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 DLR and HS1 railway lines, Stratford International Station and the International Quarter (North). 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 Queen Elizabeth Olympic Park that run along the River Lea in the east. With these parklands 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 Queen Elizabeth Olympic Park North
- East Village and Waterglades
- Chobham Farm and Chobham Farm North

The area is split into two landscape zones of Queen Elizabeth Olympic Park along with Lee Valley Regional Park which make up the parklands and the residential areas, where local parks, streets and public realm predominate. East Village has generous landscape areas such as Victory Park and Waterglades. These provide an important amenity and sustainable urban drainage function and contribute to the character of the area. There is a high proportion of green space to buildings with internal podium gardens within each block in addition to the public realm. A perimeter block system is also used in Chobham Manor and Chobham Farm.

Figure 2.1: Sub Area 2 - Character Areas
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. Previous residential and industrial uses were concentrated within the central part of the sub area, to the north of the historic Stratford Rail-lands.

The sporting heritage of the area pre-dates the London 2012 Olympic and Paralympic Games when in 1913 a sports club, the Eton Manor Boys Club, opened. 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 Lea 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 the 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.

The Clays Lane Estate, built in the mid-1970s, 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. This is now part of the area that includes Chobham Manor and an element of Queen Elizabeth Olympic Park.

This and other areas to the east of the River Lee Navigation/River Lea were cleared from 2007, having been acquired to form part of the park for the 2012 Games. The Games time masterplan considered the defining features of the area, locating the permanent sporting venues in the north of the sub area within the parklands, enhancing the characteristics of the existing Metropolitan Open Land (MOL) and the LVRPA’s aspiration to develop and maintain these venues as leading sporting and leisure facilities. During the 2012 Games these venues comprised the velodrome and the temporary Basket Ball Arena, with Eton Manor mainly providing an area of warm up and back of house facilities. Following the Games transformation works removed the Basket Ball Arena to accommodate what is no Chobham Manor residential development. The facilities at Eton Manor were completed to provide the LVRPA tennis and hockey facilities and the area around the velodrome was transformed to include the BMX facility and a one mile road cycle circuit within the parkland setting. (Figure 4.16). The first parts of what is now East Village, when built, initially accommodated athletes and officials during the Olympic and Paralympic Games, occupying the area to the south of Sub Area 2, outside the designated open space and on land adjacent to the new centre at Stratford. These were subsequently fitted out in their final form as new homes and occupied from 2014 onwards.

This area has become the earliest established place of change within the Legacy Corporation area. 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 Athletes’ Village use of the development blocks that now form a part of East Village (Figure 2.17) were transformed to their permanent residential use, and comprise 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 (Figure 2.15) and Chobham Farm are starting to emerge.

Figure 2.14: View from QEOP towards East Village (former Athletes’ Village) with Tumbling Bay play ground in the foreground, Chobham Manor to the left

Figure 2.15: Kierin Road in Chobham Manor frames a view to the velodrome

Figure 4.16: View over River Lea with QEOP in the foreground

Figure 2.17: East Village perimeter blocks either side of the green open spaces and rivulets of Victory Parade
BUILT FORM

East Village (Figure 2.17) was the first legacy neighbourhood established following the London 2012 Olympic and Paralympic Games. 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 have excellent permeability. However there are challenges in the area in relation to navigation. 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. A development including two towers, 30 and 26 storeys high, are due to be constructed between Olympic Park Avenue and Ravens Walk. The plot between Victory Park and Celebration Avenue contains a newly completed development including two residential towers at 27 and 31 storeys high (Figure 2.41). The plots to the south of Victory Park have outline permission that would allow development of up to approximately 37 storeys in each case.

The emerging residential area of Chobham Manor (Figures 2.51 & 2.52) will provide a stepped transition in scale and massing in relation to East Village and the open space of the Lee Valley Velopark. 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. Peloton Avenue and Logan Close together provide a significant local view from Victory Park to the Lee Valley Velodrome.

To the east, the Chobham Farm (Figures 2.51-2.53) development will deliver a medium-rise neighbourhood. Emerging building heights are generally 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.

Landscape and public realm is characterised by internal courtyards and podium gardens, alongside local parks and gardens connected by tree lined streets. Lee Valley Regional Park provides access to major sporting venues with the passive recreation areas found in Queen Elizabeth Olympic Park and Waterglades. Drapers Fields provides another local park with good play facilities.

Figure 2.4: Sub Area 2 - Building Heights

<table>
<thead>
<tr>
<th>Character Area Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
</tr>
<tr>
<td>Area Under Construction</td>
</tr>
<tr>
<td>Permitted (REM, FULL, OUTLINE)</td>
</tr>
<tr>
<td>Area Covered By SPD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Heights</th>
<th>Storeys</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>12 - 19</td>
<td>Storeys</td>
</tr>
<tr>
<td>5 - 11</td>
<td>Storeys</td>
</tr>
<tr>
<td>0 - 4</td>
<td>Storeys</td>
</tr>
</tbody>
</table>
Figure 2.5: Sub Area 2 Sections
Figure 2.9: Sub Area 2 Sections
Figure 2.10: Sub Area 2 Sections
Section 2.2 B
East Village & Chobham Farm

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Existing

Under Construction / Permitted / SPD

Figure 2.11: Sub Area 2 Sections
ACCESSIBILITY, PERMEABILITY AND GREEN INFRASTRUCTURE

Sub Area 2 is a pedestrian and cycle-friendly area, with a good road network. 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 improvements to the connectivity. This was done by building bridges over the A12 and re-landscaping. The central transport nodes are the Stratford International Station served by High-Speed 1, offering a short direct journey to St Pancras International Station, and the Stratford International Docklands Light Railway (DLR) Station. The area is also close to the bus hub at Stratford, as well as Stratford 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. The A12 presents a barrier in the north towards Eton Manor, which could benefit from clearer routes. The Loop Road is a disused road which provides opportunity for change. In the east, south and west, the area is connected via pedestrian and vehicular bridges to surrounding neighbourhoods and town centres, as well as local employment hubs such as at the Stratford Centre and Here East.

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, however the legibility is confused by the lack of direct connection to a station.

Green infrastructure is provided along tree lined streets connecting a series of parks and green spaces. These provide pleasant walking and cycling routes through the area.

**Figure 2.13: Sub Area 2 - Connections**

- **Key Connections (On-Road)**
  - Existing
  - Proposed Improvement

- **Key Connections (Pedestrian / Cycle)**
  - Existing
  - Proposed Improvement

- Road Infrastructure Barrier
- Rail Infrastructure Barrier
- Station
### Positive Features

- High levels of public sector investment in Sub Area 2, including Stratford International Station and the new park and venues related to the legacy of the 2012 Olympic and Paralympic Games.
- Facilities such as Timber Lodge and the Tumbling Bay play area are of a high quality design and are exemplar spaces and popular attractions creating focal spaces for the local community and visitors to the area.
- The setting of the Parklands of Queen Elizabeth Olympic Park and the Lee Valley VeloPark, including the Velodrome, cycle circuit and mountain biking tracks, for Chobham Manor. The perimeter block, internal courtyards and streets and public space settings of East Village as an exemplar of this form reflective of the master plans and high-quality design of development areas (buildings, open spaces, streets and public realm).
- The River Lea and its wetlands area along with the Stratford City Wetlands area (as Metropolitan Open Land and open space) enhance the area’s unique identity, biodiversity and informal leisure opportunities.
- Variety of routes through the area and cut throughs which can be used as local connections for active travel. The many ‘moments’ consisting of high quality views through the area, or discovery of different types of spaces such as the wetlands walk and pocket spaces in East Village. Use of high quality surface treatments, e.g. York Stone Paving in East Village.
- New open spaces providing a robust green infrastructure network that links to and integrates urban elements into the parkland. These and existing green spaces contain significant areas of biodiversity and give a unique character to the area/contribute to wellbeing.
- New state of the art sporting and leisure facilities such as the Lee Valley VeloPark and the Lee Valley Hockey and Tennis Centre.
- Several new developments demonstrate good quality design, with a mixture of typologies referencing historic London street patterns and framing landmarks and other assets in the area.
- Bridges and other pedestrian and cycle routes providing good local access to job opportunities at Stratford, Hackney Wick and Here East and more widely via local stations and bus routes.

### Negative Features

- Poor quality of environment along Leyton Road with remains of poor quality and unattractive streetscape, with improvements yet to come forward. There are further challenges in the area related to the boundaries of planning authorities and landownership and have the potential to increase the challenges of improving this area.
- Difficulty in navigating and orientation through parts of new development areas, resulting from positioning of routes and the development grid layout. Level changes (e.g. Stratford International Station to centre of East Village) can exacerbate this in areas of interim use and where development has yet to occur. Future route and wayfinding improvements may help as development comes forward.
- Area of Lee Valley Velodrome and Lee Valley Hockey and Tennis Centre can be challenging to navigate. Legibility affected by intersections of cycle tracks, roadways and footpaths.
- Local connections to the north of the area are heavily disrupted by the A12, Eastway and railway lines, the north of the area is heavily dominated by roadways. There is the potential to mitigate this in the long term with some of the road infrastructure, south of the A12, becoming more integrated with the northern parkland.
- The area continues to be one characterised by change with large construction sites either in progress or about to be developed.
- A need to activate streets and public realm as new development is completed and occupied, for example at Chobham Farm (Site Allocation SA2.1).
- There is a lack of integration with neighbouring areas to the east such as Leyton.
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 (Figure 2.22) to the north of the A12, and the VeloPark to its south. The A12 and waterways create barriers within this character area, making the bridges an important feature in order to facilitate local connectivity (Figures 2.23 & 2.24).

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 Velodrome has a form that undulates organically, fitting in with the landscape in the area (Figure 2.21). 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 (Figure 2.25). The entire area is protected by its designation as Metropolitan Open Land (MOL) and Local Open Space.

Figure 2.20: Eton Manor and the Lee Valley VeloPark

Figure 2.21: Velodrome and associated landscape

Figure 2.22: Lee Valley Hockey & Tennis Centre

Figure 2.23: Eton Manor Walk pedestrian bridge over A12

Figure 2.24: A VeloPark cycle bridge crossing the River Lea

Figure 2.25: Landscaping and footpaths through the area
Chobham Manor and 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 (Site Allocation SA2.3) in the adopted Local Plan for family-focused, residential development with public open space, a community centre and ancillary retail and employment floorspace. Phases one and two, situated opposite the Lee Valley VeloPark, are already completed and occupied with the majority of the remaining phases currently under construction. Chobham Manor is a mainly low rise, high quality development of linear blocks integrated with open space and including private gardens, modelled on the ‘Village Green’ and squares traditional in London housing (Figure 2.32).

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 (Figure 2.33). The materials are predominantly a range of brick types. Specific views have been picked out, such as the Velodrome, which is framed by the development along Kierin Road (Figure 2.31). The parkland is designed as a semi-natural open space and includes Tumbling Bay playground (Figure 2.33) which has been designed to describe the history of the Lea Valley and reflect the character during different periods. The playground includes a low rise timber community venue, the Timber Lodge (Figure 2.34). The parkland slopes away from its western edge down towards the bank of the River Lea and its Wetlands Bowl.

This area includes site allocation SA2.3 (Chobham Manor) while the surrounding parkland is designated as MOL, therefore no residential capacity is likely to come forward through areas outside the site allocation. Consequently, any housing capacity will come almost exclusively through the allocation. The capacity for housing from small sites and conversions is therefore very low.
East Village and Waterglades

The first 2,818 residential units were built prior to the 2012 Games and used temporarily as the Athletes’ Village during the Games. After the Games the units were fitted out in their final form ready to occupy as new homes, 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 (Figure 2.43) and south-east towards the Stratford International Station. These are arranged in 11 blocks, with secure inner cores comprising communal gardens. Each building was designed by a different architect and is reflected in the range of façade treatments and materials.

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 Queen Elizabeth North Park; the emphasis for this area is habitat creation with a mix of wetlands (Figure 2.44), 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 (Figure 2.41), 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 (Figure 2.45).

Given that most of this area is covered by a Local Plan site allocation or MOL and/or Local Open Space designation, 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.

East Village has generous parks and open spaces throughout that also perform an important sustainable urban drainage function. Avenues of trees run along Victory Parade, Celebration Avenue and West Park Walk, complementing the retail frontages. Tree lined streets connect to other green infrastructure such as Mirabelle Gardens (Figure 2.42).
Chobham Farm and Chobham Farm North

In 2014, a hybrid planning application was approved for the Chobham Farm development, situated in the southeast corner of Sub Area 2. 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 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 (Figure 2.51) is well underway and when completed will deliver residential and local retail units, while Zone 4 (Figure 2.52) 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 (Figures 2.53 & 2.54). 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 (Figure 2.55).

Moving up north along Leyton Road the area is characterised by secluded 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 (Figure 2.56).

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.