


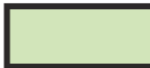




LEB10(3)

SUB AREA 2 - NORTH STRATFORD AND ETON MANOR

Sub area 2 is situated in the northeast of the Legacy Corporation area. The River Lea runs along the western edge of the area, while to the south, it is bounded by the HS1 railway lines. To the east, the area is bordered by Leyton Road and the Lea Valley railway corridor, which form a boundary between this area and the mainly low-rise housing of North Stratford and Maryland. The Eastway road forms the northern boundary beyond which lie Hackney marshes and Leyton. The area benefits from a range of sporting facilities and a significant amount of open space, most of which is designated as MOL or Local Open Space. This is the result of the presence of the Lee Valley Regional Park in the north and the parklands of the Queen Elizabeth Olympic Park that runs along the River Lea in the east. Due to the locations of these two parks in the area a lot of work has gone into designing open spaces that relate to the relatively flat topography of the area, for instance where ground slopes away towards waterways paths have been cut into the landscape, creating a particularly high quality and well-designed environment. The southern part of the sub area comprises three residential areas, East Village, which is more established, and the two emerging residential neighbourhoods of Chobham Farm and Chobham Manor. The area contains a multitude of places of distinct character, and can be sub-divided into the following character areas:

- Eton Manor and the Lee Valley VeloPark
- Chobham Manor and the Queen Elizabeth Olympic Park North
- East Village and Wetlands Walk
- Chobham Farm and Chobham Farm North

Sub Area 2 - character areas

	Character Area Boundary
	Green Area
	Conservation Area
	School
	Listed Buildings
	Locally Listed Buildings



HISTORIC AND CURRENT CONTEXT

The north east of the Legacy Corporation area has historically been dominated by the open space of areas such as Eton Manor and facilities such as the Eastway Cycle Circuit. Residential and industrial uses have been a more minor feature scattered through the area.

The sporting heritage of the area predates the 2012 Olympic Games when in the early 20th century a sports club, the Eton Manor Boys Club opened in 1913. This club closed in 1967, the same year that parliament established the Lee Valley Regional Park Authority (LVRPA), whose primary aim was to turn ex-industrial sites and neglected open spaces along the River Lee into places for leisure and recreation. The LVRPA became responsible for managing and developing the 42km long Lee Valley Regional Park that stretches along the River Lea, including the old Eton Manor Boys Club sports fields and land south of the A12. Construction of the A12 urban motorway in the 1970s created severance through the area leading to the existing sporting facilities falling into disrepair.

Supported by the aspirations of the newly established LVRPA, the sporting character of the area continued to be maintained in the second half of 20th century when the Eastway Cycle Circuit opened its cycling tracks in 1975. The cycle lanes occupied the open space south of the A12 down to the area that in the early 1980s became known as Clays Lane. The Eastway Cycle Circuit provided facilities for road racing and off-road mountain biking and was so popular that cyclists travelled some distance to use this facility.

The Clays Lane Estate, built in the mid-1970's, occupied an area next to the cycle circuit. The wider Clays Lane site also included two Gypsy and Traveller sites and two tower blocks owned by East London University providing student accommodation. These were acquired by the London Development Agency in 2007 and this is now part of the area that includes Chobham Manor and an element of the Queen Elizabeth Olympic Park.

This and other areas to the east of the Lee Navigations/River Lea were cleared from 2007, having been acquired to form part of the Olympic Park for the 2012 Games. The masterplan considered the defining features of the area, thus, most of the Olympic sporting venues and the park were allocated in the north of the area, to enhance the characteristics of the existing MOL and the LVRPA's aspiration to transform the space into a leading sporting and leisure centre. These venues comprised the velodrome, tennis and hockey facilities at Eton Manor, a variety of temporary sporting facilities and post games the Queen Elizabeth Olympic Park. The athlete's village, built to accommodate athletes and officials during the Olympic and Paralympic Games was built to the south of Sub Area 2, outside the designated open space and on land adjacent to the new centre at Stratford.

This area has become the earliest established place of change within the Legacy Corporation. A significant amount of new, primarily family-focused, residential development has already been delivered and occupied or is currently in the process of being developed; and many of the remaining development plots have secured planning permission. Following the 2012 Games, the temporary Athlete's Village use of the development blocks that now form a part of East Village moved to their permanent residential

use, comprising medium-rise apartment blocks situated around communal squares and courtyards. Substantial progress has been made on other development sites in the area where the two residential neighbourhoods of Chobham Manor and Chobham Farm are starting to emerge.



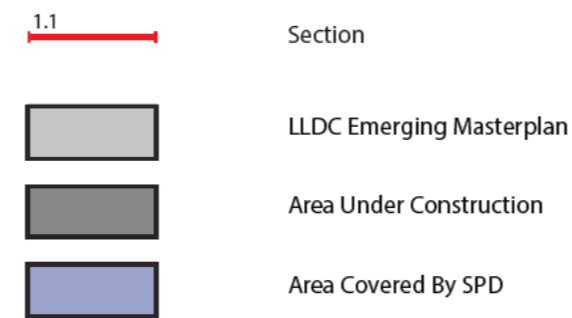
BUILT FORM

East Village, was the first legacy neighbourhood established following the Olympic Games in 2012. The buildings are predominantly medium density, grouped along the open space of Victory Parade and south-east towards Stratford International Station. They are approximately ten storeys high, organised in perimeter blocks, arranged in regular patterns, providing internal private communal gardens and excellent permeability. Approved planning consents for the remaining development plots in the south will introduce a cluster of higher-rise blocks, capitalising on the high public transport accessibility in this area. This will provide a transition into the predominantly high-rise developments within the Metropolitan Centre to the south. Plot N06, including two towers, 30 and 26 storeys high, are due to be constructed between Olympic Park Avenue and Ravens Walk. Plot N08 between Victory Park and Celebration Avenue contains a newly completed development including two residential towers at 27 and 31 storeys high. To the south of Victory Park, Plots N18/N19 have outline permission that would allow development of up to approximately 37 storeys in each case.

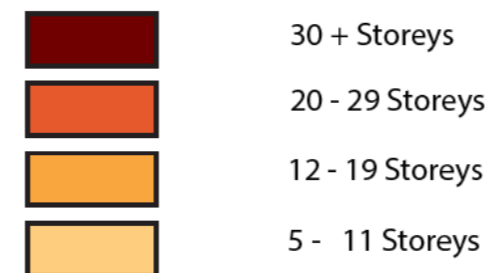
The emerging residential area of Chobham Manor will provide a stepping transition in scale and massing in relation to East Village and the open space of the Lee Valley Park. When completed, the development will include a number of traditional three to four storey terraced houses and mews houses along with apartments, a majority being family sized homes. A significant amount of public and private open space is also being provided. The approved masterplan establishes a robust urban grain that reflects the residential character of Chobham Manor while connecting it to its context between Leyton and East Village. Peleton Avenue and Logan Close together provide a significant local view from Victory Park to the Lee Valley Velodrome.

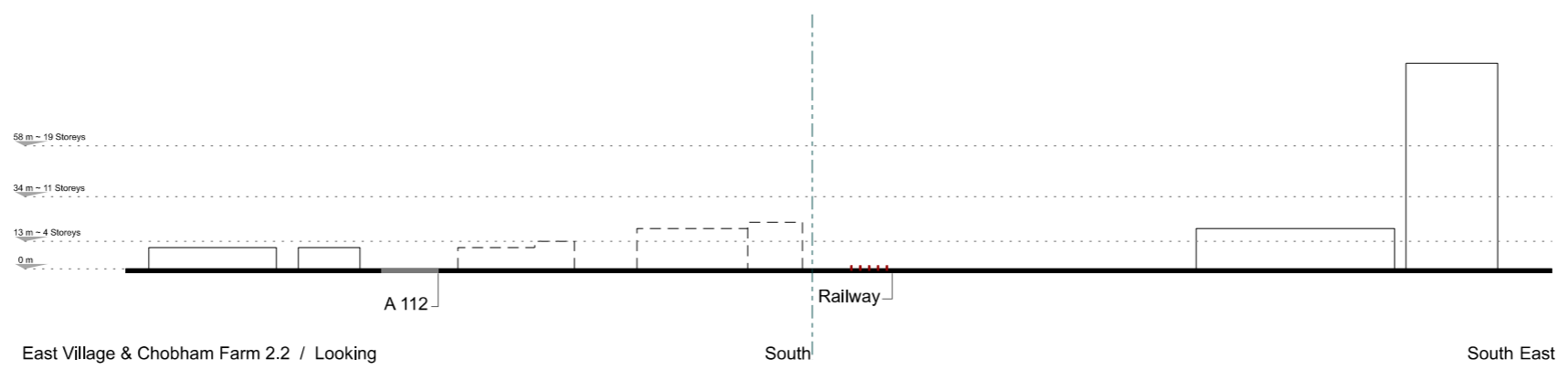
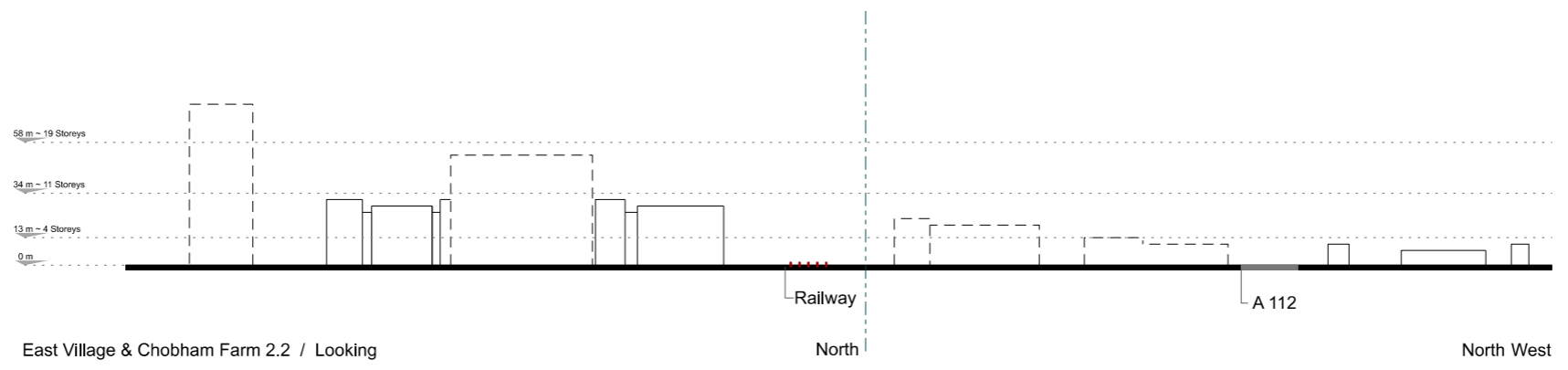
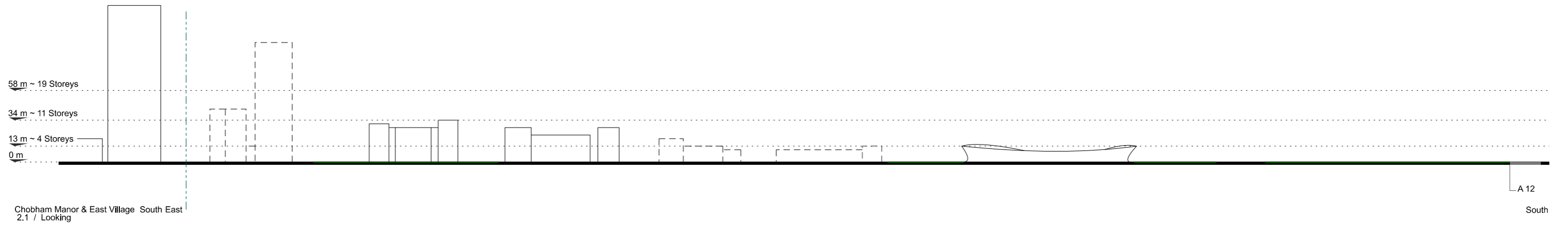
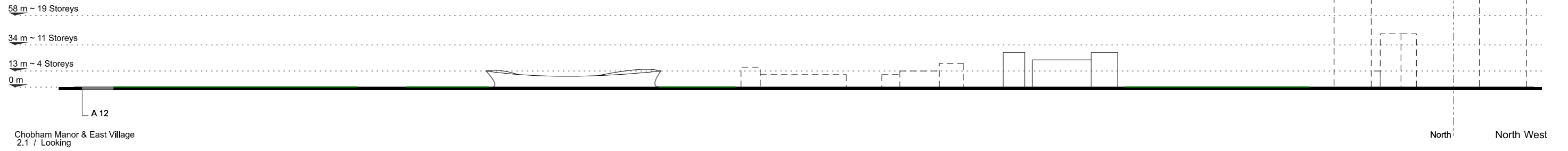
To the east, the Chobham Farm development will deliver a medium-rise neighbourhood. Emerging building heights are generally be three to seven storeys, with the highest point at nine storeys. The heights will gradually decrease from west to east to mediate between the higher-density homes at Stratford City and East Village and the low-rise, terraced housing of Stratford New Town. Chobham Farm North will mediate in scale and grain between Chobham Manor and Leyton. The streets, formed by the courtyard blocks fronting onto Leyton Road, will create east-west links and facilitate easy pedestrian movement from Stratford New Town into East Village, Westfield, Stratford International and beyond.

Sub Area 2 - building heights



Building Heights





ACCESSIBILITY AND PERMEABILITY





Sub Area 2 is a pedestrian and cycle-friendly area, with a good road network and excellent public transport links. Although the area is bordered by infrastructure corridors to the north, west and south and the River Lea to the west, the Olympic and post-Olympic investments in infrastructure have brought significant improvements to the connectivity. This was done by removing and overcoming barriers to movement, stitching together previously disconnected and isolated places. The central transport nodes are the Stratford International Station served by High-Speed 1, offering a short direct journey to London St Pancras, and the Stratford International Docklands Light Railway (DLR) Station. The area is also close to the bus hub at Stratford, as well as Stratford Regional Station, with Central and Jubilee lines, London Overground, DLR and National Rail services. Several bus routes provide links to local areas including; Chingford Green via Leyton and Walthamstow, Homerton, and Lower Clapton.

The A12 cuts through the north of the area, causing severance around Eton Manor. This accessibility barrier has been overcome by the provision of two pedestrian passages, Eton Manor Walk bridge in the west, and an underpass situated in the east. Vehicular access is provided from Temple Mills Lane. While the A12 presents a barrier in the north towards Eton Manor, its existence provides a good connection to the strategic road network. Warterden Road and Temple Mills Lane provide a road link from the A12 in the north past Here East and links into Olympic Park Avenue. In the east, south and west, the area is well connected via numerous pedestrian and vehicular bridges that improve local connections to surrounding neighbourhoods and town centres, as well as local employment hubs such as at the Stratford Centre and Here East. The area also benefits from excellent pedestrian and cycle routes.

Buildings through the area are arranged in coherent urban blocks with clear fronts and backs, and a regular street pattern forming a continuous street network and good permeability across the area. The street pattern is heavily gridded, especially around East Village. These routes create strong north-south, and east-west links and facilitate easy pedestrian and vehicular movement south to north from the Stratford Centre, Westfield and Stratford International into East Village and beyond. They also create links from Stratford New Town into the emerging neighbourhood of Chobham Farm and beyond into East Village, Chobham Manor and into the parkland. There are opportunities for new developments at Chobham Manor and Chobham Farm to improve accessibility and permeability as sites are developed.



Sub Area 2 - connections

-  Primary Connections 2015
-  Secondary Connections 2015
-  Infrastructure Barrier
-  Station

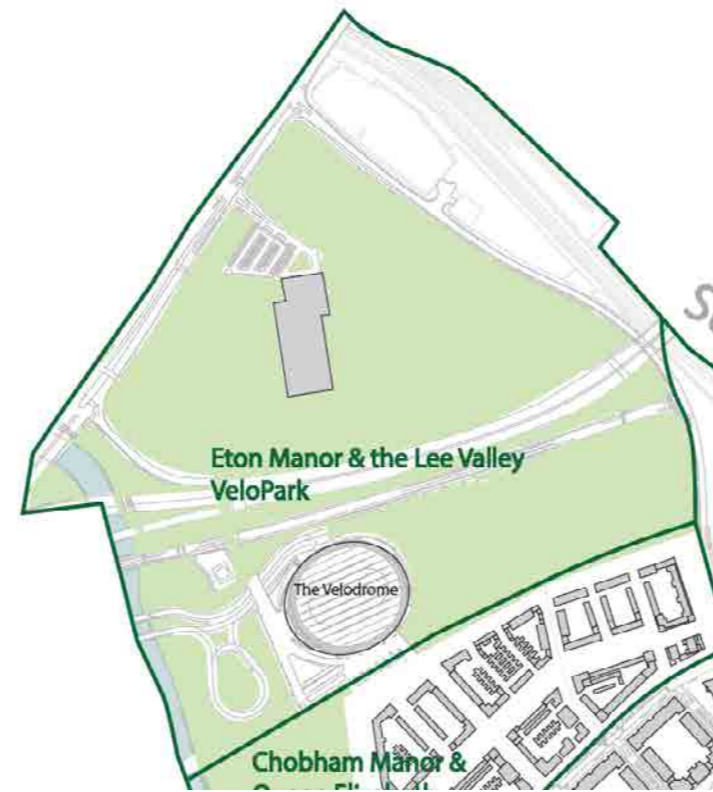
Positive and negative features of the area

Positive Features	Negative Features
<ul style="list-style-type: none"> • Nearly 60% of the area is some form of designated open space, most of which is MOL • New developments have continued to contribute to the provision of new open spaces providing a robust green infrastructure network that links to and integrates urban elements into the parkland • Open spaces contain significant areas of biodiversity and give a unique character to the area • The waterway of the River Lea and rivulets that run through the centre of the area enhance the areas unique identity • New state of the art sporting and leisure facilities such as the Lee Valley VeloPark and the Lee Valley Hockey and Tennis Club • New developments demonstrate good quality design, aspirational community facilities and are within easy reach of job opportunities at Stratford, Hackney Wick and Here East. 	<ul style="list-style-type: none"> • The environment along Leyton Road remains of poor quality and unattractive streetscape with improvements yet to come forward • Challenges around legibility and navigability in some new developments where the nature of their layout can make it difficult for individuals to orientate themselves.

CHARACTER AREAS WITHIN SUB AREA 2

Eton Manor and the Lee Valley VeloPark

Formerly part of the playing fields associated with Eton Manor Boys Club and the Eastway Cycle Circuit, this zone now incorporates a series of world-class sporting venues within the Lee Valley Hockey and Tennis Centre to the north of the A12, and the VeloPark to its south. The venues were designed as an integral part of the grassland and woodland landscape and respect the relatively flat topography and openness of the land. The area encompassing the Hockey and Tennis Centre is semi-natural open space. This space is dissected by a network of chipped and bonded gravel footpaths creating a space for informal recreation. Surrounding the Lee Valley VeloPark is a 1.6km (one mile) road cycle circuit and around 8km of mountain bike trails. The landscape is typified by open meadows, and scattered around the parkland are groups of semi-matured trees. The entire area is protected by its designation as Metropolitan Open Land (MOL).



Chobham Manor and the Queen Elizabeth Olympic Park North

The Chobham Manor neighbourhood, situated north of Stratford International Station and East Village area and south of the Lee Valley VeloPark, has started to emerge. The site is allocated (SA 2.3) in the adopted Local Plan for family-focused, residential development with public open space, a community centre and ancillary retail and employment floorspace. Phase one, situated opposite the Lee Valley VeloPark, is already completed and occupied with the majority of the remaining phases currently under construction. Phase two is expected to complete in 2018. Chobham Manor is a mainly low rise development of linear blocks integrated with open space and including private gardens, modelled on the 'Village Green' and squares traditional in London housing. Once completed this neighbourhood will be characterised by a mix of residential typologies such as mews, terraces and mansion blocks. In the west, the development merges with the parkland of Queen Elizabeth Olympic Park. The materials are predominantly a range of brick. Specific views have been picked out, such as the Velodrome, which is framed by the development along Kierin Road. The parkland is designed as a semi-natural open space and includes Tumbling Bay playground which has been designed to describe the history of the Lea Valley and reflect the character during different periods and a community venue (Timber Lodge). The parkland slows away from its western edge down towards the bank of the River Lee and its Wetlands Bowl.

This area includes site allocation SA2.3 while the surrounding parkland is designated as MOL, therefore no residential capacity is likely to come through areas outside the site allocations. Consequently, any housing capacity will come almost exclusively through the allocations. Thus, the capacity from small sites and conversions is very low.



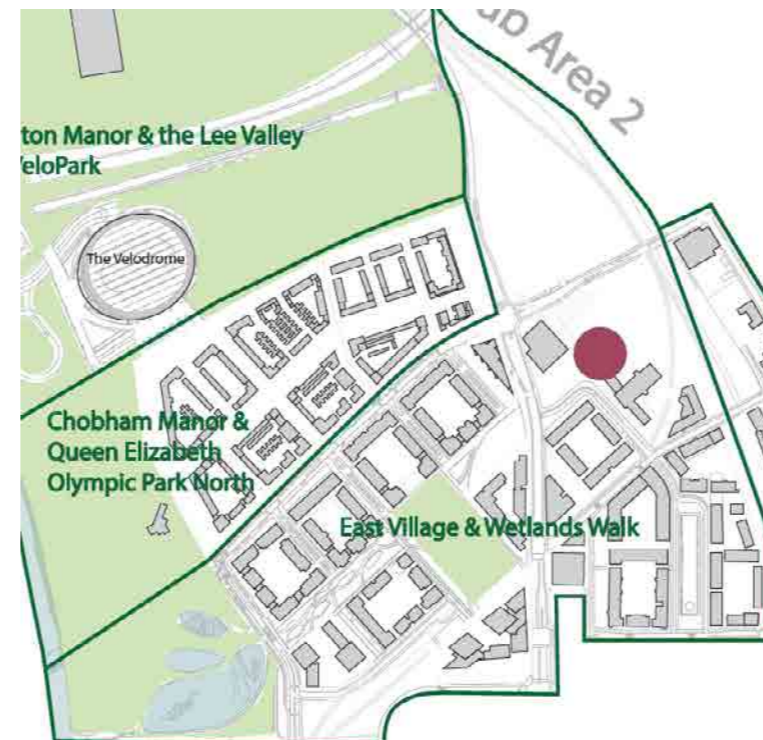
East Village and Wetlands Walk

The first 2,818 residential units were built prior to the 2012 Games and used temporarily as the Athlete's Village. After the Games the units were fitted out in their final form ready to occupy in their current form, with the first flats occupied in early 2014. These buildings are mostly medium-density perimeter blocks, of eight to 12 stories, grouped along the open space of Victory Parade and south-east towards the Stratford International Station. These are arranged in 11 blocks, with secure inner cores comprising communal gardens.

The area is also typified by the abundance of linear open spaces and rivulets stretching east to west through the neighbourhood and into the Riverside Parkland. The Parkland forms the central spine of the Queen Elizabeth North Park; the emphasis for this area is habitat creation with a mix of wetlands, woodland and meadows as part of the sculpted landscape. Retention of key views towards the river and the Lee Valley VeloPark are the focus for the landscape in this area and an excellent provision of high-quality open space being distinctive of this character area.

Higher rise blocks are planned in the southern part of East Village, increasing in scale from the north to the south of the site, adjacent to Stratford International Station. The remaining development parcels provide capacity for residential development and retail and commercial uses at ground-floor level within the Local Centre. The neighbourhood also benefits from access to unrivalled transport infrastructure, community facilities, such as Chobham Academy and Sir Ludwig Guttmann Health and Community Centre, and the local town centre.

Given that most of this area is covered by a Local Plan site allocation or MOL and/or Local Open Space designations, any housing capacity will come almost exclusively through the Local Plan site allocations rather than through small sites and conversions. Therefore, the capacity from small sites and conversions is very low.



Chobham Farm and Chobham Farm North

In February 2014, a hybrid planning application was approved for the Chobham Farm development, situated in the southeast corner of the Sub Area. Planning permission for this development was granted for up to 1,036 residential units and substantial commercial floorspace, and includes a park within the central-western part of the site, with supporting community and commercial uses. The masterplan envisages a high quality, family-focused neighbourhood made up of a mixture of units, in a form that promotes links between Stratford New Town and East Village. This development will be a medium-rise neighbourhood, with a relatively high density. Building heights will generally be three to seven storeys, with the highest at nine-storeys. The heights gradually decrease from west to east to mediate between the higher buildings at Stratford City and East Village and Stratford New Town, which is characterised by low-rise, terraced housing. The site is being brought forward in 5 stages. Zone 1 is well underway and when completed will deliver residential and local retail units, while Zone 4 is currently under construction, and will provide homes and a complementary portion of non-residential uses. The other three zones are yet to be delivered.

Leyton Road is on the eastern boundary of this area, and forms an important north-south link that connects Stratford Town Centre in the south to Leyton and Draper's Field open space in the north. This is a busy road, dominated by vehicular traffic, creating a poor pedestrian environment. The area lacks planned landscaping; built elements along the road are of a low architectural and townscape quality. There is little active frontage, with back gardens and sides of buildings facing both sides of the street. This creates a street which has poor enclosure, minimal natural surveillance from surrounding buildings and little pedestrian activity. Developments coming forward, along Leyton Road are expected to deliver active frontage and positively contribute to the improvement of the street scene.

Moving up north along Leyton Road there is a site characterised by secluded, partly vacant and partly occupied land with a mixture of commercial and community uses. The buildings are low-rise mainly in red brick, or prefabricated warehouses. Its western side was used as rail sidings and is currently vacant. This narrow strip of land is subject to outline Chobham Farm Zone 5 permission for business uses. The larger area of the land is a yard area enclosed by a high brick wall and containing two subsidiary brick built industrial buildings with an overall storage and distribution use.

As most of the land is within a site allocation, it is likely that there will be very limited potential for small sites. Opportunities for housing capacity will come from within the site allocations or through the redevelopment of a larger sites outside the site allocations. Therefore, the capacity from small sites and conversions is very low.

