally inundated
- A predominantly semi-natural landscape within a heavily urbanised context, where the meadows, scrub and tree species provide colour, texture and visual interest throughout the year
- Physically fragmented by railway lines on embankments, particularly to the north west, and by a network of culverted water courses and flood relief channels which sever access to communities within Walthamstow and in some areas serve to define distinct boundaries
- Strong influences from a distinctive urban context to the west, particularly Springfield Park and the buildings facing onto the River Lee Navigation, although woodland and scrub helps to screen and reduce visibility of development to the east within Walthamstow
- The influence on open skylines of tall infrastructure, including pylons within and outside the area

### Evaluation

#### Landscape Quality & Condition

- 4.78 Walthamstow Marshes is notable as a particularly rare example of semi-natural wetland in Greater London. It has a diverse flora and invertebrate fauna that has benefited from ongoing conservation and management which has also contributed to its value as a recreational resource within a heavily urbanised context.
- 4.79 Across both marshes there is a consistent landscape character. Large expanses of open grassland fringed by scrub and thickets of willow predominate, but in the east are fragmented by water channels whilst elevated railway lines criss-cross through the area. Though the railway lines effectively sever parts of the area, they are an integral part of its character, which is removed from but still enveloped by its urban context. The movement of the trains above the marshes on the embankments are a feature of the skyline, whilst the edge of Upper Clapton, particularly the buildings fronting the Navigation and Springfield Park provide a distinctive setting.
- 4.80 There is a high concentration of activity, mostly on the Lee Navigation and along the tow path. However, parts of the area are physically and visually severed by the steep engineered embankments of the railway lines and cycle and pedestrian connections into the area from Walthamstow are particularly poor in quantity and quality.
- 4.81 The area serves as an important and significant break between the urban areas adjacent to the valley, and its high nature conservation value is reflected in Walthamstow Marshes designation as a SSSI. There is good provision for formal recreation, including the Springfield Marina, the Lee Rowing Club as well as facilities within the adjacent Springfield Park. It is also popular for walking, cycling and watching wildlife.

### Valued Features and Characteristics

- Rarity as one of the last remaining examples of semi-natural wetland in Greater London with a rich diversity of habitat, reflected in its designation as a SSSI, including several uncommon and rare plant and insect species
- The openness and sense of space provided by the expanses of meadows that contrast strongly with the dense and busy urban environments that lie adjacent
- The scrub and woodland which fringe the meadows to the north and east, providing additional visual interest and texture, a sense of separation from urban areas to the east and an important environment for wildlife
- Sense of relative tranquillity and 'naturalness', providing a physical and visual separation or 'gap' between Upper Clapton and Walthamstow. The area provides connectivity and access to the wider Lee Valley landscape.
- The River Lee Navigation which provides references to the history of the valley and a sense of 'time depth'
- Extensive provision for formal and informal recreation, including the network of trails through the marshes and picnic areas that provide opportunities for walking, cycling and viewing wildlife
- Wide, open views across the marshland and across the Navigation, featuring bridge crossings, railway arches, canal boats and activity along the tow path

### Landscape Strategy

- 4.82 Walthamstow Marshes provide an important landscape resource in terms of its nature conservation value as a very rare example of long standing area of marshland within London. In addition it is a well-used area for formal and informal recreational activities.
- 4.83 The focus should be on conserving and enhancing the valued qualities of the area, such as the sense of openness, the variety of the semi-natural space and the diversity of flora and fauna, as well as improving integration (physical, functional and visual) with the surrounding areas, particularly to the east where access is much more restricted by infrastructure. This will serve to enhance the experience of people visiting the area and encourage more people to use the area for recreation.

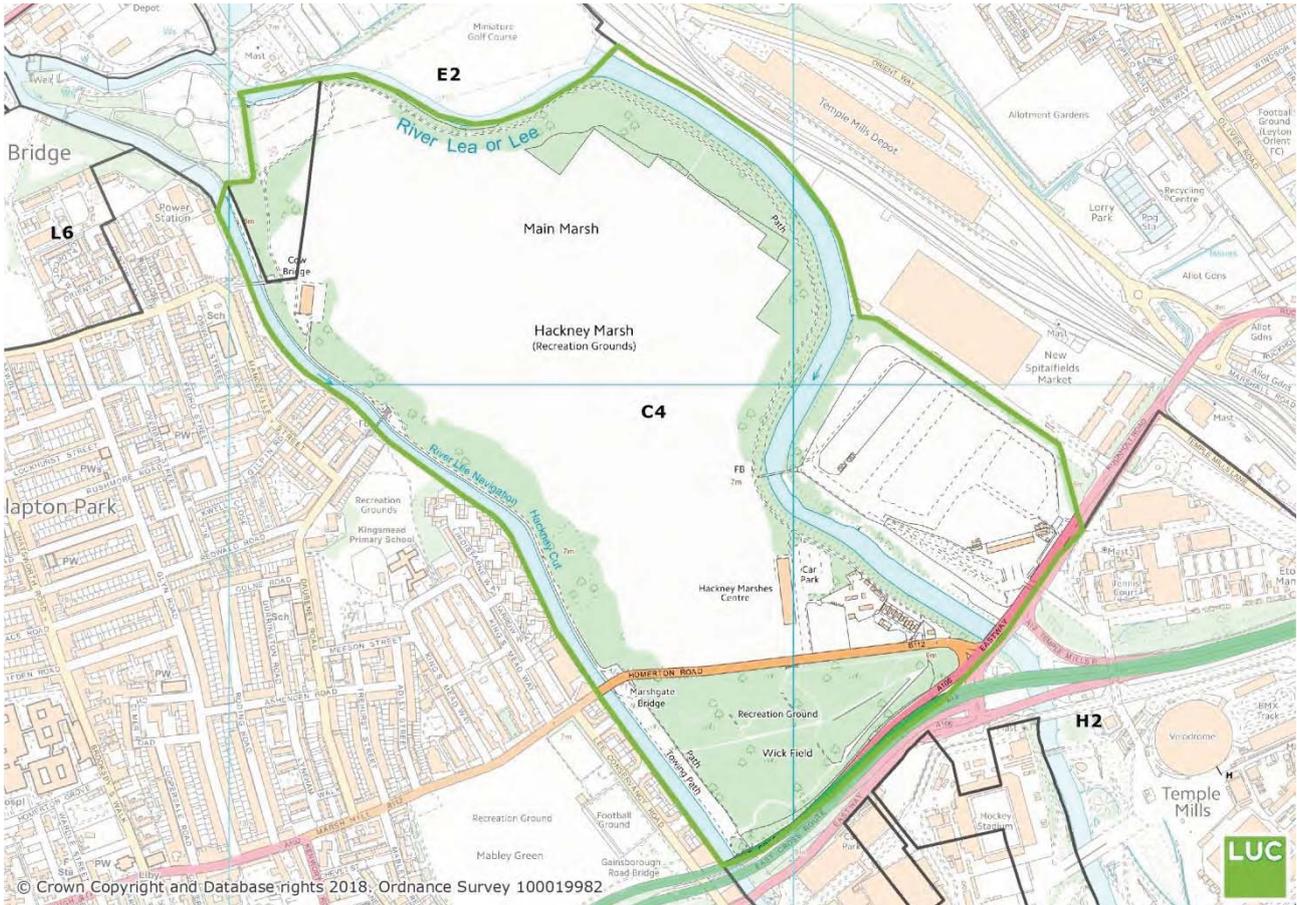
### Guidelines

- Continue positive management of the meadows and waterways, enhancing the habitat value and connectivity whilst also considering aesthetic interest and balancing this with provision of recreation and enjoyment of the landscape
- Protect areas where open skylines predominate as these are sensitive to development which may alter the skyline, particularly the distinctive skyline formed by the hill on which Springfield Park lies – tall development here would adversely affect the setting of the church and views from the marshes
- Seek improved connections with the surrounding communities within Waltham Forest and Hackney, through the sensitive design of existing and new entrance points along the western and north-eastern boundaries and the enhancement of the quality of the network of routes
- Seek opportunities to improve connections to Walthamstow Wetlands to enable access between the different parts of the Lee Valley which are currently severed from one another
- The siting of any future development within the Park should respond to the open character of the landscape and adequate provision for planting should be made to screen or soften views of the

development from within the Park

- Any linear infrastructure development (such as underground infrastructure, services and pipelines) should be aligned with existing linear features, such as the waterways, and should include mitigation measures to contain effects on sensitive landscape features and character as well as ensure the area does not suffer from increased severance and dislocation

# LCA C4: Hackney Marshes



## Location and Boundaries

4.84 This area is located towards the lower valley, within the London Borough of Hackney at the boundary with Waltham Forest. It is a flat area of open grassland defined by the Old River Lea at the edge of the Water Works Nature Reserve to the north and east (LCA E2 Essex and Middlesex Filter Beds) and the Lee Navigation to the west. To the north-west the Old River Lea follows part of the boundary together with the former Temple Mills sidings, now New Spitalfields Market. The A12 creates a hard edge at the southern boundary, beyond which lies the Olympic Park.

## LCA C4: Hackney Marshes



View across the Main Marsh towards the corten steel-clad Hackney Marshes Centre, backed by woodland



Path through the Wick Field woodland in the south west of the area with small information board



View over the south-western pitch with recent development within Matchmakers Warf beyond the LVRP boundary within Homerton



Open views across the open pitches are characteristic



## Key characteristics

- Broad, flat expanse of former marshland now comprising extensive areas of open amenity and recreational spaces, partly based on levelled rubble dumped on the marshland during World War II – a sense of openness and space within the urban area
- Formerly Lammas land, used over the 20<sup>th</sup> Century as recreation ground, now with a simple landscape pattern dominated by a series of sports pitches (including 54 football pitches associated with Sunday League Football) and facilities concentrated at the edges, set within substantial vegetated boundaries
- Surrounding urban and industrial context discernible, but woodland and vegetation ensures a degree of separation, with woodland within Wick Field in particular forming an important visual buffer between the major road network around the A12 to the south
- The most important area of biodiversity within the Borough of Hackney, despite the main interest being concentrated in the margins surrounding the amenity grassland areas - including woodland, scrub, meadows and riparian habitats adjacent to the watercourses, designated as SINCS
- Tidal Old River Lea and Lee Navigation form distinctive features - fringed by thick belts of trees and with pockets of marginal plants and reeds which provide important wildlife corridors
- Woodland within Wick Field and belts of native and specimen trees, including poplars, oak, plane, lime ash, willow and the rare black poplar provide an important habitat for birds as well as providing colour, texture and visual interest throughout the year
- Well established network of footpaths and cycle routes, linking across the marshland and to the wider valley, including to the Olympic Park to the south (via the Lee Navigation which passes under the A12) and Leyton Marshes to the north
- The influence on open skylines of buildings and tall infrastructure, including pylons to the north and buildings within the Olympic Park and Homerton to the south
- Tree belts and the pocket of woodland at Wick Field has a semi-enclosed character of a smaller and more intimate scale compared to the open marshland, although tranquillity is limited by the A12

## Evaluation

### Landscape Quality & Condition

- 4.85 Despite substantial modifications over the 20th Century, Hackney Marshes retains characteristics associated with the former marshlands. The openness and sense of space remain, as do the links to the water channels which still form significant features throughout the area. There is degree of fragmentation within the south of the area, where roads and small scale pockets of development at the peripheries have begun to intrude on the landscape, but otherwise the area is a relatively cohesive open greenspace with a consistent character and relatively well connected to surrounding areas and the Olympic Park to the south.
- 4.86 Large expanses of the area are today given over to over 50 football pitches, but margins of meadow as well as substantial tree belts and Wick Field provide more natural and ecologically diverse spaces. These have been identified as forming the largest area of biodiversity interest within the London Borough of Hackney and are designated as part of the Lee Valley SINC.
- 4.87 Therefore, as well as being of value as a substantial sports facility, the area also serves as a significant area of green space within Hackney Borough and a significant break between the urban areas adjacent to the valley. There are good opportunities for informal recreation, including the sign-posted trails and bird-hides which makes it popular for walking, cycling and watching wildlife.

### Valued Features and Characteristics

- The openness and sense of space provided by the expanses of pitches and grassland set within a substantial framework of trees, which contrast strongly with the dense and busy urban environments that lie adjacent
- The woodland which enclose the fields, providing visual interest and texture, a sense of separation from urban areas to the east and an important environment for wildlife
- The margins of more natural grassland and meadow and the riparian habitats following the water channels (within the SINC designated area) which provide biodiversity interest area as well as visual and textural diversity
- Sense of relative tranquillity and 'naturalness' within the substantial tree belts particularly along the Old River Lea
- The sense of contrast with the complex urban surroundings, with more secluded areas providing a sense of separation from them
- The River Lee Navigation, which provides a continuous recreational and wildlife corridor, references to the history of this area and a sense of place
- Recreational areas including the network of trails around the area that provide opportunities for walking, cycling and viewing wildlife

### Landscape Strategy

- 4.89 Hackney Marshes are an important landscape resource in terms of its recreational and amenity value as well as its nature conservation value in a complex urban context. The focus should be on maintaining the valued qualities of the area, essential to preserving its openness, the diversity of the spaces surrounding the sports pitches, as well as improving integration (physical, functional and visual) with the surrounding areas. This will continue to support the biodiversity interest of the area and encourage more people to use the area for informal recreation.
- 4.90 A management strategy for Hackney Marshes is set out in the Hackney Marshes Management Plan 2017 – 2021, prepared by the London Borough of Hackney.

### Guidelines

- Continue positive management of the woodland margins, meadows and the waterways, enhancing the habitat value and connectivity whilst also considering aesthetic interest and balancing this with provisions for recreation and enabling the enjoyment of the landscape
- Protect areas where open skylines predominate as these are sensitive to development which may alter the skyline
- Seek to establish functional and physical connections to the Water Works Nature Reserve to enable access between the different parts of the Lee Valley which are currently severed from one another
- Any future development should respond to and not undermine the open character and should include mitigation measures to screen or soften views of the development from within the Park and contain effects on sensitive landscape features and character as well as ensure the area does not suffer from increased severance and dislocation

# LCT D: Valley Floor With Leisure Facilities

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## LCT D: Urban Valley Floor With Leisure Facilities



Douglas Eyre Playing Fields

### Overview

- 4.91 This Landscape Character Type is concentrated in the southern half of the LVRP within the London Boroughs of Enfield and Waltham Forest. The landscape is dominated by sports pitches and built recreational facilities and has few natural features. Usually closely associated with surrounding urban development, these areas often have an urban edge character and a limited relationship to its wider context in the LVRP.

### Physical Influences

- 4.92 The landscape type generally occurs at the edges of the valley floor on reclaimed marshland, adjacent to areas of urban development. Built facilities, including sports centres and clubs often provide a central focus to the landscape type with associated infrastructure including tall fencing, flood lighting and car parks further contributing to an urban character.

### Natural Character

- 4.93 The landscape is predominantly formed of amenity grassland and sports pitches with very limited habitat interest, although some areas have small belts of trees or more diverse grasslands around the outer edges. The limited biodiversity interest is reflected in the absence of nature designations. However, the River Lee Navigation is a consistent feature for most areas within the type, usually running along the outer boundaries and forming a continuous and important wildlife corridor, and designated as a Site of Metropolitan Interest for Nature Conservation.

### Cultural Influences

- 4.94 The leisure facilities found within this landscape provide a valuable provision for sport and formal recreation, serving both regional and local communities.

# LCA D1: Lee Valley Athletic Centre & Ponders End Lake



## LCA D1: Lee Valley Athletic Centre



Urban character contrasts with more rural character of wider LVRP



View across the Lee Valley Caravan Park from one of the small earth bunds lining the access road through the area.



Four tower blocks local landmark within golf course



Bird Hide looking over Ponders End Lake

### Location and Boundaries

- 4.95 The Pickett's Lock Leisure Centre is an area of mixed recreational land, built leisure uses including a golf course, camp site and large scale buildings comprising a cinema and athletics centre. It is located towards the centre of the LVRP on the western edge of the William Girling Reservoir extending the LVRP boundary westwards and surrounded on three sides by urban development. The River Lee Navigation runs along the foot of the reservoir embankment and forms the eastern boundary. The A1055 and adjacent railway creates a strong physical separation between the area and the settlement of Ponders End. A road providing access to the adjacent business park marks the northern extent whilst Pymmes Brook Trail separates the area from a sewage plant in the south.



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### Key characteristics

- A mix of recreational land uses including a cinema, athletics centre, camping and caravan site, golf course and birdwatching facilities.
- Linear swathes of woodland and tree belts flank intensively managed areas of grassland with more irregular blocks of woodland around Ponders End Lake.
- Large expanse of car parking interspersed by straight lines of semi-mature trees. A single lane lined with small earth bund loops around an unmanaged area of rough grassland and scrub to the north.
- Modern large scale urban buildings form distinctive elements at the centre and act as locating feature from within the golf course.
- Generally enclosed by woodland and trees as well as reservoir embankment to the east although some glimpses to higher ground to the east are afforded from undulations within the area.
- Noise from nearby road and railway discernible throughout, only quietening as a result of intervening vegetation and landform.
- Four tower blocks near to Ponders End train station form distinctive landmarks on the skyline in northerly views.
- Ponders End Lake provides an attractive and biodiverse setting to the Lee Valley Golf Course.

## Evaluation

### Landscape Quality & Condition

- 4.96 The landscape character is fragmented and is influenced by urbanising elements in and around the area. It is isolated by the A1055 and rail line from the surrounding urban area mainly accessed by road. Strongly defined boundaries to the camp site, golf course and athletics centre create small, distinct areas with little relationship or unifying features between them. There is considerable noise intrusion from the A1055 and adjacent railway, and the prevalence of pylons along the eastern edge introduces visual detractors. The lake has relative tranquillity and therefore higher landscape quality but signs of fly tipping throughout the area further detract from this. The Pymmes Brook Trail is a local route linking the wider urban area to the Lee Valley Walk with the community of Lower Edmonton.

### Valued Features and Characteristics

- Ponders End Lake with its concentration of biodiversity and relative tranquillity.
- The mixed woodland cover creating an semi-enclosed character and visual variety.
- Value for recreation including the links to the wider urban context via the Pymmes Brook Trail.

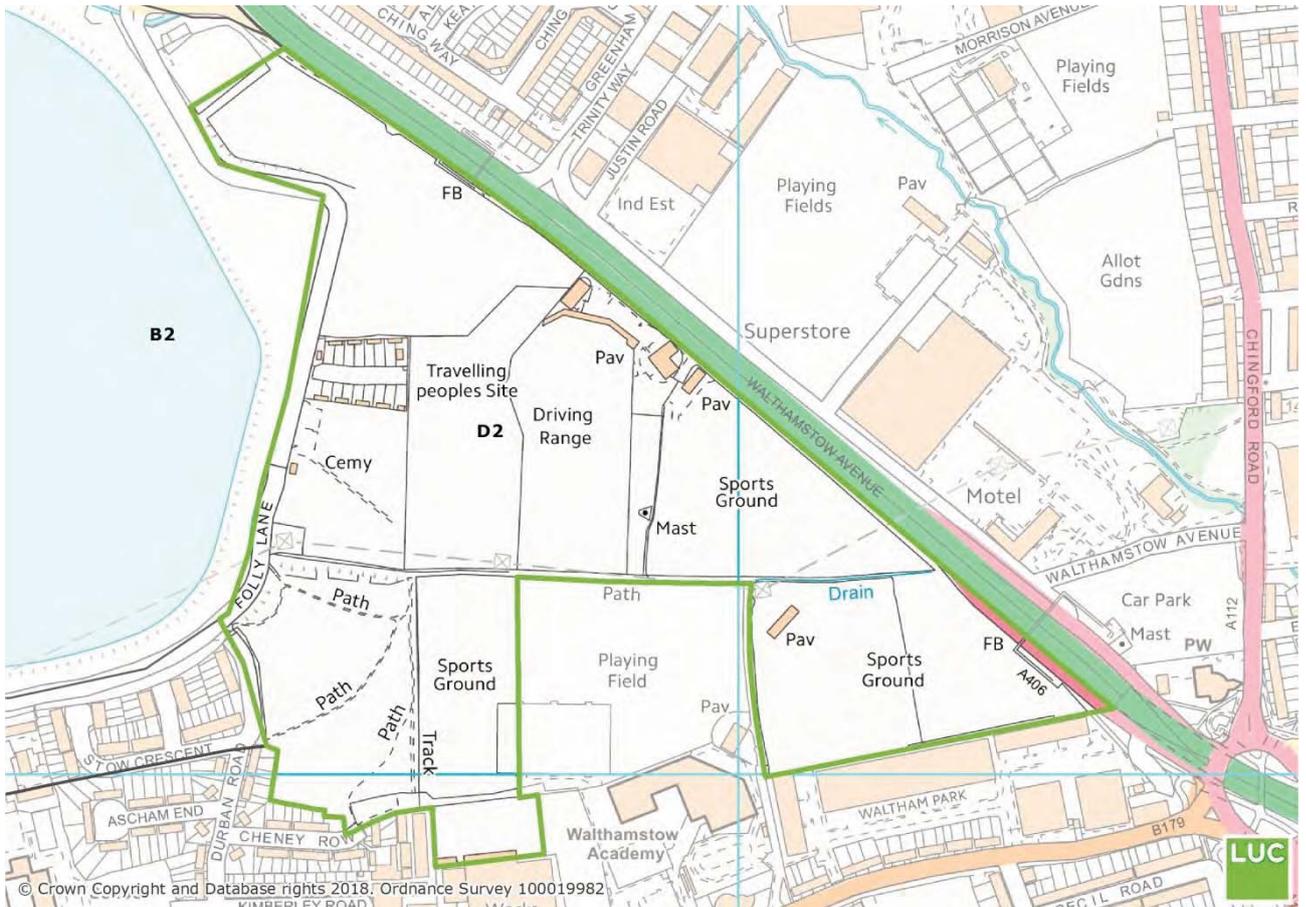
### Landscape Strategy

- 4.97 The strategic focus for LCA D1 is to maintain the balance between a popular recreational and leisure destination and an ecological asset, given its location adjacent to the Chingford Reservoirs SSSI. Areas of intact wetland habitat should be appropriately managed for the conservation of important bird species and better integrated with the existing recreation facilities, Better physical connections should also be sought utilising the proximity of the Long Distance Footpath that passes along the edge of the area.

### Guidelines

- Seek to maintain bird watching facilities at Ponders End Lake and seek opportunities for developing visitor facilities to encourage further recreational use of the area.
- Consider sustainable management principles within the golf course with potential to links to Ponders End Lake
- Develop wayfinding strategy across the site and consider opportunities for further pedestrian/cycle access to Ponders End/Lower Edmonton..
- Seek to protect areas of rich ecological habitat and concentrate any new development around the existing built form, integrating with the landscape framework.
- Enhance the Pymmes Brook Trail including the A1055 crossing and promote as access point to the LVRP

## LCA D2: Folly Lane Playing Fields



### Location and Boundaries

- 4.98 Folly Lane Playing Fields are located within the centre of the LVRP at the northern edge of Walthamstow, within the London Borough of Waltham Forest. The A406 North Circular forms the north-eastern boundary and Folly Lane along the western edge marking the boundary with Banbury Reservoir (LCA B2). To the south and southwest the boundary is defined by residential roads, Walthamstow Academy and a residential development.

## LCA D2: Folly Lane Playing Fields



View from the entrance to the recreation area behind Cheney Row looking north towards the pylons that cross the area.



View across recreation area adjacent to Cheney Row – new residential development is visible on the left overlooking the area.



Informal track through the northern part of the area dominated by scrub and succession woodland.



View along Folly Lane, with the grassed berms of Banbury Reservoir on the left and the entrance to the Muslim Cemetery to the right.



### Key characteristics

- Series of fields bound by hedgerows and trees comprising a diverse mixture of former playing fields, managed playing field associated with Walthamstow Academy, a long-standing Traveller Site, a cemetery, a restaurant and mini-golf course and driving range.
- Characterised by open grassland and succession scrub and trees with pockets of hardstanding and buildings in the north and west with associated metal fencing and car parking.
- Low tranquility with constant noise from the A406 North Circular audible across the area
- Provides access via a Public Right of Way and therefore connectivity between the urban edge and Banbury Reservoir and to Tottenham Marshes and the wider Lee Valley
- Influence from surrounding development and over-head power-lines as well as tall elements associated with the A406 such as pedestrian overpasses and lighting columns.
- Views generally short and contained by tall hedgerows and surrounding development and infrastructure, including the reservoir embankment to the west.

### Evaluation

#### Landscape Quality & Condition

- 4.99 The Folly Lane Playing Fields has a fragmented character and an impression of being an unmanaged 'left-over' area of land at the margins of the urban area. The area is heavily influenced by the presence of the A406 immediately to the northeast, which although largely screened by vegetation is a source of constant noise. Development on the peripheries has not always been well integrated and has compounded the fragmented character of the area overall.
- 4.100 Only parts of the area are actively managed as playing fields, with most areas gradually succeeding to scrub through lack of management. This and the hedgerows which have been allowed to grow out, does increase the habitat interest, but fly-tipping and a generally degraded appearance reduces its value for informal recreation. Whilst this creates current barriers, there is the potential for parts of this area to the south to function as an accessible green space linking the northern edge of Walthamstow to the wider valley floor at Tottenham Marshes.

#### Valued Features and Characteristics

- Remnant field boundary structure dating from at least the 19<sup>th</sup> Century that provides a historical link to when the wider valley consisted of open fields and farmland
- An open space separating the urban area at the north of Walthamstow and the busy A406 North Circular, acting as a buffer
- Scrub and unmanaged grassland provide valuable habitat interest within a heavily urbanised context

### Landscape Strategy

- 4.101 The strategic focus for LCA D2 is to improve and enhance the quality of the area as an open green space and recreational resource for local residents and as a valuable area of scrub and grassland habitat within the main valley floor in the west. The focus should be on enhancing connectivity with the wider valley and improving the amenity of the area as well as the quality of entrance points and footpaths, particularly the experience along the footpath that links Billet Road and along Folly Lane itself.

#### Guidelines

- Protect the historic field patterns that still exist across the area
- Seek to improve the quality of entrances and pedestrian routes across the area, with the aim of improving connectivity between Billet Road, Tottenham Marshes and the northern entrance to Walthamstow Wetlands via Folly Lane
- Seek to increase the habitat interest through positive management of areas not currently used as playing fields
- Consider opportunities to improve detracting areas and areas where access to the surrounding residential areas is poorly configured or lacking
- Seek opportunities to integrate the pockets of development in the north more sympathetically into the wider area

# LCA D3: Douglas Eyre Playing Fields



## LCA D3: Douglas Eyre Playing Fields



View of the entrance to sports centre on Coppermill Lane where the dominating features include fencing and car parking.



View along the canalised Lee Flood Relief Channel and Dagenham Brook, which bounds the playing fields to the west.



View of the sports centre building.



View north across the sports pitches towards Blackhorse Lane.

### Location and Boundaries

4.102 Douglas Eyre Playing Fields are located towards the centre of the LVRP, at the western edge of Walthamstow, extending between Forest Road and the Overground railway line to the north and Coppermill Lane to the south. Along its western edge runs the Lee Flood Relief Channel and narrower Dagenham Brook, which segregates the area physically from the rest of the valley floor to the west. To the east housing backs onto the playing fields forming a distinct boundary.

## LCA D3: Douglas Eyre Playing Fields



### Key characteristics

- Large open area comprising a series of football and cricket pitches and associated sports center, enclosed by palisade and tall chain-link fencing
- Characterised by a wide, open grassed field with dominant features including metal fencing, car parking, flood lighting columns and the built facilities
- Vegetation limited to a small number of shrubs at the western boundary and a small area of enclosed scrub within the north
- Isolated physically from surrounding areas, with public access restricted to a single southern entrance which also contributes to the limited connectivity between the urban edge and the reservoirs of Walthamstow Wetlands to the west
- Strong urban influences from surrounding built development, including residential development to the east and south, railway lines to the north and larger scale mixed use development beyond around Blackhorse Lane
- Low levels of tranquility, particularly in the north, with constant noise from passing trains and traffic on Forest Road
- Views generally contained by surrounding housing and infrastructure, including the railway embankment to the north, with short views out to the west towards the long, low reservoir embankment fringed with trees

## Evaluation

### Landscape Quality & Condition

- 4.103 Owned and managed by the London Playing Fields Foundation, the playing fields and facilities provide a valuable resource for sporting activities for local as well as wider communities. As a landscape unit within the wider context of the lower Lee Valley however, the area is limited in terms of its quality and not well integrated into the surrounding valley landscape. Although open in nature, the playing fields and the water channels to the west physically severs the valley from the urban area to the east and contributes to the fragmented character that predominates the wider valley at this eastern edge. The entrance at the south is not very well integrated into the residential street of Coppermill Lane.
- 4.104 The features that most strongly influence its character are naturally those associated with the running of the facility (tall fencing, flood lighting columns and the sports centre) and more natural features are very limited. Due to the function of the area as playing fields, the area is essentially a monoculture of amenity grass, providing very little habitat for wildlife, with limited diversity of vegetation and very few trees. The noise from the traffic on Forest Road also detracts from landscape quality of its northern edge.

### Valued Features and Characteristics

- An open space within the valley floodplain, which together with the reservoirs within Walthamstow Wetlands, provides a separation between the densely urbanised areas of Walthamstow and Tottenham
- Well-used and valued sports facilities for the surrounding urban population

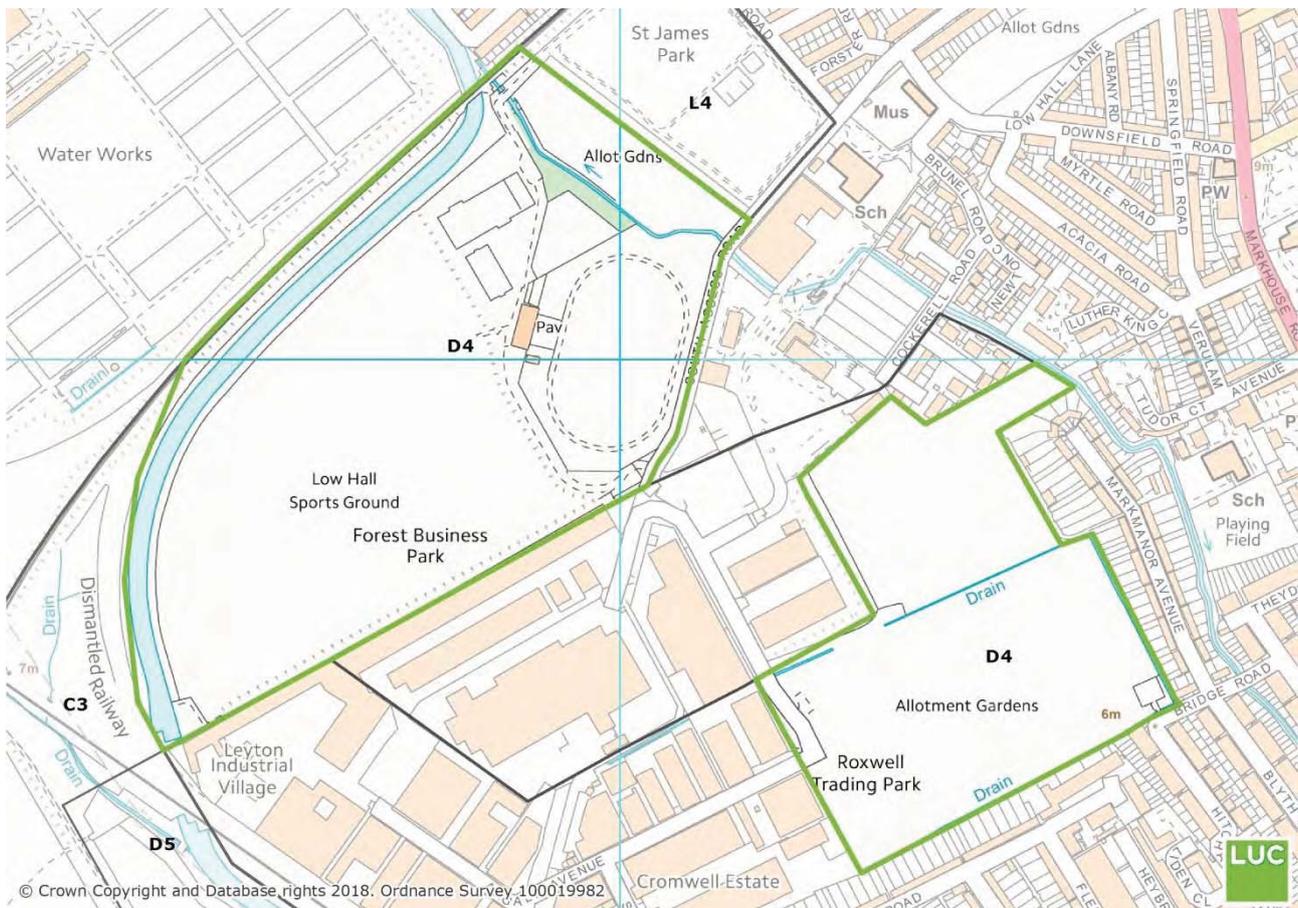
### Landscape Strategy

- 4.105 The strategic focus for LCA D3 is to improve physical links from the urban area to the east and the wider valley floor, particularly between the transport node at Blackhorse Road and Walthamstow Wetlands to the north and seek to improve the integration of the facilities in the south with the surrounding residential streets.

#### Guidelines

- Seek to improve pedestrian and cycle routes across the north of the area, with the aim of improving connectivity between Blackhorse Road and Walthamstow Wetlands
- Seek to increase the diversity of vegetation and habitats found in the area where practical, through tree planting and diversifying the grass sward around the edges of the pitches and in the areas of rougher grassland within the north of the area
- Consider opportunities to improve visually detracting edges, such as the main entrance at the south which would benefit from better design and integration with the street and adjacent Coppermill Park playground

# LCA D4 Low Hall Sports Ground



## Location and Boundaries

4.106 Low Hall Sport Ground is located at the western edge of Walthamstow, between Coppermill Lane Water Works to the north and an industrial complex, Leyton Industrial Village, to the south. The Chingford to London Liverpool Street Overground railway line defines the area to the north and the Lee Flood Relief Channel to the west. Along its eastern edge, on the other side of Dagenham Brook, lies a small area of allotment gardens, beyond which lies St James Park. The area also includes a further two areas to the southeast, including further allotments gardens and a small area of open flood meadow, inaccessible from surrounding streets.

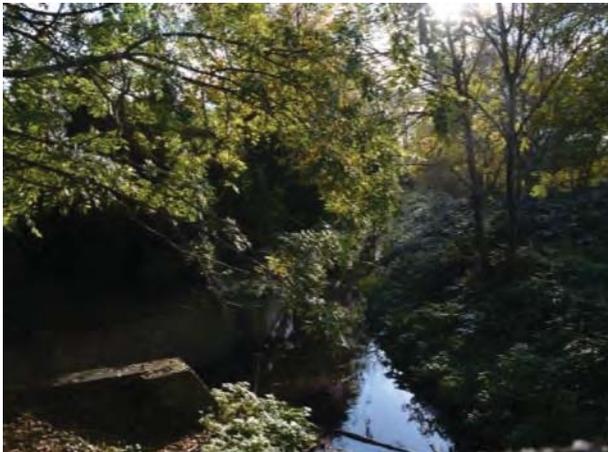
## LCA D4: Low Hall Sports Ground



View southwest across the open playing fields towards the large industrial units to the south.



View west, with the marshlands and River Lea screened from view by vegetation and intervening railway lines – rising land at Clapton and Springfield Park visible on the skyline.



Dagenham Brook, which although part-canalised, still follows its natural course



The pavilion at the eastern extent of the grounds, backed by a small area of woodland

### Key characteristics

- Flat, open floodplain, formerly part of farmland associated with Low Hall Manor, now comprising a series of football and cricket pitches and associated sports center and car parking
- Enclosed by margin of trees and scrub at the northern and western boundaries and a small area of woodland following Dagenham Brook to the east, which provides a habitat for wildlife and a more semi-natural space for informal recreation –designated as a SINC
- Physically and visually severed from Walthamstow Marshes and wider Lee Valley to the west by railway lines and a flood relief channel
- Main access via South Access Road, with informal public access along a track to the northeast, connecting the area to St James Park and residential streets on the edge of Walthamstow
- Areas of allotments leased by the Walthamstow Allotments Association and well used by the local community
- A small area of open grassland fringed by scrub, with no formal access from surrounding streets providing more diverse habitat for wildlife locally - a flood meadow and a Site of Grade II Borough Importance to

Nature Conservation (identified in the Waltham Forest Biodiversity Action Plan)

- Strong urban influences from surrounding built development, particularly the industrial units that back onto the area to the south, railway lines to the north and housing within Clapton which forms a prominent skyline to the west
- Relative tranquility, located away from major roads, with occasional trains passing on the railway embankments to the north and northwest

## Evaluation

### Landscape Quality & Condition

- 4.107 Owned and managed by Waltham Forest council, the playing fields and facilities provide a valuable resource for sporting activities for local communities. It also provides opportunities for more informal recreation, linked as it is to St James Park and with informal paths through the woodland, following Dagenham Brook to the east.
- 4.108 The area itself has a simple character, with more natural features occurring at the margins, including trees and shrubs and at the eastern edge where woodland follows Dagenham Brook. It is however set within a complex and fragmented area at the edge of the Lee Valley which has been severed from the central swathe of marshlands, reservoirs and the River Lea by successive linear infrastructure developments, including railway lines and flood relief channels. This means the area is poorly integrated with the wider valley and isolated physically and visually. It never the less still serves an important function
- 4.109 Although the area is essentially a monoculture of amenity grass due to its use as playing fields, it does provide some habitat for wildlife at the edges, which contribute to the connectivity of habitat across the wider valley. The vegetation also contributes to the setting of the playing fields, which are otherwise heavily influenced by large scale industrial units, overhead power lines and infrastructure associated with the railway lines.

### Valued Features and Characteristics

- An open space within the valley floodplain, which together with the Walthamstow Marshes, provides a separation between the densely urbanised areas of Walthamstow and Clapton
- Well-used and valued sports facilities for the surrounding urban population, plus allotments providing opportunities for local food growing
- Small area of woodland and Dagenham Brook to the east, which provides a more natural space for informal recreation and an important habitat corridor
- Area of grassland and scrub within the flood meadows, providing a greater degree of habitat diversity, although severed from the sports ground and wider valley



### Landscape Strategy

4.110 The strategic focus should be to enhance the nature conservation interest of the margins where possible and to reconnect the area to Leyton and Walthamstow Marshes, to re-establish access east-west across the valley.

#### Guidelines

- Seek opportunities to reconnect the area with Walthamstow and Leyton Marshes, introducing an access link which would improve access across the Lee Valley
- Seek to increase the diversity of vegetation and habitats found in the area where practical, through tree planting and diversifying the grass sward around the edges of the pitches and in the areas of rougher grassland
- Consider opportunities to improve visually detracting edges, such as the industrial units to the south where further tree planting would improve the visual setting and increase habitat connectivity across the area
- Maintain and enhance the quality of Dagenham Brook and the area of woodland to the east, improving its function as a habitat corridor and recreational space
- Conserve opportunities for local food growing

# LCA D5: Lee Valley Ice Centre & Riding Centre



## LCA D5: Lee Valley Ice Centre & Riding Centre



The Lee Valley Ice Centre is a prominent building within the flat and open marshland, visible from the A104 and formed of white corrugated steel sheeting.



Planting around the Ice Centre help to integrate the development into the landscape although the car park around the Ice Centre restricts pedestrian and cycle access along the valley.



Rectilinear horse paddocks defined by post and rail fencing characterise the eastern portion of the area with urban influences from pylons and the overlooking industrial estate.



The flood relief channels create physical separation between the area and adjacent settlement. Tree planting within the riding school providing some visual containment.

### Location and Boundaries

- 4.111 The Lee Valley Ice Centre and Riding Centre is located in the south of the LVRP between Upper Clapton to the west and Walthamstow to the east. An area of former marshland, the area now includes two built venues, the Ice Centre and Riding Centre.. The River Lea and Navigation run along the north eastern and south western boundaries respectively providing separation between the marsh and adjacent development. Lea Bridge Road (A104) is an important crossing point over the valley and forms a clearly defined boundary to the south east whilst the remainder of the area is demarcated from the more open and semi-natural Leyton Marsh to the east by a mixture of post and wire fencing and boundary planting.

# LCA D5: Lee Valley Ice Centre & Riding Centre



## LCA D5: Lee Valley Ice Centre & Riding Centre

### Key characteristics

- Mixture of leisure facilities and horse paddocks with a peri-urban character on former broad expanse of marshland with little topographic variation
- Open spaces to the northeast comprising rectilinear horse paddocks defined by post and rail fencing contrasting with an area of development in the west occupied by the Ice Centre and associated car park
- Well-vegetated boundaries along the watercourses and around the Ice Centre provide some visual containment
- Network of small pathways connecting with the wider Walthamstow and Leyton Marshes to the north
- Modern residential development and the distinctive Lee Valley Ice Centre create an urban edge to the south of the area
- Strong urban influences from surrounding built development overlooking the marshes, constant noise from passing trains on viaduct and embankment as well as traffic on the Lea Bridge Road
- Relatively open views out from the boundary with Leyton Marsh with adjacent development visible above trees to the north beyond the riding school, including low-rise industrial estates
- Pylons punctuate the skyline and are prominent elements in many views

## Evaluation

### Landscape Quality & Condition

- 4.112 Although most of the area is open in character, both the curtilages of the Ice Centre and the Riding Centre create a degree of physical and visual severance across the valley, with pedestrian access across the Ice Centre car park in particular limiting natural circulation between the Marshes to the north and the Water Works Nature Reserve to the south. Mature trees along the boundary to the riding centre and paddocks as well as surrounding the Ice Centre and car park help to soften views of adjacent development and help to maintain the visual separation. Although perceived as a distinct area, the Ice Centre and residential development in the south has an urbanising influence over the wider landscape. The noise and visual intrusion from the traffic on Lea Bridge Road also detract from landscape quality.

## LCA D5: Lee Valley Ice Centre & Riding Centre

### Valued Features and Characteristics

- Well-vegetated boundaries along the water channels and around the Ice Centre which provide a degree of visual containment
- Valued formal recreation facilities for the surrounding urban population

### Landscape Strategy

- 4.113 The strategic focus for LCA D5 is to improve physical and visual links across the valley and seek to improve the integration of the development within and outside it to reduce the urban influences. Enhancements to the road frontage should be sought as part of a coordinated programme to the recent cycleway development to further soften the edge of the character area and restore a sense of separation between the adjacent settlements. There are also opportunities to better integrate development into the existing landscape framework. The remnant estate parkland character within the riding school contributes to the setting of Leyton Marsh and should be retained with mature trees.

### Guidelines

- Seek to improve pedestrian and cycle routes to connect with wider Lee Valley recreational areas to the north and south
- Seek to better integrate development into the landscape utilising the landscape pattern whilst retaining open areas important to the wider setting of the marshes.
- Open up vistas across Lea Bridge through selective tree removal and improved landscape management
- Conserve the intimate scale of the landscape including the regular fields around the Riding School defined by mature trees and wooden rail fencing.
- Consider opportunities to improve abrupt or visually detracting edges to development through further planting
- Seek opportunities to improve harsh or visually intrusive development edges around the Lea Bridge and at the eastern edge of the area by strengthening the landscape framework and improving the interface of developments with the valley landscape
- Seek opportunities to improve the quality and design of pedestrian paths and cycle routes and wayfinding around the Lee Valley Ice Centre complex to reduce the severance created by it and the Lea Bridge Road
- Proposed development within and adjacent to the Park should build on and enhance the existing landscape framework and be designed to sensitively integrate physically and visually with the character of the marshlands to the north
- The siting of development within the parklands should respond to the open character and scale of the landscape and adequate provision for planting should be made to screen or soften views of the development from within the Park

# LCT E: Valley Floor With Post-Industrial Parks

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## LCT E: Valley Floor With Post-Industrial Parks



Middlesex Filter Beds

### Overview

- 4.114 This Landscape Character Type occurs throughout the Park and is particularly distinctive and unique to it. These are areas that have been regenerated from former industrial sites, and comprise an intricate mosaic of woodland, meadow and wetland, often managed as nature reserves. Within them the features and structures remaining from former industrial activities are still prominent or discernible in the landscape and often interpreted to provide insight into the heritage of the Lee Valley.
- 4.115 In their present-day form these landscape character areas are semi-wild spaces where the vestiges of former infrastructure and industrial activities provide a rich habitat for wildlife. They are accessible to the public and serve as spaces for informal recreation for the surrounding communities.

### Physical Influences

- 4.116 The character type occurs within the valley floodplain on areas of former marshland which historically have been heavily modified by a variety of activities, ranging from 17<sup>th</sup> Century gunpowder mills at Waltham Abbey to Victorian filter beds and coal yards in the lower valley. This has resulted in a varied landcover, although areas of succession

woodland, grassland and wetlands are common to most.

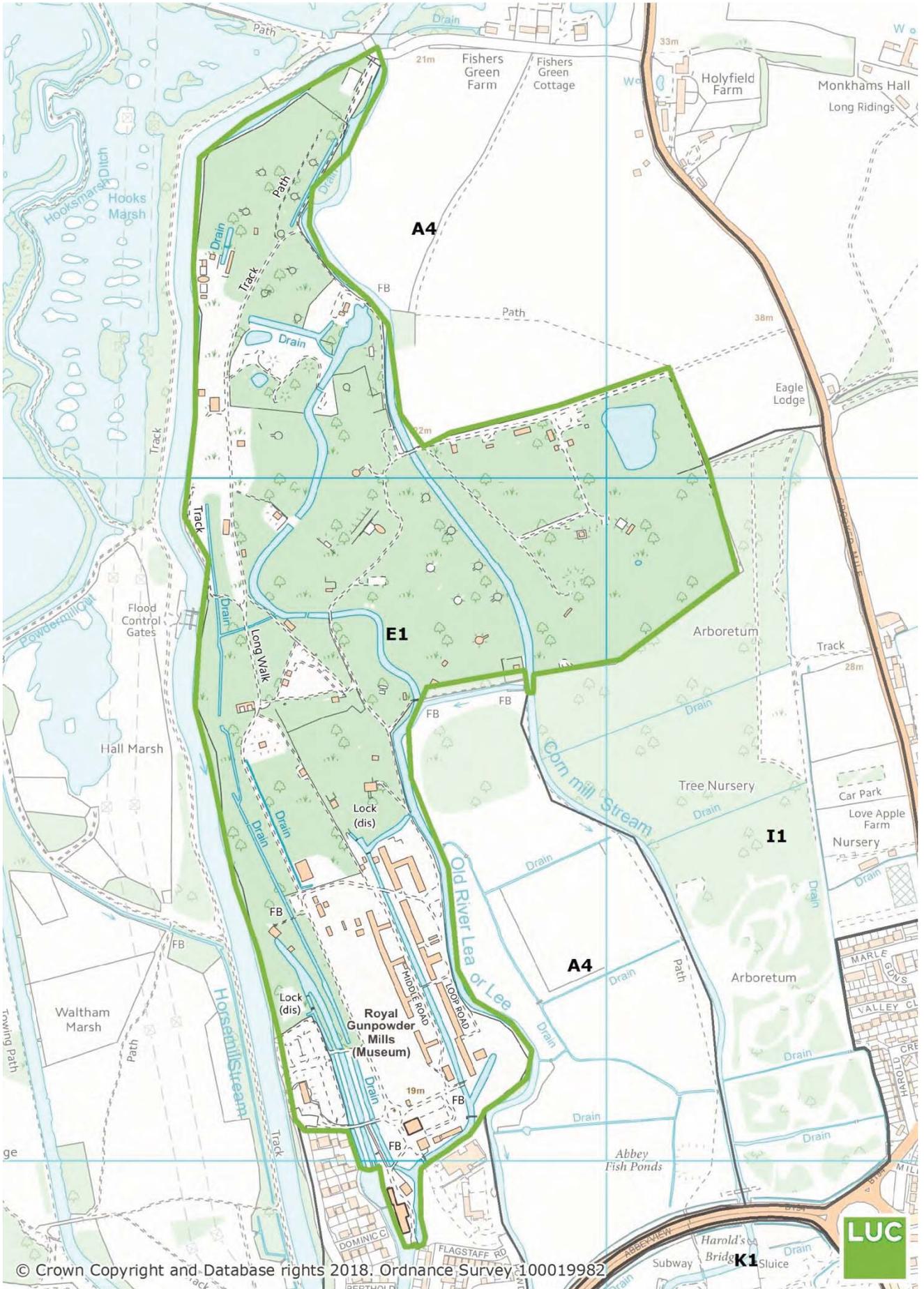
### Natural Character

- 4.117 The mixture of woodland, meadow and wetland habitats present in these areas are particularly important as most occur within a heavily urbanised context. Within the upper valley, parts of the type are nationally designated as a SSSI and within the lower valley (LCA E2, E3 and E4) they are locally designated as Site of Metropolitan Importance.

### Cultural Influences

- 4.118 The extent of the surviving fabric and features of the former activities on these areas, which include a range of listed and unlisted heritage assets, are a strong influence on character. The Royal Gunpowder Mills encompasses a Scheduled Monument and several Grade I to II listed buildings.
- 4.119 This landscape type provides a legible narrative of how the creation of the Park in the 1960s facilitated and drove the transformation of redundant industrial sites into wild-life rich semi-natural spaces that can be enjoyed by the surrounding communities.
- 4.120 Most areas are now publically accessible and all are managed as nature reserves or have management plans in place to maintain and enhance their habitat value

# LCA E1: Royal Gunpowder Mills



# LCA E1: Royal Gunpowder Mills



One of the many surviving collection of buildings and structures on the site



View across the man-made lake in the east of the site, where material was taken to



One of the water channels used to transport materials around the site

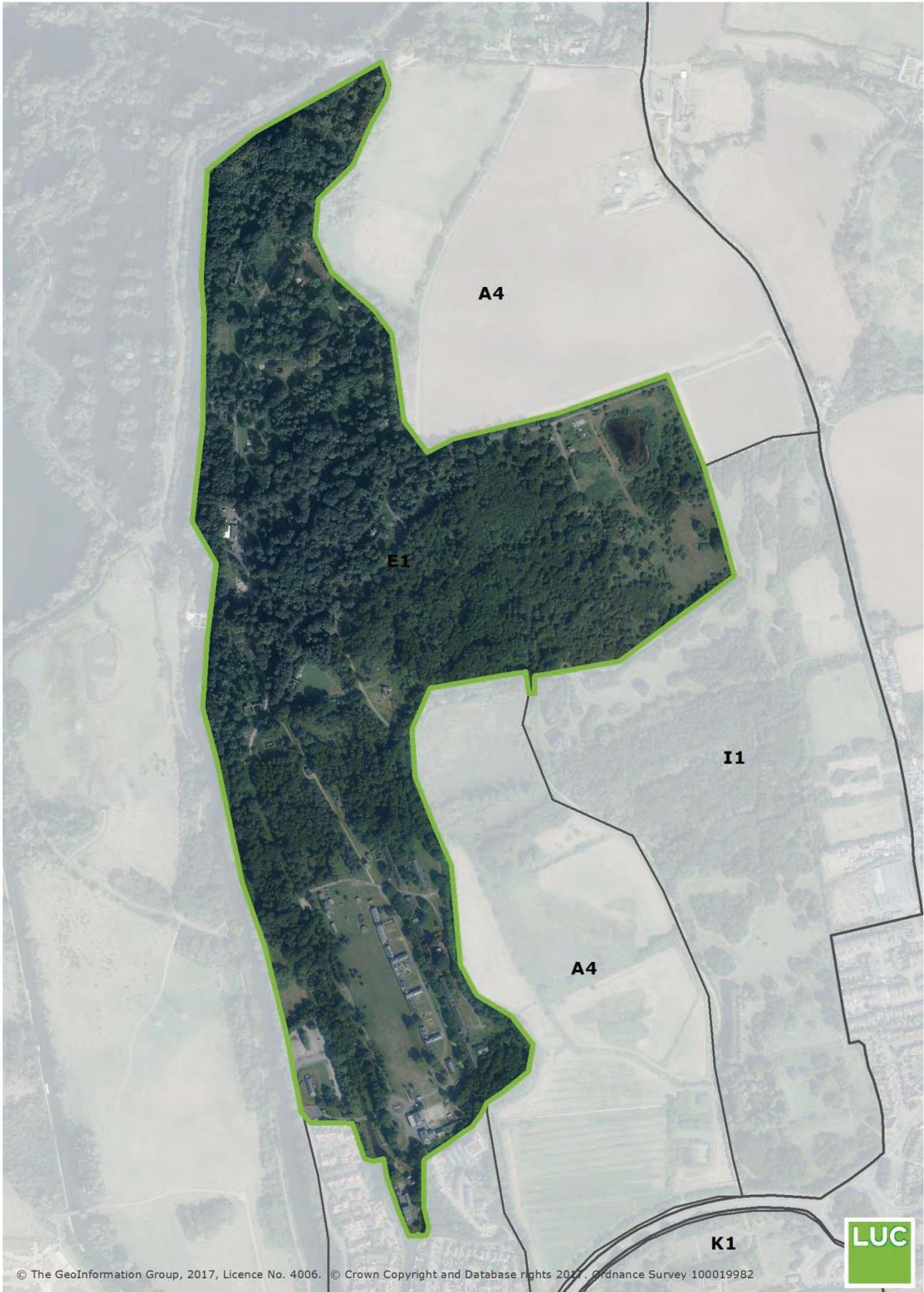


The open area within the south containing several listed buildings – a cordite press is visible in the foreground to the right and one of the distinctive semi-circular bridges that followed the water courses

## Location and Boundaries

4.121 The Royal Gunpowder Mills is located within the upper Lee Valley, north of Waltham Abbey. The area is defined by the site formerly occupied by the Royal Gunpowder Mills and is differentiated from the surrounding area of valley floor with wetlands (LCA A4: Kings Weir to Waltham Town Lock) by the predominance of continuous woodland cover. The River Lea follows the western boundary of the area, whilst sections of Coppermill Stream and tributaries of the River Lea flow along the eastern boundary. To the south the area transitions into a housing development at the edge of Waltham Abbey without a distinct boundary.

# LCA E1: Royal Gunpowder Mills



# LCA E1: Royal Gunpowder Mills

## Key characteristics

- Set within a valley floor with an underlying glacial-fluvial geology and damp alluvial soils
- Complex history associated with the evolution of different manufacturing processes for explosives and the shift in use from production to research in high explosives – most of the area is designated as the Waltham Abbey Royal Gunpowder Factory Scheduled Monument
- Strongly influenced by the large number of listed and un-listed historic assets present – an extensive collection of historic buildings and structures, including laboratories, testing sites, remains of several guncotton drying stoves and blast walls, linked by a network of transport and power systems, including water channels and steam pipes
- A predominantly wooded landscape of Alder, Crack Willow, Ash, Buckthorn and Elder, regenerated from coppice stools planted in the 18<sup>th</sup> Century and managed up until the early 20<sup>th</sup> Century to supply the mills with charcoal
- Views generally short and contained within the site, with longer views only available in the south around the central complex of buildings, including several Grade II listed buildings
- Rich habitat for wildlife provided by a mixture of woodland, meadows, streams, and several small, man-made watercourses and water bodies - designated as part of the Waltham Abbey SSSI
- Small scale, intimate landscape with strong naturalistic qualities and limited influence from surrounding urban areas due to the extensive woodland cover
- Tranquil landscape with limited intrusion from roads and other sources of noise

## Evaluation

### Landscape Quality & Condition

- 4.122 The landscape encompasses a wealth of historical interest associated with its use for the manufacture of gunpowder and later high explosives. The area has a strong sense of place and time-depth resulting from the survival of a large number of buildings and structures, linked by a network of transport and power systems. The majority of the site is included within the Waltham Abbey Royal Gunpowder Factory Scheduled Monument. The Scheduled Monument citation states that the significance of the site is three-fold - because *“many of the processes used in this international industry were invented and developed at Waltham, because the works survive in a remarkably complete state and because many of the structures themselves are rare nationally and internationally”*<sup>6</sup>.
- 4.123 The area also encompasses a range of valuable habitats, including alder woodland, open water bodies and meadows, which are being actively managed to enhance the natural conservation interest of the site.
- 4.124 Whilst parts of the site are periodically opened to the public for events and educational activities, the majority of the area remains inaccessible due to the hazards posed by the remaining contaminated areas as well as the stability of some of the buildings and structures.
- 4.125 Although the area has a strong and consistent, mostly wooded character, it is partly fragmented in the south by development. The housing development to the southwest is poorly integrated into the valley landscape, presenting a harsh edge with very limited vegetation to soften or filter views.

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<sup>6</sup> Historic England, Waltham Abbey Royal Gunpowder Factory List Entry Summary [accessed on 10<sup>th</sup> October 2017]

# LCA E1: Royal Gunpowder Mills

## Valued Features and Characteristics

- Unique sense of place and identity associated with the long history of site as a place for innovation and the manufacture of explosives
- Distinct qualities as an industrial landscape 'reclaimed' by natural elements - an intimate landscape within which a rich array of unusual buildings and structures are set
- A strong sense of tranquility and isolation from adjacent urban areas
- Range of woodland and grassland habitats which are important for wildlife and which also provide diversity and visual interest
- Number and rarity of the heritage assets (within the Waltham Abbey Royal Gunpowder Mill Scheduled Monument as well as individually listed buildings) which reveal the significance of Waltham Abbey's heritage and also provide features and points of interest throughout the landscape
- The area contributes to the continuity of (if not access to) the wider Lee Valley landscape north of Waltham Abbey - particularly the marshes and wetlands to the north and west, Cornmill Stream and its surrounding wetlands to the south (LCA A4 Kings Weir to Waltham Lock), and the tree park to the east (LCA I1 Arboretum)

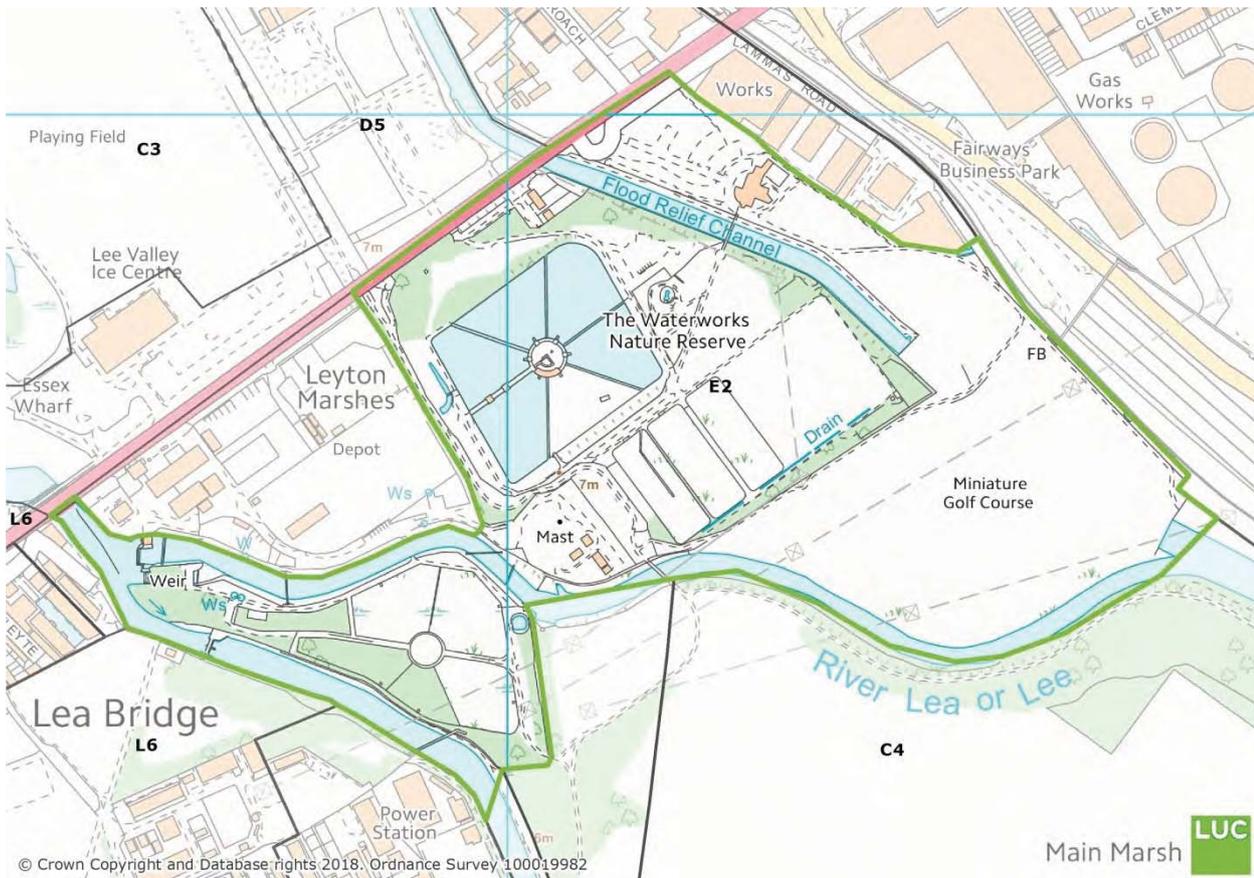
## Landscape Strategy

- 4.126 The landscape has potential to provide a unique and valuable resource for the local and wider communities, integrated into the diverse sequence of landscapes found in this part of the Lee Valley. The strategic focus for this area should therefore be to protect the important heritage and nature conservation interest of the site whilst seeking opportunities to enable public access, engagement and enjoyment of the landscape, its heritage and its wildlife, in a safe and sensitive way.

## Guidelines

- Ensure the stability and protect the integrity of the assemblage of listed and un-listed heritage assets, whilst balancing this with provision for access, recreation and enjoyment of the landscape
- Continue positive management of the woodlands and landscape features, enhancing habitat value and connectivity
- Seek to improve connections with the surrounding communities within Waltham Abbey through the sensitive design of new entrance points and bridges to the east, west and north, and enhance entrance points and wayfinding at the southern boundary
- Seek to establish connections to adjacent areas within the LVRP to enable access between the different parts of the Lee Valley which are currently severed from one another
- Manage change arising from future diversification of the site and ensure it can be accommodated without detriment to the valued attributes and sense of place
- Protect the sense of seclusion and relative tranquillity that characterises the area
- Protect areas where undeveloped skylines predominate as these are sensitive to development which may alter the sense of separation from the nearby urban area that predominates
- The siting of any future development within or adjacent to the park should respond to and not undermine the integrity of the predominantly undeveloped, intimate and intricate pattern of the landscape
- Take opportunities to plan for the improved integration of existing urban edges to the southwest, including improved boundary treatment and the introduction of adequate tree and shrub planting to soften harsh edges

# LCA E2: Middlesex Filter Beds & The Water Works Nature Reserve



## Location and Boundaries

- 4.127 The Middlesex Filter Beds and Water Works Nature Reserve are located on the boundary between the London Boroughs of Hackney and Waltham Forest within the lower Lee Valley. To the north Lea Bridge Road forms a strongly defined boundary between the area and LCA D5 Lee Valley Ice Centre (and beyond LCA C3 Walthamstow and Leyton Marshes). The large expanse of Hackney Marshes (LCA C4) opens out beyond the River Lea to the southeast of the area. To the southwest the area is bounded by the Lee Navigation and to the north east the area is defined by a small industrial estate flanking the railway line and Temple Mills Depot.
- 4.128 The area is bisected by the River Lea, creating two distinct areas the Middlesex Nature Reserve to the south and the Water Works Nature Reserve to the north.

## LCA E2: Middlesex Filter Beds & The Water Works Nature Reserve



View from within the Middlesex Filter Beds to the National Grid transformer station visible above the tree line to the southwest



Across the Lee Navigation to the turbine house adjacent to the weir that divides the river in two, marking the beginning of the Hackney Cut of the Lee Navigation (built in the 1790s).



View towards the central well-head of the Middlesex Filter Beds.



One of the filter beds colonised by vegetation

### Key characteristics

- Modified landscape associated with a Victorian water works set within a flat valley floor
- Varied landscape structured by a series of concrete-lined radial and rectilinear filter beds dating from the 1860s, some in-filled others containing various wetland features
- Characterised by a predominance of succession and planted woodland and scrub, with areas of open grassland and meadow as well as wetland features associated with the filter beds
- Distinctive features and structures in-situ relating to the treatment and supply of water to Hackney including narrow gauge railway tracks, sluice winding mechanisms, and trolleys
- Historic buildings relating to the evolution and modification of the course of the River Lea and the valley landscape, including the octagonal turbine house adjacent to the weir that divides the river in two, marking the beginning of the Hackney Cut of the Lee Navigation (built in the 1790s)
- Rich habitat for birds and invertebrates provided by wetland features created within the former filter beds, including open water-bodies, willow carr, wet woodland, reed beds, and meadows
- More recent infrastructure installed to assist with interpretation and encourage visitors include a large bird hide within the Essex Filter Beds, interpretation boards, sculptures and a visitor center and car park serving the Water Works Nature Reserve in the north
- Small scale, intimate landscape with strong natural qualities and limited influence from surrounding urban areas due to views being contained by trees and the adjacent development being situated predominantly below the tree-line
- Wooded and small semi-enclosed areas contrast with the more open areas of grassland within the south (formerly used as a mini-golf course) and an area of hard-standing (presently Thames Water Depot Yard)

## LCA E2: Middlesex Filter Beds & The Water Works Nature Reserve



### Evaluation

#### Landscape Quality & Condition

- 4.129 The Middlesex Filter Beds and the Water Works Nature Reserve have unique qualities and a strong sense of place derived from the distinctive filter beds and associated concrete structures which have been converted into a rich reserve for wildlife. The area has a sense of time-depth resulting from the retention of the key features of the Victorian water works together with a sense of wildness and seclusion provided by the woodland and scrub that contain the sites. The beds are managed in order to maintain the different succession habitats, and this provides habitat diversity important for wildlife but also diversity and interest for visitors.
- 4.130 The area is however fragmented by the presence of the Thames Water Depot which lies towards the centre of the floodplain. There is no direct public access between the two reserves. The Lee Navigation and the Thames Water Depot severs the two nature reserves and visitors must walk a distance along Lea Bridge Road to move between the two. The Middlesex Filter Beds is the more accessible of the two areas although it has less biodiversity interest and can be reached from Hackney Marshes and Lea Bridge Road via the Lee Navigation Towpath.

### Valued Features and Characteristics

- The intimate and strong natural qualities of the landscape and a sense of separation from surrounding urban areas
- Strong sense of place and identity associated with the remnants of the Victorian waterworks 'reclaimed' by natural elements
- Range of woodland and wetland habitats which are particularly important for wildlife within a heavily urbanised context and which also provide diversity and visual interest for visitors
- Listed and non-listed heritage assets which reveal the significance of the area's industrial heritage as a place of innovative Victorian engineering, developed in response to the need to supply clean water to east London
- Facilities and the network of trails and board walks through the area, providing opportunities for informal recreation, including walking and viewing wildlife
- Open, largely uninterrupted skylines where tall development is limited to the converter station to the south but otherwise does not intrude on the natural, secluded qualities
- Succession planting beds within the Essex filter beds

### Landscape Strategy

- 4.131 This landscape provides an important resource for the surrounding urban population in terms of its nature conservation value and the opportunities it provides for recreation and learning. This area is however fragmented, with several barriers to access. These barriers are physical, such as the Thames Water Depot and the water channels running through and around it, as well as perceptual, with entrances and areas that may appear hostile and visually confusing for potential visitors. Whilst there is a need to balance nature conservation and enhancement with visitor access and experience, there is at present a lack of integration and connectivity between the two areas of nature reserve and the wider landscapes to the north and south that limits access for surrounding populations.
- 4.132 The focus should be on maintaining the integrity and valued qualities of the area, such as the sense of history and 'wildness' and the diversity of flora and fauna present there, as well as improving connectivity (physical, functional and visual) with the surrounding areas. This is likely to serve to enhance the experience of people visiting the area and encourage a greater appreciation of the history of site and its present day ecological value.

### Guidelines

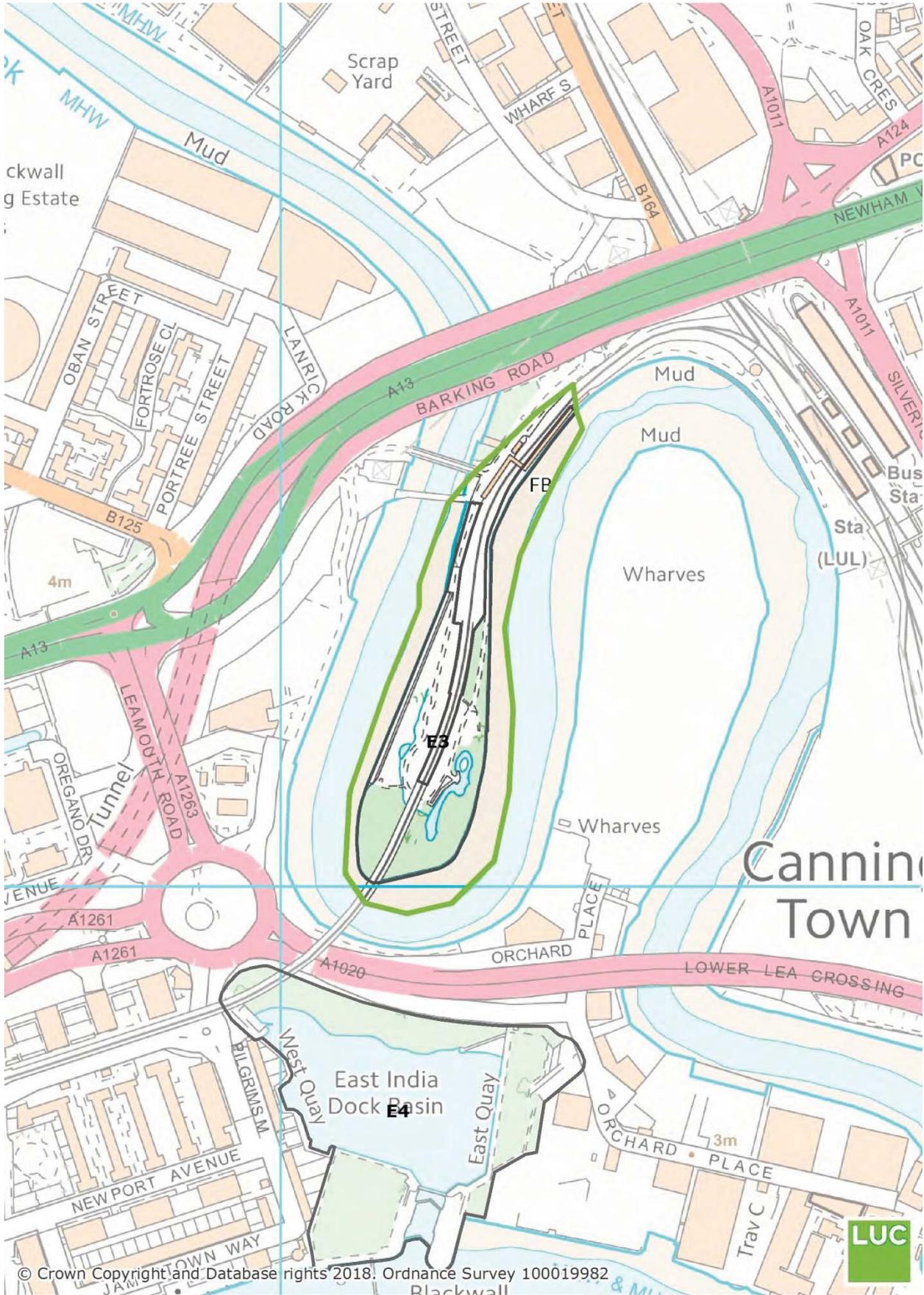
- Continue positive management of the former filter beds and waterways, enhancing the habitat value and connectivity, maintaining the stability and integrity of heritage assets whilst balancing this with provision of recreation and enjoyment of the landscape
- Conserve the integrity and ensure the stability of the historic fabric of the site, whilst balancing this with provision for access, recreation and enjoyment of the landscape
- Protect the integrity and openness of the greenspace and the sense of seclusion and relative tranquillity within the nature reserves
- Protect areas where undeveloped skylines predominate as these are sensitive to development which may alter the sense of seclusion and removal from the surrounding urban areas
- Seek to improve connections with the surrounding communities within Waltham Forest and Hackney, through the sensitive design of new entrance points between the two reserves, and enhance entrance points and wayfinding along the southern boundary with Hackney Marshes and along Lea Bridge Road
- Seek to establish connections to Walthamstow and Leyton Marshes to the north and Hackney Marshes to the south to enable access between the different parts of the Lee Valley which are currently

## LCA E2: Middlesex Filter Beds & The Water Works Nature Reserve

severed from one another

- The siting and scale of development within or adjacent to the parklands should respond to the integrity of the green open spaces within the valley and the small, intimate and intricate scale of the landscape. In addition, adequate provision for planting should be made to screen and soften views of the development from within the Park and maintain open skylines

# LCA E3: Bow Creek Ecological Park



## LCA E3: Bow Creek Ecological Park



Limited crossing points over the River Lea create an island effect.



High rise buildings including renowned London landmarks provide a strong urban setting.



A range of aquatic habitats within a series of ponds controlled by a coordinated water system.



Small scale footpaths enclosed by dense areas of vegetation provide a sense of intimacy within the park.

### Location and Boundaries

4.133 The Bow Creek Ecological Park is located in the London Borough of Newham at a tight meander in the lower Lea near the mouth where it meets the Thames. It forms an area of open space within a largely built up area, strongly defined by the River Lea which wraps almost entirely around the area. The A13 and Barking Road form the northern boundary and The Docklands Light Railway bisects the park, connecting with Canning Town station in the north east.



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### Key characteristics

- A small park set within an 'island' created by the bow-shaped meander of the River Lea – a heavily modified site originally Osier Beds, reclaimed in the mid-19<sup>th</sup> Century and used as an iron works and later for landfill
- A mosaic of rich habitats including wetlands, trees and scrub as well as meadow and grassed banks recognised through its designation as a Site Important for Nature Conservation
- Areas of open water with interconnecting channels and ponds and wet meadow areas and tidal mudflats in the Lea provide an ecological focus to the park
- Strong urban influences dominated by the Docklands Light Railway running through the area and the strong presence of high rise buildings in the local area
- Small areas of Willow coppice are present which reflects the former Osier Beds used for weaving craft.
- Feature entrance gates and outdoor meeting space with mural designed by Jan Rosser and Penny Sadubin
- A simple looped footpath with smaller, more enclosed paths and boardwalk create a sense of intimacy away from the influences of built development in the north

## Evaluation

### Landscape Quality & Condition

- 4.134 Bow Creek Ecological Park is generally well-managed with evidence of regular habitat management. The landscape pattern is simple with a wide looping footpath lying between grassed railway banks and the wetland ponds. A boardwalk area and wet meadow area add visual interest and overall quality although this is impacted slightly by modern repairs and litter. The constant tone of nearby traffic and regularly passing trains act as a constant reminder of the city context in this isolated area of semi-natural landscape.

### Valued Features and Characteristics

- The small scale landscape forming part of the last remaining semi-natural areas in Lower Lea
- The concentration of semi-natural habitats within a heavily built up area playing an important part in the Lee Valley migration route, reflected in SINC status
- The water system with interconnected channels and small ponds supporting a range of aquatic habitats and providing a variety of visual experiences
- The mural and community space in the center of the park provides opportunities for education and community involvement

## Landscape Strategy

- 4.135 This landscape provides a diverse range of wetland habitats providing opportunities for the community to be involved with its continued management. The strategy is to protect and enhance the conservation value of Bow Creek Ecology Park whilst continuing to encourage community involvement and public access.
- 4.136 The *Bow Creek Ecology Park Management Plan 2017-2022*, prepared by the LVRPA, sets out a vision and detailed management plans for the park.

### Guidelines

- Conserve existing wetland habitats and consider greater reed management to encourage more areas of open water
- Encourage greater community involvement in the park and consider reinstatement of willow coppice for willow craft
- Promote further recreational uses including coordinated signage, integrating with the wider Lee Valley network.

# LCA E4: East India Dock Basin



## Location and Boundaries

- 4.137 The East India Dock Basin is the last remnant of the old East India Dock System and is located on the northern bank on the River Thames, opposite the O2 Arena at Greenwich. It is one of few open spaces within an extensively urbanised area of residential and industrial development, with the A1020 Lower Lea Crossing delineating the northern extent. A small scale housing development defines the area to the west whilst medium to large scale warehouses and sheds lie to the east.

## LCA E4: East India Dock Basin



Remaining features from the area's use as docklands provide a sense of place and time-depth.



Large lock gates and machine pits at Blackwall Pier provide a rich frontage from the Thames.



Panoramic, uninterrupted views are available across the Thames and towards the city skyline.



The dock basin is rich with birdlife with a number of hides situated throughout the park.

### Key characteristics

- Small park created around a historic dock basin, formerly the entrance port to the main East India Dock, now comprising an area of open water enclosed by brick walls and backed by areas of open meadow, succession woodland and scrub
- Strongly influenced by remaining historic fabric, including listed capstans and machine pits adjacent to the Lock gates
- Historic maritime associations dating back to the early 17<sup>th</sup> century when the Virginia Settlers set off from Blackwall Stairs and later with Thames Iron Works and Shipbuilding Company including the nearby Canning Town Station used to transport equipment and supplies
- Open waters and dense scrub of mixed native species important for birds including fire crest and white throat which is reflected in its designation as a Site of Importance for Nature Conservation
- The dock is tidal with occasional flooding at high tides contributing to a valuable salt marsh habitat established on the northern shore of the basin, significant for being the westernmost found on the Thames
- Blackwall Pier and entrance lock to former East India Dock Basin inhibit a rich river frontage remnant of the operational dock and is Grade II listed
- Dominated by Canary Wharf which forms a backdrop to the west and other modern high-rise development emerging to the north and east.
- Expansive, panoramic views of the Thames available from the waterfront at Blackwall Pier
- Sculptural gates with maritime influences produced by Sir Antony Caro Salome as part of an art commission



## Evaluation

### Landscape Quality & Condition

4.138 A well-managed wetland area that supports a diverse range of habitats and bird species and allows for expansive riverside views. There is evidence of regular habitat management which is reflected in the bird activity in the basin. The landscape is popular with the local community providing an attractive area for informal recreation within a well-built up area. Some areas of amenity grassland are of poorer quality reflecting the heavy recreational use that this area receives.

### Valued Features and Characteristics

- An enclosed and contained character contrasting with expansive, panoramic views of the Thames
- One of few remaining disused docks with preserved dock features which have been retained for nature conservation, and with SINC status
- The most westerly area of salt marshland on the Thames and the only area to be found in the Lee Valley providing valuable habitat for many bird species including the Black Redstart
- Feature gates providing a strong sense of arrival and reflecting the former maritime uses

## Landscape Strategy

4.139 The East India Dock Basin should continue to be managed for its wetland habitat supporting important bird species. Informal recreational uses should be carefully coordinated to minimise

disturbance and maintain the rich assemblages of aquatic habitats and the well-preserved dock features.

4.140 A vision and detailed management plan for the park is provided in the *East India Dock Basin Management Plan 2017-2022* prepared by the LVRPA.

### Guidelines

- Conserve the integrity of the historic fabric of the park, including the listed and non-listed features
- Conserve the remaining areas of open river frontage with associated views and seek enhancement opportunities for further connectivity along the river corridor
- Enhance the site to encourage more informal recreational and educational opportunities
- Conserve the integrity of important wetland habitats and continue to manage the area positively as a locally valuable habitat for wildlife

# LCT F: Peri-Urban Valley Floor



## LCT F: Peri-Urban Valley Floor



View along the Lee Navigation from the A406 North Circular

### Overview

- 4.141 This Landscape Character Type represents a narrow area of the Park where industrial development and major transport infrastructure come together. The area comprises remnants of former industrial activity and built development bisected by a visually prominent road viaduct.
- 4.142 Pioneer scrub and grassland vegetation has since established on derelict sites and along the edges of the linear waterways that run through the area and delineate recreational routes continuing along the valley floor.

### Physical Influences

- 4.143 The character type occurs along the valley floor on areas of reclaimed marshland which has been fragmented by a range of former land uses and the introduction of major highways and flood relief channels. Succession scrub and grassland occupy a large part of this disturbed landscape and the banks of the River Lea.

### Natural Character

- 4.144 Although much of the area suffers from pollution and contamination caused by former industrial activities that have not

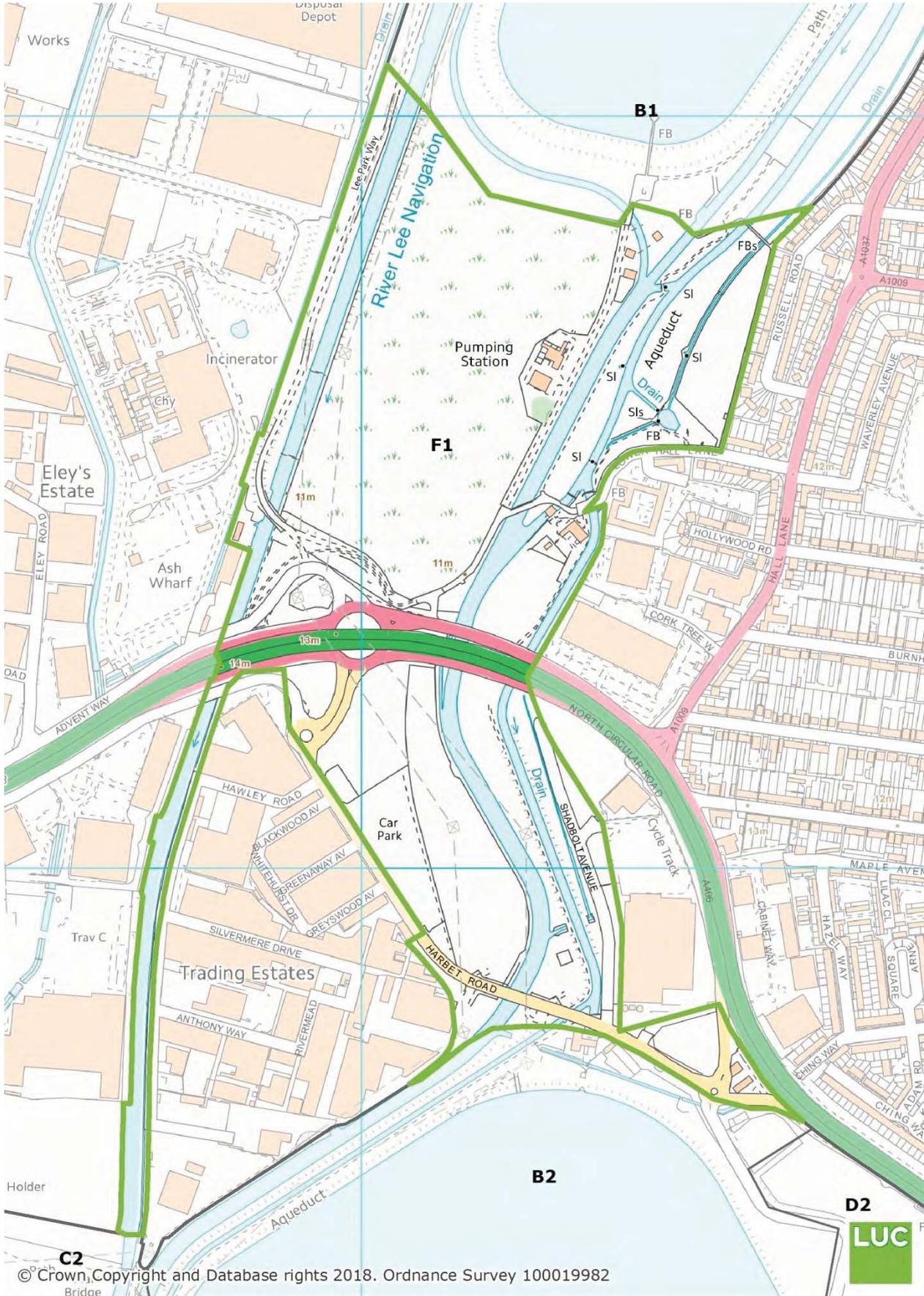
been remediated and extensive dumping of waste, the broad areas of pioneer grassland and linear swathes of woodland and scrub on former industrial sites and along waterways are important due to the heavily urbanised context in which they are situated.

- 4.145 The landscape therefore forms an important link for birds between the reservoirs and wetlands within the lower valley and much of the area falls within the Lea Valley SINC, in this case a Site of Metropolitan Importance for nature conservation.

### Cultural Influences

- 4.146 Heritage assets associated with the series of Victorian and 20<sup>th</sup> century reservoirs nearby reflect the former industrial activity in and around the area. This includes the Grade II listed Chingford Mill Pumping Station.
- 4.147 The abundance of industrial development past and present, isolates the area from the wider landscape and from residential areas, whilst major roads and waterways create further barriers to access. The current recreational opportunities are severely restricted to activities associated with the Lee Navigation.
- 4.148 There are also low levels of tranquillity as a result of the crossing of elevated roads, tall, overlooking buildings and structures as well as overhead powerlines present in the majority of views.

# LCA F1: Edmonton





Pockets of regenerating scrub and woodland provide a degree of enclosure around more open areas of ground more recently disturbed by industrial activities



Trees and scrub along the River Lee Navigation provide linear wildlife and access corridor, channelling long views through the valley



Extensive fly-tipping and un-checked dumping of waste is a source of pollution and detracts from the character of the area



Pylons and engineered embankments are prominent features across the area

## Location and Boundaries

4.149 This area of previously developed open space at the edge of Edmonton falls within Enfield and Waltham Forest, and extends along the valley floor between the William Girling Reservoir and Banbury Reservoir. The A406 and associated slip roads and roundabouts, partly raised on a viaduct, bisect the area from east to west, severing the north and south. The character area is strongly defined by neighbouring industrial areas fringing the A406, the reservoir embankments in the north and residential streets at the edge of Chingford to the east.



## Key characteristics

- Wide, flat river valley floor, comprising reclaimed former marshlands with succession woodland, scrub and grassland on areas previously used by Thames Water utilities
- Complex, industrialised character, strongly influenced by recent industrial activities within the site and the proximity of major roads, large scale water utilities infrastructure, large industrial estates and the London Eco Park
- History of industrial development backing onto the area has isolated it from residential communities in the wider area, in Edmonton and Chingford
- Mixed landscape pattern ranging from broad, open areas of regenerating grassland on former industrial sites, to smaller semi-enclosed spaces with a mixture of regenerating scrub fringed with woodland
- The waterways of the River Lee Navigation and Lee Diversion Channel form largely continuous recreational and wildlife corridors, with long, channeled views created by the lines of trees and scrub fringing them
- Low levels of tranquility due to the proximity of the A406 and overhead power lines through the valley floor are a prominent feature in nearly all views
- Fragmented character with roads and flood relief channels creating barriers to access across the area and former industrial and utilities activities still evident giving the area a despoiled appearance
- Heritage assets linked to the history of the development of the network of Victorian and 20<sup>th</sup> Century reservoirs, including the Grade II Listed Chingford Mill Pumping Station
- Most of the area forms part of the Lea Valley SINC (in this case a SMINC), proving an open green space forming a link between the series of wetlands and reservoirs within the lower valley which are internationally important for birds

## Evaluation

### Landscape Quality & Condition

- 4.150 The landscape is heavily fragmented by the major roads and water utilities infrastructure that sever the landscape; within the center of the area ongoing industrial activities give it a despoiled appearance. Due to the very limited access to the area, the opportunities for recreation are currently limited to walking and cycling along the Lee Navigation. However, within a heavily urbanised and industrialised context, the area serves as a significant area of open, undeveloped 'green' space, with the regenerating grassland and scrub as well as the trees lining the waterways providing biodiversity interest. It provides a break between the urban areas adjacent to the valley and contributes to the continuity of green spaces along the valley floor.

### Valued Features and Characteristics

- Value as a habitat for wildlife within an industrial and urban context – reflected in most of the area being included in the Lea Valley SINC
- An open 'green' space forming an important link along the valley floor –contributing to the continuity of the LVRP and providing a link between the series of wetlands and reservoirs within the lower valley
- Listed and non-listed heritage assets which provide links to the area's industrial heritage

## Landscape Strategy

- 4.151 The surrounding area to the southeast is likely to undergo a large transformation in the coming years in relation to Meridian Water – a large scale regeneration project which will include the re-development of the area to the west of the LVRP within Enfield for housing and mixed use. This landscape is therefore likely to become important as a gateway to the wider valley landscape, including popular and high-profile recreational areas such as the Walthamstow Wetlands.
- 4.152 The long term strategy for the area is therefore to take the potential opportunities that future growth associated with Meridian Water could provide to transform the area, with a focus on maximising its ecological, biodiversity, and recreational value and improving access. The long-standing severances that have characterised this part of the LVRP and its marginal status should be addressed to provide a multi-functional landscape serving the needs of the new communities whilst supporting a rich diversity of flora and fauna.

### Guidelines

- Ensure any future development protects existing valued features and enhances the landscape framework across the area – it should demonstrate careful design that integrates development physically, visually and functionally into the wider LVRP landscape
- The siting of development within or adjacent to the Park should respond to and not undermine the integrity of the existing open spaces within the valley
- Ensure future development provides a strong framework of trees and vegetation to screen and soften views of development from within the Park
- Seek to enhance habitat value and connectivity whilst balancing this with provision of recreation and enjoyment of the landscape
- Protect the stability and integrity of listed and non-listed heritage assets and seek to improve the setting of Grade II Listed Chingford Mill Pumping Station
- Seek improved connections with the existing surrounding communities within Edmonton, through the sensitive design of new entrance points, and enhance entrance points and wayfinding from Tottenham Marshes and Banbury Reservoir
- Seek to establish connections to the wider Lee Valley, particularly to the south, to enable access between the different parts of the Lee Valley which are currently severed from one another

# LCT G: River Terraces with Farmland

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## LCT G: River Terraces with Farmlands



View over valley from Roydon Park

### Overview

- 4.153 This Landscape Character Type is located in the north of the LVRP within the districts of East Herts and Epping Forest. It is characterised by distinctive rolling hills rising up from the flat floodplain. This type has origins as estate parkland with well-defined hedgerows and specimen trees scattered throughout.

### Physical Influences

- 4.154 The landscape comprises a distinct change in landform sloping up from the valley floor and a more regular field pattern defined by mature hedgerows which forms a rural backdrop in views from the Lee Valley. There are some influences from adjacent villages and roads crossing the landscape, although intervening tree cover allows the type to retain a sense of tranquillity. This is reinforced by cross-valley views across open waterbodies. Medium scale arable and pastoral fields with scattered veteran trees are key features and result in a remnant parkland character.

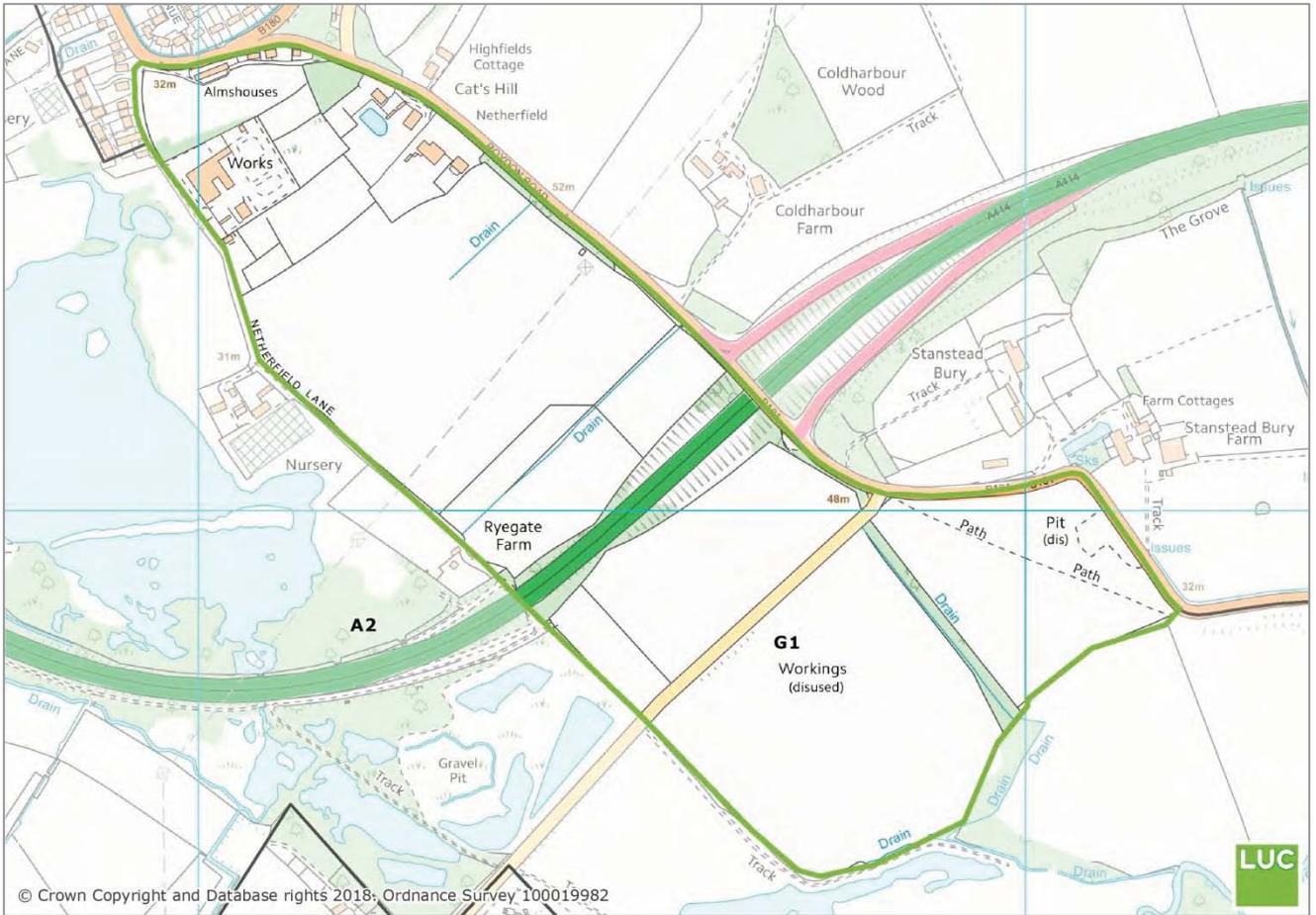
### Natural Character

- 4.155 The mature trees interspersed in open fields are an important feature to the natural character of this Landscape Character Type. Small irregular blocks of deciduous woodland also occupy the sloping land and are recognised as a Priority Habitat. No nature conservation designations cover this area.

### Cultural Influences

- 4.156 Some large country houses, including Grade II Listed Netherfield House are found near to Stanstead Abbots and the remnant semi parkland character extending from Stanstead Bury Park (Grade II) immediately to the east of the Landscape Character Type. The Grade II listed Downe Hall is also located to the south west of Roydon and the removal of hedgerows around Roydon was a result of 19<sup>th</sup> century enclosure of common land.
- 4.157 The Stort Valley Way and Three Forests Way run along the lower slopes and provide a key gateway into the Stort and Lee Valley.

# LCA G1: Ryegate Farm/Terbets Hill



View towards the low Terbets Hill from the eastern edge of Rye Meads

### Location and Boundaries

4.158 Terbets Hill is located to the north of the LVRP at the confluence of the Rivers Stort and Lea. It is a distinct terrace landform rising up from the flat floodplain. The B181 runs along the northern and eastern boundary with the settlement of Stanstead Abbots lying immediately adjacent to the north. The southern and western extent is defined by hedgerows and tree belts and the change in landform, from Rye Meads on the floodplain. It is cut by the A414 Stanstead Abbots bypass. The area is within East Herts District.

#### Key characteristics

- Rounded slopes of open farmland and tree-lined roads creating the appearance of wooded ridges in views from the floodplain.
- A managed agricultural landscape with a strong rural character and largely undeveloped skyline and backdrop to the floodplain.
- Predominantly pasture fields with some isolated specimens trees reflecting its historic origins as parkland and creating a strong parkland character.
- Small to medium scale field pattern defined by post and wire fencing, hedgerows and isolated blocks of woodland. Strips of deciduous woodland are associated with the bypass.
- Some large country houses, including Grade II Listed Netherfield House enclosed by tree clumps and belts near to Stanstead Abbots and remnant semi parkland character including Stanstead Bury Park (Grade II) immediately to the east of the area.
- Noise and visual intrusion from nearby transport corridors, notably the Stanstead Abbots by pass that cuts across the terrace, and planes departing and arriving at Stanstead Airport.
- Line of pylons cuts across the slopes and across the valley floor.
- Long views from the valley slopes across open bodies of water and wetlands within the Lee Valley floor towards the urban edge of Hoddesdon.



## Evaluation

### Landscape Quality & Condition

- 4.159 The landscape of this area has been subject to intensive farming with associated field enlargement and loss of boundaries and landscape structure. It has also been severed by the A414 although recent woodland planting limits the wider visual influence of the road. A pylon line crossing the hills and descending to the valley is a prominent vertical feature. Intact tree belts defining small scale fields in the south east provide a sense of enclosure, and contrasts with the open views over the Lee Valley from more elevated land. Overall this area provides a rural wooded backdrop and enclosure to the valley floor and apart from the pylons a largely uninterrupted skyline.

### Valued Features and Characteristics

- Specimen trees within fields reflecting the historic parkland origins and abundance of tree cover associated with field boundaries on the lower slopes transitioning with the floodplain
- Open cross-valley views over large water bodies on the floodplain
- Strong rural character which persists across the area, away from the A414
- Role as a rural backdrop and undeveloped skyline to views from the floodplain

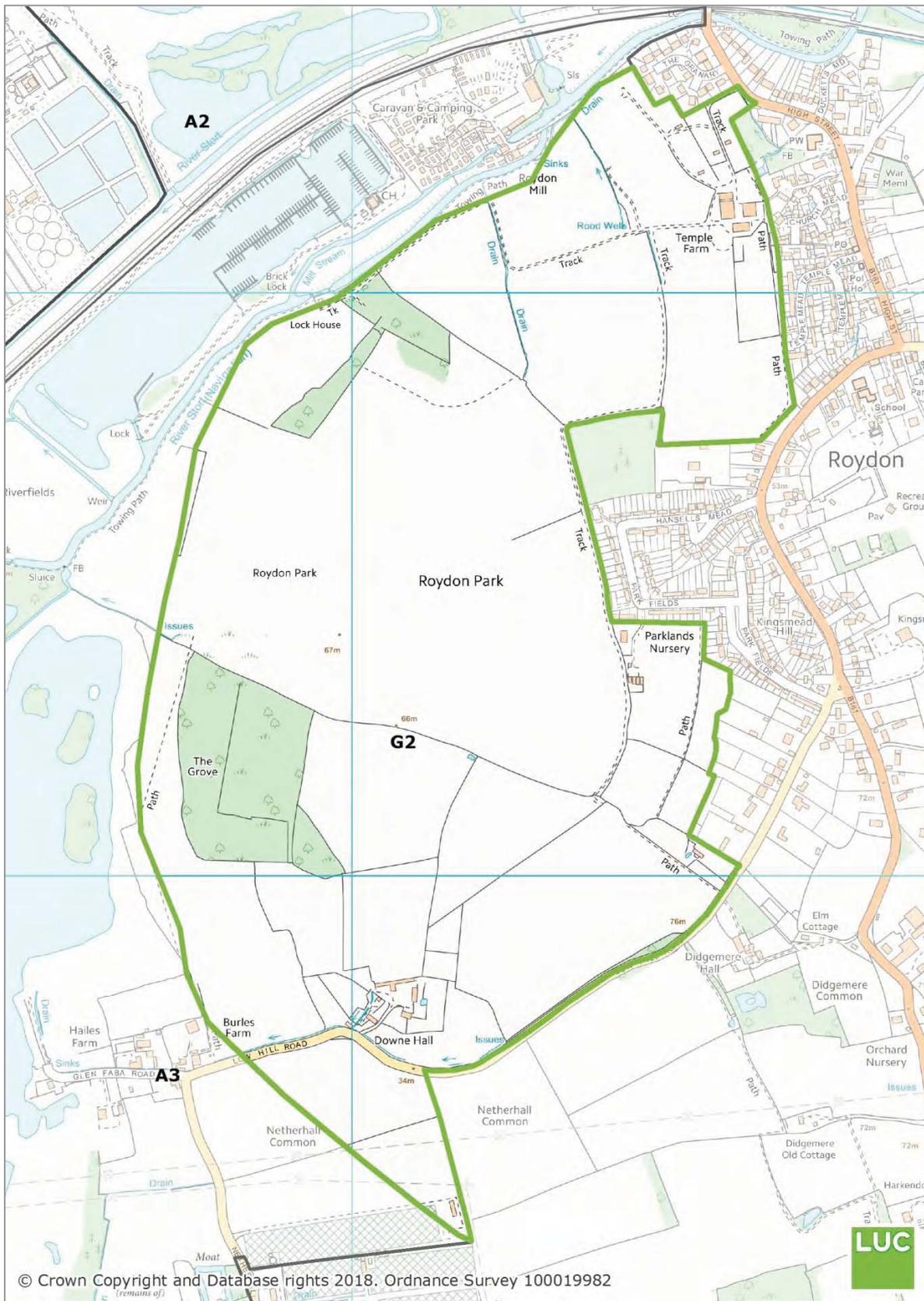
### Landscape Strategy

4.160 The aim for this area is to retain its function as a rural backdrop and skyline in views from the floodplain, in this northern part of the LVRP. There is an opportunity to explore and perpetuate historic parkland character in new planting.

#### Guidelines

- Retain existing hedgerows and encourage the replanting of hedges along historic field boundaries using locally indigenous species to retain function as wooded skyline
- Manage small wooded areas for their diversity and seek to continue to manage and extend new woodland planting around the A414
- Consider parkland history and opportunities to perpetuate the parkland character with specimen trees in new planting
- Maintain the rural character limiting development particularly further tall structures which create a more interrupted skyline in views from the valley

# LCA G2: Roydon Park





View along field boundary with the valley visible beyond



View over the valley with glasshouses visible on the edge of the valley floor and the power station at Hoddesdon visible in the distance

### Location and Boundaries

4.161 Roydon Park is located to the north of the LVRP forming a distinctive rounded hill above the 30m AOD contour to the east of the flat Lea floodplain and contained by the Stort Navigation to the north. It is a prominent and unique partly wooded hill within the LVRP boundary. It is within Epping Forest District.

#### Key characteristics

- Rounded slopes of open arable farmland defined by mature hedgerows and interspersed with small blocks of deciduous woodland and some veteran trees indicative of medieval parkland origins.
- Small woodland copses occupying the slopes create localised areas of enclosure and create a strong rural backdrop in views from the valley floor
- A relative sense of tranquility forming a rural setting to Roydon.
- A patchwork of small to medium scale arable fields and small woodlands reflecting the largely intact historic field pattern
- Long distance, framed and panoramic views across the Stort and Lee Valleys with prominent buildings and structures within industrial estates on the western valley side at Hoddesdon



## Evaluation

### Landscape Quality & Condition

- 4.162 The landscape is well-managed as farmland and remains largely intact with only a small number of field boundaries within Roydon Park having been lost. There is a relatively strong rural character with an absence of large scale built development in and around the area and the open, cross valley views from elevated land and a sense of tranquillity. The area forms a valuable rural wooded backdrop to the Lea and Stort Valleys.

### Valued Features and Characteristics

- Hedgerows and small woodland copses defining the historic field pattern and providing a coherent ecological network connecting with the river corridors and valley floor.
- Veteran trees persisting in hedgerows and contributing to historic character and medieval parkland origins.
- Framed and open views into the corridor of the River Stort and over the Lee Valley with open waterbodies and vast tree cover.
- An undeveloped, rural and wooded hillside backdrop framing views from the valley floor which is unique in the context of the LVRP.
- The relatively strong sense of tranquillity free from considerable urbanising influences and contrasting with the industrial development on the west side of the valley.
- Range of recreational access including the Stort Valley Way and Three Forest Way providing varying experiences of the valley and connections to adjacent settlements.
- A rural setting to Roydon.

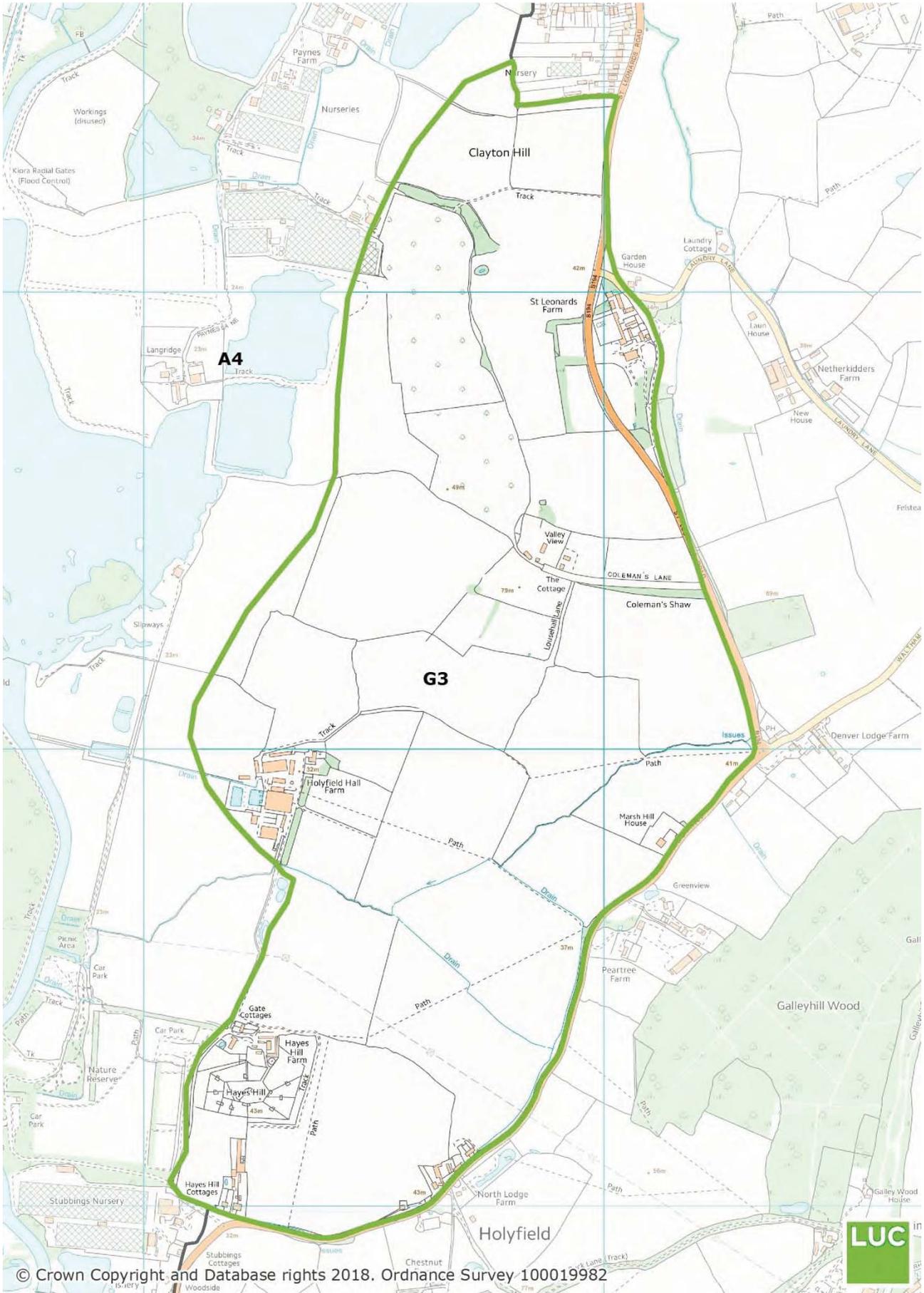
### Landscape Strategy

4.163 The Roydon Park area should continue to provide a prominent wooded rural backdrop to this part of the LVRP, providing enclosure in views from the valley floor and framed and panoramic views out over the floodplain. Its historic character including intact field pattern and veteran trees should be conserved and perpetuated. It should continue to provide a rural setting to the valley and Roydon.

#### Guidelines

- Conserve and enhance the distinctive wooded character created by the blocks of woodland and intact field boundaries, and consider opportunities to reinstate the historic parkland character.
- Conserve, enhance and perpetuate veteran trees and seek to promote growth of new generations of mature trees.
- Conserve the predominantly rural character and role as landscape setting to the valley and to Roydon.
- Maintain characteristic views across farmland and into the valleys of the Stort and Lea.
- Conserve and enhance the existing hedgerow pattern and strengthen through planting using local species.
- Establish species rich field margins within arable fields as habitat and prevent the further loss of hedgerows.
- Conserve the sense of tranquillity and absence of development in this area which contrasts with the more industrial western side of the valley.
- Conserve the rural undeveloped skyline ensuring any development is below the tree canopy and avoiding development of tall/vertical structures in this location.
- Conserve opportunities for recreational access and enhance connections with the valley.

# LCA G3: Clayton Hill





North from Coleman's Shaw - mature oak trees within the arable fields are a feature of the rolling farmland.



South along public path running along the ridgeline with mature trees and field margins sown with flowering meadows species.



View from ridge towards Clayton Hill overlooking the valley floor and glasshouses around Lower Nazeing.



Nazeing Marsh towards Coleman's Shaw which forms a rural back-drop to the valley.

### Location and Boundaries

- 4.164 Clayton Hill is situated towards the north of the LVRP within Epping Forest District and lies along the eastern Park boundary between Lower Nazeing in the north and Holyfield in the south. It comprises a series of gently sloping hills rising up to the east of Nazeing Marsh differentiated from LCA A4 on the valley floor by the 25m contour. The LVRP boundary, broadly defined by St Leonards Road (B194), forms the eastern extent of the study area, although the landscape type continues further into the Epping District.